

Community Memorial Hospital

District Development Code

Acknowledgements

Community Memorial Hospital

Gary Wilde, President and CEO
Adam Thunell, Vice President and COO
Haady Lashkari, Assistant Vice President
John Oden, Project Manager

City Council

Bill Fulton, Mayor
Mike Tracy, Deputy Mayor
Neal Andrews
Brian Brennan
James L. Monahan
Carl E. Morehouse
Christy Weir

Administration

Rick Cole, City Manager
Ariel Pierre Calonne, City Attorney
Jeffrey Lambert, AICP, Community Development Director

Project Team

Brian Randall, Principal Planner
Tom Mericle, Transportation and Traffic Engineer
Chandra Chandrashaker, Associate Transportation Engineer
Frank Maxim, City Surveyor
Veronica Ledesma, Assistant Planner
Roger Adams, Systems Analyst
Teresa Purrington, Management Analyst
Sue Torres, Administrative Analyst
Luz Juachon, Secretary

Consultants

Sargent Town Planning
David Sargent, Principal
Peter VanderWal

Rangwala Associates
Kaizer Rangwala, AICP, CEcD, CNU-A, Principal

Moule & Polyzoides
Stefanos Polyzoides, Principal
Aseem Inam, Project Manager
Jason Claypool
Vinayak Bharne
Xiaojian He
Orlando Gonzalez
Lucia Sanjuan

Sespe Consulting
Sandy Smith, Land Use Consultant

Rasmussen and Associates
Scott Boydston, AIA, Principal

Jensen Design & Survey
Rob Talmadge, AICP, Associate

Nelson/Nygaard Consulting Associates
Patrick Siegman, Principal

Resource:

The structure, format, and content of this Development Code is based in large part on the Midtown Corridors Development Code.

Contents

Purpose & Design Intent	5
Regulating Plan and Zones	17
Zones & Development Standards	25
Overlay Zones	31
The Public Realm	33
Land Uses.....	51
Frontage Type Standards.....	55
Building Type Standards.....	63
Sign Standards & Design Guidelines	67
Definitions	75

Figures and Tables

- Figure 1 Regulating Plan..... 23
- Figure 2 Massing Regulating Plan..... 27
- Figure 3 Public RealmRegulating Plan 35
- Figure 4 Street Types Plan 39
- Figure 5-1 Loma Vista Road Street Section 40
- Figure 5-2 Main Street Section 41
- Figure 5-3 Borchard Drive Street Section 42
- Figure 5-4 Brent Street Section..... 43
- Figure 5a Cabrillo Drive Street Section 44
- Figure 5b Cabrillo Drive Street Section..... 45
- Figure 5c Cabrillo Drive Street Section 46
- Figure 6 Hospital Way Street Section 47
- Figure 7a Access and Parking Alley Section..... 48
- Figure 7b Access and Parking Alley Street Section..... 49
- Figure 7c Access and Parking Alley Section 50

- Table 1 Massing Standards..... 27
- Table 2: Land Use..... 53

24SD-H1.100

PURPOSE & DESIGN INTENT

24SD:H1.100.010 Title and Purposes of the Code

This SUBPART 24SD:H1 of the City of San Buenaventura Zoning Ordinance shall be known, and may be cited, as the “Community Memorial Hospital (CMH) District Development Code” or may be cited simply as the “CMH District Development Code”. References to “Code” or “Development Code” within the text of this CMH District Development Code are references to this Community Memorial Hospital (CMH) District Development Code unless the context clearly indicates otherwise, e.g., references to the “Municipal Code” mean the San Buenaventura Municipal Code; references to the “Government Code” are to the California State Government Code, and so on. This CMH District Development Code is adopted to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare of the community. More specifically, the purposes of this Code are to:

- A. Ensure that development is of human scale, primarily pedestrian-oriented, and designed to create attractive streetscapes and pedestrian spaces;
- B. Moderate vehicular traffic by providing for a mixture of land uses, pedestrian-oriented development, compact community form, safe and effective traffic circulation, including emergency vehicles, and appropriate parking facilities;
- C. Provide standards for the continuing orderly growth and development of the City that will assist in protecting and enhancing the community identity of Ventura;
- D. Conserve and protect the City’s natural beauty and setting, including scenic vistas, cultural and historic resources, hills and trees;
- E. Ensure that proposed development and new land uses conserve energy and natural resources; and
- F. Provide for compatibility between different types of development and land uses through effective urban and architectural design.

24SD:H1.100.020 Authority

This Development Code shall be administered by: the Ventura City Council, hereafter referred to as the “Council;” the Planning Commission, referred to as the “Commission;” the Community Development Director, referred to as the “Director;” the Zoning Administrator; the Community Development Department, hereafter referred to as the “Department,” and other City bodies and officials as identified in this Development Code.

24SD:H1.100.030 Responsibility For Administration

This CMH District Development Code shall be administered by the Community Development Director, referred to as the “Director;” and the other decision-making authorities as identified in this CMH District Development Code and the Zoning Ordinance. All findings, approvals, determinations, or other exercises of discretionary judgment or any other delegation of authority pursuant to this code by the director his successors or designees, or any other decision making authorities, shall be carried out in a manner consistent with the purposes of this CMH District Development Code, the Zoning Ordinance, the City’s General Plan, and the orderly development of the City.

24SD:H1.100.040 Applicability

This CMH District Development Code applies to all development, subdivisions, and land uses within the Regulating Plan boundaries in Section 24SD:H1.102.040, as follows:

A. REQUIREMENTS FOR NEW STRUCTURES OR LAND USES, OR CHANGES TO STRUCTURES OR LAND USES.

It is unlawful, and a violation of this CMH District Development Code for any person to establish, construct, reconstruct, alter, or replace any structure or land use, except in compliance with the following requirements, and Chapter 24.465 (Nonconforming Uses, Structures, and Lots). No planning permit, building permit or grading permit shall be issued by the City unless the proposed construction complies with all applicable provisions of this CMH District Development Code and all other applicable provisions of law.

1. Design and Development Standards, Conditions of Approval.

Each structure and land use shall comply with all applicable standards of this Hospital District Code, any additional regulations within the Zoning Ordinance for specific use types that are cited in Section 24SD:H1.203.030 (Land Use Tables), and any applicable conditions imposed by a previously granted discretionary planning permit or approval.

The provisions of Section 24SD:H1.211 Sign Standards and Design Guidelines would regulate the use of all signs. Signs for the Hospital will conform to a unified sign program, which shall be as approved by the Design Review Committee.

2. Allowable Use.

Land uses are allowed by this CMH District Development Code as permitted, or conditionally permitted, in the zone applied to the site. The basis for determining whether a use is allowed is described in Section 24SD:H1.203.030 (Land Use Tables).

3. Permit and Approval Requirements.

Any discretionary planning permit or other approval required by Section 24SD:H1.203.030 (Land Use Tables) must be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use, and any structures related to the proposed use, are constructed, otherwise established or put into operation.

4. Legal Lot

The site of a proposed development or new land use must be a lot or lots legally created in compliance with the Subdivision Map Act and the City's Subdivision Regulations.

B. SUBDIVISIONS.

Any subdivision of land proposed within the City shall comply with all applicable requirements of this CMH District Development Code, Subdivision Map Act and the City's Subdivision Ordinance.

C. MINIMUM REQUIREMENTS.

The provisions of this CMH District Development Code are minimum requirements for the protection and promotion of the public health, safety, and general welfare. When this CMH District Development Code provides for discretion on the part of a City official or body, that discretion may be exercised to impose conditions on the approval of any project proposed in the CMH District Development Code, as may be determined by the review authority to be necessary to establish or promote appropriate development and land use, environmental resource protection, and the other purposes of this Code.

D. INTERFACE WITH OTHER REGULATORY REQUIREMENTS.

1. Municipal Code Provisions.

This CMH District Development Code is a subpart of the Zoning Ordinance and the San Buenaventura Municipal Code. As is the case with other provisions of the Zoning Ordinance, all other provisions of the San Buenaventura Municipal Code continue to apply within the CMH District Development Code area except as expressly provided to the contrary in the CMH District Development Code. In any instance where there is no conflict between a requirement of this CMH District Development Code and a requirement or other provision of the Municipal Code because a regulatory subject is addressed elsewhere in the Municipal Code but not in the CMH District Development Code, such as, by way of example but without limitation, the entertainment permit requirements set forth in Chapter 10.450 of the Municipal Code, or the encroachment permit requirements set forth in Chapter 18.100 of the Municipal Code, the Municipal Code provision is intended to, and shall, apply.

2. Zoning Ordinance Provisions.

This CMH District Development Code is a sub-part of the Zoning Ordinance. If a conflict occurs between a requirement or other provision of this CMH District Development Code and a requirement or other provision of the Zoning Ordinance, the provision of this CMH District Development Code shall control regardless of whether the CMH District Development Code provision is more liberal or more restrictive. In any instance where there is no conflict between a requirement of this CMH District Development Code and a requirement or other provision of the Zoning Ordinance because a development-related subject is addressed in the Zoning Ordinance but not in the CMH District Development Code, the Zoning Ordinance provision shall apply.

3. CMH District Development Code requirements.

In the event of any conflict within the requirements of this CMH District Development Code, the provisions of Chapters 24SD:H1.204 (Frontage Type Standards), and 24SD:H1.206 (Building Type Standards) shall control over Chapter 24SD:H1.203 (Allowable Land Uses) and 24SD:H1.200 (Zones and Development Standards).

4. Development Agreements or Specific Plans.

If a conflict occurs between a requirement of this Development Code and an applicable standard adopted as part of a development agreement or specific plan, the requirement of the development agreement or specific plan shall apply.

5. Private Agreements.

This CMH District Development Code applies to all development and land uses regardless of whether it imposes a greater or lesser restriction on the development or use of structures or land than a private agreement or restriction (for example, CC&Rs), without affecting the applicability of the agreement or restriction.

24SD:H1.100.041 Approval Requirements

Each structure and land use shall be established, constructed, reconstructed, enlarged, altered, moved or replaced in compliance with the following requirements:

A. ALLOWABLE USE OR FUNCTION.

The land use or function must be allowed by the Development Standards (24SD:H1.200.010) in the zone where the site is located. Adult-oriented uses (i.e., Zoning Regulations Chapter 24.492) are prohibited within the Hospital District.

B. PERMIT AND APPROVAL REQUIREMENTS.

Any and all planning permits or other approvals required by this Development Code shall be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use is constructed, otherwise established or put into operation, unless the proposed use is listed as exempted below.

C. DEVELOPMENT STANDARDS, CONDITIONS OF APPROVAL.

Each land use and structure shall comply with the development standards of Chapter 24SD:H1.200 (Zones and Development Standards), Chapter 24SD:H1.204 (Frontage Type Standards), and Chapter 24SD:H1.206 (Building Type Standards), any applicable standard of Chapter 24 (Municipal Code), and conditions imposed by a previously granted planning permit.

D. NEW NONRESIDENTIAL LAND USE IN AN EXISTING BUILDING OR ON DEVELOPED SITE.

A land use identified by Chapter 24SD:H1.200 (Zones and Development Standards) as a “P” (Permitted) use, that is proposed on a site where no construction requiring a Building Permit will occur, shall require a Zoning Clearance as provided for below to ensure that the site complies with all applicable standards of this Development Code, including parking, landscaping, signs, trash enclosures, etc. Zoning Clearance shall not be granted and the proposed land use shall not be established unless the site and existing improvements comply with all applicable requirements of this Development Code, except as provided by the Nonconformity Regulations of Zoning Ordinance

Chapter 24.465. No Zoning Clearance may be issued if the request in question is located on the same site where there are existing violations of this plan, including, without limitation, violations of the terms of a discretionary permit or approval relating to the site. Zoning clearances shall expire 180 days after issuance, unless otherwise indicated on the clearance or unless the use of land or structures or building construction has commenced and is being diligently pursued.

E. DESIGN REVIEW.

Major Design Review, according to the procedural requirements of Zoning Regulations Chapter (Sec. 24.545) shall be required for the following:

1. All new development located within the SD:H1 Hospital District zone.
2. Additions and exterior changes to all structures providing for non-residential uses and all structures with over three dwelling units.
3. Proposed new buildings or significant landscaping in the Parks and Open Space Zone.
4. All new sign programs.

F. USE PERMIT.

A land use identified by Chapter 24SD:H1.203 (Allowable Land Uses) as a “UP” (Use Permit) use, shall require a Use Permit. Zoning Regulations Chapter 24.520 (Use Permit Procedure) specifies the Use Permit processing procedure.

G. CONSUMER RECYCLING COLLECTION.

Consumer recycling collection is permitted in either the SD:H1 Zone or the OS Zone and shall be located on a site whereby such activity does not occupy or displace required parking spaces or required landscaped areas. No more than six collection bins, containers, or reverse vending machines, not to exceed a total of 200 square feet in area, shall be located on any one site.

I. OTHER REVIEW PROCEDURES.

By way of example but without limitations, the following procedural requirements of the Zoning Regulations and State law shall also apply within the Hospital District:

- Alcoholic Beverage Establishments (24.460)
- Parking Determination Procedure (24.512)
- Development Agreement Procedure (24.550)
- Specific Plan Procedure (24.555)
- Notice and Hearing Requirements (24.560)
- Appeal Procedure (24.565)
- Permit Amendment, Revocation and Reevaluation Procedure (24.570)
- Enforcement Procedure (24.580)
- Subdivision Regulations (Municipal Code Division 26)

24SD:H1.100.042 Variances: Warrants and Exceptions

The Administrative Variance procedure set forth in Chapter 24.535 shall not apply in the Hospital District. Instead, there shall be two levels of deviation from the evaluation standards of the CMH District Development Code: Warrants and Exceptions.

A. TYPE.

Variances are classified into two categories based on their assignment to evaluation, standards and, consequently, the ability of those standards to further the goals, policies and actions of this plan. Mere economic or financial hardship alone is not sufficient justification for granting either a Warrant or Exception.

1. Warrant.

- a. A Warrant is a deviation that would permit a practice that is not consistent with a specific provision of this code, but is justified by its ability to fulfill this code's intent while not compromising its purpose, policies and actions.
- b. Any Building Type performance standard with the notation "[W]" indicates a mandatory requirement unless Warrant approval is obtained.
- c. All of the following Zone and Development Standards are mandatory requirements unless approval of a Warrant is obtained:
 - i. Building Placement: Architectural Encroachments
 - ii. Building Profile and Frontage: Building Height up to 5 feet over the Development Standard.
 - iii. Building Type: Minimum Lot Width - by no more than a 10-foot reduction and where all requirements of Chapter 24SD:H1.206 (Building Types), exclusive of those measures designated [DR], are met.
 - iv. Parking: Parking Requirements
- d. Warrants are subject to Director review and action in an Administrative Hearing including prior publication and mailed notice.
- e. Warrants are discouraged but may be permissible when they fulfill the code's purpose, policies and actions.
- f. Warrants may be obtained for approval of Civic Buildings that do not conform to the Zone and Development Standards Chapter 24SD:H1.200.

2. Exceptions

- a. An Exception is a deviation that would permit a practice that is not consistent with a specific provision of this code that is critical to the furtherance of its purpose, policies and actions.
- b. Any Building Type performance standard with the notation "[E]" indicates a mandatory requirement unless Exception approval is obtained.

- c. All of the following Zone and Development Standards are mandatory requirements unless approval of an Exception is obtained:
 - i. Building Placement: Primary Buildings
 - ii. Building Profile and Frontage: Building Height over 5 feet and less than 10 feet over the Development Standard.
 - iii. Building Placement: Accessory Buildings as relate to Primary Buildings
 - iv. Parking: Parking Placement
- a. Exceptions are subject to Planning Commission review and action, including prior publication, mailed and posted notice.
- b. Exceptions are strongly discouraged since they severely compromise the ability to fulfill the code's goals, policies and actions.

3. Design Review

- a. Any building type evaluation standard that, regardless of the use of terms such as “should” and “shall,” is followed by the notation “[DR]” indicates a permissive requirement that is subject to Design Review. No Warrant or Exception shall be required.

B. LIMITATIONS.

The following evaluation standards shall not be eligible for Warrants or Exceptions:

- 1. Building Type - Minimum Lot Width reduction of more than 10-feet and where all requirements of Chapter 24SD:H1.206 (Building Types), exclusive of those measures designated [DR] are not met.
- 2. Land use or activity on a particular site which is not otherwise allowed.
- 3. Home Occupations.

C. SUBMITTAL REQUIREMENTS.

Each Warrant or Exception application shall include, at a minimum, the following:

- 1. A statement of the evaluation standard or standards that are the subject of the proposed Warrant or Exception;
- 2. A textual description of the manner in which the applicant proposes to deviate from such evaluation standard or standards;
- 3. Plans, drawn to scale, showing the nature, location, dimensions, and elevation of the structure, area, or part thereof that is the subject of the proposed Warrant or Exception; including the development projects relationship to the surrounding context;
- 4. A justification for the proposed variance in light of the requirements set forth above; and
- 5. Such other information as may be required by the Director, DRC, Commission or Council.

D. PROCESSING.

Both Warrants and Exceptions shall be reviewed and acted upon in accordance with the procedural requirements of Zoning Regulation Sections 24.535.150 through 24.535.230.

E. FINDINGS.

In order to approve a Warrant or Exception, the review authority must make all of the following findings:

1. All warrants:
 - a. The Warrant, while not consistent with a specific provision of this Code, is justified by its intent or by hardship.
 - b. The Warrant would result in development compatible with the scale and character of existing development in the vicinity.
 - c. The Warrant would result in development that is not detrimental to or that would adversely impact adjacent properties.
 - d. The project authorized by a Warrant or Exception is consistent with the policies and provisions of the 2005 Ventura General Plan.
 - e. The project authorized by a Warrant or Exception is consistent with the policies and provisions of the CMH vision.
2. Warrants for Civic Buildings in addition to (1) a, b, and c, above: The Civic Building provides a public service dedicated to arts, culture, education, recreation, government, transit and/or public parking and is uniquely designed to feature as a prominent, architecturally significant contribution to the built environment such that exemption from the provisions of Chapter 24SD:H1.200 is warranted.
3. Exceptions: The parcel of property has physical characteristics so unusual that complying with the associated standards would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the existing or proposed structure, its inhabitants, or the property owners.

F. CONDITIONS OF APPROVAL.

In approving a Warrant or Exception, the review authority:

1. May impose any reasonable conditions to ensure that the approval complies with the findings required above.

24SD:H1.100.043 Exemptions From Planning Permit Requirements

The planning permit requirements of this Development Code do not apply to the structures, land uses, and activities identified by this Section. These are allowed in all planning areas subject to compliance with this Section.

A. GENERAL REQUIREMENTS FOR EXEMPTION.

The land uses, structures, and activities identified by Subsection B. below are exempt from the planning permit requirements of this Development Code only when:

1. All permits or approvals required by City regulations other than this Development Code are obtained (for example, a Building Permit).

B. EXEMPT ACTIVITIES AND LAND USES.

The following are exempt from the land use permit requirements of this Development Code when in compliance with Subsection A. above.

1. Decks, paths and driveways. Decks, platforms, on-site paths, and driveways that are not required to have a Building Permit or Grading Permit.
2. Fences and walls in compliance with height and location requirements in the SD:H1 Hospital District zone, and fences and walls in the Parks and Open Space Zone that are integral design elements of a plaza.
3. Interior remodeling. Interior alterations that do not increase the gross floor area of the structure, or change the permitted use of the structure.
4. Repairs and maintenance.
 - a. Multi-family, and non-residential structures. Ordinary non-structural repairs to, and maintenance of multi-family residential and non-residential structures, if:
 - i. The work does not change the approved land use of the site or structure, or add to, enlarge or expand the land use and/or structure; and
 - ii. Any exterior repairs employing similar materials and design as the original construction.
5. Utilities.

The erection, construction, alteration, or maintenance by a public utility or public agency of utilities intended to service existing or nearby approved developments shall be permitted in any zoning district. These include: water; gas; electric; supply or disposal systems; including wires, mains, drains, sewers, pipes, conduits, cables, fire-alarm boxes, police call boxes, traffic signals, hydrants, etc., but not including new transmission lines and structures. Satellite and wireless communications antennas are not exempt, and are instead subject to Chapter 24SD:H1.200 (Zones and Development Standards) and Zoning Regulations Chapter 24.497 (Telecommunications Facilities).

24SD:H1.100.050 Rules of Interpretation

Except for Section 24SD:H1.102 (relating to the interpretation of Regulating Plan and Zone Boundaries) and Section 24SD:H1.203.030 (relating to the interpretation of Land Use Tables), the interpretation of any provision of this CMH District Development Code, including the implementation of the Regulating Plan, shall be carried out in accordance with Section 24.105.080.

24SD:H1.100.060 Design Intent and Use of Code

A. URBAN DESIGN INTENT.

The CMH District Development Code defines development standards for the design of buildings and related site improvements within the areas mapped on the Regulating Plan, Section 24SD:H1.102.040.

Generally, the Zoning Ordinance mainly regulates the intensity and use of development, while this CMH District Development Code implements the General Plan more closely by defining and regulating the urban form and character of development as well as its intensity and use.

Many of the standards in this Code are similar to those in other Zones throughout the City, including building setbacks and height limits. However, this CMH District Development Code also provides standards for specific “frontage types” that ensure an urban form and character that is suitable to Ventura. These “types” have been selected, and are defined herein, to ensure that the form of new buildings, and their location and configuration upon their lot, is specifically appropriate to Ventura, in particular to the Hospital District, as they abut existing neighborhoods.

It is important to note that Building Types describe the general form, scale, organization and urban character of buildings. This is different from and generally independent of architectural style. The several Frontage Types available in a Zone may be combined in a virtually unlimited number of ways by a skilled designer to meet programmatic requirements, to respond with sensitivity to the existing surrounding urban context, and to become a seamless part of a varied yet unified streetscape and public realm.

In order to define and regulate development that will achieve these goals, while ensuring that it is also compatible with the scale and character of adjoining neighborhoods, two Transect Zones have been established for the Hospital District: SD:H1 and P&OS. The SD:H1 zone describes and regulates the intended scale and character of development for properties, as mapped on the Regulating Plan, Section 24SD:H1.102.040. The Parks and Open Space (P&OS) Zone describes and regulates the intended scale and character of open spaces in the Plan Area, as mapped on the Regulating Plan, Section 24SD:H1.102.040. For a complete description of these zones see Section 24SD:H1.102.030.

B. HOW TO USE THIS CODE.

To find the development standards that apply to a particular parcel of land, the following steps should be taken:

1. Locate the subject parcel on the Regulating Plan (Section 24SD:H1.102.040).
2. Note the Zone designation for that parcel, SD:H1 or OS.
3. Also note any special designations for that parcel that may be present on the Regulating Plan, such as a “shopfront required” overlay, as these requirements will supersede other provisions in the SD:H1 Zone standards.

4. To determine the uses that are allowed in that Zone, refer to the Land Use Tables (Section 24SD:H1.203.030).
5. Then refer to the Zone standards for the Zone that applies to the subject parcel. SD:H1 standards are located in Section 24SD:H1.200.020. These standards provide all the basic setback and height requirements for the parcel. Note that Frontage Overlays (See Regulating Plan - Figure 1) may adjust setback dimension, and supersede the information on the zone page.
6. The Zone standards specify the setback and height regulations for buildings, parking and associated site improvements, and also identify the Building Types and Frontage Types that are allowed.
7. A range of Building Types is presented in Section 24SD:H1.206.
8. A range of Frontage Types are presented in Section 24SD:H1.204. One of the Types allowed in the applicable Zone must be selected, and integrated with the selected Building Type.

24SD-H1.102

REGULATING PLAN AND ZONES

24SD:H1.102.010 Purpose

This Section establishes the zones applied to property within the City and adopts the Regulating Plan for the Hospital District area as its zoning map.

24SD:H1.102.020 Regulating Plan Zones

The Council hereby adopts the Hospital District Regulating Plan (hereafter referred to as the “Regulating Plan”), as shown in Figure 1, as an amendment to the zoning district map authorized by Section 24.105.040 (Adoption of the Zoning District Map).

A. ZONES ESTABLISHED

The area within the Regulating Plan boundaries is subject to this Hospital District Development Code, and shall be divided into two zones that implement the Ventura General Plan. The zones described in Section 24SD:H1.102.030 (Zone Descriptions) are hereby established, and shall be shown on the Regulating Plan for the CMH District Master Plan area.

B. INTERPRETATION ZONE BOUNDARIES

If there is uncertainty about the location of any zone boundary shown on the Regulating Plan, the location of the boundary shall be determined by the Director as follows:

1. Where a zone boundary approximately follows a lot line, alley, or street line, the lot line, street or alley centerline shall be construed as the zone boundary, as applicable;
2. If a zone boundary divides a parcel and the boundary line location is not specified by distances printed on the Regulating Plan, the location of the boundary will be determined by using the scale appearing on the Regulating Plan while remaining consistent with applicable requirements such as minimum lot depth; and
3. Where a public street or alley is officially vacated or abandoned, the property that was formerly in the street or alley will be included within the zone of the adjoining

property on either side of the vacated or abandoned street or alley.

C. ZONES AND OVERLAYS

Each of the two zones represents a spectrum of development characteristics and intensities. The use of zones allows the standards to be calibrated to existing neighborhood characteristics on adjacent land that are intended to be preserved, protected or extended. The two basic Zones defined in this Code are Zones SD:H1, and P&OS, as described in Section 24SD:H1.200.

24SD:H1.102.030 Zone Descriptions

This section contains detailed descriptions of the general character of Hospital District Zone SD:H1, and Parks and Open Space Zone P&OS.

A. HOSPITAL DISTRICT ZONE (SD:H1)

The Hospital District Zone is intended to enable a large and vitally important civic institution to operate and grow within an urban context, immediately adjacent to a mixed-use district and residential neighborhoods. The functional demands on hospital facilities – including a complex set of programmatic requirements for internal adjacencies, privacy, radiation, shielding and for constant growth and change – lead to relatively large, simply shaped and inwardly oriented buildings. Such buildings tend to be incompatible with the scale and character of urban districts or neighborhoods; this Zone provides standards for the size, orientation, massing and frontage design of hospital facilities which – along with rigorous design review – will help deliver buildings whose scale and character are compatible with their urban context.



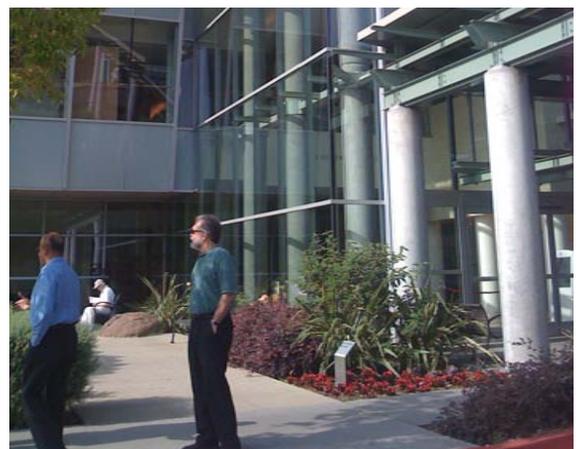
Open space integrated with hospital building



Smaller volumes at edges of hospital building



Garden in front of hospital



Glass-covered natural-light-filled lobby of hospital



Liner with ground floor retail



Liner with neighborhood-compatible facade



Parking garage surrounded by multiple uses

The primary uses within the SD:H1 Zone are medical treatment facilities, along with ancillary uses such as laboratories, offices, and support retail and restaurant functions. Hospital-related residential uses are also allowed, providing housing opportunities for medical staff and visitors within the hospital campus.

Because of the unique nature of hospital facilities, the building massing and character standards for the SD:H1 Zone are described in relation to a massing model that was developed through a Charrette process with the community. This is in contrast to the standards that have been adopted for the Midtown Corridors Code and the Downtown Code, which describe massing and character in terms of traditional urban building types.

The SD:H1 Zone massing standards accommodate taller and wider buildings within the center of the zone, responding to medical and regulatory requirements, with shorter and narrower buildings at the edges of the zone to ensure a more human scale that is in scale with nearby residential and retail context areas. The streetscapes and civic spaces that conjoin the hospital buildings with their urban neighbors are fully urban in character, and are designed and landscaped in support of ground floor retail and civic uses.

Accessibility is a vital requirement for a hospital facility, and providing convenient access for all employees, patients and visitors within the relatively tight urban context requires a sophisticated, managed approach to transportation and parking.

Parking is a key concern of the businesses and residents in surrounding neighborhoods, who fear that spillover parking from the hospital facilities may unreasonably impact their areas. A multi-faceted strategy of reducing parking demand through transportation demand management and managing a shared supply of public and private parking has been developed to ensure an adequate but not excessive supply of parking. Three parking structures –the existing structure on Loma Vista Road, the structure in the Medical Office Building on Brent Street, and a future structure at Cabrillo Drive and Brent Street – and a network of on- and off-street surface parking facilities will meet existing and future parking demands. These structures will be wrapped with ground floor commercial liners to support a pedestrian-oriented urban district character.

B. PARKS & OPEN SPACE ZONE (P&OS)

The Parks and Open Space Zone (P&OS) is comprised of two public open spaces, to be developed by CMH and transferred to the City of Ventura, which have been designed to insert civic open space into what is currently the Hospital Triangle superblock, bounded by Main Street, Loma Vista Road, and Brent Street. The first is a plaza on the south side of a realigned Cabrillo Drive, providing a strong civic frontage for the major hospital building entry. The second is a square along the west side of a northerly extension of Borchard Drive, providing a public open space for future mixed-use development. (See Regulating Plan, Section 24.102.040).



Pavilion as focal point of square



Plaza with fountains

Edge condition of square with trees and benches



24SD:H1.102.040 Regulating Plan

The following page is the Regulating Plan for the Hospital District Development Code. The Regulating Plan is also used as the coding key for the Hospital District Development Code.

Figure 1 Regulating Plan



- Special District Hospital-1 (SD-H1)
- Parks & Open Space
- Shopfront Overlay
- Midtown Corridors Code Boundary

N
▲

24SD-H1.200

ZONES & DEVELOPMENT STANDARDS

24SD:H1.102.010 Hospital District Zone (SD:H1)

A. INTRODUCTION

The Hospital District is located at the conjunction of existing neighborhoods to the north and east, and a commercial corridor in transition - Main Street - to the south and west. The adjoining neighborhoods are subject to conventional residential zoning under the City's existing Zoning Ordinance, and the Main Street Corridor is subject to the Midtown Corridors Code that has recently been incorporated into the Zoning Ordinance.

The Regulating Plan of the Midtown Corridors Code has assigned the T 5.2, Urban Center Zone, to all of the lots within the hospital triangle that front Main Street, and to lots that front Loma Vista Road in the westerly portion of the triangle. The Midtown Corridors Code did not apply zoning to the northeasterly portions of the triangle Plan Area- the location of the hospital proper - because it is clear that special zoning of a different sort is required for these large, specialized facilities.

The unique programmatic and adjacency requirements of such medical facilities concentrate larger amounts of floor area and building volume in single elements than is necessary in a typical mixed-use neighborhood or district. The central characteristic of the building types and frontage types that populate the zones of the Midtown Code is that they are compatible in both scale and character with the traditional neighborhood fabric of pre-1945 Ventura. This cannot reasonably or productively be applied to the very large, single-use buildings that a modern hospital complex requires.

It is critically important, however, that the scale and massing of the hospital and related medical facilities be reasonably compatible with the scale of the surrounding neighborhoods and corridor. Accordingly, the form-based development regulations for the Hospital District Zone are focused on shaping the building volumes in appropriate ways to ensure that building frontages are oriented and scaled to the pedestrian.

24SD:H1.200.020 Massing and Development Standards

A. DESCRIPTION



Unlike the mixed-use building types along Main Street the hospital and medical office buildings are not traditional neighborhood types.

The setbacks and height regulations for all buildings within the SD:H1 zone are as shown on the Massing Regulating Plan and Table 1 and are explained in the following narrative.

Massing Elements D, E, F and G comprise the planned new main hospital tower. Elements A, B and C are required in association with Elements E and G, and are intended to moderate the bulk and scale of the main tower, transitioning the new facility into scale with the mixed-use buildings along Main Street and with the pedestrian scale and character of CMH Plaza. A dining terrace is required along Cabrillo Drive as an extension of Element C.

Element D is particularly important to the success of this massing scheme, and is intended to moderate the bulk and scale of Element E, which would otherwise be grossly out of scale with the neighborhood to the east of Brent Street. With a detailed design review and approval, Element D may be either a building with habitable space at the ground level, or a garden element with spandrel glazing behind it.

The existing hospital buildings - as of 2010 - lie within Massing Elements H, I and K. To provide for future modifications and expansions, while ensuring neighborhood compatibility and appropriate urban design, these massing standards define “envelopes” around the existing buildings, within which additions or new structures may be constructed.

Element H is currently the main hospital entry, and is set back from the street behind a garden. If this element is enlarged or replaced in the future, it is to retain the garden in some form, and to present a street façade more rather than less transparent to the street.

Elements I and K allow for a hospital tower and wing, respectively, with the largest element (K) within the center of the block.

Element J is a group of 2 or 3 story buildings fronting Loma Vista Road, facing similarly scaled professional office buildings across the street.

Figure 2 Massing Regulating Plan



Table 1 Massing Standards

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Use	New Hospital							Liner	Support	Liner	Support	Liner	Parking Structure		Liner
Width (min, max)	150' (min)	100' (min)	100', 130'	75', 100'	150', 200'	40', 50'	150', 200'	150', 200'	150', 200'	100', 200'	150', 200'	200', 275'	100', 135'	100', 130'	100', 135'
Height (min, max)	45', 65'	40', 55'	25', 55'	25', 55'	45', 90'	110', 130'	45', 90'	50', 65'	50', 65'	25', 50'	90', 130'	25', 55'	25', 55'	25', 55'	25', 55'
Depth (min, max)	20', n/a	n/a	50', 70'	20', n/a	70', 110'	40', 60'	70', 110'		70', 110'	50', 100'	70', 110'	30', 50'	n/a, n/a	n/a, n/a	n/a, n/a
Setback (min, max)	0', 20'	0', 5'	20', 40'	0', 20'	20', n/a	n/a, n/a	20', n/a	40', 60'	20', n/a	0', 20'	100', n/a	0', 10'	0', n/a	0', 20'	0', n/a



B. ACCESS

1. Elements H, I, J, L, and O shall have streetfront entrances. Entrances on elements J, L, and O shall be spaced no more than 100' apart, on center, and shall be open to the public during regular business hours.
2. Pedestrian access to all buildings shall be provided from the adjacent streets.
3. Primary entrances to the hospital shall be provided in Mass Elements A and B, and are encouraged elsewhere to the extent feasible.
4. Parking and all services shall be accessed from an alley or parking garage. Service access shall be concentrated in the central service court unless that can be demonstrated to be infeasible.

C. BUILDING SIZE AND MASSING

1. The size and massing of all buildings in the SD:H1 Zone shall conform to the standards presented in Table 1.

D. FRONTAGE

1. Only forecourt, shopfront and awning, stoop, gallery and arcade frontages are allowed in SD:H1 zone. Permitted

residential units (listed in Table 2: Land Use) may have a porch frontage type.

E. LANDSCAPE

1. Frontage setbacks to Element C shall be hardscaped and landscaped with an entry garden and a dining terrace, with planting and low wall elements that provide a degree of privacy for diners but that do not obscure views or prevent pedestrian circulation into and out of the dining terrace.
2. Frontage setbacks to Elements A, D, H, I, and J shall be landscaped and/or hardscaped as vertical gardens and/or garden forecourts.
3. No landscaping, (other than street trees), shall be required along the portions of the frontages of elements A, B, L or O, where the building is provided with a Shopfront meeting the requirements of this Code.
4. Element N requires vertical landscaping and softening where element N fronts courtyards of element O, or when fronting alleys.
5. Vertical gardens can employ trellis structures, vines, wall planting systems and/or columnar, upright, and festigated trees strategically placed to soften the massing of adjacent structures.

24SD:H1 200.030 Parking Standards

A. INTRODUCTION AND SUMMARY

Based on the analysis of parking demand by land use and attribution of observed peak parking occupancy within the district, the following minimum parking requirements shall apply for new development within the Plan Area:

1. For the CMH campus, (CMH, Medical Office Building, and Radiation/Oncology Center uses), the following parking requirements apply :
 - 2 parking spaces are required per bed for hospitals.
 - 1 parking space are required per 300 square feet for all other nonresidential land uses.
 - 1 parking space per 1500 S.F. Min.1 parking space is required per unit for all residential uses.

When these parking standards are applied to existing land uses within the Plan Area, they predict the parking occupancy actually observed during the peak hour. This occupancy includes vehicles parked both on and off-street, and therefore, on-street parking spaces may be counted towards satisfaction of minimum parking requirements.

Off-site parking is allowed, within 1,250 feet, to satisfy 100% of the minimum parking requirement. Off-site parking located further then 1,250 feet may be allowed with the approval of the Community Development Director.

24SD-H1.204

OVERLAY ZONES

24SD:H1.201.010 Purpose and Applicability

A. PURPOSE.

To provide an even finer level of precision and subtlety – without the need to describe more new sub-zones for each of the 6 basic transect zones – the technique of “Overlay Zone” is added. Overlay Zone is applied to specific areas of the Regulating Plan, modifying selected development standards of the underlying Transect Zone. For instance, such an “overlay zone” would modify allowed frontage types requirements within the Overlay area as designated on the Regulating Plan, while leaving the other standards of that zone intact.

This Section provides regulations for development in the overlay zone that is identified in this Section applied to property by the Regulating Plan (Section 24SD:H1.102). Overlay zone provide standards that apply in addition to those of the primary zone, to address important and localized site, environmental, safety, compatibility, or design issues.

B. APPLICABILITY.

The provisions of this Section apply to proposed development in addition to all other applicable requirements of the primary zone. In the event of a conflict between a requirement in this Section and the primary zone, the requirement in this Section shall control.

1. Mapping of Overlay Zones.

The applicability of an overlay zone to a specific site is shown by the Regulating Plan (Section 24SD:H1.102).

2. Allowed land uses, Permit requirements, Development standards.

Except as may be otherwise provided by this Section for a specific overlay zone:

- a. Development and new land uses within a overlay zone shall comply with all applicable development

standards of the primary zone, and all other applicable provisions of this Development Code;

- b. Any land use normally allowed in the primary zone by this Development Code may be allowed within a overlay zone, subject to any additional requirements of the overlay zone; and
- c. Development and new land uses within a overlay zone shall obtain the zoning approvals required by this Development Code for the primary zone.

24SD:H1.201.050 Shopfront Overlay (SF)

A. PURPOSE.

The Shopfront Overlay identifies street frontages intended to become or be maintained as areas for retail shops and other pedestrian-oriented uses at the sidewalk level.

B. APPLICABILITY.

- 1. The street-facing facade of each building within the Shopfront Overlay shall be designed as the Shopfront & Awning, Gallery, or Arcade frontage type, in compliance with Section 24SD:H1.204.
- 2. Forecourt frontage type is permitted where facade is set back by 10' or more (per Section 24SD:H1.204).
- 3. A "porch" or "stoop" frontage is permitted for lots fronting the future park site to be constructed at the Borchard Drive extension.

24SD-H1.202

THE PUBLIC REALM

24SD:H1.202.010 Purpose

The Plan area is to be regenerated from a complex collection of disparate buildings into a coherent, mixed-use, and pedestrian-oriented town center. Thus, the public realm: plazas, village greens, and streetscapes is designed to enable urban life to thrive in close context with the natural environment.

This section provides the requirements to guide and inform the character of the open space network and its landscape for the Hospital District. This section directs attention to both principles and details that give a place its individual character. Such principles and details will mature the Hospital District into an a unique and beloved place within the City of Ventura.

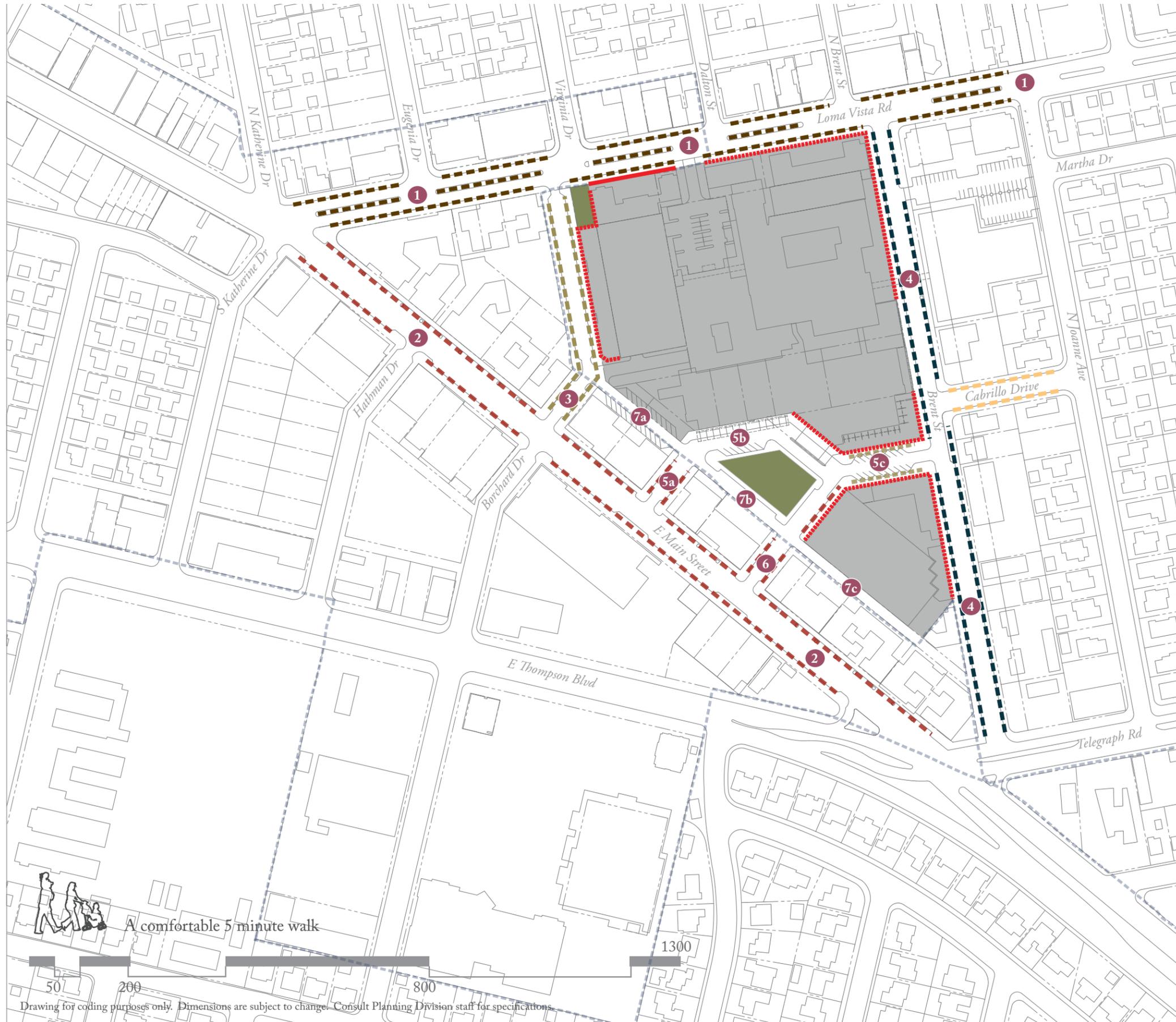


The public realm vision: Illustrative diagram from the CMH District Master Plan

24SD:H1.202.020 Public Realm Regulating Plan

The following page is the Public Realm Regulating Plan for the CMH District Development Code. The Public Realm Regulating Plan is also used as the coding key for the CMH District Development Code.

Figure 3 Public Realm Regulating Plan



Streetscape Types

Key	Form	Botanical Name
Loma Vista Road:		Round <i>Quercus Agrifolia</i> (Coast-Live Oak)
		Pyramidal <i>Ginco Bilboa</i> (Maidenhair Tree)
Main Street and Hospital Loop - Alternating canopy & palm trees:		Umbrella <i>Cassia leptophylla</i> (Gold Medallion Tree)
		Palm <i>Washington robusta</i> (Mexican Fan Palm)
Brent Street:		Round <i>Koelreuteria bipinnata</i> (Chinese Flame Tree)
Borchard / Virginia Drive:		Oval <i>Eucalyptus deglupta</i> Rainbow Eucalyptus
Cabrillo Drive:		Round <i>Metrosideros excelsus</i> New Zealand Christmas Tree

Street Types (See Figure 202.040 for details)

1	Loma Vista Road	80'
2	East Main Street	85'
3	Borchard Drive	60'
4	Brent Street	60'
5a	Cabrillo Street A	64'
5b	Cabrillo Street B	76'
5c	Cabrillo Street C	76'
6	Hospital Way	60'
7a	Access and Parking Alley - A	20'
7b	Access and Parking Alley - B	20'
7c	Access and Parking Alley - C	20'

-  Special District Hospital-1 (SD-H1)
-  Parks & Open Space
-  Shopfront Overlay
-  Midtown Corridors Code Boundary



Drawing for coding purposes only. Dimensions are subject to change. Consult Planning Division staff for specifications.

24SD:H1.202.030 Parks & Open Space Zone (OS)



Illustrative diagram of plaza

This Section identifies the open space requirements and types allowed within the Hospital District area and provides design standards for each type to ensure that proposed development is consistent with the City's goals for character and quality of the public realm for the Hospital District.

A. PLAZA

A plaza is an open space available for unstructured recreation and civic purposes. A plaza is spatially defined by building frontages. Its landscape ranges from the lush to that of more prevalent hardscape, and consists of paths, lawns and trees, formally arranged. Plazas shall be located at the intersection of important thoroughfares and/or in front of major civic buildings.

1. Programming and Uses

- a. Zone Designation: P&OS.

2. Access

- a. Access shall be provided from the adjacent sidewalk(s) by accessible paths.
- b. Adjacent pedestrian crossings shall coordinate with the access points of the plaza.
- c. Adjacent buildings shall front the plaza.
- d. Approaches from the adjacent pavement shall be accessible and consistent with the design theme for the particular plaza.

3. Parking

- a. No on-site parking is allowed.
- b. Street parking along the plaza's frontage shall be minimal in order to maximize views from adjacent sidewalks into the plaza.

4. Landscape

- a. Landscape shall consist primarily of lawns or drought tolerant plantings and soft permeable paving, and may include planting beds.
- b. Trees shall be arranged formally and at maturity, must be of a species that is sufficient in scale for their particular context.
- c. Formally arranged trees, shall be spaced from 25-30' on-center, and shall reach a minimum canopy height of 25', ranging up to 45'.
- d. Informally arranged trees are those arranged in groupings, and shall reach a minimum height of 35',

ranging up to 70' for canopy trees, and up to 100' for palm trees.

- e. Trees shall be a combination of the adjacent street tree species and any other appropriate drought tolerant species, including natives in compliance with Figure 3.

5. Hardscape

- a. Materials shall be more elaborate in nature (such as brick, stone, and concrete). Asphalt is prohibited.
- b. Complicated and distracting paving patterns are prohibited.

6. Frontage

- a. Plazas shall front at least one (1) street.
- b. General visibility from one side of the plaza to an other is required (berms and hedges may not exceed 36" in height).

7. Buildings, Improvements, and Lighting

- a. The following buildings and improvements are permitted, subject to approval by the City of Ventura Design Review Committee:
 - i. Buildings: pergolas, bandstands, kiosks.
 - ii. Improvements: pedestrian amenities (benches, tables, garbage cans, etc.), public art and/or water features that provide a focus to the plaza.
- b. Pedestrian scaled light fixtures are permitted along paths.



Illustrative photograph



Illustrative photograph

24SD:H1.202.040 Streetscapes

A. STREET TYPES

The hospital triangle planning area is bounded by major avenues on its southwest and north edges – Main Street on the southwest and Loma Vista Road on the north – and by an important local connector street, Brent, on the east. The Hospital District envisions a phased transformation of these streets to support the City’s vision for the Midtown area, and the goals of the Plan.

Because the nature of the Plan area is a mixed use and walkable environment, a robust network of very walkable streets is necessary to reduce congestion, provide emergency access, encourage pedestrian activity, support existing and future transit ridership, provide valuable new addresses for mixed-use development, and both increase and leverage a finite parking supply. Accordingly, it is very important that these streets be designed to moderate vehicular speeds for improved pedestrian comfort and safety.

The Hospital District’s street and open space network:

1. Consists of streets that physically and spatially define and frame the blocks;
2. Is hierarchical, composing blocks sized for pedestrian use and defined by various street types, whose widths are calibrated for compatibility with the range of building types and uses that each is meant to service. A larger-than-normal block is provided for the hospital itself, due to its size and special programmatic needs for internal connectivity and security;
3. Is lean, using the minimum vehicular width practical for each thoroughfare;
4. Is interconnected, providing for a variety of alternative paths of movement;
5. Is spatially conceived and designed, with carefully calibrated standards for each thoroughfare and for the buildings that enfront it to establish an appropriate sense of enclosure and to contribute to the character and place within each portion of the Plan Area;
6. Is varied, as individual thoroughfares provide for scale, character and intensity transitions between the several blocks within the Plan area; and
7. Features strategically located shifts in geometry and physical character, which coincide with the particular role and design speed of the associated streets. This effectively calms traffic without the need for post-construction interventions, and enhances the sense of place through unique positioning of buildings at these transitions.

For each street type used in the Plan Area, the corresponding standards in Figure 4 (Street Types Plan), prescribe a geometric profile as well as performance characteristics to implement the above characteristics. The image and performance of thoroughfares becomes a powerful influence on the design of buildings within adjacent blocks and on the overall quality of life within the district and adjacent neighborhoods.

Based on the policies in this chapter and the vision set forth in the Hospital District, the diagrams to follow, identify both the existing streets and modifications as well as new or realigned streets. The final street sections shall be subject to review and approval of the City Engineer.

Figure 4 Street Types Plan

	Specific Street Type	R.O.W.	Paved Width		Specific Street Type	R.O.W.	Paved Width
1	Loma Vista Drive	80'	56'	5c	Cabrillo Drive - C	76'	56'
2	Main Street	85'	57'	6	Hospital Way	64'	36'
3	Borchard Drive	60'	40'	7a	Access and Parking Alley - A	20'	40'
4	Brent Street	60'	40'	7b	Access and Parking Alley - B	20'	46'
5a	Cabrillo Drive - A	64'	36'	7c	Access and Parking Alley - C	20'	20'
5b	Cabrillo Drive - B	46'	46'				

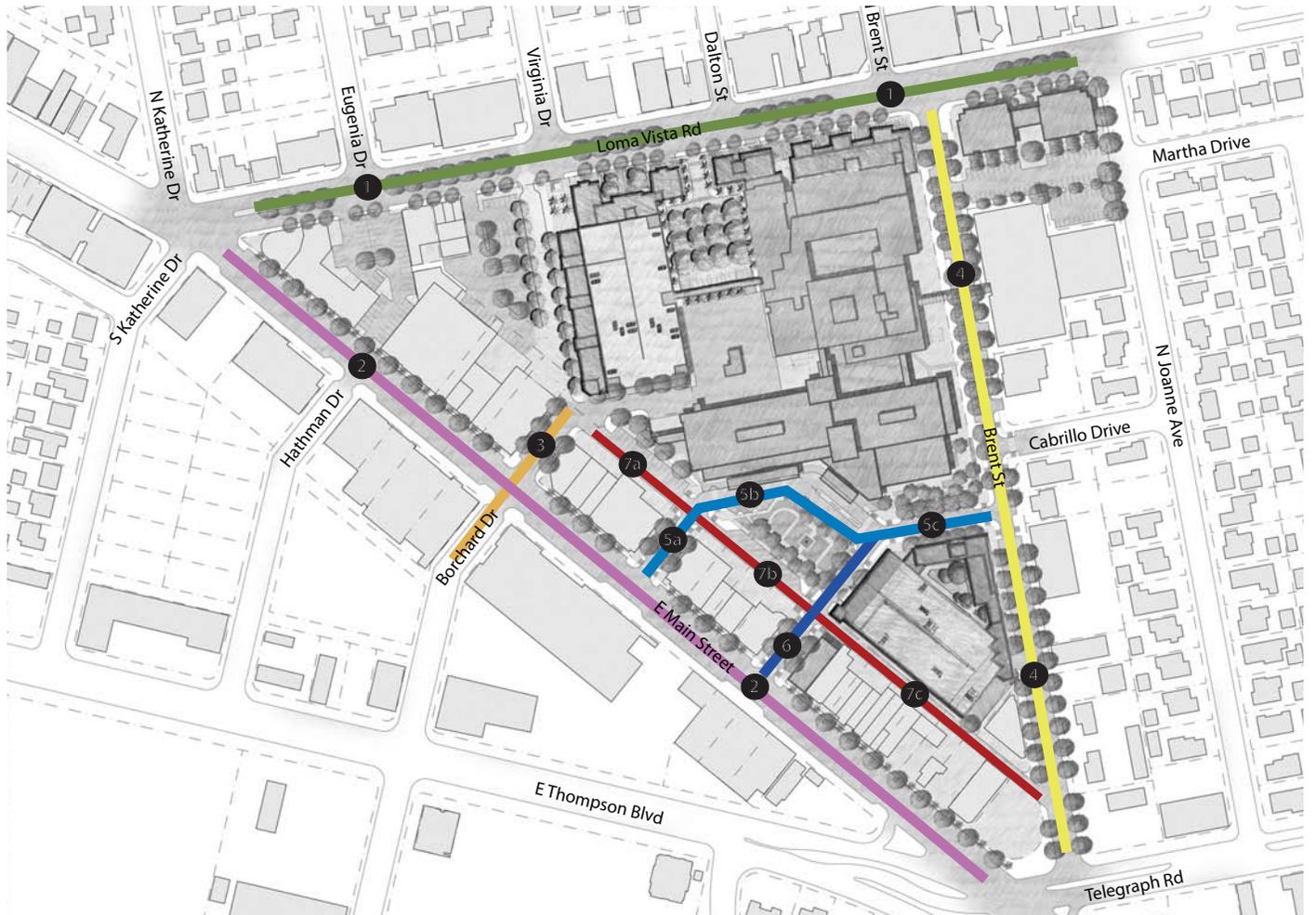
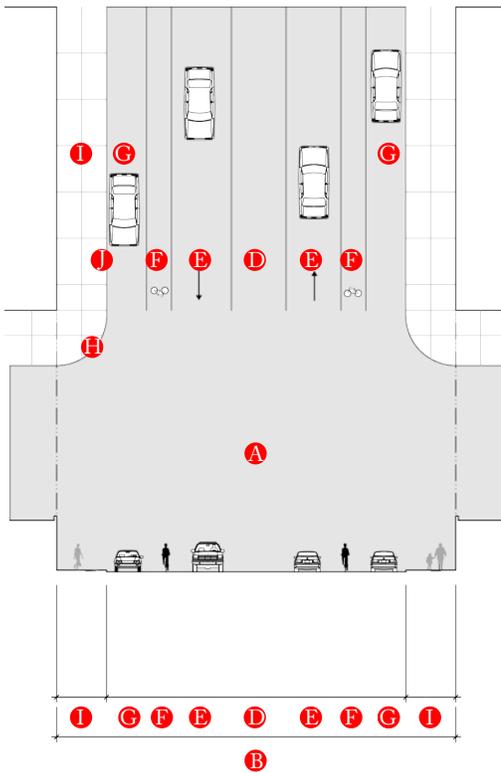
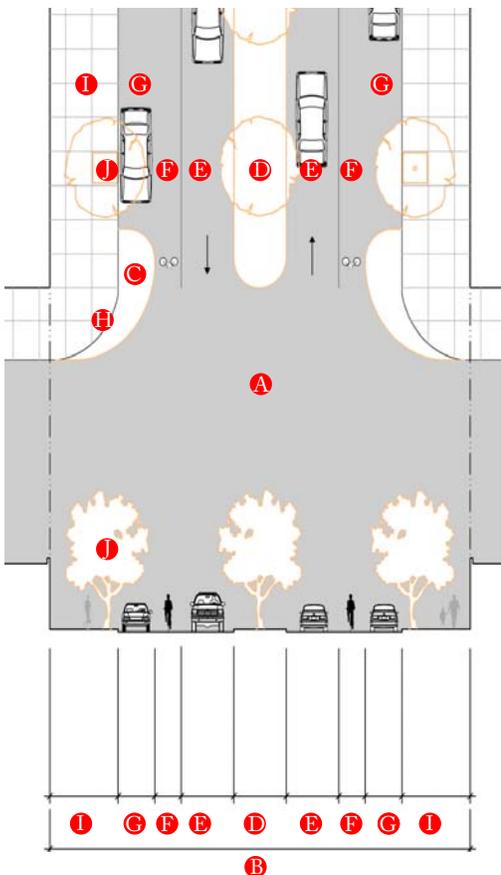


Figure 5-1 Loma Vista Road Street Section

1 Loma Vista Road: 80' ROW, 56' Paved width



Existing Conditions



Proposed Section



Existing conditions on Loma Vista Road

Description of Proposed Changes:

Proposed changes to Loma Vista Road include the addition of a planted median in portions of the existing left-turn lane, and the addition of end-of-block bulbouts. The benefit of end-of-block bulbouts are twofold: clearly defining the limits of on-street parallel parking and reducing the perceived street width which generally reduces vehicular speed, thereby increasing pedestrian safety.

Key	Existing	Proposed
A Movement	Free	Free
B Right of Way (ft)	80'	80'
C Bulbouts	None	End of block
D Median	None	10'
E Traffic Lanes	2 at 12'	2 at 10'
F Bike Lanes	2; 6' each	2; 5' each
G Parking	8'; parallel	8'; parallel
H Curb Radius	10'	10' (w/out bulb-outs)
I Sidewalk	8'	12'
J Planter Size	3' x 3'	5' x 5'
Additional Information for Proposed Changes:		
Speed (mph)	25	
Planter Type	Planters at 25' on center	
Tree Species	Refer to Figure 4 (Streetscape Types)	
Street Lighting	14' tall poles at 50' on center	

Figure 5-2 Main Street Section

2 Main Street: 85' ROW, 57' Paved width

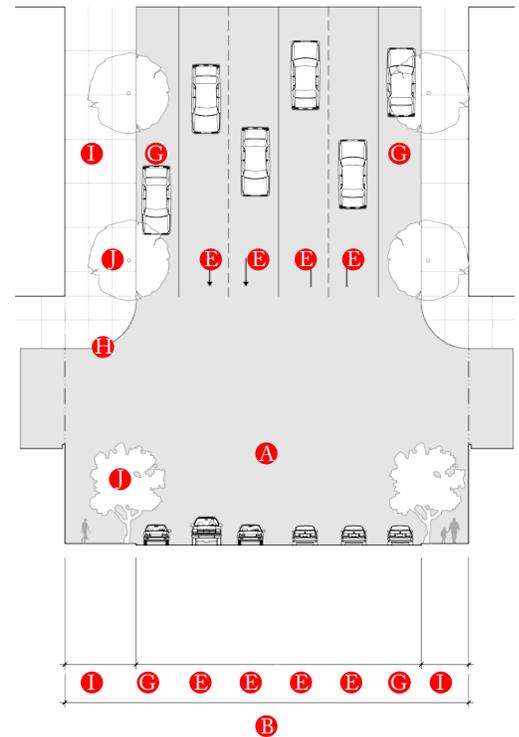


Existing conditions on Main Street

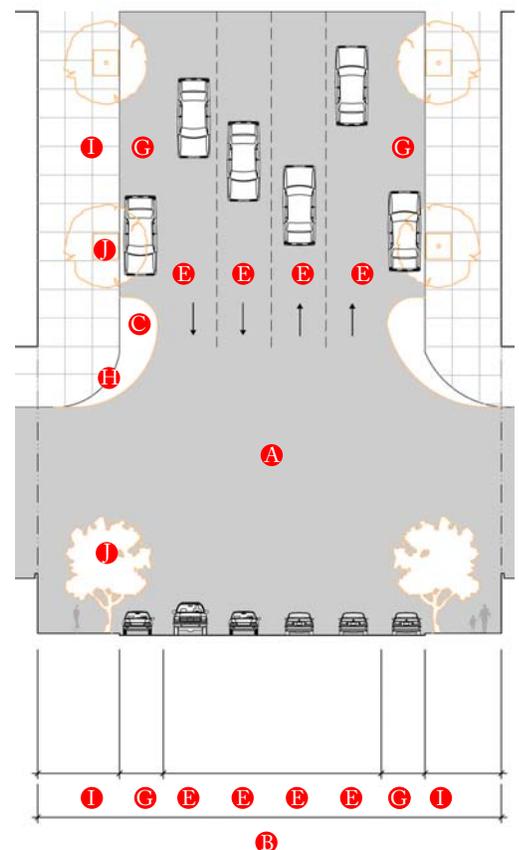
Description of Proposed Changes:

Changes to Main Street include the construction of end-of-block bulbouts as well as tree planters within the parallel parking lanes. The benefits of this design solution include: widening the effective sidewalk width without the expense of moving curbs, as well as reduced vehicular speeds due to a reduction in perceived street width.

Key	Existing	Proposed
A Movement	Free	Free
B Right of Way (ft)	85'	85'
C Bulbouts	None	End of block
D Median	None	None
E Traffic Lanes	4 at 10'-6"	4 at 10'
F Bike Lanes	None	None
G Parking	8'; parallel	8'; parallel
H Curb Radius	10'	10' (w\out bulb-outs)
I Sidewalk	10';15' (south side)	14'
J Planter Size	2' x 4'	5' x 5'
Additional Information for Proposed Changes:		
Speed (mph)	30	
Planter Type	Planters at 25' on center	
Tree Species	Refer to Figure 4 (Streetscape Types)	
Street Lighting	14' tall poles at 50' on center	



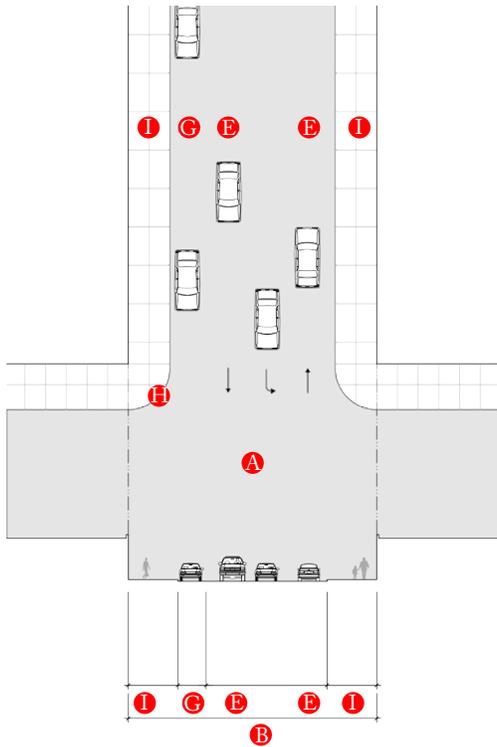
Existing Conditions



Proposed Section

Figure 5-3 Borchard Drive Street Section

3 Borchard Drive: 60' ROW, 40' Paved width



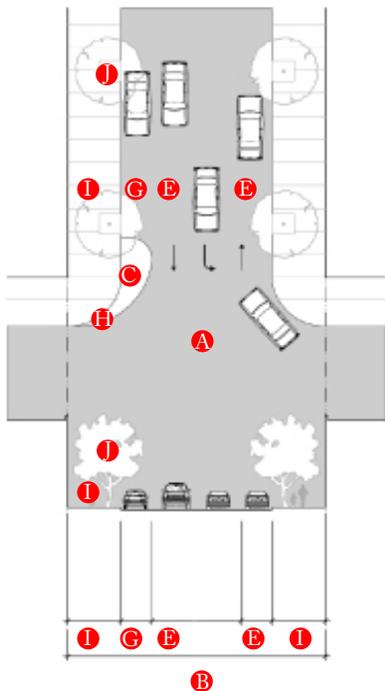
Existing Conditions



Existing conditions on Borchard Drive

Description of Proposed Changes:

Changes to Borchard Drive are subtle, but important. The construction of end-of-block bulbouts reduces the perceived street width and protects parked cars from the incoming traffic turning right onto Borchard Drive from Main Street. The addition of tree planters creates shade for the on-street parking spaces and sidewalks, and spatially defines and adds character to the street, which is envisioned as an important cross street from Thompson Boulevard to Main Street and to Loma Vista Road.



Proposed Section

Key		Existing	Proposed
A	Movement	Free	Free
B	Right of Way (ft)	60'	60'
C	Bulbouts	None	North side only
D	Median	None	None
E	Traffic Lanes	2 at 10'; left-turn lane	2 at 10'; left-turn lane; right-turn lane
F	Bike Lanes	None	None
G	Parking	8'; parallel, north side	8'; parallel, north side
H	Curb Radius	10'	15' (with bulb-outs)
I	Sidewalk	10'	10'
J	Planter Size	None	5' x 5'
Additional Information for Proposed Changes:			
Speed (mph)	25		
Planter Type	Planters at 25' on center		
Tree Species	Refer to Figure 4 (Streetscape Types)		
Street Lighting	14' tall poles at 50' on center		

Figure 5-4 Brent Street Section

4 Brent Street: 60' ROW, 40' Paved width

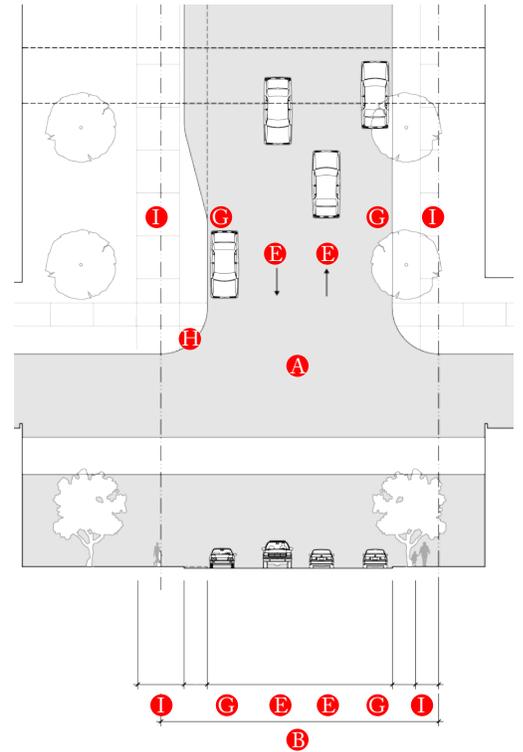


Existing conditions on Brent Street

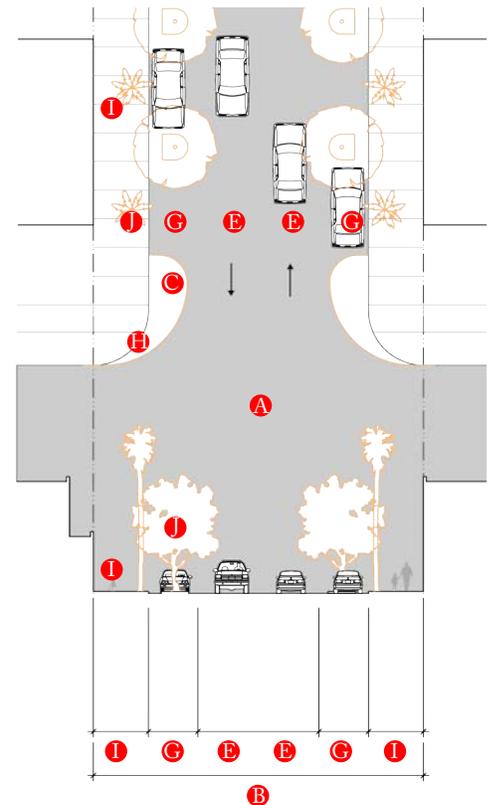
Description of Proposed Changes:

Similar to Main Street, parking lane tree planters and end-of-block bulb-outs are proposed along the east side of Brent Street. The west side of Brent Street has no bulb-outs or in-street planters to maintain a cleared ambulance drop-off / loading zone for the existing hospital tower.

Key	Existing	Proposed
A Movement	Free	Free
B Right of Way (ft)	60'	60'
C Bulbouts	None	56' on center
D Median	None	None
E Traffic Lanes	2 at 11'	2 at 11'
F Bike Lanes	None	None
F Parking	9'; parallel	9'; parallel
G Curb Radius	10'	10' (no bulb-outs in drop-off zone)
Sidewalk	10'	10'
I Planter Size	None	5' x 5'
Additional Information for Proposed Changes:		
Speed (mph)	30	
Planter Type	Planters at 25' on center	
Tree Species	Refer to Figure 4 (Streetscape Types)	
Street Lighting	14' tall poles at 50' on center	



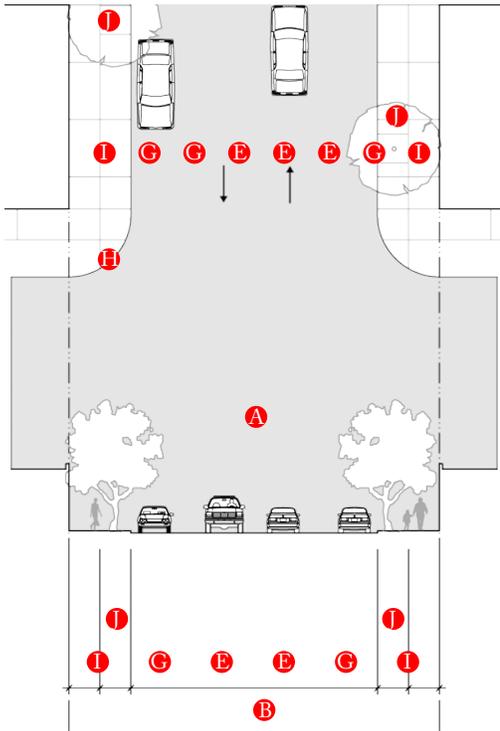
Existing Conditions



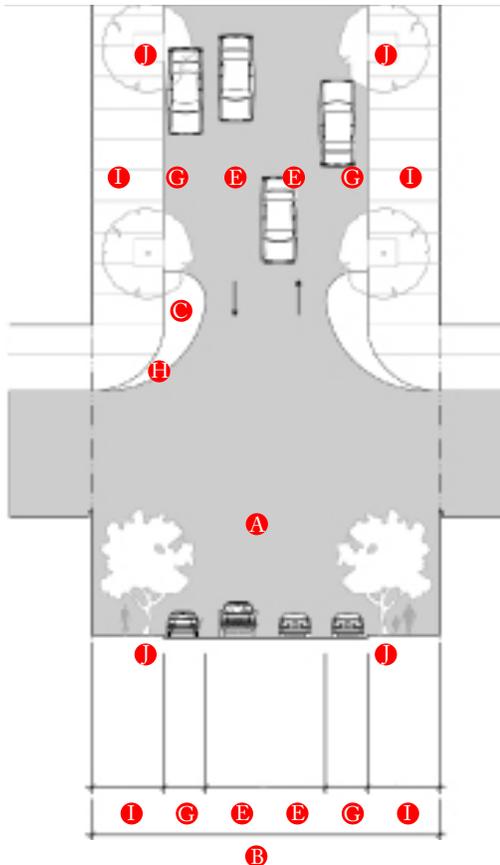
Proposed Section

Figure 5a Cabrillo Drive Street Section

5a Cabrillo Drive A: 64' ROW, 36' Paved width



Existing Conditions



Proposed Section



Existing conditions on Cabrillo Drive

Description of Proposed Changes:

Changes to Cabrillo Drive “A” (formerly the Cabrillo Drive entrance to the Plan Area) include increasing the sidewalk widths from 10’ to 14’, thereby decreasing the street width to 36’, and the construction of regularized tree-planters. To accommodate this, the existing right-of-way will be increased to 64’ by moving the existing property line on the parcel adjacent to the east side of the street by 4’ at the time or redevelopment of that property. Also at this time, the curb on the east side of the street will be moved to extend the sidewalk to 14’, and decrease the overall street width to 36’.

Key	Existing	Proposed
A Movement	Slow	Slow
B Right of Way (ft)	60’	64’
C Bulbouts	None	End of block
D Median	None	None
E Traffic Lanes	2 at 12’	2 at 10’
F Bike Lanes	None	None
G Parking	8’; parallel	8’; parallel
H Curb Radius	10’	10’ (w/out bulb-outs)
I Sidewalk	10’	14’
J Planter Size	None	5’ x 5’

Additional Information for Proposed Changes:

Speed (mph)	25
Planter Type	Planters at 25’ on center
Tree Species	Refer to Figure 4 (Streetscape Types)
Street Lighting	14’ tall poles at 50’ on center

Figure 5b Cabrillo Drive Street Section

5b Cabrillo Drive B: 46' ROW, 46 Paved width



Existing conditions on Cabrillo Drive

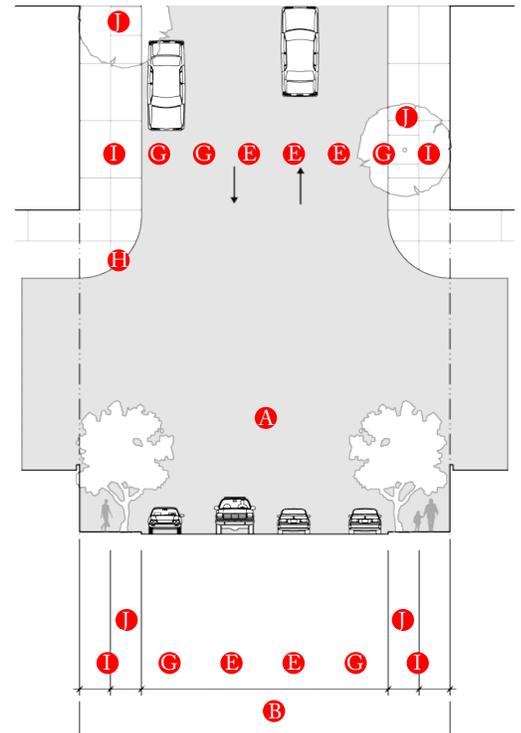
Description of Proposed Changes:

Cabrillo Drive “B” fronts the new plaza in front of the new Hospital building. To accommodate and welcome hospital visitors, diagonal parking is incorporated into the Cabrillo Drive right-of-way.

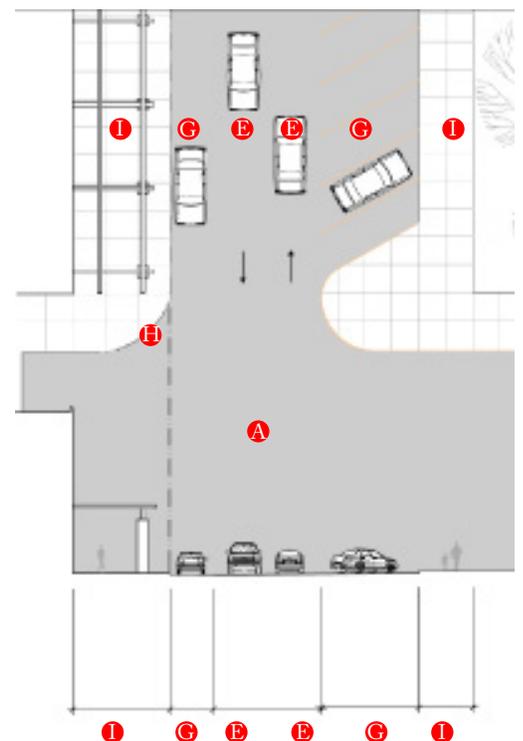
Key	Existing	Proposed
A Movement	Slow	Slow
B Right of Way (ft)	60'	N/A
C Bulbouts	None	Plaza side only
D Median	None	None
E Traffic Lanes	2 at 12'	2 at 10'
F Bike Lanes	None	None
G Parking	8'; parallel	8'; parallel (CMH side) 18'; diagonal (plaza side)
H Curb Radius	10'	15'
I Sidewalk	10'	16.5' gallery (CMH side) 6.5' (plaza side)
J Planter Size	None	5' x 5'

Additional Information for Proposed Changes:

Speed (mph)	20-25
Planter Type	Planters at 25' on center on plaza side
Tree Species	Refer to Figure 4 (Streetscape Types)
Street Lighting	14' tall poles at 50' on center



Existing Conditions



Proposed Section

Figure 5c Cabrillo Drive Street Section

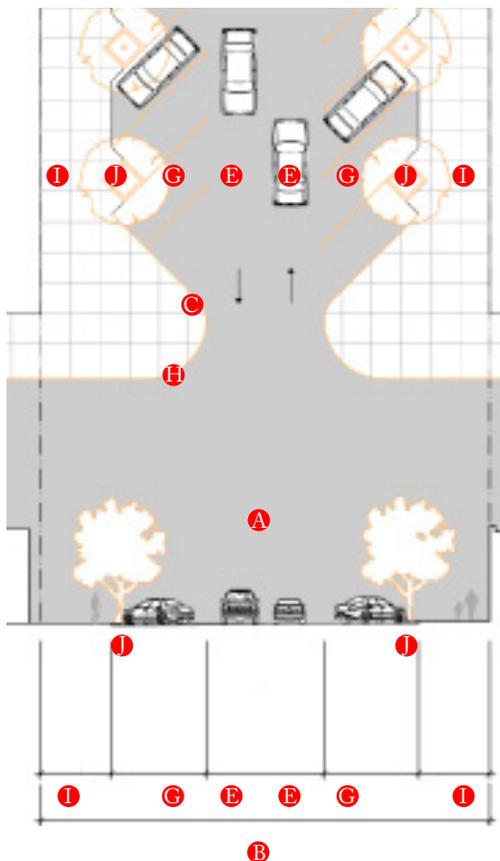
5a Cabrillo Drive C: 76' ROW, 56' Paved width



Existing conditions on Cabrillo Drive

Description of Proposed Changes:

Cabrillo Drive “C” is a newly constructed street, paralleling but southerly of the vacated Cabrillo Drive, making way for the new hospital construction. Cabrillo Drive “C” becomes a primary entrance to the Hospital District from Brent Street, and is distinguished by diagonal parking on both sides of the street, as well as tree planters constructed in the unusable area of the diagonal parking stalls to maximize the amount of usable sidewalk space.



Key	Existing	Proposed
A Movement	N/A	Slow
B Right of Way (ft)	N/A	76'
C Bulbouts	N/A	End of block
D Median	N/A	None
E Traffic Lanes	N/A	2 at 10'
F Bike Lanes	N/A	None
G Parking	N/A	18' diagonal, both sides
H Curb Radius	N/A	15'
I Sidewalk	N/A	10'
J Planter Size	N/A	5' x 5'

Additional Information for Proposed Changes:

Speed (mph)	20-25
Planter Type	Planters aligned with parking stalls, and spaced every second parking stall.
Tree Species	Refer to Figure 4 (Streetscape Types)
Street Lighting	14' tall poles at 50' on center

Proposed Section

Figure 6 Hospital Way Street Section

6 Hospital Way (New Street): 64' ROW, 36' Paved width

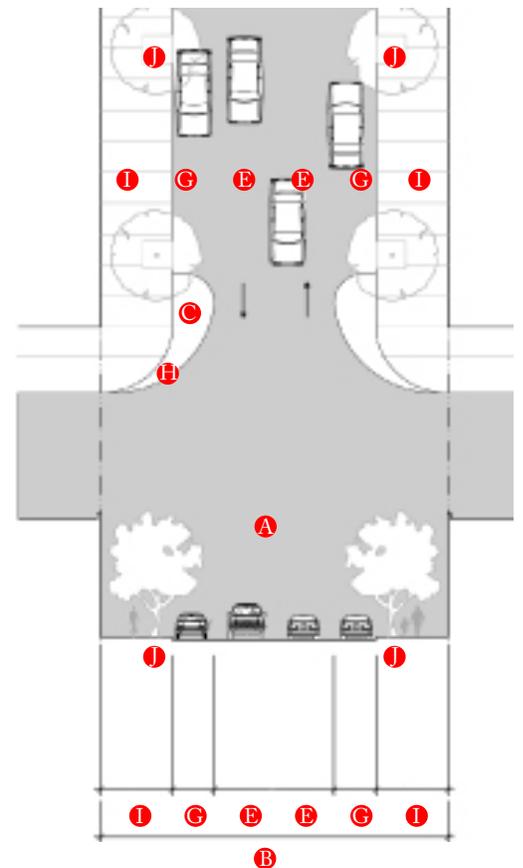


Existing conditions on Main Street/Hospital Way

Description of Proposed Changes:

Hospital Way is a new entrance to the Hospital District connecting Main Street to Cabrillo Drive, while providing an easy in-and-out loop for emergency vehicles to access the new hospital building. Hospital Way will be constructed through a property currently owned by CMH. CMH will construct the new street.

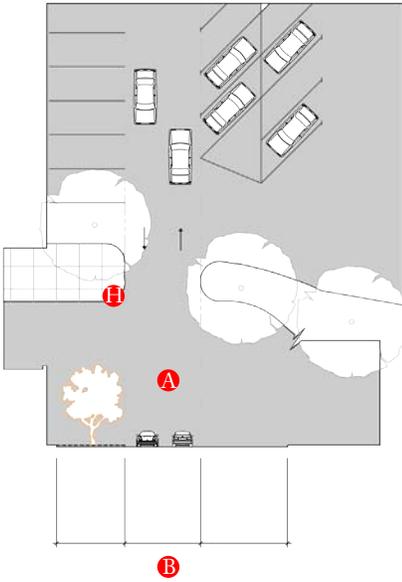
Key	Existing	Proposed
A Movement	N/A	Slow
B Right of Way (ft)	N/A	64'
C Bulbouts	N/A	End of block
D Median	N/A	None
E Traffic Lanes	N/A	2 at 10'
F Bike Lanes	N/A	None
G Parking	N/A	8'; parallel
H Curb Radius	N/A	10' (w/out bulbouts)
I Sidewalk	N/A	14'
J Planter Size	N/A	5' x 5'
Additional Information for Proposed Changes:		
Speed (mph)	25	
Planter Type	Planters at 25' on center	
Tree Species	Refer to Figure 4 (Streetscape Types)	
Street Lighting	14' tall poles at 50' on center	



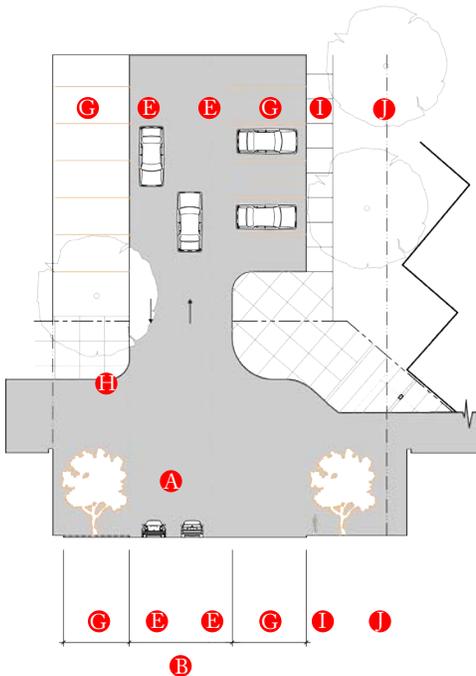
Proposed Section

Figure 7a Access and Parking Alley Section

7a Access and Parking Alley A: 20' ROW, 40' Paved width



Existing Conditions



Proposed Section



Existing conditions on Service Alley

Description of Proposed Changes:

The Service Alley running parallel to Main Street in the Hospital District takes on multiple forms and characters, as is functionally necessary and appropriate. In Condition "7A", between Borchard Drive and the Cabrillo Drive, 90 degree parking is added to both sides, effectively maintaining the existing parking lot which currently serves an existing restaurant, as well as adjacent businesses on Main Street.

Key		Existing	Proposed
A	Movement	Slow	Slow
B	Right of Way (ft)	20'	20'
C	Bulbouts	None	None
D	Median	None	None
E	Traffic Lanes	N/A	2 at 10'
F	Bike Lanes	None	None
G	Parking	Currently serves as a parking lot	20' head-in (CMH side) 20' Optional (opposite side)
H	Curb Radius	10'	10'
I	Sidewalk	None	6.5' (CMH side)
J	Planter Size	None	Varied
Additional Information for Proposed Changes:			
Speed (mph)	15-20		
Planter Type	Varied		
Tree Species	Refer to Figure 4 (Streetscape Types)		
Street Lighting	On adjacent buildings (14' minimum vertical clearance) poles at 50' on center		

Figure 7b Access and Parking Alley Street Section

7b Access and Parking Alley B: 20' ROW, 46' Paved width

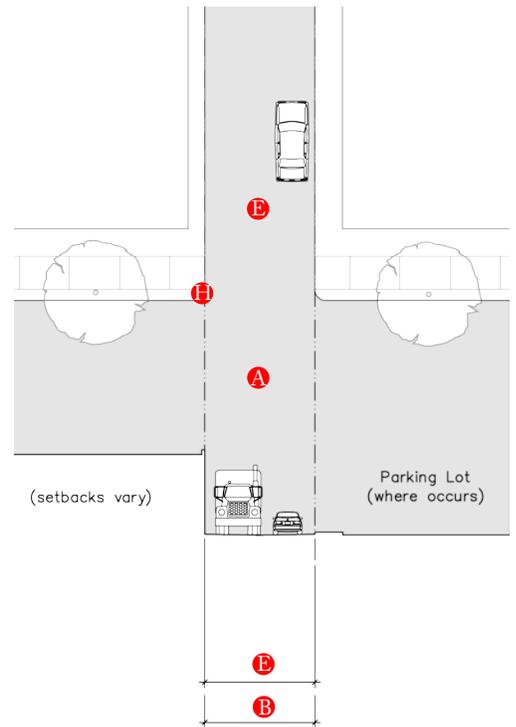


Existing conditions on Service Alley

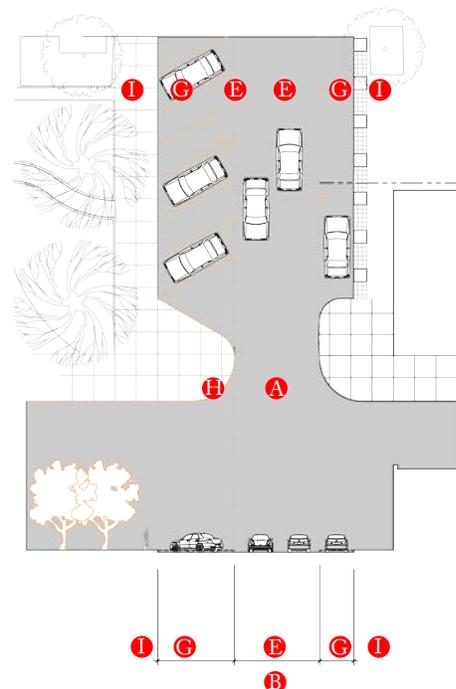
Description of Proposed Changes:

Condition “7B” adds parallel parking along the edge of the new public plaza. Additionally, the paving material for this portion of the alley should have a special character that extends the hardscape of the plaza to new courts of the Main Street buildings, such that, during non-service hours, the function of the service alley could be transformed into public realm, and could be used as outdoor dining space, additional parking for special events, etc.

Key		Existing	Proposed
A	Movement	Slow	Slow
B	Right of Way (ft)	20'	20'
C	Bulbouts	None	End of block (plaza side)
D	Median	None	None
E	Traffic Lanes	2 at 10'	2 at 10'
F	Bike Lanes	None	None
G	Parking	None	18' diagonal (plaza side); 8' parallel (opposite side)
H	Curb Radius	10'	10'
I	Sidewalk	None	Per plaza design
J	Planter Size	None	Varied planting
Additional Information for Proposed Changes:			
Speed (mph)	15-20		
Planter Type	Varied		
Tree Species	Refer to Figure 4 (Streetscape Types)		
Street Lighting	On adjacent buildings (14' minimum vertical clearance)		



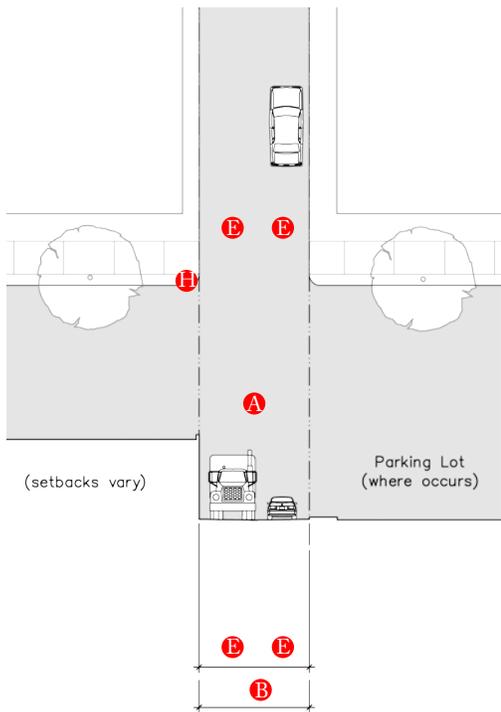
Existing Conditions



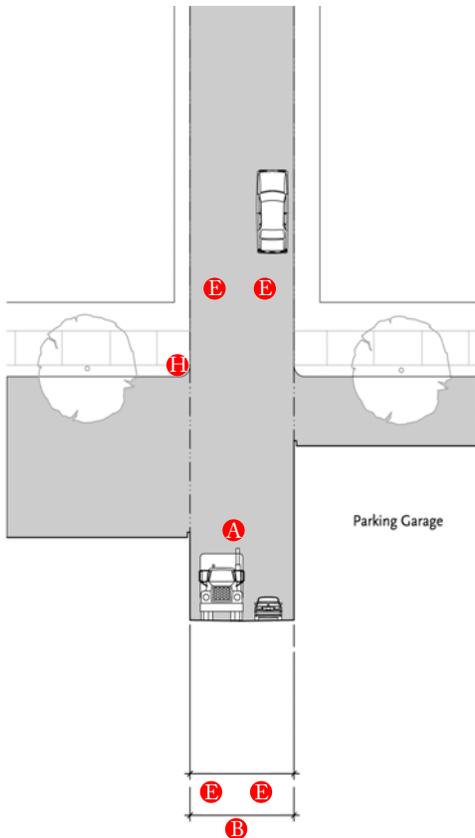
Proposed Section

Figure 7c Access and Parking Alley Section

7c Access and Parking Alley C: 20' ROW, 20' Paved width



Existing Conditions



Proposed Section



Existing conditions on Service Alley

Description of Proposed Changes:

Condition “C” of the service alley receives little, to no changes at all. Its primary function will be access to the proposed parking structure that is to be constructed at a yet to be determined point in the future of the project. Until the time of construction, Service Alley “C” will continue to serve the existing Main Street-adjacent buildings, the existing surface parking lot, and may be a primary access for loading and unloading of materials, construction staging, or any other trips associated with the construction of the new hospital.

Key		Existing	Proposed
A	Movement	Slow	Slow
B	Right of Way (ft)	20'	20'
C	Bulbouts	None	End of block
D	Median	None	None
E	Traffic Lanes	2 at 10'	2 at 10'
F	Bike Lanes	None	None
G	Parking	None	None
H	Curb Radius	10'	10'
I	Sidewalk	None	None
J	Planter Size	None	None
Additional Information for Proposed Changes:			
Speed (mph)	15-20		
Planter Type	N/A		
Tree Species	N/A		
Street Lighting	On adjacent buildings (14' minimum vertical clearance) poles at 50' on center		

24SD-H1.203

LAND USES

24SD:H1.203.010 Purpose

This Section identifies the land use types allowed in each zone established by the Regulating Plan and determines the type of City approval required for each use.

24SD:H1.203.030 Applicability

A lot or building shall be occupied by only the land uses allowed by Table 2 within the zone applied to the site by the Regulating Plan. Each land use listed in Table 2 is defined in Section 24SD:H1.300 (Glossary).

24SD:H1.203.030 Land Use Tables

A. ALLOWED LAND USES.

1. Establishment of an allowed use. Any one or more land uses identified by Table 2 as being allowed within a specific zone may be established on any lot within that zone, subject to the planning permit requirement listed in the Table 2, and in compliance with all applicable requirements of this Development Code.
2. Use not listed.
 - a. A land use that is not listed in Table 2, and is determined by the Director to not be included in Section 24SD:H1.300 (Glossary) under the definition of a listed land use, is not allowed, except as otherwise provided in Subsection A.3.
 - b. A land use that is listed in Table 2, but not within a particular zone is not allowed within that zone, except as otherwise provided in Subsection A.3.
3. Similar and compatible use may be allowed. The Director may determine that a proposed use not listed in Table 2 is allowable in compliance with the procedure in Zoning Ordinance Chapter 24.115.130.
4. Permit requirements and development standards. When the Director determines that a proposed, but unlisted, use

is similar to a listed use, the proposed use will be treated in the same manner as the listed use in determining where it is allowed, what permits are required, and what other standards and requirements of this Development Code apply.

5. Temporary uses. Temporary uses are allowed in compliance with the Temporary Use Permit requirements of the Zoning Ordinance.

B. PERMIT REQUIREMENTS.

Table 2 provides for land uses that are:

1. Permitted subject to compliance with all applicable provisions of this Development Code. These are shown as “P” uses in the table;
2. Allowed subject to the approval of a Use Permit (Zoning Ordinance Chapter 24.520), and shown as “UP” uses in the table;
3. Not allowed in particular zones, and shown as a “—” in the table.

C. STANDARDS FOR SPECIFIC LAND USES AND ADDITIONAL CITY APPROVAL REQUIREMENTS.

Where the last column in Table 2 (“Additional Regulations”) includes a Section number, the regulation in the referenced section also applies to the use. Additional requirements from other sections of this Development Code or the Zoning Ordinance may also apply at the discretion of the Planning Director.

Table 2: Land Use

Land Use Types (1)	DP	Director Permit Required	
	P	Permitted Uses	
	UP	Use Permit Required	
	—	Not Allowed	
	Pemit Required by Zone		Additonal Regulations
SD:H1	P&OS		
Hospital			
General hospital	P(2)	—	
Helicopter landing services	UP	—	
Ambulance services (medical equipment, supplies)	DP	—	
Industry, Manufacturing, Processing, & Wholesaling			
Laboratory (medical, analytical)	P(3)	—	
Printing and publishing	P(3)	—	
Research and development	P	—	
Recreation, Education, & Public Safety			
Adult business	—	—	
Community meeting facility	P	P	ZO 24.480
Health/fitness facility/indoor sports & recreation	P	—	
Library, museum	P	—	
Public parks and playgrounds	P	P	
School (public or private)	UP	—	
Studio (art, dance, martial arts, music)	P	—	
Residential			
Dwelling (multi-unit)	P	—	
Dwelling (single-dwelling, accessory, carriage house)	—	—	
Home occupation	P	—	
Live/work	P	—	
Special residence	P	—	
Retail			
Bar, tavern, night club	UP	—	ZO.24 460
Gas station	—	—	
General Retail, except with any of the following features:	P	—	
Alcoholic beverage sales	UP	—	ZO.24.460
Auto- or motor-vehicle related sales or services	—	—	
Drive-through facilities	—	—	
Floor area over 20,000 square feet	—	—	
Restaurant	P	—	

SD:H1 Hospital District Zone P&OS Parks & Open Space Zone

- Notes
- 1 Definition of land uses are listed in Section 24SD:H1.300.
 - 2 Excluding sanitariums, nursing homes, convalescent homes, maternity homes, or rest homes.
 - 3 Use not allowed on ground floor where Frontage Overlays occur (see regulating plan, Section 24SD: H1.102).
 - 4 Use permit as may be required by Zoning Ordinance (ZO 24.497: Standards for Wireless Telecommunication Facilities).

Table 2: Land Use (continued)

Land Use Types (1)	DP Director Permit Required		
	P Permitted Uses		
	UP Use Permit Required		
	— Not Allowed		
	Pemit Required by Zone		Additonal Regulations
SD:H1	P&OS		

Services – Business, Financial, Professional

Bank, financial services	p	—	
Business support service	p	—	
Medical/Dental	p	—	
Office	p	—	

Services – General

Catering service	P (3)	—	
Day care	P	—	
Drive-through service	—	—	
Lodging	P	—	
Mortuary, funeral home	—	—	
Personal service	P	—	
Safety service	P	—	

Transportation, Communications, Infrastructure

Helicopter landing Service	UP	—	
Parking facility (public or commercial)	P	—	
Wireless telecommunications facility	P	—	ZO 24.497 (4)
Transit station or terminal	P	—	
Utility or equipment substation	P	—	

Parks and Open Space

Outdoor dining	P	P	
Outdoor sports/recreation facilities	—	DP	
Outdoor entertainment	—	DP	
Farmer’s market	DP	DP	

SD:H1 Hospital District Zone P&OS Parks & Open Space Zone

- Notes
- 1 Definition of land uses are listed in Section 24SD:H1.300.
 - 2 Excluding sanitariums, nursing homes, convalescent homes, maternity homes, or rest homes.
 - 3 Use not allowed on ground floor where Frontage Overlays occur (see regulating plan, Section 24SD: H1.102).
 - 4 Use permit as may be required by Zoning Ordinance (ZO 24.497: Standards for Wireless Telecommunication Facilities).

24SD-H1.204

FRONTAGE TYPE STANDARDS

24SD:H1.204.010 Purpose and Applicability

A. PURPOSE.

This Section identifies the frontage types allowed within the Hospital District Area, and provides design standards for each type, to ensure that proposed development relates to its frontage as necessary to appropriately form the public realm.

B. APPLICABILITY.

Each proposed building shall be designed to incorporate a frontage type designed in compliance with the standards of this Section for the applicable type, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with frontage type requirements.

C. ALLOWABLE FRONTAGE TYPES BY ZONE.

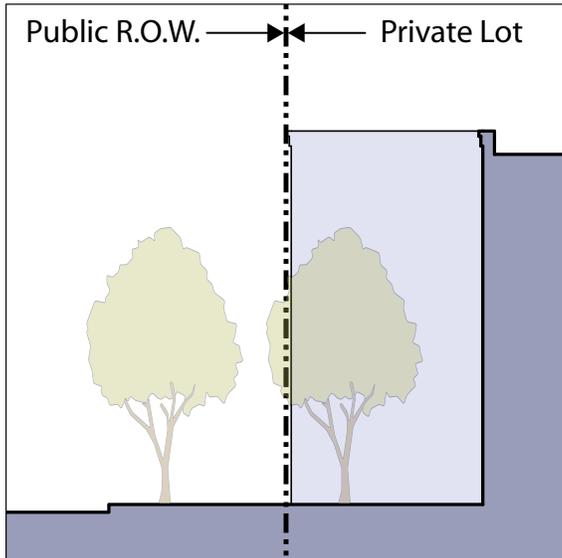
A lot may be developed only with a building having a frontage type allowed per Section 24SD:H1.200.020.

24SD:H1.204.012 Frontage Summary and Definitions

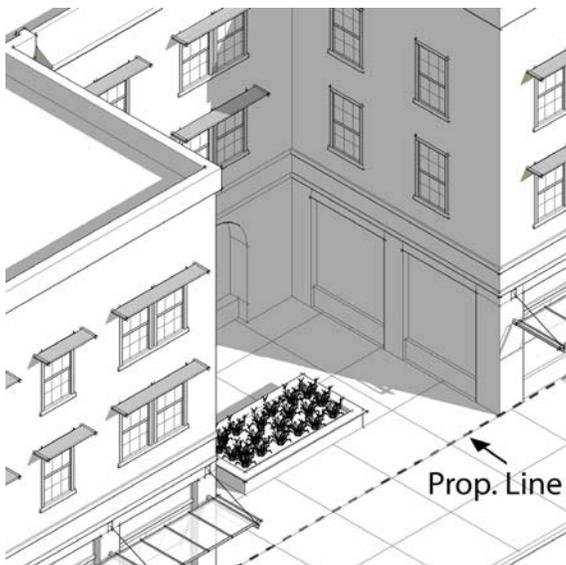
The character and arrangement of the individual private frontages that collectively shape the public realm, are regulated by the Frontage Type Standards herein. These standards shall be applied to create a particular and appropriate transitional relationship between the private and public realm, and collectively define the nature of the streetscape. Frontage types are required, where indicated by the Frontage Overlay described in the Regulating Plan - Figure 1.

Frontage types represent a variety of extensions of the basic façade of the building. While a range of frontage types is permitted, the actual choice and review of a type shall be dictated by individual building designs and, ultimately, the Design Review Committee's discretion.

Primary access to buildings, in all cases, shall be via the designated frontage type. Primary access shall be designated specifically for pedestrian access to buildings, where car and delivery access shall be served by secondary access points not necessarily requiring a specified frontage type.



Section Diagram



Axonometric Diagram



Illustrative Photograph

24SD:H1.204.020 Forecourt

A. DESCRIPTION.

Forecourts are uncovered courts within a shopfront, gallery or arcade frontage, wherein a portion of the facade is recessed from the building frontage. The court is suitable for outdoor dining, gardens, vehicular drop-offs, and utility off-loading. A fence or wall at the property line may be used to define the private space of the court. The court may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the court. This type should be used sparingly and in conjunction with Stoops and Shopfronts.

B. DESIGN STANDARDS.

1. Depth (distance from r.o.w.): 10' deep minimum (clear) and 30' deep maximum (clear)
2. Width (distance parallel to r.o.w.): 10' wide minimum and 50' wide maximum or 50% of lot width, whichever is less.
3. Forecourts between 10' and 15' in depth shall be substantially paved, and enhanced with landscaping. Forecourts between 15' and 30' in depth shall be designed with a balanced use of paving and landscaping.
4. A one-story fence or wall (up to 8' tall) at the property line may be used to define the private space of the court.
5. If the forecourt is raised above the adjacent grade, it should not be more than 3' above the grade of the sidewalk.



Illustrative Photograph

24SD:H1.204.030 Shopfront and Awning

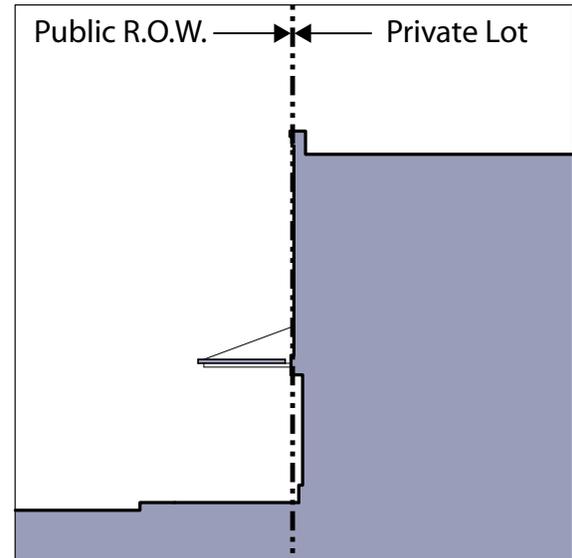
A. DESCRIPTION.

Typically, the Shopfront & Awning frontage type applies to storefronts. Storefronts are facades placed at or close to the right-of way line, with the entrance at sidewalk grade. They are conventional for retail frontage and are commonly equipped with cantilevered shed roof(s) or awning(s). Recessed storefronts are also acceptable. The absence of a raised ground floor precludes residential use on the ground floor facing the street. Residential use would be appropriate above the ground floor and behind another use that fronts the street.

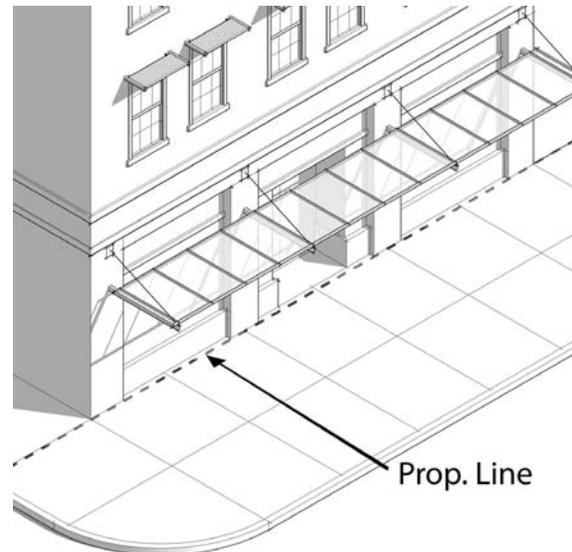
B. DESIGN STANDARDS

Storefronts are like small buildings with their own base, “roofline”, and pattern of window and door openings.

1. Storefronts shall be at least 10’ tall, as measured from the adjacent walk.
2. Storefront assemblies (the doors, display windows, bulkheads and associated framing) should not be set back into the Shopfront openings more than 2’ maximum, so that passing pedestrians have a clear view of the shop interior.
3. Storefronts may be set back from the r.o.w. up to 12’, but not less than 8’, for up to 25’ of the building frontage in order to create a covered alcove, in which outdoor dining or merchandising can occur within the volume of the building.
4. Base: A panel of tile or other special material is recommended below display windows. Materials recommended for walls are generally suitable. Base materials should visually be the same or “heavier” materials than walls.
 - a. Brick and wood should only be used if the rest of the wall surface is the same material; neither material should be used exclusively.
 - b. Ceramic tile is frequently used as a storefront base. Dark tile with light stucco is an effective combination. Different colors and sizes of tile may be used for decorative effect.
5. Display windows: The corresponding storefront(s) opening(s) along the primary frontage shall be at least 65% of the first floor wall area, and not have opaque or reflective glazing. Where privacy is desired for restaurants and professional services, etc., windows should be divided into smaller panes, and partial curtains may be used at diner eye-level.



Section Diagram



Axonometric Diagram



Illustrative Photograph



Illustrative Photograph



Illustrative Photograph



Illustrative Photograph

6. A physical transition shall be provided between the glazing of the storefront and the grade except if the glazing itself terminates directly at the grade. Where a bulkhead is to transition between the opening(s) and the adjacent grade, the bulkhead shall be between 10 to 36 inches tall (aluminum storefront panel or spandrel panel may not substitute for bulkhead).
7. Clerestory windows are horizontal panels of glass between the storefront and the second floor. They are a traditional element of “main street” buildings, and are recommended for all new or renovated storefronts. Clerestory windows can be good locations for neon, painted-window and other relatively non-obtrusive types of signs.
8. Recessed Entries are recommended as another traditional element of the main street storefront. Recommended treatments include:
 - a. Special paving materials such as ceramic tile;
 - b. Ornamental ceilings such as coffering; and
 - c. Decorative light fixtures.
9. Doors should be substantial and well detailed. They are the one part of the storefront that patrons will invariably touch and feel. They should match the materials, design and character of the display window framing. “Narrowline” aluminum framed doors are not allowed.
10. Cornices should be provided at the second floor (or roofline for a one-story building) to differentiate the storefront from upper levels of the building and to add visual interest; this also allows the storefront to function as the base for the rest of a multi-story building.
11. Awnings, signs, and related fixtures shall be located 8 feet min. above the adjacent sidewalk, and not within 2 feet of the r.o.w.
12. Awnings shall only cover Storefronts and openings, so as not to cover the entire Facade.
13. New or renovated storefronts within historic buildings should emulate or recreate a previous storefront (from historic photos or drawings) in order to harmonize with the overall building architecture. This can be flexibly interpreted, for example when the general form of a new storefront is like the original but uses contemporary materials.

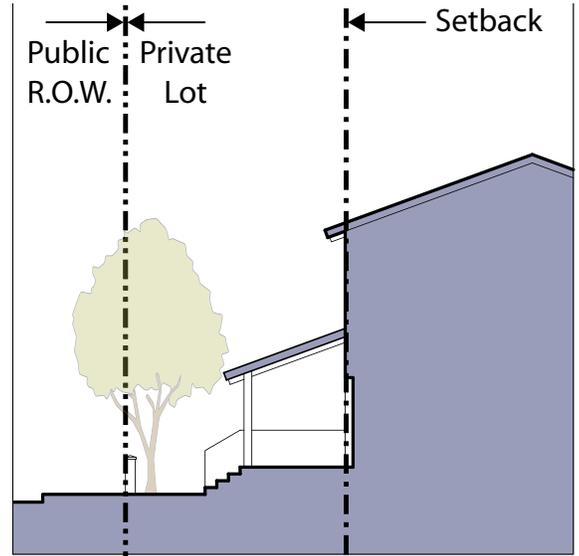
24SD:H1.204.040 Porch

A. DESCRIPTION.

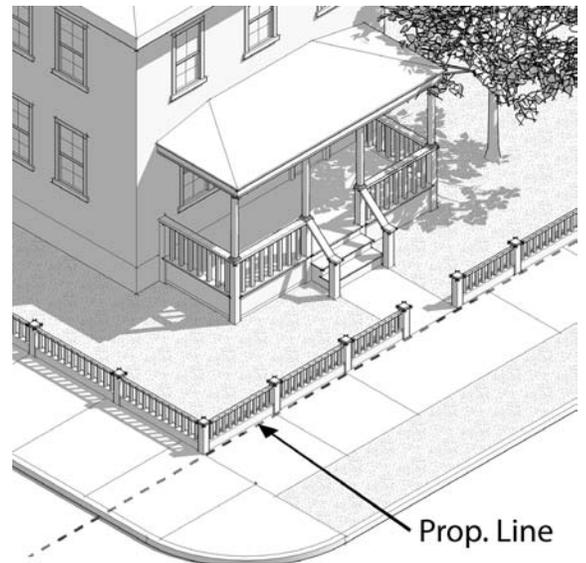
An encroaching porch may be appended to the facade. A great variety of porch designs are possible including a raised front yard with a retaining wall at the property line with entry steps to the yard.

B. DESIGN STANDARDS.

1. Porch encroachment into street build-to-line: 8' maximum.
2. Porches shall be 8' minimum deep (clear), 12' minimum wide (clear) and 9' minimum tall (clear).
3. Porches shall be raised 18" minimum and 3' maximum from the adjacent finished grade.



Section Diagram



Axonometric Diagram



Illustrative Photograph



Illustrative Photograph

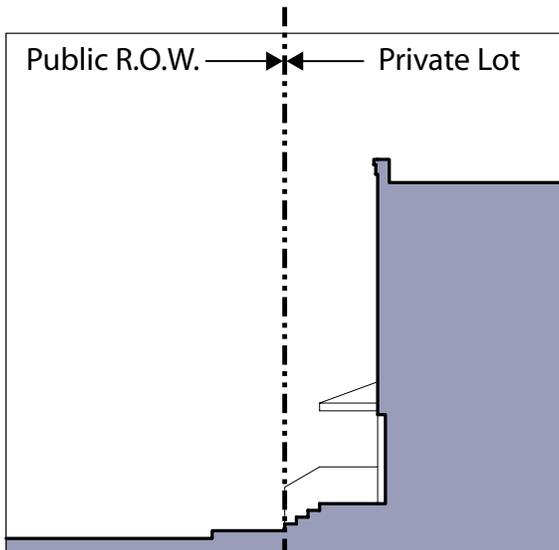
24SD:H1.204.050 Stoop

A. DESCRIPTION.

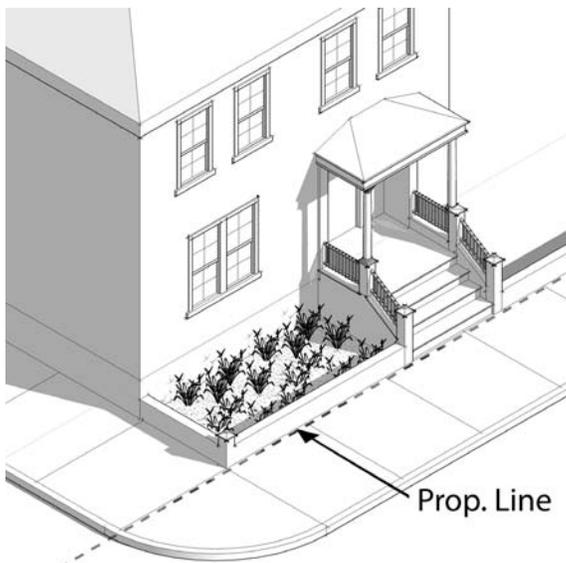
Stoops are elevated entry porches/stairs placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. The stoop is suitable for ground-floor residential use at short setbacks. A shed roof may also cover the stoop. This type may be interspersed with the Shopfront & Awning frontage type.

B. DESIGN STANDARDS.

1. Street build-to-line encroachment: 8' maximum.
2. Stoops shall be raised 18" minimum and 36" maximum from the finished grade.
3. Stoops must correspond directly with the building entry(s) and be at least 3' wide (perpendicular to or parallel with the adjacent walk).
4. Stoops shall be 6' minimum and 10' maximum wide.
5. There may be a low (30" or less) decorative fence along the property lines.



Section Diagram



Axonometric Diagram



Illustrative Photograph



Illustrative Photograph

24SD:H1.204.060 Gallery

A. DESCRIPTION.

Galleries are a combination of an attached colonnade, with or without an exposed shed roof, that overlaps the sidewalk and storefront(s), providing a sheltered sidewalk environment for the adjoining shopfronts.

B. DESIGN STANDARDS

1. Galleries shall be no less than 10' wide clear in all directions, with 2' to 3' between curb face and gallery eave.
2. Along primary frontages, the gallery shall correspond to the adjoining storefront openings.
3. Primary frontage storefront openings shall be at least 65% of the first floor wall area and not have opaque or reflective glazing.
4. For Shopfront, refer to Section 24SD:H1.204.030, Design Standards 5-6.



Illustrative Photograph

24SD:H1.204.070 Arcade

C. DESCRIPTION.

Arcades are facades with an attached colonnade, covered by upper stories that provide a sheltered sidewalk environment for the adjoining shopfronts.

D. DESIGN STANDARDS.

1. Arcades shall be no less than 10' wide clear in all directions with 2' to 3' between curb face and the arcade.
2. Along primary frontages, the arcade shall correspond to the adjoining storefront openings.
3. Primary frontage storefront openings shall be at least 65% of the first floor wall area and not have opaque or reflective glazing.
4. For Shopfront, refer to Section 24SD:H1.204.030, Design Standards 5-6



Illustrative Photograph

24SD-H1.206

BUILDING TYPE STANDARDS

24HD.206.010 Purpose and Applicability

A. PURPOSE.

This Section identifies the building types allowed within the Hospital District, and provides design standards for each type, to ensure that proposed development is consistent with the City's goals for building form, character, and quality.

B. APPLICABILITY.

Each proposed building shall be designed in compliance with the standards of this Section for the applicable building type, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with building type requirements.

C. ALLOWABLE BUILDING TYPES BY ZONE.

A lot may be developed only with a building type as allowed by Table 1 (Massing Standards).

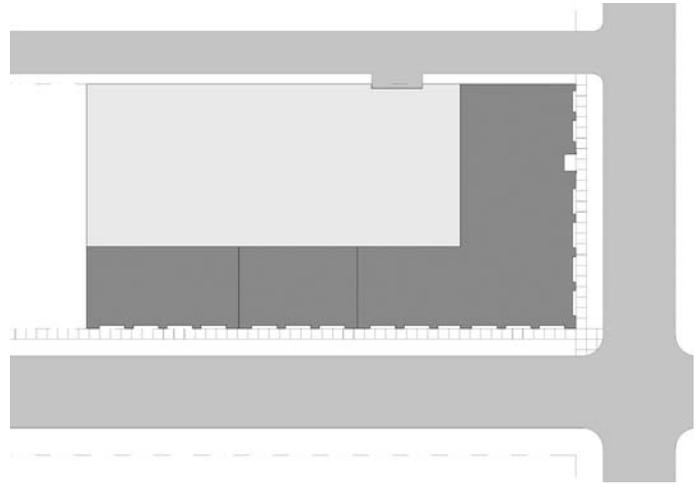
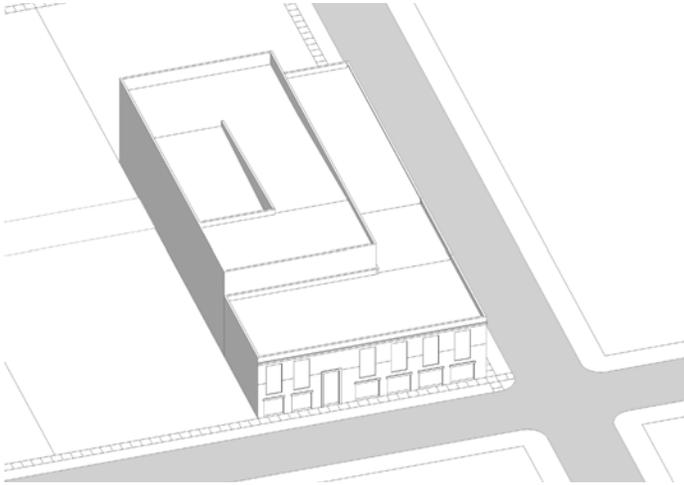
D. MIXED TYPE DEVELOPMENT.

The development regulations of this Code are structured by the definition of distinct building types that have been identified as specifically appropriate to Ventura, and to the CMH District, in scale, configuration and character. Particularly on deep lots, there is an opportunity to successfully mix these types within a single development project.

The guiding principles for such development are:

1. That the scale and character of the building(s) be calibrated to the existing urban context, often breaking down the scale of a large site into building masses and elements that are of a scale similar to the lotting and design of neighboring buildings.
2. That buildings without direct street frontage are provided with "addresses" and very direct and straightforward access for pedestrians unfamiliar with the development, by extending the public realm into the lot via new streets.

24HD.206.130 Lined Block



A. DESCRIPTION.

A building designed for occupancy by retail, service, and/or office uses on the ground floor street frontage, with upper floors configured for commercial use or for dwelling units which may be flats or townhouses. Ground floor residential uses are allowed on frontages where stoops or porches are permitted, and may be flats or townhouses. A Lined Block may be located upon a qualifying lot in the SD:H1 and Midtown Corridor Code zones. Such a building conceals an otherwise faceless or utilitarian building such as a laboratory or parking garage.

B. ACCESS.

1. The main entrance to each ground floor area shall be directly from and face the street. [E]
2. Entrance to the residential and/or non-residential portions of the building above the ground floor shall be through a street level lobby or through a podium lobby accessible from the street. [E]
3. Elevator access shall be provided to each level of the building where dwelling and/or commerce access occurs. [W]
4. Interior circulation to each dwelling shall be through a corridor which may be single or double-loaded. [E]
5. Where an alley is present, parking shall be accessed through the alley. [E]
6. Where an alley is not present, parking shall be accessed from the street through the building. [E]
7. On a corner lot without access to an alley, parking shall be accessed from the side street through the building. [E]
8. Dwellings may be accessed via a single-loaded, exterior corridor, provided the corridor is designed per the following requirements:

- a. The open corridor length does not exceed 40'. [W]
- b. The open corridor is designed in the form of a balcony, a loggia, a terrace, or a wall with window openings. [DR]

C. PARKING AND SERVICES.

1. Required parking may be at-grade or as subterranean. If provided at-grade, parking spaces may be within a shared garage or an open parking area, but in no case within 30 feet of the street, except as otherwise provided in this code. [W]
2. Dwellings may have indirect access to their parking stalls. [DR]
3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the building and be screened from view from the street with landscaping or a fence. [DR]
5. Parking entrances to garages and/or driveways shall be located as close as possible to the side or rear of each lot. [DR]

D. OPEN SPACE.

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. Except when serving a liner, the primary shared open space is the rear yard, which may be designed as a courtyard. Courtyards may be located on the ground or on a podium. Side yards may also be provided for



outdoor patios connected to ground floor commercial uses. [E]

3. Private patios may be provided in side and rear yards. [DR]

E. LANDSCAPE.

1. No private landscaping is required in front of the building. [DR]
2. Trees may be placed in side yards to create a particular sense of place. [DR]
3. At least one large tree shall be provided in the rear yard, planted directly in the ground; except for podium courtyards. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]
4. Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape through the use of ample landscaping. [DR]

F. FRONTAGE.

1. Allowed frontage types include Forecourt, Shopfront, Porch, Stoop, Gallery, and Arcade.

G. BUILDING SIZE AND MASSING.

1. Buildings may contain any of three dwelling types: flats, townhouses, and lofts. [W]
2. Dwellings may be as repetitive or unique, as determined by individual designs. [DR]
3. Buildings may be composed of one dominant volume, and may be flanked by secondary ones. [DR]
4. The intent of these regulations is to produce buildings varying in height and mass, consistent with the design vision for the Plan Area.

5. Height and Massing of the new Hospital Tower and shall comply to the requirements provided in Table 1 (Elements A-G).
6. The visibility of elevators and of exterior corridors at the third, fourth and/or fifth stories shall be minimized by incorporation into the mass of the building. [DR]

[DR] Design Review

[W] Warrant

[E] Exception

24SD-H1.211

SIGN STANDARDS & DESIGN GUIDELINES

24SD:H1.211.010 Purpose

The purpose of the sign standards and design guidelines in this section is to provide a system of regulations for the Hospital District signs visible from the public right-of-way and to provide a set of standards that is designed to optimize communication and quality of signs while protecting the public and the aesthetic character of the Community Memorial Hospital District. It is further intended that these regulations:

- A. Promote the effectiveness of signs by preventing their over-concentration, improper placement, deterioration and excessive size and number.
- B. Promote the free flow of traffic and protect pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to, cluttered, distracting, or illegal signage.
- C. Assure that public benefits derived from expenditures of public funds for the improvement and beautification of streets and other public Structures and spaces shall be protected by exercising reasonable control over the character and design of sign structures.
- D. Address the hospital and business community's need for adequate business identification and advertising communication by improving the readability, and therefore, the effectiveness of Signs by preventing their improper placement, over-concentration, excessive Height, area and bulk.
- E. Are specifically intended to be severable, such that if any section, subsection, sentence, clause or phrase of these regulations is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining provisions of these regulations.

24SD:H1.211.020 Applicability

- A. The sign standards in this Article determine the allowed type and size, material, and design requirements for signage on commercial and residential development. In the event of a conflict between this Section and any other City code, the provisions of this Section shall apply. All issues not specifically addressed herein shall be addressed pursuant to the City's Municipal Code.

- B. The replacement of nonresidential signs due to tenant changes is exempt from this section if:
1. No other exterior alterations are proposed; and
 2. The proposed sign is in compliance with the existing approved sign program.

24SD:H1.211.030 Permit Requirements

A. INDIVIDUAL SIGNS

1. The Director shall have the authority to review and approve all signs complying with the standards of this Article except as otherwise noted.
2. The Director may also forward any sign requests to the Design Review Committee for decision. Signs forwarded to the Design Review Committee shall be reviewed pursuant to Sec. 24.545.030 of the Municipal Code. Any sign requests not complying with these standards shall require Design Review approval.

B. SIGN PROGRAM REQUIREMENTS

1. A master sign program shall be required for:
 - a. A new nonresidential project with four or more tenants;
 - b. A site where the total area of signs for any use exceeds 100 square feet; or
 - c. Major rehabilitation work on an existing nonresidential project with four or more tenants that involves exterior remodeling. For the purposes of this Article, major rehabilitation means adding more than 50 percent to the gross floor area of the structure(s), or exterior redesign of more than 50 percent of the length of any facade within the project.
2. Each sign installed or replaced within the qualifying nonresidential project shall comply with the approved master sign program.
3. A master sign program shall require Design Review Committee approval. Any sign requests not complying with the master sign program shall require Design Review approval.

24SD:H1.211.040 General Design Standards and Guidelines

The following design standards and guidelines shall apply to all signs:

A. DESIGN STANDARDS

1. Signs shall not be animated.
2. Commercial messages that identify, advertise, or attract attention to a business, product, service, or event or activity sold, existing, or offered elsewhere than upon the same property where the sign is displayed are expressly prohibited.
3. With the exception of temporary window signs, content including contact information such as telephone numbers, e-mail addresses, and websites are prohibited.
4. “Canned” signs are internally illuminated plastic panels within a sheet metal box enclosure and shall not be used because these signs use a limited range of colors and lettering types and tend to have no relationship to the architecture of the building.

B. DESIGN GUIDELINES

1. Illumination should consist of incandescent, halogen, neon, LED, and metal halide light sources only. High pressure sodium, low pressure sodium, and fluorescent lighting are strongly discouraged.
2. Contrasting colors should be used between the color of the background and the letters of symbols used. Light letters on a dark background or dark letters on a light background are most legible.
3. Colors or color combinations that interfere with the legibility of the sign copy should be avoided. Too many colors can confuse the message of a sign.
4. Sign design, including color, should be appropriate to the establishment, conveying a sense of what type of business is being advertised.
5. The location of all permanent signs should be incorporated into the architectural design of the building. Placement of signs should be considered part of the overall facade design. Sign locations should be carefully considered, and align with major architectural features.
6. Storefront signage should help create architectural variety from establishment to establishment. In multi-tenant buildings, signage should be used to create interest and variety.
7. All signs should present a neat and aligned appearance.
8. All signs should be constructed and installed utilizing the services of a professional sign fabricator.

24SD:H1.211.050 Sign Standards for Commercial Uses

The subsequent sign types and standards shall apply in Hospital District Zone (SD:H1):

A. DIRECTIONAL SIGNS

Directional signs are intended to provide directional information.

Standards:

1. Directional signs may be combined with address.
2. Signs may include the name of the facility which occupies the site but shall not serve as a form of advertising or act as business identification.
3. No more than one (1) such sign may be erected per entrance or exit.
4. The sign area shall not exceed twenty (20) square feet per side and six (6) feet in height.

B. MONUMENT SIGNS

A monument sign is a permanent sign supported by one or more braces in or upon the ground. Monument signs are subject to Design Review pursuant to Chapter 24.420.070 of the Municipal Code.

Standards:

1. A monument sign may have a maximum sign area of 40 square feet and a maximum height of six (6) feet as measured from the highest point of the sign structure to adjacent grade.
2. The monument sign shall be located three (3) feet from all property lines and a minimum ten (10) feet from the face of any curb line.
3. Monument sign may be located in a landscape area only to the extent approved by the decision-making authority through the design review process pursuant to Chapter 24.545.

C. POLE SIGNS

Pole signs are not permitted in the Hospital District Zone (SD:HD1). Exceptions are free-standing post and panel directory and directional signs for the hospital that may be considered as part of a Master Sign Program. The design, location, and number of pole signs shall be subject to Design Review Committee approval of the Master Sign Program.

D. PORTABLE SIGNS

A portable sign is a self-supporting sign designed to be movable and not structurally attached to the ground, a building, a structure, or another sign. Portable signs include, but not limited to, sandwich boards, A-frame signs, and other similar signs.

Standards:

1. One portable sign is allowed per building.

2. Portable signs shall be placed on private property immediately in front of the business, within the width of store frontage and not, for example, at the street corner in front of other businesses.
3. For businesses located in an arcade or plaza, a portable sign may be placed at the street entrance to the arcade or plaza.
4. Portable signs shall be stored indoors after hours of operation.
5. The sign shall be made of substantial materials such as wood or metal (cardboard or paper signs are not permitted).
6. The sign is limited to no more than ten (10) square feet in area per sign face.
7. Signs in the public right of way shall be placed against the building to maintain a minimum of four (4) feet of clearance to any curblin, street furniture or above ground utilities.

E. WALL SIGNS

Wall signs are signs that are located on, and parallel to a building wall.

Standards:

1. For a single establishment within a building:
 - a. When a single establishment takes up an entire building, wall signs shall be limited to one and one half (1 1/2) square feet of sign area for each lineal foot of wall fronting on a street.
 - b. There shall be no more than one wall sign for each one hundred and fifty (150) lineal feet along a street frontage, with no more than three (3) total on any wall.
 - c. Walls that do not have street frontage may contain no more than one wall sign each, not to exceed fifty (50) square feet in area for each sign, but aggregate area shall be included as part of aggregate wall sign area as limited herein.
2. For a single building with more than one establishment opening up to the outdoors:
 - a. Each individual establishment on the ground floor, with ground floor street frontage and separate entrances on the ground floor that open towards such street frontages, shall be allowed the following signs:
 - i. A wall sign not to exceed one (1) square foot in area for each lineal foot of frontage of the establishment;
 - ii. Window signs not to exceed twenty percent (20%) of the glass area of the window or glass door in which placed. Such window signs may be painted or attached. The number of such signs is not limited by these regulations, but aggregate area shall be included as part of aggregate wall sign area, as limited above;

- iii. An awning sign, limited to the skirt or bottom edge of the awning. Letters, emblems, logos, or symbols not to exceed six (6) inches in height; and
 - iv. A hanging sign, as in under the awning or similar structure. The size of the hanging sign not to exceed three (3) square feet in area.
3. Limitation on Wall Signs Above a Height of Thirty-five (35) feet Above Grade
- a. The following regulations shall apply to all signs above a height of thirty-five (35) above grade:
 - i. Signs shall be limited to the identification of the building or the name of one (1) major tenant of the building occupying more than ten percent (10%) of the gross leasable building floor area. Not more than two (2) signs per building on two (2) separate building facades shall be permitted.
 - ii. Signs shall consist only of individual letters or a graphic logo type. No graphic embellishments such as borders or backgrounds shall be permitted.
 - iii. The maximum height of a letter shall be four (4) feet. The maximum length of the sign shall not exceed eighty percent (80%) of the width of the building wall upon which it is placed.
 - iv. Signs should respect the architectural features of the facade and be sized and placed subordinate to those features. Overlapping of functional windows, extensions beyond parapet edges obscuring architectural orientation or disruption of dominant facade lines are examples of sign design problems considered unacceptable.
 - v. Featured lighting of the building, including exposed light elements that enhance building lines shall not be construed as signs subject to these regulations.

F. PROJECTING SIGNS

Projecting signs are cantilevered signs that are structurally affixed to the building and oriented perpendicular to the building facade.

Standards:

1. Shall be limited to one (1) sign structure with no more than two (2) sign surfaces, neither of which shall exceed sixteen (16) square feet in sign area.
2. Projecting signs shall project no more than four (4) feet from the facade of the building.
3. No portion of the projecting sign shall be lower than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.

4. The aggregate of such projecting signs shall be included as part of aggregate wall sign area, as limited above.

G. MURALS

A mural is an image on a wall for non-commercial uses. For example: public art murals depicting Ventura images may be considered as a screen for parking garage wall.

Standards

1. All murals are exempted from size restrictions.
2. Murals shall only be located on non-fenestrated wall areas.
3. Murals shall project no more than one (1) foot from the facade of the building.
4. All murals are subject to Design Review.

24SD:H1.211.060 Sign Standards for Residential Uses

The subsequent sign types and standards shall apply in Hospital District Zone (SD:H1). Signs may be provided for residential components of mixed-use projects in addition to commercial signs.

A. WALL SIGNS

Standards

1. Individual letters on the building facade are permitted for residential development
2. Maximum area shall be one (1) square foot per one (1) linear foot of tenant street frontage, up to a total of 100 square feet.
3. Signs for Live/Work Dwellings: Live/work dwellings may have sign subject to the following standards:
 - a. Maximum two (2) square foot sign area.
 - b. Signs are non-illuminated.
 - c. Signs can be placed upon windows, doors, or a building wall, below the second floor.

B. MONUMENT SIGN

Standard

1. Monument signs shall have a maximum sign area of twenty (20) square feet and a maximum height of six (6) feet.

24SD:H1.211.070 Sign Standards for Hospital Uses

A. BUILDING RELATED SIGN FOR ESTABLISHMENT IDENTIFICATION:

1. Main Building Identification Sign:
 - a. Wall mounted: Three hundred (300) square feet maximum per elevation, including logo;
 - b. Emergency Entrance Identification Sign: Forty (40) square feet maximum; and
 - c. Ambulance Entrance Identification Sign: Forty (40) square feet maximum.
2. The following Hospital Use related signs are exempt:
 - a. Directional way finding, hospital directory, and ADA compliant sign systems;
 - b. Building Code and accessibility compliance signage; and
 - c. State required patient and visitor signage.

24SD-H1.300

DEFINITIONS

24SD:H1.300.010 Purpose

This Section provides definitions of terms and phrases used in this Hospital District Code that are technical or specialized, or that may not reflect common usage. If a definition in this Section conflicts with a definition in another provision of the Zoning Ordinance or any other provision in the Municipal Code, these definitions shall control for the purposes of this Hospital District Code. If a word or phrase is not defined in this Section, the definition of such word or phrase as defined in the General Plan or the zoning ordinance shall apply, in that order. If a word or phrase is not defined in this Section or the General Plan or the Zoning Ordinance, and a question arises as to how it is to be applied to a development proposal subject to this Hospital District Code, the Director shall determine the applicable definition in accordance with the provisions of Chapter 24.505, giving deference to common usage and the purpose and intent of the General Plan, the zoning ordinance, and this Hospital District Code.

24SD:H1.300.020 Definitions Of Specialized Terms And Phrases

As used in this Hospital District Code, the following terms and phrases shall have the meaning given them in this Section, unless the context in which they are used clearly requires otherwise.

A. DEFINITIONS "A".

Adult Business See Zoning Ordinance Chapter 24.492.

Affordable Housing means a residential unit that is restricted to occupancy by an income eligible household as defined by a local, State, or Federal Program, as may be amended from time to time.

Allee means a regularly spaced and aligned row of trees usually planted along a thoroughfare or pedestrian path.

B. DEFINITIONS "B".

Bar, Tavern, Night Club means an establishment providing entertainment such as live music and dancing, on-site alcohol consumption, but not adult entertainment. The sale of alcoholic beverages is separately regulated by Chapter 24.460 (Alcoholic Beverage Establishments - Use Permit). Entertainment is also separately regulated by Chapter 10.450 (Dance Halls).

Bicycle Lane (BL) means a dedicated bicycle lane running within a moderate-speed vehicular thoroughfare, demarcated by striping.

Bicycle Route (BR) means a thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

Bicycle Trail (BT) means a bicycle way running independently of a high-speed vehicular thoroughfare.

Block means the aggregate of private lots, passages, rear lanes and alleys, circumscribed by thoroughfares.

Block Face means the aggregate of all the building facades on one side of a block. The Block Face provides the context for establishing architectural harmony.

Building Configuration means the form of a building, based on its massing, private frontage, and height.

Building Disposition means the placement of a building on its lot.

Building Function means the uses accommodated by a building and its lot. Functions (i.e.: use) are categorized in (Land Use Tables) Section 24HD.203 and are either permitted by right or via use permit.

Building Height means the vertical extent of a building measured in stories, not including a raised basement or a habitable attic. Exceptions to height limits specified in this Hospital District Code are the exceptions listed in Section 24.405.030 of the zoning ordinance as it may be amended, revised or replaced from time to time. Building heights are specified in the Zones and Development Standards and illustrated in Table 1.

Building Type means a structure category determined by function, disposition on the lot, and configuration, including frontage and height.

Business Support Service means a business that provides services to other businesses. Examples include:

- blueprinting;
- computer-related services (rental, repair);
- copying and quick printing services;
- film processing and photofinishing (retail); and
- mailing and mail box services.

C. DEFINITIONS "C".

CEQA refers to the California Environmental Quality Act. Its basic purposes are to: inform governmental decision makers and the public about the potential significant environmental effects of proposed activities; identify ways that environmental damage can be avoided or significantly reduced; require changes in projects through the use of alternatives or mitigation measures when feasible; and disclose to the public the reasons why a project was approved if significant environmental effects are involved. CEQA applies to projects undertaken, funded or requiring an issuance of a permit by a public agency. (Definition from: South Coast Air Quality Management District website - <http://www.aqmd.gov/>)

Civic means, a use operated by a public agency or non-profit organization for the primary purpose of providing a service to the general public. Such uses are dedicated to, by way of example but without limitation, arts, culture, education, recreation, government, transit, and municipal/public parking.

Civic Building means a building owned or leased by a public agency or non-profit organization for the primary purpose of providing a service to the general public dedicated to arts, culture, education, recreation, government, transit, and municipal/public parking.

Civic Space means an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationship between their intended use, their size, their landscaping and their enfronting buildings.

Commercial means the term collectively defining workplace, office and retail functions.

Community Meeting means uses consisting of group gatherings conducted indoors. Typical uses include synagogues, mosques, temples, churches, community centers, bingo halls, private clubs, fraternal, philanthropic and charitable organizations, and lodges. Additional typical uses include those providing live or recorded events or performances, or other activities intended for spectators that are conducted within an enclosed building such as motion picture theaters, music performance halls, and sports arenas.

Context means surroundings, including a combination of architectural, natural and civic elements that define specific neighborhood or block character.

Corridor means a lineal geographic area of built intensity, usually occurring along a major thoroughfare at the edges of neighborhoods, where either a relatively dense collection of similar uses exists, or where there is strong opportunity for growth and intensity, based on location.

D. DEFINITIONS “D”.

Day Care means day care centers as defined by the Health and Safety Code, and the day care and supervision of more than 12 children under 18 years of age for period less than 24 hours per day.

Density means the number of dwelling units within a standard measure of land area, usually given as units per acre.

Design Speed means is the velocity at which a thoroughfare tends to be driven without the constraints of signage or enforcement. There are three ranges of speed: Very Low: (below 20 mph); Low: (20-25 mph); Moderate: (25-35 mph); High: (above 35 mph). Lane width is determined by desired design speed.

Drive -Through Retail or Service means a retail or service business where services may be obtained by motorists without leaving their vehicles. Examples include automated teller machines (ATMs), banks, pharmacy dispensaries, and restaurants.

Driveway means a vehicular lane within a lot, usually leading to a garage.

Dwelling - Multi-Unit means a single structure containing two or more dwelling units, or multiple units arranged with zero lot lines. These include: duplexes, triplexes, quadplexes, rowhouses, courtyard housing, and stacked dwellings.

Dwelling - Single Dwelling means a building designed for and/or occupied exclusively by one housekeeping unit. Also includes factory built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, placed on permanent foundation systems.

E. DEFINITIONS “E”

Elevation means an exterior wall of a building not along a Frontage Line. See: Facade.

Enfront means to place an element along a frontage line, as in “porches enfront the street.”

Entrance, Principal means the main point of access of pedestrians into a building.

F. DEFINITIONS “F”

Facade means the exterior wall of a building that is set along a Frontage Line (see Elevation; Frontage Line).

Forced Podium Hardscape means a built condition which can occur when the “podium” created by the protruding roof of a sub-grade garage is minimally landscaped and not provided other design elements such as seating areas, fountains and gardens, to soften an otherwise featureless concrete appearance and provide areas within the courtyard that are attractive to, and usable by residents and their visitors for active and passive pursuits.

Frontage Line means those lot lines that coincide with a public frontage. Facades along Frontage Lines define the public realm and are therefore more regulated than the elevations that coincide with other Lot Lines.

Frontage Type means the architectural element of a building between the public right-of-way and the private property associated with the building. Frontage Types combined with the public realm create the perceptible streetscape. The following types are listed as they appear in this code (Section 24SD:H1.204.012):

- a. Arcade: a facade with an attached colonnade, that is covered by upper stories. This type is ideal for retail use, but only when the sidewalk is fully absorbed within the arcade so that a pedestrian cannot bypass it.
- b. Gallery: a storefront with an attached colonnade, that projects over the sidewalk and encroaches into the public right of way. This frontage type is ideal for retail use but only when the sidewalk is fully absorbed within the colonnade so that a pedestrian cannot bypass it.
- c. Forecourt: a semi-public exterior space partially surrounded by a building and also opening to a thoroughfare. These spaces usually lead to a Court, which is a private exterior space. It is often used as a vehicular entrance or drop-off, and its landscape may be improved with paving.

- d. Shopfront: a facade placed at or close to the right-of-way line, with the entrance at sidewalk grade. This type is conventional for retail frontage and is commonly equipped with cantilevered shed roof(s) or awning(s). Recessed storefronts are also acceptable. The absence of a raised ground floor precludes residential use on the ground floor facing the street, although such use is appropriate above.
- e. Stoop: an elevated entry porch/stairs placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms.
- f. Porch: an encroaching porch may be appended to the facade. A great variety of porch designs are possible including a raised front yard with a retaining wall at the property line with entry steps to the yard.

G. DEFINITIONS “G”.

Gas Stations means retail sale, from the premises, of vehicle fuel which may include the incidental sale of other petroleum products, tires, batteries, and replacement items, and the incidental provision of minor repairs and lubricating services. Typical uses include automobile service and filling stations, and special oil change and lube shops.

H. DEFINITIONS “H”.

Health/Fitness Facility means establishments offering predominantly participant sports within an enclosed building. Typical uses include bowling, alleys, billiard parlors, pool halls, indoor ice or roller skating rinks, indoor racquetball courts, indoor batting cages and health or fitness club.

Home Occupation means an occupation conducted at a premise containing a dwelling unit, as an incidental use by the occupant of that dwelling.

Hospital District Zone means the Zone, as described in Section 24.200 of this Code, and delineated in the Regulating Plan (Section 24.102.040) where future development of the properties described in this code will occur.

I. DEFINITIONS “I”.

Infill means a project within existing urban fabric.

Inside Turning Radius means the curved edge of a thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn.

J. DEFINITIONS “J”.

K. DEFINITIONS “K”.

L. DEFINITIONS “L”.

Liner Building means a building specifically designed to mask a parking lot or a parking garage from a frontage. The Commercial Block Building

is allowed to be modified to serve as a Liner, as specified in section 24HD:S1.206.130

Lodging means establishments providing two (2) or more housekeeping units or six (6) or more rooms or suites for temporary rental to members of the public and which may include incidental food, drink, and other sales and services intended for the convenience of guests. Typical uses include hotels, motels, and timeshare facilities.

Lot Line means the boundary that legally and geometrically demarcates a lot (see Frontage Line).

Lot Width means the length of the principal Frontage Line of a lot.

M. DEFINITIONS “M”.

Medical/Dental means establishments providing medical, psychiatric, surgical, dental or other health-related services. This includes medical, dental, psychiatric or other therapeutic services offered in individual offices or suites, which may include laboratories incidental to the practitioner’s consulting or therapeutic work but excluding licensed health facilities, as defined in Health and Safety Code Section 1250, except as provided in Health and Safety Code Section 1267.8.

Mortuary, Funeral Home means a funeral homes and/or parlor where deceased are prepared for burial or cremation, and funeral services may be conducted.

N. DEFINITIONS “N”.

Neighborhood means an urbanized area at least 40 acres that is primarily residential. A neighborhood shall be based upon a partial or entire Standard Pedestrian Shed. The physical center of the Neighborhood should be located at an important traffic intersection associated with a Civic or Commercial institution.

O. DEFINITIONS “O”.

Office means offices of firms or organizations that primarily provide executive, management, administrative or financial services. It also refers to establishments primarily engaged in providing professional services to individuals or businesses, but excludes uses classified under the Medical/Dental. Typical uses include corporation headquarters and administrative offices, banks, savings and loans, law offices, real estate offices, public relations firms, advertising firms, insurance offices, travel agencies, and photography studios.

P. DEFINITIONS “P”.

Parking Facility - Public or Commercial means a parking lot or structure operated by the City, or a private entity providing parking for a fee. Does not include towing impound and storage facilities.

Parking Structure means a building containing two or more stories of parking. Parking Structures shall have Liner Buildings at the first story or higher.

Passage (PS) means a pedestrian connector passing between buildings, providing shortcuts through long blocks and connecting rear parking areas to frontages. Passages may be roofed over.

Path (PT) means a pedestrian way traversing a park or rural area, with landscape matching the contiguous open space. Paths should connect directly with the urban sidewalk network.

Pedestrian Shed means an area, approximately circular, that is centered on a common destination. A Pedestrian Shed is applied to determine the approximate size of a neighborhood. A Standard Pedestrian Shed is 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. It has been shown that provided with a pedestrian environment, most people will walk this distance rather than drive. The outline of the shed must be refined according to actual site conditions, particularly along Thoroughfares. A Long Pedestrian Shed is 1/2 mile radius or 2640 feet, and may be used for mapping when transit is present or proposed. Sometimes called a “walkshed” or “walkable catchment.” A Linear Pedestrian Shed is elongated to follow a commercial corridor.

Personal Services means establishments primarily engaged in the provision of services for the enhancement of personal appearance, cleaning, alteration or reconditioning of garments and accessories, and similar non-business related or non-professional services. Typical uses include reducing salons, tanning salons, barber shops, tailors, shoe repair shops, self-service laundries, and dry cleaning shops, but exclude uses classified under the Office and Trade School.

Planter means the element of the public streetscape which accommodates street trees. Planters may be continuous or individual.

Principal Building means the main building on a lot, usually located toward the frontage.

Printing and Publishing means a business that provides printing services using letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying; and other establishments serving the printing trade including bookbinding, typesetting, engraving, photoengraving and electrotyping. This use also includes: businesses that publish newspapers, books and periodicals; establishments manufacturing business forms and binding devices. “Quick printing” services are included in the definition of “Business Support Services.”

Private Frontage means the privately held layer between the frontage line and the principal building facade. The structures and landscaping within the Private Frontage may be held to specific standards. The variables of Private Frontage are the depth of the setback and the combination of architectural elements such as fences, stoops, porches and galleries.

Public Frontage means the area between the curb of the vehicular lanes and the Frontage Line. Elements of the Public Frontage include the type of curb, walk, planter, street tree and streetlight.

Q. DEFINITIONS “Q”.

R. DEFINITIONS “R”.

Rear Alley (AL) means a vehicular driveway located to the rear of lots providing access to service areas and parking, and containing utility easements. Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll curbs at the edges.

Rear Lane (LA) means a vehicular driveway located to the rear of lots providing access to parking and outbuildings and containing utility easements. Rear lanes may be paved lightly to driveway standards. Its streetscape consists of gravel or landscaped edges, no raised curb and is drained by percolation.

Research and Development (R&D) means a facility for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and computer and telecommunications components in advance of product manufacturing; and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities. Includes pharmaceutical, chemical and biotechnology research and development. Does not include soils and other materials testing laboratories (see “Laboratory”).

Residential means premises available for long-term human dwelling.

Residential Accessory Use or Structure means a use and/or structure that is customarily a part of, and clearly incidental and secondary to a residence, and does not change the character of the residential use. This definition includes, by way of example, the following types of uses or detached accessory structures, and other similar structures normally associated with a residential use of property:

- garage;
- gazebo;
- greenhouse (non-commercial);
- spa, hot tub;
- storage shed;
- studio;
- swimming pool;
- tennis or other on-site sport court; and
- workshop.

Also includes the indoor storage of automobiles, personal recreational vehicles and other personal property, accessory to a residential use. Does not include second units and carriage houses, which are separately defined.

Restaurant means sale of prepared food and beverages in a ready-to-eat state for on-site or off-site consumption. A dining area may or may not be provided. Vehicle drive-up service is prohibited. The restaurant use may be ancillary to another use.

Retail means establishments engaged in the sale of goods and merchandise.

Retail Frontage Line means Frontage Lines that require the provision of a Shopfront, causing the ground level to be available for retail use.

Rowhouse means a single-family dwelling that shares a party wall with another of the same type and occupies the full frontage line (synonymous: Townhouse).

S. DEFINITIONS “S”

School includes the following facilities:

Elementary, Middle, Secondary means a public or private academic educational institution, including elementary (kindergarten through 6th grade), middle and junior high schools (7th and 8th grades), secondary and high schools (9th through 12th grades). May also include any of these schools that also provide room and board.

Specialized Education/Training means a public or private institution that provides education and/or training, including vocational training, in limited subjects. Examples of these schools include:

- art school;
- ballet and other dance school;
- business, secretarial, and vocational school;
- computers and electronics school;
- drama school;
- driver education school;
- establishments providing courses by mail;
- language school;
- martial arts;
- music school;
- professional school (law, medicine, etc.); and
- seminaries/religious ministry training facility.

Does not include pre-schools and child day care facilities (see “Day Care”). See also the definition of “Studio - Art, Dance, Martial Arts, Music, etc.” for smaller-scale facilities offering specialized instruction.

Setback means the area of a lot measured from the lot line to a building facade or elevation. This area must be maintained clear of permanent structures with the exception of: galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, terraces and decks (that align with the first story level) which are permitted to encroach into the Setback.

Sidewalk means the paved layer of the public frontage dedicated exclusively to pedestrian activity.

Single Room Occupancy (SRO) means a building with single rooms that are made available for rental and that provide sleeping areas with shared bathrooms and kitchens.

Special Residential means a use within or comprising any of the following use types as the definitions of same may be amended from time to time: Group Care Residential (defined in the Zoning Ordinance), Group Care (defined in the Zoning Ordinance), Boarding Houses (defined in the Zoning Ordinance), and Single Room Occupancy (defined in this Glossary).

Standard Pedestrian Shed means an area, approximately circular, that is centered on a common destination. A Pedestrian Shed is applied to determine the approximate size of a neighborhood. A Standard Pedestrian Shed is 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. It has been shown that provided with a pedestrian environment, most people will walk this distance rather than drive. The outline of the shed must be refined according to actual site conditions, particularly along thoroughfares. Sometimes called a “walkshed” or “walkable catchment.” See Pedestrian Shed.

Story means a habitable level within a building where ground floor is a minimum of 10 feet in height and upper stories are no more than 14 feet in height from finished floor to floor. Attics and raised basements are not considered stories for the purposes of determining building height.

Street (ST) means a local urban thoroughfare of low speed and capacity. Its public frontage consists of raised curbs drained by inlets and sidewalks separated from the vehicular lanes by a planter and parking on both sides. The landscaping consists of regularly placed street trees.

Streetscape means the urban element that establishes the major part of the public realm. The streetscape is composed of thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) as well as the visible private frontages (building facades and elevations, porches, yards, fences, awnings, etc.), and the amenities of the public frontages (street trees and plantings, benches, streetlights, etc.).

Studio - Art, Dance Martial Arts, Music, etc. means small scale facilities, typically accommodating one group of students at a time, in no more than one instructional space. Larger facilities are included under the definition of “Schools - Specialized education and training.” Examples of these facilities include: individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.

T. DEFINITIONS “T”.

Thoroughfare means a vehicular way incorporating moving lanes and parking lanes within a right-of-way.

Townhouse is synonymous with “Rowhouse”.

Transect means a system of ordering human habitats in a range from the most natural to the most urban as summarized in Chapter 3 of the General Plan. Among other applications of the transect, the SmartCode is based upon six Transect Zones which describe the physical character of place at any scale, according to the density and intensity of land use and urbanism.

Transect Zone (T-Zone) means a geographically specific zoning classification established to regulate development patterns in accordance with the transect system. Transect Zones are administratively similar to the land-use zones in conventional zoning ordinances, except that in addition to the usual building use, density, height, and setback requirements, other elements of the intended habitat are integrated, including those of the private lot and building and the enfronting public streetscape. The elements are determined by their location on the Transect scale. The basic T-Zones are: T1 Natural, T2 Rural, T3 Sub-Urban, T4 General Urban, T5 Urban Center, and T6 Urban Core.

Transit Station or Terminal means a passenger station for vehicular, and rail mass transit systems; and terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes bus terminals, taxi stands, railway stations, etc.

Transition Line means a horizontal line spanning the full width of a facade, expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.

Type means a category determined by function, disposition, and configuration, including size or extent. There are community types, street types, open space types, building types, frontage types, etc.

U. DEFINITIONS “U”.

V. DEFINITIONS “V”.

W. DEFINITIONS “W”.

Wireless Telecommunications Facility as defined in Zoning Ordinance Chapter 24.497.

X. DEFINITIONS “X”.

Y. DEFINITIONS “Y”.

Z. DEFINITIONS “Z”.

