

Phillips Ranch Specific Plan 2016 Amendment



Prepared for:



Prepared by:



July 2016

2016 Amendment
to the
Phillips Ranch Specific Plan

Prepared for:

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July 2016

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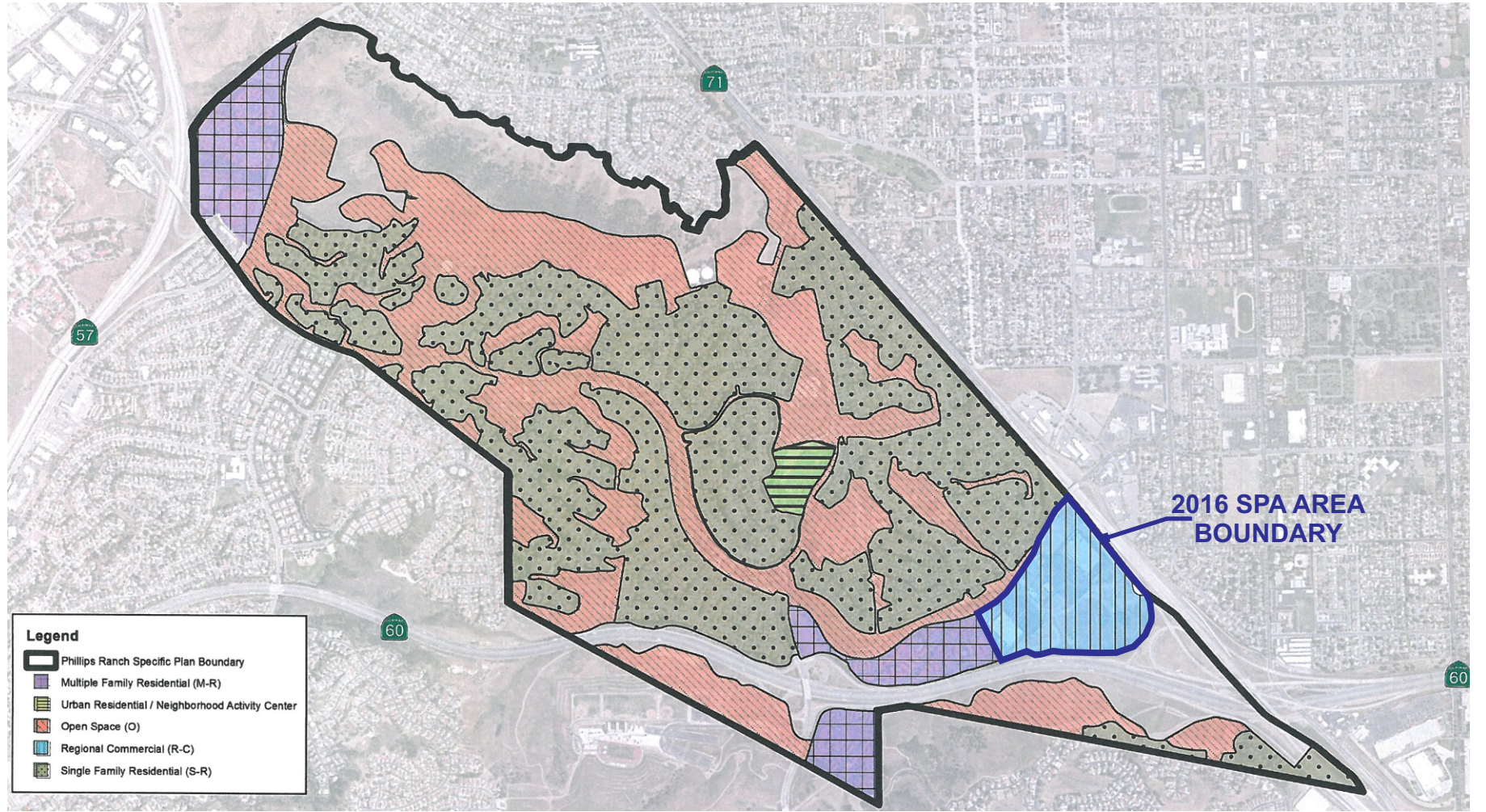
PREFACE

PREFACE

0.0 Overview

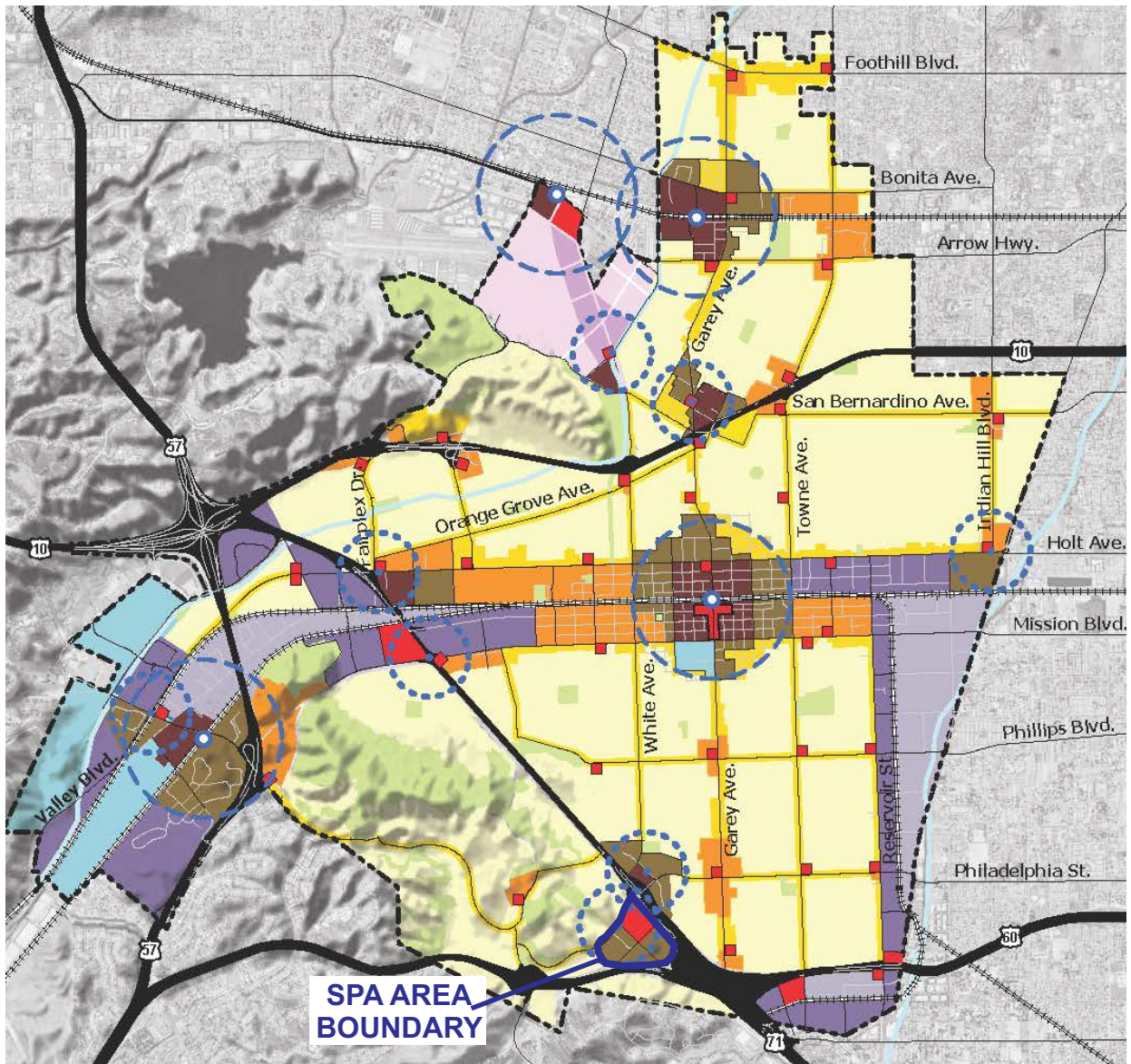
The Regional Commercial (R-C) District and all related discussions presented in the 2015 Phillips Ranch Specific Plan (2015 Specific Plan) are globally and universally supplanted by the Development Standards and Development Regulations (Standards and Regulations) detailed in this 2016 Amendment to the Phillips Ranch Specific Plan (2016 Specific Plan Amendment, 2016 SPA). The 2016 Specific Plan Amendment Area includes all properties within the former Phillips Ranch Specific Plan “R-C” District (please refer to Figure 1).

The 2016 Specific Plan Amendment Area (SPA Area, Plan) encompasses *Regional Activity Center* and *Transit-Oriented District* Place Types (Place Types are also referred to herein as Land Uses) delineated in the *Pomona Tomorrow General Plan* diagram (*City of Pomona 2014 General Plan Update, Pomona Tomorrow* [2014 General Plan, General Plan], Figure 6.3: *Pomona Tomorrow*). The Pomona Tomorrow diagram is reproduced in pertinent part at Figure 2. The Regional Activity Center and Transit-Oriented District Land Use boundaries delineated in the Pomona Tomorrow diagram are coincident with, respectively, the SPA Regional Activity Center District and Transit-Oriented District boundaries. The development vision for the 2016 SPA Area embodies General Plan Policies and Implementation Actions/Strategies articulated for the Activity Center and Transit-Oriented District Land Uses.



Source: Google Earth, Applied Planning, Inc.

Figure 1
2016 SPA Area Boundary Location



Source: City of Pomona

Figure 2
General Plan Place Types

0.1 SPA Purpose

The 2016 SPA implements the 2014 General Plan Activity Center and Transit-Oriented District Land Uses for the subject site. As well, the 2016 SPA supports City efforts that advance global updates of the City zoning and subdivision ordinances in a manner that furthers the General Plan vision. The 2016 SPA provides a coherent regulatory bridge between focused Development Standards and Development Regulations applicable to the Specific Plan Amendment Area and the broader Activity Center and Transit-Oriented District Land Use goals and policies expressed in the General Plan. This 2016 Amendment to the Phillips Ranch Specific Plan establishes the primary means of regulating land uses and development activities within the 2016 SPA Area.

0.2 SPA Format

The 2014 General Plan implements form-based planning concepts that represent a significant departure in content and presentation from that evidenced in the City General Plan in place at the time the circa 1994 Phillips Ranch Specific Plan was originally approved. This Specific Plan Amendment purposefully responds to the form-based planning concepts embraced by the 2014 City General Plan, and the content and presentation of this 2016 SPA promote and support the 2014 General Plan Implementation Actions and Strategies.

When compared to predecessor planning documentation for the Phillips Ranch Specific Plan Area, this 2016 SPA (like the 2014 General Plan) is materially different in form and content. In response, and rather than extensively amend and restructure the 1994 Phillips Ranch Specific Plan in total, the 2016 SPA is provided as a free-standing Appendix to the Phillips Ranch Specific Plan (Phillips Ranch Specific Plan, Appendix A). In this format, the 2016 SPA functions as an independent regulatory tool allowing the City to evaluate proposed land uses and development within the SPA Area and in so doing advance the General Plan vision for the subject site.

0.3 SPA Organization

Subsequent to this Preface, the SPA Regulatory Framework and Context, Development Standards and Development Regulations are presented. The SPA Regulatory Framework and Context (Section 1.0) establishes the parameters, focus, and mechanics of the SPA; the Development Standards presented at Section 2.0 define the long-range vision of development forms and occupancies anticipated with the SPA Area; and the Development Regulations presented at Section 3.0 provide the means for prospective developers to understand and respond to the SPA vision, while providing the City the means to review and regulate proposed development activities within the SPA Area.

0.4 Authority

The 2016 Specific Plan Amendment comports with City of *Pomona Zoning Ordinance Sec. .584. - Specific Plans*. Specific Plans are an authorized mechanism for regulating land use and development in the City, as enabled at California Government Code Title 7, Division 1, Chapter 3, Article 8, §§ 65450 through 65457.

The subject site encompassed by the 2016 SPA is a defined General Plan “Focus Area.” Pursuant to the General Plan, Focus Areas “require specific planning and regulatory direction to guide projects to ensure that the [General Plan vision] is achieved” (General Plan, p. 172). The 2016 SPA Development Standards and Regulations globally and universally supercede previous development standards and regulations for the Phillips Ranch Specific Plan Regional Commercial [R-C] District. In instances where the 2016 SPA is silent, the City of Pomona Municipal Code standards and regulations for the zoning district(s) that most closely resemble(s) the use and intensity of the 2016 SPA shall apply.

0.5 CEQA Compliance

CEQA Guidelines Section 15183, *Projects Consistent with a Community General Plan, or Zoning*, states in pertinent part:

- (a) CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional

environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

The 2016 SPA does not propose or require an amendment to the 2014 General Plan. Rather, the 2016 SPA responds to General Plan actions and implementation strategies acting to initiate City-wide zoning and subdivision ordinance updates that would be consistent with, and would support the City of Pomona 2014 General Plan vision.¹

The 2016 SPA is consistent with the 2014 General Plan land uses and development vision for the subject site. Environmental impacts of the 2016 SPA are therefore considered to be consistent with, and to be adequately and appropriately addressed within the scope and content of, the Certified 2014 General Plan EIR (*City of Pomona General Plan Update, Corridors Specific Plan, Active Transportation Plan and Green Plan Final Environmental Impact Report* [Rincon] March 2014; SCH No. 2012051025).

Pursuant to *CEQA Guidelines* Section 15183 (a) above, further environmental evaluation of the 2016 SPA is not required. Subsequent development proposals within the Specific Plan Amendment Area that are materially consistent with the 2016 SPA may, through an Initial Study or similar documentation, be determined to not result in new or substantively different, or substantially greater impacts than those resulting from the 2016 SPA; and may therefore not require further CEQA analysis.

Notwithstanding the preceding, the City at its discretion may require focused development-specific environmental analyses for subsequent development projects within the Specific Plan Amendment Area. Such focused analyses may be warranted under circumstances where potential environmental effects of a given development proposal:

¹ General Plan Policy 7A.P1: Update the Zoning and Subdivision Ordinances to be consistent with and implement the vision identified in the Pomona Tomorrow General Plan diagram (General Plan, p. 202).

- Are peculiar to the project or the parcel on which the project would be located;
- Would result in or cause potentially significant environmental impacts not analyzed as potentially significant effects in the prior General Plan EIR;
- May result in or cause potentially significant off-site impacts and cumulative impacts which were not discussed in the prior General Plan EIR; or
- May result in or cause potentially significant effects which, as a result of substantial new information which was not known at the time the General Plan EIR was certified, are determined to have a more severe adverse impact than were identified in the General Plan EIR.

0.6 Further Amendment to the 2016 Specific Plan Amendment

Further amendment to the 2016 Specific Plan Amendment text and/or map(s) shall be accomplished pursuant to City of *Pomona Zoning Ordinance*, Sec. 584. - *Specific Plans, J. Amendment Procedure*.

0.7 Modification of the 2016 Specific Plan Amendment

Site- and use-specific modification of the 2016 SPA Standards and Regulations may be allowed pursuant to *Pomona Zoning Ordinance*, Sec. .584. - *Specific Plans, K. Modification Procedure* provided that:

- The modification is necessary to accomplish a physically and economically viable project; and
- The modification will effectuate the general purpose and intent of the 2016 Specific Plan Amendment.

Modifications to the 2016 Specific Plan Amendment shall be processed in the same manner as are applications for Variances (Municipal Code Section .560). Modification of the 2016 Specific Plan Amendment pursuant to this section shall be specific to the site in question and shall not be deemed an amendment to the 2016 Specific Plan Amendment or of any zoning ordinance, subordinate or related to the 2016 Specific Plan Amendment.

0.8 Severability

If any section, subsection, sentence, clause, phrase, or portion of this document, or any future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Specific Plan document, or any future amendments or additions hereto. The City hereby declares that it would have adopted this document and each sentence, subsection, clause, phrase, or portion or any future amendments or additions thereto, irrespective of the fact that any one or more sections, subsections, clauses, phrases, portions or any future amendments or additions thereto may be declared invalid or unconstitutional.

0.9 Acknowledgement

This SPA draws extensively from content presented in *Pomona Corridors Specific Plan*, City of Pomona (March 2014). Specifically, the SPA Development Standards and Development Regulations presented herein interpret, and in many instances replicate, Development Standards and Development Regulations for similar land uses and development types presented in the *Pomona Corridors Specific Plan*.

1.0 REGULATORY FRAMEWORK AND CONTEXT

1.0 REGULATORY FRAMEWORK AND CONTEXT

1.1 Development Standards, Development Regulations and Guidelines

The Development Standards, Development Regulations, and Guidelines (Standards, Regulations and Guidelines) presented herein promote and support realization of the SPA development vision. These terms as applied within this SPA are described below.

- **Development Standards** are specifications essential to the creation and preservation of quality, sustainable and coherent development. Conformance with applicable Development Standards is mandatory for all new development. Such provisions are indicated by the use of the words “shall,” “must,” “is required,” “is/is not permitted.”
- **Development Regulations** establish specific rules and performance criteria that would implement the SPA Development Standards. Conformance with applicable Development Regulations is mandatory for all new development.
- **Guidelines** provide additional direction for visual character and aesthetics of development within the SPA Area. Conformance with guidelines is recommended rather than required, and developers may advance alternative design solutions provided such design solutions support the SPA vision. Guidelines are indicated by the use of the words “should,” “may,” “is/are encouraged.”

1.2 Application of Development Standards, Development Regulations and Guidelines within the SPA Area

1.2.1 Standards and Regulations presented herein shall apply to new construction, significant additions, exterior renovations to existing structures, and site improvements as follows:

1.2.1.1 All new development within SPA Area shall comply with applicable SPA Development Standards and Development Regulations.

1.2.1.2 All significant additions to existing buildings shall comply with applicable SPA Development Standards and Development Regulations. Significant additions to existing buildings are defined as additions greater than 20% of the existing building. The existing building includes the floor area of all additions made over the five-year period prior to the application for the proposed action. Where significant additions are made to existing buildings, SPA Development Standards and Development Regulations shall apply only to floor area of the proposed significant addition.

1.2.1.3 Where building exterior renovations (not additions or replacements) are proposed, only SPA Architectural Regulations and Sign Regulations shall apply to the portion of the building being renovated.

1.2.1.4 Application of SPA Development Standards and Regulations to stand-alone Street Improvements; Open Space Improvements; and Parking Improvements shall be evaluated by the Development Services Manager on a case-by-case basis.

1.2.1.5 Improvements, additions, or renovations of any kind that increase the scale or intensity of a nonconforming use are not permitted.

1.2.2 Change of Use

All SPA Standards and Regulations shall apply to changes in Use Types. A change of occupancy internal to the SPA Use Categories (Retail, Civic and Cultural, Workplace, Lodging, Live/Work, and Residential) shall be considered a tenant change. For example, transition of a Business Services Use to a Convenience Use within the Retail Category would be considered a tenant change. In contrast, a change in occupancy between Use Categories shall be considered a change in Use Type. For example, transition of a Business Services Use within the Retail Category to a Medical Services within the Workplace Category would be considered a change in Use Type.

1.2.3 Right of Continued Use, Ownership Changes, and Tenant Changes

1.2.3.1 Nothing contained herein shall require any change in any existing legal non-conforming building or structure, or any proposed use for which a planning or building permit application has been deemed complete prior to the effective date of this Specific Plan Amendment.

1.2.3.2 Changes in property ownership or tenants of legally existing uses shall require no change in any legally existing building or structure.

1.2.3.3 Tenant changes as permitted herein shall comply with parking requirements for the new use as specified in Section 3.6, *Parking Regulations*.

1.2.4 New Signs

1.2.4.1 Regulations presented in Section 3.8, *Signage Regulations* shall apply to all new signs.

1.2.4.2 Any existing permanent signs made non-conforming pursuant to adoption of this SPA may be repaired; but shall not be structurally altered or made more non-conforming in any way.

1.2.5 Project Phasing

Phasing of projects requiring certain temporary exceptions to the SPA Standards and Regulations, but that would achieve compliance within the proposed phasing timeframe will be evaluated on a case-by-case basis.

1.2.6 Activities not Regulated by this Plan

General maintenance and repair of facilities, or other minor construction activities that do not result in substantive alteration or intensification of uses are exempt from the provisions of this SPA. These activities may be subject to other City review, approval, and permitting requirements prior to commencement.

1.2.7 Other

All development projects shall also comply with other applicable regulations including, but not limited to, the adopted California Building and Fire Codes; City of Pomona Zoning, Municipal, and Building Codes; and Pomona Public Works Department Standards.

1.3 Using this SPA

1.3.1 Overview

Prospective developers of properties within the SPA Plan Area (Plan Area) should initially consult with the City of Pomona Planning Division (Planning Division) to determine whether a given project would be considered appropriate and supportable within the Plan Area. Standards for all new development within the Plan Area are presented in Section 2.0, *Development Standards*. Regulations that would act to implement the SPA Development Standards are identified and illustrated in Section 3.0, *Development Regulations*. Please note that the Development Regulations presented herein address a broad range of uses and building forms, not all of which would be permitted within, or would be applicable to, this proposed SPA. Interpretation and typical application of the SPA Development Standards and Regulations for a new project within the SPA Area would be as follows:

- Locate the property on Figure 1.3-1, *SPA District Designations*.

- Refer to the corresponding Development Standards (Transit-Oriented District Development Standards and/or Regional Activity Center District Development Standards) presented in SPA Section 2.0, *Development Standards*.
- Refer to SPA Section 3.0, *Development Regulations* for regulatory requirements applicable to each of the SPA Development Standards. Development Regulations sections/headings corresponding to the Development Standards are identified parenthetically at Table 2.1-1, *Transit-Oriented District Development Standards* and Table 2.2-1, *Regional Activity Center Development Standards*.

1.3.2 Project Review and Approval

Projects regulated by this SPA shall be subject to review and approval processes, as summarized below.

1.3.2.1 Site Development Permit

Site Development Permit




The purpose of the Site Development Permit review process is to assure that development within the SPA is consistent with all Development Standards, Development Regulations, and Guidelines of the SPA. Projects regulated by this SPA pursuant to Section 1.2 *Application of Development Standards, Development Regulations and Guidelines within the SPA Area* shall be subject to Site Development Review unless a conditional use permit is required pursuant to Sections 2.1 and 2.2.

Major Site Development Permit

The Planning Commission shall approve, approve with conditions, or disapprove Major Site Development Permit applications, in compliance with Table 1.3-1 (Thresholds for Site Development Permit Review). The Commission may impose conditions deemed reasonable and necessary to ensure the project will not adversely affect adjacent property; to preserve the public health, safety, and welfare; and make the findings required.



Districts

-  Activity Center
-  Transit Oriented District - Neighborhood
-  SPA Area

Source: City of Pomona; Applied Planning, Inc.

Minor Site Development Permit

The Development Services Manager shall approve, approve with conditions, or disapprove Minor Site Development Permit applications, in compliance with Table 1.3-1 (Thresholds for Site Development Permit Review). The Development Services Manager may impose conditions deemed reasonable and necessary to ensure the project will not adversely affect adjacent property; to preserve the public health, safety, and welfare; and to make the findings required for approval.

**Table 1.3-1
Thresholds for Site Development Permit Review**

Threshold Categories	Decided by Development Services Manager	Decided by Planning Commission
<ul style="list-style-type: none"> • New buildings or new floor area, but not including improvements • Significant additions which are defined as additions that exceed 20% of the size of the existing primary structure • New parking lot/paved areas • Exterior façade changes (with additional square footage) • Single Family and Multi-Family residential: 10 or more dwelling units • Non-Residential: 10,000 square feet or greater of total gross floor area 		<p>Major Site Development Permit</p>
<ul style="list-style-type: none"> • Exterior façade changes (no additional square footage) • Minor Additions which are defined as additions that do not exceed 20% of the size of the existing primary structure • Redesign of existing parking lot or open space • Single Family and Multi-Family residential: 1 to 9 dwelling units • Non Residential: Up to 10,000 square feet of total gross floor area 	<p>Minor Site Development Permit</p>	
<ul style="list-style-type: none"> • For projects that do not meet the specific criteria identified above. 	<p>At the discretion of City Staff</p>	

Application Filing and Content

An application for a Major or Minor Site Development Permit shall be filed with the Planning Division on a standard City application form and include standard submittal requirements as set forth on the application form. The application shall include any request for subdivision pursuant to the Subdivision Map Act. The application shall also include a completed environmental assessment form, which will be used to determine if further environmental analysis will be required for the project.

Review

1. The review authority shall consider the location, design, site plan configuration, and overall effect of the proposed project upon surrounding properties and the City in general.
2. Review shall be conducted by applying the Development Standards, Development Regulations, and Guidelines outlined in this SPA.
3. Where the SPA is silent, review shall be governed by the provisions contained in the Pomona Municipal Code or the Pomona Zoning Ordinance.

1.3.2.2 Parcel Maps, Subdivision Maps, and Conditional Use Permits

The Planning Commission has the authority for approving parcel maps or parcel map waivers. The City Council has approving authority when both a tentative and final Subdivision Maps are required pursuant to the State Subdivision Map Act.

The Planning Commission has the authority to approve or deny a conditional use permit.

1.3.2.3 Site Development Permit Public Hearings

Scheduling of Hearing: An application for a Major Site Development Permit shall be scheduled for a public hearing once the Planning Division has determined the application is complete. The Planning Division shall inform the applicant in writing within thirty (30) business days of receipt of an application of its determination either that the application is complete or that it is deficient. The notice shall specify what additional information or documentation is necessary if the application is deemed deficient. An application for a Minor Site Development Review shall not require a public hearing.

Notice of Hearing: Public notice shall be given not less than ten (10) days before the scheduled date of a hearing.

Distribution of Notice: Notice shall be mailed to owners or occupants of property located within a 400-foot radius of the project site boundaries and shall be posted on the project site not more than 300 feet apart fronting on improved public streets. In addition to the notice required by these provisions, the City may give notice of the hearing in any other manner it deems necessary or desirable.

Notice Content: Notice shall include the date, time, and place of hearing; the hearing body; and a general description of the matter to be considered and the real property that is the subject of the hearing.

Supplemental Notice Requirements: In addition to standard requirements, large 4-foot x 8-foot sign or signs shall be required to be posted at the project site for development related projects in any one of the following circumstances: 1) The proposed development is a project with a higher intensity land use than that of the existing neighborhood ; or 2) the proposed project requires an EIR; or 3) As determined to be necessary and desirable by the Neighborhood Services Manager based on the nature of the proposed project. For large projects, the Development Services Manager may determine that more than one sign necessary.

Findings for Approval: The reviewing body shall grant approval of a Major or Minor Site Development Permit application, with or without conditions, if all the following findings are made:

- The project is consistent with the City's General Plan and all applicable requirements of the Pomona City Code; and
- The project will not be detrimental to the general welfare of persons working or residing in the vicinity nor detrimental to the value of the property and improvements in the neighborhood; and
- The project complies with the applicable provisions of the SPA and other applicable regulations.

An approved Major or Minor Site Development Permit shall be valid for a period of one year. A maximum of two one-year time extensions may be granted. A time extension request must be made in writing by the applicant, property owner(s), and/or authorized designee a minimum of thirty (30) days prior to expiration of the current approval. If construction activity does not commence within the approval or extension, the entitlement shall be terminated.

1.3.2.4 Environmental Determination

Authority and responsibility for environmental determination(s) affecting the SPA and development within the SPA shall reside with the approving authority.

1.3.2.5 Appeals

Actions of the Development Services Manager shall be final unless appealed to the Planning Commission by the Applicant or a member of the City Council within twenty (20) calendar days of the Director's action (approval, approval with conditions, or denial). Actions of the Planning Commission shall be final unless appealed to the City Council by the Applicant or a member of the City Council within twenty (20) calendar days of the Commission's action (approval, approval with conditions, or denial). Appeal procedures are outlined in the City Municipal Code.

1.3.2.6 Variance and Deviations from SPA Standards and/or Regulations

Requested variance /deviation from the SPA Standards and/or Regulations shall be evaluated and processed pursuant to City of Pomona Zoning Ordinance Sec. .560. – *Variances.*

1.4 SPA General Plan Transect Zone Designations, General Plan Place Types, and SPA Districts

1.4.1 Overview

The 2014 General Plan establishes land use density/intensity standards by Transect Zone. Transect Zones reflect built environments ranging from rural (T1) to urban (T6) and exhibit corresponding development intensities and building forms. The SPA Development

Standards for each SPA District presented here respond to the 2014 General Plan Transect Zone designations for the subject site. Specifically, the SPA Regional Activity District (General Plan Activity Center Place Type) is designated Transect Zone “T-6B”; the SPA Transit Oriented District: Neighborhood (General Plan Transit Oriented District: Neighborhood Place Type) is designated Transect Zone “T-5.” Mapped Transect Zones and Districts/Place Types within the SPA Area are presented at Figure 1.4-1. Development forms and occupancies envisioned for the Transect Zone T-6B – SPA Regional Activity Center District; and Transect Zone T-5 – SPA Transit Oriented District: Neighborhood (SPA Transit Oriented District, SPA TOD) are summarized at subsequent Table 1.4-1.

For all development, maximum permitted heights (expressed in number of stories) are established to illustrate the envisioned scale of development. The residential density metric is dwelling units per net acre (du/acre).

The envisioned Transect Zone density/intensity standards do not imply that development projects would necessarily be approved at the maximum density or intensity specified for each use. Standards and Regulations established pursuant to this SPA and/or site conditions may limit development potential within the stated ranges. The Development Standards presented here are intended to be broad enough to allow for flexible and context-responsive implementation of General Plan Policies while providing concrete direction that would advance the 2014 General Plan Vision.

The SPA District Development Standards and associated Development Regulations presented herein respond directly to the vision for the underlying General Plan Transit Oriented District-Place Type and Regional Activity Center Place Type.

1.4.2 Special Considerations

The SPA Development Standards and Development Regulations also recognize site constraints affecting certain of the SPA properties, as well as state and federal governmental building design requirements and standards that may supercede provisions of this SPA.

With regard to site constraints, portions of “Lot 9” for the former Phillips Ranch Specific Plan, located in the southerly portion of the SPA and delineated at Figure 1.4-1, is underlain by the former Phillips Ranch Landfill Site. The former Landfill site is not suitable for location of habitable structures, limiting the amount of developable area within Lot 9. Lot 9 is further constrained by slopes and hillside terrain characteristics, also limiting the amount of developable area. In combination, these factors act to modify and define the forms and configurations of uses within this portion of the SPA, and may preclude strict application of the SPA Development Standards and Development Regulations.

With regard to state and federal building requirements, the designs of these buildings may be use-specific for the occupying governmental agency, mandating incorporation of design elements and physical configurations that may not align fully with the SPA Development Standards and Development Regulations. Specifically, these facilities may require “hardened” sites and enhanced security. Again, strict application of the SPA Development Standards and Development Regulations may not be feasible.

In the instances cited above the SPA Development Standards (excluding occupancy limitations) and Development Regulations should be employed as guidelines rather than mandates for development proposals. Development proposals must nonetheless be compatible with other SPA uses; reflect development intensities and development forms anticipated for the encompassing General Plan Transect Zone(s), and otherwise demonstrably support the General Plan Vision for development of the SPA area. Early in the development process, proponents should consult with the City to discuss and ascertain feasibility of development proposals subject to the above considerations.



Districts

- Activity Center
- Transit Oriented District - Neighborhood
- SPA Area

Transect Zones

- T6-B
- T5

Source: City of Pomona; Applied Planning, Inc.

Figure 1.4-1
SPA Transect Zones and Districts

**Table 1.4-1
SPA Transect Zone/District
Density/Intensity Standards**

	Transect Zone T-6B – SPA Regional Activity Center District	Transect Zone T-5 – SPA Transit Oriented District
Height	2 floors or 24 ft. minimum 6 floors maximum	No minimum 6 floors maximum
Housing Density	20 du/ac minimum 100 du/ac maximum	No minimum 80 du/ac maximum
Typical Development Types	<p>The SPA Regional Activity Center District will emphasize implementation of multi-story commercial/retail development accommodating varied compatible and complementary occupancies. Compatible attached single-family and multi-family residential uses may also be provided. Parking areas will be limited to those necessary to support new development. Parking pools will be shared to the extent practicable. Structured parking may also be provided.</p> <p>Buildings will be located close to sidewalks. Ground level uses may include specialty retail uses, pharmacies and banks, as well as small-scale restaurants and cafes, personal and business services.</p> <p>Retail uses should include categories that are currently deficient or absent in the City of Pomona, requiring residents to patronize retail centers outside of the City. Retail development will evidence design attributes and formats differentiated from others in the regional market area. Improved freeway access, enhanced site signage, internal circulation system improvements, pedestrian access amenities, and integrated linkages to the neighboring Transit Oriented District (TOD) will act to support the General Plan vision for the subject site.</p>	<p>The SPA Transit Oriented District will support and advance implementation of varied occupancies and mixed building types accommodating uses that are compatible with multi-family and townhome residential uses. Parking areas will be limited to those necessary to support new development. Parking pools will be shared to the extent practicable. Structured parking may also be provided.</p> <p>New streets and pedestrian ways, highlighted by public spaces, will interconnect TOD land uses. Varied building types and development designs will provide sidewalk access to storefronts. Buildings will feature entrances facing public and private roads. Building massing and façade composition will emphasize variety and street-side interest. Building façades will incorporate articulated windows and doorways, building forecourts, terraced urban gardens, front stoops, and bay windows.</p>

Source: City of Pomona 2014 General Plan, p. 88, et. al

1.4.3 SR-60/SR-71 Transit Oriented District

1.4.3.1 Overview

Transit oriented districts are the most active and walkable districts in the City and they feature development types of greater intensity than surrounding areas. By doing so, they take advantage of transit service (either fixed rail or frequent bus service) by concentrating potential rider populations of residents, workers, and visitors next to stations and creating settings to encourage connectivity. They also feature attractive streetscapes, civic plazas, and small urban open spaces, capitalizing on their role as the most visible districts in the City. These districts also feature a mix of uses – horizontally mixed-use in most cases but vertically mixed-use in the densest locations – typically with retail, commercial and civic activity on the ground floor and housing, lodging or workplace uses above. (2014 General Plan, p. 64).

1.4.3.2 Existing Conditions

The SR-60/SR-71 Transit Oriented District comprises the majority (an estimated 54 acres) of the approximately 71-acre 2016 SPA Area. The Transit Oriented District (TOD) Land Use District under current conditions expresses a range of commercial, retail, service and office development types. Three-story office buildings exist in the southeasterly and southwesterly portions of the TOD. Development types are otherwise single and two-story structures. Approximately 13 acres of the TOD is occupied by surface parking areas. The southerly portion of the TOD (approximately 15 acres) is currently (as of April 2016) vacant. New development however has been proposed for this area and would comprise a 6-story, 200-room Hyatt Place/Hyatt House Hotel; and a 3-story, 75,000-square-foot office building. Reuse, redevelopment and intensification of existing single-story and two-story development types; transition of surface parking areas to building sites; and more efficient use of parking areas are likely opportunities for new investment.

1.4.3.3 Planning Approach

As new development occurs, facilitate the *restructuring* of these areas into a more well-connected and pedestrian-friendly pattern of buildings, streets, and public spaces (2104 General Plan, p.56)

1.4.3.4 Development Strategy

Promote intensification and clustering that will support existing and future transit opportunities. Facilitate varied residential, commercial, retail, and service and office development. Advance active, integrated, and complementary land uses.

1.4.3.5 Envisioned Future TOD

Development intensities and varied land uses will support improved transit service connecting the 2016 SPA TOD with other City transit oriented districts and neighborhoods. New streets and pedestrian ways highlighted by public spaces will interconnect TOD land uses. Varied building types and development designs will provide sidewalk access to storefronts. Buildings will feature entrances facing the public and private roads. Building massing and façade composition will emphasize variety and street-side interest. Building façades will incorporate articulated windows and doorways, building forecourts, terraced urban gardens, front stoops, and bay windows. It is anticipated that bus and shuttle services, with connections to other off-site transit options (e.g., Metrolink) would comprise the primary transit opportunities available to the SPA TOD. Please refer also to Figure 1.4-2, *Envisioned Transit-Oriented District Development Types*.



Source: City of Pomona

Figure 1.4-2
Envisioned Transit-Oriented District

1.4.4 Regional Activity Center District

1.4.4.1 Overview

Activity centers are districts or concentrations of development that are catalyzed by retail and other complementary uses. The mix and format of the latter are related to those of the retail uses. Of major land uses in the City, retail use takes up the smallest land area but is the essential ingredient in creating activity, image, and value for City neighborhoods (2014 General Plan, p. 60). The 2016 SPA Regional Activity Center Land Use District because of its enhanced visibility, proximate access to the regional freeway system, and potential for intensification provides substantive development and redevelopment opportunities supporting the General Plan vision for the subject site.

1.4.4.2 Existing Conditions

The Regional Activity Center District comprises the balance (estimated 17 acres) of the approximately 71-acre 2016 SPA Area. Existing or approved development within The Regional Activity Center District Land Use includes a big-box retail use (Walmart), restaurant uses, a convenience market, and financial services. Existing structures are single-story designs. Approximately 6 acres of the Regional Activity Center District are occupied by surface parking areas, predominantly associated with the existing Walmart store. Reuse, redevelopment and intensification of existing single-story development types; and more efficient use of large surface parking lots are likely opportunities for new investment.

1.4.4.3 Planning Approach

Retain existing neighborhood centers and the Downtown retail core and support their intensification and mix; encourage the eventual *transition* of properties to greater land use efficiency and mixture of complementary uses; *restructure* areas in strategic locations to accommodate new or renovated regional retail centers (2014 General Plan, p. 56).

1.4.4.4 Development Strategy

Concentrate retail investment in areas with proximate access to transportation systems. Satisfy investor preferences and target the local community. Ensure that the form of new development does not adversely affect existing or proposed neighboring land uses.

1.4.4.5 Envisioned Future Regional Activity Center District

Prominent visibility from and access to SR-71/SR-60 will advance future development and investment within the 2016 SPA Regional Activity Center District. Retail uses should include categories that are currently deficient or absent in the City of Pomona, requiring residents to patronize retail centers outside of the City. Retail development will evidence design attributes and formats differentiated from others in the regional market area. Improved freeway access, enhanced site signage, internal circulation system improvements, pedestrian access amenities, and integrated linkages to the neighboring TOD will act to support the General Plan vision for the subject site.

Under future conditions, the 2016 SPA Regional Activity Center District will evidence multi-story commercial/retail development accommodating varied compatible and complementary occupancies.

Structured parking may also be provided. Compatible attached single-family and multi-family residential uses may also be provided. Parking areas will be limited to those necessary to support new development. Parking pools will be shared to the extent practicable. Structured parking may also be provided. Buildings will be located close to sidewalks. Ground level uses may include specialty retail uses, pharmacies and banks, as well as small-scale restaurants and cafes, personal and business services. Please refer also to Figure 1.4-3, *Envisioned Regional Activity Center Development Types*.



Source: City of Pomona

2.0 DEVELOPMENT STANDARDS

2.0 DEVELOPMENT STANDARDS

2.1 Transit-Oriented District Development Standards

Development standards applicable to new development projects within the SPA Transit-Oriented District are summarized at Table 2.1-1.

**Table 2.1-1
TRANSIT-ORIENTED DISTRICT DEVELOPMENT STANDARDS**

LEGEND	
General:	
Permitted Uses	Principal uses, accessory uses, and conditional uses specifically identified herein shall be the only uses permitted within each respective SPA District. Any use proposed within an SPA District which is not a stated use or use type within said District is expressly prohibited. Questions of whether a use is of a type listed shall be interpreted by the Planning Director. No use “variance” shall be approved.
Conditional	Requires a Conditional Use Permit pursuant to Section .580 of the Pomona Zoning Ordinance.
Context Dependent	
@	Cross-referenced to specific Development Regulations.
Signs	Signs are permitted at entrances to multi-family buildings Pole Mounted and Tower Signs located within 500 feet of a freeway right-of-way and designated as freeway-oriented shall be regulated by the Pomona Zoning Ordinance.
Exceptions	LOT 9: “Lot 9” of the former Phillips Ranch Specific Plan (see previous Figure is substantively constrained by topographic and other topographical constraints. Recognizing these constraints, SPA Development Standards (other than Building Use/Occupancy Standards) may be applied as guidelines rather than as strict requirements when designing and evaluating development proposals within Lot 9. Development proposals must nonetheless be compatible with other SPA

**Table 2.1-1
TRANSIT-ORIENTED DISTRICT DEVELOPMENT STANDARDS**

	<p>uses, reflect development intensities and development forms anticipated for the encompassing General Plan T5 Transect Zone, and otherwise demonstrably support the General Plan Vision for the Transit Oriented District: Neighborhood. Early in the development process, proponents should consult with the City to discuss and ascertain feasibility of development proposals affecting the “Lot 9” area of the SPA.</p> <p>STATE AND FEDERAL GOVERNMENT BUILDINGS: Designs and security requirements of state and federal government buildings are subject to design regulations and requirements of using government agencies, precluding strict application of the SPA Development Standards. Recognizing these constraints, SPA Development Standards (other than Building Use/Occupancy Standards) may be applied as guidelines rather than as strict requirements when designing and evaluating state and federal development proposals. Development proposals must nonetheless be compatible with other SPA uses, reflect development intensities and development forms anticipated for the encompassing General Plan T5 Transect Zone, and otherwise demonstrably support the General Plan Vision for the Transit Oriented District: Neighborhood. Early in the development process, proponents should consult with the City to discuss and ascertain feasibility of development proposals for state and federal government buildings proposed within the SPA Transit Oriented District.</p>
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BUILDING USE/OCCUPANCY STANDARDS (Dev. Regs. Section 3.1)
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Retail (Dev. Regs. Table 3.1-1, I.)	
Community Oriented Anchors	Permitted
Eating & Drinking Establishments	Permitted
Specialty Goods & Foods	Permitted
Entertainment & Recreation	Permitted
Convenience Uses	Permitted
Business Services	Permitted
Personal Services	Permitted
Service Commercial & Repair	Conditional

Table 2.1-1
TRANSIT-ORIENTED DISTRICT DEVELOPMENT STANDARDS

Large Scale Commercial Goods	Conditional
Civic & Cultural (Dev. Regs. Table 3.1-1, II.)	Conditional
Workplace (Dev. Regs. Table 3.1-1, III.)	
Professional Services	Permitted
Medical Services	Permitted
Lodging (Dev. Regs. Table 3.1-1, IV.)	Permitted
Live—Work (Dev. Regs. Table 3.1-1, V.)	Permitted
Residential (Dev. Regs. Table 3.1-1, VI.)	
Multi-Family w/ Common Entry	Permitted
Multi-Family w/ Individual Entries	Permitted
Attached Single Family	Permitted
Special Retail Configurations (Dev. Regs. Section 3.1.2)	
Neighborhood Center	Permitted
Corner Store	Permitted
BUILDING SCALE/BUILDING DIMENSION STANDARDS (Dev. Regs. Section 3.2)	
Building Height (Dev. Regs. Section 3.2.1)	
Minimum	No minimum
Maximum	6 stories
Building Context Height Limits (Dev. Regs. Section 3.2.2)	
Across the Street from Housing	Plus 3 stories maximum
Adjacent to Housing	@ Section 3.2.2, <i>Special Building Height Limits</i>
Building Length (Dev. Regs. 3.2.3)	
Maximum	300 feet
Building Massing/Proportions (Dev. Regs. 3.2.5)	
Length: Height	1L:3H to 3L:1H
Other Requirements-Minimum Residential Unit Size (Dev. Regs. 3.1.3)	
One Bedroom Units	600 sq. ft. min
Two Bedroom Units	800 sq. ft. min
Three Bedroom Units	1,000 sq. ft. min

**Table 2.1-1
TRANSIT-ORIENTED DISTRICT DEVELOPMENT STANDARDS**

OPEN SPACE STANDARDS (Dev. Regs. Section 3.5)	
Public Open Space (Dev. Regs. 3.5.1)	
Retail (greater than 20,000 sq. ft.)	50 sq. ft. / 1000 sq. ft.
Workplace (greater than 20,000 sq. ft.)	100 sq. ft. / 1,000 sq. ft.
Lodging (greater than 20 lodging rooms)	100 sq. ft. / room
Live/Work (greater than 20 du)	150 sq. ft. / unit
Residential (greater than 20 du)	150 sq. ft. / unit
Private Open Space	
Residential - Attached & Multi-Family	60 sq. ft. / unit
Setback Areas/Treatments (Dev. Regs. 3.5.6)	
Sidewalk Extension Landscaping	@ Section 3.5.6.1-- 1. <i>Sidewalk Extension</i>
Street Setback Landscaping	Permitted
Interior Block Setback Areas	@ Section 3.5.6.2, <i>Interior Block Setback Areas</i>
Moderate or Heavy Screening	Permitted
Stormwater Management (Dev. Regs. 3.5.7)	
Landscaped Setback/Open Space	Permitted
Vegetated Swale/Strip	Permitted
Rain Garden	Permitted
Landscaped Tree Well	Permitted
Grated Tree Well	Permitted
Permeable/Pervious Surfaces	Permitted
Green Roof	Permitted
Waterscape	Permitted
Rainwater Harvesting/Vault	Permitted
PARKING STANDARDS (Dev. Regs. Section 3.6)	
Note: Parking Maximums Apply To Unstructured Parking Types Only	
Retail Anchors (Dev. Regs. 3.6.1)	
Spaces Per 1000 SQ. FT.	3 min / 4 max
Location	Within 500 feet
Eating & Drinking Establishments (Dev. Regs. 3.6.1)	
Spaces Per 1000 SQ. FT.	4 min / 10 max

Table 2.1-1
TRANSIT-ORIENTED DISTRICT DEVELOPMENT STANDARDS

Location	On site
Specialty Foods / Goods (Dev. Regs. 3.6.1)	
Spaces Per 1000 SQ. FT.	3 min / 4 max
Location	Within 500 feet
Entertainment & Recreation (Dev. Regs. 3.6.1)	
Spaces Per 1000 SQ. FT.	6 min / 10 max
Location	Within 500 feet
Convenience Uses	
Spaces Per 1000 SQ. FT.	3 min / 4 max
Location	Within 500 feet
Personal & Business Services (Dev. Regs. 3.6.1)	
Spaces Per 1000 SQ. FT.	3 min / 4 max
Location	Within 500 feet
Civic & Cultural (Dev. Regs. 3.6.1)	
Public Assembly: Spaces Per 1000 SQ. FT.	15 min / 30 max
Other: Spaces Per 1000 SQ. FT.	3 min / 4 max
Location	Within 500 feet
Workplace (Dev. Regs. 3.6.1)	
Professional: Spaces Per 1000 SQ. FT.	2.5 min / 3.5 max
Medical: Spaces Per 1000 SQ. FT.	4.5 min / 5.5 max
Light Industrial: Spaces Per 1000 SQ. FT.	1 min / 3.5 max
Location	Within 200 feet
Lodging (Dev. Regs. 3.6.1)	
Spaces Per Guest Room	1 min / 1.2 max
Location	Within 200 feet
Live-Work (Dev. Regs. 3.6.1)	
Spaces Per Unit	1 min / 1 max
Spaces Per Employee	0 min / 1 max
Location	within 200 feet
Residential Uses (Dev. Regs. 3.6.1)	
Spaces Per Studio Unit	1 min / 1 max

Table 2.1-1
TRANSIT-ORIENTED DISTRICT DEVELOPMENT STANDARDS

Spaces Per 1br Unit	1.5 min / 1.5 max
Spaces Per 2br Unit	2 min / 2 max
Spaces Per Additional Unit Beyond 2br	0.5 spaces
Guest Spaces Per 4 Units	1 min / 1.2 max
Location	On site
Exceptions (Dev. Regs. 3.6.1)	
Neighborhood Center (per 1,000 sq. ft.)	0 min / 3 max - onsite
Corner Store	0 min – on street only
Parking Configuration/Orientation (Dev. Regs. 3.6.2)	
Surface Lot - Side	Permitted
Surface Lot - Rear	Permitted
Structure - Exposed	Conditional
Structure - Wrapped: Ground Level	Conditional
Structure - Wrapped: All Levels	Permitted
Partially Submerged Podium	Permitted
Structure - Underground	Permitted
BUILDING ORIENTATION STANDARDS (Dev. Regs. Section 3.3)	
Private Frontages	
Shop Front	Permitted
- Shop Front Length - maximum	50 feet
- Tenant Length - maximum	50 feet
- Articulation Length - maximum	50 feet
Corner Entry	Permitted
Arcade	Permitted
Grand Portico	Permitted
Forecourt	Permitted
Common Lobby Entry	Permitted
Stoop	Permitted
Front Vehicular Door	@ Section 3.3.2.3—8. <i>Front Vehicular Door</i>

Table 2.1-1
TRANSIT-ORIENTED DISTRICT DEVELOPMENT STANDARDS

Edge Treatment: Terraced	Permitted
Edge Treatment: Flush	Permitted
Front Yard Setback (Dev. Regs. 3.3.3)	
Minimum/Maximum	0 feet / 10 feet
Side Yard Setback (Dev. Regs. 3.3.4)	
Minimum w/windows or other building openings	10 feet
Minimum w/o windows or other building openings	0 feet
Rear Yard Setback (Dev. Regs. 3.3.5)	
Minimum	5 feet
Alley Setback (Dev. Regs. 3.3.6)	
Minimum	5 feet
Frontage Coverage (Dev. Regs. 3.3.7)	
Minimum	70%
Structure Separation (Dev. Regs. 3.3.8)	
Minimum	20 feet
Build To Corner (Dev. Regs. 3.3.9)	@ Section 3.3.9 <i>Build-to-Corner</i>
STREET STANDARDS (Dev. Regs. Section 3.4)	
Existing Streets (Dev. Regs. 3.4.1)	All Street Improvements Per Public Works Director Requirements
New Streets (Dev. Regs. 3.4.2)	Maximum block size: 2,000 feet. All street improvements per public works director requirements
City Street	Permitted
Public Open Space w/City Street	Permitted
Neighborhood Street	Permitted
Public Open Space w/Neighborhood Street	Permitted
Alley	Permitted
Connectivity	@ Section 3.4.4, <i>Street Connectivity</i>

Table 2.1-1
TRANSIT-ORIENTED DISTRICT DEVELOPMENT STANDARDS

ARCHITECTURAL STANDARDS (Dev. Regs. Section 3.7)	
Façade Requirements	@ Section 3.7.1, <i>Façade Requirements</i> .
Architectural Guidelines	@ Section 3.7.2, <i>Architectural Guidelines</i> .
SIGN STANDARDS (Dev. Regs. Section 3.8)	
LCD/Electronic/Interactive Signs (Dev. Regs. 3.8.4)	Permitted
Building Identification Signs (Dev. Regs. 3.8.5)	Permitted
Maximum Size	@ Section 3.8.5.5, <i>Building Identification Signs</i>
Roof Sign	Per City creative sign permit requirements
Wall Sign	Permitted
Maximum Area	75 sq. ft.
Projecting Sign	Permitted
Maximum Area	6 sq. ft.
Awning Face Sign	Permitted
Maximum Area	20% of awning face
Awning Valance Sign	Permitted
Maximum Lines of Lettering	1 line
Maximum Letter Height	6 inches
Awning Side Sign	Permitted
Maximum Lines of Lettering	1 line
Maximum Letter Height	6 inches
Canopy Fascia Sign	Permitted
Maximum Lines of Lettering	1 line
Maximum Height	80% of fascia height
Above Canopy Sign	Permitted
Maximum Lines of Lettering	1 line
Maximum Height	80% of fascia height
Recessed Entry Sign	Permitted
Maximum Area	6 sq. ft.
Window Sign	Permitted
Maximum Area	25% (50% allowed during December)

**Table 2.1-1
TRANSIT-ORIENTED DISTRICT DEVELOPMENT STANDARDS**

Maximum Letter Height	12 inches
Café Umbrella Sign	Permitted
Maximum Lines of Lettering	1 line
Maximum Letter Height	6 inches
Maximum Logo Area	1 sq. ft.
Maximum Area	10% of umbrella surface
Temporary Sign	Subject to City temporary sign permit requirements.

2.2 Regional Activity Center District Development Standards

Development standards applicable to new development projects within the SPA Regional Activity Center District are summarized at Table 2.2-1.

**Table 2.2-1
REGIONAL ACTIVITY CENTER DISTRICT DEVELOPMENT STANDARDS**

LEGEND	
General:	
Permitted Uses	Principal uses, accessory uses, and conditional uses specifically identified herein shall be the only uses permitted within each respective SPA District. Any use proposed within an SPA District which is not a stated use or use type within said District is expressly prohibited. Questions of whether a use is of a type listed shall be interpreted by the Planning Director. No use “variance” shall be approved.
Conditional	Requires a Conditional Use Permit pursuant to Section .580 of the Pomona Zoning Ordinance.
Context Dependent	
@	Cross-referenced to specific Development Regulations.
Signs	Signs are permitted at entrances to multi-family buildings.
	Pole Mounted and Tower Signs located within 500 feet of a freeway right-of-way and designated as freeway-

**Table 2.2-1
REGIONAL ACTIVITY CENTER DISTRICT DEVELOPMENT STANDARDS**

	oriented shall be regulated by the Pomona Zoning Ordinance.
Exceptions	<p>STATE AND FEDERAL GOVERNMENT BUILDINGS: Designs and security requirements of state and federal government buildings are subject to design regulations and requirements of using government agencies, precluding strict application of the SPA Development Standards. Recognizing these constraints, SPA Development Standards (other than Building Use/Occupancy Standards) may be applied as guidelines rather than as strict requirements when designing and evaluating state and federal development proposals. Development proposals must nonetheless be compatible with other SPA uses, reflect development intensities and development forms anticipated for the encompassing General Plan T5 Transect Zone, and otherwise demonstrably support the General Plan Vision for the Transit Oriented District: Neighborhood. Early in the development process, proponents should consult with the City to discuss and ascertain feasibility of development proposals for state and federal government building proposed within the SPA Regional Activity Center District.</p>
BUILDING USE/OCCUPANCY STANDARDS (Dev. Regs. Section 3.1)	
Retail (Dev. Regs. Table 3.1-1, I.)	
Specialty Goods Anchors	Permitted
Community Oriented Anchors	Permitted
Eating & Drinking Establishments	Permitted
Specialty Goods & Foods	Permitted
Entertainment & Recreation	Permitted
Convenience Uses	Permitted
Business Services	Permitted
Personal Services	Permitted

Table 2.2-1
REGIONAL ACTIVITY CENTER DISTRICT DEVELOPMENT STANDARDS

Service Commercial & Repair	Permitted
Civic & Cultural (Dev. Regs. Table 3.1-1, II.)	Conditional
Workplace (Dev. Regs. Table 3.1-1, III.)	
Professional Services	Permitted
Medical Services	Permitted
Lodging (Dev. Regs. Table 3.1-1, IV.)	Permitted
Live—Work (Dev. Regs. Table 3.1-1, V.)	Permitted
Residential (Dev. Regs. Table 3.1-1, VI.)	
Multi-Family w/ Common Entry	Permitted
Multi-Family w/ Individual Entries	Permitted
Attached Single Family	Permitted
Special Retail Configurations (Dev. Regs. Section 3.1.2)	
Neighborhood Center	Permitted
Corner Store	Permitted
Drive-through	Permitted
BUILDING SCALE/BUILDING DIMENSION STANDARDS (Dev. Regs. Section 3.2)	
Building Height (Dev. Regs. Section 3.2.1)	
Minimum	2 stories / 24 feet
Maximum	6 stories
Building Context Height Limits (Dev. Regs. Section 3.2.2)	
Across the Street from Housing	Plus 2 stories max
Adjacent to Housing	@ Section 3.2.2, <i>Special Building Height Limits</i>
Building Length (Dev. Regs. 3.2.3)	
Maximum	300 feet
Building Massing/Proportions (Dev. Regs. 3.2.5)	
Length : Height	2L:3H to 5L:2H
Building Context Length Limits (Dev. Regs. Section 3.2.4)	
Corner Building-Maximum	@ Section 3.2.4.1, <i>Limited Corner Buildings</i>
Midblock Building-Maximum	@ Section 3.2.4.2, <i>Limited Mid-Block Buildings</i>
Other Requirements-Dwelling Unit Area (Dev. Regs. 3.1.3)	

Table 2.2-1
REGIONAL ACTIVITY CENTER DISTRICT DEVELOPMENT STANDARDS

One Bedroom Units	600 sq. ft. min
Two Bedroom Units	800 sq. ft. min
Three Bedroom Units	1,000 sq. ft. min
OPEN SPACE STANDARDS (Dev. Regs. Section 3.5)	
Public Open Space (Dev. Regs. 3.5.1)	
Retail (greater than 20,000 sq. ft.)	50 sq. ft. / 1000 sq. ft.
Workplace (greater than 20,000 sq. ft.)	100 sq. ft. / 1,000 sq. ft.
Lodging (greater than 20 lodging rooms)	100 sq. ft. / room
Live/Work (greater than 20 du)	150 sq. ft. / unit
Residential (greater than 20 du)	150 sq. ft. / unit
Private Open Space (Dev. Regs. 3.5.3)	
Residential - Attached & Multi-Family	60 sq. ft. / unit
Setback Areas/Treatments (Dev. Regs. 3.5.6)	
Sidewalk Extension Landscaping	@ Section 3.5.6.1-- 1. <i>Sidewalk Extension</i>
Street Setback Landscaping	Permitted
Interior Block Setback Areas	@ Section 3.5.6.2, <i>Interior Block Setback Areas</i>
Moderate or Heavy Screening	Permitted
Stormwater Management (Dev. Regs. 3.5.7)	
Landscaped Setback/Open Space	Permitted
Vegetated Swale/Strip	Permitted
Rain Garden	Permitted
Landscaped Tree Well	Permitted
Grated Tree Well	Permitted
Permeable/Pervious Surfaces	Permitted
Green Roof	Permitted
Waterscape	Permitted
Rainwater Harvesting/Vault	Permitted
PARKING STANDARDS (Dev. Regs. Section 3.6)	
Note: Parking Maximums Apply To Unstructured Parking Types Only	
Retail Anchors (Dev. Regs. 3.6.1)	
Spaces Per 1000 SQ. FT.	3 Min / 4 Max

Table 2.2-1
REGIONAL ACTIVITY CENTER DISTRICT DEVELOPMENT STANDARDS

Location	Within 500 feet
Eating & Drinking Establishments (Dev. Regs. 3.6.1)	
Spaces Per 1000 SQ. FT.	4 min / 10 max
Location	On site
Specialty Foods / Goods (Dev. Regs. 3.6.1)	
Spaces Per 1000 SQ. FT.	3 min / 4 max
Location	Within 500 feet
Entertainment & Recreation (Dev. Regs. 3.6.1)	
Spaces Per 1000 SQ. FT.	6 min / 10 max
Location	Within 500 feet
Convenience Uses (Dev. Regs. 3.6.1)	
Spaces Per 1000 SQ. FT.	3 min / 4 max
Location	Within 500 feet
Personal & Business Services (Dev. Regs. 3.6.1)	
Spaces Per 1000 SQ. FT.	3 min / 4 max
Location	Within 500 feet
Civic & Cultural (Dev. Regs. 3.6.1)	
Public Assembly: Spaces Per 1000 SQ. FT.	15 min / 30 max
Other: Spaces Per 1000 SQ. FT.	3 min / 4 max
Location	Within 500 feet
Workplace (Dev. Regs. 3.6.1)	
Professional: Spaces Per 1000 SQ. FT.	2.5 min / 3.5 max
Medical: Spaces Per 1000 SQ. FT.	4.5 min / 5.5 max
Light Industrial: Spaces Per 1000 SQ. FT.	1 min / 3.5 max
Location	Within 200 feet
Lodging (Dev. Regs. 3.6.1)	
Spaces Per Guest Room	1 min / 1.2 max
Location	Within 200 feet
Live-Work (Dev. Regs. 3.6.1)	
Spaces Per Unit	1 min / 1 max
Spaces Per Employee	0 min / 1 max

Table 2.2-1
REGIONAL ACTIVITY CENTER DISTRICT DEVELOPMENT STANDARDS

Location	Within 200 feet
Residential Uses (Dev. Regs. 3.6.1)	
Spaces Per Studio Unit	1 min / 1 max
Spaces Per 1br Unit	1.5 min / 1.5 max
Spaces Per 2br Unit	2 min / 2 max
Spaces Per Additional Unit Beyond 2br	0.5 spaces
Guest Spaces Per 4 Units	1 min / 1.2 max
Location	On site
Exceptions (Dev. Regs. 3.6.1)	
Neighborhood Center (per 1,000 sq. ft.)	0 min/3 max - onsite
Corner Store	0 min – on street only
Parking Configuration/Orientation (Dev. Regs. 3.6.2)	
Surface Lot - Rear	Permitted
Structure - Exposed	Conditional
Structure - Wrapped: Ground Level	Permitted
Structure - Wrapped: All Levels	Permitted
Partially Submerged Podium	Permitted
Structure - Underground	Permitted
BUILDING ORIENTATION STANDARDS (Dev. Regs. Section 3.3)	
Private Frontages	
Shop Front	Permitted
- Shop Front Length - maximum	N/A
- Tenant Length - maximum	N/A
- Articulation Length - maximum	50 feet
Corner Entry	Permitted
Arcade	Permitted
Grand Portico	Permitted
Forecourt	Permitted
Common Lobby Entry	Permitted
Stoop	Permitted

Table 2.2-1
REGIONAL ACTIVITY CENTER DISTRICT DEVELOPMENT STANDARDS

Front Vehicular Door	@ Section 3.3.2.3—8. <i>Front Vehicular</i>
Edge Treatment: Fenced	Permitted
Edge Treatment: Terraced	Permitted
Edge Treatment: Flush	Permitted
Front Yard Setback (Dev. Regs. 3.3.3)	
minimum/maximum	0 feet / 10 feet
Side Yard Setback (Dev. Regs. 3.3.4)	
Minimum w/windows or other building openings	10 feet
Minimum w/o windows or other building openings	0 feet
Rear Yard Setback (Dev. Regs. 3.3.5)	
Minimum	10 feet
Alley Setback (Dev. Regs. 3.3.6)	
Minimum	5 feet
Frontage Coverage (Dev. Regs. 3.3.7)	
Minimum	50%
Structure Separation (Dev. Regs. 3.3.8)	
Minimum	20 feet
Build To Corner (Dev. Regs. 3.3.9)	@ Section 3.3.9, <i>Build-to-Corner</i>
STREET STANDARDS	
Existing Streets (Dev. Regs. 3.4.1)	All Street Improvements Per Public Works Director Requirements
New Streets (Dev. Regs. 3.4.2)	Maximum Block Size: 2,000 feet. All Street Improvements Per Public Works Director Requirements
City Street	Permitted
Public Open Space w/City Street	Permitted
Neighborhood Street	Permitted
Public Open Space w/City Street	Permitted
Alley	Permitted

Table 2.2-1
REGIONAL ACTIVITY CENTER DISTRICT DEVELOPMENT STANDARDS

Connectivity	@ Section 3.4.4, <i>Street Connectivity</i>
ARCHITECTURAL STANDARDS	
Façade Requirements	@ Section 3.7.1, <i>Façade Requirements</i>
Architectural Guidelines	@ Section 3.7.2, <i>Architectural Guidelines</i>
SIGN STANDARDS	
Pole Signs and Pylon Signs (Dev. Regs. 3.8.5.3)	Permitted
Maximum Number of Faces	2
Maximum Height	20 feet
Maximum Area per Face	100 sq. ft.
Monument and Ground Signs (Dev. Regs. 3.8.5.4)	Permitted
Maximum Number of Faces	2
Maximum Height	6 feet
Maximum Area per Face	60 sq. ft.
LCD/Electronic/Interactive Signs (Dev. Regs. 3.8.4)	Permitted
Building Identification Signs (Dev. Regs. 3.8.5)	Permitted
Maximum Size	@ Section 3.8.8.5, <i>Building Identification Sign</i>
Wall Sign (Dev. Regs. 3.8.5.8)	Permitted
Maximum Area	150 sq. ft.
Projecting Sign (Dev. Regs. 3.8.5.9)	Permitted
Maximum Area	6 sq. ft.
Awning Face Sign (Dev. Regs. 3.8.5.10)	Permitted
Maximum Area	20% of awning face
Awning Valance Sign (Dev. Regs. 3.8.5.11)	Permitted
Maximum Lines of Lettering	1 line
Maximum Letter Height	6 inches
Awning Side Sign (Dev. Regs. 3.8.5.11)	Permitted
Maximum Lines of Lettering	1 line
Maximum Letter Height	6 inches

Table 2.2-1
REGIONAL ACTIVITY CENTER DISTRICT DEVELOPMENT STANDARDS

Canopy Fascia Sign (Dev. Regs. 3.8.5.12)	Permitted
Maximum Lines of Lettering	1 line
Maximum Height	80% of fascia height
Above Canopy Sign (Dev. Regs. 3.8.5.12)	Permitted
Maximum Lines of Lettering	1 line
Maximum Height	80% of fascia height
Recessed Entry Sign (Dev. Regs. 3.8.5.13)	Permitted
Maximum Area	6 sq. ft.
Window Sign (Dev. Regs. 3.8.5.14)	Permitted
Maximum Area	25% (50% allowed during December)
Maximum Letter Height	12 inches
Café Umbrella Sign (Dev. Regs. 3.8.5.15)	Permitted
Maximum Lines of Lettering	1 line
Maximum Letter Height	6 inches
Maximum Logo Area	1 sq. ft.
Maximum Area	10% of umbrella surface
Temporary Sign (Dev. Regs. 3.8.5.16)	Subject to City temporary sign permit requirements

3.0 DEVELOPMENT REGULATIONS

3.0 DEVELOPMENT REGULATIONS

3.1 Building Use/Occupancy Regulations

Building use and occupancy regulations presented herein act to define the overall character and intensity of development within the Specific Plan Amendment Area. Subsequent regulations presented in this Section shape the form of that development.

3.1.1 Use Types

3.1.1.1 Overview

For the purposes of this Specific Plan Amendment (SPA, Plan) all permitted and conditionally permitted building uses/occupancies have been classified into six Use Types: Retail, Civic and Cultural, Workplace, Lodging, Live/Work, and Residential. Use Types and Use Type sub-categories are defined at Table 3.1-1.

Permitted Use Types listed at Table 3.1-1 are allowed by right, subject to City Development Plan Review. Uses Types listed as conditionally permitted in this Section require special consideration either of their impacts on the neighborhood and land uses in the vicinity and/or of their physical organization and design. A conditional use shall be considered for approval if it comports with applicable provisions of this Specific Plan Amendment; and to requirements specified at Pomona Zoning Ordinance Sec. .580. - *Conditional Use Permits.*

Proposed uses that are not explicitly listed at Table 3.1-1 may be permitted if the Development Services Director determines that they meet the purpose and intent of this Plan.

3.1.1.2 Change of Use

All SPA Standards and Regulations shall apply to changes in Use Types. A change of occupancy internal to the SPA Use Categories (Retail, Civic and Cultural, Workplace, Lodging, Live/Work, and Residential) shall be considered a tenant change. For example, transition of a Business Services Use to a Convenience Use within the Retail Category would be considered a tenant change. In contrast, a change in occupancy between Use Categories shall be considered a change in Use Type. For example, transition of a Business Services Use within the Retail Category to a Medical Services within the Workplace Category would be considered a change in Use Type.

3.1.1.3 Right of Continued Use, Ownership Changes, and Tenant Changes

Nothing contained herein shall require any change in any existing legal non-conforming building or structure, or any proposed use for which planning or building permit application(s) have been deemed complete prior to the effective date of this Specific Plan Amendment. Changes in property ownership or tenants of legally existing uses shall require no change in any legally existing building or structure. Tenant changes as permitted herein shall comport with parking requirements for the new use as specified in Section 3.6, *Parking Regulations*.

**Table 3.1-1
Permitted Uses**

I. RETAIL	
General Retail Requirements:	
i. Section 3.2.1, <i>Building Height</i> , addresses minimum interior height requirements for ground level retail of all types.	
ii. Any permitted uses featuring outdoor sales not clearly ancillary to use shall require a conditional use permit.	
iii. Any use with off-sale alcohol shall require a conditional use permit.	
1. Specialty Goods Anchors	
Definition: A “regional destination” non-food retail store that is at least 30,000 square feet in size and is a proven generator of significant pedestrian traffic and sales such as those listed.	
Department Stores	Permitted Use
General Merchandise Stores	Permitted Use
Quality Home Department Superstores	Permitted Use
Book Superstores	Permitted Use
Electronic Superstores	Permitted Use

**Table 3.1-1
Permitted Uses**

2. Community-Oriented Anchors	
<u>Definition:</u> A “local destination” convenience store that is at least 15,000 square feet in size and is a proven generator of pedestrian traffic and sales such as those listed.	
Supermarkets	Permitted Use
Specialty Food Markets	Permitted Use
Community-Oriented Anchors Over 65,000 s.f.	Conditionally Permitted Use
3. Eating and Drinking Establishments	
<u>Definition:</u> Restaurants, bars, clubs, or other drinking/entertainment establishments such as those listed.	
<u>Special Conditions:</u>	
i. Vendor carts, spaces, or stands within the public right-of-way shall require a conditional use permit.	
ii. Chairs and tables for outdoor dining shall be permitted on sidewalks within the setback zone or within the public right-of-way provided that:	
(A) The use maintains a minimum five-foot wide unobstructed portion of sidewalk that is clear and unimpeded for pedestrian traffic.	
(B) The use keeps the full width of the building entrance clear and unimpeded for building access.	
Full Service	Permitted Use
w/ Outdoor Dining	Permitted Use
w/ Live Entertainment	Conditionally Permitted Use
Vendor Carts, Spaces, or Stands	Permitted Use
w/ Dancing	Conditionally Permitted Use
w/ Alcohol	Conditionally Permitted Use
4. Specialty Goods and Foods	
<u>Definition:</u> General retail establishments selling quality/specialty goods such as those listed.	
<u>Large Scale Goods:</u> Goods that, due to their size, may require close access by cars and trucks such as appliances, electronics, sporting goods, furniture, and home furnishings.	
Apparel and Accessory Stores	Permitted Use
Second Hand/Antique Stores	Permitted Use
Sporting Goods Stores	Permitted Use
Furniture and Home Furnishings	Permitted Use
Book Stores	Permitted Use
Open Air Markets	Permitted Use
Appliance and Electronics Stores	Permitted Use
Retail Tobacco Stores	Conditionally Permitted Use
5. Entertainment and Recreation	
<u>Definition:</u> Establishments providing resources or activities for exercise, relaxation, or enjoyment such as those listed.	
<u>Special Conditions:</u>	
i. See City Ordinance No.3873 for citywide regulations pertaining to adult entertainment uses.	
Small Scale Movie Theaters	Permitted Use
Bowling Centers and Billiard Parlors	Permitted Use
Adult Entertainment	Not Permitted
Health and Exercise Clubs	Permitted Use
Amusement Arcades	Permitted Use

**Table 3.1-1
Permitted Uses**

6. Convenience Uses	
<u>Definition:</u> Small businesses selling food and goods, or providing convenience services, to serve nearby residential neighborhoods such as those listed.	
Small Scale Pharmacies	Permitted Use
Small Scale Grocery or Food Sales	Permitted Use
Convenience Stores	Permitted Use
Hardware Stores/Lock and Key Shops	Permitted Use
Small Collection/Recycling Facilities	Conditionally Permitted Use
Video Rentals	Permitted Use
Delicatessens, Cafes, Bakeries	Permitted Use
Florists	Permitted Use
Eating and Drinking Establishments w/ Less Than 12 Seats	Permitted Use
7. Business Services	
<u>Definition:</u> Small to medium sized businesses providing services to local businesses and residents such as those listed.	
<u>Special Conditions:</u>	
i. Financial services shall be permitted in this category provided they offer services that cater to and generate pedestrian traffic. Other financial service uses are to be considered under "C. Workplace," in this Section.	
Banks	Permitted Use
Mail/Shipping Services	Permitted Use
Financial Services	Conditionally Permitted Use
Photo Copying and Printing	Permitted Use
Office Supply	Permitted Use
8. Personal Services	
<u>Definition:</u> Small to medium sized businesses providing services to local households such as those listed.	
Barber Shops/Hair and Nail Salons	Permitted Use
Tanning Salon and Spas	Permitted Use
Yoga and Karate Studios	Permitted Use
Dry Cleaning Establishments	Permitted Use
Self-Service Laundromats	Permitted Use
Body Art/Tattoo	Conditionally Permitted Use
9. Service Commercial and Repair	
<u>Definition:</u> Businesses providing services to industry, services that are industrial in nature, or services that are best suited to an auto-oriented environment such as those listed.	
Plumbing Services	Permitted Use
Vacuum Cleaner, Sewing, and Appliance Repair	Permitted Use
Gas Stations	Conditionally Permitted Use

**Table 3.1-1
Permitted Uses**

II. CIVIC AND CULTURAL	
<u>Definition:</u> Public services (including fire protection, police protection, education, and utilities) cultural institutions, and recreational facilities. Typical facilities or categories of facilities are listed below.	
Public assembly uses including: Art Gallery, Auditoriums, Civic and Private Clubs, Museums, Religious Facilities, Libraries, Educational Facilities, and Exhibition or Conference Centers.	Conditionally Permitted Use
Police and Fire Stations	Conditionally Permitted Use
City Halls or Courthouses	Conditionally Permitted Use
Performing Arts Facilities	Conditionally Permitted Use
Post Offices	Conditionally Permitted Use
Swimming Pools	Conditionally Permitted Use
Transit Facilities or Stations	Conditionally Permitted Use
Hospitals	Conditionally Permitted Use
Banquet Halls or Convention Centers	Conditionally Permitted Use
Stadiums (not including stadiums for professional sports teams)	Conditionally Permitted Use
Indoor or Outdoor Public Recreational Facilities	Conditionally Permitted Use
III. WORKPLACE	
1. Professional Services	
<u>Definition:</u> Workplace uses including professional, administrative, research and development, financial, and educational activities for businesses, individuals, and non-profit organizations such as those listed.	
Research and Development Offices	Permitted Use
Print and Electronic Media Offices (newspaper, magazine, radio, TV)	Permitted Use
Educational and Institutional Offices	Permitted Use
Data or Telecommunications Offices	Permitted Use
Any other professional, executive, or administrative office use.	Permitted Use
2. Medical Services	
<u>Definition:</u> Medical workplace uses and establishments with employees who typically hold medical licenses such as those listed.	
<u>Special Conditions:</u> See City of Pomona Ordinance No. 4096 for citywide regulations pertaining to medical marijuana dispensaries	
Medical, Dental, or Psychiatric Offices or facilities	Permitted Use
Counseling	Permitted Use
Acupuncture, Physical Therapy, Chiropractic	Permitted Use
Mortuary Services	Permitted Use
Medical Marijuana Dispensaries	Not Permitted
Indoor Veterinary Clinics	Conditionally Permitted Use

**Table 3.1-1
Permitted Uses**

IV. LODGING	
<u>Definition:</u> Short-term commercial lodging facilities such as those listed.	
Hotels and Motels	Permitted Use
Bed and Breakfast Guest Houses	Permitted Use
Hostels	Permitted Use
V. LIVE/WORK	
<u>Definition:</u> A dwelling unit in which the occupant conducts a home-based business or enterprise.	
<u>Special Conditions:</u>	
i. Work activities that require hazardous assembly, including fabrication, manufacturing, repair; or processing operations such as welding and woodworking shall require a conditional use permit.	
ii. The maximum number of employees not including the owner/occupant is limited to two per unit.	
iii. Once established, Live/Work may not be converted to a solely commercial or business use. However, Live/Work units may revert to solely residential use.	
Live/Work Units	Permitted Use
VI. RESIDENTIAL	
<u>Definition:</u> All owner- and renter-occupied dwelling units, including attached and detached houses, multi-unit buildings, and manufactured housing.	
<u>Special Conditions:</u>	
Home occupations in any residential unit requires a home occupation permit (please refer to Pomona Zoning Ordinance).	
1. Multi-Family with Common Lobby Entry	
<u>Definition:</u> Buildings designed as a residence for multiple households where some dwelling units are accessed from a common lobby entry or shared hallway.	
Dwelling Units, Primary, One Household per Structure	Permitted Use
Dwelling Units, Accessory	Permitted Use
2. Multi-Family With Individual Entry	
<u>Definition:</u> Buildings designed as a residence for multiple households where all dwelling units have a dedicated entrance accessed directly from a public sidewalk.	
Dwelling Units, Primary, One Household per Structure	Permitted Use
Dwelling Units, Accessory	Permitted Use
3. Attached Single-Family Homes	
<u>Definition:</u> Attached homes on separate parcels sharing common walls with each home featuring an entrance accessed directly from a public sidewalk.	
Dwelling Units, Primary, One Household per Structure	Permitted Use
Dwelling Units, Accessory	Permitted Use

3.1.2 Special Retail Configurations

3.1.2.1 Definition

Special Retail Configurations limit the size of individual tenants and the total amount of retail permitted for Neighborhood Center and Corner Store retail “clusters” as well as the provision of drive-through services.

3.1.2.2 Regulation

Where retail is permitted as part of a Neighborhood Center, Corner Store, or drive-through it shall conform to the following size and location requirements.

1. Neighborhood Center

Definition: A retail cluster (two or more abutting retail establishments) consisting of (permitted) convenience uses, small-scale shopping, and personal services that provide goods and services amenities to nearby residential neighborhoods.

a. Special Conditions for Neighborhood Serving Retail

- i. Limited to a maximum of two community oriented anchors.
- ii. Limited to a maximum of 25,000 square feet of non-anchor retail.
- iii. Limited to a maximum size of 5,000 square feet per Eating and Drinking establishments.
- iv. Conditional Use Permit: Development including non-anchored retail uses exceeding a total of 25,000 square feet.

2. Corner Store

Definition: A small store or cluster of stores integrated into a larger building on the corner of a city block. Corner Stores consist of (permitted) convenience uses, small-scale shopping, and personal services that serve homes or businesses located within easy walking distance.

a. Special Conditions for Corner Store Retail

- i. A maximum size of 2,500 square feet per use.

- ii. A maximum size of 5,000 square feet total per cluster.
 - iii. Conditional Use Permit: Individual uses larger than 2,500 square feet, provided the use is unique and not already provided within one (1) mile trade area.
 - iv. Corner Store Retail must be located on the corner of a block, and the entrance must face a public street, square, or plaza space.
- b. Parking spaces intended for Corner Store Uses must be located on streets. Off-street parking is discouraged for corner store and shall require a conditional use permit.

3. Drive-Through

Definition: Service from a building to persons in vehicles through an outdoor service window.

3.1.3 Minimum Residential Unit Size

3.1.3.1 Regulation

The minimum size for residential units shall be as specified at Section 2.0, *Development Standards*.

3.2 Building Scale Regulations

3.2.1 Building Height

3.2.1.1 Definition

Building height is defined as the vertical extent of a structure as measured from finished grade to the top of cornice, parapet, or eave line of a peaked roof. Height for buildings with mansard roofs shall be measured from finished grade to the top of the mansard roof ridge line.

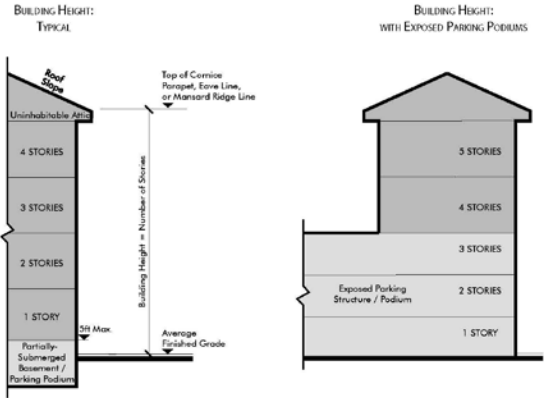


Figure 3.2-1 Building Height

3.2.1.2 Regulation

1. General

- a. Height for buildings is regulated by the number of stories permitted. New structures must conform to the minimum and maximum number of stories as specified at Section 2.0, *Development Standards*.
- b. The number of stories that count toward a building's height shall include:
 - i. All stories located entirely above the finished grade.
 - ii. Partially submerged basements/parking podiums that extend more than five (5) feet above finished grade.
 - iii. Each above ground level within exposed parking podiums.
 - iv. Habitable floor area located in attics.
- c. Story Heights – Vertical Dimensions:
 - i. Story heights shall be measured from interior finished floor to finished ceiling.
 - ii. Story heights that exceed twelve (12) feet shall be counted as multiple stories counted in twelve (12) foot increments (1 story \leq 12ft < 2 stories \leq 24ft < 3 stories \leq 36ft, etc.) except as follows:
 - (A) Ground floor retail shall be a minimum of fourteen (14) feet from floor to ceiling (use conversions in existing buildings may not be required to meet this requirement).
 - (B) Ground floor retail, office, hotel or residential lobbies that exceed sixteen (16) feet from floor to ceiling shall be counted as multiple stories counted in twelve (12) foot increments (1 story < 16ft \leq 24ft < 3 stories \leq 36ft, etc.).
 - (C) Single story light industrial uses shall have a minimum of twenty-four (24) feet from floor to ceiling to enable potential future conversion to two stories (use conversions in existing buildings may not be required to meet this requirement).

2. Special Conditions

a. Exceeding the number of stories permitted:

- i. Portions of buildings above wrapped parking podiums may exceed the number of stories permitted, but not the equivalent maximum height permitted for habitable structures (Figure 3.2-2, *Height above Podiums*).

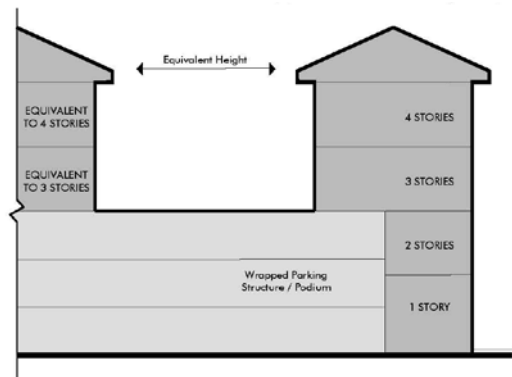


Figure 3.2-2 Height above Podiums

- ii. Freestanding parking structures may exceed the number of stories permitted but shall not exceed:
 - (A) The equivalent maximum height permitted for inhabited structures, or
 - (B) The height of the tallest building on the site, or
 - (C) Where exposed structures are not permitted, the height of the building located between the parking structure and the street.

b. Portions of the building that extend above the primary building mass, such as:

- i. Towers and other prominent special architectural features shall not exceed the permitted maximum height by more than twenty (20) feet.
- ii. Dormers, roof-top cupolas, elevator and mechanical equipment enclosures, roof deck trellises, gazebos, and other special features, shall not exceed the maximum height limit by more than ten (10) feet.

c. Portions of a building that are not part of the primary building mass, such as entrance porticos, bays and stoops, are not required to meet minimum height requirements.

- d. Rooftop equipment must be set back a minimum of ten (10) feet from building walls, be screened on all sides, and be integrated into the overall building design.
- e. Accessory buildings – including both accessory units and non-dwelling structures such as freestanding garages for individual residences, service structures, and tool sheds – shall not exceed:
 - i. Two (2) stories when located along an alley.
 - ii. One and one-half stories or fourteen (14) feet when not located along an alley.

3.2.2 Special Building Height Limits

3.2.2.1 Adjacent to Residential Uses (Figure 3.2-3)

Proposed development within sixty-five (65) feet of the back-of-sidewalk, and located across the street from existing or planned residential buildings of three (3) floors or less, shall not exceed the height of the lowest residential building along the opposing block face as specified at Section 2.0, *Development Standards*.

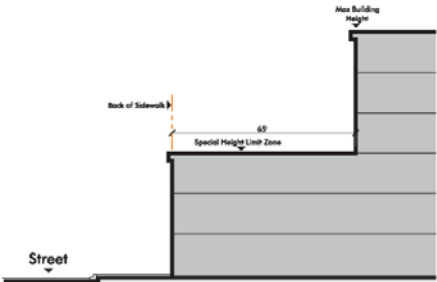


Figure 3.2-3 Special Building Heights-A

3.2.2.2 Abutting Residential Uses (Figure 3.2-4)

1. Proposed development abutting a parcel with existing or planned residential buildings of three (3) floors or less shall be limited as presented below.
2. The height of new development shall not exceed a line
 - a. Originating at a height of one (1) floor above the height of the adjacent building’s eave line.
 - b. Extending through a point located along the new development’s side façade.

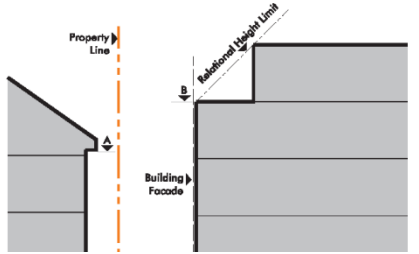


Figure 3.2-4 Special Building Heights-B

- c. With a forty-five (45) degree slope (creating a one-to-one height to stepback relationship).

3.2.3 Building Length

3.2.3.1 Definition

Building length is defined as the total length of a primary building mass lining a street or open space.

3.2.3.2 Regulation

1. New buildings shall not exceed the specified maximum length as specified at Section 2.0, *Development Standards*.
2. A developer may build multiple buildings, each with an individual length that does not exceed the maximum building length.
3. Exceptions
 1. Where specified at Section 2.0, *Development Standards*, building volumes shall be measured as separate buildings if they are separated by:
 - a. A paseo (please refer to Section 3.5.4, *Public Open Space Types*, for the definition of a paseo).
 - b. A forecourt with a minimum depth of forty (40) feet.

3.2.4 Special Building Length Limits

3.2.4.1 Limited Corner Buildings

The maximum length of buildings that extend to the corner of the block shall be as specified at Section 2.0, *Development Standards*.

3.2.4.2 Limited Mid-Block Buildings

The maximum length of limited mid-block buildings that do not extend to the corner of the block shall be as specified at Section 2.0, *Development Standards*.

3.2.5 Building Massing/Proportions (Figure 3.2-5)

3.2.5.1 Definition

1. A building’s visual or apparent mass consists of one or more individual 3-dimensional volumes.
2. A primary volume is a 3-dimensional volume that extends the entire height of a building (it does not include porches, bay windows, or other sub-volumes).
3. A primary volume’s proportions are the ratio of the length of the volume relative to its height.

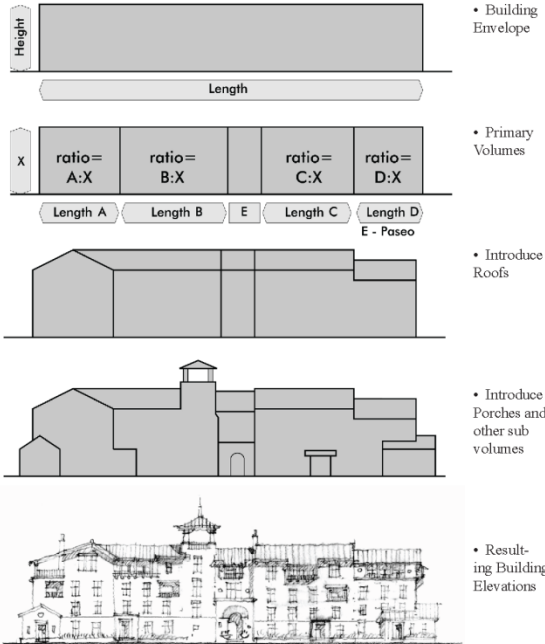


Figure 3.2-5 Massing Proportions

3.2.5.2 Regulation

1. Buildings shall be composed of at least one primary volume that conforms to building massing regulations. The primary volume must be the longest volume on the building.
2. The range of proportions permitted for primary volumes shall be as specified at Section 2.0, *Development Standards*.

3. See Section 3.7, *Architecture Regulations*, for additional façade articulation requirements and regulations related to architectural elements.

3.2.5.3 Building Massing Elements (Figure 3.2-6)

Primary volumes shall be defined with the following elements:

1. Major Façade Offset

- a. A major façade offset is a substantial vertical plane break in a façade.
- b. The depth of a major façade offset shall be a minimum of five (5) percent of the width of the largest adjacent horizontal façade segment.

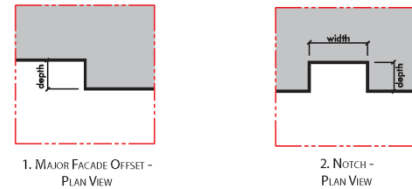


Figure 3.2-6 Massing Elements

2. Notch

- a. A notch is a substantial recess in a façade.
- b. The width of a façade notch shall be a minimum of five (5) feet. The depth of the notch shall be a minimum of three (3) feet.

3. Façade Composition Change

- a. A façade composition change is a substantial change in architectural elements on adjacent segments of an otherwise flat façade. The result is the impression of separate volumes.
- b. To qualify as a façade composition change, adjacent volumes shall feature a changed roof form and/or height variation in addition to one of the following:
 - i. Incorporate a prominent central feature or sub-volume such as a balcony, bay window, porch, or portico.
 - ii. Feature changed wall cladding materials/colors.
 - iii. Feature changed window pattern/form.

- c. Utilizing a vertical expression line such as a pier, molding, downspout, minor façade offset, or butt joint simulating a party wall between adjacent volumes is recommended.

3.3 Building Orientation Regulations

3.3.1 Building Orientation to Streets and Public Open Spaces

3.3.1.1 Definition

A building is oriented to a street or public open space if it has a building entrance configured as a private frontage type that faces that street or open space.

3.3.1.2 Regulation

1. General

- a. Where building orientation to streets and public open spaces is required, all buildings shall have primary entrances that face and open directly on to publicly accessible streets or public open spaces (please refer to Section 3.5.4 for a list of public open space types).
- b. In instances where a choice must be made between orientation toward a primary public street or a public open space, the primary public street should be given precedence.
- c. Parking structures, garages, carriage houses, and accessory buildings are permitted but should be located along alleys and not along streets or public open spaces (please refer to Section 3.6.3, *General Parking & Loading Requirements*).

2. Corner Parcels

Buildings on Corner Parcels shall have an entrance(s) oriented towards at least one street or incorporated into a Corner Entry Private Frontage Type (please refer to Section 3.3.2.3, *Private Frontage Specifications*, Subsection 2, *Corner Entry*).

3.3.2 Private Frontage Types (Figure 3.3-1)

3.3.2.1 Definition

1. Portions of a property between the back-of-sidewalk line and the primary building façade along any Street.

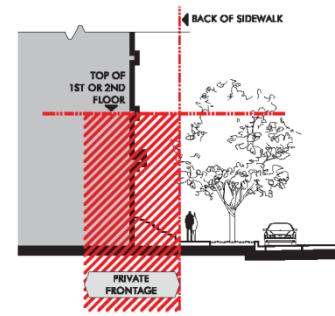


Figure 3.3-1 Private Frontage

2. Portions of all primary building façades up to the top of the first or second floor, including building entrances located along and oriented toward streets.

3.3.2.2 Regulation

1. General
 - a. Private frontage types regulate the configuration of a building's primary entrance, the treatment of its front and side setback zones, as well as the type of features permitted to encroach into the required setback zones.
 - b. All buildings shall be designed to incorporate a private frontage type configured in compliance with the regulations is contained in this section.
 - c. Every primary building volume (see Section 3.2.5, *Building Massing*) shall have at least one private frontage type.
 - d. Permitted and/or required private frontage types shall be limited to those frontage types specified at Section 2.0, *Development Standards*.
 - e. All permitted frontage types are allowed either alone or in combination with any other permitted frontage type within a single building.
 - f. The disposition of the front yard setback zone is further discussed at Section 3.3.3.
 - g. Private frontage regulations apply along the full length of the property frontage, even where there is no building façade.
 - h. Where building orientation toward public streets/public open spaces is not required, buildings must still satisfy private frontage and edge

treatment requirements but are not required to locate an entrance that opens directly on to a street or public open space.

- i. Reminder: Private frontage types that incorporate stairs must also refer to access and visibility requirements of the Americans with Disabilities Act by means of providing alternative entrance(s) with level or ramped connections to the sidewalk, or by incorporating an ADA-compliant ramp additively to the design of the required private frontage type.

2. Corner Parcels (Figure 3.3-2)

On corner parcels, frontage treatments shall extend along the entire length of the back-of-sidewalk line for both street frontages.

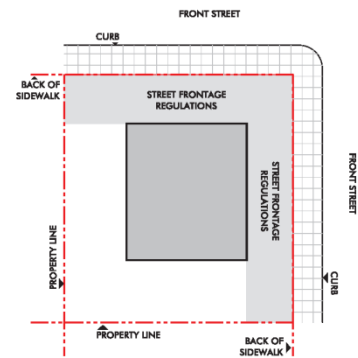


Figure 3.3-2 Private Frontage, Corners

3. Edge Treatments

- a. Walled edge, fenced edge, terraced edge, and flush edge are edge treatments that are combined with other private frontage types and establish a desirable relationship between front setback areas and the public sidewalk.
- b. When landscaping grand portico, forecourt, grand entry, common lobby entry, stoop, porch, and front door setback areas, an edge treatment must be selected from those permitted pursuant to the specified edge treatment's regulations.

3.3.2.3 Private Frontage Specifications

1. Shopfront

a. Definition

A frontage type featuring a multiplicity of welcoming entrances and display windows built at the edge of and opening directly out onto the public sidewalk.

b. Application

- i. Shopfronts are the appropriate treatment for ground-level retail and service uses oriented to display and access directly from public sidewalks.
- c. Façade & Entrance Treatment
 - i. Each shopfront shall contain the following (where there is no maximum shopfront length, these requirements shall apply to at least one of the shopfront's articulation length increments):
 - (A) At least one prominent building entrance that is always unlocked during regular business hours.
 - (B) A minimum of 70% of the storefront façade must feature clear-glass display windows framed within storefront pilasters and a base.
 - (C) A minimum three (3) foot zone behind the window glazing that provides an unobstructed view of the establishment's goods & services, either via display oriented to the sidewalk, or via a direct view into the store.
 - ii. Recessed entrances are permitted up to a maximum width of fifteen (15) feet.
 - iii. Restaurant shopfronts that are not located on street corners may have a portion of the shopfront façade set back to create an outdoor dining alcove that is a maximum of twelve (12) feet deep.
 - iv. Shopfront and awning design should vary from shopfront to shopfront.
 - v. Close proximity to high volumes of pedestrian traffic make attention to craft and visual interest within the Shopfront façade important.
 - vi. Shopfront composition should include well-designed projecting signs, window signs, and/or awning signs (please refer to Section 3.8.5, *Sign Types*).

- d. Shopfront Length
 - i. Along key pedestrian streets, shopfront and tenant length is strictly limited to ensure that a variety of entrances occur at ground level. Shopfronts shall not exceed the lengths presented at Section 2.0, *Development Standards*.
 - (A) A larger retail space may be provided if it is set behind a row of smaller shopfront spaces; this technique is often referred to as “liner retail.”
 - ii. Shopfront lengths are defined using pilasters/piers.
 - (A) The width of a protruding pilaster or pier shall be a minimum of five (5) percent of the width of the largest adjacent horizontal façade segment. The adjacent wall surface shall be set back from the face of the pilaster or pier a minimum of twenty (20) percent of the pier width. Pilasters/piers shall not protrude into the public right-of-way.
- e. Setback Area Treatment
 - i. Shopfronts shall be built up to the back of the public sidewalk at sidewalk grade.
 - ii. Setback areas shall be treated as a sidewalk extension per Section 3.5.6.

2. Corner Entry

- a. Definition

A frontage type featuring a building entrance incorporated into or in combination with an architectural treatment that visually emphasizes the corner of a building.
- b. Façade & Entrance Treatment
 - i. A corner entry draws prominent visual attention to the corner of the building primarily through vertical massing and articulation with elements such as a corner tower and by “flatiron” shapes.

- c. Setback Area Treatment
 - i. Setback areas shall be treated as a sidewalk extension per Section 3.5.6.
 - ii. A corner entry mass may encroach into the required setback areas but may not encroach into the public right-of-way.

- 3. Arcade
 - a. Definition

A frontage type featuring a colonnaded space at the base of a building created by setting back the ground-floor further than the upper floors, and resulting in a covered sidewalk space.
 - b. Application
 - i. When applied to buildings featuring ground level shopfronts, the arcades should overlap the sidewalk within 2 ½ feet of the curb face.
 - ii. Arcades are not appropriate for buildings with ground-level residential units.
 - c. Façade & Entrance Treatment
 - i. Arcade columns should be attractively proportioned and detailed.
 - ii. Ceiling beams and light fixtures that align with or emphasize the column spacing geometry greatly enhance the quality of the arcaded space and are recommended.
 - d. Setback Area Treatment
 - i. Setback areas for arcades built to the back of sidewalk shall be treated as a sidewalk extension per Section 3.5.6.
 - ii. Setback areas for arcades that are not built to the back of sidewalk shall be landscaped per Section 3.5.6.

4. Grand Portico

a. Definition

A portico is a frontage treatment featuring a roofed entrance supported by columns appended to the primary plane of the building's front façade. A "grand portico" is a portico expressed at a civic scale, meant to project the image of an important community building.

b. Application

i. A grand portico is an appropriate frontage for civic buildings such as city halls, libraries, and post offices, as well as for quasi-civic buildings such as hotels with ground level convention facilities, or movie theaters.

ii. This frontage type is not conventional for residential buildings.

c. Façade & Entrance Treatment

i. A "grand stair" makes an excellent appendage to a grand portico frontage.

d. Setback Area Treatment

i. The portico and stair may encroach into the front setback area.

ii. Setback areas shall be landscaped per Section 3.5.6.

iii. Only setback areas for commercial buildings may be treated as a sidewalk extension per Section 3.5.6.

5. Forecourt

a. Definition

A frontage type featuring a courtyard forming an entrance and pedestrian space for a single building or several buildings in a group, and opening onto the public sidewalk. The forecourt is the result of setting back a portion of the primary building wall.

b. Application

i. A forecourt can be applied appropriately to any use. It is not recommended in instances where there is insufficient street wall definition.

- ii. Forecourt frontage treatments must be combined with stoops, common lobby entries, or shopfront frontage types.
 - c. Façade & Entrance Treatment
 - i. The courtyard must be enclosed on three sides by building masses on the same property, and therefore cannot be built on corners, or adjacent to a building already set back from the sidewalk.
 - ii. The forecourt opening shall be a maximum of 30 feet wide.
 - iii. When combined with stoops, the courtyard may be slightly raised from sidewalk grade and landscaped or paved, with a low decorative wall along the sidewalk edge.
 - iv. When combined with retail, restaurant and service uses, all three sides of the courtyard must feature shopfront entrances and display windows and the forecourt must be treated as an extension of the sidewalk space.
 - d. Setback Area Treatment
 - i. Any setback area treatment is determined by the development's primary frontage type.
- 6. Common Lobby Entry
 - a. Definition

A frontage type featuring a building entrance that provides access to multiple private residential units, office spaces, hotel rooms, or large footprint workplace spaces via a semi-public building lobby space. The private spaces are typically accessible only from the lobby and not directly from a public outdoor space.
 - b. Application

This frontage type is appropriate for workplace, multi-family residential, or lodging uses located on upper floors or where entrances that orient to and activate streets or public spaces are not a priority.
 - c. Façade & Entrance Treatment
 - i. A common lobby entry should be visually prominent and easy to identify.

- ii. Multi-family residential buildings featuring common lobby entry treatments shall have a common lobby entry at least every 100 feet.
 - iii. Entrances may be inset up to 5 feet from the primary building wall and are typically raised above the sidewalk.
 - d. Setback Area Treatment
 - i. Setback areas shall be landscaped per Section 3.5.6.
- 7. Stoop
 - a. Definition

A frontage treatment featuring an entrance stairway to a residence typically constructed close to the sidewalk.
 - b. Application
 - i. This frontage type is suitable only for residential use.
 - c. Façade & Entrance Treatment
 - i. Stoops may feature a portico entrance at the top of the stair, and may encroach into the front setback area.
 - ii. Stoops may serve multiple entrances.
 - iii. Multiple stoops may be combined to increase the scale of the entrance.
 - d. Setback Area Treatment
 - i. Setback areas shall be landscaped per Section 3.5.6.
- 8. Front Vehicular Door
 - a. Definition

A frontage type consisting of a street-facing vehicular entrance door set within a street-facing façade (for regulations governing the location of parking and loading facilities, please refer to Section 3.6, *Parking Regulations*).
 - b. Application
 - i. A front vehicular door is the appropriate treatment for vehicular breezeway, garage, loading, or parking structure entrances located on a street-facing façade of a building, whether built to the back of

sidewalk, within a recessed alcove in the façade, or within a setback.

c. Façade & Entrance Treatment

- i. Commercial, mixed-use and multifamily residential uses: The width of the door shall not exceed the permitted width of the curb cut (please refer to Section 3.6.3, *General Parking & Loading Regulations*) plus the width of an ADA compliant pedestrian sidewalk.
- ii. Single family residential uses: The width of the door shall not exceed 18 feet clear.
- iii. When recessed within an alcove, the alcove shall be no more than 4 feet wider than the door width.
- iv. The design treatment of front vehicular doors, frames, and detailing should be to the same level of articulation and visual quality as adjacent private frontage types on the building.

d. Setback Area Treatment

- i. Access to a pedestrian entrance adjacent to a vehicular door shall not be solely provided by a driveway. A separate paved pedestrian walking path or additional driveway width with contrasting paving meeting ADA requirements shall be provided.
- ii. Any setback area treatment is determined by the development's primary frontage type.

9. Edge Treatment: Fenced

a. Definition

An edge treatment characterized by a low decorative fence constructed at or very close to the edge of the public sidewalk.

b. Design Treatment

- i. A low masonry base makes an excellent addition to the decorative fence.
- ii. Chain link fencing, barbed wire, razor wire, and corrugated metal fencing is not permitted.

- c. Setback Area Treatment
 - i. The fence may be located along the public sidewalk or setback as shown.
 - ii. Any setback area treatment is determined by the development's primary frontage type.
10. Edge Treatment: Terraced
- a. Definition

An edge treatment characterized by a raised planted front yard and decorative low retaining wall at or very close to the edge of the public sidewalk.
 - b. Setback Area Treatment
 - i. The retaining wall may be located along the public sidewalk or setback as shown.
 - ii. Any setback area treatment is determined by the development's primary frontage type.
11. Edge Treatment: Flush
- a. Definition

An edge treatment built at sidewalk grade and that extends to the edge of the public sidewalk.
 - b. Setback Area Treatment
 - i. Any setback area treatment is determined by the development's primary frontage type.

3.3.3 Front Yard Setback

3.3.3.1 Definition

Front yard setback is defined as the required minimum or permitted maximum distance from the back-of-sidewalk line to the primary building façade (See Section 3.4.1,

Improvements to Existing Streets, for the width of the required public frontage improvements, which establish the location of the back-of-sidewalk).

3.3.3.2 Regulation

1. General

- a. All buildings must be located to conform to the minimum and maximum front yard setback standards specified at Section 2.0, *Development Standards*.
- b. The front yard setback for each private frontage type shall be located as depicted throughout Section 3.3.2.3, *Private Frontage Specifications*.

2. Additional Requirements

- a. At required setback areas, arcades, awnings, entrance porticos, porches, stoops, stairs, balconies, bay windows, eaves, covered and entrance feet into the required front yard setback area as shown throughout Section 3.3.2.3, *Private Frontage Specifications*.
- b. At zero-setback areas, building overhangs such as trellises, canopies, and awnings may extend horizontally beyond the back-of-sidewalk, but may not under any circumstances encroach closer than three (3) feet from the face-of-curb.
 - i. Hotel canopies may extend up to ten (10) feet into the public frontage area.
 - ii. All other encroachments may extend up to a maximum of six (6) feet into the public frontage area.
 - iii. These overhangs must provide a minimum of eight (8) feet clear height above sidewalk grade.
- c. Screening and security walls/fences shall not separate adjacent front yard setback areas where walled edge or fenced edge treatments (per Section 3.3.2) are not permitted.
- d. The front yard setback area must be landscaped per Section 3.5.6, *Setback Area Landscaping Types*.

3.3.4 Side Yard Setback

3.3.4.1 Definition

Side yard setback is defined as the required distance from the side property line to any building.

3.3.4.2 Regulation

1. General

- a. All buildings must be located to conform to the minimum side yard setback standards as specified at Section 2.0, *Development Standards*.
- b. The depth of the required side yard setback shall depend upon whether or not the side façade has windows into active living spaces, as presented at Section 2.0, *Development Standards*.
- c. The side yard setback area must be landscaped per Section 3.5.6, *Setback Area Landscaping Types*.

3.3.5 Rear Yard Setback

3.3.5.1 Definition

Rear yard setback is defined as the required distance from the rear property line to any building.

3.3.5.2 Regulation

1. General

- a. All buildings must be located to conform to the minimum Rear Yard Setback standards as specified at Section 2.0, *Development Standards*.
- b. The rear yard setback area must be landscaped per Section 3.5.6, *Setback Area Landscaping Types*.

3.3.6 Alley Setback

3.3.6.1 Definition

Alley setback is defined as the distance from an alley right-of-way to any building.

3.3.6.2 Regulation

1. General
 - a. All buildings shall be sited to conform to the minimum alley setback dimensions as specified at Section 2.0, *Development Standards*.
 - b. The alley setback area must be landscaped per Section 3.5.6, *Setback Area Landscaping Types*.

3.3.7 Frontage Coverage (Figure 3.3-3)

3.3.7.1 Definition

1. Frontage coverage is defined as the minimum percentage of the length of the frontage coverage zone that shall be occupied by a primary building façade(s).
2. The frontage coverage zone is defined as the space between the minimum and maximum front yard setback lines and the minimum side yard or front yard setback lines.

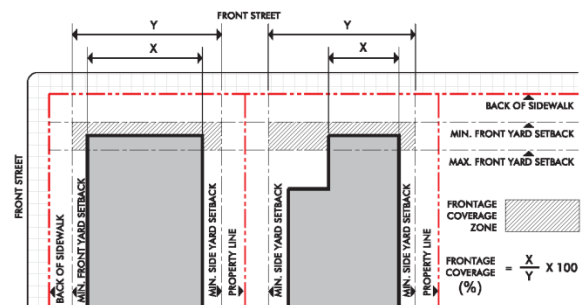


Figure 3.3-3 Frontage Coverage

3.3.7.2 Regulation

1. General

All development shall include buildings located within the frontage coverage zone such that minimum frontage coverage requirements are met, as specified at Section 2.0, *Development Standards*.

2. Exceptions

- a. In order to provide vehicular access to parking areas in the interior or at the rear of a parcel if no other access is available, a vehicular breezeway may count toward frontage coverage requirements:
 - i. A vehicular breezeway is a covered driveway penetrating the building.
 - ii. The width of a vehicular breezeway shall not exceed the width of the curb cut plus the width of an adjacent ADA compliant pedestrian sidewalk.
- b. In order to connect the public sidewalk with publicly accessible spaces such as courtyards, parking areas, and alleys in the interior or at the rear of a parcel, a pedestrian breezeway may count toward frontage coverage requirements:
 - i. A pedestrian breezeway is a covered walkway penetrating the building for pedestrian use only.
 - ii. The width of a pedestrian breezeway shall not exceed fifteen (15) feet.

3.3.8 Structure Separation

3.3.8.1 Definition

Space between buildings is defined as the distance measured between the primary building mass of two adjacent buildings on a single property.

3.3.8.2 Regulation

If a developer is constructing multiple buildings on a single property, the required minimum space between buildings shall be as specified at Section 2.0, *Development Standards*.

3.3.9 Build-to-Corner (Figure 3.3-4)

3.3.9.1 Definition

1. Build-to-corner is defined as a portion of a building that occupies the build-to-corner zone at the intersection of two streets.

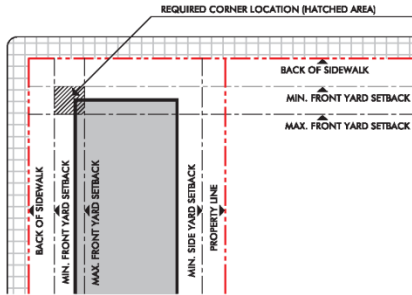


Figure 3.3-4 Build-to-Corner

2. The build-to-corner zone is defined as the space between the required minimum and maximum front yard setback lines for each intersecting street.

3.3.9.2 Regulation

All development shall include buildings sited within the build-to-corner zone such that minimum build-to-corner requirements are met as specified at Section 2.0, *Development Standards*.

3.4 Street Regulations

This section contains regulations and guidelines for the improvement, provision, configuration, and design of streets.

Street regulations ensure that streets and blocks throughout the Plan Area are upgraded or built with the quality and care necessary to enhance the connectivity of streets; to create safe and attractive streetscape environments; to encourage walking throughout

the Plan Area as development within intensifies; and to provide supportive settings for upkeep and investment in street-fronting sites and buildings.

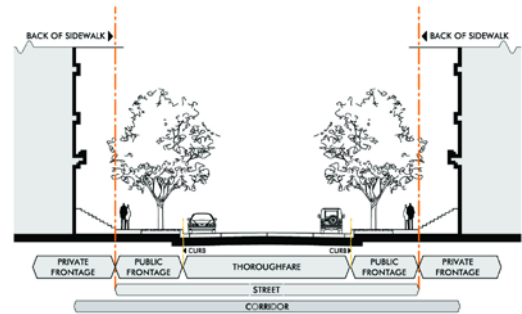
Streets can be publicly or privately owned and maintained. All new streets within the Plan Area, both public and private, shall be designed and configured according to the following regulations.

3.4.1 Improvements to Existing Streets

Streetscape improvements to existing streets are required to promote the type of change envisioned by the community by providing attractive and compatible environments for the desired types of new development, as well as for highly valued existing development.

3.4.1.1 Definition (Figure 3.4-1)

1. The thoroughfare is the area between a street's curbs. It includes the moving lanes, parking lanes, and central medians.
2. Public frontage is the area between the thoroughfare curb face and the back-of-sidewalk line, including the sidewalk and any sidewalk landscaped areas.
3. The back-of-sidewalk is the edge of the sidewalk that is further from the curb.
4. The face-of-curb is the edge of the curb that is closest to the thoroughfare.



3.4.1.2 Regulation

1. General
 - a. Improvements to existing streets are required as specified at Section 2.0, *Development Standards*.
 - b. Improvements to existing streets include both thoroughfare improvements and public frontage improvements.

- c. Thoroughfare and public frontage improvements along Garey Avenue, Foothill Boulevard, Holt Avenue, Mission Boulevard, Second Street, and all other existing streets within the Plan Area shall be designed and constructed as described in this section.
 - d. In locations where existing streets already contain public frontage or thoroughfare features that are sufficiently similar to those required in the Plan and depending on the condition of those features, all or part of the required street improvements may be waived by the Public Works Director.
 - e. In instances where the City of Pomona has preceded the proposed new development with the installation of the required thoroughfare or public frontage improvements, the property owner shall reimburse the City for the costs of that portion of the installation along the length of the private property. Funding mechanisms such as a reimbursement agreement, community facilities district, or other mechanism may be considered.
 - f. In instances where new streets must be constructed – that is, in instances where there are no existing public frontage or thoroughfare conditions – the public frontage and thoroughfare will be installed as part of the required new street standards specified at Section 3.4.2, *Street Types (New Street Design)*. The developer will be responsible for the design and construction of the public frontage and the thoroughfare along these streets.
2. Thoroughfare Improvements
 - a. Responsibility for and timing of the installation of thoroughfare improvements shall be determined by the Public Works Director.
 - b. Thoroughfare improvements along existing streets from the face of curb to the thoroughfare centerline shall be paid for by the developer.
3. Public Frontage Improvements
 - a. The installation of new public frontage improvements (from the back-of-sidewalk to the face of curb) is required as development occurs.

- b. Public Frontage improvements shall be paid for by the developer.
 - c. In instances where installation of required public frontage improvements as part of on-site construction are found to be impractical - for example in instances where the private frontage is particularly narrow or fragmented, the property owner/developer may request that the City accept an in-lieu fee for the required public frontage improvements. Such fees can be combined with fees collected in association with development on adjacent properties or as part of a City-sponsored street improvement program. If the City agrees, a cost estimate shall be submitted to the City by the developer for review and acceptance.
4. Maintenance Responsibility
- a. Following installation of thoroughfare improvements and public frontage improvements, landscaping shall be maintained by the developer as directed by the Public Works Director.
5. Locating Back-of-Sidewalk
- a. The location of the back-of-sidewalk is measured from the face-of-curb based on the dimensions of the required public frontage improvement specifications that apply to the property in question.
 - b. Dimensions for public frontage improvements shall be measured from the anticipated location of the face of the curb that shall result from the construction of required street improvements.
 - i. In cases where curbs will be relocated as part of thoroughfare or public frontage improvements, the back of sidewalk shall be measured from the future face-of-curb.
 - ii. In cases where curbs will not be relocated as part of thoroughfare or public frontage improvements, the back of sidewalk shall be measured from the existing face-of-curb.
 - c. In cases where the existing public frontage is configured as required by this section, then the edge of the existing sidewalk shall be the back-of-sidewalk.

- d. In cases where public frontage improvements are required to meet the requirements of this section, then the edge of the newly installed sidewalk shall be the back-of-sidewalk.

3.4.1.3 Parkway Public Frontage Improvement Specifications

Parkway public frontage improvements shall include the following specifications.

1. Typical Configuration
 - a. Sidewalk and Sidewalk Buffer: Street improvements will be applied to the approximately 8' to 9' foot wide existing sidewalks with no existing planter strip or with an existing narrow planter strip. Infill street trees are planted in individual tree wells except where existing planter strips are adequate for tree planting. Typical tree well size should be 4 feet x 6 feet, except where 3 foot width rectangular wells may be necessary to achieve ADA sidewalk clearance. Tree wells may be "notched" to widen existing narrow planter strips where appropriate.
 - b. Sidewalk Street Tree Selection: Crape Myrtle
 - c. Sidewalk Tree Locations and Extents: At tree wells that are in the sidewalk or are "notched" to widen existing narrow continuous planting strips, trees shall be infilled to achieve a regularly spacing of approximately 30 feet on center.
 - d. Street Lighting:
 - i. Post-top pedestrian-scale street lighting located within the sidewalk planter strip, or on the sidewalk between and in line with street trees, with a spacing of approximately 90 feet on-center. Light source should be located 12-14 feet above finished grade.
 - ii. Where needed to supplement intersection lighting, single-arm pendant boulevard-scale street lighting may be located within the planter strip or sidewalk, at a sidewalk corner, or atop a traffic signal pole. Light source should be located 25-30 feet above finished grade.

2. Special Condition – Neighborhood Centers
 - a. Sidewalk trees will be located in tree wells, instead of planter strips. Typical tree well size should be 5 feet x 5 feet, except where as small as 3 foot width rectangular wells may be necessary to achieve ADA sidewalk clearance.
 - b. Streetlight poles in this segment shall contain banner arms with wind relief mounting devices.

3.4.1.4 Neighborhood Streets Public Frontage Improvement Specifications

Neighborhood Street improvements must include the following specifications:

1. Pedestrian Zone
 - a. A minimum six (6) foot wide sidewalk with a minimum six (6) foot wide continuous planting strip or twelve (12) foot wide sidewalk without continuous planting strip.
 - b. Streets with five (5) lanes or more shall provide pedestrian-scale/ boulevard-scale decorative street lighting at a maximum spacing of ninety (90) feet on-center. Pedestrian-scale light source should be located twelve to fourteen (12-14) feet above finished grade and boulevard-scale light sources should be located eighteen to twenty-five (18-25) feet above finished grade.
 - c. Streets with four (4) lanes or less shall provide pedestrian-scale decorative street lighting at a maximum spacing of ninety (90) feet on-center. Light source should be located twelve to fourteen (12-14) feet above finished grade.
 - d. Light standard selection to be specified by Development Services Director/Designee.
 - e. Each block shall have a single species of moderately large shade tree with a maximum spacing of thirty (30) feet on-center. Palm trees can be used as accents. Special sub-surface construction is required to allow for proper

tree growth and health. Tree species to be specified by Development Services Director/Designee.

- f. Where no on street parking is present, trees must be located in continuous planting strips located along the back of curb (to buffer pedestrians from the adjacent roadway).
- g. Where parallel parking is present, trees may be located in planting wells (with flush mounted tree grates as an option), or in continuous planting strips located along the back of curb.
- h. Where angled parking is present, trees shall be located in planting wells (with flush mounted tree grates as an option) at the back of curb.
- i. Native, water efficient, low groundcovers and shrubs, which require minimal irrigation and a low level of maintenance, must be located within planting strips.

2. Landing Zone

- a. The planting strip shall include a one (1) foot wide, paved auto passenger landing located along the back of curb.

3.4.1.5 Public Frontage Improvement Specifications Typical to all Streetscape Types

All public frontage improvements (from back of sidewalk to face of curb) must include the following specifications.

1. Curbs

- a. Except where otherwise noted, all streetscape types assume the continued use of existing curb locations and associated drainage. Wherever possible, modification of curbs to add curb openings in tandem with installation of rain garden drainage detention and percolation swales within planter strips should be considered.

2. Corner Bulb-Outs

- a. Where curbside parking extends to street intersections with crosswalks, corner bulb-out extensions will be added where appropriate to reduce multi-lane street width crossing distance and enhance pedestrian safety and comfort. Bulb-out extensions should also be considered for side streets exceeding two lanes in width. A covered drainage channel routed through the bulb-out may be necessary to maintain street drainage flow. Bulb-outs will be configured to accommodate bike lanes where they occur (standard bulb-outs cannot be used on crossings of Mission Boulevard where the Midtown Boulevard cross-section with bike lanes is implemented).

3. Street Lighting

- a. Corridor Street lights will use an iconic boulevard type of configuration (to be determined by the Public Works Director/Designee), whose elements consist of decorative luminaire(s) configurable either as post-top or pendant mount (twin or single arms where needed), decorative pole, and decorative base in a hybrid modern and traditional aesthetic. The luminaire shall be of a cutoff type with an opaque cap to restrict skyward light emission, have a large prismatic globe lens to diffuse and mitigate glare, and feature weather-sealed optics and capability for interchangeable high-intensity discharge (HID), LED, or other energy-efficient light sources. Paint color applied to metal finishes to be gloss black with decorative copper accents.
- b. Supplementary intersection lighting may be provided as needed in the form of added "safety" luminaires and arms in the same styles as decorative street lighting, attached to traffic signal poles.

4. Street Furnishings

- a. Benches with metal frames and slats and metal trash receptacles with a hybrid modern and traditional aesthetic.

- b. Bicycle racks: Circular galvanized steel bicycle racks with square tube sections.
 - c. All metalwork except bicycle racks to be painted to match street lighting finishes.
5. Street Trees
- a. Along the length of a block, the last tree of any row of sidewalk or median street trees is to be planted as close to the corner curb-return as possible.
 - b. Where large overhanging canopies of existing trees limit installation of sidewalk trees and/or vegetation within the public right-of-way, the City will to determine if the existing tree canopies should be pruned to allow for the new streetscape treatment, or if the existing canopy should be maintained and installation of low-medium height groundcover and streetlights is more appropriate.
6. Other Planting
- a. Sidewalk planting strips shall be planted with low maintenance, drought-tolerant, low height groundcover with foliage of varied color and texture, with native plants used where possible. Examples include Phormium plants, sedge grasses, etc. Where rain garden drainage detention and percolation swales within planter strips are utilized, specialized plant selections and subsoil design will be required.

3.4.2 Provision of New Streets

3.4.2.1 Regulation

- 1. The construction of new publicly accessible streets is required in instances where:
 - a. The acreage of land to be developed exceeds the maximum block size development standard.
 - b. Conformance with east-west street connection regulations will result in the required construction of a new street.

- c. Conformance with residential transition boundary street regulations will result in the required construction of a new street.
 - d. Conformance with building orientation to streets and public open spaces regulations will result in the required construction of a new street.
2. A single new street may satisfy multiple new street requirements if the street conforms to all regulations for each requirement.
 3. New streets intended for public access may also be constructed voluntarily and are encouraged to fulfill the design and development objectives of the private property owner.
 4. The provision, location, design and configuration of new streets shall conform to the regulations specified at the following sections.

3.4.3 Block Size

3.4.3.1 Definition

1. A block is an area that is bounded by publicly accessible streets.
2. Block size is the length of the perimeter of a block as measured along all the property lines, which define the edge of each of a block's faces.

3.4.3.2 Regulation

1. The maximum block size regulation specifies the maximum total linear perimeter of contiguous property lines that form an individual city block.
2. Maximum block size regulations result in limitations on the amount of contiguous property that may be developed within the boundaries of publicly accessible streets, passages, or paseos.

3. Single properties or assemblages of contiguous properties - that exceed the specified maximum block size standard must as part of new development, construct new publicly accessible streets, passages, and/or paseos in locations that result in the creation of city blocks that do not exceed the maximum block size.
4. New streets must be designed, configured, and located in accordance with the standards specified at the following sections.
5. The maximum block size shall be as specified at Section 2.0, *Development Standards*.
6. Passages/paseos (please refer to Section 3.5.4.6, *Passage/Paseo*) may only be used to determine pedestrian block size and shall not qualify as defining the edges of a vehicular block.
7. In no case do alleys qualify as defining edges of a pedestrian or vehicular block. For the purposes of determining block size, alleys must always be considered as part of the interior of a block.

3.4.4 Street Connectivity

3.4.4.1 Regulation

1. All new streets shall connect with existing streets and be configured to allow for future extension whenever possible.
2. The location and design of new streets shall be coordinated with existing streets. Abrupt changes in street design and configuration, either across an intersection or within a block, shall be avoided.
3. Dead end streets and new gated internal streets shall not be permitted.

4. In order to maintain the accessibility provided by block structures existing public streets or alleys may not be closed permanently unless the closure is part of the provision of a network of new streets that provide equivalent mobility and satisfy all street regulations.

3.4.5 Street Types (New Street Design)

In instances where new streets are required (e.g., to satisfy the maximum block size regulations) as well as in instances where new streets are voluntarily provided by property developers, such new streets shall be designed in accordance with the regulations provided in this Section.

The configuration and design of new streets is regulated by specifying a range of permitted street types that fit contextually within the SPA. Any of the permitted street types may be selected for application on a property provided that 1) a single street type is employed continuously for the entire block; 2) streets being installed to satisfy maximum block size requirements may not be alleys or passages; and 3) abrupt changes in street design and configuration, either across an intersection or within a block shall avoided.

The range of permitted street types is specified at Section 2.0, *Development Standards*. The design standards specified for each permitted street type are detailed in the text and illustrations set forth for each Street Type in the sections below.

3.4.5.1 City Street (Figure 3.4-2)

1. Purpose

Organize the primary public realm to create an environment suitable for shopping and strolling along active retail, eating, and entertainment uses. City street sidewalks should be wide and unobstructed to provide ample room for pedestrians to walk, and to encourage activities including outdoor dining, locations for kiosks, food carts, and flower stalls.

2. Pedestrian Zone

- a. Each block shall have a single species of moderately large, open-habit deciduous trees.
 - i. Trees shall be located in planting wells with flush mounted tree grates at the back of curb with a maximum spacing of forty (40) feet on-center or in the parking zone. Special sub-surface construction is required to allow for proper tree growth and health.
 - ii. Trees shall be selected and maintained in a way that provides unobstructed views to showroom windows and building signage.
- b. Decorative pedestrian-scale street lighting shall be provided along the sidewalk with a maximum spacing of 80 feet on-center. Light source should be located twelve to fourteen (12-14) feet above finished grade.

3. Parking Zone

- a. On-street parking oriented parallel or at a forty-five (45) degree angle to the curb.
- b. Each block shall have a single species of moderately large, open-habit deciduous tree.

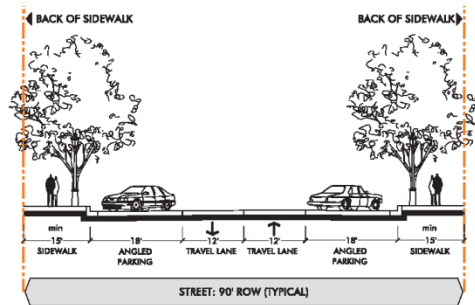
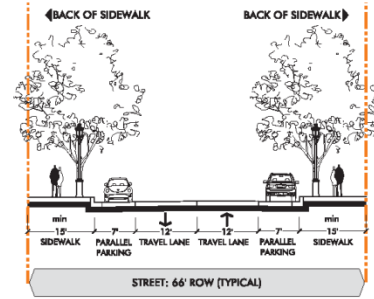


Figure 3.4-2 City Street

- i. Trees shall be located in curbed planting wells or flush tree grates every two (2) parking spaces at forty-eight (48) feet on-center.

3.4.5.2 Public Open Space with City Street (Figure 3.4-3)

1. Purpose

Physically define the edges of linear greens, squares, or plazas with a streetscape environment that enhances the value of its surroundings.

2. Pedestrian Zone

- a. Each block shall have a single species of moderately large, open-habit deciduous trees.

- i. Trees shall be located in planting wells with flush mounted tree grates at the back of curb with a maximum spacing of forty (40) feet on-center. Special sub-surface construction is required to allow for proper tree growth and health.
- ii. Trees shall be maintained in a way that provides unobstructed views to showroom windows and building signage.

- b. Decorative pedestrian-scale street lighting shall be provided along the sidewalk with a maximum spacing of 80 feet on-center. Light source should be located twelve to fourteen (12-14) feet above finished grade.

3. Parking Zone

- a. The street shall include on-street parking oriented parallel to the curb.

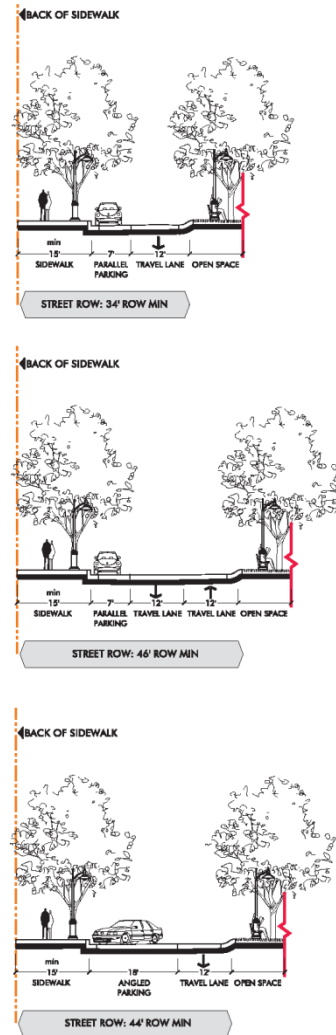


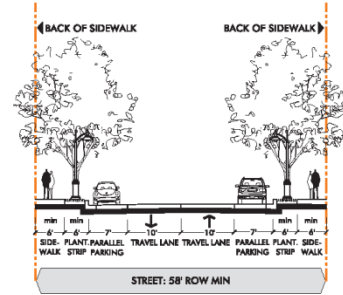
Figure 3.4-3 Public Open Space w/ City Street

- 4. Landing Zone
 - a. Where open space is along a travel lane, a one (1) foot wide, paved safety stepping area along the curb shall be included.

3.4.5.3 Neighborhood Street (Figure 3.4-4)

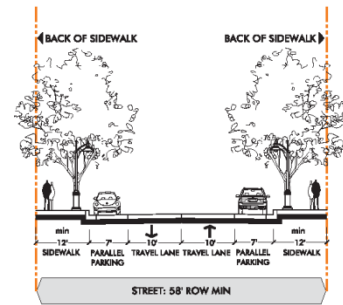
1. Purpose

Provide an intimate and attractive neighborhood street that is intended as a narrow street to ensure slow moving vehicular traffic and create a livable environment.



2. Pedestrian Zone

- a. Each block shall have a single species of moderately large shade trees with maximum spacing of thirty (30) feet on-center.



- i. Trees may be located in planting wells (with or without flush mounted tree grates) at the back of curb, in continuous planting strips a maximum of eight (8) feet wide located along the back of curb, and/or in the parking zone. In all instances special sub-surface construction is required to allow for proper tree growth and health.

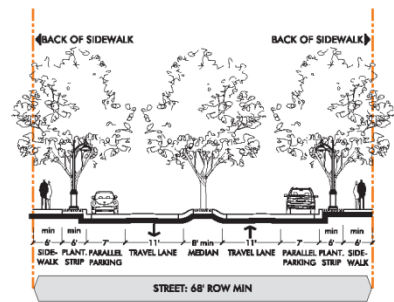


Figure 3.4-4 Neighborhood Street

- b. Native, water efficient, low groundcovers and shrubs, which require minimal irrigation and a low level of maintenance, must be located within planting strips.
- c. Decorative pedestrian-scale street lighting shall be provided along the sidewalk at a maximum spacing of ninety (90) feet on-center and staggered in relation to the street lights on the sidewalk across the street.

Light source should be located twelve to fourteen (12-14) feet above finished grade.

3. Parking Zone

- a. The street shall include on-street parking oriented parallel to the curb.
- b. Each block shall have a single species of moderately large, open-habit deciduous trees.
 - i. Trees shall be located in curbed planting wells or flush tree grates every two (2) parking spaces at forty-eight (48) feet on-center. Special sub-surface construction is required to allow for proper tree growth and health.
 - ii. Where trees are located in the parking zone, trees in the pedestrian zone are encouraged to be staggered between the trees in parking lanes and evenly spaced for the length of the street.

4. Landing Zone

- a. The planting strip shall include a one (1) foot wide, paved auto passenger landing located along the back of curb.
- b. The median shall include a one (1) foot wide, paved safety stepping area along the curbs on both sides.

3.4.5.4 Public Open Space with Neighborhood Street (Figure 3.4-5)

1. Purpose

Physically define the edges of linear greens or squares with a streetscape environment that enhances the value of its surroundings.

2. Pedestrian Zone

a. Each block shall have a single species of moderately large shade trees with maximum spacing of thirty (30) feet on-center.

i. Trees may be located in planting wells (with or without flush mounted tree grates) at the back of curb or in continuous planting strips a maximum of eight (8) feet wide located along the back of curb. In both instances special sub-surface construction is required to allow for proper tree growth and health.

b. Native, water efficient, low groundcovers and shrubs, which require minimal irrigation and a low level of maintenance, must be located within planting strips.

c. Decorative pedestrian-scale street lighting shall be provided along the sidewalk at a maximum spacing of ninety (90) feet on-center and staggered in relation to the street lights on the sidewalk across the street. Light source should be located twelve to fourteen (12-14) feet above finished grade.

3. Parking Zone

a. The street shall include on-street parking oriented parallel to the curb.

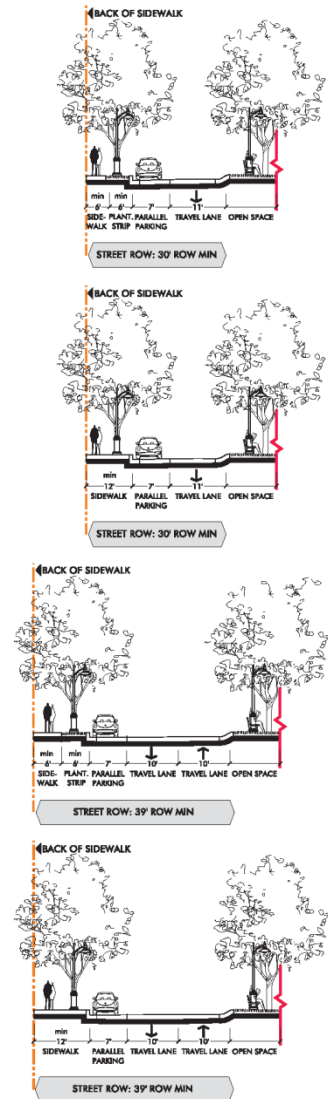


Fig 3.4-5 Public Open Space w/ Neighborhood Street

- 4. Landing Zone
 - a. The planting strip shall include a one (1) foot wide, paved auto passenger landing located along the back of curb.
 - b. Where open space is along a travel lane, a one (1) foot wide, paved safety stepping area along the curb shall be included.

3.4.5.5 Alley (Figure 3.4-6)

1. Purpose

New alleys may be constructed to provide vehicular and pedestrian access to rear yard garages, carriage homes and service areas.

2. Components

- a. Alley right-of-way shall be a minimum of twenty (20) feet.
- b. Alleys must be entirely paved (permeable/pervious paving materials are highly recommended for alley paving).
- c. Street lights compatible with those required on neighborhood streets shall be provided at a minimum spacing of one hundred (100) feet. Lighting fixtures may be freestanding in alley setback areas, or may be attached to garage structures.
- d. When used to provide pedestrian access, state and federal ADA requirements shall be met.
- e. At curb cuts providing access to alleys, speed tables are recommended to maintain a level sidewalk and slow vehicular traffic entering or exiting the alley.



Figure 3.4-6 Alley

3.5 Open Space Regulations

This section contains regulations and guidelines for the provision and design of open spaces and landscaping elements other than new streets, which are covered at Section 3.4. They are designed to ensure that publicly accessible open spaces are provided and

built with the quality and care necessary to ensure the development of a varied network of well used, inter-connected public spaces that enhance the livability of the Plan Area.

3.5.1 Provision of Public Open Space

3.5.1.1 Definition

1. Public open spaces are public or semi-public outdoor spaces designed to facilitate community formation, interaction, relaxation, and contemplation through public gathering, activity, recreation, and/or leisure.
2. Public open spaces may or may not have areas, which are sheltered from the elements.
3. Public open spaces can be publicly or privately owned and maintained. Maintenance responsibility shall be determined on a case-by-case basis. However, in all cases, control over the use and activities permitted within open space that is privately owned shall be held by private property owner, and the private property owner shall assume all responsibility of maintaining such open space.

3.5.1.2 Regulation

1. Public open space requirements for new development shall be as specified at Section 2.0, *Development Standards*.
2. Public open spaces shall be designed as one of the public open space types defined at Section 3.5.4.
3. Public open spaces shall include amenities such as seating, lighting and landscaping.

4. Public open spaces shall be built within the development area by developers as development occurs.
5. In instances where small or awkwardly shaped properties make the provision of on-site public open space impractical, the Development Services Director may permit the in-lieu payment of the cost to construct the required amount of usable open space off site.
6. At the discretion of the Development Services Director, required open space may be constructed off site and/or as part of a larger public open space that will be provided by the City or other private developments.
7. Except properties with a Special public open space requirement pursuant to Section 3.5.2, on-site public open space shall not be used to satisfy compliance with the City's park land dedication or in-lieu fee requirements.

3.5.1.3 General Requirements

1. All public open spaces shall abut public rights-of-way or be otherwise connected to public sidewalks and shall be open to the public twenty-four (24) hours a day. At the discretion of the Public Works Director/Designee, public access to a public open space may be restricted after dark.
2. Unless otherwise specified at 3.5.4, *Public Open Space Types*, the minimum width of a public open space shall be twenty (20) feet.
3. All public open spaces shall be visible from surrounding streets and avoid masses of shrubs around edges.

3.5.2 Special Public Open Space Requirement

A Special Public Open Space area shall be provided within the Plan Area as detailed below.

3.5.2.1 Primary Open Space

1. A primary public open space area of at least 0.5 acres shall be provided within the Plan Area.
2. The primary open space shall count toward all affected developments' provision of public open space requirements proportional to property size.
3. All affected properties shall contribute to the construction cost of the primary open space.
4. The primary open space shall be centrally located within each area (The exact location of the primary open space may be coordinated and determined by developers/property owners but must be determined before any development which could accommodate a ½ acre open space occurs).
5. The primary open space shall be a linear green, square, or plaza (please refer to Section 3.5.4, *Public Open Space Types*).
6. The primary open space shall abut public streets, alleys or passages or abut a public easement for vehicular/pedestrian access on at least three sides.
7. The primary open space may be used to meet the City's park land dedication or in-lieu fee requirements.

3.5.3 Provision of Private Open Space

3.5.3.1 Definition

1. Private open spaces are private or common outdoor spaces designed for contemplation and relaxation through private gathering, recreation, and/or leisure.
2. Private open spaces are privately or commonly controlled outdoor spaces that are extensions of private or semi-private indoor space.
3. Private open spaces are privately or commonly owned and maintained.

3.5.3.2 Regulation

1. The amount of private open space required for new development shall be as specified at Section 2.0, *Development Standards*.
2. Private open spaces shall be designed as one of the private open space types defined at Section 3.5.5, *Private Open Space Types*.
3. Private open space shall be built by developers as development occurs.
4. Required maximum setback areas shall not be counted towards provision of private open space requirements.
5. Private open space shall not be exposed to utility, service, or loading areas.

3.5.4 Public Open Space Types

Public open spaces within the Plan Area shall be designed as one of the public open space types defined in this section. Guidelines for design are provided at Section 3.5.8.

3.5.4.1 Park

1. Definition: An open space available for community recreation and respite from the city.
2. A park may be independent of surrounding building frontages.
3. Landscaping shall consist of naturalistic/informal paths and trails, meadows, water-bodies, woodland and open shelters.
4. Parks shall be larger than the maximum block size. They typically separate districts; large parks are districts in their own right.
5. Parks shall be adjacent to a public street or an easement for vehicular/pedestrian access.

3.5.4.2 Linear Green

1. Definition: A long, narrow open space available for community recreation and civic purposes.
2. A linear green shall be surrounded by streets on all sides.
3. Landscaping shall consist of lawns or ornamental grasses and shrubs, paths, and trees.
4. Linear greens shall not exceed the maximum block size.

5. A linear green must be at least fifteen feet wider than either of its flanking streets. In shopping districts linear greens should not exceed 100 feet in width.

3.5.4.3 Square

1. Definition: An open space available for community recreation and civic purposes.
2. A square is a free standing city block; it shall be spatially defined by building frontages and streets on all sides.
3. Landscaping shall consist of paths, lawns or ornamental grasses and trees.
4. Squares shall be located at the intersection of important streets.
5. Squares shall not exceed the maximum block size.

3.5.4.4 Plaza

1. Definition: An open space available for community recreation, civic purposes, and commercial activities.
2. A plaza shall be open to a public street on at least one side.
3. Plazas should be located at the intersection of primary pedestrian routes, near transit stations, in commercial/workplace districts and other locations with high volumes of pedestrian traffic.
4. Landscaping shall primarily consist of enhanced/enriched hardscape.
5. Plazas shall not exceed one (1) acre.

6. The ground level frontage(s) not separated from the plaza by public streets shall be primarily lined with shopfronts.

3.5.4.5 Mid-Block Green

1. Definition: A square located in the “middle” of a block for community recreation.
2. A mid-block green shall be spatially defined by building frontages on all sides.
3. Landscaping shall consist of paths, lawns or ornamental grasses, and trees.
4. Mid-block greens shall connect to a public right-of-way through a network of passages/paseos and/or stairways and shall be ADA accessible.
5. Mid-block greens shall be a minimum of thirty (30) feet along the east-west axis and twenty (20) feet along the north-south axis.
6. Mid-block greens shall not exceed the maximum block size.

3.5.4.6 Courtyard Plaza

1. Definition: A plaza located in the “middle” of a block for community recreation and commercial activities.
2. A courtyard plaza shall be spatially defined by buildings on at least three (3) sides.
3. Landscaping shall primarily consist of enhanced/enriched hardscape.
4. Courtyard plazas shall connect to a public right-of-way through a network of passages/paseos and/or stairways and shall be ADA accessible.

5. Courtyard plazas shall be a minimum of thirty (30) feet along the east-west axis and twenty (20) feet along the north-south axis.
6. Courtyard plazas shall not exceed a size of one fifth (1/5) acre.

3.5.4.7 Passage/Paseo

1. Definition: A pedestrian only connector passing between buildings to provide shortcuts through long blocks and access to rear parking areas or courtyards.
2. Passages/Paseos shall link two or more streets or public spaces.
3. Passages/Paseos shall be a minimum of ten (10) feet and a maximum of twenty (30) feet in width.
4. Walking surface shall consist primarily of enriched/enhanced hardscape.

3.5.4.8 Pocket Park/Playground

1. Definition: A pocket park is a small open space designed for recreation of nearby residents; a playground is a small open space equipped for children to play in while being supervised by adults.
2. A pocket park/playground shall be a minimum of thirty (30) feet along the east-west axis and twenty (20) feet along the north-south axis.
3. A pocket park/playground shall not be located on the corner of a block where build-to-corner is required (please refer to Section 3.3.9).
4. A pocket park should be primarily paved with enriched/enhanced hardscape or landscaped; a playground should have the character of a small park.

3.5.5 Private Open Space Types

Private open spaces shall be designed as one of the private open space types defined in this section.

3.5.5.1 Courtyard

1. Definition: A private or privately shared internal open space enclosed by buildings on at least two (2) sides, and by buildings or walls on at least three (3) sides.
2. Courtyards shall be a minimum of thirty (30) feet along the east-west axis and twenty (20) feet along the north-south axis.
3. Landscaping should consist of enriched/enhanced hardscape and/or planted areas including water efficient lawns, trees, plants in pots, fountains, etc.
4. Courtyards located over parking podiums shall be designed to avoid the sensation of forced podium hardscape by use of ample landscaping and enriched paving with planters.
5. Courtyard spaces may include edge walls or fences, provided their inclusion does not violate building orientation or private frontage treatment requirements.

3.5.5.2 Private Yard

1. Definition: A side yard or rear yard (excluding required setback areas) which is accessed by secondary unit entrance(s).
2. The primary access to a private yard shall be from the dwelling(s) served.

3. The minimum dimensions for a private yard in any single direction shall be eight (8) feet.
4. Landscaping shall consist primarily of planted areas including water efficient plantings of lawns, trees, plants in pots, etc. and may be combined with a porch.
5. Private yard spaces may include edge walls or fences, provided their inclusion does not violate building orientation or private frontage treatment requirements.

3.5.5.3 Porch

1. Definition: A patio, porch, terrace, or other platform extending from or adjacent to a building at the ground floor, which is accessed by secondary unit entrance(s).
2. The primary access to a porch shall be from the dwelling(s) served.
3. The minimum dimensions for a porch in any single direction shall be eight (8) feet.

3.5.5.4 Rooftop Deck or Garden

1. Definition: A private or privately shared deck or yard on the roof of a building.
2. The minimum dimensions for a rooftop deck or garden in any single direction shall be eight (8) feet.
3. Gardens and green roofs are encouraged to help minimize heat sinks and to pre-treat water from storms prior to discharge to the storm drain system.

3.5.5.5 Balcony

1. Definition: An outdoor space extending from a private upper floor of a building, which is accessed directly from a secondary unit entrance.
2. Access to a balcony shall be limited to the dwelling served.
3. The minimum dimensions for a balcony in any single direction shall be four (4) feet.

3.5.6 Setback Area Landscaping Types (Figure 3.4-7)

Setback areas shall be landscaped as one of the following setback area landscaping types and in accordance with the following regulations.

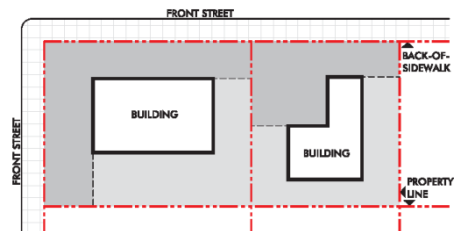


Figure 3.4-7 Setback Area Types

3.5.6.1 Perimeter Block Setback Areas

Perimeter block setback areas are front and side yard setback areas located between buildings and public streets other than alleys.

The following setback area treatments are permitted or required as specified at Section 2.0, *Development Standards* for front and side yard setback areas located between buildings and public streets other than alleys.

1. Sidewalk Extension
 - a. Where minimum sidewalk widths (as established at Section 3.4.1, *Improvements to Existing Streets*) result in the extension of the sidewalk width on to private property, such sidewalk extensions must be at the same grade and provide no obstructions, edges, or barriers to access between portions of the public and private property. A public access easement shall be provided for the sidewalk extension and must be granted to the City.

- b. Construction staging should be organized to allow the construction of the sidewalk on both the public and private sides of the right-of-way line at the same time.
 - c. Paving material and design should be the same as or sufficiently similar to the portion within the public right-of-way to create the effect of a single pedestrian walkway.
 - d. No trees are required in the setback zone (other than those back-of-curb, as specified at Section 3.4.1, *Improvements to Existing Streets*). Those trees within the public right-of-way may require sub-surface construction to facilitate growth and minimize hardscape damage.
2. Neighborhood Street Landscaping
- a. Visual Continuity along Blockfront: Setback areas along a development should provide a visually coherent and continuous green landscape design. Adjacent developments should strive to create strong visual relationships for an entire block frontage.
 - b. Green Setback Area: Living groundcover accented by trees and shrubs must cover all setback areas other than those covered by the public sidewalk, walkways connecting to building entrances, or permitted access ways (pedestrian or vehicular) to parking facilities. Turf areas should be avoided due to their high irrigation demands; instead, drought-tolerant and native plants and groundcover should be used. Landscaping should include a minimum average of one (1) deciduous or broadleaf evergreen tree that reaches at least twenty-five (25) feet in canopy height at maturity, for every residential unit fronting the sidewalk, or for every thirty (30) feet of linear frontage, whichever is greater.

3.5.6.2 Interior Block Setback Areas

Interior block setback areas are all rear yard setback areas, alley setback areas, and side yard setback areas that are not located between buildings and public streets.

The following setback area treatments are permitted or required for interior block setback areas that are not covered by pedestrian or vehicular passages/breezeways, or parking as specified at Section 2.0, *Development Standards*.

1. Paving

Paved side and rear yard areas that may be accented by landscaping.

2. Groundcover

Cover side and rear yard areas with landscaping, pervious surfaces consisting of:

- a. Living groundcover or other pervious surfaces such as decomposed granite, mulch, rocks, and boulders accented by shrubs.

3. Moderate Screening

Provide light visual separation along property lines consisting of:

- a. Landscaping that screens parking/service areas and blank side and rear building façades.
- b. Landscaping that maintains views to building entrances and signage.
- c. One (1) tree per thirty (30) linear feet of property line (excluding curb cuts) spaced regularly along the applicable property line.
- d. One (1) shrub per five (5) linear feet of frontage (excluding curb cuts).
- e. Living groundcover or other pervious surfaces such as decomposed granite, mulch, rocks, and boulders accented by shrubs.

4. Heavy Screening

Provide heavy visual separation along property lines of retail anchor, entertainment / recreation, commercial services, commercial goods, and vehicle sales uses consisting of:

- a. Landscaping that screens parking/service areas and blank side and rear building façades.
- b. One (1) small tree or palm per twenty (20) linear feet of property line (excluding curb cuts) spaced regularly along the applicable property line.

- c. Solid screening at least six (6) feet high utilizing hedges, screening walls or fences.
- d. Living groundcover or other pervious surfaces such as decomposed granite, mulch, rocks, and boulders accented by shrubs.

3.5.7 Stormwater Management Types

3.5.7.1 Definition

Stormwater best management practices (BMPs) are methods minimizing the effect of urbanization on site hydrology, urban runoff flow rates, or velocities, and pollutant loads.

Projects are encouraged, but not required to incorporate stormwater management facilities that are designed as one of the following stormwater management types in order to minimize the effect of urbanization on site hydrology, urban runoff flow rates, or velocities, and pollutant loads. Short and long-term impacts on receiving water quality are reduced to the maximum extent practicable by limiting the amount of stormwater runoff leaving a site and preventing harmful pollutants from being washed by that stormwater runoff into the storm drain system.

Additional information on the design, construction, and functionality of stormwater management facilities can be found in the California Stormwater Quality Association's "Stormwater Best Management Practice Handbook."

3.5.7.2 Source Control Management

1. Prevent discharge of contaminated runoff to the storm drain system or receiving waters by reducing the presence of on-site pollutant sources thereby minimizing and/or preventing potential pollutants from contacting rainwater or stormwater runoff.

2. Source control management includes:
 - a. Educating the public on proper disposal of hazardous or toxic wastes, regulatory approaches, street sweeping and facility maintenance, and detection and elimination of illicit connections and illegal dumping.
 - b. Preventing potential pollutants from contacting rainwater or stormwater runoff or preventing discharge of contaminated runoff to the storm drain system or receiving waters.
 - c. Reducing the creation or severity of potential pollutant sources or reducing the alteration of the project site's natural flow regime.

3.5.7.3 Site Design & Treatment Control Types

Coordinate site design and building systems to remove pollutants from stormwater runoff prior to discharge to the storm drain system or receiving waters by creating a project that attempts to mimic a natural hydrologic regime employing site design and treatment control types including, but not limited to:

1. **Landscaped Setback Area/Open Space**
Front yard, side yard, or rear yard setback areas and public or private open spaces designed and maintained to receive runoff from adjacent impervious areas and slowly infiltrate the water into the ground (please refer to Sections 3.5.3, 3.5.4, and 3.5.5 for open space and landscaped setback area types).
2. **Retention Basin/Pond**
An open system with a permanent pool of water that captures stormwater and retains it between storms. Excess water received by the system is slowly released at pre-development rates.
3. **Vegetated Swale/Strip**
A vegetated channel designed and maintained to transport shallow depths of runoff slowly over vegetation. In most soils, a vegetated swale also allows stormwater infiltration.

4. Rain Garden
A vegetated depression designed and maintained to receive runoff from adjacent impervious areas and slowly infiltrate the water into the ground.
5. Landscaped Tree Well
A landscaped area that can accommodate a tree in an otherwise paved area. The landscaped area is constructed to allow stormwater infiltration.
6. Grated Tree Well
A hole that is covered by a grate that can accommodate a tree in an otherwise paved area. The hole is constructed to allow stormwater infiltration.
7. Permeable/Pervious Paving
Paving materials that allow some stormwater to infiltrate through the paving and into the ground. Types of paving include pervious asphalt, pervious concrete, and permeable unit pavers used in driveways, walkways, parking lots, etc.
8. Green Roof
A roof of a building that is partially or completely covered with vegetation and soil. The soil reduces run-off rates and the vegetation reduces runoff volume. The roof includes a waterproofing membrane and may include additional layers such as a root barrier and drainage and irrigation systems.
9. Waterscape
 - a. An open and sculpted pool, fountain or other permanent civic water feature that can capture stormwater and retain it between storms.
 - b. Excess water captured by the system during storms can be used for irrigation, treated for other potable water uses, or slowly released at pre-development rates.

10. Rainwater Harvesting / Vault
 - a. A vault, tank, or other structure that captures stormwater. The structure can be underground, above ground, or incorporated into a building.
 - b. Water captured by the system can be used for irrigation, treated for other potable water uses, or slowly released at pre-development rates.
 - c. This management type is useful when there is insufficient space on the site to infiltrate the runoff or build a surface facility.

3.5.8 General Open Space and Setback Area Guidelines

3.5.8.1 Public Spaces

1. Public spaces should provide a variety of seating options, areas of sun and shade for year-round climatic comfort, shelter, and night lighting to encourage public activity and ensure safety.
2. Public spaces should be visible from public streets and sidewalks.

3.5.8.2 Paved Areas

1. The grading of all paved areas and adjacent non-paved areas, the selection of paving materials, and the design of drainage facilities should maximize paving permeability and be configured to allow water run-off to percolate back into native soil as much as possible.
2. Paved areas should incorporate best management practices to control stormwater as outlined in the National Pollution Discharge Elimination System (NPDES) Guidelines – for more information refer to <http://epa.gov/npdes/>

3.5.8.3 Planted Areas

1. Plant Materials
 - a. Plant materials should always be incorporated into new development site design.

- b. Mature, existing trees should be preserved whenever possible.
- c. Tree sizes should be suitable to the proximity to utility lines and the planting areas provided.
- d. The use of CU-Structural Soil™, Silva Cells, or other similar sub-surface construction elements for street trees within paved areas, planter islands, and medians is strongly encouraged.
- e. Plant and landscape materials should be selected from native species as well as non-native/non-invasive species that are well adapted to the local climatic conditions. They should be resistant to local parasites and plant diseases.
- f. In general, deciduous trees with open branching structures are recommended in shopping areas to ensure visibility of shopfronts. More substantial shade trees are recommended in front of private residences. Tree selection should be made based upon the volume of root space provided and the size of the root flair at maturity.
- g. Evergreen shrubs and trees should be used for screening along rear property lines, around trash/recycling areas and mechanical equipment, and to obscure grillwork and fencing associated with subsurface parking garages. However, screening should also be designed to maintain clear views of street crossings and sidewalks for safety.

2. Sustainability

- a. To conserve water, drought tolerant landscaping is highly recommended and turf is highly discouraged.
- b. To conserve energy, large deciduous trees should be located:
 - i. Where they can shade east-facing and west-facing windows/façades to prevent heat gain when the sun is low in the morning and afternoon (lower branches can be pruned to preserve views).
 - ii. Where they can shade air conditioning units and hardscape patios or driveways.

3. Stormwater Management

All landscaped areas including those constructed as part of street or sidewalk improvements should be designed to allow aquifer filtration and minimize stormwater run-off (please refer to Section 3.5.7).

3.5.8.4 Walls and Fences

1. Decorative Frontage Walls and Fences

- a. Fences along front yards and along side yards lining public sidewalks should employ a combination of thick and thin structural elements with thicker elements for supports and/or panel divisions. Fence posts and/or support columns should be defined using additional trim, caps, finials, and/or moldings.
- b. All walls should have a cap and base treatment.
- c. Frontage walls include garden walls, planter walls, seat walls, and low retaining walls.
- d. Entrances and pedestrian “gateways” should be announced by posts or pilasters, and may be combined with trellises, special landscaping, decorative lighting, public art or other special features.

2. Screening/Wing Walls and Fences

- a. Side yards - defined as the portion of side setback areas behind the front setback area - and rear yards may contain landscape features that protect the privacy of the property’s occupants such as landscaping, trees and screening/wing walls.
- b. Screening/wing walls should be constructed of materials that are compatible with the architecture and character of the site. Natural colors, a cap or top articulation, and related dimensional post spacing increments should be used at screening fences to enhance compatibility.
- c. Design elements should be used to break up long expanses of uninterrupted walls, both horizontally and vertically. Walls should include design elements such as textured concrete block, interlocking

“diamond” blocks, formed concrete with reveals, or similar materials. Landscape materials should also be used to provide surface relief.

- d. Electric boxes and trees should not be placed next to walls. These can be used to climb over the wall quickly and unnoticed.

3. Security Fences

- a. Use of security fences should be minimized, and limited to special locations where additional security is necessary, such as adjacent to the railroad tracks. Such security fences should not exceed eight (8) feet in height.
- b. Security fences should be designed to maintain a visually open character to the extent possible. This may be accomplished by using metal picket or open grille fencing or by mounting metal picket or open grille fencing on top of a low masonry wall.

4. Seating Walls

- a. Seat walls with straight edges of more than six (6) feet in length should use detailing to prevent damage from skateboarding.

5. Materials and Colors

- a. All fences and walls should be built with attractive, durable materials.
- b. Appropriate fence materials include masonry and metal.
 - i. Wood picket fences are only recommended along residential streets. For wood picket fences, a paint finish or vinyl coating should be applied.
 - ii. Recommended metal fence materials include wrought iron, cast iron, welded steel, tubular steel, anodized aluminum or aluminum. Metal fences should be mounted on a low masonry wall, and/or between masonry piers.
- c. Appropriate wall materials include stone, brick, precast concrete, textured concrete block, or formed concrete with reveals.
 - i. A stucco finish may be used over a masonry core.

- ii. Exposed block walls should be constructed with a combination of varied height block courses and/or varied block face colors and textures (e.g., a combination of split-face and precision-face blocks). Plain gray precision-face concrete block walls are not recommended. Design treatments and finishes previously described should be applied to these walls for improved visual compatibility with building architecture.
- d. Piers and posts should be constructed of the same or a compatible material as the principal building(s).

3.5.8.5 Lighting

1. Design

- a. Lighting fixtures should generally be directed downward from the horizontal plane of the light source to preserve a dark sky and prevent light trespass onto upper story windows and ambient light pollution. Exceptions may be made for uplit trees and architectural lighting.
- b. Pedestrian-oriented areas, including walkways and paths, plazas, walkable driveways, parking lots, and parking structures should be illuminated to increase safety and provide clear views both to and within the site.
- c. All on-site and building-mounted lighting fixtures should be architecturally compatible with building designs and the character of vicinity development
- d. Unnecessary glare from unshielded or undiffused light sources should be avoided. Commercial buildings and landscaping can be illuminated indirectly by concealing light features within buildings and landscaping to highlight attractive features and avoid intrusion into neighboring properties.
- e. Lighting and planting plans for public and private frontage areas should be visually and aesthetically coordinated.

2. Height

- a. For building-mounted lights, maximum mounting height should be approximately twelve (12) feet above finished grade.
- b. For pole-mounted lighting at pedestrian plazas, walkways, and entry areas, a pedestrian-height fixture ten to fourteen (10 to 14) feet in height from grade to light source should be used. Taller, grand-scale lighting may be used to accent gateways or as supplementary lighting.
- c. Bollard mounted lighting and stair lighting are recommended for low-level illumination of walkways and landscaped areas.
- d. Bollard illumination should be shielded or kept at a sufficiently low level to prevent glare impacts for passing motorists.
- e. In general, light sources should be located low enough to maintain pedestrian scale and prevent light overspill.

3. Material and Color

- a. Color and finish of lighting metalwork should match that of other site furnishings, and/or of the building's metalwork or trim work.
- b. For powder-coated finishes, a chemically compatible ultraviolet protectant clear coating is recommended to prevent color fading.
- c. Color of lighting source types: in pedestrian-intensive areas, warm white, energy efficient source types (with color temperatures specified as 2700 degrees Kelvin to 3200 degrees Kelvin) such as metal halide, induction lighting, compact fluorescent, and light-emitting diode (LED) are strongly encouraged.

4. Luminaire Types

- a. New area lighting fixtures should be of the cutoff type to prevent light from being emitted above a horizontal line relative to the point of light source.
- b. New fixtures should use a reflector and/or a refractor system for efficient distribution of light and reduction of glare.

- c. New fixtures should not cause glare or transmit it to upper stories of buildings. House-side shields and internal reflectors should be used to block light from illuminating residential windows.
- d. Small decorative “glow” elements within a luminaire are permitted to emit a low amount of light above the horizontal.

5. Uplighting

- a. Building façade uplighting, roof “wash” lighting, and landscape uplighting should be operated on timers that turn off illumination entirely after midnight nightly.
- b. Shielding and careful placement should be used to prevent spill light from being visible to pedestrians, motorists, and nearby residential dwelling windows.
- c. Adjacent to single family homes, a combination of lower mounting height and luminaire shields should be used to protect residences from spill-light and glare.
- d. Illumination levels of façade uplighting, roof wash lighting and landscape uplighting should use lower brightness levels where the illuminated façades, roofs or landscaping face residential buildings, except across wider streets or boulevards with landscaped medians and street trees.

3.5.8.6 Other Site Furnishings

1. Selection and Design

- a. Public gathering places and other publicly accessible areas should be detailed with decorative, pedestrian-scaled site furnishings and equipment.
- b. Seating, freestanding planters, ornamental trash and recycling receptacles, bike racks, drinking fountains, pergolas, trellises, heaters, umbrellas, wind screening, and decorative bollards are recommended.
- c. Landscape structures and sculptural objects should reference the human scale in their overall massing and detailing.

2. Materials and Colors

- a. Components should be made of durable high quality materials such as painted fabricated steel, painted cast iron, painted cast aluminum, and integrally colored precast concrete.
 - i. Bollards should be cast iron, cast aluminum, cast anodized aluminum, and precast concrete.
 - ii. Recycled materials should be used so long as the finish or look of the material is consistent with or similar to the finishes prescribed above.
- b. Colors and finishes of mechanical enclosures and equipment should be coordinated with colors and finishes of streetlights, fencing and other painted metal surfaces to be used on site, or with the associated building's material and color scheme.
- c. Masonry surfaces should be treated with an anti-graffiti coating.
- d. Metal surfaces should be powder-coated or painted with Waterborne Acrylic Polyurethane.
- e. For powder-coated finishes, a chemically compatible ultraviolet protectant clear coating is recommended to prevent color fading.

3.5.8.7 Utility and Service Area Siting and Screening

1. Transformers, heat and ventilating equipment, backflow devices, etc. within front yard setback areas should be screened by landscaping or architectural enclosures.
2. Utility, trash, recycling, food waste and service equipment, including satellite receiving dishes, transformers, and backflow devices, should be enclosed or screened from view by landscaping, fencing or other architectural means. Backflow devices should be built to the City's latest standards.
3. Trash facilities and recycling containers should be within structural enclosures.
4. For safety, screening devices should be designed to maintain visibility of movement behind the screen.

3.5.8.8 Media & Interactivity

1. Digital screens or art installations which include interactive elements are encouraged where significant activity is anticipated such as in plazas, courtyard plazas, and passages/paseos or on buildings facing these types of public open spaces. Potential interactive activities include:
 - a. Social networking or other electronic/media sharing that can be accessed by mobile electronic devices.
 - b. Sensors or other physical/electronic interfaces that control video, images, sounds, or lights.
 - c. The ability to change the distribution or shape of physical objects such as art or site furnishings within a public open space.
2. Including wireless internet access into interactive installations to promote participation and generally attract people to the open space is encouraged.

3.6 Parking Regulations

This section contains standards and guidelines to ensure that parking throughout the Plan Area is convenient and accessible, accommodates all land uses, and reinforces the SPA development vision.

3.6.1 Provision of Parking

3.6.1.1 Regulation

1. The minimum and maximum number of parking spaces required for all new development shall be as specified at Section 2.0, *Development Standards*.
2. Parking requirements shall be calculated for each use on a site.
3. Parking requirements shall apply to gross leaseable floor area.

4. The maximum number of parking spaces permitted only applies to parking spaces that are provided in surface parking lots. Parking above the maximum may be provided in parking structures.
5. Net new on-street parking spaces provided along new streets (please refer to Section 3.4.2, *Provision of New Streets*) or service lanes may be counted toward the minimum parking requirement for commercial development on that property.
6. Development utilizing off-site parking facilities must have clearly visible signage indicating where that parking is located.
7. Parking related to a particular use shall be located on site or within the minimum distance specified at the Section 2.0, *Development Standards* (with exceptions for shared parking established at Table 3.6-1, *Shared Parking*).

3.6.1.2 Shared Parking

1. Shared parking is the use of a parking space to serve two or more individual land uses without conflict. In addition to or in-lieu of dedicated on-site parking facilities and where permitted, developments may satisfy all or part of the minimum parking requirement with on-site or off-site shared parking.
2. Shared parking spaces may only be counted toward the minimum parking requirement for multiple uses under all of the following conditions:
 - a. The development is located within a 3,000 foot walk from a designated transit station.
 - b. The peak parking period for each use does not overlap (please refer to Table 3.6-1, *Shared Parking*).
 - c. The shared parking facilities are not located within 500 feet of a neighborhood with predominantly single-family residential zoning.

- d. For off-site shared parking, a legal agreement to share the applicable parking facilities must be made. The agreement must be approved by the Development Services Director/Designee.
 - e. At the discretion of the Development Services Director/Designee, the applicant may be required to prepare a study using the Urban Land Institute shared parking methodology to demonstrate that the proposed sharing of parking is feasible.
3. Shared parking facility utilization must be monitored. Should parking demand exceed original expectations over time, parking mitigation measures may be required at the discretion of the Development Services Director/Designee including, but not limited to, requiring additional shared parking agreements, at greater distances than indicated at Section 2.0, *Development Standards* if necessary.

3.6.1.3 Minimum Parking Requirement Reductions

1. Minimum parking requirements may be reduced by 10% for all development located within a 3,000 foot walk from designated transit stations and an additional 5% if that development is 4 floors or taller.
2. Minimum parking requirements may be reduced where parking is shared as indicated at Table 3.6-1, *Shared Parking*.
3. Minimum parking requirements may be reduced in developments where it can be demonstrated that the parking demand for the proposed use will be less than the requirement.
4. For physically constrained properties, the number of parking spaces required may be reduced by the amount of public open space provided for the development over and above the required minimum at 200 square feet per space with a maximum reduction for non-residential development of ten (10) parking spaces and a maximum reduction for residential development of five (5) parking

spaces. Applications to provide public open space in lieu of parking spaces on site will be reviewed by the Development Services Director/Designee.

5. Requests for a reduction in minimum parking requirements may require a transportation demand management plan or other adequate survey data as requested by the City. Requests for a reduction in minimum parking requirements will be evaluated on a case-by-case basis by the Development Services Director/Designee.

**Table 3.6-1
Shared Parking**

Land Use Type	Peak Parking Periods¹	Minimum Parking When Sharing	
Retail Anchors	Day, Weekend	Spaces per 1,000 sq. ft.	No relaxation
Eating and Drinking Establishments	Evening, Late Night, Weekend	Spaces per 1,000 sq. ft.	3 min
		Location	Contiguous property
Specialty Foods/Goods	Day	Spaces per 1,000 sq. ft.	2.5 min
Entertainment and Recreation	Evening, Late Night, Weekend	Spaces per 1,000 sq. ft.	5 min
Convenience Uses	Day, Evening, Weekend	Spaces per 1,000 sq. ft.	No relaxation
Business and Personal Services	Day	Spaces per 1,000 sq. ft.	2.5 min
Commercial Goods, Services, Vehicle Sales	Day, Weekend	Spaces per 1,000 sq. ft.	Not a permitted use
Civic and Cultural	Day, evening if a performing arts/special events facility	Spaces per 1,000 sq. ft.	No relaxation
Office, Professional	Day	Spaces per 1,000 sq. ft.	2 min
Office, Medical	Day	Spaces per 1,000 sq. ft.	3 min
Office, Light Industrial	Day	Spaces per 1,000 sq. ft.	Not a permitted use
Lodging	Evening, Late Night, Weekend		No relaxation
Live/Work	Day, Evening, Late Night	Spaces per 1,000 unit	No relaxation
		Spaces per Employee	No relaxation
Residential Uses	Evening, Late Night, Weekend	Spaces per unit	No relaxation
		Guest spaces per 10 units	1.5 min
		Location	Within 200 feet (guest pass or other identification required)

¹ Day: Conventional business hours on a non-holiday weekday. Evening: Generally between 5pm and 10pm on any night of the week. Late Night: Any time between 10pm and 4am on any night of the week. Weekend: The day time which businesses are open on Saturdays and Sundays.

3.6.2 Parking Configuration/Orientation

For all parking types, parking shall be connected with the street by a driveway (as stated at Section 3.6.3.1, *Curb Cuts & Driveways*).

3.6.2.1 Surface Parking Lot – Side

A parking lot that is located in part or entirely along the side of a building, in a side yard, and fully or partially extends toward, but does not intrude into, the front yard setback area.

3.6.2.2 Surface Parking Lot – Rear

A parking lot where a building(s) is located between the parking lot and the street. A rear parking lot does not extend beyond the rear wall of the primary building into any side yard setback and, except where driveway access is provided. Rear parking lots should be screened from the street.

3.6.2.3 Parking Structure – Exposed

An aboveground parking structure that is fully or partially exposed to the street on the ground level.

3.6.2.4 Parking Structure – Wrapped: Ground Level

A partially submerged or aboveground parking structure where non-parking uses are integrated into the ground level of the building along the parcel's entire street frontage(s). The parking structure may be exposed to the street on upper levels.

3.6.2.5 Parking Structure – Wrapped: All Levels

A partially submerged or aboveground parking structure where non-parking uses are integrated into the building along the parcel's entire street frontage(s) on all levels of the building. The parking structure is totally hidden behind non-parking uses.

3.6.2.6 Parking Structure – Partially Submerged Podium

A parking structure built below the main building and partially submerged underground where above ground portions of the structure are exposed to the street.

The parking podium may project above the sidewalk or average finished grade by a maximum of five (5) feet.

3.6.2.7 Parking Structure – Underground

A parking structure that is fully submerged underground and is not visible from the street.

3.6.2.8 Surface Parking Lot - Exposed

A parking lot that is located fully or partially behind a building facing a front street and is exposed to a street on 2 or more sides.

3.6.3 General Parking & Loading Requirements

3.6.3.1 Curb Cuts & Driveways

1. Location
 - a. Access to parking facilities and loading zones shall be provided:
 - i. First - from alleys or adjacent parking lots where possible.
 - ii. Second - from local streets wherever side streets are available.
When a lot abuts an arterial and a local street, access to on-site parking shall be from the local street.
 - iii. Third - along other streets as approved by the Public Works Director/Designee.
 - b. Driveways shall be set back a minimum of five (5) feet from adjoining properties, a minimum of (3) three feet from adjacent buildings, and a minimum of twenty (20) feet from the end of intersection corner radii.
2. Number
 - a. The maximum number of driveways/curb cuts associated with a single building along all streets shall be one (1) two-lane curb cut or two (2) one-lane curb cuts.
 - i. An additional one-lane curb cut that only provides access to loading/service areas from local streets is conditional.
 - b. There is no maximum number of curb cuts along alleys.
3. Size
 - a. The maximum width of driveways/curb cuts along all streets is twelve (12) feet for a one-lane and twenty-four (24) feet for a two-lane driveway.
 - b. The total width of parking access openings on the ground level of structured parking may not exceed thirty (30) feet along each street frontage.

3.6.3.2 Truck Loading Zones

1. Truck loading zones are permitted within on-street parking lanes, along alleys, and on-site within off-street parking facilities.
2. Vehicular parking should be permitted within on-street loading zones during non-loading hours.

3.6.3.3 Vehicular Doors

1. Street facing garage, parking structure, and loading doors (Front Vehicular Doors) shall only be permitted as established at Section 2.0, *Development Standards*.
2. Loading bays, docks, or platforms are permitted along any alley, side, rear, or parking lot façade.

3.6.3.4 Parking Lots

1. Location
 - a. Parking lots shall be set back a minimum of five feet from the back-of-sidewalk along streets.
2. Landscaping
 - a. Parking lots shall be buffered from adjacent development with moderate screening (please refer to Section 3.5.8).
 - b. In order to provide shade and add trees to the City, continuous rows of parking stalls shall be subdivided by trees planted at a minimum spacing of one tree every five spaces.
 - i. Trees shall be located between the sides of parking stalls. Trees planted between two abutting head-to-head parking stalls do not satisfy the requirement.

- ii. Trees shall be planted in curbed landscape islands, or in flush tree wells with tree grates and frames rated for vehicular load and tree guards.
 - c. Wheel stops or curbing shall be used adjacent to tree and landscape planter areas to protect landscaping from car overhangs.
- 3. Pedestrian Circulation
 - a. Parking lots shall be designed with convenient, safe, and efficient pedestrian circulation routes to buildings main building entrances and sidewalks. These routes shall be designed to include sidewalks and walkways with a minimum five foot width.
- 4. Lighting
 - a. Parking lots shall be illuminated to increase safety and provide clear views both to and within the site. Lighting and planting plans shall be coordinated to avoid light pole and tree conflicts.

3.6.3.5 Parking Stall Design and Striping Detail

Please refer to the City of Pomona Zoning Ordinance for parking stall design and striping details.

3.6.4 Parking Guidelines

3.6.4.1 Access

- 1. Exterior driveway surfaces should be paved with non-slip, attractive surfaces such as interlocking unit pavers or scored and colored concrete.
- 2. Residential parking should be secure and separate from commercial uses.

3. Driveways should utilize pavement treatments that help motorists and pedestrians identify the driveway.

3.6.4.2 Parking Lots

1. Trees in parking areas should be large and have a high-branching, broad-headed form to create maximum shade.
2. Sub-surface construction should provide adequate root space allowing trees to grow without hardscape damage.
3. Curbed planting areas should be provided at the end of each parking aisle to protect parked vehicles from turning movements of other vehicles.
4. Landscaping in parking lot interiors and at entries should not obstruct a driver's clear sight lines to oncoming traffic.
5. The main pedestrian route from a parking lot to a building entrance should be easily recognizable, accessible, and demarcated by special paving, landscaping, and/or sheltering features. Appropriate elements include: a) a tree-lined walkway with unit paving; b) colored concrete or other paving change; c) a continuous canopy or trellis; d) a line of pedestrian-height streetlights; or e) ornamental landscaping. Points where the pedestrian path crosses a drive aisle or other vehicle circulation path should feature clearly visible crosswalk markings on the paved surface and stop-sign traffic control if warranted by expected pedestrian activity.

3.6.4.3 Parking Structures

1. Parking structure vehicular and pedestrian entrances should be positioned and treated to be architecturally prominent, highly visible and easily located. Treatments should include one or more of the following:
 - a. Marking of entrances by a taller façade or building mass element, such as a tower, or a volume that protrudes from the façade.
 - b. At stair and/or elevator towers, special roof forms are recommended, such as sloped or curved roofs.
 - c. Highlighting of entrances by additive architectural elements such as flanking columns, overhanging roof, canopy, trellis, and/or awnings.
 - d. Provision of ornamental vehicular door grillwork, decorative lighting, and architectural signage, consistent with the style of the parking structure and adjacent buildings.

3.6.4.4 Sustainability

1. Parking lots should utilize permeable paving systems and bio-filtration swales wherever possible, unless constrained by Fire Department restrictions or inappropriate due to soil conditions.
2. The size of surface parking lot paving areas should be minimized to reduce surface water runoff and minimize heat island effects.
3. Rooftop gardens or other rainwater capture and recycling systems are encouraged on flat portions of parking structure roofs in order to facilitate storm-water management, as well as add visual interest to the structure.

3.6.4.5 Security

1. Police and Fire Department emergency radios may not be able to receive or transmit in subterranean garages. Effective repeaters/radio equipment should be installed so that emergency personnel can receive/transmit in parking structures.
2. Parking structure and parking lot lighting should illuminate directly between parking stalls as well as in the center of parking aisles, as much crime in parking structures and lots occurs between parked vehicles.
3. The interior of parking structures should be painted light colors such as white to reflect light and add up to 20% more light to interior the of the structure.
4. Parking structure stairwells, elevators, and waiting areas should be designed to allow pedestrians to be seen from the outside of these structures and for pedestrians to see out.
5. Surveillance cameras should be installed in parking lots and structures, and should cover as much area as possible. In structures, they should be placed at entrances and exits as well as interior areas, especially at elevator waiting areas and stairwells. Cameras should record 24 hours a day and 7 days a week with clear signs indicating these operations.

3.7 Architecture Regulations

Section 3.2, *Building Scale Regulations*, and Section 3.3, *Frontage and Building Placement Regulations*, regulate the general placement and overall scale of buildings relative to public streets, spaces, and adjacent developments. The regulations in this section further define the vertical character of buildings and address more detailed aspects of façade and roof design. Together, these regulations are intended to ensure that new buildings and renovations contribute high quality development, support district character, maintain the desired human scale, and promote stability, value, and investment.

3.7.1 Façade Requirements

3.7.1.1 Definition

1. Façade Articulation

- a. Façade Base: The horizontal articulation of the building's lower façade that visually connects the building to the ground and establishes the building's human scale as experienced by pedestrians and motorists.
- b. Façade Top: The architectural treatment of a façade top or cap.
- c. Street Façade: The building façade that fronts upon a street or public space, extending from the ground up to the roof eave line or parapet.
- d. Side Façade: The building façade that fronts upon a side yard or side property line, extending from the ground up to the roof eave line or parapet.
- e. Rear Façade: The building façade that fronts upon a rear yard, rear property line, or alley, extending from the ground up to the roof eave line or parapet.
- f. Façade Articulation Elements: Additive elements or architectural treatments to building façades that create significant articulation.

2. Roof Articulation

- a. Roof types: The basic type of the building's primary roof(s) as defined by slope, such as flat, sloping or curved, and by architectural form, such as gable, shed, gambrel, dome, barrel-vaulted, butterfly, etc.
- b. Roof Articulation Elements: Additive features to roofs, such as large assemblies (towers, steeples, dormers), ornamental elements (cupolas, finials), and functional elements (chimneys, skylights, mechanical equipment); these categories may overlap.

3.7.1.2 Regulation

1. General
 - a. Façade Articulation is required as specified at Section 2.0, *Development Standards*.
 - b. The permitted encroachment (overhang) of façade articulation elements into the public right-of-way or a setback is established at Section 3.3.3, *Front Yard Setback*.
 - c. Fabric awnings do not count towards provision of a required building base or top treatments.
 - d. See also Section 3.7.2.1, *Façade Guidelines*, for additional detail addressing Façade Composition, Street Façade Base design, Top design, and Roof design.
2. Street Façade Base
 - a. A substantial horizontal articulation at the base of street and public space façades shall be applied to form a Base treatment on buildings:
 - i. 5 Floors or more: between finished grade and the top of the second floor.
 - ii. 4 Floors or less: between finished grade and the top of the first floor.
 - b. Bases located lower on the façade of taller buildings shall be significantly massive to match the overall scale of the building.
3. Street Façade Top
 - a. A substantial horizontal articulation of street and public space façades shall be applied at the top of the uppermost floor of the façade to form a Top treatment on buildings.
4. Street Façade Wall Composition
 - a. At street-facing façades, the proportion of window openings shall be a minimum of twenty (20) percent of the vertical wall area between the

ground (finished grade) and the top of the uppermost floor (the percentage does not include parapet height).

- b. Side and rear walls do not have a minimum façade window opening area requirement.
- c. Balcony railings and/or porch walls shall not be made of a solid uninterrupted vertical plane of material. They shall have a minimum of twenty (20) percent transparency distributed evenly throughout the railing.

5. Side and Rear Façade Base and Top

a. Full Requirements

- i. Requirements for Side and Rear Façades are the same as those for Street Façades in the following cases:

- (A) Where building wall to building wall clearance is more than ten (10) feet.
- (B) Where a side or rear yard of greater than (5) five feet exists and the adjacent property has no building volume providing horizontal obstruction.
- (C) Where the side or rear façade faces upon a public open space such as a plaza or courtyard.

b. Flush Treatments Permitted

- i. The minimum requirement for Base and Top articulation may alternatively be satisfied with flush treatments in the following cases:

- (A) Where building wall to building wall clearance is less than ten (10) feet.
- (B) Where a rear yard between five (5) and ten (10) feet exists but the adjacent property has a building volume providing horizontal obstruction.

- ii. Flush treatments (for Façade Base, Façade Top, and other articulations) shall consist of one or more of the following elements

matching vertical increments used on the street façade(s) of the building:

- (A) Integral color and/or material change between increment of base and portion of wall above, and/or between increment of top element and portion of wall below.
- (B) Horizontal score lines or bands matching top, bottom, and/or other lines of street façade horizontal articulation.
- (C) Horizontal façade recess(es) matching top, bottom, and/or other lines of street façade massing elements.

c. No Requirements

- i. No Side or Rear Façade Articulation is required where building wall to building wall clearance is five (5) feet or less.

6. Roof

- a. Rooftop equipment such as mechanical equipment or large receiving dishes shall be set back a minimum of ten (10) feet from building façade walls, screened on all sides, and integrated into the overall building design.

7. Façade Articulation Elements

- a. The architectural treatment of Façade Base and Top elements may vary on a building and be interrupted occasionally but shall otherwise extend the entire length of the façade.
- b. Articulation elements that may be used to satisfy Façade Base and/or Façade Top requirements include (but are not limited to) the following:

- i. Cornice: A decorative linear horizontal protrusion at the top or at one or more intermediate locations on the façade. Locations may include the top of a building base, at the top of a ground floor storefront but below residential windows

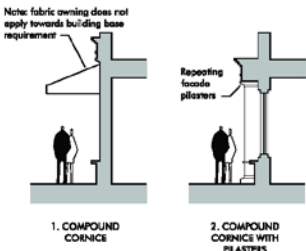


Figure 3.4-8 Cornices

above it, or to mark the change in floors.

- ii. Canopy: A decorative and functional horizontal protrusion at a building's façade providing shade or shelter for pedestrian activities. A Canopy creates a strong subdivision of the façade's height. It can be one continuous horizontal element across the

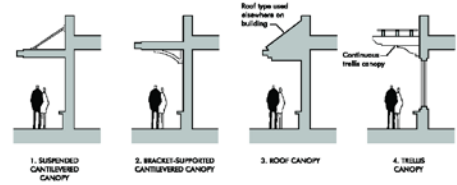


Figure 3.4-9 Canopies

entire façade, a series of repeated elements (typically above shopfront windows), or a single feature element occurring at a structure's main or secondary entrance.

- iii. Articulated Roof Eave: An extended portion of the building's sloping or flat roof that overhangs a façade, with an exposed edge. It serves as a building

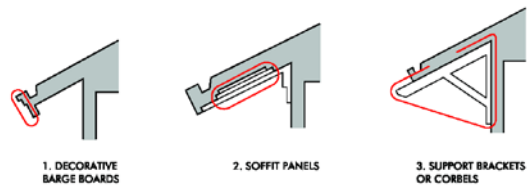


Figure 3.4-10 Articulated Roof Eave

top element when articulated with architectural treatments.

- iv. Mansard Roof: A decorative segment of sloping roof attached at or near the top of the façade.

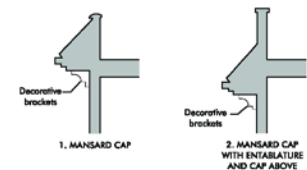


Figure 3.4-11 Mansard Roof

- v. Parapet: A freestanding upper extension of the building's façade extending above the building's roof behind it.

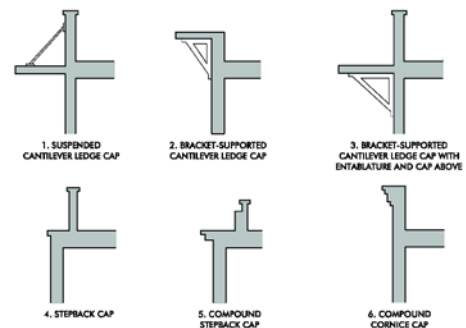


Figure 3.4-12 Parapet

vi. Glazed Penthouse: At a 4-story or taller building, application of a predominantly glazed façade at the uppermost story (penthouse) façade, in contrast to lower floors with less façade glazing, to “lighten” the upper mass and appearance of the building as part of a façade top treatment.

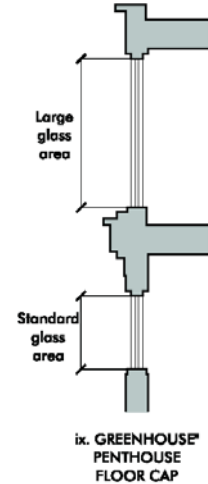


Figure 3.4-13 Glazed Penthouse

vii. Façade Offset: A setback of the uppermost portion of the building façade, typically at the top floor, to form a façade top treatment that reduces the impression of the building’s height and mass.

c. Please refer to Section 3.7.2.1 for façade guidelines.

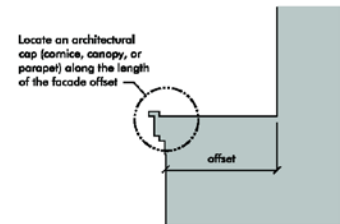


Figure 3.4-14 Façade Offset

3.7.2 Architectural Guidelines

This Section provides guidance for well designed façade and roof articulation on new or renovated buildings (including freestanding parking structures) in the Plan Area. They are established to encourage buildings that strengthen building quality and character while furthering creativity and choice.

3.7.2.1 Façade Guidelines

1. General Façade Composition
 - a. Façades and their elements should be composed according to the building’s architectural style and respond to conditions of the site.
 - b. Buildings should be “four-sided,” meaning that all façades including side and rear façades should be considered visible and treated with an equivalent quality of articulation and materials.

- c. Distinctive building elements, such as a corner or entrance tower, are encouraged to accent terminating views within the Plan Area.
- d. Compositional arrangement and positioning of façade entrances, doors, and window openings should correlate with building and district architectural style(s), and should evidence pedestrian scale compatibility.
- e. Unifying architectural approaches should be used to lay out window and door patterns across façades, such as aligning windows by using common sill or header lines.
 - i. At attached residential dwellings, façades of attached residences within the same project may be distinct and different, but also should maintain unifying compositional elements such as a common window header or sill line, and/or aligned vertical centerlines of windows and doors between upper and lower floors.
 - ii. At larger buildings or complexes, horizontal ornament such as awnings or cornice lines should be carried across adjacent façades to unify different building façades and masses.

2. Façade Base & Top

- a. Base and Top treatments on additions and accessory buildings should be carried over from the primary building.
- b. At buildings above two stories in height, in addition to the required base at the building-wide scale a secondary lower base treatment should be provided at the pedestrian scale - within the height of the ground floor, relating to the height of the human body.
 - i. The building-scale base and pedestrian-scale base may coincide, where one treatment serves both scales.
 - ii. The pedestrian scale base is recommended to be created by one or more of the following treatments:
 - (A) An exterior wainscot – i.e., a horizontal projection or visible thickening of the lowest portion of wall surface.
 - (1) This type of base treatment is generally heavier in character than the portion of façade above (for

example, a “rustication”) and may employ changes of material and/or color.

- (B) An architectural cornice or canopy at or below the top of the base.
 - (1) Examples include a belt course or a secondary cornice (related to or repeating the pattern of an upper cornice) separating the first two floors.
 - (C) A ground level arcade or a canopy with columns.
 - (1) Column spacing is recommended to be regular and related to the structural bay of the building.
- c. Parking Podiums: Where a parking podium forms the visible ground floor or floors of a building or complex, it should be designed as the façade base or part of the façade base. Parking podium massing, dimensional modules, wall textures, and colors should be architecturally composed with the façades of the building above.

3. Façade Articulation Elements

The following are design recommendations for the façade articulation elements discussed above:

- a. Cornice:
 - i. The cornice provides a significant opportunity for shadow lines and visual emphasis and a minimum of three different “steps” or layers should be used within its vertical profile.
 - ii. Cornice designs are typically expressive of architectural style and should be integrated with the selected architectural style of the façade.
- b. Canopy:
 - i. Canopies and their related building components should be constructed of an accent building material (such as metal or tempered glass, or a roof material used elsewhere on building) that is compatible with the primary façade material.

- c. Articulated Roof Eave – An exposed roof eave edge should be treated as follows:
 - i. A decorative vertical fascia should be applied to an exposed roof eave edge, such as profiled or shaped barge boards or fascia boards.
 - ii. Where a gutter is located at an exposed roof eave edge:
 - (A) The gutter should have an architectural profile and ornamental supports.
 - (B) Alternatively, the gutter should be enclosed by decorative vertical fascia coordinated with other roof eave edges.
 - iii. Where a vertical fascia is over eighteen inches in height, it is recommended to be subdivided or accented by additional horizontal layers, stepbacks, trim, and other detailing.
 - iv. Use of expressive structural supports for an overhanging roof eave, such as brackets or corbels.
 - v. Decorative treatment of the underside of overhanging roof eaves such as soffit panels, framing trim, and lighting fixtures.
- d. Mansard Roof: Due to their visual prominence recommended guidelines for Mansard Roofs include:
 - i. The maximum mansard roof slope should not be steeper than three feet of rise for every two feet of run (3:2).
 - ii. The minimum height of mansard roofs (from eave to roof peak) should be one typical building story height or thirty (30) percent of the building façade height as measured to the eave, whichever is smaller.
 - iii. Mansard roofs should fully enclose the perimeter of a building, except where interrupted by a tower or taller building volume, or where building wall clearance to an adjacent building is limited.
 - iv. Mansard roofs should use permanent roofing materials such as tile and metal. Lightweight residential materials such as asphalt or wood shingles and shakes should not be used.

- e. Parapet:
 - i. At a street façade, a Parapet is typically shaped with recognizable and usually symmetrical decorative front profile. Many historical styles apply a shaped parapet at commercial and civic buildings.
 - ii. A cornice or cornice-like top is recommended at the top of a parapet.
 - iii. A parapet should generally be made of the same elements and materials as the primary façade from which it extends.
 - iv. At Parking Structures, cornices, shading elements, and/or trellises are encouraged at the top of parapet walls to provide additional visual interest. The height of parapet walls may be varied in coordination with the overall façade composition and as permitted by building code, but should be tall enough to conceal vehicles.
 - v. Where a sheet metal parapet cap is used:
 - (A) A heavy gage sheet metal thickness should be selected to avoid “oilcanning” distortion. Single layer, flush sheet metal parapet caps should not be used.
 - (B) Sheet metal parapet caps or coping should utilize a formed (folded) edge.
 - (C) The finish treatment of galvanized sheet metal parapet caps should be painted to match adjacent cornice or wall surfaces.
- f. Glazed Penthouse:
 - i. A Glazed Penthouse should not be used as a Façade Top at buildings less than 4 stories in height. If used in such instances, other Façade Top treatments should be applied.
- g. Façade Offset:
 - i. The Façade Offset should apply a Cornice, Canopy, or Parapet at the edge of the offset to cap the façade below and add visual interest.

4. Windows

a. Window Form:

- i. Windows throughout a building's façades should be related in design, operating type, proportions, and trim.
- ii. Where windows are individual "punched" openings in façade walls, recessing of window glazing from the wall surface is strongly recommended to create surface relief, and visual interest. A minimum of three (3) inches of recess is recommended.
- iii. At additions and accessory buildings, windows should be of the same or related architectural style as the main building, including opening mechanisms and trim.
- iv. Where greater privacy is desired for ground floor restaurants or professional services, large storefront windows should be divided into smaller units or panes. An "industrial sash" type of multi-pane window may be used where appropriate with the building's architectural style.
- v. Commercial clerestory windows are a recommended feature in storefront glazing to provide natural light in conjunction with the required height for shopfront type.
- vi. Upper floor windows should generally be smaller than storefront or first floor windows, and should encompass a smaller proportion of the façade surface area. Exception: use of large window openings as "penthouse" glazing.
- vii. At parking structures, long-span façade openings with height to width ratios greater than 1:3 should be avoided. Vertically proportioned window-like openings (3:2 to 2:1 ratio) are encouraged. Alternatively, fenestration or decorative grillwork with vertical proportions may be added to large horizontal façade openings to modify their scale and proportions.
- viii. Where they face or abut residential buildings, curtain-wall window walls building systems should be used with discretion. Recommended design measures include:

- (A) To support pedestrian-compatible scale, window panes and mullions should be composed to subdivide the curtain wall façade pattern into smaller typical window size increments.
 - (B) Floor levels should be clearly expressed on the façade.
 - (C) A mix of clear vision panels and opaque spandrel panels should be used to provide visual and scale variety.
 - (D) A mix of recessed and non-recessed panels and shade devices should be used to provide visual and scale variety.
- b. Window Components and Materials:
- i. Window trim: Expressed window frames, sills, and lintels should be used to enhance openings and provide additional relief. They should be proportional to the glass area framed (for example, a larger window should have wider framing members). Upper story windows and parking structure “window” openings should utilize architectural elements such as projecting frames, “lug” sills, and/or lintels.
 - (A) Aluminum sliding windows: If horizontal or vertical aluminum sliding windows are used, assemblies with more robust extrusions and frame members of minimum one and one-half inches (1-1/2”) exterior width dimension are strongly recommended to avoid an insubstantial appearance common to aluminum sliding windows.
 - (B) “Lug sills” (protruding window sills) should be constructed with a permanent material such as painted wood, painted FRP, metal, precast concrete, GFRC, terra cotta, or stone. They should not be formed of rigid foam or other substrates sprayed with stucco or other wall finish material.
 - (C) Where multi-pane windows are utilized, “true divided light” windows or sectional windows should be used. “Snap-in” muntins (i.e., detachable vertical or horizontal glass plane dividers or glass pane dividers) should not be used.

- ii. Glazing
 - (A) Clear glass should be used and reflective glass should not be used at vision panels. If tinted glazing is used, light tints and green, gray or blue hues should be used.
 - (B) If solar glare or heat control is desired, reflective glazing and/or reflective adhesive films should be not be used and non-reflective types of glazing or films should be selected instead. Low emissivity glass, recessing of windows, and external and internal shade devices are other options that should be used as well.
- iii. Window accessories such as window boxes for plants, fabric awnings, etc. should be considered for adding visual interest, in coordination with the architectural style.

5. Entrances

a. Main Pedestrian Entrances

- i. Main pedestrian entrances should be positioned and treated to be architecturally prominent, highly visible and easily located, particularly as viewed and accessed from streets, public spaces, and major pedestrian ways.
- ii. A Main entrance should provide the primary entrance to the building from the public street.
 - (A) Where a Main Entrance is located to serve a parking lot at the side of the building, the entrance should be positioned at or near the building corner so that it equally serves the public street and the parking lot.
- iii. Main Pedestrian Entrances should incorporate one or more of the following treatments:
 - (A) Marked by a taller façade element or building mass element, such as a tower or a volume that protrudes from the façade.
 - (B) Sheltered by additive façade elements such as columns, an overhanging roof, canopy, and/or awnings.

- (C) In conjunction with other treatments, indicated by a recessed entry or a recessed bay in the façade.
 - (D) Accented by clerestory windows, flanking sidelight windows, symmetrical composition and ornamental lighting fixtures, and identified by decorative signage and/or address numbering.
 - iv. Main Entrances to upper-story uses (Common Lobby Entries) that are located on the primary elevation should typically be:
 - (A) Located in the center of the façade or façade segment between storefronts, as part of a symmetrical composition.
 - (B) Aligned with prominent façade elements of upper stories, such as an expressed or embedded entrance tower.
- b. Secondary Pedestrian Entrances
 - i. Secondary Entrances should be positioned and architecturally treated to be visible and easily located, particularly as accessed from public parking lots.
 - ii. Secondary Entrances should not be more visually prominent than the Main Entrance.
 - iii. The design of a Secondary Entrance should be architecturally related to the Main Entrance, such as in use of materials and proportions.
 - iv. Secondary Entrances should be enhanced with detailing, trim and finish consistent with the character of the building.
- c. Door Treatments
 - i. Entrance Doors are the one part of the building façade that patrons and visitors will inevitably see and touch, and should be made of durable high quality materials such as crafted wood, stainless steel, bronze, and other ornamental metals.
 - ii. Carved woodwork, metal trim, and/or applied ornament should be used to create noticeable detail for pedestrians and drivers. Doors may be flanked by columns, decorative fixtures or other details.

- iii. Doors at commercial establishments should include windows of substantial size that permit views into the interior. Exceptions include restaurants, bars, and clubs.
- iv. Doors at residential mixed-use buildings set amongst shopfronts should match or complement the materials, design and character of the primary building (upper story façade), as well as convey the residential character of the building.

6. Security Doors

- a. Roll-up security doors for windows, doors, and loading docks:
 - i. To the degree possible, a roll-up security door should be recessed behind the building façade wall surface.
 - ii. Roll-up security doors should be detailed to recess or conceal door housings and tracks and provide an attractive and finished appearance for all exposed components.
 - iii. Where recessing is not possible, roll-up door housings and tracks should avoid protruding more than six (6) inches from the building façade wall surface.
- b. Horizontal sliding security grills should be architecturally concealed when in a fully opened position.

7. Garage Doors

- a. Single-width vehicular doors are strongly recommended for all garage entrances.
- b. Where double-width doors are used, a door width of twenty (20) feet should not be exceeded at commercial, mixed-use, and multifamily residential buildings, and eighteen (18) feet at single-family residential buildings.
- c. Scale-reducing design treatments are recommended at doors facing streets, public spaces, alleys, or directly upon residential buildings:
 - i. Window openings or open grillwork should be applied on the upper portion of the vehicular door.

- ii. Design treatments such as use of panels and trim detail should be used to subdivide doors in accordance with the selected architectural style.
 - iii. Framing elements such as trellises or canopies above door openings and architectural trim around the edges of openings should be used.
 - d. At live-work façades, garage or studio doors should be compatible with a residential character. Multi-panel doors and door glazing should be used to impart a residential scale.

- 8. Wall Cladding and Materials
 - a. Wall cladding materials on additions and accessory buildings should be carried over from the primary building where possible.
 - b. If the building massing and pattern of windows and doors is complex, a simple palette of wall materials, textures and/or colors should be used. If the building volume and the pattern of wall openings are simple, additional wall materials, textures and articulation may be utilized.
 - c. At all buildings façades located at or near the edge of walkways and driveways, and at portions of buildings exposed to pedestrian traffic such as lobby entrances and ground floor retail storefronts, durable, washable materials such as tile, brick, stone, and metal should be used for wall cladding to avoid damage from impacts, wear, and graffiti. Softer materials such as exposed stucco or EIFS finishes should not be used.
 - d. Grout and sealant colors should be coordinated with colors of abutting materials as well as other building colors.
 - e. An anti-graffiti coating should be applied at the ground floor level and wherever exposed façade surfaces may be accessible from upper floors through wall openings. A clear matte finish is generally recommended for such coatings.

9. Mechanical Equipment and Screening
 - a. Where mounted on street façades, mechanical equipment such as heating and ventilation equipment, ducting, utility meters, conduit, and large receiving dishes should be relocated where possible to alternate locations away from street view.
 - b. Where wall-mounted equipment cannot be relocated, it should not appear to be a “stuck on” afterthought – instead, the equipment should be:
 - i. Concealed within walls.
 - ii. Architecturally recessed or incorporated into the building façade design using louvers, architectural trim, etc. to minimize its visibility.
 - iii. Mounted within additive architectural enclosures using treatments, materials, and colors from the building façade.
 - c. If located on façades, photovoltaic panels should be architecturally integrated into the façade. Integration into canopies, window awnings and other integrated treatments is recommended.
 - d. Downspouts:
 - i. Where possible, downspouts should be concealed within walls.
 - ii. Where downspouts are exposed, the location, spacing, materials, and colors of downspouts, gutters, scuppers, conductor heads and other visible roof drainage components should be incorporated into the architectural composition of the façade. Haphazard placement should be avoided. Materials and attachment hardware should be non-corroding.

10. Additive Façade Composition Elements
 - a. At façades, covered outdoor spaces such as arcades and galleries are encouraged to protect pedestrians from summer sun and winter rain.
 - b. Storefront and Window Awnings:
 - i. To provide shade and visual definition, colored fabric awnings supported by a metal structural frame are recommended.

- ii. The awning form should not dominate or obscure the storefront or façade. A straight sloping profile is recommended.
 - iii. Internally illuminated fabric awnings should not be used.
 - iv. For a sequence of repeating storefronts or windows, a sequence of discrete awnings for each storefront or building bay should be used, instead of one continuous run-on awning.
 - v. Awnings should not cover up intermediate piers, pilasters, or other vertical architectural features.
 - vi. See Section 3.8, *Signage Regulations*, regarding permitted sign and graphic treatment of awnings.
- c. Trellises, Marquees, and Architectural Canopies:
- i. Materials, colors, and form should be derived from the building architecture, e.g., a trellis painted the same color as a building's trim scheme is appropriate.
 - ii. At non-residential buildings, architectural canopies and mansard roofs incorporating a sloping roof should use permanent roofing materials such as tile and metal. Lightweight residential materials such as asphalt or wood shingles and shakes should not be used.
 - iii. Trellises, Marquees and Architectural Canopies that are added onto existing buildings should not abruptly "cut off" prominent vertical façade elements such as piers and pilasters.
 - iv. See regulations for signs (Section 3.8) regarding permitted sign and graphic treatment of trellises, marquees and architectural canopies.
- d. Balconies are encouraged at upper stories to create visual interest, support a regional architectural context, and to provide outdoor spaces for upper story tenants.
- i. In conjunction with upper story balconies, recessed alcoves are recommended to increase the depth and usability of the balcony space and add visual interest to the façade composition.
 - ii. Barrier railings of balconies that project from the wall surface of the building should use a visually open design made of pickets or bars rather than solid wall panels. For multi-tenant residential

developments, tenant regulations are strongly recommended to prevent balconies from becoming storage spaces for large visible belongings.

- e. Balconies and porches should be constructed of materials and proportions related to the overall façade composition.
- f. Ornamental wall-mounted outdoor lighting may be used to accent entries or mark a sequence of repeating pilasters or façade panels. Fixture style and materials should be consistent with the architectural expression of the building.

3.7.2.2 Roof Guidelines

1. Roof Design

- a. Pitched and continuous sloping roof forms (i.e., without flat horizontal portions) are encouraged. These include gable, hip, and pyramidal roofs. For buildings with a larger depth increment extending away from the street, application of sloping roofs to smaller building volumes at street-facing façades is recommended.
- b. Roofs on additions and accessory buildings are encouraged to match the roof of the original or primary building in terms of materials, slope, detailing and style, to the degree possible.
- c. Variations of the roof and/or eave line should be used:
 - i. To highlight major building entrances.
 - ii. To differentiate between individual units within attached residential buildings.

2. Roof Cladding and Materials

- a. Roof materials should match or complement the existing context of the project area and be designed in relation to the building's architectural style and façade expression.
- b. Roof materials that should not be used include:

- i. Stamped sheet metal used to simulate Mediterranean or Spanish roof tiles.
 - ii. Corrugated sheet metal, unless used as an accent roofing material or at historically restored or preserved buildings.
 - iii. Lightweight asphalt shingles.
 - iv. Wood shakes or shingles, except at historically restored or preserved buildings.
3. Mechanical Equipment and Screening
- a. Façade colors and materials, dimensional increments, stylistic treatment, and other elements from the façade composition should be used to integrate additive rooftop structures with the primary building's architecture. Unrelated fencing should not be used.
 - i. At sloping roofs, equipment should be enclosed within sloping roof volumes or contained within additive rooftop structures such as roof dormers, towers, or architectural screening enclosures.
 - ii. At flat roofs, equipment should be located behind parapets and contained within structures such as towers or architectural screening enclosures. Where roofs are light colored (including "cool roofs"), their configurations should be designed and oriented to minimize glare visible from public streets, parks, and adjacent buildings; screening should also be provided by parapet walls and other architectural means.
 - b. Photovoltaic or solar water heating panels should be architecturally integrated into the roof and/or screened from public view to the degree possible.
 - i. At sloping roofs, panels should attempt to match and conform to existing roof slopes. Solar roof tiles or solar panels that can be laid flat within or on top of existing sloping roofing are recommended.
 - ii. At flat roofs, parapets should provide visual screening of solar panels to the degree possible. Multiple smaller panels of lower

height and more consistent roof coverage are preferable to fewer but taller panels.

3.7.2.3 Green Building Design Guidelines

This is a partial listing of “green building” design guidelines related to façade and roof design. In addition to these guidelines, application of “green building” techniques such as those found in 1) the Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ (<http://www.usgbc.org>), 2) the National Association of Homebuilders Model Green Home Building Guidelines (<http://www.nahbrc.org/greenguidelines>), and 3) future “green building” ordinances and guidelines as they become available are strongly encouraged.

1. Solar Access, Daylighting, Passive Solar Heating & Cooling
 - a. Where not in conflict with building scale and frontage & building placement regulations, the massing and orientation of new buildings should optimize solar and wind exposure for heating, cooling, daylighting, and management of glare.
 - b. For energy savings and thermal comfort, the location and design of shading structures and devices, window orientation, and window size should minimize solar heat gain and maximize cooling during warm weather and promote solar heat gain during cold weather. These elements include, but are not limited to: roof overhangs, canopies, “brise-soleil” shading elements, latticework, and trellises.
 - c. Shading devices, window orientation, window opening sizes, and glazing selections should be designed to promote daylighting of interior spaces, minimize the need for artificial lighting, and control glare. The use of skylights and “light shelves” (façade-mounted horizontal surfaces beneath windows to diffuse sunlight deeply into interior spaces) is also encouraged for this purpose.

- d. Building massing, roof forms, shading devices, and façade cladding systems should be designed and oriented to direct airflow that facilitates natural ventilation.
 - e. Exterior building wall design may incorporate hollow cavities that help to insulate the building. These hollow cavities can also be designed to direct airflow that supports natural ventilation.
 - f. Recommended rooftop green building features include:
 - i. Photovoltaic panels – with appropriate screening measures.
 - ii. “Cool roofs” (white or light colored), to reduce solar heat gain – with proper orientation and screening measures to prevent glare effects on adjacent buildings, public streets, and public spaces.
 - iii. Green roofs with living materials and soil, as appropriate to local climate and water conditions.
 - iv. Skylights to provide interior daylighting.
 - v. Rainwater collection systems.
 - g. See Section 3.5.8.3, *Planted Areas*, for additional guidelines on strategically locating deciduous trees to reduce energy consumption by shading buildings during warm summer months.
2. Construction Materials
- a. To reduce resource consumption in manufacture and transport, locally produced and recycled building construction materials should be used whenever possible.

3.7.2.4 Color Guidelines

- 1. General Guidelines
 - a. Fluorescent colors should not be used as primary wall colors or accent colors.
 - b. Colors that relate to the building’s existing district character should be used. Colors of adjacent buildings should be taken into consideration.

Light colors such as different shades of whites and pastels are appropriate. Extremely bright colors should not be used as primary wall colors.

- c. Secondary colors should complement the primary building color. They should be lighter or darker values than the body color, or use more saturated hues of the body color. Secondary colors can be used to give additional emphasis to architectural features such as building bases or wainscots, columns, brackets, cornices, capitals, and bands; or used as trim on doorframes, storefront elements, windows and window frames, railing, shutters, ornament, fences, and similar features.
- d. Accent colors may be more saturated in color, or brighter in tone. They should be used to highlight special features such as doors, shutters, gates, ornamentation, or storefront elements. Bright colors should be limited to retail establishments, and used sparingly for fabric awnings, banners, window frames, or special architectural details. A restrained use of bright colors allows signage and merchandise to catch the eye and stand out in the visual field.

3.8 Signage Regulations

This Section contains standards and guidelines for signage to ensure that signs installed in the Plan Area are consistent with the overall quality and character of new development. Regulations include permitted sign types as well as sign size, number, location, materials, illumination, color, and design.

3.8.1 Number of Signs (Figure 3.8-1)

3.8.1.1 Definition

1. Number of signs is how many signs are permitted for each property, building, and/or business establishment/tenant.

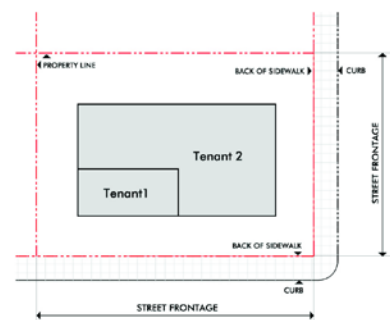


Figure 3.8-1 Street Frontage

2. Street Frontage is the length of the back-of-sidewalk line along a street.

3.8.1.2 Regulation

The number of each sign type permitted shall be as follows:

1. Auto Oriented Signs
 - a. One (1) Pole or Pylon Sign along each street frontage of at least three hundred (300) feet or two (2) Pole or Pylon Signs along each street frontage of at least six hundred (600) feet located a minimum of two hundred (200) feet apart.
 - b. One (1) Monument or Ground Sign along each street frontage of at least two hundred (200) feet or two (2) Monument or Ground Signs along each street frontage of at least six hundred (600) feet located a minimum of one hundred (100) feet apart.
 - c. Exceptions
 - i. Assembly and their accessory uses: Only one (1) Monument, Ground, or Wall Sign per assembly use.
 - ii. Fast Food locations: One (1) Monument, Ground, or Wall Sign per drive-thru lane as a menu board sign in addition to the Monument or Ground Sign per above.
2. Special Signs
 - a. One (1) Grand Projecting or Marquee Sign per establishment.
 - b. Two (2) Building Identification Signs on buildings at least three (3) stories tall.
 - c. Number of Grand Wall Signs permitted shall be determined by the Development Services Director on a case-by-case basis.

3. Pedestrian Oriented Signs
 - a. Two (2) Projecting Signs, Canopy Fascia Signs, or Above Canopy Signs per business entity.
 - b. One (1) Awning Valance Sign per awning on a street facing panel and/or at each of the two side panels of the awning. Side panel lettering shall be in the same line, at the same height, and of the same or smaller letter size as the front panel.
 - c. One (1) Recessed Entry Sign per business entity at its recessed entry.
4. Directory Signs
 - a. Each property may designate one (1) of its permitted signs as a directory sign to display more than three (3) tenant names in addition to the name of the center or development.
5. Wall Signs
 - a. There are no limits on the number of Wall Signs permitted. Please refer also to Section 3.8.2, *Wall Sign Area Per Tenant*.

3.8.2 Wall Sign Area Per Tenant (Figure 3.8-2)

3.8.2.1 Definition

1. Wall Sign Area Per Tenant is the combined sign area of all wall signs on a façade for each business establishment/tenant.

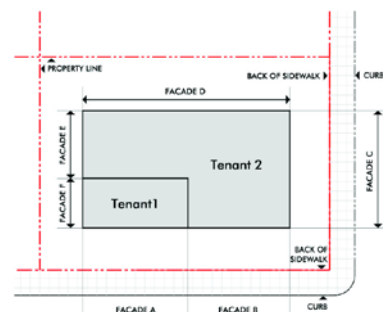


Figure 3.8-2 Tenant Frontage

2. Tenant Frontage is the length of a tenant along a building façade.

3.8.2.2 Regulation

1. Wall Signs are permitted for any establishment/tenant with a dedicated ground floor (or second floor) entrance.
2. The total wall sign area permitted on each façade for each tenant shall not exceed one and one-half (1 ½) square feet for each foot of tenant frontage.
3. Each tenant and façade shall be calculated individually and permitted sign area for one establishment or façade shall not be placed on another establishment or façade.
4. A tenant's total sign area on all side and/or rear façades shall not exceed its total sign area on all street facing façades.
5. All wall signs shall count toward the total wall sign area permitted except as noted below.
6. Exceptions
 - a. Assembly and their accessory uses: For each site, one (1) square feet of total sign area shall be allowed for each lineal foot of street frontage of the building, up to a maximum of thirty-two (32) square feet.
 - b. Wall-mounted Directory Signs do not count toward Total Sign Area.
 - c. Menu, Menu Case, and Drive Through Menu Board Wall Signs do not count toward Total Sign Area.

3.8.3 Sign Setbacks (Figure 3.8-3)

3.8.3.1 Definition

Sign Setback is defined as the distance from a side property line, driveway, street intersection, or curb face to any portion of a sign.

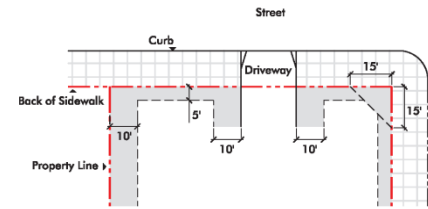


Figure 3.8-3 Sign Setbacks

3.8.3.2 Regulation

1. Back of Sidewalk
 - a. Pole Signs, Pylon Signs, Monument Signs, Ground Signs, and Grand Projecting Signs shall set back 5 feet from the back of sidewalk.
2. Side & Rear Property Lines
 - a. Pole Signs, Pylon Signs, Monument Signs, Ground Signs, and Grand Projecting Signs shall set back 10 feet from side and rear property lines.
 - i. Exception for Assembly and their accessory uses: a Monument or Ground Sign shall be set back a minimum of 5 feet from any common lot line and shall be located within a landscaped area or planter.
3. Driveways

Freestanding signs shall not be located within 10 feet of adjacent driveways.
4. Street Intersections

Freestanding signs shall not be located within a 15-foot by 15-foot triangle defined by the backs of sidewalk at a street intersection.
5. Encroachments
 - a. No portion of a freestanding sign shall encroach within the public right-of-way.

- b. No portion of any sign shall encroach within a horizontal distance of 3 feet from the face of curb.

3.8.4 Interactivity & Animation

3.8.4.1 Regulation

LCD Screen signs, electronic readerboard signs, or other signs that display animation and/or include interactive media such as social network information or interactive art are permitted as specified at Section 2.0, *Development Standards*, and are specifically encouraged as part of Plazas, Courtyard Plazas, and Passages/Paseos (please refer to section 3.5.4, *Public Open Space Types*), and with a conditional use permit at assembly spaces and schools.

Such signs (e.g., LCD screens and electronic readerboards) may be incorporated into the design of various Sign Types including pole signs, pylon signs and monument signs, subject to the regulations applicable to each sign type, but shall be prohibited from providing any off-site advertising, as defined in the city's Sign Ordinance, pertaining to any entity or activity not available on the property upon which the sign is located.

3.8.5 Sign Type Regulations

3.8.5.1 Definition

1. A Sign Type is a specific configuration of sign elements (such as placement, orientation, and size) that result in a unique type.
2. The physical configuration of each Sign Type is established by the text, and illustrations in this Section.

3.8.5.2 Regulation

1. General
 - a. Sign types not listed in this Section are not permitted.
 - b. Permitted sign types shall be as specified at Section 2.0, *Development Standards*.
 - c. In the event that a sign falls under more than one sign definition found within this Section, the more restrictive sign regulations shall apply.

2. Messages
 - a. Commercial messages which identify, advertise, or attract attention to a business, product, service, event, or activity sold, existing, or offered elsewhere than upon the same property (or in a public open space adjacent to the property) where the sign is displayed are expressly prohibited unless otherwise noted.
 - b. Signs displaying civic or cultural messages are permitted and specifically encouraged as part of Plazas, Courtyard Plazas, and Passages/Paseos (please refer to Section 3.5.4, *Public Open Space Types*).

3. Illumination
 - a. Internally illuminated cabinet signs consisting of opaque rectangular enclosures with large translucent plastic sign faces shall not be used. Acceptable forms of cabinet or “can” signs include:
 - i. Signs fabricated in the shape of individual letters, characters, or a logo.
 - ii. Signs composed of an opaque surface with shapes cut out so that letters, or other character shapes and outlines, are illuminated from within through transparent surfaces.
 - b. Sign illumination shall be aimed and shielded to avoid casting excessive glare and “overspill” lighting towards public rights-of-way, adjacent properties, the night sky, and upper floor residential units.

4. Sign Size/Area

- a. Sign Area is the area included within the outer dimensions of a single sign (excluding structural supports).
 - i. Sign area shall be calculated on one (1) face of the sign; or
 - ii. A double-sided sign shall be counted as a single-sided sign where parallel faces are not separated by more than twelve (12) inches at any point, or are angled at no more than 30 degrees apart.
 - iii. For signs applied to a surface such as wall, awning, or canopy and where sign copy is calculated by area, the area shall be calculated by enclosing the sign copy and logos only within parallel lines. If a pictorial graphic background to the sign copy is used, the area calculated shall apply to the entirety of the graphic area.
 - iv. For signs without a border or frame (such as channel or skeleton letters), the area shall be calculated by enclosing the sign copy only (including logos) within parallel lines.
- b. The maximum size for each Sign Type shall be as specified at Section 2.0, *Development Standards* unless otherwise specified at this Section.

3.8.5.3 Pole Signs & Pylon Signs

Pole Signs are permanent freestanding signs not attached to a building, in which signs are constructed on or are affixed to the ground by one or more exposed columns, poles, or similar structural components.

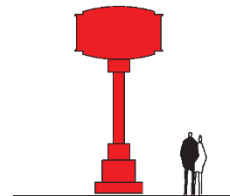


Figure 3.8-4 Pole Sign, Typical

Pylon Signs are freestanding signs that are taller than they are wide. They are similar to monument signs in that support poles or structures are concealed within an architectural enclosure of relatively constant width from bottom to top.

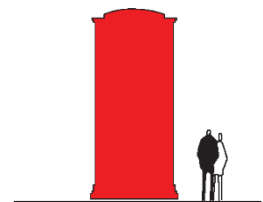


Figure 3.8-5 Pylon Sign, Typical

1. Use
 - a. Pole and Pylon Signs shall only be permitted for non-residential uses with a dedicated ground floor entrance.

2. Distribution and Location
 - a. Pole and Pylon Signs shall not be located along a local street.

3. Size
 - a. The maximum size of Pole and Pylon Signs shall be as established at Section 2.0, *Development Standards*.

4. Design
 - a. All pole signs shall have a minimum vertical clearance of fourteen (14) feet over parking lots or driveways, and eight (8) feet over pedestrian walkways.
 - b. Pole or Pylon Signs over fifty (50) square feet in size:
 - i. Shall have an opaque or dark translucent background, where only items of information may be internally illuminated; or,
 - ii. Shall be of channel letter design.
 - c. No more than sixty percent (60%) of a Pylon Sign's face shall be utilized for the sign message.
 - d. Where street addresses are included on Pole Signs, numerals should be a minimum of six (6) inch.

5. Guidelines
 - a. Pole and Pylon Signs should have an articulated architectural character and well-crafted details.
 - i. A single unornamented pole support design topped by a can sign, typical of a commercial strip, should not be used.
 - ii. Design treatment or ornamentation of structural supports as a decorative composition (for example, featuring columns, struts,

braces, fittings, caps, decorative frames, bases, etc.) together with decoratively framed sign panels is strongly recommended.

- b. The architecture and composition of the sign should provide visual interest and detail at both automotive and pedestrian-scale speed and perception.
- c. Exposed materials used in Pylon Signs should be metal, stone, brick, concrete (including precast and GFRC), and/or paint.
- d. Pole and Pylon Signs should be illuminated by external, halo, exposed neon tube, or exposed LED illumination.

3.8.5.4 Monument Sign & Ground Signs

Monument Signs are freestanding signs that are wider than they are tall. They are mounted on the ground and are flush or have a clearance from the ground of not more than two (2) feet, and supported by a solid or enclosed base, one or more uprights, braces, columns poles, or similar structural components.



Figure 3.8-6 Monument Sign, Typical

Ground Signs are signs or sign panels with their backs mounted on mounded earth, or consist of individual vertical letters mounted on the ground.



Figure 3.8-7 Ground Sign, Typical

1. Use
 - a. Monument or Ground Signs shall only be permitted for non-residential uses with a dedicated ground floor entrance or to mark the entrance into a neighborhood, district, or multi-building complex.
2. Distribution and Location
 - a. No Monument or Ground Sign shall be located along a local street.

3. Size
 - a. The maximum size of Monument and Ground Signs shall be as established at Section 2.0, *Development Standards*.

4. Design
 - a. Monument or Ground Signs shall be located in a landscaped planter a minimum of two (2) feet wider than the sign itself.
 - b. No more than sixty percent of the sign face on each side shall be utilized for the sign message. Sign messages shall be contained within a maximum of three (3) lines.
 - c. Monument or Ground Signs over thirty-two (32) square feet in size:
 - i. Shall have an opaque or dark translucent background, where only items of information may be internally illuminated; or,
 - ii. Shall be of channel letter design.
 - d. Where street addresses are included on Monument or Ground Signs, numerals should be a minimum of six (6) inches.

5. Drive-Through Menu Sign:
 - a. Maximum area of thirty-six (36) square feet; maximum height of six (6) feet.
 - b. Shall only provide on-site menu information to drive-through customers in conjunction with intercom service and shall not additionally advertise to street or sidewalk traffic.

6. Guidelines
 - a. External, edge-lit or halo illumination is recommended.

3.8.5.5 Building Identification Sign

1. Use

- a. Building Identification Signs shall only be permitted to identify a building or non-residential tenant which occupies over 50% of the building.

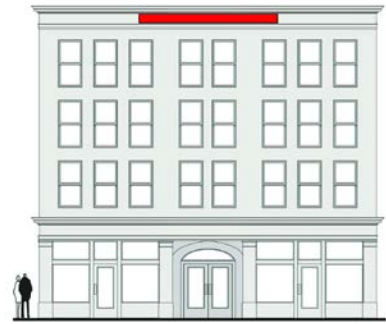


Figure 3.8-8 Building Identification Sign

2. Distribution and Location

- a. The location of such signs shall be at the uppermost story, at the front façade elevation facing the primary street frontage, and additionally or alternatively at a side elevation.

3. Size

- a. The total size of such signs shall not exceed an area of one (1) square feet per lineal foot of building frontage where signs are attached.
- b. Minimum depth of three-dimensional letters shall be two (2) inches.

4. Design

- a. Building Identification Signs shall only be formed of individual three-dimensional letters.
- b. Whether made of solid materials or a hollow assembly, the sign's letters shall be made of permanent materials.
- c. "Plastic trim caps" (an assembly where plastic trim is overlap mounted atop a letter can by gluing the trim to the outer edge of a letter face) shall not be used.
- d. When illuminated, illumination shall be internal or halo illumination.
- e. Each sign copy shall be limited to one (1) line.

3.8.5.6 Grand Wall Sign

Grand Wall Signs are large signs located on, and parallel to, large unfenestrated building wall areas.

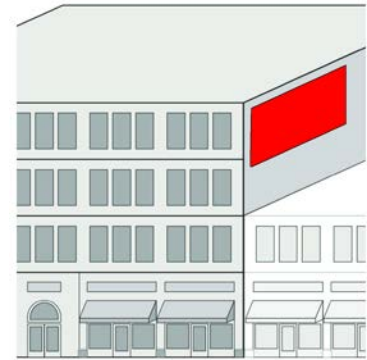


Figure 3.8-9 Grand Wall Sign

1. Use
 - a. Grand Wall Signs shall only be permitted for non-residential uses.
 - b. Grand Wall Signs shall not be used to advertise off-site products, services, events, or activities.
2. Distribution and Location
 - a. Grand Wall Signs shall only be located on unfenestrated wall areas of two thousand (2,000) square feet in size or greater.
 - b. Grand Wall Signs shall project no more than one (1) foot from the façade of the building.
3. Size
 - a. The total area of a Grand Wall Sign shall not exceed one thousand (1,000) square feet or twenty-five percent (25%) of the total wall area, whichever is less.
4. Design
 - a. Materials used in Grand Wall Signs should be wood, ceramic, metal, or paint only.
 - b. Grand Wall Signs should be illuminated by external illumination only.

3.8.5.7 Roof Sign

Roof Signs are large signs located above the top of cornice, parapet, or eave line of a peaked roof.

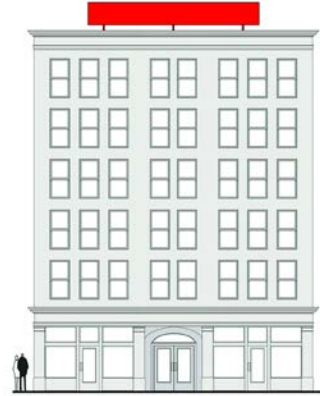


Figure 3.8-10 Roof Sign

1. Use
 - a. Roof Signs shall only be permitted to identify a building or non-residential tenant which occupies over 50% of the building.
2. Distribution and Location
 - a. Roof Signs shall only be located on buildings six (6) floors in height or taller.
3. Design
 - i. Roof Sign design shall be regulated by the creative sign permit process per the Pomona Sign Ordinance.

3.8.5.8 Wall Sign

Wall Signs are located on, and parallel to, a building wall.



1. Use
 - a. Wall Signs shall be permitted for non-residential and multifamily residential uses with a dedicated ground floor entrance.
2. Distribution and Location
 - a. Primary and secondary building frontages shall be designated by the property owner or the applicant/tenant.



Figure 3.8-11 Wall Signs

- b. Wall signs shall only be mounted on a wall area at the ground floor or second floor level.
3. Size
 - a. The maximum size of Wall Signs shall be as established at Section 2.0, *Development Standards*.
 - b. Wall Signs shall project no more than one (1) foot from the façade of the building.
 - c. Wall signs shall extend no higher than the second floor level or the roof eave or parapet line, whichever is lowest.
 4. Design
 - a. Sign copy shall be limited to the business name and product or service offered, and logo.
 - b. All sign copy on both the ground floor and the second floor shall be contained within two (2) lines.
 - c. Raceways shall only be permitted when electrical components cannot physically be placed within or behind the wall or parapet.
 - d. Wall signs may be painted directly on to the building façade only if professionally executed by a licensed commercial sign painter.
 5. Wall-Mounted Directory Sign
 - a. Use and Distribution
 - i. Wall-Mounted Directory Signs shall only be permitted for non-residential uses with a dedicated ground floor entrance.
 - b. Distribution and Location
 - i. A Wall-Mounted Directory Sign shall not be located along a local street, or on any residentially-zoned lot that has less than one hundred (100) feet of street frontage, with the exception of an Assembly Wall-Mounted Directory Sign.
 - ii. No portion of a Wall-Mounted Directory sign shall encroach within ten (10) feet of a common lot line.

- c. Size
 - i. The area of any individual Wall-Mounted Directory Sign face shall not exceed fifty (50) square feet in area.
 - ii. Exception: For Assembly and their accessory uses, a Wall-Mounted Directory Sign shall not exceed twenty-four (24) square feet in area.
 - iii. Wall-Mounted Directory Signs shall extend no higher than the second floor level or the roof eave or parapet line, whichever is lowest.
 - iv. Exception: For Assembly and their accessory uses, no portion of a Wall-Mounted Directory sign shall exceed ten (10) feet in height above finished grade.
 - d. Design
 - i. A Wall-Mounted Directory Sign shall not have more than one (1) face.
 - ii. No more than sixty percent (60%) of a sign face shall be utilized for the sign message, including text and logos.
 - iii. Street addresses shall be included on all Wall-Mounted Directory Signs with minimum six (6) inch numerals.
 - e. Guidelines
 - i. The architectural character, materials, and colors of a Wall-Mounted Directory Sign should be an extension of, or complementary to those from the primary building(s).
6. Drive-Through Menu Board Wall Sign
- a. Menu Board Wall Signs at drive-thru locations:
 - i. Maximum area of thirty-six (36) square feet; maximum height of six (6) feet.
 - ii. Shall only provide on-site menu information to drive-through customers in conjunction with intercom service, and shall not advertise to street or sidewalk traffic.

7. Menu or Menu Case Wall Signs

- a. Menu or Menu Case Wall Signs (non-drive-through locations) are discrete wall-mounted signs, or may be a freestanding sign case containing a restaurant menu:
 - i. Shall be mounted at the ground floor façade adjacent to the entrance of a restaurant or café.
 - ii. Shall be limited to the size of up to four pages of the menu utilized by the restaurant plus the frame. Freestanding Menu Case Signs shall be limited to the size of up to two pages of the menu utilized by the restaurant plus the frame.
 - iii. Shall not protrude more than three (3) inches from the façade. Lettering shall not exceed one (1) inch in height.
 - iv. Shall not exceed one sign or sign case per façade.
 - v. Shall not be an internally illuminated “can” sign with light colored translucent menu panels. Menu pages shall be illuminated by low brightness, indirect illumination only.
 - vi. A freestanding menu sign or sign case shall only be permitted in association with adjacent outdoor seating during outdoor seating service, and must be removed at other times.

3.8.5.9 Projecting Signs

Projecting Signs are oriented perpendicularly to the building façade, are mounted directly to the building façade or suspended under a bracket, armature, or other mounting device attached to the façade, and project more the eighteen (18) inches from the wall.

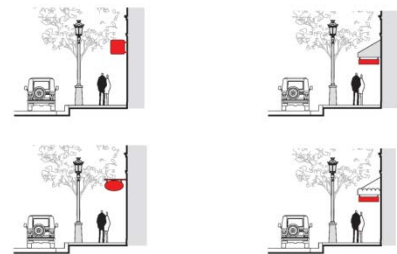


Figure 3.8-12 Projecting Sign

- 1. Use
 - a. Projecting Signs shall only be permitted for non-residential uses with a dedicated ground floor entrance.

2. Distribution and Location
 - a. Projecting Signs shall only be mounted on the wall area within a ground floor façade or shopfront (typically centered above the building entrance, store entrance, or lease length, or mounted above or below an awning or canopy).
3. Size
 - a. The maximum size of Projecting Signs shall be as established at Section 2.0, *Development Standards*.
 - b. Projecting Signs shall project no more than four (4) feet from the façade of the building.
 - c. No portion of a Projecting Sign shall be lower than eight (8) feet above the level of the sidewalk or other walkway over which it projects.
4. Design
 - a. Projecting Signs shall be limited to two (2) sign copy faces with each face having a maximum of two (2) lines.
 - b. Projecting Signs shall be illuminated by external illumination only.
5. Guidelines
 - a. Projecting Signs incorporating a distinctive shape relating to the business are recommended, as well as signs utilizing three-dimensional and well-crafted designs.

3.8.5.10 Awning Face Signs

Awning Face Signs are signs applied to the primary face of an awning, including sloped awning faces and vertical box awning faces.



Figure 3.8-13 Awning Face Sign

1. Use
 - a. Awning Face Signs shall only be permitted for non-residential uses with a dedicated ground floor entrance.
2. Distribution and Location
 - a. Awning Face Signs shall only be permitted at awnings relating to a shopfront or a primary building entrance.
3. Size
 - a. The maximum size of Awning Face Signs shall be as established at Section 2.0, *Development Standards*.
4. Design
 - a. Awning Face Signs shall not be internally illuminated.
5. Guidelines
 - a. Awning Face Signs should consist of vinyl or paint applied directly to the awning, or as printed or woven directly into the awning fabric.

3.8.5.11 Awning Side Signs & Awning Valance Signs

Awning Side Signs are applied to either or both of the two sides of the awning where they exist, in addition to or instead of the Awning Valance Sign.

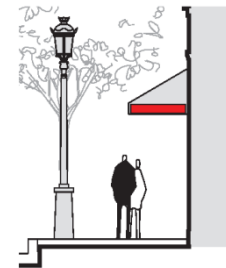


Figure 3.8-14 Awning Side Sign

Awning Valance Signs are signs applied to the awning valance – the narrow vertical trim portion hanging beneath the sloping portion of an awning at its front.



Figure 3.8-15 Awning Valance Sign

1. Use
 - a. Awning Valance Signs and Awning Side Signs shall only be permitted for non-residential uses with a dedicated ground floor entrance, and multi-family buildings with a common lobby entry.
2. Distribution and Location
 - a. Awning Valance Signs and Awning Side Signs shall only be permitted at awnings relating to a shopfront or a primary building entrance.
3. Size
 - a. The maximum size of Awning Side and Valance Signs shall be as established at Section 2.0, *Development Standards*.
4. Design
 - a. Awning Valance Signs and Awning Side Signs shall not be internally illuminated.
5. Guidelines
 - a. Awning Valance Signs and Awning Side Signs should consist of vinyl or paint applied directly to the awning, or as printed or woven directly into the awning fabric.

3.8.5.12 Above Canopy Sign & Canopy Fascia Sign

Above Canopy Signs are mounted immediately above the front and/or side fascia of an architectural canopy structure and are oriented parallel to the adjacent fascia surface.

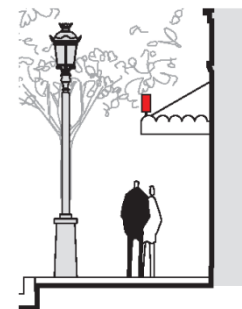


Figure 3.8-16 Above Canopy Sign

Canopy Fascia Signs are mounted to the front and/or side fascia of an architectural canopy structure, are contained completely within that fascia, and oriented parallel to the fascia surface.

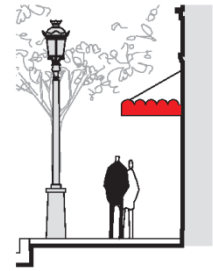


Figure 3.8-17
Canopy Fascia Sign

1. Use
 - a. Canopy Fascia Signs OR Above Canopy Signs shall only be permitted at a non-residential use with a dedicated ground floor entrance, or a multi-family buildings with a common lobby entry.
2. Distribution and Location
 - a. A Canopy Fascia Sign or an Above Canopy Sign shall not project farther from the architectural canopy than its associated fascia.
3. Size
 - a. The maximum size of Above Canopy and Canopy Fascia Signs shall be as established at Section 2.0, *Development Standards*.
4. Guidelines
 - a. Canopy Fascia Signs should be illuminated by external, edge-lit, halo, exposed LED, or exposed neon tube illumination only.
 - b. Above Canopy Signs should be illuminated by external or halo illumination. They may also be translucent letters that are edge-lit by an internal source.

3.8.5.13 Recessed Entry Signs

Recessed Entry Signs are oriented parallel to the building façade and are suspended within a recessed entry.

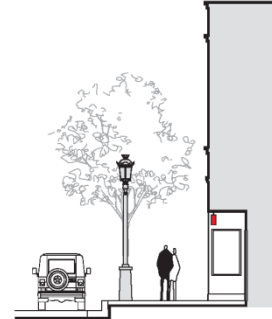


Figure 3.8-18 Recessed Entry Sign

1. Use
 - a. Recessed Entry Signs shall only be permitted for non-residential uses with a dedicated ground floor entrance and multi-family buildings with a common lobby entry.
2. Size
 - a. The maximum size of Recessed Entry Signs shall be as established at Section 2.0, *Development Standards*.
 - b. Recessed Entry Signs shall not project beyond the façade of the building.
 - c. No portion of a Recessed Entry Sign shall be lower than eight (8) feet above the level of the sidewalk.
3. Design
 - a. Recessed Entry Signs shall not be internally illuminated.
4. Guidelines
 - a. Exposed materials used in Recessed Entry Signs should be wood, glass, metal, and/or paint.

3.8.5.14 Window Signs

Window Signs are applied directly to a window or are mounted or suspended directly behind a window.



Figure 3.8-19 Window Sign

1. Use
 - a. Window Signs shall only be permitted for non-residential uses with a dedicated ground floor entrance.
2. Distribution and Location
 - a. Window Signs shall be permitted on windows below the third floor level only.
3. Size and Design
 - a. The maximum size of Window Signs shall be as established at Section 2.0, *Development Standards*.
 - b. Window Signs shall be no more than twelve (12) inches behind the glass window.
4. Guidelines
 - a. Ground floor Window Signs should consist of gold or silver leaf, vinyl, or paint applied to the glass, neon mounted or suspended behind the glass, or framed and mounted paper signs. For metallic leaf or vinyl signs, a drop shadow behind letters is recommended to increase visibility.
 - b. If illuminated, Ground floor Window Signs should be illuminated by exposed neon tube or LED illumination only.

3.8.5.15 Café Umbrella Signs

1. Use
 - a. Café Umbrella Signs shall only be permitted for non-residential uses at outdoor seating areas.
2. Size
 - a. The maximum size of Café Umbrella Signs shall be as established at Section 2.0, *Development Standards*.
3. Design
 - a. Café Umbrella Signs shall only be permitted to display the name and/or a business logo of the business, up to a maximum of four (4) repetitions per umbrella. Generic advertising such as a product name shall not be permitted.
 - b. Café Umbrella Signs shall not be illuminated, except as by outdoor area lighting.
4. Guidelines
 - a. The color combination of signs and umbrella fabric should be simple and contrasting for legibility and avoidance of visual clutter.



Figure 3.8-20 Cafe Umbrella Sign

3.8.5.16 Temporary Signs

Temporary signs are designed, constructed, and intended for display on a private property for limited periods advertising temporary events such as “special sales,” or “grand openings.”

1. Use & Design
 - a. Temporary Signs shall only be permitted for non-residential uses with a dedicated ground floor entrance for a maximum of 90 days per calendar year per tenant.

- b. Temporary Signs shall be regulated by City Temporary Sign Permit processes.

3.8.6 Sign Guidelines – All Sign Types

3.8.6.1 Design Character

1. The architectural character, materials, and colors of any sign are strongly recommended to be an extension of or complementary to those of their primary building(s).
2. The location of all permanent building-mounted signs should be incorporated into the architectural design and composition of the building. Placement of signs should be considered an integral part of the overall façade design. Locations should be carefully composed and align with major architectural features.
3. Prominent façade elements such as windows, cornices, framed panels, pilasters, and columns should not be haphazardly overlapped by building-mounted signs.
4. Sign design, including color, should be appropriate to the establishment, conveying a sense of what type of business is being advertised.
5. Storefront signage should help create architectural variety from establishment to establishment. In multi-tenant buildings, signage should be used to create interest and variety.
6. Channel letters or individual cut or molded letters are strongly recommended wherever possible.

3.8.6.2 Graphics

1. For legibility, the color of letters and their backgrounds should be selected for high contrast.
2. Colors or color combinations that interfere with the legibility of the sign copy should be avoided. Too many colors may weaken the legibility of the sign.
3. Fluorescent paint or material colors should not be used as predominant colors in permanent signs or on their structural supports (except as required for municipal traffic and public safety signs). When fluorescent colors are used as part of temporary signage, they should be limited to ten (10) square feet of sign area per façade per establishment.
4. For vertical format sign copy, letters should be oriented right-side-up and stacked in a single upright row with the first letter being at the top of the sign and the last letter being at the bottom.

3.8.6.3 Illumination

1. Signs with large backlit panels should have an opaque or dark translucent background, where only items of information are internally illuminated in order to avoid creating glare and light pollution.
2. Where low-brightness lamps are exposed to view as part of a sign's illumination design, recommended types include incandescent, halogen, neon, warm-white encapsulated compact fluorescent, warm-white encapsulated induction lamps, and LED light sources.
3. Spiral-tube compact fluorescent, fluorescent tube, metal halide, and cold-cathode light sources should only be used for indirect illumination, i.e., where light sources are shielded from view.

3.8.6.4 Execution

1. All signs (including temporary signs) should present a level, neat and aligned appearance.
2. All signs (including temporary signs) should be constructed and installed utilizing the services of a professional sign fabricator and installer.