# 4.0 LAND USE RECOMMENDATIONS



#### 4.0 LAND USE RECOMMENDATIONS

#### 4.1 Pasadena General Plan

The Land Use Element of the General Plan identified seven areas in the City for targeting growth. This approach directs new development into specific areas to create mixed-use urban environments oriented to transit and pedestrian activity while protecting surrounding residential neighborhoods. To this end, land use goals and objectives call for development that is high quality and compatible with the scale and character of the neighborhood while promoting the continued vitality of Pasadena's economy. Specific plans provide further direction for development in the targeted areas through land uses, development standards and design guidelines.

According to the General Plan, the Fair Oaks/Orange Grove Specific Plan "will encourage actions to visually and physically unify the area, remove planning and zoning barriers to thinly-capitalized and other start-up businesses and encourage household/family-based entrepreneurial endeavors." The General Plan further calls for the need to "encourage 'livable communities' concepts such as balanced mixed use development, with retail, residential and employment within walking distance of one another, stabilize neighborhoods with affordable housing opportunities and provide for the adaptive reuse of existing residential and commercial buildings to emphasize the historic uniqueness of Fair Oaks/Orange Grove and to foster a greater sense of community."

#### 4.1.1 Specific Plan Boundaries

The "original" specific plan area established by the 1994 General Plan was based on the 1991 Fair Oaks/Orange Grove Master Plan boundaries, which extended from Mountain Street to Maple Street and from Lincoln Avenue to Los Robles Avenue. To provide for a concerted planning strategy for North Fair Oaks Avenue in its entirety, in June of 1998, the City Council approved expansion of the Specific Plan area to include parcels along Fair Oaks Avenue from Mountain Street to the northerly city boundary (immediately north of Montana Street). Figure 4-1 shows the "original" and the expanded Specific Plan area.

#### 4.1.2 Specific Plan Intensity Standards

The General Plan allocated 150 net new housing units and 500,000 square feet of net new non-residential floor area to the "original" plan area. With the expansion of the Specific Plan area, 173 parcels (98 acres of land) were included in the study area creating a potential for an additional 200 new housing units and 111,000 square feet of new non-residential space in the expansion area. In addition, to accommodate potential housing units in connection with mixed-use development, the original residential allocation for District 3 was increased by 200 units to a total of 350 units. Thus, the total allocation recommended for the entire Specific Plan area is 550 net new residential units and 611,000 square feet of net new non-residential development. The intensity (550 units) for potential net new residential development in the Specific Plan area includes new housing units that are restricted by income and qualifying occupants (i.e., affordable units) as well as market rate units.



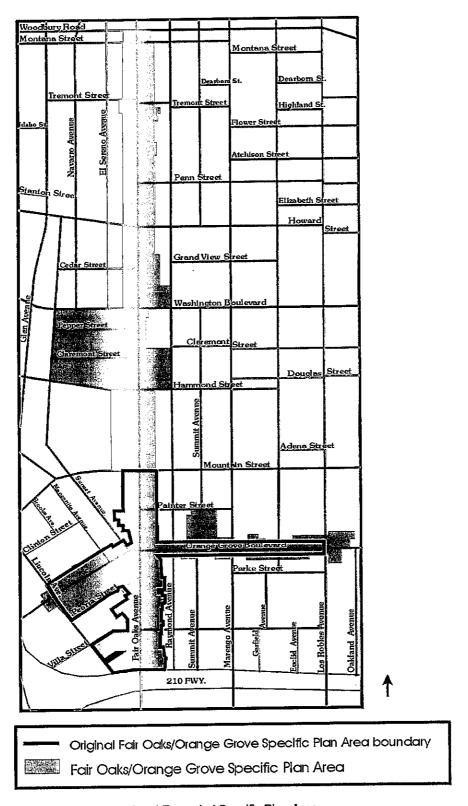


Figure 4.1 Original and Expanded Specific Plan Area



Amendments to the General Plan will be required to provide for the recommended increase of units and square footage allocation; and to include new affordable and senior units under the intensity limits set for this area. The revised boundaries, revised allocations, and inclusion of affordable housing units in the residential development allocation will become effective only when the General Plan Land Use Element and Diagram are amended to reflect these Specific Plan recommendations. Assignment of the allocation to each district is summarized in Table 4-1.

GENER	Tai AL PLAN ALLOCATION	ole 4-1 I FOR THE SPECIF	IC PLAN AREA				
<u></u>	Speci	Specific Plan Proposed Allocation					
	Non-Residential Do	Non-Residential Development, sq-ft					
Sub-Areas	Commercial	Industrial <sup>a</sup>	Development				
District 1	70,000		200 dwelling units				
District 2		41,000	200 dwolling units				
District 3	350,000	150,000	350 dwelling units				
Total	611,00	0 <sup>b</sup> sq-ft	550 dwelling units				

Limited to Light-Industrial uses (defined in the Zone Code as "Restricted Industrial,") including commercial and services that are supportive to the industrial uses.

The Specific Plan recommends an allocation of 611,000 square feet of non-residential floor area to include commercial, office, light industrial, and certain public and semi-public uses that will provide for changes in the market demand and opportunities created by vacant lots and buildings nearing the end of their economic life.

#### 4.2 Specific Plan Guiding Principles

The following principles build upon the areas of concern identified by the community and guide development of the Plan:

- Protect, support and preserve the surrounding residential neighborhoods by establishing appropriate land uses, development standards and design guidelines.
- Improve the appearance of the area to enhance the quality of life for local residents and encourage opportunities for employment and business development.
- Allow a mix of land uses that provides for viable commercial and residential development and supports efforts to revitalize the area.
- Create a pedestrian friendly environment that balances the needs of pedestrians and vehicular traffic, recognizing the status of Fair Oaks Avenue as a Principal Mobility Corridor.

Floor area for permitted institutional or community-serving uses, such as schools, skills training facilities and child day care shall be taken from either the commercial or industrial allocations, depending on the project location.



- Build upon and enhance existing and new community-serving facilities (parks, libraries, community centers, schools, etc.) to respond to the needs of the community.
- Recognize the importance of preserving historic and cultural resources in the area.

#### 4.3 Specific Plan Land Use Recommendations

The specific plan builds upon the existing unique characteristics, development patterns and trends of each of the districts. The specific plan land use recommendations function to "bridge the gap" between the existing conditions and the community vision. The recommendations are tailored to each district to capitalize on particular land use opportunities. The recommendations are also balanced to ensure compatibility and cohesiveness between districts and throughout the specific plan area.

The land use recommendations emphasize continuing the residential character of the La Pintoresca Neighborhood Corridor District with nodes of neighborhood-serving commercial uses. In the Robinson Park District, expanding opportunities for employment-generating and community-serving resources are highlighted. In the Renaissance Commercial District land use recommendations build on the historic function of this area as a commercial and neighborhood center. The land use revitalization strategy diagram in Figure 4.2 illustrates the major land use recommendations and summarizes the vision for each district. Figure 4.3 illustrates the proposed land uses that implement the revitalization vision.

### 4.3.1 La Pintoresca Neighborhood Corridor District (District 1) North Fair Oaks Avenue from Woodbury Road to Washington Boulevard

This area's residential potential emerges as the primary direction for future development of this segment of the Specific Plan area. To complement the residential uses, new and enhanced neighborhood-serving commercial uses at select nodes will help stabilize the business climate while serving the needs of nearby residents. As the corridor continues its transition, an opportunity unfolds to update the overall corridor appearance through streetscape improvements, increased Inspection Services (code compliance) efforts, land use strategies and implementation of development standards. In conjunction with design guidelines, these efforts will enhance the continuity and cohesiveness of this segment of the corridor.

The Specific Plan recommendations for this District are:

Reduce the potential intensity of commercial development at the existing commercial nodes at Fair Oaks Avenue/Montana Street and Fair Oaks Avenue/Washington Boulevard to encourage neighborhood-serving businesses and limited commercial uses. Change the General Commercial (CG) zone to Limited Commercial (CL) (Figure 4.4). No housing units shall be allowed in these nodes.

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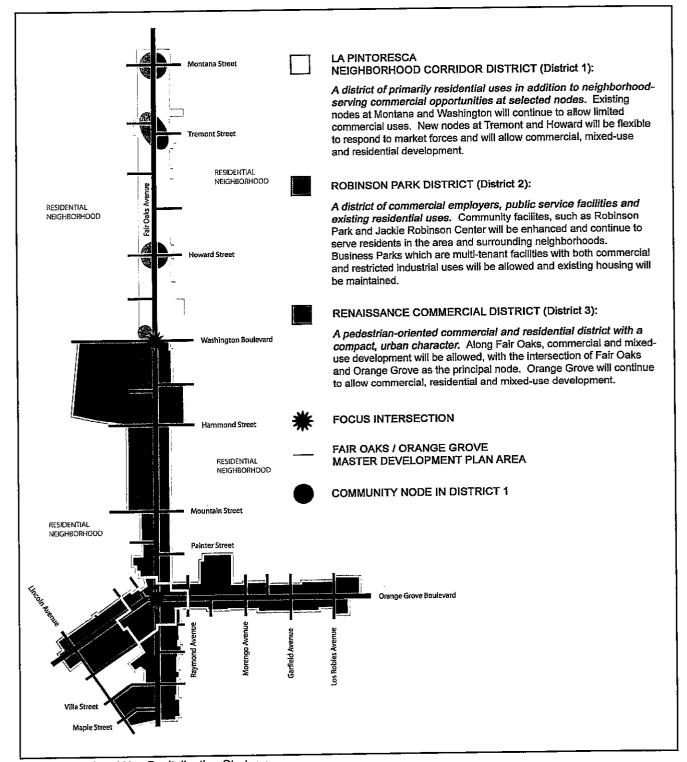


Figure 4.2 Land Use Revitalization Strategy



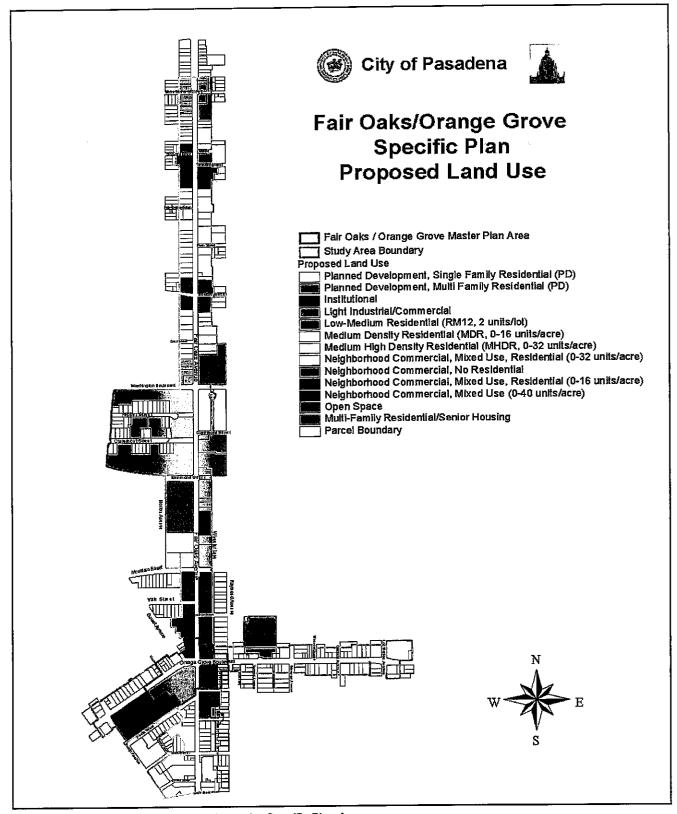


Figure 4.3 Proposed Land Use for the entire Specific Plan Area



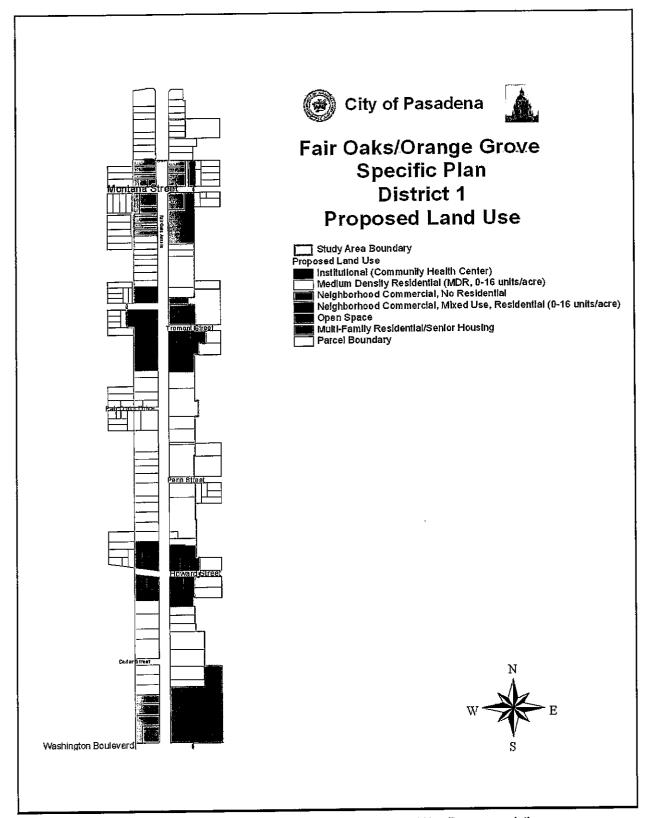


Figure 4.4 La Pintoresca Neighborhood Corridor District (District 1) Land Use Recommendations



Create two additional neighborhood-serving commercial nodes, one to include properties at the northwest and southeast corners of Fair Oaks Avenue/Tremont Street and the other at the intersection of Fair Oaks Avenue/Howard Street. Change the existing multi-family residential (RM-32 and RM-16) zones to Limited Commercial (CL) at the proposed nodes. At these nodes, neighborhood-serving commercial, mixed-use, and multi-family residential development with a density up to 16 units per acre is permitted (limited commercial zones currently allow 32 units per acre).

Some of the uses allowed in the District 1 nodes (including the existing nodes described above) include food sales, convenience stores, book stores, personal services (barber shops, laundry, hair salons), coffee shops, and medical/dental offices. A detailed list of permitted uses is provided in Table 4-2.

- Lower the density of the existing multi-family residential zones from 32 units per acre (RM-32) to 16 units per acre (RM-16) on both sides of Fair Oaks Avenue between Howard Street and Washington Boulevard.
- Maintain the Public/Semi-Public zoning at Tremont Street/Fair Oaks Avenue, which includes the Community Health Center and the recently approved senior housing development.
- Retain and protect the site containing La Pintoresca Park and Library.

#### 4.3.2 Robinson Park District (District 2)

North Fair Oaks Avenue from Washington Boulevard to Mountain Street

The Robinson Park District features opportunities to develop underutilized parcels and to fill existing vacant spaces in some industrial buildings with economically viable uses. Thus, the Specific Plan seeks to modify the mix of land uses to increase the potential for a synergy between existing and future commercial and light industrial uses (Figure 4.5). To this end, the plan recommends to build on the "business park" concept, which incorporates a number of commercial and light industrial uses in a coordinated campus-like setting.

There also exists a concentration of community-serving uses in this segment of the corridor (i.e., Robinson Park, Jackie Robinson Center, American Friends Service Committee, the Urban League, the City's One-Stop Career Services Center, Fire Station #36, etc.). The Specific Plan intends to strengthen and build on these community resources, which enhance the area's ability to create employment opportunities to respond to the needs of surrounding residents. Furthermore, the Plan encourages particular attention to this district for the development and delivery of arts and cultural programming. Live/Work uses will be allowed and existing housing g will be maintained.

The establishment and implementation of development standards and design guidelines will improve and integrate the visual character of this section of the corridor to make it more attractive to employment-generating businesses as well as more pleasant for the community.



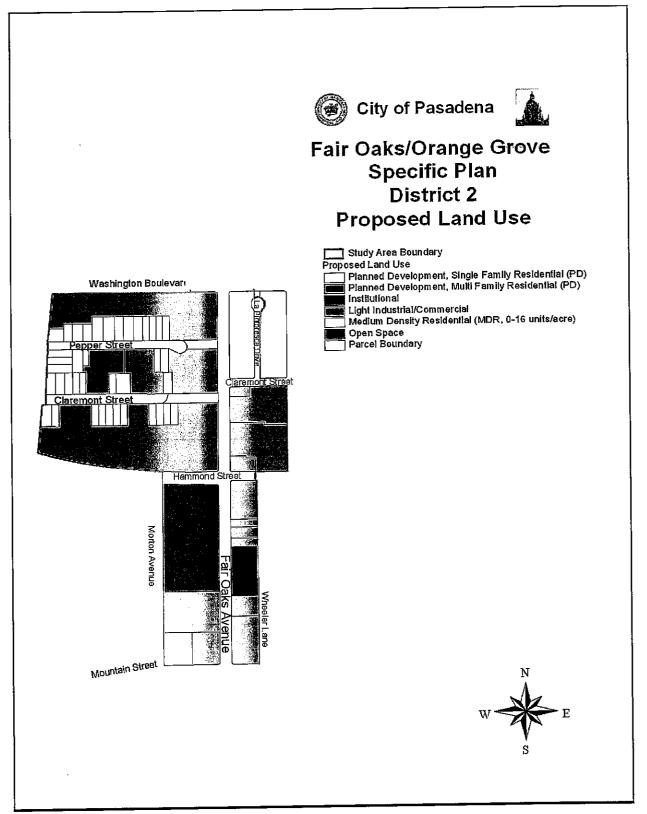


Figure 4.5 Robinson Park District (District 2) Land Use Recommendations



The Specific Plan recommendations for District 2 are:

- For the sites including Kings Plaza Business Park (east side of Fair Oaks between Claremont and Hammond), the east side of Fair Oaks south of Hammond (except for the Jackie Robinson Center), and the northeast corner and northwest corner of Fair Oaks and Mountain Street:
  - Allow and encourage a wide range of commercial uses, except retail, in addition to restricted industrial uses and uses that strengthen the City's economic base, and provide employment opportunities close to home for residents.

Permitted restricted (light) industrial uses include component assembly, materials treatment and processing from semi-finished materials, technology-oriented businesses, assembly of electronic components, research & development offices and laboratories. However, vehicle repair and automobile-related uses are prohibited.

- Allow and encourage business parks with "Flexspace" or "Flex-Tech" (technology-oriented) businesses to respond to the increasingly competitive and changing marketplace. The "Flexspace" concept is defined as the multi-tenant space allowing both commercial (i.e., office, showroom, warehouse space) and industrial uses to coexist in the same structure or parcel.
- Allow and encourage related community service uses, such as child day care centers, schools, charitable or not-for-profit institutions that provide skills or job training, job counseling, job placement and related services.
- The existing industrial uses will remain as permitted uses in their respective sites. Any future expansion or intensification of use shall comply with Section 17.64.260 (Performance Standards) of the Zoning Code.
- Allow Live/Work units or Loft spaces subject to a review and approval of a Conditional Use Permit (CUP).
- Enhance the role of the Jackie Robinson Center as a magnet for civic life and a gathering place for the community. Change the zoning of this site from multi-family residential (RM32) to Public, Semi-Public District (PS) to reflect the actual use of the Center as a government office and community service facility.
- Allow and encourage artist organizations and cultural institutions to deliver art and cultural programming.
- Provide for the potential expansion of Robinson Park onto the property to the south as proposed by the Master Plan under consideration. The Light Industrial/Commercial designation proposed for this site will also allow open space, recreation facilities, schools and cultural institutions.



Retain the Planned Development (PD) zone, which contains the multifamily residential development known as Kings Villages, and the parcels used for single-family residences as presently delineated. Also maintain the residential development at La Pintoresca Housing complex located on the east side of Fair Oaks Avenue between Washington Boulevard and Claremont Street.

#### 4.3.3 Renaissance Commercial District (District 3)

Fair Oaks Avenue from Mountain Street to Maple Street and Orange Grove Boulevard from Lincoln Avenue to Los Robles Avenue

Historically, the intersection of Fair Oaks Avenue and Orange Grove Boulevard has been both a key center of commercial activity and a "gateway" into northwest Pasadena. Yet the area needs to regain its strong sense of place to recapture its tradition in the City of Pasadena as a lively, attractive, economically viable area. With the establishment of the Fair Oaks Renaissance Plaza, a revitalized neighborhood commercial center is now a focal point at the intersection of Fair Oaks Avenue and Orange Grove Boulevard. The Renaissance Plaza has begun to set the stage for defining an urban theme for the intersection. The Specific Plan envisions a pedestrian-oriented district with commercial, residential and mixed-use development (Figure 4.6).

The Specific Plan recommendations for this District are:

- Allow a broad mix of commercial uses such as offices, retail, personal services, restaurants, food sales and other neighborhood-serving uses, mixed-use and certain small-scale light industrial uses along both Fair Oaks and Orange Grove corridors.
- At the intersection of Fair Oaks Avenue and Orange Grove Boulevard, encourage development consistent with the 1991 Fair Oaks/Orange Grove Master Development Plan. The Plan recommends development of the area with a mixture of retail, office, residential, and mixed-use projects. For the parcel at the southwest corner of this intersection, the Plan envisioned primarily commercial and retail development with no housing, which is supported by the Specific Plan.
- Along Fair Oaks Avenue (south of Mountain Street):
  - Allow and encourage mixed-use development (residential with ground floor non-residential use) to maintain the commercial character along this portion of Fair Oaks Avenue.
  - Housing is allowed as part of mixed-use development only; and the density of the residential component may be up to 40 units per acre on parcels along Fair Oaks Avenue from Mountain Street on the north to Esther and Peoria Streets on the south, with the exception of the property at the southwest corner of Fair Oaks Avenue and Orange Grove Boulevard, which is currently developed with the Renaissance Plaza and it is not recommended to provide for housing. The density for parcels south of Esther and Peoria streets to Maple Street may be up to 32 units per acre.



- The non-residential component of a mixed-use development shall be a minimum of 20 percent of the ground-floor frontage along the major street, and may be used for commercial office, commercial-retail and community facility uses, such as a leasing office, community room or health fitness.
- Along Orange Grove Boulevard (between Lincoln Avenue and Los Robles Avenue), allow commercial, mixed-use and multi-family residential development. The residential component of a mixed-use or multi-family development may have a residential density of up to 32 units per acre.
- Eliminate the Villa Parke Planned Development (PD2) zone that applies either entirely or partially to 24 parcels between Orange Grove Boulevard and Maple Street, and change to an appropriate zoning district based on the actual land use or the zoning designation of the adjacent parcel. Parcels that are partially zoned PD2 with the remaining portion zoned multi-family residential (RM) revert back to the multi-family residential zoning designation. Whole parcels that are abutting one or more lots currently zoned industrial are incorporated in the specific plan's recommended commercial designation.
- Change the zoning designation of 675 North Raymond Avenue from Limited Commercial (CL) to Multi-Family Residential, Two Units Per Lot (RM-12) consistent with the parcels adjacent to the south, and allow its potential adaptive reuse to office with a Conditional Use Permit.
- Establish a Planned Development (PD) district for the Community Arms housing development at 151 East Orange Grove Boulevard. The PD allows the existing 131 dwelling units to remain, and prohibits any additional units (Section 4.3, Planned Development).



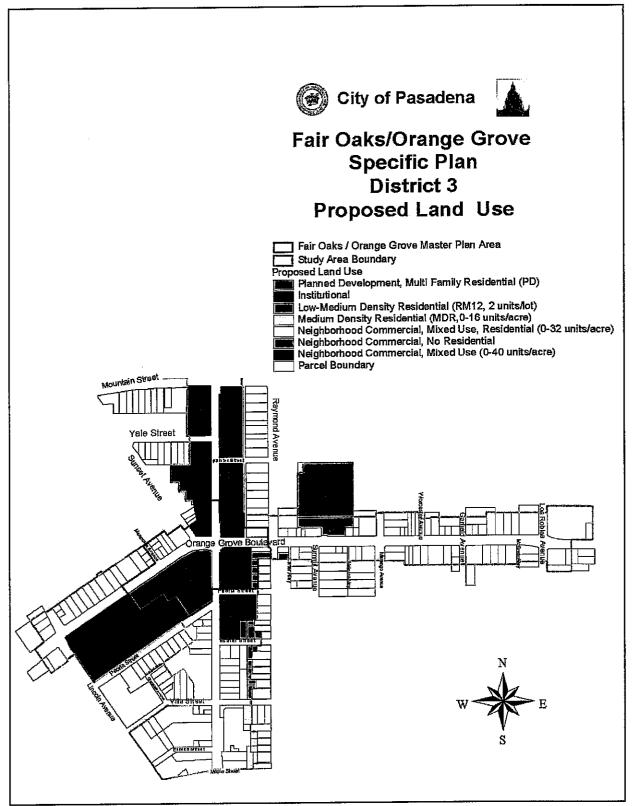


Figure 4.6 Renaissance Commercial District (District 3) Land Use Recommendations



### 4.3.4 Additional Land Use Recommendations for the Entire Specific Plan Area

- Continue to restrict the establishment of new institutional uses identified in General Plan Policy 14.5 (Impaction), such as: Adult Day Care, General; Convalescent Facilities; Detention Facilities; Hospitals; Maintenance and Service Facilities; Residential Care, General; and Single Room Occupancy within the Specific Plan area.
- Prohibit the establishment of new bars and taverns, billiard parlors with alcohol service, nightclubs with alcohol service, and uses that provide for the sale of alcohol for off-site consumption (e.g., liquor stores, food markets). However, sale of alcoholic beverages in connection with restaurants and restaurants with bars (where bar area is limited to 500 square feet) shall be conditionally permitted.
- Prohibit the establishment of new businesses that provide comprehensive automobile repair services, which include, but are not limited to: repairing or installing mechanical or electrical parts, tires or brakes, repairing or painting of vehicle bodies, fenders, or upholstery, vehicle dismantling or any related services; and vehicle or equipment sales, leasing and rental; and vehicle storage.

Conditionally permit the establishment of new businesses that provide general maintenance services, which include, but not limited to: oil changes, replacement of air filters, window tinting, installation of car stereos, and alarms and other related services as part of service station establishments only.

Any rehabilitation and renovation of existing uses shall be in accordance with the non-conforming provisions of the Zoning Code.

- Preserve historic and cultural resources. Projects which include rehabilitation of historic or architecturally significant structures and evaluated in the historic resources survey for the Plan area with a NRHP Code of 5S1 or higher may be eligible for special provisions and incentives such as the Rehabilitation Tax Credit, State Historical Building Code (SHBC) alternatives, special property tax assessment under the Mills Act, and waiver of some City fees and taxes associated with rehabilitation of a building.
- Allow the conversion of historic residential buildings to office uses with a Condition Use Permit. This provision, identical to the highly successful integration of office uses in historic bungalow courts and residences along South Marengo Avenue, would allow adaptive reuse of historic resources. Properties qualifying for this provision would be those with status codes of "5S1", "5D1", "4S2" and "3S."
- Rehabilitation of designated historic buildings shall comply with the Secretary of Interior's Standards and with the City's ordinances protecting historic properties.



As part of the implementation of the specific plan, the City shall submit a landmark nomination for all buildings in the historic resources survey with status codes of 5S1 or higher. As funding and resources become available, the City shall also participate in nominating qualifying properties, either individually or as multiple resource nominations, for the National Register of Historic Places.

#### 4.4 Planned Development Sites

#### 4.4.1 Kings Villages

The Kings Villages housing complex consists of 313 multi-family residential units, 4 duplex units and 37 single-family units (total 354 units) on a 22.3-acre site, and has a zoning designation of Planned Development (PD). PD zoning allows the City to develop use controls and standards for an individual site that respond to unique site or project conditions. The PD zone for Kings Villages includes development standards that were specifically tailored to the project when it was approved in 1968. The Fair Oaks/Orange Grove Specific Plan maintains those original standards that remain pertinent while recommending new ones where necessary for future development and rehabilitation or redevelopment.



#### 4.4.1.1 Kings Villages Permitted Uses

- Multi-family and single-family residential, including senior housing.
- Accessory buildings and uses limited to those reasonably related to the multi-family uses as determined by the Zoning Administrator.
- Certain community facilities uses such as child day care, learning and skills training intended for the residents of the PD, and for the general public shall be conditionally permitted.
- An amendment to the Planned Development (PD) shall be required if any increase in existing number of units, or reconfiguration of parcels would create one or more new development sites, or substantially modify parcel boundary lines. An amendment to the PD should take into consideration the merits of the project and compatibility with the surrounding zoning districts.

#### 4.4.1.2 Kings Villages Development Standards

#### **Single-Family Sites**

Any renovation, rehabilitation, addition, or demolition and reconstruction of existing single family residential units shall be governed by the development standards of Single-Family Residential, 6 units per acre (RS-6) district.

#### **Multi-Family Sites**

Existing Dwellings: Any floor area additions to existing dwelling units or accessory structures shall be permitted subject to the following development standards:



- Height Limit No building shall exceed thirty-six (36) feet in height.
- Building Area The building area shall not exceed fifty percent (50 percent) of the total area of any corner lot nor forty-five percent (45 percent) of the total area of any other lot where structures having two or more dwelling units are involved.
- Number of Dwelling Units Per Building There shall be no more than twelve (12) dwelling units in any one building.
- Front Yard Setback Lines The average depth of the front yard shall be at least twenty (20) feet. Up to fifty percent (50 percent) of the building frontage may project in front of the twenty (20) foot average setback line a maximum of five (5) feet, so long as a matching amount of building frontage remains behind said setback line an equal distance. Eaves may project into said front yard for a distance not to exceed thirty-six (36) inches where southerly and westerly exposure occur.
- Lots facing on Washington Boulevard and Fair Oaks Avenue shall have a front yard with an average depth of not less than twenty-five (25) feet. Up to fifty percent (50 percent) of the building frontage may project in front of the twenty-five (25) foot average setback line a maximum of five (5) feet, so long as a matching amount of frontage remains behind said setback line in equal distance.
- Side Yard Setback Lines The required side yard shall be ten (10) feet. For buildings not over two (2) stories in height and where living room windows do not face a side yard, the side yard may be reduced to five (5) feet.
- Rear Yard Setback Lines There shall be a rear yard on every lot including double frontage lots. The depth of such rear yard shall not be less than fifteen (15) feet.
- Distance Between Dwellings and Width of Courts The distance between dwellings on the same lot and the width of courts shall not be less than twenty (20) feet with the following exceptions:
  - Where a one or two-story dwelling faces an unfenestrated dwelling wall, the distance may be reduced to sixteen (16) feet.
  - Where a dwelling faces a wall of an accessory building, the minimum distance shall not be less than ten (10) feet.

New Construction: Any new construction shall be subject to the following additional development standard:

A minimum of 2,750 square feet lot area per dwelling unit shall be provided, except that single-family lots shall have a minimum of 7,200 square feet in area.



#### 4.4.2 Community Arms

The Community Arms apartment complex was built in 1973 under development standards that predate the current Zoning Code and allowed the project at its present density (24 dwelling units per acre). In 1990, the 5.9-acre site was downzoned to RM-12, which allows only two units per lot. A substantial disparity exists between the current zoning designation and the existing development at the site (i.e., 133 units in a single large parcel).

One of the Specific Plan's objectives is to provide direction for future potential development in the plan area that ensures quality development and compatibility of land uses among adjacent sites. Acknowledging that the density of this development is an appropriate transition from existing RM-32 to RM-12 zones adjacent to the site, the Specific Plan recommends designating it as a Planned Development (PD). The PD will allow improvements to the housing complex subject to updated development standards while prohibiting additional units on the site.

#### 4.4.2.1 Community Arms Permitted Uses

The following uses are permitted in Community Arms:

- Multi-family residential development not exceeding a total of 133 units, as presently existing on the site.
- Accessory buildings and uses limited to those reasonably related to the multi-family residential use as determined by the Zoning Administrator.
- Certain community facilities, such as child day care and learning or skills training, intended for the Community Arms residents and the general public, subject to approval of a Conditional Use Permit.

#### 4.4.2.2 Community Arms Development Standards

Any additional floor area or construction of an accessory use structure shall be subject to the development standards of the City of Gardens for Multi-Family Residential development in RM-32 districts, except for certain requirements relating to:

- Parking location;
- Entrances of dwelling units accessible to the main garden;
- Length of buildings at the street; and
- Air separation between a building on-site and the building in the adjacent properties.

The building layout and configuration of the existing development call for the elements listed above to be exempt from the City of Gardens requirements. These elements will be allowed to remain as existing; however, no alteration of reconstruction shall increase their non-conforming status.



#### 4.5 Permitted Uses for Specific Plan Area

Proposed land uses in the specific plan area shall implement the directions set forth in the General Plan Land Use Element and the Specific Plan Recommendations described in Section 4.3. The Specific Plan area shall consist of zoning designations that describe the desired land uses listed in Table 4-2. Figure 4-3 indicates the location of the proposed zoning districts in each subarea.

#### 4.6 Potential Location of an Elementary School Site

Part of the Northwest community's vision is to have a neighborhood school accessible to the children in the area. A neighborhood elementary school would fill an existing gap and diminish the need to transport students outside of their neighborhood. In response to the community's expressed interest and support for locating an elementary school in the Northwest area, the zones recommended in the Specific Plan provide flexibility to allow for community-serving uses, such as public or private schools within the specific plan boundaries.

A Task Force was formed in early 2000 including residents of the Pasadena Unified School District (PUSD) and the cities of Altadena, Pasadena and Sierra Madre to make recommendations regarding the construction of an elementary school in Northwest Pasadena, ensure the optimum joint use of public facilities with and for the community, and other related assessments.

A consulting firm was retained to work with the Task Force to facilitate the school site selection process. The process concluded with the recommendation of five sites. Further costs analysis is currently underway to assist the Board of Education with a decision on the preferred site.

During the review of the Specific Plan by various commissions and committees, the Fair Oaks Project Area Committee suggested that any future school site not be located next to an industrial use, or within an industrially-zoned area.

#### 4.7 Nonconforming Uses

Due to recommendations in this specific plan, some land uses would be rendered non-conforming. The City's existing regulations, contained in Chapter 17.76 of the Zoning Code (Title 17, Pasadena Municipal Code) relevant to nonconforming uses shall govern the nonconforming uses within the Specific Plan area.

#### 4.8 Discretionary Actions

Consistent with the goals and objectives set forth in the General Plan Land Use Element toward the physical and economic revitalization of the Fair Oaks/Orange Grove Specific Plan area, non-residential development with a gross floor area of 5,000 square feet or more shall be subject to design review. Residential development of three or more units shall be subject to the City Gardens standards and to design review as specified in the Zoning Code.



		Proposed Land Uses								
Use Classification	Cor	mmercial Distric	cts		OS Districts	RM16 District	RM12 District			
	CL, La Pintoresca Commercial nodes <sup>1</sup>	Light Industrial/ Commercial sites, Robinson Park District	Renaissance Commercial District	PS Districts						
Residential	<u> </u>									
Adult Day Care, Limited	P <sup>1</sup>	()*	P <sup>5</sup>	()	()	()*	()*			
Boarding Houses	()*	()*	(-)*	()	()	()	()			
Caretaker's Quarters	P <sup>1</sup>	()*	P <sup>5</sup>	С	С	()	()			
Dormitories	P <sup>1</sup>	(-)*	P <sup>5</sup>	C	()	()	()			
Family Day Care Home										
Small (< 8 children)	P¹	()*	P⁵	С	(-)	P	Р			
Large (9-14 children)	p <sup>1</sup>	(−)*	P⁵	C	()	МС	MC*			
Fraternities/Sororities	P <sup>1</sup>	()*	P⁵	C	(-)	()	()			
Residential Care, Limited	P <sup>1</sup>	(-)*	P <sup>5</sup>	С	()	P	P			
Multi-Family Residential	P <sup>1</sup>	(-)*	P <sup>5</sup>	С	()	Р	Р			
Single-Family Residential	P <sup>1</sup>	()*	P <sup>5</sup>	С	(-)	Р	P			
Transition Housing	()*	()*	()*	()	(-)	()*	()*			

- (-) Use is not permitted.
- P Use is permitted.
- C Use is conditionally permitted.
- MC Use is conditionally permitted with a Minor Conditional Permit
- TC Use is conditionally permitted with a Temporary Conditional Use Permit
- E Use is permitted with an Expressive Use Permit.
- \* Change of status from existing Zoning.
- P/C Accessory use subject to land use regulations of principal use.
- No housing units or Residential uses shall be allowed in CL district at Montana and at Washington. However, residential uses shall be allowed in the CL district at Tremont and at Howard. No variance on land use can be granted.
- Research & Development, Office Defined as: Facilities that are primarily office uses for scientific research, may include activities such as the design, development and testing of chemical, magnetic, biological, optical and/or mechanical components in advance of product manufacturing and do not involve mass manufacture, fabrication or processing of products.
- New "big box retail," defined as: retail or wholesale store of over 75,000 square feet in area with centralized cashiering facilities, shall be prohibited in the Fair Oaks/Orange Grove Specific Plan area.
- Research & Development, Non-Office Defined as: Laboratory facilities that are primarily used for non-office scientific research, may include activities such as the design, development and testing of chemical, biological, electrical, magnetic, optical and/or mechanical components in advance of product manufacturing and do not involve the mass manufacture, fabrication, processing of products.
- Housing or other residential uses are not permitted at the property in the southwest corner of Fair Oaks Avenue and Orange Grove Boulevard, which is currently developed with the Renaissance Plaza.
- Until the completion of the city-wide revision of the Zoning Code, Work/Live use shall be subject to approval of a Conditional Use Permit. The Zoning Administrator and the Building Official shall apply appropriate conditions of approval until development standards are formulated for this use.



	Proposed Land Uses							
	Сот	nmercial Distri	cts					
Use Classification	CL, La Pintoresca Commercial nodes <sup>1</sup>	Light Industrial/ Commercial sites, Robinson Park District	Renaissance	PS Districts	OS Districts	RM16 District	RM12 District	
Public & Semi-Public								
Adult Day Care, General	()*	()*	()*	(-)*	()*	()*	()*	
Charitable Institution	С	С	C	С	()	()	(-)	
Child Day Care Center	P	Р	P	С	()	С	С	
Clubs & Lodges	С	С	С	С	С _	()	(-)	
Colleges & Universities	С	С	С	С	()	()	()	
Convalescent Facilities	()*	()*	()*	()*	()*	()	()	
Cultural Institutions	Р	Р	₽	С	С	С	C	
Detention Facilities	()*	()*	()*	()*	()*	(-)	(-)	
Government Offices	P	Р	P	C	(-)	()	()	
Heliports	()	()	()*	()*	()	()	(-)	
Hospitals	()*	()*	(-)*	()*	()*	(–)	()	
Maintenance & Service Facilities	(-)*	()*	()*	(-)*	()*	() P*	(-) P*	
Open Space	P*	P*	P*	P*	Р	<u> </u>		
Park & Recreation Facilities	С	С	С	С	C	С	С	
Public Safety Facilities	С	С	С	C C	C	C	С	
Religious Assembly	C*	C*	C*	С	(-)		MC	
W/ Columbarium	MC	MC	MC	MC	(-)	MC C	C	
W/ Temp Homeless Shelter	P	Р	P	C	()			
Residential Care, General	()*	()*	()*	()*	()*	(-)*	(-)	
Schools, Public or Private	С	С	C <sub>.</sub>	C	C*	1	·	
Transportation Terminals	()	(-)	(-)	()*	()	()	()	
Utilities, Major	С	С	С	<u> </u>	C_	C	C P	
Utilities, Minor	P	P	Р	Р	P	Р	P	
Commercial					<u> </u>			
Adult Businesses	()	()	(-)	()	(-)	()	()	
Ambulance Services:	()	()	()	(-)	()	()	()	
Animal Sales and Services:				<u> </u>				
Animal Boarding	()	()	C*	()	(-)	()	()	
Animal Grooming	C*	Р	Р	(-)	()	(-)	(⊢)	
Animal Hospital	()*	()*	()*	()	()	()	()	
Animals, Retail Sales	(-)*	(-)*	()*	()	(-)	(-)	()	
Auto Washing & Detailing	()	()	(-)	()	()	(-)	()	
Small Scale (<1000 sf)	P	P	P	()*	()	(-)	()	
Banks & Savings & Loans	Ъ	Р	P	()	()	(-)	()	
With Walk-Up Service	P	Р	P	(-)	()	(-)	()	



	Proposed Land Uses								
	Cor	nmercial Distri	-						
Use Classification	CL, La Pintoresca Commercial nodes <sup>1</sup>	Light Industrial/ Commercial sites, Robinson Park District	Renaissance Commercial District	PS Districts	OS Districts	RM16 Districts	RM12 District		
Commercial (continued)									
Bars or Taverns	()*	()*	()*	(-)*	()	(-)	(-)		
With Live Entertainment	()*	()*	()*	(-)*	(-)	()	()		
Building Materials & Services	()	()	C*	(-)	(-)	()	()		
Catering Services	Р	Р	P	()	(-)	(-)	(-)		
Commercial Entertainment	E	E	E	()	()*	(-)	()		
Commercial Printing	С	P*	P*	(-)	()	()	()		
Commercial Printing, Limited (< 2000 sf)	P	Р	P	(-)	()	()	()		
Commercial Recreation	С		С	()	C	<del> </del>	( )		
Communication Facilities:	(-)	P	P	(-)	()	()	()		
Small Scale (max 5 employees, 2 vehicles)	Р	P	P	(-)	()	()	()		
Drive-Thru Businesses	С	С	С	()	(-)	(-)	(-)		
Emergency Shelters	()	(-)	()	()	()	(-)	()		
Firearms Sales	()	()	()	()	()	(-)	()		
Food Sales:	P	()*	₽	()	()	()	(-)		
W/ Beer & Wine Sales*	()*	()*	()*	(-)	()	()	()		
W/Full Alcohol Sales*	()*	()*	(-)*	()	(-)	(-)	(-)		
Horticulture:	()	(-)	()	(-)	(-)*	()*	()*		
Limited (no structures, no storage)	P	Р	P	(-)	C	C	(-)		
Laboratories (<6 employees)	P	P	P	()	()	(-)	(-)		
Live/Work	()	C <sup>6</sup>	C <sub>g</sub>	()	()	()			
Maintenance & Repair Services	P	P	P	(-)	(-)	()	()		
Mini Mall	()*	(-)*	(-)*	(-)	()	(-)	()		
Mortuaries	(-)	(-)	( <u>-</u> )	(-)	C	(-)	()		
Nurseries	С			<del></del>	<del></del>	<del>                                     </del>	<del>                                     </del>		
Offices:		p	Р	С	()	()*	()*		
Business & Professional	P	P	P	C C	(-)	(-)	(-)		
Medical	P ()		(-)	()	(-)	(-)	()		
Pawnshops Personal Improvement	()	(-)					()		
Services	P	P	P	(-)	()	()			
Personal Services	Р	Р	P	()	()	(-)	()		
Professional, Business & Trade Schools	P	Р	Р	(-)	(-)	(-)	()		
Recycling Centers Small Collection Facilities (<500 sf)	MC	MC	MC	MC	MC	(-)	(-)		



	Proposed Land Uses								
	Co	mmercial Distri	cts						
Use Classification	CL, La Pintoresca Commercial nodes <sup>1</sup>	Light Industrial/ Commercial sites, Robinson Park District	Renaissance	PS Districts	OS Districts	RM16 District	RM12 District		
Commercial (continued)	-			· _ · · · · · · · · · · · · · · · · · ·					
Large Collection Facilities (>500 sf)	()	()	С	()	()	()	()		
Research & Development, Office <sup>2</sup>	(P)*	(P)*	(P)*	()	()	(-)	()		
Restaurants:	Р	P/C	Р	С	()	(-)	()		
W/ Beer & Wine Service	С	С	С	С	()	()	(-)		
W/ Full Alcohol Service	С	C	C	C	()	(-)	()		
W/ Live Entertainment	Р	Р	Р	Р	(-)	()	()		
Restaurants, Take-Out:	С	()*	C	С	()	()	()		
W/ Beer & Wine Service	С	()*	С	С	(-)	()	(-)		
W/ Full Alcohol Service	С	()*	С	С	()	()	()		
W/ Live Entertainment	Р	()*	P	P	()	()	(-)		
Retail Sales <sup>3</sup>	P <sup>3</sup>	()*	P <sub>3</sub>	()*	()	()	()		
Secondhand Clothing & Appliance Sales	()*	(-)*	()*	(-)	()	()	()		
Single Room Occupancy	()	()	()	()	(-)		<del></del>		
Swap Meets	()	(-)	()	С	С	(-)	(-)		
Vehicle/Eqpmnt Sales, Leasing & Services:				<u> </u>		()	(-)		
Automobile Rentals	(-)	()	()	()	()	()	(-)		
Comm'l Off-street Parking	C*	C*	C*	()	()	()	(-)		
Service Stations	(-)*	С	СС	()	()	()	(-)		
Vehicle/Equipment Repair	(–)	()	()	()	()	(-)	()		
Vehicle/Eqpmnt Sales, Leasing & Rentals	()	()	()	(-)	()	()	(-)		
Vehicle Storage	()	(-)	(-)	(-)	()	()	(-)		
Visitor Accommodations:			ļ	<del> </del>			<del>                                     </del>		
Bed and Breakfast Inns	()*	()*	()*	()	()	()	(-)		
Hotels and Motels	(-)*	()*	()*	()	()	()	(-)		
Warehousing and Storage	()	С	С	()	()	()	(-)		
Small Scale (max 5000sf, 5 employees 2 vehicles)	()*	Р	Р	()	()	()	()		
Wireless Telecommunications			<del> </del> -	<del>                                     </del>		MC	MC		
Minor	MC	MC	MC	MC	(-)	<del></del>			
Major	С	С	С	C	()	(-)	()		
-			<u> </u>	<u> </u>	<u> </u>				



	Proposed Land Uses								
	Cor	nmercial Distric	ts						
Use Classification	CL, La Pintoresca Commercial nodes <sup>1</sup>	Light Industrial/ Commercial sites, Robinson Park District	Renaissance Commercial District	PS Districts	OS Districts	RM16 Districts	RM12 District		
 ndust <b>ria</b> l	<del></del>								
ndustry, Standard	()	()	()	()	(-)	()	()		
ndustry, Restricted:	()	C*	C*	()	()	()	()		
Small Scale (max 5000 sf, 5 empl, 2 veh)	Р	Р	Р	(-)	()	(-)	()		
Research & Devt, Non-Office⁴	C*	P*	C*	(-)	()	()	(-)		
Wholesaling, Distribution, & Storage:	(–)	C*	()	()	(-)	(-)	()		
Small Scale (max 5000sf, 5 empl, 2 veh)	Р	Р	P	(-)	()	()	(-)		
Accessory					· · · · · · · · · · · · · · · · · · ·		1 7		
Accessory Antenna Array	Р	P	Р	(-)	Р	()	(-)		
Accessory Uses	P/C	P/C	P/C	P/C	P/C	P/C	P/C		
Home Occupations	Р	Р	Р	(-)	()	P	P		
Temporary	····								
Animal Shows	()	TC	()	тс	TC	()	(-)		
Auto Washing	()	()	()	Р	()	()	()		
Circuses and Carnivals	TC	TC	TC	тс	TC	()	()		
Farmers' Market	TC	TC	TC	TC	TC	(-)	() C		
Filming, Long Term	C	С	С	C	C	<u> </u>	P		
Filming, Short Term	Р	Р	P	P	P ( )	P			
Live Entertainment	TC	TC	TC	TC	()	()	(-) P		
Personal Property Sales	()	()	P*	()	()	P ( )			
Religious Assembly	TC	TC	TC _	(-)	()	(-)	(-)		
Retail Sales, Outdoor	тс	TC	TC	(-)	(-)	(-)	()		
Seasonal Merchandise Sales	Р	Р	P	()	()	(-)	P		
Street Fairs	Р	Р	P	(-)	(-)	P -	()		
Swap Meets, Non-recurring	тс	TC	TC	()	()	() TC	TC		
Tents	TC	TC	TC	TC	TC	10	10		
Nonconforming Uses, Structures and Signs	Non conforming	g uses, structures	and signs are su	bject to the requi	rements of the	Zoning Code,	Chapter 17.		