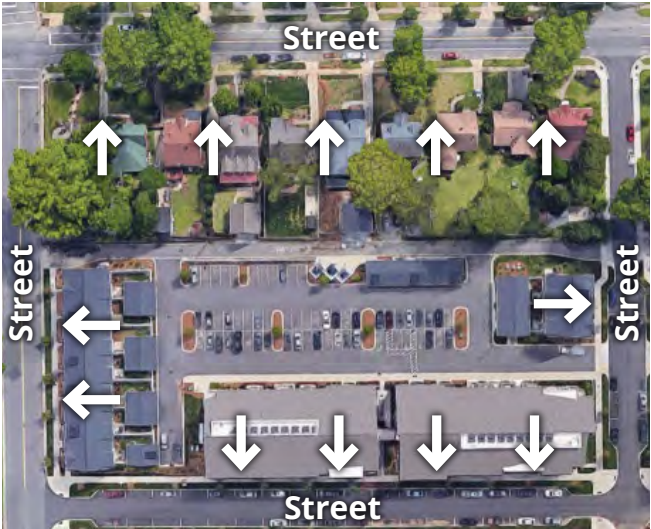


3.8 | Building Placement & Access

3.8.A. Introduction

- 1. Intent**
This Section establishes standards to ensure that proposed development within the Specific Plan area promotes a pedestrian-friendly environment along the street by placing buildings at the front of the site and locating parking at the center or the back of the site.
- 2. Applicability**
The standards and guidelines of this section apply to all projects which include the construction of new primary buildings. Minor exceptions to the standards herein may be allowed for *Limited Uses*, as defined in *Section 3.14*.



3.8.B. Standards & Guidelines

- 1. Placement & Orientation.** All new *primary buildings* shall front onto and take *primary access* from the public realm (except alleys) or a *public realm extension* (see *Section 3.8.B.2*) per the façade and frontage standards of *Section 3.10* and the standards of this section.
- a. Build-To Range.** The street-facing façade of new *primary buildings* shall be set within the ‘Build-To Ranges’ identified in *Table 3.8-1*.
- i. Additional ‘Front Street Build-To Range’ standards and guidance are provided according to frontage type in *Section 3.10.C*.
 - ii. The following elements may encroach past the ‘Build-To Range’:
 - (a) Projecting Architectural Elements, subject to the requirements of *Section 3.10.D*.
 - (b) Surface parking, subject to the requirements of *Section 3.12*.
- b. Buildout Percentage.** New street-fronting *primary buildings* shall be built along the street per the buildout percentage requirements indicated in *Table 3.8-1*. Buildout percentage is the length of building required along the street frontage in relation to the lot width (minus required side setbacks). The buildout length may be interrupted by the following elements:
- i. *Forecourts* that are a maximum of 60’ wide, subject to the requirements of *Section 3.13.G.2*.
 - ii. Entrances to *paseos, passages*, or *side yards* that are a maximum of 30’ wide, subject to the requirements of *Section 3.13.G.2*.
 - iii. Exterior staircases and associated landing areas.
 - iv. *Chamfered corners*, provided they include a primary entrance or stairway. See *Figure 3.8-1*.
 - v. *Parking courts*, that are a maximum of 100’ wide, subject to the requirements of *Section 3.12.D.3.a*.
 - vi. Drive-through entrances and exits, per the requirements of *Section 3.14, Limited Uses in the MU-C Zone*.
 - vii. Surface parking lots fronting secondary streets, per the requirements of *Section 3.12.D and Section 3.14, Limited Uses in the MU-C Zone*.
- c. Setbacks.** All buildings shall be placed in relation to each other and to their property lines per the setback standards in *Table 3.8-1*.
- i. Allowed encroachments into required side and rear setback areas are identified in *UDC Section 3.02.03*.
- d. Access**
- i. Entrances into residential units shall not be located more than 250 feet from the tenant/visitor parking space(s) assigned to that unit, as measured along walking paths.
 - ii. Where alleys are present, vehicular access to on-site parking shall be from the alley.

Figure 3.8-1 Building Placement

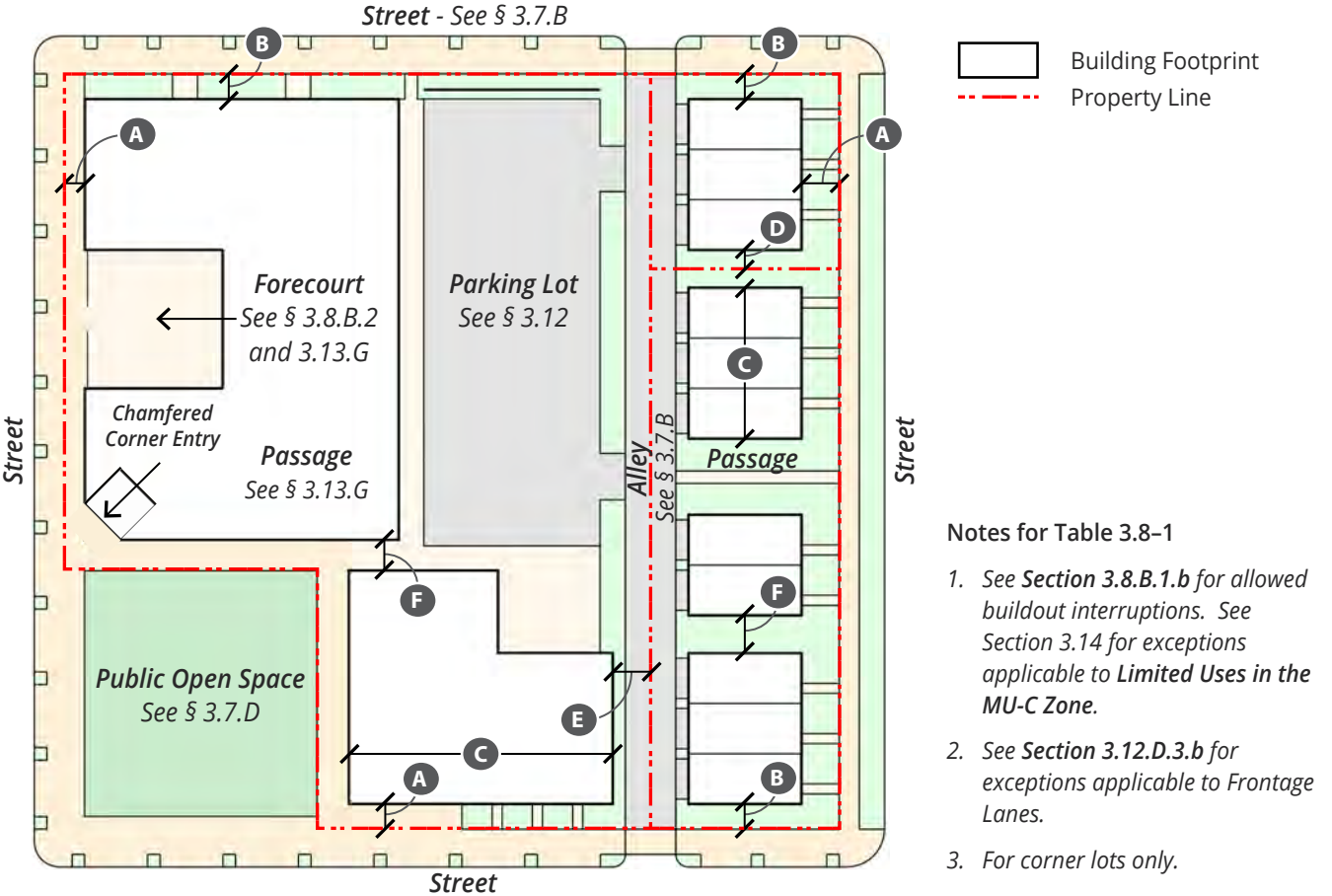


Table 3.8-1 Building Placement

Dimension		Mixed-Use Corridor	Neighborhood General	Neighborhood Low
A	Front Street Build-To Range	0' – 10'	5' – 15'	
	Front Street Buildout (min.)	100% ¹	70%	
	Highway 111 Build-To Range	0' – 15' ²	N/A	
B	Side Street Build-To Range ³	N/A	5' – 15'	
	Side Street Buildout ³	80% for the first 40' from the Front Street; no buildout requirement after 40'. <i>Outbuildings</i> must be located on street side.		
C	Building Length (max)	300'	Single family detached: 40' Single-family attached: 5 units or 100' Other building types: 200'	Single family detached: 40' Single-family attached: 5 units or 100' Other building types: 70'
Setbacks (min.)				
D	Side yard	0'	10% of lot width or 5', whichever is less	
E	Rear (w/ alley)	15' from centerline of alley		
	Rear (w/o alley)	5'		
F	Minimum Separation between Multiple Buildings on a Single Lot	10'	10'	10'

2. Public Realm Extensions. While most buildings and ground-floor units will front onto and take their *primary access* from the adjacent Public Realm right-of-way, some buildings and ground-floor units may take this primary access from shared private spaces and connections that function as extensions of the public realm into a site. These are identified in *Table 3.6-2* as comprising the “Semi-Public Realm” and they serve as transitions between fully-public and fully-private spaces. Public Realm Extensions are subject to the following standards:

- a. Continuous Access Route.** A Public Realm Extension may comprise a single space or connection type, or it may be a sequence of spaces and connections. In either case, Public Realm Extensions shall connect directly to the public realm.
- i.** The route from the public realm, through a Public Realm Extension, to a building’s *primary access* shall be clear and continuous and may not exceed 200 feet.
- ii.** A space which is ‘floating’ within a block—such as an internal court which is not linked via other shared spaces or connections to the public realm—shall not provide the sole frontage to a *primary building*.

Types which Provide Frontage (from Table 3.6-2)			Provides Frontage
Public Realm	Public Connection <i>Section 3.7</i>	Street	X
		Carless Street	X
		Mid-Block Paseo	X
	Public Open Space <i>Section 3.7</i>	Plaza / Green	X
		Neighborhood Park	X
		Mini Park	X
Semi-Public Realm	Shared Private Connection <i>Section 3.14</i>	Close	X
		Passage	X
	Shared Private Open Space <i>Section 3.14</i>	Any secured version of the Public Connections listed above	X
		Forecourt	X
		Internal Court	X
		Any secured version of the Public Open Spaces listed above	X

- b. Frontage.** The standards and guidelines in *Section 3.10, Façades & Frontages* section shall be applied to the facades which define and front these spaces, including frequent points of building access and clear, ample fenestration.
- c. Activation.** Semi-public spaces may allow public access or they may limit access to residents to create a more private space. However, these spaces are not intended to be fully private, which means that they shall remain visible from the public realm, and activate the public realm via the regular coming and going of residents and visitors.
- d. Connectivity.** Public realm extensions also provide connections through blocks. This is accomplished with a paseo or through a sequence of courts and paseos linking together through the block. Where non-vehicular paths are used to meet connectivity requirements (see *Section 3.7*), full and unrestricted public access shall be provided through the route.
- e. Amenities.** Public realm extensions also double as amenity space, and they should be designed and furnished as such. They can serve as spaces for gathering, play, and can include fountains and other amenities.
- f. Design.** The size, configuration, and character of these spaces shall prioritize pedestrian comfort. The spaces and connections which comprise a Public Realm Extension are subject to *Section 3.13.G* and the following:



This court functions as a outdoor room while providing access to multiple buildings and units. It is linked to the public realm via a passage.

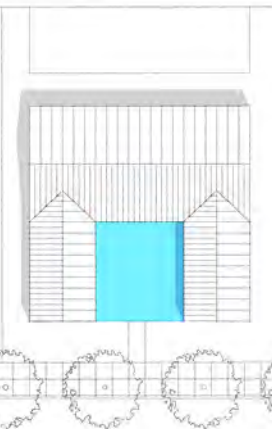


A sequence of courts and passages can create a non-vehicular connection into or through blocks and larger sites.

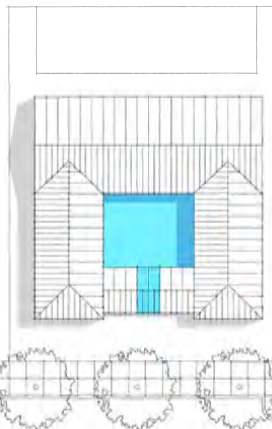


A passage can pass through the ground floor of a building to provide access from the public realm to a private courtyard.

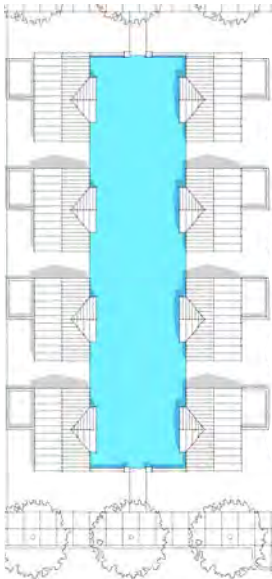
Figure 3.8-2
Public Realm Extensions: Semi-Public Spaces and Connections



Forecourts abut and receive direct access from the public right of way. A parking court, when designed properly, can also function as a forecourt (See *Section 3.12.D.3.a*).



Internal Courts are accessed from the public right-of-way via a shared private connection such as a Passage.



Paseos, passages, and side yards abut and receive direct access from the public right of way. Paseos connect through blocks, creating a non-vehicular link between public rights of way.

3.9 | Building Height

3.9.A. Introduction

1. Intent

This Section regulates various aspects of building height and vertical proportions, including maximum height, floor to floor height, and upper floor set backs, ground-floor / “building base” proportions, etc. to ensure buildings are appropriately-scaled to their location and to their context.

2. Applicability

The standards of this section apply to all new buildings within the Specific Plan area. Minor exceptions to the standards herein may be allowed for *Limited Uses*, *Section 3.14*.

3.9.B. Standards

The following height standards apply to all new buildings within the plan area (see *Figure 3.4.1*):

- 1. Building height and upper floor stepbacks shall conform to the standards of *Table 3.9-1*.
- 2. Zone Transitions: Buildings located on parcels located adjacent to another zone shall not exceed the allowed height of the neighboring zone by more than one story for a distance of 100 feet from the boundary of the neighboring zone, whether the boundary abuts, is located directly across a street from, or directly across an alley from the subject parcels.
- 3. Except for retail-ready ground floors (*Section 3.10.C.4.b*) and accessible ground floors, the heights of residential ground floors shall be governed by the requirements of *Table 3.10-5, Ground Floor Height above Sidewalk*.



The upper floor of this mixed-use building is covered by a loggia, outlined in white above.

- 4. The *building base* shall be measured from the sidewalk grade to the (lower) cornice, string course, or horizontal plane break. In absence of these elements, the mid-point between the topmost point of the first-floor openings and the lowermost point of the second-floor openings shall serve as an upper reference point.
- 5. The upper floor setback area may be covered by an open structure—such as a *trellis* or *upper floor loggia*, shown below—with a front façade that is no more than 10% solid, excluding any parapet wall height.
- 6. Ground floor residential units in the Mixed-Use Corridor Zone (allowed outside the Shopfront Overlay subject to an Administrative Use Permit and the provisions of the Retail-Ready Private Frontage Type (*Section 3.10.C.4.b*), shall be 12 feet tall, floor to ceiling, and designed so that future compliance with the *Americans with Disabilities Act of 1990 (ADA)* for commercial use is not precluded.
- 7. Chimneys, elevator penthouses, and properly screened mechanical vents, HVAC equipment, and solar panels may exceed the height limit as allowed by the California Building Code.
- 8. Architectural elements, such as spires, steeples, or roof lanterns, may exceed the height limit, subject to design review and Director approval.
- 9. Pitched roofs shall be symmetrical, and sloped no less than 4:12. Roofs for porches and other attached shed roofs shall be sloped no less than 2:12. Gables facing the public realm shall not exceed 30 feet in width.



Building Base—Highlighted in blue below are the bases of buildings. Building base heights are regulated in *Table 3.9-1*.

Figure 3.9-1 Building Height

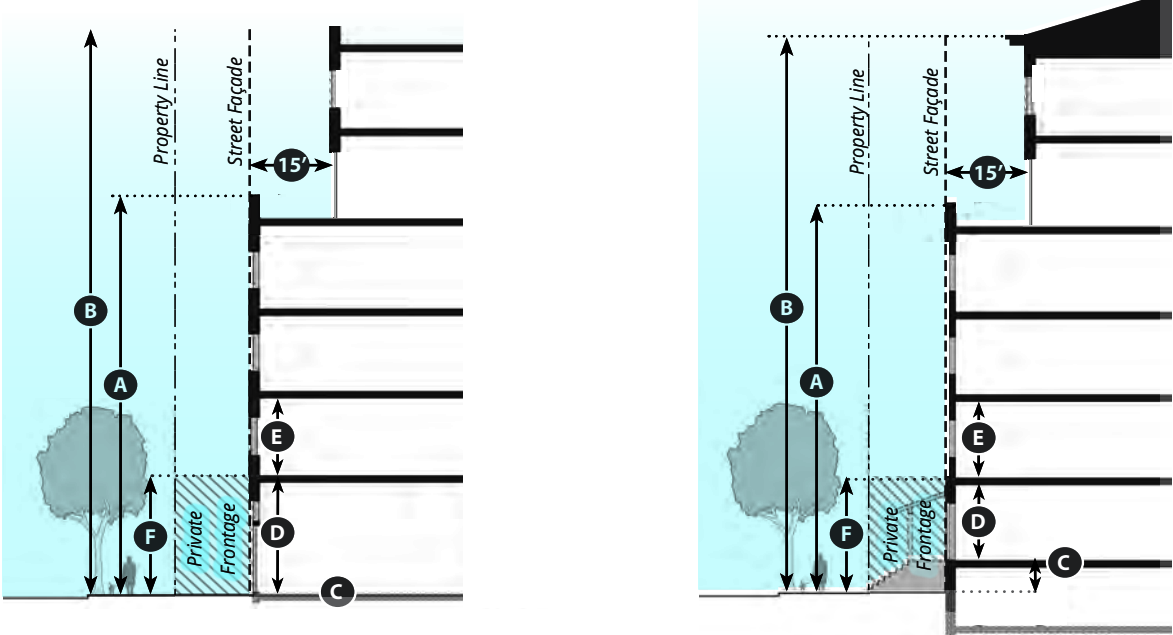


Table 3.9-1 Building Element Height

Element		Mixed-Use Corridor Zone	Neighborhood General	Neighborhood Low
Minimum Number of Stories		3 stories ¹	N/A	N/A
Maximum Number of Stories				
A	Street Façade	2 to 4 stories; 30% of the length of the façade can be built up to 6 stories (max)	4 stories (max)	
B	Upper Floors which are set back from the street façade a minimum of 15 feet	6 stories (max)	4 stories (max)	
C	Finished Floor Height (max - measured from adjacent sidewalk grade)			
	Non-Residential ²	4 feet <i>(See also Ground Floor Residential, Section 3.10.C.4.d)</i>		
	Residential ²	4 feet <i>(See also Ground Floor Residential, Section 3.10.C.4.d)</i>		
Floor Heights (min - measured from floor to ceiling)				
D	Ground Floor	12 feet	8 feet	
E	Upper Floor	8 feet		
F	Building Base Height (min - measured from adjacent sidewalk grade)			
	Base on Buildings of 1 or 2 stories	N/A	10 feet	12 feet
	Base on Buildings of 3 or 4 stories	16 feet		
	Base on Buildings of 5 stories or more	25 feet		

Notes

- 1. Exception: Buildings in Subareas 25-27 shall be allowed to be a minimum of 2 stories.
- 2. See *Section 3.10.C.4* for variations