

# DEVELOPMENT OPTIONS

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**Ignite Cd'A Properties**  
**8-19-15**





## ENTITLEMENTS SUMMARY

- \* Ten (10) Lots
- \* 46,129.50 s.f. - all parcels
- \* Zoning R-12
- \* Principal Uses
  - S.F. housing
  - Duplex Housing
  - Pocket housing
  - Home Occupations
  - Civic Administrative Offices
  - Neighborhood Recreation
  - Public Recreation

### DOWNTOWN EAST OVERLAY DISTRICT

- \* Allowed Base Res. F.A.R. = 23,064.75 s.f.
- \* Max F.A.R. Res. = 46,129.5 s.f.
- w/ Bonuses in Play

- \* Max Res. Height = 35'-0"

### MAJOR COMMERCIAL USES WILL NEED ZONE CHANGE

- \* Base F.A.R. Commercial Uses = 13,838.85 or 0.3 x Parcel Square footage
- \* Max. F.A.R. Commercial Uses = 26,677.70 or 0.6 x Parcel Square Footage
- \* Max. Commercial height = 38'-0"

8th STREET

PINE AVENUE

EXISTING CONDITIONS  
Ignite Cd'A Properties





# R-12

## PERMITTED USES

|  | principal uses   | accessory uses  | special use permit   |
|--|--|---|--|
| <b>Residential R-12</b><br>This district is intended as a residential area that permits a mix of housing types at a density of not greater than 12 dwelling units per gross acre.<br><br>This district is intended for those areas of the city that are developed at this density or are preferably developed at this density because of factors such as vehicular access, topography, flood hazard and landslide hazard | 1. single family housing<br>2. duplex housing<br>3. pocket housing<br>4. home occupations as defined in Sec. 17.06.705<br>5. essential services (underground)<br>6. civic administrative offices<br>7. neighborhood recreation<br>8. public recreation | 1. carport, garage and storage structures (attached or detached)<br>2. private recreation facility (enclosed or unenclosed)<br>3. accessory dwelling unit | 1. boarding house<br>2. child care facility<br>3. community assembly<br>4. community education<br>5. community organization<br>6. commercial recreation<br>7. convenience sales<br>8. essential service (above ground)<br>9. >6 ft. fence to enclose game area<br>10. handicapped or minimal care facility<br>11. juvenile offenders facility<br>12. noncommercial kennel<br>13. religious assembly<br>14. restriction to single family<br>15. 2 unit per gross acre density increase (only for pocket housing)<br>16. bed & breakfast facility<br>17. group dwelling – detached housing<br>18. commercial film production |

## SITE PERFORMANCE STANDARDS

| Maximum Height   | Minimum Lot  | Minimum Yard   |   |
|--|--|--|---|
| <b>principal structure</b><br>32 feet (2 1/2 stories)<br>An additional story may be permitted on hillside lots that slope down from the street. (see Sec. 17.06.330)<br><b>pocket residential</b><br>32 feet<br><br><b>detached carports &amp; garages &amp; other accessory structures</b><br>with low slope roof (<2 1/2 : 12) : 14 feet<br>with high slope roof (> 2 1/2 : 12) : 18 feet<br><b>other non-residential structures</b> : 45 ft | <b>single family</b><br>5500 sq. ft. per dwelling unit<br><b>duplex &amp; pocket</b><br>3500 sq. ft. per dwelling unit<br><br>All buildable lots must have 50 feet of frontage on a public street, unless alternative is approved by the City through the normal subdivision procedure. (i.e. cul d'sac and flag lots) or, unless the lot is a valid nonconforming lot<br><b>Pocket</b> : maximum lot coverage 50% | <b>single family &amp; duplex</b><br><b>front</b> : 20 feet from property line<br><b>side, interior</b> (with alley): 5 feet<br><b>side, interior</b> (with no alley): one side 10 ft., the other side 5 ft.<br><b>side, street</b> : 10 feet<br>however, garages that access streets must be 20 ft. from property line.<br><b>rear</b> : 25 feet – 12 1/2 ft. if adjacent to public open space. | <b>pocket housing</b><br><b>Project perimeter front</b> : 20 feet from property line<br><b>side, interior</b> : 10 feet<br><b>side, street</b> : 10 feet<br><b>rear</b> : 15 feet<br><b>project interior</b> : 0 feet<br><br>Extensions into these yards are permitted in accordance with Sec. 17.06.495<br><br>Zero setback side yards are allowed for single family. (see 17.05.080c) |
|  | <b>Landscaping</b><br>single family & duplex:<br>All front & street side yards shall be landscaped.<br><br>Street tree plantings are encouraged. (see street tree list -- available from the Urban Forestry Coordinator.)<br><br><b>pocket housing</b> :<br>Landscaping, including street trees is required. See Planning Department for details.  | <b>Fences</b><br>front yard area: 4 feet<br>side & rear yard area: 6 feet<br><br>All fences must be on or within the property lines.<br><br>Higher fence height for game areas may be granted by Special Use Permit.   | <b>Other</b><br>As a general rule, 5 foot sidewalks with a 5 foot "tree lawn" is required with new construction.<br><br><b>parking, single family &amp; duplex</b> : 2 paved off-street spaces for each unit.<br><b>parking, pocket</b> : 1 space for each 1 bedroom unit. 2 paved spaces for 2+ bedrooms.<br><br>Non-residential activities have side yard setbacks of 25'.            |

# ZONING CONSIDERATIONS

## Ignite Cd'A Properties



# PROPOSED SITE PLAN - Single Family Ignite Cd'A Properties

## DEVELOPMENT SUMMARY

- \* Four (4) Structures
- \* ~3,200 s.f. per structure - gross
- \* ~ 3,000 s.f. per structure - net
- \* ~12,000 s.f. total - net
- \* Off Street Parking
- \* Alley Access
- \* Allowed F.A.R. = 46,129 s.f.  
w/ Bonuses
- \* Proposed F.A.R. = N/A
- \* No Enitlements Action
- \* No Design Review

8th  
STREET

PINE AVENUE









# PROPOSED SITE PLAN - Multi Family

## Ignite Cd'A Properties



### DEVELOPMENT SUMMARY

- \* Three (3) Structures
- \* ~12,000 s.f. per structure - gross
- \* ~9,500 s.f. per structure - net
- \* ~28,500 s.f. total - net
- \* 56 Parking Spaces
- \* 36 Units
- \* Alley Access
- \* Allowed F.A.R. = 46,129 s.f. w/ Bonuses
- \* Proposed F.A.R. = 28,500 s.f. w/ Bonuses
- \* Access, Materials, Pub Facilities Bonuses will be needed
- \* No Entitlements Action Necessary
- \* Subject to Design Review

8th STREET

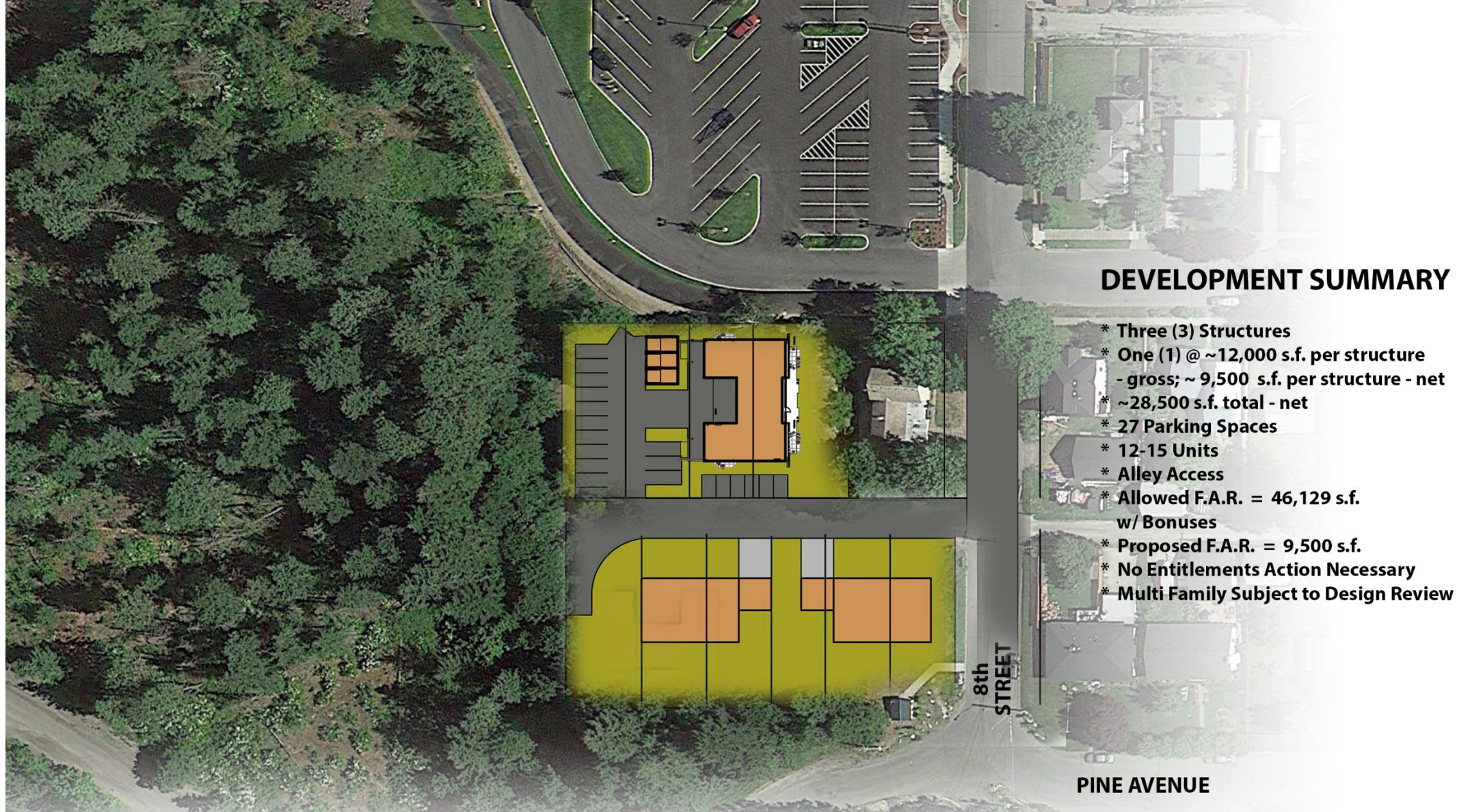
PINE AVENUE









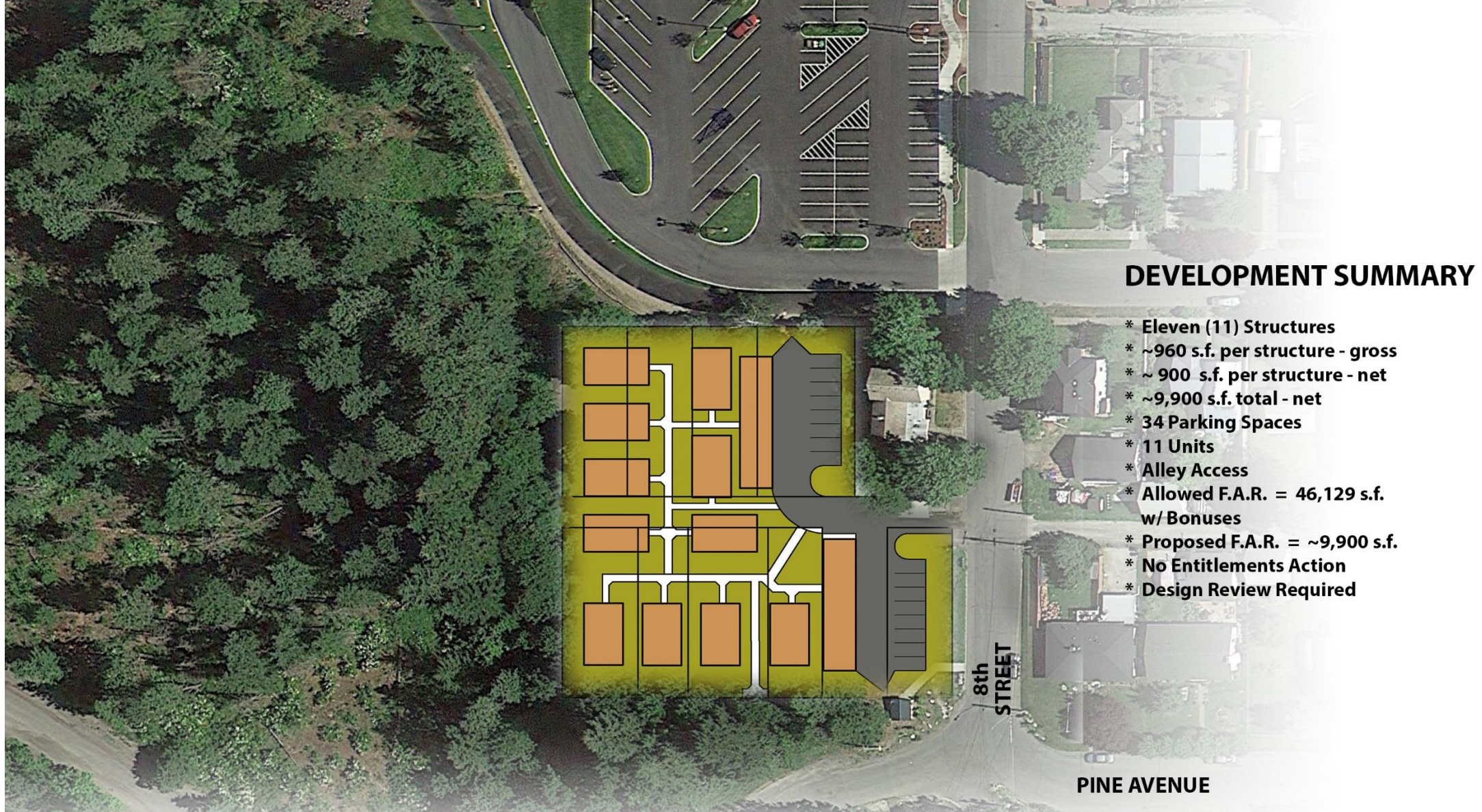


## PROPOSED SITE PLAN - Combo Housing

Ignite Cd'A Properties







**DEVELOPMENT SUMMARY**

- \* Eleven (11) Structures
- \* ~960 s.f. per structure - gross
- \* ~ 900 s.f. per structure - net
- \* ~9,900 s.f. total - net
- \* 34 Parking Spaces
- \* 11 Units
- \* Alley Access
- \* Allowed F.A.R. = 46,129 s.f. w/ Bonuses
- \* Proposed F.A.R. = ~9,900 s.f.
- \* No Entitlements Action
- \* Design Review Required

**PROPOSED SITE PLAN - Pocket Housing**  
**Ignite Cd'A Properties**







| C-17L  |   |   | PERMITTED USES  |
|--|---|---|---|
| Commercial Limited   | Principal Uses  | Special Use Permit  |   |
| <p>This district is intended as a low intensity commercial and residential mix district. This district permits residential development at a density of 17 units per gross acre as specified by the R-17 district.</p> <p>This district is suitable as a transition between residential and commercial zoned areas and should be located on designated collector streets or better for ease of access and to act as a residential buffer.</p> | <p><b>residential activities:</b></p> <ol style="list-style-type: none"> <li>1. single family housing (as specified in the R-8 district)</li> <li>2. duplex housing (as specified in the R-12 district)</li> <li>3. pocket residential</li> <li>4. multiple family (as specified in the R-17 district)</li> <li>5. home occupation</li> <li>6. boarding house</li> <li>7. group dwelling</li> </ol> <p><b>civic activities:</b></p> <ol style="list-style-type: none"> <li>1. child care facility</li> <li>2. community assembly</li> <li>3. community education</li> <li>4. essential service</li> <li>5. handicapped or minimal care facility</li> <li>6. hospital / health care</li> </ol> | <ol style="list-style-type: none"> <li>7. juvenile offenders facility</li> <li>8. neighborhood recreation</li> <li>9. nursing/ convalescent homes</li> <li>10. public recreation</li> <li>11. rehabilitative facility</li> <li>12. religious assembly</li> </ol> <p><b>service activities:</b></p> <ol style="list-style-type: none"> <li>1. automobile parking when serving an adjacent business or apartment</li> <li>2. administrative &amp; professional offices</li> <li>3. banks &amp; financial institutions</li> <li>4. personal service establishments</li> <li>5. commercial film production</li> </ol> | <ol style="list-style-type: none"> <li>1. commercial service and sales activities as allowed as principal uses in the C-17 district</li> <li>2. residential density of R-34</li> <li>3. criminal transitional facility</li> <li>4. community organization</li> <li>5. commercial and noncommercial kennels</li> <li>6. wireless communication facility</li> </ol> |
|  |   | <p><b>accessory uses:</b></p> <ol style="list-style-type: none"> <li>1. carport, garage, and storage structures (attached or detached)</li> <li>2. private recreation facility (enclosed or unenclosed)</li> <li>3. management office</li> <li>4. outside storage when incidental to the principle use</li> <li>5. open areas and swimming pools</li> <li>6. temporary construction yard</li> <li>7. temporary real estate office</li> <li>8. apartment for resident caretaker</li> <li>9. accessory dwelling units</li> </ol>  |   |

| SITE PERFORMANCE STANDARDS   |   |  |  |
|--|---|--|--|
| Maximum Height   | Minimum Lot Size Requirements   | Minimum Yard/Setback Requirements  |  |
| <b>principal structure</b>   |   |  |  |
| <p><b>single family, duplex &amp; pocket housing</b></p> <p>32 feet (2 1/2 stories) An additional story may be permitted on hillside lots that slope down from the street. (see Sec. 17.06.330) 32 feet pocket residential</p> <p><b>multiple family</b></p> <p>45 feet (3 1/2 stories)</p> <p><b>remaining uses:</b></p> <p>within 2 blocks of the DC district.: no height limit outside of 2 blocks of the DC district: 63 feet (5 stories)</p> <p><b>detached carports &amp; garages</b></p> <p>with low slope roof (&lt;2 1/2 : 12) : 14 feet</p> <p>with high slope roof (&gt; 2 1/2 : 12) : 18 feet</p> <p>other accessory structures: 18 feet</p> | <p><b>single family</b></p> <p>5,500 sq. ft. per dwelling unit</p> <p><b>duplex</b></p> <p>3,500 sq. ft. per dwelling unit</p> <p><b>multiple family &amp; pocket residential</b></p> <p>7,500 minimum site size</p> <p>2,500 sq. ft. per dwelling unit</p> <p><b>remaining uses</b></p> <p>5,500 sq. ft.</p> <p>All buildable lots must have 50 feet of frontage on a public street, unless alternative is approved by the City through the normal subdivision procedure (i.e. cul d'sac and flag lots) or, unless the lot is a valid nonconforming lot.</p> | <p><b>single family &amp; duplex</b></p> <p>front: 20 feet from property line</p> <p>side, interior (with alley): 5 feet</p> <p>side, interior (with no alley): one side 10 ft., the other side 5 ft.</p> <p>side, street: 10 feet however, garages that access streets must be 20 ft. from property line</p> <p>rear: 25 feet – 12 1/2 ft. if adjacent to public open space</p> <p>Zero setback side yards are allowed for single family. (see 17.05.080c)</p> <p><b>pocket residential</b></p> <p>front: 20 feet from property line</p> <p>side, interior: 10 feet</p> <p>side, street: 15 feet</p> <p>rear: 15 feet</p> <p>project interior: 0 feet</p> | <p><b>multiple family</b></p> <p>front: 20 feet from property line</p> <p>side, interior: 10 feet</p> <p>side, street: 20 feet</p> <p>rear: 20 feet – 10 ft. if adjacent to public open space</p> <p><b>remaining uses</b></p> <p>front: 10 feet unless 51 % of block is developed to 0 feet; then setback is 0 feet</p> <p>side: 0 feet unless abutting district with greater setback; then 10 ft. max</p> <p>Extensions into these yards are permitted in accordance with Sec. 17.08.495</p> |
| <b>Design Standards</b>  | <b>Fences</b>   | <b>Parking</b>   |  |
| <p><b>commercial design standards</b></p> <p>Contact the Planning Department for details or visit our website at: <a href="http://www.cdald.org">www.cdald.org</a></p> <p><b>some items affected:</b></p> <p>sidewalk width/design</p> <p>street trees/buffer yards</p> <p>landscaping</p> <p>windows/blank walls</p> <p>entrances facing street</p>   | <p>front yard area: 4 feet</p> <p>side &amp; rear yard area: 6 feet</p> <p>All fences must be on or within the property lines.</p> <p>Fences within the buildable area may be as high as the height limit for principal use.</p> <p>Higher fence height for game areas may be granted by Special Use Permit.</p>  | <p><b>parking, single family &amp; duplex:</b> 2 paved off-street spaces for each unit.</p> <p><b>parking, pocket:</b> 1 space for each 1 bedroom unit. 2 paved spaces for 2+ bedrooms.</p> <p><b>parking, multiple family:</b></p> <p>studio: 1 paved spaces are required for each unit.</p> <p>1 bedrm: 1.5 paved spaces are required for each unit.</p> <p>2+ bedrm: 2 paved spaces are required for each unit.</p> <p><b>parking, general commercial uses:</b></p> <p>retail sales (non-restaurant): 1 paved off-street space for each 330 sq. ft. of gross floor area.</p> <p>office 1 space / 330 sq. ft. of floor area</p>                          |  |

# ZONING CONSIDERATIONS

## Ignite Cd'A Properties



## DEVELOPMENT SUMMARY

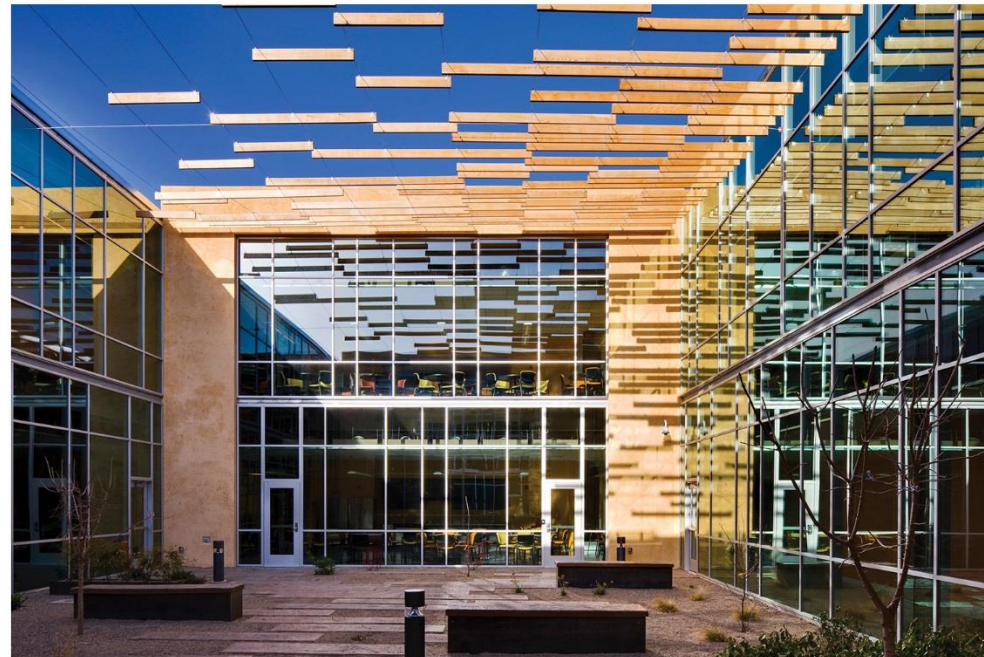
- \* One (1) Structure
- \* ~25,000 s.f. - gross
- \* ~21,110 s.f. - net
- \* ~28,500 s.f. total - net
- \* 3 Story - 38' Max
- \* 72 Parking Spaces
- \* Alley Access
- \* Allowed F.A.R. = 27,677 s.f.  
w/ Bonuses
- \* Proposed F.A.R. = 21,110 s.f.  
w/ Bonuses
- \* Access, Materials, Pub Facilities,  
Parking Bonuses will be needed
- \* Entitlements: Zone Change Required
- \* Subject to Design Review

## PROPOSED SITE PLAN - Commercial

### Ignite Cd'A Properties







ignite  cda

  
Architects West Inc.

Landmark  
Landscape Architects 



## DEVELOPMENT SUMMARY

- \* Two (2) Structures
- \* (1) ~25,000 s.f. - gross  
~ 22,110 s.f. - net
- \* (2) ~7,500 s.f. total - gross  
~7,000 s.f. net
- \* 3 Story - 38' Max.
- \* 72 Parking Spaces
- \* 36 Residential Units
- \* Alley Access
- \* Allowed F.A.R. = 73,807 s.f.  
w/ Bonuses
- \* Proposed F.A.R. = 29,110 s.f.  
w/ Bonuses
- \* Access, Materials, Pub Facilities  
Bonuses will be needed
- \* Entitlements - Zone Change
- \* Subject to Design Review
- \* Parking Share Determination

PINE AVENUE

8th  
STREET

PROPOSED SITE PLAN - Mixed Use  
Ignite Cd'A Properties









