

**DOWNTOWN SPECIFIC PLAN (DTSP) - DISTRICT 2**

**PLAN CHECK PER DTSP and Policy PP-63R**

<b>SECTION</b>	<b>ISSUE</b>	<b>CODE PROVISION</b>	<b>PROVIDED</b>
4.4.01	Single family Multi-family	Design Review Conditional Use Permit	
4.4.02	Min. Parcel Size	min. width 25 ft min area 2,500 sq. ft.	Width = _____ ft. Depth = _____ ft. Area = _____ sq. ft.
4.4.03	Max. Density/Intensity		
	<u>Frontage</u> less than 50 ft 50 ft. 51 ft.+	<u>Density</u> 1 du 4 du 1 du/1,452sq. ft. or 30un. per net acre	
	Floor Area Ratio	1:1 (sfd only) max. _____ sq. ft.	_____:1 _____ sq.ft.
4.4.04	Max. Bldg. Height multi-family single family (see 4.2.04)	35 ft.; 3 stories 35 ft; 25 ft. in front and rear 25 ft. of lot (measured to midpoint of roof pitch)	
4.4.05	Max. Site Coverage	50% net site area max. _____ sq. ft.	_____% _____ sq.ft.
4.4.06	Front Yard Setback PCH lots other lots single family on other lots	min. 25 ft; landscaping only min. 15 ft. min. 15 ft. & 40% of setback area landscaped	
4.4.07	Side Yard Setback single family	10% lot width; 3 ft min. & 5 ft. max or 0 ft on one side & min ft. on other exterior 5 ft. minimum	
	100 ft. or less frontage	20% aggregate: min. 3 ft. interior side min. 5 ft. exterior side	
	100 ft. to 1/2 block	20% aggregate; min. 7 ft. interior side min. 15 ft. exterior side	
	larger than 1/2 block	min. 9 ft. interior; min. 15 ft. exterior	
4.4.08	Rear Yard Setback PCH parcels other parcels alley dedication	min. 3 ft. min. 7.5. ft.; 5 ft. upper stories widen to 20 ft; max. 1/2 from 1 side	
4.4.09	Upper Story Setback	average 10 ft from 2nd story facade	
4.4.10	Open Space (see 4.2.11)	may use 25 ft. front setback along PCH if no encroachments	
4.2.02	Min. Unit Size Bachelor 1 bedroom 2 bedrooms 3 bedrooms 4 bedrooms	450 sq. ft. 650 sq. ft. 900 sq. ft. 1,100 sq. ft. 1,300 sq. ft.	

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4.2.04	Max. Bldg. Height (see 4.4.04) arch/roof treatments elevator equipment	additional 10 ft. additional 14 ft.	
4.2.11	Open Space - (Multi Family) <u>Common</u>	25% of unit floor area with 20 ft. min. dimension	
	<u>Private</u> Bachelor  1 bedroom  2 bedrooms  3 bedrooms	<u>Ground Floor Unit</u> 200 sq. ft. w/10 ft.  250 sq. ft. w/10 ft.  300 sq. ft. w/ 10 ft.  400 sq. ft. w/10 ft.  <u>Upper Unit</u> 60 sq. ft. w/6 ft. 120 sq. ft. w/ 6 ft. 120 sq. ft. w/ 6 ft. 120 sq. ft. w/ 6 ft.	
4.2.13	Parking - <u>Multi-Family</u> Bachelor 1 bedroom 2 bedrooms 3 bedrooms + Guest Total (min. 2 spaces req'd per unit in Coastal Zone)	1 enclosed 1 enclosed 2 (1 enclosed) 2.5 (1 enclosed) 0.5 per unit	
	<u>Single Family</u> 3 bedrooms extra bedrooms no on-street parking Total	2 enclosed 1 space per additional bedroom 1 additional space on site	
	Turning Radius	25 ft.	
	Driveway Width	10 ft. sfd 20 ft. mfd	
	Access	alley	
Urban Design Guidelines	Subject to separate plan check		