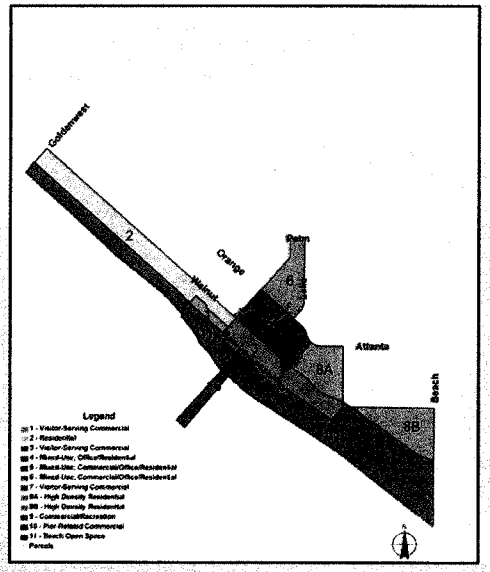
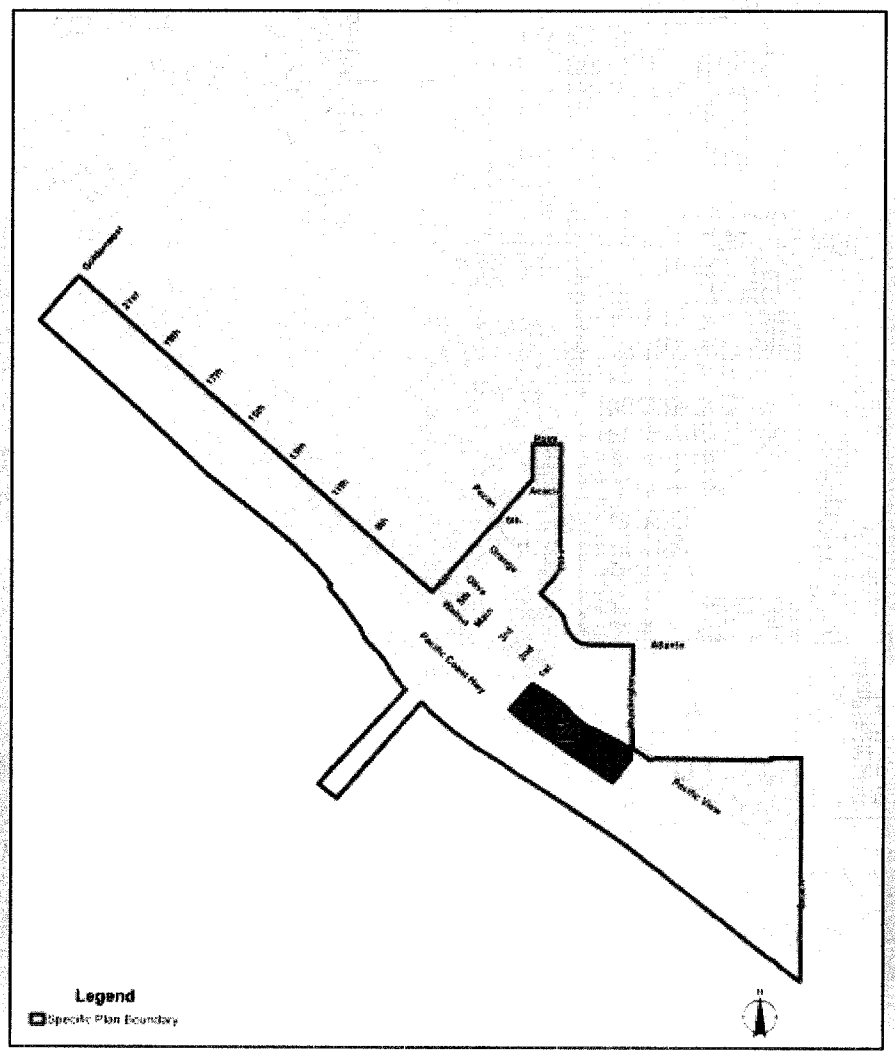
Downtown Specific Plan
Book 1: Districts 2-7 Presentation

August 11, 2009

LATE COMMUNICATIONS SS #A-1 DTSP PC MTG 8-11-09

District 2 (Existing District 7)





Purpose

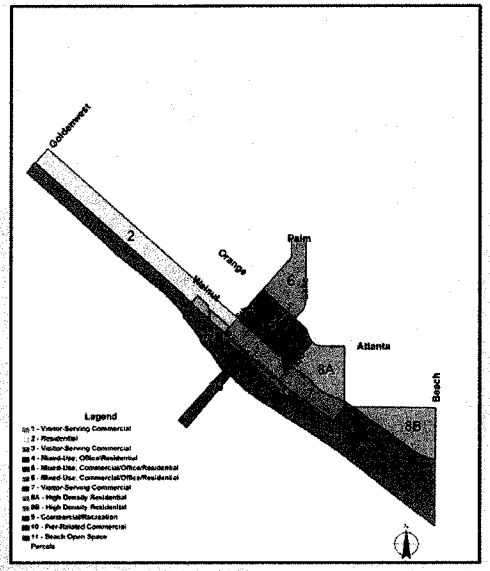
- Visitor-Serving Mixed-Use (Pacific City Project)
- Retail, office, restaurant, cultural, and entertainment uses
- No change from existing Specific Plan

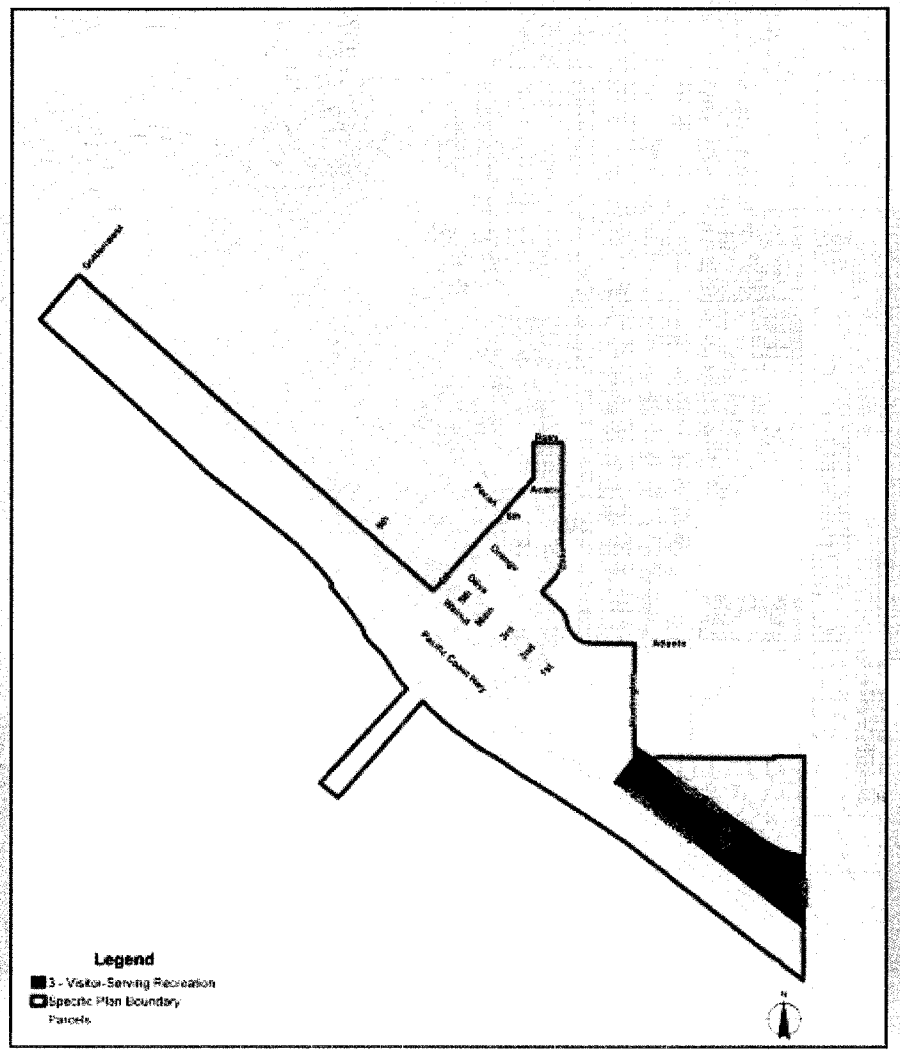
District 2 (Existing District 7)

Development Standard Matrix of Changes
Proposed District #2
(Visitor-Serving Mixed Use)

Standard	Existing District # 7	Proposed District # 2
Minimum Parcel Size	No minimum parcel size	No change
Maximum Lot coverage	50%	No change
Maximum Density	No maximum density	No change
Maximum Height	8 stories	No change
Minimum Front Setback	50' from PCH	No change
Minimum Side Setback - Interior	None	No change
Minimum Side Setback - Exterior	20'	No change
Minimum Rear Setback	20'	No change
Permitted Uses	Hotel and visitor-serving commercial	No change
Minimum Upper-story setback	None	No change
Maximum FAR	3.0	No change
Dedications	Additional ROW dedication for Walnut Ave. extension; 20' corridor between Atlanta Ave. and PCH	No change

District 3 (Existing District 9)





Purpose

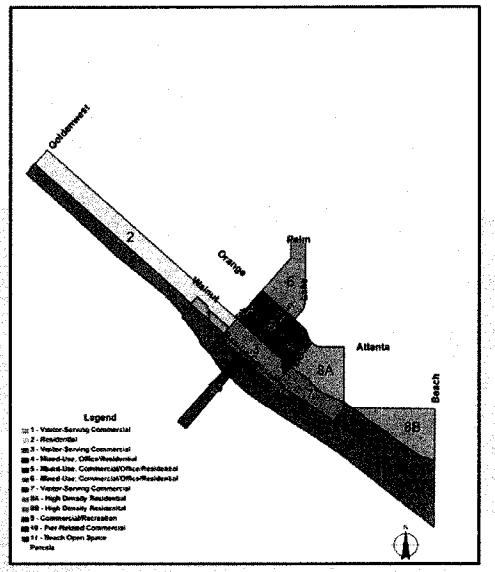
- Visitor Serving Recreation
- "Hotel district"
- Hotel, conference center, retail, restaurants
- No change from existing Specific Plan

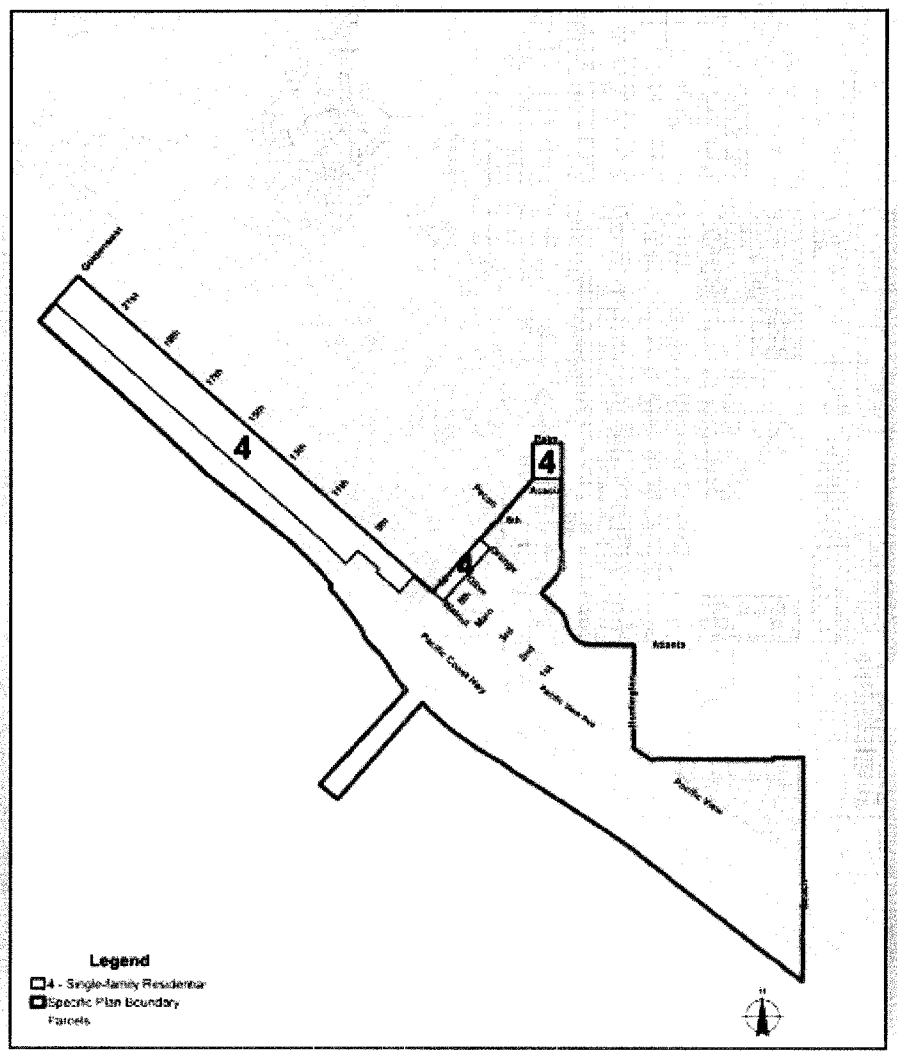
District 3 (Existing District 9)

Development Standard Matrix of Changes
Proposed District #3
(Visitor Serving Recreation)

Standard	Existing District # 9	Proposed District # 3
Minimum Parcel Size	No minimum parcel size	No change
Maximum Lot coverage	35% net site area; max. 25% of site area may be used for vehicle access and parking	No change
Maximum Density	No maximum density	No change
Maximum Height	None	No change
Minimum Front Setback	50' along PCH and Beach Blvd.	No change
Minimum Side Setback - Interior	None	No change
Minimum Side Setback - Exterior	50' along Beach Blvd. 20' all other streets	No change
Minimum Rear Setback	20'	No change
Permitted Uses	Hotel – visitor-serving recreation	No change
Minimum Upper-story setback	None	No change
Maximum FAR	3.0	No change
Dedications	Additional ROW dedication for Walnut Ave. extension	No change

District 4 (Existing Districts 2, 4, & 6)





Purpose

- Established Residential
- District with some change
  - Greater density on 50' lots
  - Eliminate FAR requirement
  - Front porch required on SF

District 4 (Existing Districts 2, 4, & 6)

Development Standard Matrix of Changes
Proposed District #4
(Established Residential)

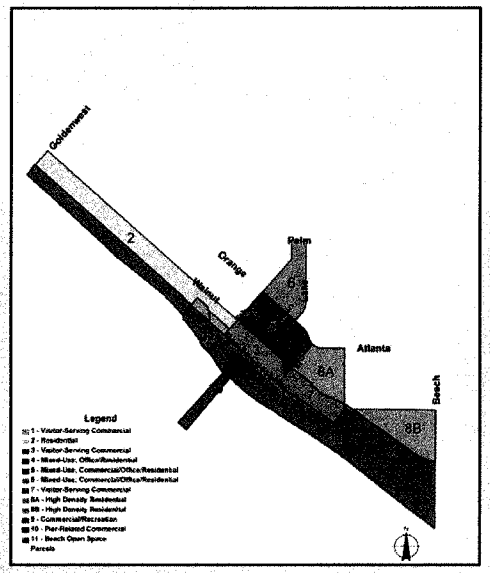
Standard	Existing District #2	Existing District #4* (portion along 6th St.)	Existing District #6* (portion between Acacia & Palm)	Proposed District # 4
Minimum Parcel Size	25' street frontage and 2,500 s.f. net site area	25' street frontage and 2,500 s.f. net site area	25' street frontage and 2,500 s.f. net site area	No change
Maximum Lot coverage	50%	50%	None	50% (no change from District 2)
Maximum Density	<50' frontage: 1 du 50': 4 du ≥51': 30 du/ac	<50' frontage: 1 du 51' – full block frontage: 30 du/ac	25 du/ac	≤ 25' street frontage & 2,500 s.f. site area: 1 du; > 25' frontage/2,500 s.f to ≤ 50' frontage/5,000 s.f.: 4 du; > 50' frontage & 5,000 s.f.: 30 du/ac
Maximum Height	35'/3 stories; front and rear 25' of lot: 25' maximum height	35'/3 stories	<100' frontage: 2 stories/30' 100' to < full block: 3stories/35' Full block: 4 stories/45'	35'/3 stories; 25' maximum height within front 25' of lot
Minimum Front Setback	25' along PCH; all other streets 15'	15'	15'	25' along PCH; all other streets 15' (no change from District 2)
Minimum Side Setback - Interior	≤100' street frontage: min. aggregate 20% lot frontage, not less than 3' >100' street frontage but < half block require 20% of frontage, not less than 7' >half block frontage not less than 7'	≤100' street frontage: min. aggregate 20% lot frontage, not less than 3' >100' street frontage but < half block require 20% of frontage, not less than 7' >half block frontage not less than 7'	Residential: 10' Non-residential: none	Single family: 10% lot width, not less than 3', 5' max. Multi-family: 20% aggregate lot width (≤100' frontage – 3' min.; >100' frontage – 7' min.)
Minimum Side Setback - Exterior	≤100' street frontage: min. aggregate 20% lot frontage, 5' from ROW >100' street frontage but less than half block require 20% of frontage, 15' from ROW>half block frontage 15' from ROW	≤100' street frontage: min. aggregate 20% lot frontage, 5' from ROW >100' street frontage but less than half block require 20% of frontage, 15' from ROW>half block frontage 15' from ROW	15'	Single-family: 5' from ROW Multi-family: 20% aggregate lot width (≤100' frontage – 5' min.; >100' frontage – 15' min.)

Development Standard Matrix of Changes
Proposed District #4
(Established Residential)

Standard	Existing District #2	Existing District #4* (portion along 6th St.)	Existing District #6* (portion between Acacia & Palm)	Proposed District # 4
Minimum Rear Setback	3' along PCH, all other streets 7.5'	3'	3'	3' along PCH, all other streets 7.5' (no change from District 2)
Permitted Uses	Single- and Multi-family residential	Mixed use office/ residential; single-family residential	Mixed use commercial/office/ residential	Single- and Multi-family residential (no change from District 2)
Minimum Upper-story setback	10' from 2nd story façade (covered area)	10' from 2nd story façade (covered area)	10' from 2nd story façade (covered area)	No change
Maximum FAR	1.0 single-family; no FAR for multi-family	1.5; 1.0 single-family residential	<half block: 1.5 ≥half block: 2.0	1.0 single-family; no FAR for multi-family (no change from District 2)
Dedication	Additional ROW dedication required to widen alley to 20'	Additional 2.5' on 6th St.; Additional ROW required to widen alley to 24' – no more than ½ from 1 side	Additional ROW required to widen alley to 24' – no more than ½ from 1 side	No changes to existing requirements

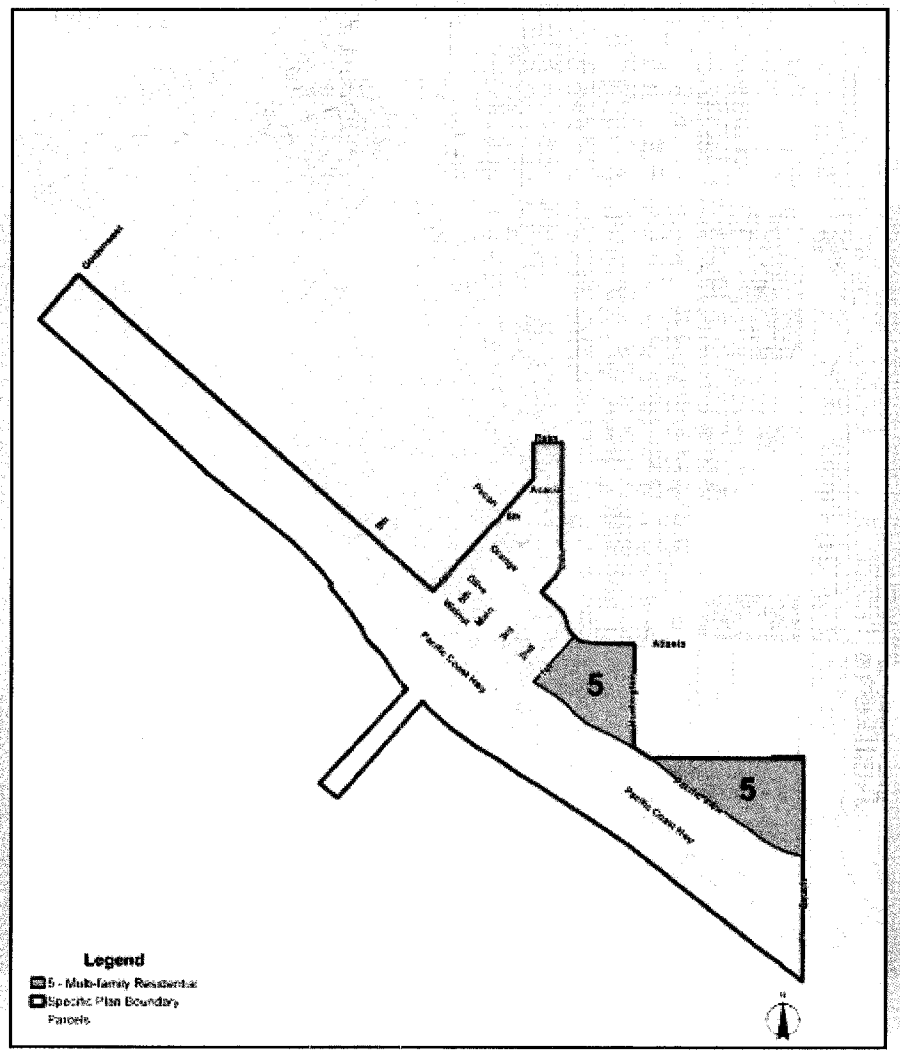
*note: single-family uses in existing District 4 and 6 are currently subject to development standards for District 2.

District 5 (Existing Districts 8A & 8B)



Purpose

- Pacific City and Waterfront Residential Projects
- Provides opportunities for new residential
- No change from existing Specific Plan

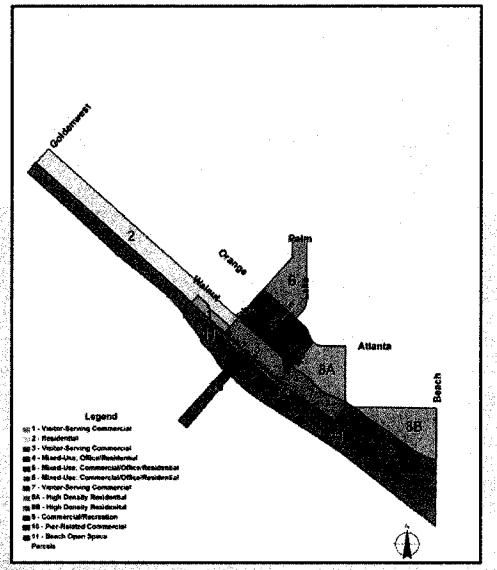


District 5 (Existing Districts 8A & 8B)

Development Standard Matrix of Changes
Proposed District #5
(Pacific City and Waterfront Residential)

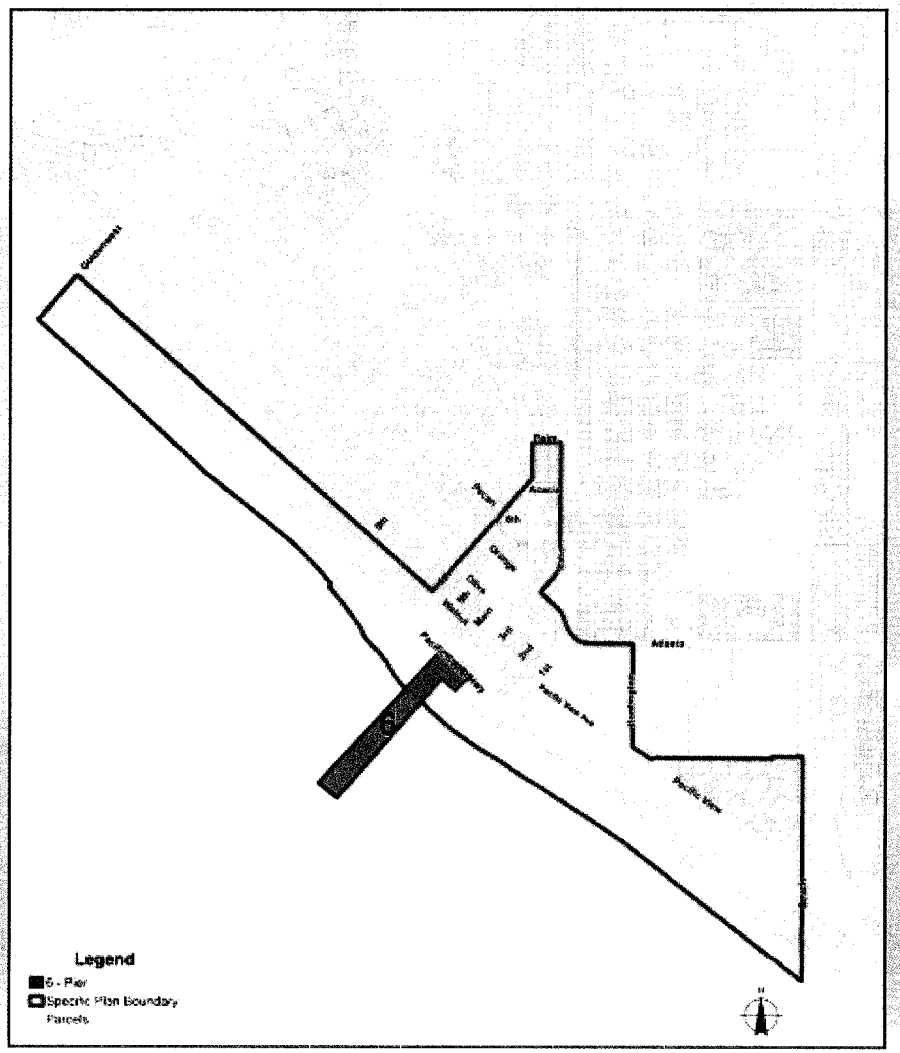
Standard	Existing District # 8A, 8B	Proposed District # 5
Minimum Parcel Size	No minimum parcel size	No change
Maximum Lot coverage	50%	No change
Maximum Density	30 du/ac	No change
Maximum Height	50'	No change
Minimum Front Setback	20'	No change
Minimum Side Setback - Interior	None	No change
Minimum Side Setback - Exterior	25' along Beach Blvd. 20' all other streets	No change
Minimum Rear Setback	20'	No change
Permitted Uses	Multi-family residential	No change
Minimum Upper-story setback	Portion of structures which exceed 35' in height will be recessed a minimum of 100' from northern exterior property line	No change
Maximum FAR	None	No change
Dedications	Additional ROW dedication for Walnut extension	No change

District 6 (Existing District 10)



Purpose

- Commercial uses in and alongside the pier
- Expand public's use and enjoyment of the area
- No change from existing Specific Plan

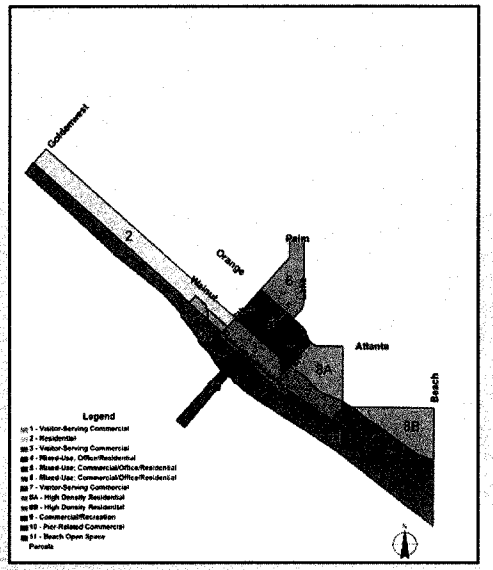


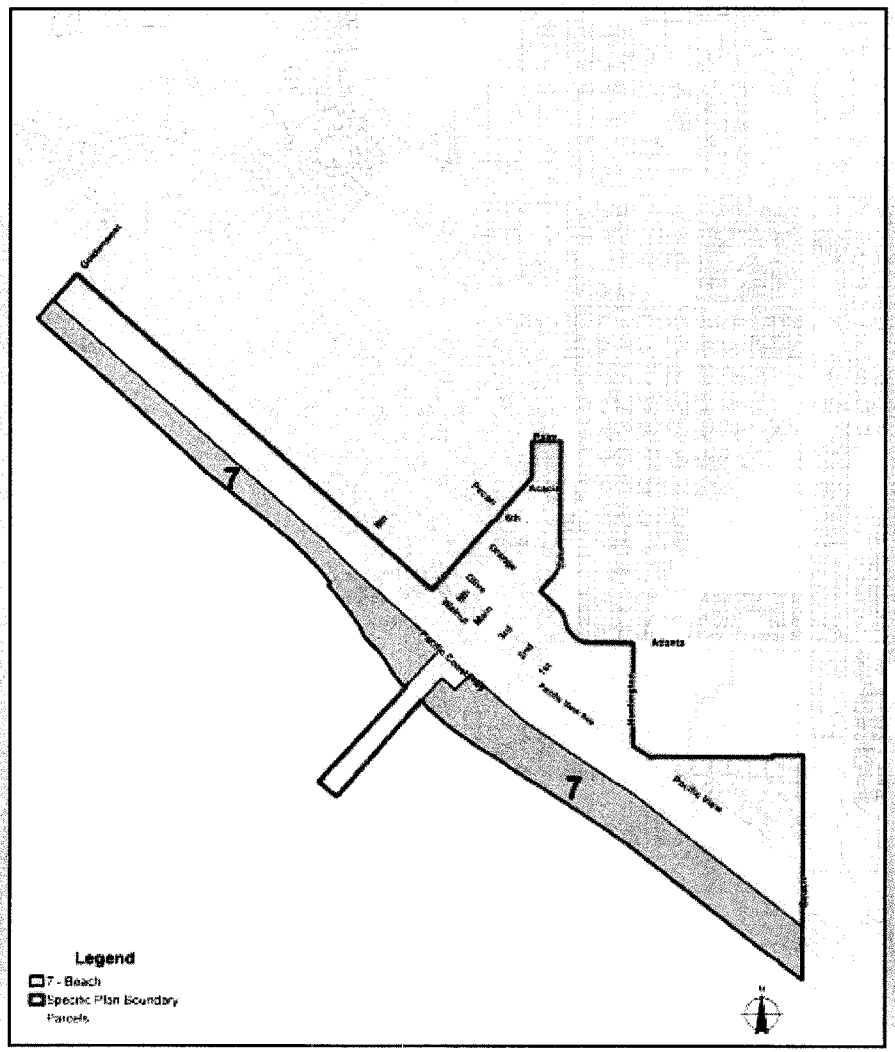
District 6 (Existing District 10)

Development Standard Matrix of Changes
Proposed District #6
(Pier)

Standard	Existing District # 10	Proposed District # 6
Minimum Parcel Size	No minimum parcel size	No change
Maximum Lot coverage	No maximum lot coverage; no more than 25% of pier shall be covered with any roofed structure	No change
Maximum Density	No maximum density	No change
Maximum Height	25' and 2 stories; 1 story on pier (excluding end of pier restaurant) and northwest of the pier	No change
Minimum Front Setback	None	No change
Minimum Side Setback - Interior	None	No change
Minimum Side Setback - Exterior	None	No change
Minimum Rear Setback	None	No change
Permitted Uses	Pier/Beach related commercial	No change
Minimum Upper-story setback	None	No change
Maximum FAR	None	No change
Dedications	N/A	No change

District 7 (Existing District 11)

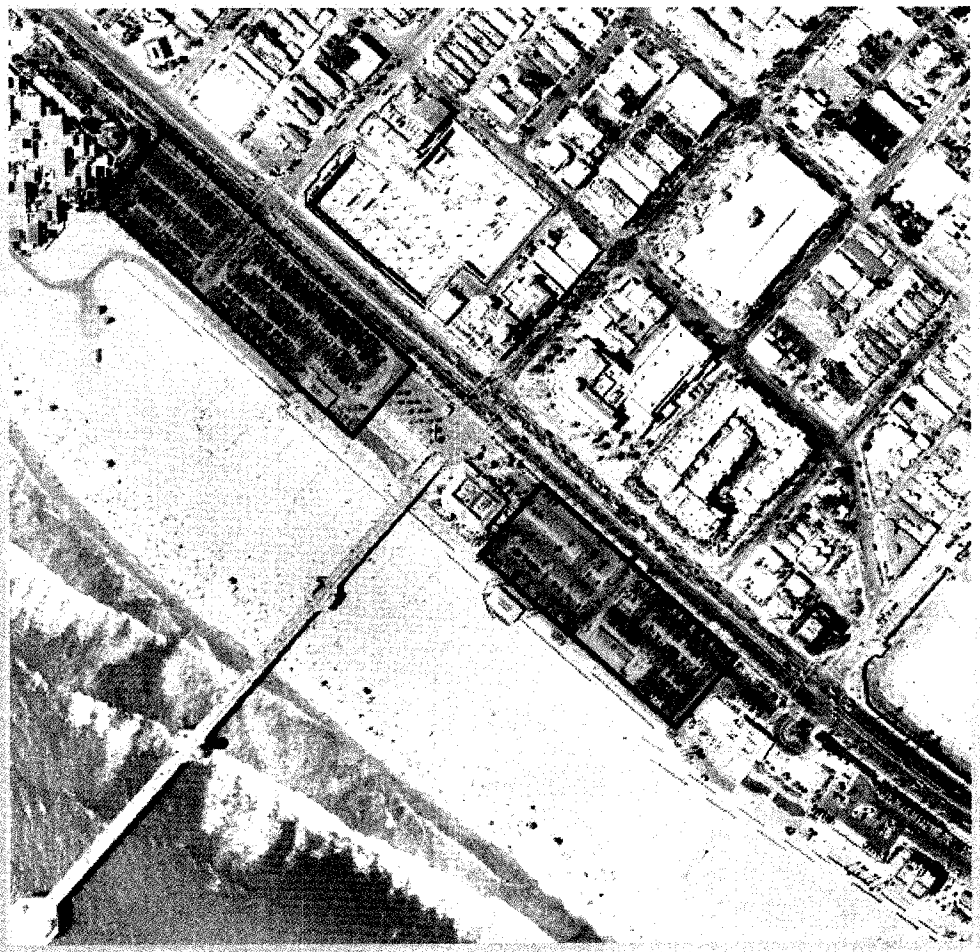


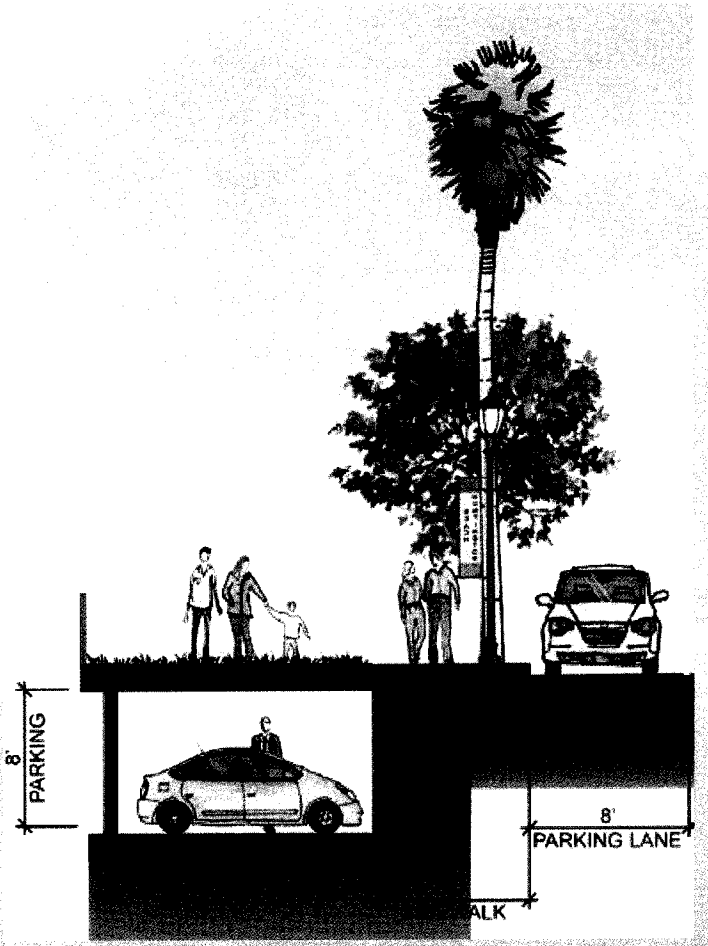


Purpose

- Preserve and protect sandy beach areas
- Retain parking and auxiliary beach-related commercial and convenience uses
- Prohibit storage containers

District 7 (Existing District 11)





District 7 (Existing District 11)

Development Standard Matrix of Changes
Proposed District #7
(Beach)

Standard	Existing District # 11	Proposed District # 7
Minimum Parcel Size	No minimum parcel size	No change
Maximum Lot coverage	No maximum lot coverage	No change
Maximum Density	None	No change
Maximum Height	20' (exception: no maximum height for lifeguard towers or other public safety); parking shall be 1 foot below adjacent bluff	No change
Minimum Front Setback	None	No change
Minimum Side Setback - Interior	None	No change
Minimum Side Setback - Exterior	None	No change
Minimum Rear Setback	None	No change
Permitted Uses	Beach	No change
Minimum Upper-story setback	None	No change
Maximum FAR	None	No change
Dedications	N/A	No change