

CHAPTER 25.18
DOWNTOWN DISTRICTS DEVELOPMENT STANDARDS

§ 25.18.010. Purpose and Applicability.

- A. **Purpose.** This chapter provides detailed regulations for development and new land uses within the 111 Corridor Plan area and is intended to provide for the continuing evolution of the 111 Corridor Plan area from an old highway commercial strip to a place where:
1. A mixture of land uses including shops, workplaces, residences, and civic buildings are within walking distance of one another;
 2. Streets that are attractive to pedestrians also conveniently and efficiently accommodate the needs of cyclists and the automobile; and
 3. New and remodeled buildings work together to define the pedestrian-oriented space of the public streets within the plan area, and are harmonious with each other and the desired character of the plan area.
- B. **Applicability.** Proposed development, subdivisions, and new land uses within the plan area shall comply with all applicable requirements of this Development Code, as follows.
1. **Regulating Plan.** The Regulating Plan (Figure 25.18-1) defines the zones within the 111 Corridor Plan area that differentiate standards for building placement, design, and use; and identifies the parcels included within each zone.
 2. **Land Use and Permit Requirements.** Section 25.18.040 identifies the land use types allowed by the City in each of the zones established by the Regulating Plan. A parcel within the 111 Corridor Plan area shall be occupied only by land uses identified as allowed within the applicable zone by Section 25.18.040, subject to the type of City approval (for instance permitted by right, administrative use permit, conditional use permit) required by Section 25.18.040.
 3. **Development Standards.** The development standards in Section 25.18.050 regulate the building envelope and the features of buildings that affect the public realm of the street, sidewalk, and public open spaces. The development standards regulate building intensity, building setbacks, building height, building size and spacing, required frontage types, allowed architectural elements, required on-site open space, parking placement, and parking requirements and vary according to the zone applied to a parcel by the Regulating Plan. Proposed development shall comply with all applicable standards in Section 25.18.050.

(Ord. 1313, 2016)

§ 25.18.020. Regulating Plan.



(Ord. 1313, 2016)

§ 25.18.030. Characteristics of Downtown Districts.

The following descriptions of each downtown district identify the characteristic uses, intensity of uses, and level of development intended for that district.

<p>A. Downtown (D) District. The Downtown (D) zone introduces urban, multi-story buildings up to 3 stories tall and located at or near the sidewalk.* Primary building access is from the sidewalk and parking is behind buildings or subterranean. Ground floors accommodate retail, restaurant, service, and office uses, while upper floors accommodate residential and office uses. Residential uses are prohibited on the ground floor along the El Paseo frontage.</p>	
<p>B. Downtown Core Overlay (D-O). Buildings within the Downtown Core Overlay (D-O) may be up to 4 stories.* In addition, residential uses are prohibited on the ground floor.</p>	
<p>C. Downtown Edge (DE) District. The Downtown Edge (DE) zone serves as a buffer between downtown and the residential neighborhoods to the north and south. It introduces urban, multi-story buildings up to 3 stories tall. It is a flexible zone that allows a wide range of uses, including residential, office, service, and retail uses. Buildings with retail ground floors are located right behind the sidewalk while buildings with residential ground floors are set back with small front yards.</p>	

<p>D. Downtown Edge Transition Overlay (DE-O). Buildings within the Downtown Edge Transition Overlay (DE-O) are required to step down to 2 stories along the portions of the parcel that are adjacent to single-family zones. In addition, most nonresidential uses within the DE-O are permitted subject to a conditional use permit.</p>	
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* Building height may be increased by 1 story if public improvements are implemented per conditions in *111 Corridor Implementation Manual*.

(Ord. 1313, 2016)

§ 25.18.040. Land Use and Permit Requirements.

Table 25.18-1 (Use Matrix for Downtown Districts) identifies allowed uses and corresponding permit requirements for the downtown districts and all other provisions of this title. Descriptions/definitions of the land uses can be found in Chapter 25.99 (Definitions). The special use provisions column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

Uses that are not listed are not permitted. However, the Commission may make a use determination as outlined in Section 25.72.020 (Use Determinations).

TABLE 25.18-1. USE MATRIX FOR DOWNTOWN DISTRICTS

P	=	use permitted by right
A	=	use requires administrative use permit
C	=	use requires approval of conditional use permit
N	=	use not permitted

Land Use	Zone				Special Use Provisions
	D	D-O	DE	DE-O	
Residential Uses					
Accessory dwelling unit	P	P	P	P	25.34.030
Assisted Living	N	N	N	C	
Condominium	C ¹	C ¹	C	C	25.16.040.B
Dwelling, duplex	C ¹	C ¹	C	P	25.16.040.B
Dwelling, multifamily	C ¹	C ¹	C	P	25.16.040.B
Dwelling, single-family	C ¹	C ¹	C	N	25.16.040.B
Group home	C ¹	C ¹	C	N	25.16.040.B

Land Use	Zone				Special Use Provisions
	D	D-O	DE	DE-O	
Junior accessory dwelling unit	P	P	P	P	25.34.030
Home-based business	P ⁴	P ⁴	P ⁴	P ⁴	25.34.020
Agriculture-Related Uses					
Garden, private	C ¹	C ¹	N	P	
Greenhouse, private	N	N	C	P	
Horticulture, private	N	N	C	P	
Recreation, Resources Preservation, Open Space, and Public Assembly Uses					
Club, private	N	N	N	C	
Day care center	C ¹	C ¹	N	N	
Day care, large family	N	N	N	P	25.10.040.F
Day care, small family	N	N	N	P	
Institution, educational	N	N	C	C	
Institution, general	N	N	C	C	
Institution, religious	N	N	C	C	
Mechanical or electronic games, ≤ 4	P ¹	P ¹	P	N	
Mechanical or electronic games, ≥ 5	C ^{1,2}	C ^{1,2}	C	N	
Recreational facility, incidental	N	N	N	C	25.10.040.H
Recreation facility, private	N	N	N	P	
Recreation facility, public	N	N	N	C	
Retail, Service, and Office Uses					
Accessory massage establishments	P	P	P	N	25.34.160
Ancillary commercial	N	N	A	N	25.16.040.E
Animal Clinic	C ^{1,6}	C ^{1,6}	C ^{1,6}	N	25.34.210
Art gallery	P	P	P	A	
Art studio	P ¹	P ¹	A	A	

Land Use	Zone				Special Use Provisions
	D	D-O	DE	DE-O	
Book and card shops	P	P	N	N	
Bed and breakfast	N	N	C	C	
Cannabis storefront retail	C	N	C	N	25.34.120
Cannabis testing and research laboratory	N	N	N	N	25.34.120
Clothing and apparel shops	P	P	P	N	
Convention and visitor's bureau	P ¹	P ¹	C	N	
Drugstore	P ¹	P ¹	N	N	
Financial institution	P ¹	P ¹	C	N	
Furniture stores and home furnishings	P	P	P	N	
Gift and accessories boutiques (including small antiques)	P	P	P	N	
Grocery store < 35,000 SF	C ¹	C ¹	N	N	
Health club, gyms or studios	C ^{1,2}	C ^{1,2}	C ²	N	
Hotel	C	C	C	C	
Independent stand-alone massage establishments	P ¹	P ¹	C	N	25.34.160
Jewelry shops	P	P	P	N	
Liquor store	P ¹	P ¹	N	N	
Liquor, beverage, and food items shop	P ¹	P ¹	N	N	
Luggage shops	P	P	P	N	
Medical, clinic	P ¹	P ¹	P	N	
Medical, office	P ¹	P ¹	P	A ⁵	
Medical, hospital	P ¹	P ¹	C	C	
Medical, laboratory	N	N	P	N	
Mortuary	C ¹	C ¹	N	N	

Land Use	Zone				Special Use Provisions
	D	D-O	DE	DE-O	
Office, professional	P ³	P ³	P ³	P ³	25.28.040.C
Office, local government	P ¹	P ¹	P	N	
Office, neighborhood government	N	N	N	C	
Office, travel agency	P ³	P ³	P	N	25.10.040.K
Outdoor sales	A ¹	A ¹	A	N	
Personal services	P	P	P	N	
Restaurant	C ²	C ²	C ¹	N	25.16.040.H
Retail	P	P	P	N	
Retail, bulky items	P ¹	P ¹	C	N	
Retail, Golf carts and neighborhood electric vehicles (NEV)	C	N	C	N	25.34.190
Spa	P	P	P	C	
Sundries shops (general merchandise)	P	P	P	N	
Time-share project	C ¹	C ¹	N	N	
Utility, Transportation, Public Facility, and Communication Uses					
Fire station	C	C	C	C	
Commercial communication tower	C	C	C		
Commercial parking lot	P	P	C	C	25.10.040.I
Office parking lot	N	N	N	C	25.10.040.L
Public service facility	N	N	N	C	
Utility facility	N	N	N	C	
Utility installation	C	C	N	N	
Automobile and Vehicle Uses					
Automotive rental agency	P	P	C	N	
Automotive service station	C	C	N	N	
Temporary Uses	See Section 25.34.080				

- 1 Uses prohibited along El Paseo facing ground floor frontages.
- 2 The establishment may be permitted with an administrative use permit but may be elevated to a conditional use permit at the discretion of the ZA based on parking, traffic, or other impacts.
- 3 Office professional uses along El Paseo facing ground floor frontages within the El Paseo Overlay district may be allowed subject to a conditional use permit per Section 25.28.040(El Paseo Overlay district).
- 4 Home occupation uses are permitted in residential dwelling units in approved residential and mixed-use developments.
5. Medical offices existing and operating with an appropriate City business license prior to 2023 are permitted by right to continue operating without requiring an administrative use permit.
6. Use only permitted on properties with frontage along Highway 111.

(Ord. 1313, 2016; Ord. 1329 § 4, 2017; Ord. 1350A § 2, 2019; Ord. 1358 § 2, 2020; Ord. 1393 § 12, 2023; Ord. 1405 § 2, 2023; Ord. No. 1416, 8/22/2024)

ZONING

§ 25.18.050

§ 25.18.050. Development Standards.

The development standards on Table 25.18-2 (Downtown District Development Standards) are applicable to the downtown zoning districts. These standards, along with other development standards (e.g., landscaping requirements, signs, and parking standards) in this title, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high-quality development.

TABLE 25.18-2. DOWNTOWN DISTRICT DEVELOPMENT STANDARDS				
Development Standard	Zone			
	D	D-O	DE	DE-O
A. Building Intensity				
1. Floor Area Ratio (FAR)	2.0	2.5	2.0	2.0
B. Building Setbacks as measured from property lines				
1. Primary Street Setback¹				
a. Ground Floor Residential	5 ft.	not allowed	10 ft.	10 ft.
b. Ground Floor Nonresidential	0 ft.	0 ft.	0 ft.	10 ft.
2. Side Street Setback¹				
a. Residential	5 ft.	not allowed	10 ft.	10 ft.
b. Nonresidential	0 ft.	0 ft.	0 ft.	10 ft.
3. Side Yard Setback				
a. Residential	0 ft.	0 ft.	0 ft.	5 ft.
b. Nonresidential	0 ft.	0 ft.	0 ft.	5 ft.
4. Rear Setback				
a. With alley	5 ft.	5 ft.	5 ft.	25 ft.
b. Without alley	5 ft.	5 ft.	5 ft.	5 ft.

TABLE 25.18-2. DOWNTOWN DISTRICT DEVELOPMENT STANDARDS

Development Standard	Zone			
	D	D-O	DE	DE-O
C. Building Height ²				
1. To eave of pitched roof (max.)	3 floors / 40 ft.	4 floors / 55 ft.	3 floors / 40 ft.	3 floors / 40 ft.
2. Pitched roof height above top of eave (max.)	12 ft.	12 ft.	12 ft.	10 ft.
3. To top of parapet of flat roof (max.)	3 floors / 45 ft.	4 floors / 60 ft. ³	3 floors / 45 ft.	3 floors / 45 ft.
4. Ground floor above grade at building setback line (max.)				
a. Residential	4 ft.	not allowed	4 ft.	3 ft.
b. Nonresidential	0 ft.	0 ft.	0 ft.	0 ft.
5. Ground story height				
a. Residential	18 ft.	not allowed	12 ft.	10 ft.
b. Nonresidential	18 ft.	18 ft.	18 ft.	not allowed
D. Building Size and Spacing (also see One Eleven Corridor Guidelines, Section 25.20.020)				
1. Primary Street Façade				
a. Building width/façade increment	35 ft.	35 ft.	35 ft.	35 ft.
b. Building separation	0 ft.	0 ft.	0 ft.	15 ft.
2. Side Yard and Side Street Façade				

TABLE 25.18-2. DOWNTOWN DISTRICT DEVELOPMENT STANDARDS

Development Standard	Zone			
	D	D-O	DE	DE-O
a. Façade Length	TBD	TBD	TBD	TBD
E. Required Frontage Types				
All street- and lane-facing building frontages must provide at least 1 of the frontage types listed below. Frontage types may encroach into the public right-of-way or setback as identified below, and may be further limited by the California Building Code (CBC). Please refer to Section 25.20.030 of the One Eleven Corridor Design Guidelines for design criteria for each frontage type:				
1. Shopfront	–	–	–	–
2. Arcade	within 2 ft. of curb	within 2 ft. of curb	–	–
3. Gallery	within 2 ft. of curb	within 2 ft. of curb	within 2 ft. of curb	–
4. Stoop	5 ft. into setback	n.a.	5 ft. into setback	5 ft. into setback
5. Dooryard	to R.O.W. line	to R.O.W. line	to R.O.W. line	to R.O.W. line
F. Encroachment Allowed for Architectural Elements				
Architectural elements may encroach into the public right-of-way or setback as identified below, and may be further limited by the California Building Code (CBC). Please refer to Section 25.20.040 of the One Eleven Corridor Design Guidelines for design criteria for each architectural element.				
1. Awning, Canopy	within 2 ft. of curb			
2. Balcony ⁴⁵	3 ft. into R.O.W.	3 ft. into R.O.W.	3 ft. into setback	3 ft. into setback
3. Bay Window ⁴⁵	3 ft. into R.O.W.	3 ft. into R.O.W.	3 ft. into setback	3 ft. into setback
4. Cantilevered Room ⁴⁵	2 ft. into R.O.W.	2 ft. into R.O.W.	2 ft. into setback	2 ft. into setback
5. Eaves	3 ft. into R.O.W.	3 ft. into R.O.W.	2 ft. into setback	2 ft. into setback
G. Required On-Site Open Space ⁶				
1. Required On-Site Open Space: Each lot shall provide the quantity of open space indicated below, comprised of 1 or more of the following open space types: (i) court, (ii) back yard, (iii) side yard, and/or (iv) roof deck as allowed by each individual zone. Please refer to Section 25.20.050 of the One Eleven Corridor Design Guidelines for design criteria for each open space type. Required open space must be located behind the primary street, side street, side yard and rear yard setback lines, as shown in Figure 25.18-4 (Required Open Space). Setback areas do not count toward the minimum required open space area.				
a. Min. area total	15% of total lot area	15% of total lot area	20% of total lot area	20% of total lot area

TABLE 25.18-2. DOWNTOWN DISTRICT DEVELOPMENT STANDARDS

Development Standard	Zone							
	D		D-O		DE		DE-O	
b. Min. area of at least one open space	10% of total lot area		10% of total lot area		10% of total lot area		10% of total lot area	
2. Design Criteria.	width	length	width	length	width	length	width	length
a. Front Yard	Lot width (min.)	Primary Street Setback depth (min.)	-	-	Lot width (min.)	Primary Street Setback depth (min.)	Lot width (min.)	Primary Street Setback depth (min.)
b. Court ⁶	20 ft. min.	20 ft. min	20 ft. min.	20 ft. min	20 ft. min.	20 ft. min	20 ft. min.	20 ft. min
c. Back Yard ⁶	-	-	-	-	20 ft. min.	20 ft. min	20 ft. min.	20 ft. min
d. Side Yard ⁶	20 ft. min.	3x width max.	20 ft. min.	3x width max.	20 ft. min.	3x width max.	20 ft. min.	3x width max.
e. Roof Deck ⁶	20 ft. min.	20 ft. min.	20 ft. min.	20 ft. min.	-	-	-	-
f. Covered Passage	10 ft. min.	3x width max.	10 ft. min.	3x width max.	10 ft. min.	3x width max.	10 ft. min.	3x width max.
g. Uncovered Passage	15 ft. min.	3x width max.	15 ft. min.	3x width max.	15 ft. min.	3x width max.	15 ft. min.	3x width max.
H. Parking Placement ⁷								
1. Primary Street Setback	20 ft.		20 ft.		20 ft.		20 ft.	
2. Side Street Setback	5 ft.		5 ft.		5 ft.		5 ft.	
3. Side Yard Setback	5 ft.		5 ft.		5 ft.		5 ft.	
4. Rear Setback	5 ft.		5 ft.		5 ft.		5 ft.	
I. Parking Requirements								
1. Residential Uses								
a. Studio and 1-Bedroom	min. 1.25 / unit		min. 1.25 / unit		min. 1.25 / unit		min. 1.25 / unit	

TABLE 25.18-2. DOWNTOWN DISTRICT DEVELOPMENT STANDARDS

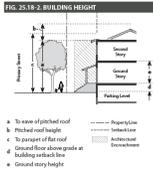
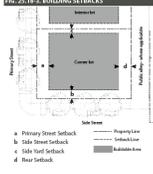
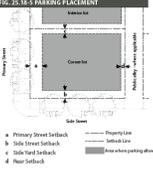
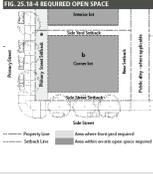
Development Standard	Zone			
	D	D-O	DE	DE-O
b. 2-Bedroom + Nonresidential Uses	min. 1.75 / unit 3 space / 1,000 sq. ft.	min. 1.75 / unit 3 space / 1,000 sq. ft.	min. 2 / unit 3 space / 1,000 sq. ft.	min. 2 / unit 3 space / 1,000 sq. ft.

Notes:

- 1 The distance between the face of curb and primary street and side street building facades must be consistent with the sidewalk and landscape width requirements of General Plan Chapter 10, Streetscape and Public Realm. Accordingly, buildings along the primary street and side street may need to be set back farther than the minimum specified setback in order to provide space for the sidewalk and landscape widths envisioned by the General Plan.
- 2 Building heights are the vertical distance from the average elevation of the finished grade to the top of eave or top of parapet; pitched roof height is the additional vertical distance from the top of eave to the highest point of the roof; ground story height is measured floor to floor.
- 3 Building height may be increased by 1 story / an additional 15 ft. if public improvements are implemented per conditions in 111 Corridor Implementation Manual.
- 4 Only allowed on upper floors.
- 5 Includes eaves extending into setback from a covered stoop, bay window, cantilevered room, or covered balcony.
- 6 Open space type may count towards minimum required open space requirement as defined in Section G.1 of Table 25.18-2.
- 7 Partially subterranean and fully subterranean parking garages may align with the primary street and/or side street building frontage line(s) provided they do not extend higher than the maximum ground floor height standards described in Table 25.18-2, Section C.4.

(Ord. 1313, 2016)

§ 25.18.060. Illustrated Glossary.

<p>Building Height. Vertical distance from the average elevation of the finished grade to the top of eave or top of parapet; pitched roof height is the additional vertical distance from the top of eave to the highest point of the roof. See Figure 25.18-2 (Building Height).</p>	 <p>FIG. 25.18-2. BUILDING HEIGHT</p> <ul style="list-style-type: none"> a. To eave of pitched roof b. Pitched roof height c. To eave of flat roof d. Ground floor above grade at building setback line e. Ground story height
<p>Building Setback. The distance between the building line and the property line, or when abutting a street, the ultimate right-of-way line. See Figure 25.18-3 (Building Setbacks).</p>	 <p>FIG. 25.18-3. BUILDING SETBACKS</p> <ul style="list-style-type: none"> a. Primary Street Setback b. Side Street Setback c. Side Yard Setback d. Rear Setback
<p>Primary Street. The street that is typically higher in the street hierarchy, typically carries more traffic, and where the main facade of a building typically faces.</p>	 <p>FIG. 25.18-4. PARKING PLACEMENT</p> <ul style="list-style-type: none"> a. Primary Street Setback b. Side Street Setback c. Side Yard Setback d. Rear Setback
<p>Required Open Space. Required open space shall be provided in area shown in Figure 25.18-4 (Required Open Space).</p>	 <p>FIG. 25.18-4. REQUIRED OPEN SPACE</p> <ul style="list-style-type: none"> a. Primary Street Setback b. Side Street Setback c. Side Yard Setback d. Rear Setback

(Ord. 1313, 2016)