

**OBJECTIVE STANDARDS APPLICABLE TO
258 UNION AVENUE/S-18-033, U-18-010, M-18-004**

GENERAL PLAN

Land Use Element

- E. 2. d. Neighborhood Commercial:
 - Up to 50 percent land coverage with a 35-foot height limit

Transportation Element

- Policy TRA-3.4 New projects shall not cause the level of service for intersections to drop more than one level if it is at Level A, B, or C and not drop at all if it is at D or below.
- Policy TRA-3.5 If project traffic will cause any intersection to drop more than one level if the intersection is at LOS A, B, or C, or to drop at all if the intersection is at LOS D or below, the project shall mitigate the traffic so that the level of service will remain at an acceptable level.

ZONING ORDINANCE

ARTICLE I. IN GENERAL

[...]

- Sec. 29.10.020. – Definitions.
[...]

Story [...] If the finished floor level directly above a basement or cellar is more than six (6) feet above grade, such basement or cellar shall be considered a story. [...]

- Sec. 29.10.065. - Recreational open space for residential condominiums.
[...]
 - (1) *Private open space.* Each ground floor dwelling unit shall have a minimum of two hundred (200) square feet of outdoor usable open space in the form of a single enclosed patio or deck located essentially at the level of the main living area. Each dwelling unit above the ground floor shall have one hundred twenty (120) square feet of outdoor usable open space in the form of a balcony. For purposes of this section, a multiple floor unit with the lower floor on the ground level is treated as a ground floor unit. The minimum horizontal dimension for a patio is ten (10) feet and for a balcony is six (6) feet.
 - (2) *Community recreation space.* In addition to the private open space required by part (1), there shall be a total community recreation area of at least one hundred (100) square feet for each dwelling unit. This area is in addition to that required for yards.

ARTICLE I. - DIVISION 4. PARKING

[...]

- Sec. 29.10.150. - Number of off-street spaces required.
 - c) *Outside downtown parking requirements.*
 - (1) *Single-family, residential condominiums and two-family dwellings.* Two (2) parking spaces for each living units.
[...]
 - (3) *Multiple-unit dwellings in all zones and two-family dwellings in the R-1D zone.* One and one-half (1½) times the number of living units in such dwellings.
[...]
 - (8) *Medical or dental clinic or office.* One (1) parking space for each two hundred fifty (250) square feet of gross floor area or six (6) spaces per doctor; whichever is more restrictive.
 - (9) *Retail and commercial stores and shops.* One (1) parking space for each two hundred thirty-five (235) square feet of gross floor area.
 - (10) *Business and professional offices, banks, financial institutions, insurance companies, social service agencies and studios.* One (1) parking space for each two hundred thirty-five (235) square feet of gross floor area.
 - (11) *Household furniture, appliances and furniture repair shops.* One (1) parking space for each three hundred fifty (350) square feet of gross floor area.
[...]
 - (15) *Public eating establishments, taverns, and nightclubs.* One (1) parking space for each three (3) seats in such public eating establishments, taverns or nightclubs.
 - (16) *Wholesale establishments and warehouses.* One (1) parking space for each two thousand three hundred fifty (2,350) square feet of gross floor area, plus one (1) parking space for each company vehicle used in the operation of such establishment or warehouse.
[...]
 - Sec. 29.10.155. – Development standards.
[...]
 - d) *Size and location of spaces and aisles.* All parking spaces and aisles shall conform to the following standards:
[...]
 - (3) Space width shall be increased by one (1) foot to nine and one-half (9.5) feet if adjacent on one (1) side to a wall, fence, hedge or structure; and by two (2) feet to ten and one-half (10.5) feet if adjacent on both sides to such walls, fences, hedges, or structures.
[...]
 - (5) Aisle widths and stall sizes are described in the following table:

Angle of stall	Depth of stall, perpendicular to aisle	Minimum width of one-way aisles
<i>Degrees</i>	<i>Feet</i>	<i>Feet</i>
Parallel Parking	8.5	12.0
30	16.4	12.0
45	18.7	13.0
60	19.8	15.0
90	18.0	25.0

[...]

- (7) Parking space boundaries shall be delineated by double striping. Each double stripe shall consist of two (2) four-inch lines, separated by an eighteen-inch space.

[...]

- (10) The minimum inside turning radius for aisles and islands shall be twenty (20) feet.

[...]

- g) *Screening and landscaping.* Parking lots and spaces shall be screened and landscaped as follows:

[...]

- (3) All landscaped areas shall be completely enclosed by a four-inch continuous concrete curb. At any point where a curb around a landscaped area serves as a wheel stop, a vehicle overhang allowance of two (2) feet including the width of the curb shall be added to the landscaped area.

[...]

ARTICLE I. - DIVISION 6. HOUSING ASSISTANCE PROGRAM

[...]

- Sec. 29.10.3025. - Scope.

The Below Market Price Program requirements shall apply to all residential development projects that include five (5) or more residential units or parcels which involve:

1. New construction of ownership or rental housing units, including mixed use developments and addition of units to existing projects, or
2. Subdivision of property for single family or duplex housing development, or
3. Conversion of rental apartments to condominiums or other common interest ownership, or
4. Conversion of non-residential use to residential use.

[...]

The residential developments consisting of five (5) or more units are required to provide the following number of BMP units:

- (1) Projects containing five (5) or more but less than twenty (20) market rate units must provide a number of BMP units equal to ten (10) percent of the number of market rate units.

[...]

ARTICLE V. - NONRESIDENTIAL ZONES

[...]

- Sec. 29.50.055. - Projections allowed into yards.
[...]
- b) Cornices, eaves, belt courses, sills, canopies, bay windows, chimneys or other similar architectural features may extend or project into a required side yard not more than twenty-four (24) inches and may extend or project into a required front or rear yard not more than thirty (30) inches.
- c) Open, unenclosed stairways, or landing places, not covered by a roof or canopy, may extend or project into a required rear yard not more than four (4) feet.
[...]

ARTICLE VI. – DIVISION 3. C-1 ZONE

[...]

- Sec. 29.60.225. - Yards.
Minimum front, side and rear yards in a C-1 or neighborhood commercial zone shall be as follows:

(1)	Front	15 feet
(2)	Side	None required
(3)	Rear	None required
(4)	Side abutting street	15 feet

- (5) The following minimum yard requirements apply along those property lines of a lot in the C-1 zone which abut or are across the street from a lot in a residential zone:
 - a. Front 25 feet
 - b. Side abutting street 15 feet
 - c. Side or rear 20 feet
Plus one (1) foot for each foot of building height over twenty (20) feet. A six-foot high masonry wall is required along the property line.
- Sec. 29.60.230. - Height.
The maximum height of any building in a C-1 or neighborhood commercial zone is thirty-five (35) feet.

- Sec. 29.60.235. - Lot area coverage.
Maximum building coverage of a lot in a C-1 or neighborhood commercial zone, including any type of accessory building, is fifty (50) percent of the lot area.
[...]

COMMERCIAL DESIGN GUIDELINES

None of the applicable standards are objective.

RESIDENTIAL DESIGN GUIDELINES

None of the applicable standards are objective.