

DOWNTOWN SPECIFIC PLAN (DTSP) - DISTRICT 3

PLAN CHECK PER DTSP

SECTION	ISSUE	CODE PROVISION	PROVIDED
4.5.01	Permitted uses Visitor-serving PCH & Main St lots Other lots Mixed Use Residential	By right or CUP (see list) Entire 1 st floor ≥ 1/3 of development's total floor area Consolidation of ≥ one block area Up to ½ of total floor area	
4.5.02	Min. Parcel Size	Min. 25 ft; 2,500 sq. ft.	
4.5.03	Max. Density/Intensity <u>Lot Size</u> less than ½ block ½ block-full block full block +	<u>Max. FAR</u> 2.0 2.5 3.0	
4.5.04	<u>Lot Size</u> less than full block full block + <u>Density</u>	<u>Height</u> 3 stories/35 ft. 4 stories/ 45 ft. 1du/1452 sq. ft. (30 units/net acre)	
4.5.05	Max. Site Coverage	None	
4.5.06	Front Yard Setback Fifth & Third Streets Main Street ROW dedication PCH Sixth Street	Min. 15 ft. May be reduced to 5 ft. 5 ft. build-to line 5 ft. 2-1/2 ft.	
4.5.07	Side Yard (aggregate) First, Second, & Sixth Streets PCH, Main, Third, & Fifth Streets	20% lot frontage; Interior side – min. 7 ft. Exterior side – min. 15 ft. Interior side - 0 ft. Exterior side – equal to frontyard setback for respective street	
4.5.08	Rear Yard Setback ROW dedication	3 ft.; may be cantilevered to within 3 ft. of rear property line To widen alley to 24 ft.; no more than ½ from one side	
4.5.09	Upper Story Setback PCH, Sixth, Second, & First Streets Fifth & Third Streets Structures 35 ft. + in height	(Above 2 nd story) 25 ft. average; up to 50% at min 15 ft. (Any part of façade above 2 nd story) 10 ft. from first story Portion above 35 ft.: min 10 ft. from interior side	
4.4.10	Open Space Main Street	10% of net site area Full block developments require street level public plazas	

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4.2.04	Max. Bldg. Height (see 4.5.04) arch/roof treatments elevator equipment	Additional 10 ft. Additional 14 ft.													
4.2.13	<p>Parking</p> <p><u>Within Parking Master Plan</u></p> <p><u>Outside of Parking Master Plan</u></p> <p><u>Multi Family</u> Bachelor 1 bedroom 2 bedrooms 3 bedrooms Guest Total (min 2 spaces req'd per unit in Coastal Zone)</p> <p><u>Single Family</u> 3 bedrooms extra bedrooms no on-street pkg Total</p> <p><u>DTPMP Requirement</u> Retail Restaurant Office</p>	<p>1. Commercial: off street spaces screened with landscaping or opaque materials at a max. of 32 inches high (Director approval). 2. CUP required for participation in In-Lieu program (if desired).</p> <p>1. Shall be provided on-site as feasible; balance shall be provided within walking distance. 2. Off-site spaces shall be in place before C of O is issued.</p> <p>1. 100% of required parking on-site 2. per HB Ordinance Code</p> <p>1 enclosed 1 enclosed 2 (1 enclosed) 2.5 (1 enclosed) 0.5 per unit</p> <p>2 enclosed 1 space per additional bedroom 1 additional space on site</p> <table border="1"> <thead> <tr> <th><u>Area 1</u></th> <th><u>Area 2</u></th> <th><u>Other</u></th> </tr> </thead> <tbody> <tr> <td>1:250</td> <td>1:400</td> <td>1:200</td> </tr> <tr> <td>1:150</td> <td>1:100</td> <td>1:60</td> </tr> <tr> <td>1:250</td> <td>1:1000</td> <td>1:500</td> </tr> </tbody> </table>	<u>Area 1</u>	<u>Area 2</u>	<u>Other</u>	1:250	1:400	1:200	1:150	1:100	1:60	1:250	1:1000	1:500	
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Urban Design Guidelines	Subject to separate plan check														