



DOWNTOWN SPECIFIC PLAN NO. 5

8/11/09

- 1-1 VIABLE DEVELOPMENT THAT MEETS THE COMMUNITY'S VISION FOR THE FUTURE OF DOWNTOWN.
- 1.3 AWARDS FOR CURRENT DOWNTOWN SPECIFIC PLAN
 - Livable community Award 1996 SCAG
 - American Institute of Architects Merit Award for fostering outstanding places in Public areas

REFERENCE TO GUIDE LINES

- 1-3 As this document contains both development standards and design guidelines, it is important to make the distinction between these two types of regulations. Development standards mandatory, 1-4 design guidelines are not mandatory
- 1-4 All projects will be evaluated on adherence to development standards and to the degree to which substantial compliance with the intent of design guidelines is demonstrated leading to a recommendation of project approval or denial.

DESIGN GUIDELINE CHAPTERS (plan 5)

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|------------------------------------|--|
| 4 Design Guidelines | 7 Infrastructure and Public Facilities |
| 5 Circulation Parking | 8 Implementation |
| 6 Streetscape and public amenities | Creating the Conditions for Attracting Private Investment Marketing Program Grants |

1-6 Third paragraph—The City recognizes that market demand will exert pressure for the future development in the Downtown. The City must respond to these demands in a manner that will achieve the optimum potential while at the same time protecting the existing character of the downtown core and surrounding neighborhoods. In addition the City, wishes to seize the opportunity to make downtown a vibrant, pedestrian-friendly urban village.

URBAN DESIGN GUIDELINES (9/5/2000)

- 1 User Guide
- 2 District Specific Guidelines

1-12 SPECIFIC PLAN INTENT

- 1.5 The City wishes to make downtown a vibrant pedestrian friendly village
 - 1-5.2-1 Create a healthy mix of land uses that are geared toward creating an urban village that serves a destination to both residents and visitors.
 - 1-5.2-2 Item 1—Limit alcohol related uses

1-24 Encourage community participation in the project design and planning and involve the people who live in a community in deciding how it should be improved or how it should change over time

2.5

2.5.10 MINOR AMENDMENTS-The Director of Planning may approve minor amendments

3.3 GENERAL PROVISIONS

3.2.1 DESIGN GUIDELINES—All development shall comply with the spirit and intent of the Design guidelines presented in book 2; Downtown Specific Plan Guidelines and Strategies, Chapter 4, Design Guidelines

3.4 STREET VACATIONS

3.2.5 Item six---At the discretion of City Council, all portions of Main Street between Pacific Coast Highway and Orange Ave. may be vacated to be used for a pedestrian mall, subject to a public hearing

3.12

3.2.15 MINIMUM DWELLING UNIT SIZE 500 FEET

3.15

3.2.21 RESIDENTIAL BUFFERS

3-20 AND 3-21 OUTDOOR DINNING

3-23 OUTDOR DISPLAY—NEED COMPARISON TO EXISTING

3.26

3.2.26.6 COTAL ZONE STANDARS TANDEM PARKING-The additional required parking spaces m be in tandem-----

3.29

BICYCLES REQUIRED DISTRICT 1. FIGURE 3-16, one bicycle space per ten vehicle spaces requir

3.2.26.27 Up to 40% of the required parking on site commercial be provided as tandem—CUP -ZA
Tandem parking configuration is allowed for residential uses

3.97 FIGURE 3-64 QUESTION DESIGN REVIEW BOARD APPROVAL DISTRICT 7
MEASURE C, COASTAL COMMISSION

Prepared by Planning Commissioner Tom Livengood