

## 6 DEVELOPMENT STANDARDS

This chapter provides standards for all future development within the Plan Area. The standards established are meant to facilitate the type of development that corresponds to the vision and goals for the 23rd Street corridor. The Development Standards provide regulations addressing uses, development intensity, building heights, setbacks, site development and noise levels allowable in the Plan Area. These regulations will become part of the portion of the Municipal Code that provides regulations for the Plan Area. All standards are requirements to which new development must comply. These standards will contribute to 23rd Street's transformation into a economically viable, pedestrian-friendly corridor. The standards will also facilitate infill development and provide expanded housing choices within the Plan Area.

DEVELOPMENT STANDARDS: 23RD STREET SPECIFIC PLAN AREA	
<b>1. PURPOSE</b> The purpose of the 23rd Street corridor is to revitalize the City's old town area as the center of San Pablo.	The primary intent of this Plan Area is to promote the continued development and revitalization of the City's pedestrian-oriented 23rd Street that serves as the center of the San Pablo community, to provide a unique shopping district, and to serve as a neighborhood hub for the residences surrounding it. Certain commercial uses such as discount stores, smoke shops and check cashing establishments are not intended for this district. Development Standards for the corridor are targeted towards re-establishing 23rd Street's identity as a compelling place for shoppers, investors and visitors, requiring development that is in line with the 23rd Street Development Standards and preserves its heritage. The Development Standards require a mix of stores intended to draw people to the area during the day and on weekends, an improved streetscape to provide visitors with a pleasant pedestrian experience and a series of public spaces to provide places for citizens to come together.

<p><b>2. PERMITTED USES</b></p> <p>All uses permitted on 23rd Street shall contribute to the vibrancy of the Plan Area. Restaurants, personal services and retail uses shall help promote the corridor as a neighborhood-serving retail and activity center, providing unique and quality goods and services. In order to ensure that 23rd Street is the most densely developed part of the City, and in order to sustain a high level of pedestrian and retail activity, mixed-use buildings, with residential or office uses above ground floor retail sales and service uses or eating and drinking establishments, are required for all parcels fronting 23rd Street.</p>	<p><b>2.1 Permitted Ground Floor Uses on 23rd Street, Market Street, Dover Street, and Pine Street (Mixed-Use Buildings are required on 23rd Street)</b></p> <p>All buildings fronting 23rd Street are required to be “mixed-use”, defined for this Plan Area as the vertical combining of retail sales and service uses, including eating and drinking establishments, with other uses, such as residential or office in the same building (i.e. ground-level retail sales and service uses or eating and drinking establishments with the above floors used for residential or office). In addition, upper story uses in mixed-use buildings may include retail sales and services and eating and drinking establishments with a Conditional Use Permit as outlined in section 2.2. New single-story retail buildings shall not be allowed. Ground-level retail sales and service uses or eating and drinking establishments are required for all parcels fronting 23rd Street. The following uses are permitted on all parcels having frontage on Market Street, Dover Street and 23rd Street (Any uses not listed in this section are not allowed):</p> <p>A. Retail Sales and Services including the following:</p> <ol style="list-style-type: none"> <li>1. Specialty Food Retail, including the following, and similar specialty foods: Groceries/Drug Stores (under 10,000 square feet); Chocolate/candy; General gourmet; Ice cream; Pastry/desserts; Yogurt/dairy; Doughnuts/bakery; Wine Shops and Wine tasting and similar specialty foods.</li> <li>2. Specialty Goods Retail, including the following, and similar specialty goods uses: Cooking supplies/culinary; General house-wares; Decorator/Arts and Design Centers (including tile, floor and wall coverings); Specialty Hardware; Antique stores selling high-quality used goods; Party supplies;</li> </ol>
---	--

<p><b>2. PERMITTED USES</b> (CONTINUED)</p>	<p>Lamps/lighting; Household accessories; Books/magazines/stationery; Music/instruments.</p> <p>3. Quality Goods and Services, including the following, and similar uses: Small crafts; Specialty furniture; Clothing/shoe stores; Stereo/video or computers; Cameras/photography; Sporting goods; Bicycle Shops; Outdoor/sports clothing and supplies (except second hand retail stores, and discount retail stores) Toys/games; Cards/gifts; Jewelry; Watches/clocks/plants; Beauty/cosmetics; Flowers; State licensed Banks and Financial Institutions.</p> <p>4. Personal Services, including the following and similar services: Photographer; Hair and Nail Salons, Shoe Repair, Barbershops (excluding massage and escort establishments).</p> <p>5. Business Services, excluding sales and storage of heavy equipment - businesses that generate a significant amount of foot traffic, such as Computer and Office Supply, Photocopy Shops, Photo Finishers, and Print Shops.</p> <p>6. Banks and Financial Institutions, excluding those financial uses that are not governed by State and Federal regulations.</p> <p>7. Neighborhood Serving Commercial Uses – small shops (under 10,000 square feet) that serve the convenience needs of nearby residential, such as pharmacies, video rental &amp; sales, and dry cleaners.</p> <p>B. Eating and Drinking Establishments including the following uses:</p> <ol style="list-style-type: none"> <li>1. Restaurants serving alcoholic beverages or providing entertainment, provided this activity is clearly ancillary to food service, subject to Use permit approval;</li> <li>2. Drive-up or drive-in restaurants are not permitted.</li> </ol>
---	---

<p>2. PERMITTED USES        (CONTINUED)</p>	<p>3. Chairs and tables for outdoor dining and carts for merchant display may be permitted in the public right-of-way (i.e. in sidewalk areas) consistent with the Design Standards for 23rd Street, subject to an Administrative Use permit approval, and subject to the following:</p> <ul style="list-style-type: none"> <li>a) The use shall maintain a minimum four-foot wide sidewalk corridor adjacent to the building which is clear and unimpeded for pedestrian traffic.</li> <li>b) The use shall maintain the full width of the building entrance clear and unimpeded for building access.</li> <li>c) Final approval of all furniture proposed to be located within the public right-of-way, including chairs and tables for outdoor dining, and carts for merchant display. Such furniture shall be consistent with the Design Standards for 23rd Street.</li> </ul> <p>C. Publicly Owned Parking Facilities.</p> <p>D. Performing Arts, Civic &amp; Cultural Facilities, including libraries, public recreation facilities, museums, art galleries, movie theaters and auditoriums (these uses are exempt from the mixed-use requirement for newly constructed buildings on 23rd Street).</p> <p>E. Accessory Uses and Structures: Including signage, parking facilities, trash and utility enclosures, and enclosed storage.</p> <p>F. Public and quasi-public uses and public utilities are permitted within the Specific Plan Area.</p> <p>G. Additional Uses Permitted: Other similar and compatible uses deemed by the Planning Manager to meet the purpose and intent of the Specific Plan. (Uses Permitted in a C-1 District –except Auto Repair, Auto Washing, and gas stations).</p>
---	--

<p><b>2. PERMITTED USES</b> (CONTINUED)</p>	<p>H. No similar uses can be located next to each other, other than sit-down restaurants and retail shops.</p>
<p>Findings for Conditional Uses along 23rd Street must document the potential for the use to contribute to pedestrian activity and to provide an enhanced pedestrian environment within the Plan Area.</p>	<p><b>2.2 Conditional Uses along 23rd Street, between Road 20/San Pablo Avenue and Pine Street</b></p> <p>The following Conditional Uses are permitted on the ground level, upon granting of a Conditional Use Permit:</p> <ul style="list-style-type: none"> <li>A. Bars and Nightclubs, including establishments providing entertainment or permitting dancing, and establishments serving alcoholic beverages not clearly ancillary to food service.</li> <li>B. Large-scale uses of a type and character permitted above, i.e. Groceries/Drug Stores and Neighborhood Serving Commercial Uses over 10,000 square feet.</li> <li>C. Public Halls, Clubs, Lodges. Community Recreational Centers, and Meeting Facilities.</li> <li>D. Thrift and Second-Hand Stores.</li> <li>E. Additional Uses Permitted With A Conditional Use Permit: Other similar and compatible uses deemed by the Planning Commission to meet the purpose and intent of the Specific Plan Area.</li> <li>F. Live-Work – residential living spaces may include an integrated work space principally used by one or more of the residents. Work activity associated with a live/work unit must be permitted by the Zoning district where it will be located and is subject to all applicable provisions as specified in the Conditional Use Permit. Uses deemed incompatible with live/work units, including fabrication, manufacturing, repair or processing operations such as welding and woodworking (with more than three fixed pieces of equipment) shall not be permitted. Performance, exhibition, post production and</li> </ul>

<p><b>2. PERMITTED USES</b> (CONTINUED)</p>	<p>schools, including dance, music, dramatic art, film, video, graphic art, painting, drawing, sculpture, small scale glass work, ceramics, textiles, photography, custom made jewelry or apparel, and other visual, performance, and sound arts and crafts, shall not be permitted. Vehicle repair work is not permitted. Live/work units shall not be permitted in any building which contains Civic Uses. The maximum number of employees not including the owner/occupant is limited to two. Permitted work activities shall be classified as a business and shall be subject to all applicable City, County, and State Regulations. Once established, a Live-Work residential space may not be converted to a solely commercial or business use.</p> <p>The following Conditional Uses are permitted on upper stories, upon granting of a Conditional Use Permit:</p> <ul style="list-style-type: none"> <li>G. Retail Sales and Services and Eating and Drinking Establishments, as defined in 2.1 above.</li> <li>H. Restaurants serving alcoholic beverages or providing entertainment, provided this activity is clearly ancillary to food service.</li> <li>I. Professional Offices.</li> </ul>
<p><b>2. PERMITTED USES</b> (CONTINUED)</p>	<p><b>2.3 Additional Permitted Ground Floor Uses Throughout the 23rd Street Specific Plan Area</b></p> <p>Permitted Ground Floor Uses on all Streets (where ground-level retail sales and service uses or eating and drinking establishments are required) include the following uses:</p> <ul style="list-style-type: none"> <li>A. Multi-Family uses on the second floor or behind a retail establishment</li> </ul>

<p><b>2. PERMITTED USES</b> (CONTINUED)</p>	<p>B. Business, Professional, and Government Offices, provided that ground floor offices have a storefront expression; i.e. with large street-fronting windows permitting visibility into the establishment.</p> <p>C. Medical and Dental Offices, provided that ground floor offices have a storefront expression; i.e. with large street-fronting windows permitting visibility into the establishment.</p> <p>D. Health and Exercise Clubs, provided that the ground floor have a storefront expression; i.e. with large street-fronting windows permitting visibility into the establishment.</p> <p>E. Lodging or other establishments engaged in the provision of temporary or travel accommodation on a less than monthly basis, including bed and breakfasts, hostels, hotel, motel and inns, single unit rentals, and temporary housing facilities.</p> <p>F. State licensed Banks and Financial Institutions are permitted.</p> <p>G. Other business services that do not generate significant foot traffic, such as travel agencies, &amp; small appliance repair.        Additional Uses Permitted: Other similar and compatible uses deemed by the Planning Manager to meet the purpose and intent of the Specific Plan.</p> <p>H. Instructional facilities, tutoring, learning centers and schools for music, art, cosmetology, dance, and martial arts.</p>
<p>Upper floor uses permitted are encouraged to provide more residential and small office uses throughout the Plan Area, and required as a part of new mixed-use buildings on parcels fronting 23rd Street.</p>	<p><b>2.4 Permitted Upper Floor Uses Throughout the 23rd Street Specific Plan Area</b></p> <p>Permitted Upper Floor Uses include all uses permitted as ground floor uses in 2.3 above, and the following:</p>

<p><b>2. PERMITTED USES</b> (CONTINUED)</p>	<p>A. Lodging or other establishments engaged in the provision of temporary or travel accommodation on a less than monthly basis, including bed and breakfasts, hostels, hotel, motels and inns, single unit rentals, and temporary housing facilities. (Lobbies providing entrance to such facilities may occur on the first floor).</p> <p>B. Additional Uses Permitted: Other similar and compatible uses deemed by the Planning Manager to meet the purpose and intent of the Specific Plan.</p>
<p><b>2. PERMITTED USES</b> (CONTINUED)</p> <p>Findings for Conditional Uses must document that proposed uses are appropriate for the area and compatible with nearby uses.</p>	<p><b>2.5 Conditional Uses Throughout the Specific Plan (excluding Ground Floor)</b></p> <p>The following uses are permitted in the Specific Plan Area with a Conditional Use Permit (where ground-level retail sales and service uses or eating and drinking establishments are required):</p> <p>A. Public and quasi-public buildings, including uses of an educational, religious, cultural, or public service nature (i.e. schools, adult training facilities, churches, public and non-profit organizations).</p> <p>B. Day and Child Care Centers, Day Care Homes, and Residential Care Homes.</p> <p>C. Additional Uses Permitted With A Conditional Use Permit: Other similar and compatible uses deemed by the Planning Commission to meet the purpose and intent of the Specific Plan.</p>



<p><b>3. DEVELOPMENT INTENSITY</b></p> <p>In order to ensure that the Specific Plan Area is the most urban, densely developed part of the City, development shall be allowed to the highest intensities.</p>	<p><b>3.1 Residential Density</b></p> <p>A. Minimum density of 30 dwelling units per acre and a maximum density of 55 units per acre. Density shall be calculated on a project-wide basis.</p> <p>B. Where unique site constraints prevent this density, and in locations where the Planning Commission finds that providing residential at a higher density would have a detrimental effect on existing adjacent residential and or commercial uses, residential development may occur at a minimum density of 15 dwelling units per acre, subject to the granting of a Conditional Use Permit.</p> <p><b>3.2 Commercial Development Sizes</b></p> <p>A. All ground floor commercial structures shall be a minimum of 30 feet deep.</p>
<p><b>4. HEIGHT</b></p> <p>Height requirements are intended to ensure that the heights of new buildings are compatible with the character of the Plan Area.</p>	<p><b>4.1 Height</b></p> <p>Height is defined as the vertical distance from an average ground plane (base plane) to a point on a parallel building height limit plane. The base plane is created at the lowest point of the perimeter of the building at the natural or finished grade, whichever is lower.</p> <p>A. Buildings must maintain a minimum height of two (2) floor. Buildings must maintain a minimum floor to ceiling height of twelve (12) feet on the ground floor. Buildings may not exceed a total maximum height of four (4) floors and fifty (50) feet; and at adjoining property lines, may not be more than three times the height of the closest building on the adjoining property. Portions of the building façade that exceed twice the height of adjoining buildings shall be set back from the adjoining property line a minimum of ten (10) feet.</p>

<p><b>4. HEIGHT</b> (CONTINUED)</p>	<p>B. Accessory buildings, including non-dwelling units such as freestanding garages for individual residential units, service structures and tool sheds, may be a maximum of twelve (12) feet.</p> <p>C. Exceptions - subject to City review:</p> <ol style="list-style-type: none"> <li>1. Podium or partially submerged parking levels may project beyond the sidewalk or average finished grade for an average of four (4) feet.</li> <li>2. Special Architectural Features, such as uninhabited towers (clock, bell, observation) or entry volumes, may exceed the maximum height by no more than ten (10) feet (sixty (60) feet in total), if approved by the Planning Commission through a use permit process. Towers or other volumes should not extend for more than twenty (20) feet in any horizontal direction.</li> <li>3. Rooftop Structures, such as elevator and mechanical equipment enclosures or roof deck trellises and gazebos, may exceed the height limit by ten (10) feet, provided they are set back a minimum of ten (10) feet from building walls and are screened on all sides by a parapet or sloping roof that is architecturally integrated within the building design.</li> </ol>
<p><b>5. SETBACKS</b></p> <p>In order to bring storefront activity and window displays up to the public right-of-way, the majority of all building frontages (except residential) are required to be built to the property line.</p>	<p><b>5.1 Street Frontage Setbacks (excluding alleys)</b></p> <ol style="list-style-type: none"> <li>A. For all uses except residential, a minimum of seventy (70) percent of the building frontage must be built to the property line. A maximum of thirty (30) percent of the building frontage may be recessed to provide for entryways, street-facing courtyards, and similar features that break up the mass of the building.</li> <li>B. For residential uses, there is no minimum setback (i.e. uses may be built to the property line); maximum setback is twenty (20) feet.</li> </ol>

<p><b>5. SETBACKS</b> (CONTINUED)</p>	<p>C. At corner parcels, setback/built-to requirements apply to both street frontages.</p> <p>D. Special Condition: Building Overhangs - Trellises, canopies and awnings may extend horizontally into the public right-of-way, up to three (3) feet. These overhangs must provide a minimum of eight feet (8) clear height above sidewalk grade.</p>
<p><b>6. SITE DEVELOPMENT</b> All new development must relate to the existing City structure of streets and blocks. New streets shall conform to the direction and orientation of existing streets.</p>	<p><b>6.1 Driveway Access</b></p> <p>A. The maximum number of curb cuts associated with a single building is one (1) two-way curb cut or two (2) one way curb cuts. Otherwise, the maximum number of curb cuts is one (1) two-way curb cut or two (2) one-way curb cuts per one hundred fifty (150) feet of street frontage.</p> <p>B. The minimum width of driveways/ curb cuts is ten (10) feet; the maximum width of driveways/curb cuts is twelve (12) feet for one-way and twenty-four (24) feet for two-way driveways.</p> <p>C. Driveway setbacks must be a minimum of five (5) feet from adjoining properties, and a minimum of three (3) feet from adjacent buildings.</p> <p>D. Adequate access for garbage, recycling, food waste collection vehicles, and emergency vehicles must be provided.</p> <p><b>6.2 Open Space</b></p> <p>A. Commercial and Office Development: Developments of greater than 10,000 square feet shall provide a minimum of one hundred (100) square feet of usable publicly accessible open</p>

<p><b>6. SITE DEVELOPMENT</b> <b>(CONTINUED)</b></p> <p>Commercial and office developments are required to provide publicly accessible open space in the form of greens, squares, plazas or widened sidewalks for public use. Residential uses are required to provide publicly accessible outdoor space for the development, as well as private open space (e.g. balconies or patios accessible only to the dwelling served) for all residential units.</p>	<p>space for every 5,000 square feet of ground floor retail space constructed, and a minimum of one hundred (100) square feet of usable open space for every 3,000 square feet of office space constructed. Open space may be constructed on-site, or off-site if located within the Specific Plan Area.</p> <p>1. Special Condition: Ground-floor retail establishments located on 23rd Street shall be exempt from this open space requirement.</p> <p>B. Residential and Mixed-Use Developments: Outdoor space shall be provided at a minimum of one hundred fifty (150) square feet of publicly accessible open space and sixty (60) square feet of private open space per residential unit. Publicly accessible and private open space for residential uses must be constructed on-site; however, for developments at densities higher than 30 du/acre, the requirement for publicly accessible open space may be constructed off-site if located within 1500 feet of the project, or pay for the development of such amenities.</p> <p>1. For Mixed-Use Developments, publicly accessible open space provided will count towards the minimum publicly accessible open space requirements for all uses.</p> <p>C. Trail: For parcels abutting a designated trail system or creek, developments shall be required to provide improvements to the trail. This dedication may count as a park dedication credit, or towards the provision of public open space, but not both.</p> <p>D. For all open spaces, usable open space is defined as an area that is not encumbered with any substantial structure, and is not devoted to use as a street, parking area, sidewalk or waste disposal field. Open space provision shall not include required setback areas.</p>
--	---

<p><b>6. SITE DEVELOPMENT</b> (CONTINUED)</p>	<ol style="list-style-type: none"><li>1. Minimum dimension for usable publicly accessible open space in any single direction is twelve (12) feet.</li><li>2. For private open space within multi-family structures, open space may be provided through porches, balconies, decks, yard, terraces, and patios. Minimum dimension for private open space in any single direction is six (6) feet if provided as part of a porch or balcony; and eight (8) feet if provided as a deck, yard, terrace or patio.</li></ol> <p>E. All open spaces provided as part of the minimum requirement shall be publicly accessible during daylight hours, and shall be designed to connect with public rights-of-way and adjacent public open spaces in the vicinity.</p> <p>F. For all developments, the developer shall prepare binding agreements (“CC&amp;R’s”) addressing issues of common interest in terms of maintenance of public accessibility to open spaces, tree planter areas, planting strips, and walks.</p> <p><b>6.3 Landscaping &amp; Screening</b></p> <p>A. At Service and Parking Areas, where commercial development is sited adjacent to residential buildings, attractive screen fencing or walls must be provided along the property line(s). A five (5) foot planting area must be established adjacent to the screening fence or wall with trees at a maximum spacing of twenty (20) feet on center.</p> <p>B. Utility, Trash, Recycling, Food Waste and Service Equipment, including satellite receiving dishes, must be located away from streets and enclosed or screened by landscaping, fencing or other architectural means. Rooftop equipment must be screened on all sides and must be integrated architecturally.</p>
---	--

<p><b>6. SITE DEVELOPMENT</b> (CONTINUED)</p>	<p>C. Outdoor seating areas (restaurants) shall have landscaping in the form of potted plants.</p> <p><b>6.4 Utility Easements</b></p> <p>A. All public utility easements must be provided under or immediately adjacent to new public rights-of-way, or within other public easement areas acceptable to the City Engineer.</p>
<p><b>7. NOISE</b></p>	<p><b>7.1 Exterior Noise Levels</b></p> <p>A. For those permitted land uses in the Specific Plan Area generating noise, Exterior Noise Levels may not exceed a maximum exterior decibel rating of 65 dBA from 12:00 a.m. to 7:00 a.m.</p> <p>B. Exception: Emergency equipment and emergency generators used for public uses and public utilities may exceed this requirement during testing and emergency operation. The location of these equipments shall be approved by the Planning Division.</p> <p><b>7.2 Interior Noise Levels</b></p> <p>A. All Residential – All residential building spaces must be improved or constructed in such a manner that noise levels do not exceed a maximum decibel rating of 45 dBA with windows closed, assuming 85 dBA on the first floor and an exterior noise level of 75 dBA. If noise analysis assumes closed windows 100% of the time, a fresh air ventilation system must be provided.</p>

**8. PARKING REQUIREMENTS**

New development along 23rd Street shall provide parking as stated in this section, according to use. Requirements for renovation, enlargements or use changes apply only to net new floor area and/or the incremental increase in parking demand that accompanies a higher intensity use.

**8.1 Non-Residential Parking Requirements**

- A. Commercial, Retail, Office and all other Non-Residential Uses: For commercial, retail, and office uses along 23rd Street, parking shall be required at one (1) space per every 400 square feet (or portion thereof).
  - 1. Special Condition: Parking requirements shall be reduced to one (1) space per every 500 square feet (or portion thereof) if all provided parking remains open for non-exclusive use by the general public.
- B. Places of Public Assembly, having fixed seating (i.e. auditoriums, theaters, assembly halls, etc.), shall be required to provide one (1) space for every four (4) fixed seats.
- C. On-street parking may be counted toward the parking requirement. Parking that is provided on-site, via a restricted access lot for private use only, may not exceed a maximum of four (4) spaces per every 1,000 square feet (or portion thereof).
- D. Conversion of existing private lots to shared: Where an existing private lot is converted to a shared lot that is open for non-exclusive use, spaces that are provided in excess of the amount required may be leased to other establishments.
- E. Surface lots are required to remain open for non-exclusive use; private surface lots are not permitted.
- F. Parking Structures: New parking structures may be reserved for private use. Required parking shall be provided on-site, by payment of an in-lieu fee, off-site within the Specific Plan Area or any combination thereof.
- G. Transportation Demand Management Measures: The Zoning Administrator may grant a reduction of up to 10 percent of off-street parking requirements upon demonstration that effective alternatives to automobile access are in effect. The

<p><b>8. PARKING REQUIREMENTS</b> (CONTINUED)</p>	<p>applicant must provide a <i>Transportation Demand Management Plan</i> demonstrating to the satisfaction of the Zoning Administrator that changes in conditions or issues justify such reduction and will not result in a parking deficiency, and a payment of an in-lieu parking fee to fund shared public parking is required upon discontinuance of such a <i>Transportation Demand Management</i> program area. Evidence may include the following:</p> <ol style="list-style-type: none"><li>1. Immediate proximity to public transportation facilities serving a significant portion of residents, employees and/or customers.</li><li>2. Provision of free transit passes to all employees.</li><li>3. Operation of effective private or company carpool, van-pool, bus or similar transportation programs.</li><li>4. Evidence that a proportion of residents, employees and/or customers utilize, on a regular basis, bicycle transportation alternatives commensurate with reduced parking requirements.</li></ol> <p><b>8.2 Residential Parking Requirements</b></p> <p>For Residential Uses, parking shall be required as follows:</p> <ol style="list-style-type: none"><li>A. For Single-Family Detached and Attached (townhome/condominium) Residential Uses, parking for units with two (2) or more bedrooms shall be required at one (2) spaces per dwelling unit. Parking for units with one (1) bedroom shall be required at one (1) space per dwelling unit.</li><li>B. For Single-Family Attached (townhome/condominium) Residential Uses, a minimum of one (1) space shall be covered.</li><li>C. For Multi-Family (apartments, flats, lofts) Residential Uses,</li></ol>
---	---



**8. PARKING REQUIREMENTS**  
(CONTINUED)

parking for units with two (2) or more bedrooms shall be required at 1.50 spaces per dwelling unit.

D. For Multi-Family (apartments, flats, lofts) Residential Uses, parking for units with one (1) bedroom shall be required at one(1) space per dwelling unit.

E. For Multi-Family (apartments, flats, lofts) Residential Uses, parking for studio units shall be required at one (1) space per dwelling unit.

F. For Multi-Family (apartments, flats, lofts) Residential Uses, a minimum of one (1) space per unit shall be covered.

G. Guest parking shall be required for all multi-family complexes of ten (10) dwelling units or more at a rate of one (1) space per ten (10) dwelling units (or portion thereof).

H. *Special Circumstances:* In the Specific Plan Area, residential dwelling units located above first-floor *retail/commercial* and live/work artist spaces shall provide required parking spaces on-site, or off-site through the payment of an in-lieu fee, or through the contribution for the construction of parking facilities.

**8.3 Mixed-Use Parking Requirements**

A. For Mixed-Uses, when two or more uses are located on the same lot or parcel or within the same building, the number of off-street parking spaces required shall be the sum of the total of the requirements of the various individual uses computed separately.

<p><b>8. PARKING REQUIREMENTS</b> (CONTINUED)</p>	<p><b>8.4 Parking Lots and Structures</b></p> <p>For Parking Lots and Parking Structures, the requirements are as follows:</p> <ul style="list-style-type: none"><li>A. New parking lots should not front major streets.</li><li>B. Privately owned parking lots and structures must be located at the rear or side of buildings, and must not be located on corner parcels.</li><li>C. Parking Structures: Parking stalls in parking structures shall have a width of not less than eight and one-half (8½) feet and a depth of not less than eighteen (18) feet.</li><li>D. Surface Lots: Parking stalls in surface lots shall have a width of not less than nine and one-half (9½) feet and a depth of not less than nineteen (19) feet. Unless stated otherwise herein, parking lots shall be developed in conformance with the minimum standards set forth in the Zoning Code.</li></ul> <p><b>8.5 Cooperative Facilities</b></p> <p>Required off-street parking spaces for separate uses may be provided through the cooperative establishment and operation of a common parking facility, subject to the following provisions:</p> <ul style="list-style-type: none"><li>A. The total number of spaces so provided shall not be less than the sum of the individual requirements.</li><li>B. The facility shall conform to all other sections of these standards.</li><li>C. An attached copy of a contract between the parties and their heirs, successors, lessees, or assigns concerned, setting forth the agreement regarding such joint use, shall be filed with the application.</li></ul>
---	---

<p><b>8. PARKING REQUIREMENTS</b> (CONTINUED)</p>	<p><b>8.6 Shared Parking</b></p> <p>In cases where operators of uses wish to cooperatively establish and operate parking facilities, and certain uses generate parking demands primarily during hours when the remaining uses are not in operation or have a low demand, a reduction in the total number of spaces may be granted, subject to the following provisions:</p> <ul style="list-style-type: none"> <li>A. A request for shared parking shall be accomplished by a parking study prepared by a qualified parking or transportation expert.</li> <li>B. An attached copy of a contract between the parties and their heirs, successors, lessees, or assigns concerned, setting forth the agreement regarding such joint use, shall be filed with the application.</li> </ul>
<p><b>9. SIGNS</b></p>	<p><b>9.1 Wall Mounted and Monument Signs</b></p> <p>For Wall Mounted or Monument Signs, the following restrictions apply:</p> <ul style="list-style-type: none"> <li>A. Wall Signs shall comply with the following provisions:           <ul style="list-style-type: none"> <li>1. Individual sign lettering shall not exceed twenty-four (24) inches in height and may be reduced pursuant to design review.</li> <li>2. Signs shall not project more than six (6) inches from the face of the building.</li> </ul> </li> <li>B. For Freestanding Monument Signs, the maximum sign area shall be thirty-five (35) square feet per side, the maximum number of sides shall be two (2), and the maximum height shall be four (4) feet above finished grade.</li> </ul>

<p><b>9. SIGNS</b>          (CONTINUED)</p>	<p>C. For freestanding pylon-supported or monument sign, the sign area is a maximum figure, and the planning commission may determine that a lesser square footage is appropriate in a particular location because it cannot be found that a free-standing sign is the only appropriate means by which the business conducted on the premises can have the same degree of identification to the traveling and shopping public as that available to businesses on neighboring premises.</p> <p>D. Surface Lots: Parking stalls in surface lots shall have a width of not less than nine and one-half (9½) feet and a depth of not less than nineteen (19) feet. Unless stated otherwise herein, parking lots shall be developed in conformance with the minimum standards set forth in the Zoning Code.</p>
<p><b>10. STORMWATER MANAGEMENT</b>          New development and significant redevelopment projects shall comply with the C.3 provisions of the city of San Pablo national pollutant discharge elimination system (NPDES) permit.</p>	<p><b>10.1 Stormwater Management</b></p> <p>New development and significant redevelopment projects, including streets and highways, creating more than one acre of impervious surface area shall include:</p> <p>A. Stormwater pollution prevention at the source through site design and control measures.</p> <p>B. Stormwater treatment measures integrated into project site design and landscaping.</p> <p>C. Stormwater measures to control peak runoff flow and volumes to ensure that post-development runoff does not exceed pre-development runoff rates and/or durations.</p> <p>D. A stormwater control plan identifying permanent site features and BMPs for treatment and control of post-development runoff.</p> <p>E. An operations and maintenance plan for treatment, runoff and other appropriate source control measures in perpetuity.</p>