CHAPTER 4
LAND USE/DEVELOPMENT STANDARDS

CHAPTER 4 SECTIONS:
401 General Development Standards
402 Pier Bowl Core Standards
403 Casa Romantica Standards
404 Alameda Lane Standards
405 Pier Bowl Municipal Parking Lot Standards
406 Beachcomber and Robison Properties Standards
407 Beaches and Parks Standards
408 Pier Bowl High Density Residential Standards
409 Pier Bowl Medium Density Residential Standards

401. GENERAL DEVELOPMENT STANDARDS

A. APPLICABILITY

General Development Standards apply to all sub-areas in the Pier Bowl (see Figure 6).

B. STANDARDS NOT LISTED

Whenever a standard or regulation is not set forth in this Specific Plan, the Coastal Zoning Ordinance, Zoning Ordinance, or applicable City codes shall regulate.

C. LAND USES NOT LISTED

In cases where it is unclear whether or not a proposed use is permitted under this section, the Planning Commission shall determine through the interpretation process if the use is consistent with the purpose set forth herein, and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.

D. TERMS NOT LISTED

Terms used in these regulations shall have the same definitions as stated in the City Zoning Ordinance unless otherwise defined herein under Chapter 12, Definitions.
Chapter 4: Land Use/Development Standards

PIER BOWL
SPECIFIC PLAN

--SPECIFIC PLAN BOUNDARY

SUB-AREAS
1. PIER BOWL CORE— MIXED USE (MU4.1—P-A)
2. CASA ROMANTICA— MIXED USE (MU4.3—P-A)
3. MUNICIPAL PARKING LOT— PUBLIC (P-A)
4. BEACHCOMBER/ ROBINSON PROPERTIES—
   TOURIST SERVING COMMERCIAL (CRC1—P-A)
5. ALAMEDA LANE PROPERTY— MIXED USE (MU4.2—P-A)
6. MEDIUM DENSITY RESIDENTIAL (RM-A)
7. HIGH DENSITY RESIDENTIAL— (RH-A)
8. BEACH AND PARKS— OPEN SPACE
9. LINDA LANE PARK— OPEN SPACE

LAND USE MAP

FIGURE 6

4-2
E. DESIGN GUIDELINES

All new development and any modifications, changes, or alterations to any structure under this section shall utilize Spanish Colonial Revival Architecture, shall be subject to the design guidelines set forth in Chapter 5, and shall also be subject to Architectural Design Review as prescribed in the City Zoning Ordinance.

F. SIGNS

Signs shall be in conformance with the City's Sign Ordinance (Chapter 28 of the City Municipal Code) and the Sign Design Guidelines in Chapter 5 of this Specific Plan. Signs shall be subject to Architectural Design Review as prescribed in the City Zoning Ordinance.

G. NONCONFORMING USES

Buildings and land uses existing legally in mixed-use zones as of the date of the adoption of the Pier Bowl Specific Plan, but which are inconsistent with Development Standards in the Specific Plan, can be rebuilt to the preexisting standard and/or continue the preexisting land use, even if damaged or destroyed by up to 100 percent by natural disaster or accidental cause, provided that the new structure does not exceed the preexisting building envelope or density, and provided that the project proponent applies for building permits within twelve (12) months of the existing structure being damaged or destroyed. If the existing structure is voluntarily demolished, or if after twelve (12) months of the existing structure being destroyed by natural disaster or accident, no building permits to rebuild have been applied for, the new structure and its use shall be required to conform to the Pier Bowl Specific Plan.

H. INCLUSIONARY HOUSING

Refer to the City's Housing Element for inclusionary housing for residential projects of ten (10) dwelling units or more and projects within the Coastal Zone. State law also requires fifteen percent (15%) to thirty percent (30%) of the new or rehabilitated dwelling units in the Pier Bowl Redevelopment Project Area to be affordable to households earning one hundred twenty percent (120%) of the median income. In addition, forty percent (40%) of the fifteen percent (15%) affordable units shall be affordable to the very-low-income households.
A. PURPOSE AND APPLICABILITY

1. **Purpose** - The Pier Bowl Core Development and Design Standards are established to accommodate a mixed-use district emphasizing pedestrian- and beach-oriented activity. This district promotes commercial uses at the street level; and office, lodging, and multi-family residential uses on the upper stories of a project.

2. **Applicability** - This section applies to the Pier Bowl Core Sub-Area (Figure 6). Residential uses shall be permitted in Sub-Area 1a, as delineated in Figure 6 in this chapter.

B. PRINCIPAL USES PERMITTED - Also refer to Section D, Land-Use Requirements for Mixed Use, to determine the floor level at/on which each use is permitted.

1. Pedestrian-oriented specialty retail uses designed to serve the shopping needs of tourists and beach-users, including apparel, art galleries, beach sundries, book stores, flowers, gifts, jewelry, newsstands, novelties, recreational, surf and sport, travel agencies, and tourist- or recreation-oriented businesses and shops, or similar uses.

2. Small-scale specialty food establishments, such as sandwich shops, candy stores, ice cream shops, frozen yogurt shops, bakeries, coffee houses, and similar businesses. For the purpose of this section, "small scale" shall be defined as an establishment with under 1,000 square feet of gross floor area. Establishments with 1,000 or more square feet of gross floor area shall be considered a "restaurant" and shall be permitted only under Paragraph C of this section upon approval of a Conditional Use Permit.

3. General and professional offices (excluding medical and dental offices), such as architecture, engineering, financial, consulting, law, real estate, and similar office uses.

4. Parks and open space, public and private.

5. In Sub-Area 1a only, residential projects of four (4) or fewer units.

C. CONDITIONAL USES PERMITTED - Also refer to Section D, Land Use Requirements for Mixed Use, to determine the floor level at/on which each use is permitted.

1. Bed-and-breakfast inns, hotels, motels, and time shares. Bed-and-breakfast inns shall be subject to the standards prescribed in the City Zoning Ordinance.
2. Drinking establishments, such as bars, pubs, or taverns, whose primary business is the sale of alcoholic beverages.

3. The sale of alcoholic beverages for consumption on the premises, but only if incidental to a permitted or conditional use.

4. Multi-family attached dwellings or condominiums, only when combined with one or more commercial uses.

5. Restaurants and other food establishments having greater than 1,000 square feet of gross floor area.

6. Outdoor food stands, newspaper stands, flower stands, ice cream, or other vendors, push carts, permanent or temporary, on private property or within the Pier Bowl Core Park. Vendors on City-owned property shall be subject to a contract or agreement with the City.

7. In Sub-Area 1a only, residential projects of five (5) or more units.

D. LAND-USE REQUIREMENTS FOR MIXED USE

1. Ground Floor or Street Level
   a. Commercial uses - The ground floor or street level of all developments shall be devoted to specialty retail, specialty food, restaurant, or similar types of uses.
   b. Office uses - General and professional office' (excluding medical or dental offices) uses shall be allowed on the ground floor only when located off-street or behind commercial uses with the approval of a Conditional Use Permit in accordance with the City Zoning Ordinance.
   c. Residential uses in Sub-Area 1a only.

2. Upper Levels
   a. Commercial uses - All permitted or conditional commercial uses set forth under this section that are a continuation of the same use on the first floor are allowed on the second floor. Commercial uses that are unrelated to the first floor use may be allowed on any of the upper floors with the approval of a Conditional Use Permit in accordance with the City Zoning Ordinance.
   b. Office uses - General and professional office (excluding medical and dental offices) uses shall be allowed on the upper floors as a principally permitted use.
c. Bed-and-breakfast inns; hotel, motel, and time-share uses may be allowed on the upper floors with the approval of a Conditional Use Permit in accordance with the City Zoning Ordinance. Lobbies and entrances for these uses may extend onto the ground floor.

d. Residential uses - May be allowed on upper floors with the approval of a Conditional Use Permit in accordance with the City Zoning Ordinance. In Sub-Area 1a only, a Conditional Use Permit shall not be required for residential projects with four (4) or fewer units.

E. TEMPORARY USES PERMITTED

1. Outdoor sales such as food, art displays, or similar types of uses associated with special or promotional events are permitted with the approval of a Temporary Use Permit in accordance with the City Zoning Ordinance.

F. DEVELOPMENT STANDARDS

1. Maximum Floor Area Ratio - A maximum floor area ratio of 1.0 is allowed. Floor area ratios that exceed 1.0, but not to exceed 2.0, may be permitted if substantial public benefit that exceeds standards mandated by the Specific Plan and other City Codes and Ordinances is provided, subject to the approval of a Conditional Use Permit. Substantial public benefit might include: more than fifteen (15) percent of the net lot area as public open space, public parking, courtyards, arcades, conversion of an existing building into a Spanish Colonial Revival architectural design, the use of exemplary materials, public art, and other types of public amenities or exemplary design features. In Sub-Area 1a only, for residential projects, no maximum floor area ratio shall apply.

2. Maximum Unit Density

<table>
<thead>
<tr>
<th>Use</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel/B-&amp;-B Inn</td>
<td>1 unit/500 square feet lot area</td>
</tr>
<tr>
<td>Motel</td>
<td>1 unit/700 square feet lot area</td>
</tr>
<tr>
<td>Time Shares</td>
<td>1 unit/500 square feet lot area</td>
</tr>
<tr>
<td>Residential</td>
<td>1 unit/1,200 square feet lot area</td>
</tr>
</tbody>
</table>

Up to a ten (10) percent density increase may be permitted for hotels, motels, bed-and-breakfast inns and time shares if substantial public benefits that exceed standards mandated by the Specific Plan and other City Codes and Ordinances are provided.

These are the maximum unit densities allowable; lower densities may be required through Site Plan Review/Conditional Use Permit approval of a
project. Refer to Chapter 5, Design Guidelines, for further explanation on determining the appropriate size and scale of a project.

3. **Maximum Height:**

Projects with a floor area ratio of 1.0 or less - Thirty (30) feet; however, architectural features, not including habitable area, such as towers, may extend to a maximum height of thirty-five (35) feet if a Conditional Use Permit is approved in accordance with the City Zoning Ordinance.

Projects with a floor area ratio between 1.0 and 2.0 that provide public benefit exceeding development standards mandated by the Specific Plan - The height may be extended to a level comparable to existing structures along the same street within the Pier Bowl Core Sub-Area. To determine the comparable height of existing structures, the applicant shall submit a height survey prepared by a registered engineer, land surveyor, or architect for determination of the maximum allowable height.

For purposes of this chapter, height shall be determined in accordance with the City Zoning Ordinance.

4. **Minimum Lot Area and Width for New Subdivisions**

- Lot area: 6,000 square feet
- Lot width: 60 feet

5. **Maximum Building Coverage** - Maximum building coverage of ninety (90) percent if Option A of the landscape standards is used; one hundred (100) percent maximum building coverage if Option B of the landscape standards is used. In Sub-Area 1a only, for residential projects, the maximum lot coverage is 55 percent.

6. **Building Setbacks**

- Front: 5 feet; however, for arcades and other "pedestrian elements," a setback of 0 feet
- Side, interior: 0 feet
  (Sub-Area 1a) 5 feet for residential projects
- Side, exterior (abutting a street): 5 feet
Chapter 4: Land Use/Development Standards

- Rear: 5 feet
- Upper stories: Refer to Chapter 5, Design Guidelines, for the appropriate upper-story stepbacks.
- Light angle: A light angle setback of 80 degrees measured from the required setback for only those portions of the building above 20 feet in height.

7. **Commercial Oven Space** - Open space conveniently accessible to the public shall be provided comprising a minimum of ten (10) percent of the net lot area. Open space shall be usable for recreational or open space activities.

For example, outdoor seating areas, court yards, lawns, and plazas are considered public open space; however, parking areas shall not count toward the open space requirement.

8. **Residential Open Space** - A minimum of 80 square feet per unit of residential common and/or private open space, including patios, cabanas, arbors, swimming pools, decks, lawns, and similar open space, shall be provided for residential uses. The required square footage for residential open space may be combined with the required square footage for commercial open space to create larger open space areas. Areas greater than ten (10) percent excluded in computation of residential open space areas are: required setback areas, dwellings, other buildings, parking areas, streets, driveways, and slopes.

9. **Landscaping**

Option A - Landscape area provided at grade that is equal to ten (10) percent of the net lot area. A minimum of one 15-gallon tree or equivalent as approved by the City Planner, per twenty-five (25) linear feet of street frontage shall be planted adjacent to the street. This requirement is in addition to the required streetscape planting in the City parkway.

Option B - Landscape area equal to twenty (20) percent of the net lot area. The landscape area may be provided on the upper-level balconies, decks, or roofs with permanently affixed planter boxes.

The landscaping meeting either of the two requirements shall be visible from the street or other public spaces. Hardscape improvements shall not be counted toward fulfilling the required landscape. Refer to Chapter 10,
Chapter 4: Land Use/Development Standards

Landscape and Streetscape Design Standards, for further landscape requirements.

10. **Commercial Parking Standards** - The following minimum off-street parking standards shall be provided and shall be kept accessible at all times:

- Professional Office  
  1/300 gross square feet
- Retail  
  1/250 gross square feet
- Food Stores, Take-out Food  
  1/200 gross square feet
- Restaurants and Bars  
  1/4 seats
- Hotel/Motel/B-&-B Inn  
  1/unit, 2/managers unit and 1 employee space for every 10 rooms
- Time Shares  
  1.2/unit
- Residential  
  Parking shall be in accordance with the City Zoning Ordinance.

When parking is enclosed, residential and commercial/office parking facilities must be separated to ensure security. Exceptions to this requirement can be granted if adequate security measures are provided with the approval of a Conditional Use Permit in accordance with City Zoning Ordinance.

11. **Special Parking Provisions for Restaurants** - a) Stacked or tandem parking may be allowed for restaurants when valet service is provided with the approval of a Conditional Use Permit in accordance with City Zoning Ordinance. b) A portion of a restaurant's off-street parking requirements attributable to the restaurant's outdoor seating area may be modified or waived in accordance with the City Zoning Ordinance.

12. **Off-Site Parking** - Off-site parking on both public and private lots may be granted for commercial uses (residential projects shall provide all parking onsite) through the approval of a Conditional Use Permit provided that all the required parking for the project is in place at the time of development of the project. Off-site parking on a private lot shall be within five-hundred (500) feet of the project. City municipal parking lots located farther than five-hundred (500) feet from the project including satellite facilities designed to
provide centralized parking may be used to provide off-site parking for commercial uses in the Pier Bowl Core, subject to the approval of a Conditional Use Permit and a parking agreement with the City.

13. **Joint-Use Parking** - Joint-use parking for both public and private lots may be granted through the approval of a Conditional Use Permit. Standard parking ratios required for individual-use projects may be reduced when a parking study, prepared by a professional traffic engineer, shows a reduced parking demand to the satisfaction of the Community Development Director for multiple-use projects.

14. **Modifications and Waivers of Requirements for Historic Buildings** – Parking requirements may be modified or waived for historical structures in accordance with the City Zoning Ordinance.

15. **Historic Preservation** - Encourage the preservation and restoration of City designated historic structures within the Pier Bowl Core Sub-Area.

Remodel or demolition of any historically-designated structures shall be subject to the City Zoning Ordinance. In the event that it is demonstrated that the preservation, restoration, or relocation of any or all structures cannot be reasonably accomplished, replacement structures shall be of an authentic Spanish Colonial Revival design and character pursuant to the Architectural Design Review approval process.

16. **Fences, Walls, and Hedges** – As regulated by the Zoning Ordinance, except that wing-walls and gates may be allowed up to a height of 8.5 feet, through the discretionary review process required for the project or through a Conditional Use Permit if no discretionary review is otherwise required.
403. CASA ROMANTICA STANDARDS

A. PURPOSE AND APPLICABILITY

1. Purpose - The Casa Romantica Development and Design Standards are established to preserve, rehabilitate, and adaptively re-use the Casa Romantica structure and to allow new public-oriented uses on the site.

2. Applicability - This section applies to the Casa Romantica Sub-Area (Figure 6).

B. CONDITIONAL USES PERMITTED FOR THE CASA ROMANTICA BUILDING

1. Conference facilities, special events, weddings, and similar uses when ancillary to a cultural facility use.

2. Cultural facilities, such as art galleries, interpretative centers, museums, and other similar uses.

3. The sale of alcoholic beverages for consumption on the premises, but only if incidental to a permitted conditional use.

C. CONDITIONAL USES PERMITTED FOR THE CASA ROMANTICA GROUNDS

1. Botanical gardens, open space, and parks.

D. ACCESSORY USES

1. Live entertainment that is incidental to an approved conditional use.

2. Pedestrian-oriented specialty-shop uses designed to supplement other primary uses such as book stores, gifts, jewelry, novelties, and similar tourist-or recreational oriented businesses and shops.

3. Accessory building (e.g. sheds) and structures (e.g. fences).

E. TEMPORARY USES PERMITTED

1. Outdoor sales such as food, art displays, promotional events, or other similar uses if a Temporary Use Permit is approved in accordance with the City Zoning Ordinance.

F. DEVELOPMENT STANDARDS

1. Maximum Floor Area Ratio - A maximum floor area ratio of 1.0 is allowed.
2. **Maximum Height**
   - Areas A and B (see Figure 7)
     a. Buildings shall be no higher than the adjacent roof ridge line of the Casa Romantica. For purposes of this chapter, height shall be determined in accordance with the City Zoning Ordinance.
     b. Accessory structures must comply with Zoning Ordinance requirements (e.g. fence, retaining wall standards).
   - Area C (see Figure 7)
     a. No structure shall be permitted other than the existing deck, patio, pathways, and seating.

3. **Minimum Lot Area and Width**
   - Lot area: 6,000 square feet
   - Lot width: 60 feet

4. **Maximum Building Coverage** - Maximum building coverage of sixty (60) percent is allowed.

5. **Building Setbacks**
   - Front: 10 feet
   - Side: 5 feet
   - Rear: Refer to Zoning Ordinance Section 17.56.

**Note:** These setbacks shall not preclude the development of public gardens and/or a pedestrian path/funicular in the area between the Casa Romantica and Alameda Lane property. Development shall be in conformance with Section 5 (Environmentally Sensitive Habitat Areas) of the City Coastal Element.
6. **Landscaping** - A minimum of ten (10) percent of the net lot area shall be private landscape area. Landscaping should be concentrated in areas that are open or visible to public view adjacent to streets, courtyards, or pedestrian corridors. A minimum of one 15-gallon tree or equivalent as approved by the City Planner, per twenty-five (25) linear feet of street frontage shall be planted adjacent to the street within the landscape setback. This requirement is in addition to required streetscape planting in the City parkway. Hardscape improvements shall not be
counted toward fulfilling the required landscape. Refer to Chapter 10, Landscaping/Streetscape Design Standards, for further landscape requirements. Whenever feasible, preserve the mature landscaping on site.

7. **Parking Standards** - The following minimum off-street parking standards shall be provided and shall be kept accessible at all times: Cultural Facilities at 1 space per 4 occupants.

8. **Off-Site parking** - Off-site parking on both public and private lots may be granted for uses through the approval of a Conditional Use Permit provided that all the required parking for the project is in place with the development of the project. Parking on a private lot shall be within five-hundred (500) feet of the project. City municipal parking lots located farther than 500 feet from the project site (designed to provide centralized parking) may be used to provide off-site parking for uses on the Casa Romantica site, subject to approval of a Conditional Use Permit and a parking agreement with the City.

9. **Joint-Use Parking** - Joint-use parking for both public and private lots may be granted through the approval of a Conditional Use Permit. Standard parking ratios required for individual-use projects may be reduced when a parking study, prepared by a professional traffic engineer, shows a reduced parking demand for multiple-use projects.

10. **Historic Preservation** - Preserve and maintain the Casa Romantica (see Figure 7, Area D) in accordance with the Secretary of Interior's Standards for Historic Rehabilitation. Additional structures on the Casa Romantica property may be allowed if the design is well-integrated and compatible with the Casa Romantica's architecture, scale, and design, subject to the approval of a Cultural Heritage Permit, Minor Cultural Heritage Permit or waiver per Zoning Ordinance Table 17.16.100B.

11. **View Preservation** - Views of the Pier and the coast from the Casa Romantica and the views from the Pier of the Casa Romantica shall be maintained. A view analysis shall be required for any new development within this view corridor (see Figure 5 of Chapter 3, Goals, Objectives, and Policies).

12. **Pedestrian Circulation** - With the development of the Casa Romantica site, a pedestrian linkage between the Casa Romantica, the Alameda Lane property, and Parque Del Mar is required. The intent is to provide a pedestrian walkway that will connect the two sites. A funicular may also be considered for this connection.
404. **ALAMEDA LANE STANDARDS**

**A. PURPOSE AND APPLICABILITY**

1. **Purpose** - The Alameda Lane Development and Design Standards are established to accommodate a mixed-use district emphasizing pedestrian- and beach-oriented activities. This district promotes commercial uses at the street level; and office, lodging, and multi-family residential uses on the upper stories of a project. The design of any development in this sub-area should be well integrated with the Casa Romantica development plan, Parque Del Mar, and the Municipal Parking Lot.

2. **Applicability** - This section applies to the Alameda Lane Sub-Area (Figure 6).

**B. PRINCIPAL USES PERMITTED** - Also refer to Section D, Land Use Requirements for Mixed Use, to determine the floor level upon which each use is permitted.

1. Pedestrian-oriented special retail uses designed to serve the shopping needs of tourists and beach-users, including apparel shops, art galleries, beach sundries, book stores, flowers, gifts, jewelry, newsstands, novelties, surf and sport, travel agencies, and similar tourist- or recreation-oriented businesses and shops, and other similar uses.

2. Small-scale specialty food establishments, such as bakeries, candy stores, coffee house, frozen yogurt shops, ice cream shops, sandwich shops, and similar businesses. For the purpose of this section, "small scale" shall be defined as an establishment with less than 1,000 square feet of gross floor area. Establishments with 1,000 or more square feet of gross floor area shall be considered "restaurants" and shall be permitted only under Paragraph C of this section upon approval of a Conditional Use Permit.

3. General and professional offices (excluding medical and dental offices), such as architecture, engineering, financial, consulting, law, real estate, and similar office uses.

4. Open space and parks, public and private.
C. CONDITIONAL USES PERMITTED

1. Bed-and-breakfast inns, hotels, motels, and time shares. Bed-and-breakfast inns shall be subject to the standards prescribed in the City Zoning Ordinance.

2. Drinking establishments, such as bars, pubs, or taverns, whose primary business is the sale of alcoholic beverages.

3. The sale of alcoholic beverages for consumption on the premises, but only if incidental to a permitted or conditional use.

4. Multi-family attached dwellings or condominiums, only when combined with one or more commercial uses.

5. Restaurants and other food establishments having greater than 1,000 feet of gross floor area.

D. LAND-USE REQUIREMENTS FOR MIXED USE

1. Ground Floor or Street Level:

   a. Commercial uses - The ground floor or street level of all developments shall be devoted to specialty retail, specialty food, restaurant, or similar types of uses. Hotels and time shares may be allowed on the ground floor with the approval of a Conditional Use Permit.

   b. Office uses - General and professional office (excluding medical and dental offices) uses shall be allowed on the ground floor only when located off-street or behind commercial uses. Office uses adjacent to a City street or on the ground floor may be allowed with the approval of a Conditional Use Permit.

2. Upper Levels:

   a. Commercial uses - All permitted or conditional commercial uses set forth under this section that are a continuation of the same use on the first floor are allowed on the second floor. Commercial uses that are unrelated to the first floor use may be allowed on any of the upper floors with the approval of a Conditional Use Permit.
b. Office uses - General and professional office (excluding medical and dental) uses shall be allowed on the upper floors as a principally permitted use.

c. Bed-and-breakfast inns, hotels, motels, and time shares may be allowed on the upper floors with the approval of a Conditional Use Permit in accordance with the City Zoning Ordinance. Lobbies and entrances for these uses may extend onto the ground floor.

d. Residential uses - May be allowed on upper floors with the approval of a Conditional Use Permit in accordance with the City Zoning Ordinance.

E. ACCESSORY USES AND STRUCTURES

1. Dancing and/or live entertainment that is incidental to a permitted principal or conditional use with the approval of a Conditional Use Permit in accordance with the City Zoning Ordinance.

F. TEMPORARY USES PERMITTED

1. Outdoor sales such as food, art displays, or similar types of uses associated with special or promotional events are permitted with the approval of a Temporary Use Permit in accordance with the City Zoning Ordinance.

G. DEVELOPMENT STANDARDS

1. Maximum Floor Area Ratio - A maximum floor area ratio of 1.0 is allowed.

2. Maximum Unit Density

<table>
<thead>
<tr>
<th>Use Type</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel/B-&amp;-B Inn</td>
<td>1 unit/500 sq ft</td>
</tr>
<tr>
<td>Motel</td>
<td>1 unit/700 sq ft</td>
</tr>
<tr>
<td>Time share</td>
<td>1 unit/500 sq ft</td>
</tr>
<tr>
<td>Residential</td>
<td>1 unit/1,200 sq ft</td>
</tr>
</tbody>
</table>

These are the maximum unit densities allowable; lower densities may be required through Site Plan Review/Conditional Use Permit approval of a project. Refer to Chapter 5, Design Guidelines, for further explanation on determining the appropriate size and scale of a project.
3. **Maximum Height** - Thirty (30) feet and not to exceed the adjacent natural bluffs highest elevation, whichever is most restrictive.

For purposes of this chapter, height shall be determined in accordance with the City Zoning Ordinance.

4. **Minimum Lot Area and Width for New Subdivisions**
   - Lot area: 6,000 square feet
   - Lot width: 60 feet

5. **Maximum Building Coverage** - Maximum building coverage of ninety (90) percent if Option A of the landscape standards is used; One hundred (100) percent maximum building coverage if Option B of the landscape standards is used.

6. **Building Setbacks**
   - Front: 10 feet
   - Side: 5 feet
   - Rear: 0 feet
   - Upper stories: Refer to Chapter 5, Design Guidelines, for the appropriate upper-story stepbacks.

   Note: These setbacks shall not preclude the development of public gardens, a pedestrian path, and/or a funicular in the area between the Casa Romantica and Alameda Lane property.

7. **Commercial Open Space** - Public open space shall be provided comprising a minimum of ten (10) percent of the net lot area. Areas counting for public open space shall be accessible to the public and usable for recreational or open space activities. For example, outdoor seating areas, courtyards, lawns, and plazas are considered public open space; however, parking areas shall not count toward the total space required.

8. **Residential Open Space** - A minimum of 80 square feet per unit of residential common and/or private open space, including patios, cabanas, arbors, swimming pools, decks, lawns and similar open space, shall be provided for
residential uses. The required square footage for residential open space may be combined with the required square footage for commercial open space to create larger open space areas. Areas excluded in computation of residential open space areas are: required setback areas, dwellings, other buildings, parking areas, streets, driveways, and slope greater than ten (10) percent.

9. **Landscaping**

Option A - Landscape area provided at grade that is equal to ten (10) percent of the net lot area. A minimum of one 15-gallon tree or equivalent as approved by the City Planner, per twenty-five (25) linear feet of street frontage shall be planted adjacent to the street. This requirement is in addition to the required streetscape planting in the City parkway.

Option B - Landscape area equal to twenty (20) percent of the net lot area. The landscape area may be provided on the upper-level balconies, decks, or roofs with permanently-affixed planter boxes.

The landscaping meeting either of the two requirements shall be visible from the street or other public spaces. Hardscape improvements shall not be counted toward fulfilling the required landscape. Refer to Chapter 10, Landscape, and Streetscape Design standards, for further landscape requirements.

10. **Parking Standards** - The following minimum off-street parking standards shall be provided and shall be kept accessible at all times:

- **Professional Office** 1/300 gross square feet
- **Retail** 1/250 gross square feet
- **Restaurants and Bars** 1/4 seats
- **Hotel/Motel/B-&-B Inn** space for every 10 rooms 1/unit, 2/managers unit, and 1 employee
- **Time Shares** 1.2/unit
- **Residential Parking** shall be in accordance with the City Zoning Ordinance.

When parking is enclosed, residential and commercial/office parking facilities must be separated to ensure security. Exceptions to this requirement can be
granted if adequate security measures are provided with the approval of a Conditional Use Permit in accordance with City Zoning Ordinance.

11. **Special Parking Provisions for Restaurants** - a) Stacked or tandem parking may be allowed for restaurants when valet service is provided with the approval of a Conditional Use Permit in accordance with City Zoning Ordinance.  
   b) A portion of a restaurant's off-street parking requirements attributable to the restaurant's outdoor seating area may be modified or waived in accordance with the City Zoning Ordinance.

12. **Off-Site Parking** - Off-site parking on both public and private lots may be granted for commercial uses (residential projects shall provide all parking onsite) through the approval of a Conditional Use Permit provided that all the required parking for the project is in place at the time of the development of the project. Parking on a private lot shall be within five-hundred (500) feet of the project. City municipal parking lots (including satellite facilities designed to provide centralized parking) may be used to provide off-site parking for commercial uses on Alameda Lane site, subject to approval of a Conditional Use Permit and a parking agreement with the City.

13. **Joint-Use Parking** - Joint-use parking for both public and private lots may be granted through the approval of a Conditional Use Permit. Standard parking ratios required for individual-use projects may be reduced when a parking study, prepared by a professional traffic engineer, shows a reduced parking demand to the satisfaction of the Community Development Director for multiple uses/projects.

14. **View Preservation** - Views of the Pier and the coast from the Casa Romantica and the views from the Pier to the Casa Romantica shall be maintained. A view analysis shall be required for any development within this view corridor. (See Figure 5 of Chapter 3, Goals, Objectives, and Policies.)

15. **Pedestrian Circulation** - With development of the Alameda Lane site, a pedestrian linkage between the Casa Romantica, the Alameda Lane property and Parque Del Mar is required. Refer to section 902.E for specifications:
405. PIER BOWL MUNICIPAL PARKING LOT STANDARDS

A. PURPOSE AND APPLICABILITY

1. **Purpose** - The purpose of the Pier Bowl Municipal Parking Lot Development and Design Standards is to provide parking to accommodate the present and future commercial tourist and recreational needs in the Pier Bowl. The standards also require the parking-lot design to consist of surface or subterranean parking to preserve the public view corridor to the ocean. Development of coastal-oriented retail at the base of the parking lot, fronting Parque Del Mar, is allowed, provided that the view corridor is not obstructed.

2. **Applicability** - This section applies to the Pier Bowl Municipal Parking Lot Sub-Area (Figure 6).

B. PRINCIPAL USES PERMITTED

1. Surface parking lot.

2. Parks, plazas, and open space.

C. CONDITIONAL COMMERCIAL USES PERMITTED

1. At the base of the parking structure adjacent to the shoreline, all pedestrian oriented specialty retail uses allowed in the Alameda Lane Sub-Area.

2. At the base of the parking structure fronting Parque Del Mar, all small-scale specialty food establishments allowed in the Pier Bowl Core Sub-Area.

3. Restaurants.

4. The sale of alcoholic beverages for consumption on the premises, but only if incidental to a permitted principal or conditional use.

F. ACCESSORY USES AND STRUCTURES

1. Parking attendant kiosk, bathrooms, and other similar structures/uses.
G. TEMPORARY USES PERMITTED

1. Outdoor sales, such as food, art displays, or similar types of uses associated with special or promotional events, are permitted with the approval of a Temporary Use Permit in accordance with the City Zoning Ordinance.

H. DEVELOPMENT STANDARDS

1. Maximum Height - If a parking structure is developed, the height shall be no higher than the existing grade of the present surface parking lot. Structural elements of the parking structure may exceed the height of existing grade if existing public views from Avenida Del Mar are maintained as determined to the satisfaction of the City Planner.

   The height of any accessory structure shall be limited to one story and shall not block public views from Avenida Del Mar.

2. Building Setbacks
   - Front: 0 feet
   - Side: 0 feet
   - Rear: 0 feet

3. Maximum Building Coverage - Maximum building coverage of one hundred (100) percent.

4. Landscaping - A minimum of ten (10) percent of the net lot area shall be for landscaping. Landscaping should be concentrated in areas that are open or visible to public view, such as adjacent to streets, courtyards, or pedestrian corridors. The parking structure design shall allow for the primary streetscape plan identified in Chapter 10 (see Chapter 10, Section 1003). Hardscape improvements shall not be counted toward fulfilling the required landscape. Refer to Chapter 10, Landscaping/Streetscape Design Standards, for further landscape requirements.

5. Joint-Use Parking - Joint-use parking for both public and private lots may be granted through the approval of a Conditional Use Permit. Standard parking ratios required for individual-use projects may be reduced when a parking study, prepared by a professional traffic engineer, shows a reduced demand to the satisfaction of the Community Development Director for multiple uses/projects.
6. **Off-Site Parking** - Off-site parking may be granted for commercial uses in the Pier Bowl Core, Casa Romantica, Alameda Lane, and Beach Frontage Sub Areas through the approval of a Conditional Use Permit.

7. **View Preservation** - The public view corridor of the Pier and the coast from Avenida Del Mar shall be maintained. A view analysis shall be required for any development within this view corridor. (See Figure 5 of Chapter 3, Goals, Objectives, and Policies.)

8. **Pedestrian Circulation** - A pedestrian link shall be provided to the Casa Romantica, Parque Del Mar, and Alameda Lane sites. The intent is to provide a pedestrian walkway that will connect the sites. A funicular may also be considered for this connection.
406. BEACHCOMBER AND ROBISON PROPERTIES STANDARDS

A. PURPOSE AND APPLICABILITY

1. Purpose - The Beachcomber and Robison Property Development and Design Standards are intended to provide for revenue-generating commercial uses and the highest quality Spanish Colonial Revival-design and architecture.

2. Applicability - This section applies to the Beachcomber and Robison Sub-Area (Figure 6).

B. PERMITTED USES FOR THE BEACHCOMBER AND FOR THE ROBISON PROPERTIES IF COMBINED WITH THE BEACHCOMBER SITE

1. Cultural facilities, such as museums, interpretative centers, art galleries, and other similar uses.

2. Parks and open space.

3. Pedestrian-oriented specialty shop uses designed to supplement other primary uses such as gifts, jewelry, novelties, bookstores, and similar tourist- or recreation-oriented businesses and shops.

C. CONDITIONAL USES FOR THE BEACHCOMBER, AND FOR THE ROBISON PROPERTY IF COMBINED WITH THE BEACHCOMBER SITE

1. Restaurants and fine-dining food establishments.

2. Conference facilities, special events, weddings, and similar uses.


4. The sale of alcoholic beverages for consumption on the premises, but only if incidental to a permitted or conditional use.

5. Live entertainment that is incidental to a principal or conditional use.

6. Time shares combined with a restaurant. The City shall determine if time shares will generate ample revenue to insure the project does not create an unmitigated impact on City resources.
D. PERMITTED USES FOR THE ROBISON PROPERTY IF NOT COMBINED WITH THE BEACHCOMBER SITE

1. Multi-family residential of four (4) or fewer units.

E. CONDITIONAL USES FOR THE ROBISON PROPERTY IF NOT COMBINED WITH THE BEACHCOMBER SITE

1. Multi-family residential of five (5) or more units.

2. Bed-and-breakfast inn subject to the standards prescribed in the City Zoning Ordinance.

F. TEMPORARY USES PERMITTED

1. Outdoor sales, such as food, art displays, or similar types of uses associated with special or promotional events, are permitted with the approval of a Temporary Use Permit in accordance with the City Zoning Ordinance.

G. DEVELOPMENT STANDARDS

1. Maximum Floor Area Ratio - A maximum floor area ratio of 1.0. Floor area ratios that exceed 1.0, but not to exceed 1.5, may be permitted if substantial public benefits are provided exceeding those development standards mandated by the Specific Plan and other City Codes and Ordinances, subject to the approval of a Conditional Use Permit. Substantial public benefit might include fifteen (15) percent of the net lot area in public open space, courtyards, arcades, pedestrian-oriented uses, preservation of historic buildings or features, the use of exemplary materials, fountains, public art, use of arches, and other types of public amenities or exemplary design features.

2. Maximum Unit Density

<table>
<thead>
<tr>
<th>Use Type</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel/B&amp;B Inn</td>
<td>1 unit/500 sq ft</td>
</tr>
<tr>
<td>Motel</td>
<td>1 unit/700 sq ft</td>
</tr>
<tr>
<td>Time share</td>
<td>1 unit/500 sq ft</td>
</tr>
<tr>
<td>Residential</td>
<td>1 unit/1,200 sq ft</td>
</tr>
</tbody>
</table>

These densities are the maximum per unit allowable; lower densities may be required during the Site Plan Review/Conditional Use Permit approval of a project. Refer to Chapter 5, Design Guidelines, for further explanation on determining the appropriate size and scale of a project.
3. **Maximum Height:**

A maximum of forty-five (45) feet, not to exceed five (5) levels above grade at any one location and provided that the fifth story element does not exceed twenty-five (25) percent of the total roof-plan area. Individual building elements may extend up to fifty-five (55) feet with the approval of a Conditional Use Permit.

For the Robison Property if developed residential - A maximum of forty five (45) feet.

For purposes of this chapter, height shall be determined in accordance with the City Zoning Ordinance.

4. **Minimum Lot Area and Width for New Subdivisions**

Lot area: 6,000 square feet

Lot width: 60 feet

5. **Maximum Building Coverage** - Maximum building coverage of ninety (90) percent if Option A of the landscape standards is used; one hundred (100) percent maximum building coverage if Option B of the landscape standards is used.

6. **Building Setbacks**

Beachcomber Site:

- **Front:** 0 feet
- **Side:** 5 feet
- **Rear:** 25 feet from the bluff edge in accordance with the provisions of the City Zoning Ordinance
- **Upper stories:** Refer to Chapter 5, Design Guidelines, for the appropriate upper story stepbacks
Note: These setbacks shall not preclude the development of a pedestrian bluff-top walk that connects Parque Del Mar with the park at T-Street.

Robison Site:

- **Front:** 10 feet commercial/residential use  
  (Cazador Lane and Pasadena Court)
- **Interior side:** 5 feet  
  (Cazador Lane and Pasadena Court)
- **Street side:** 10 feet (residential land use)  
  (Avenida Victoria) 0 feet (commercial land use)
- **Rear:** 5 feet
- **Upper stories:** Refer to Chapter 5, Design Guidelines, for the appropriate upper story stepbacks.

7. **Commercial Open Space** - Public open space shall be provided comprising a minimum of ten (10) percent of the net lot area. Areas counting for public open space shall be accessible to the public and usable for recreational or open space activities. For example, outdoor seating areas, courtyards, lawns, plazas are considered public open space; however, parking areas shall not count toward the total space required.

8. **Residential Open Space** - A minimum of eighty (80) square feet per unit of residential common and/or private open space, including patios, cabanas, arbors, swimming pools, decks, lawns and similar open spaces, shall be provided for residential uses. The required square footage for residential open space may be combined with the required square footage for commercial open space to create larger open space areas. Areas excluded in computation of residential open space areas are: required setback areas, dwellings, other buildings, parking areas, streets, driveways, and slopes greater than ten (10) percent.

9. **Landscaping**

   Option A - Landscape area provided at grade that is equal to ten (10) percent of the net lot area. A minimum of one 15-gallon tree, or equivalent as approved by the City Planner, per twenty-five (25) linear feet of street
frontage shall be planted adjacent to the street. This requirement is in addition to the required streetscape planting in the City parkway.

Option B - Landscape area equal to twenty (20) percent of the net lot area. The Landscape area may be provided on the upper level balconies, decks, or roofs with permanently-affixed planter boxes.

The landscaping meeting either of the two requirements shall be visible from the street or other public spaces. Hardscape improvements shall not be counted toward fulfilling the required landscape. If feasible, preserve the mature landscaping on site. Preserve and/or enhance native coastal vegetation on the coastal bluff.

10. Parking Standards - The following minimum off-street parking standards shall be provided and shall be kept accessible at all times:

- Retail 1/250 square feet
- Restaurants and Bars 1/4 seats
- Hotel/Motel/B-&-B Inn 1/unit, 1/2/managers unit, 1 employee space for every ten units
- Conference Facilities 1/5 fixed seats or 1/35 square feet seating area
- Time share 1.2/unit
- Residential Parking shall be in accordance with the City Zoning Ordinance

When parking is enclosed, residential and commercial/office parking facilities must be separated to ensure security. Exceptions to this requirement may be granted if adequate security measures are provided with the approval of a Conditional Use Permit.

11. Special Parking Provisions for Restaurants - a) Stacked or tandem parking may be allowed for restaurants when valet service is provided with the approval of a Conditional Use Permit in accordance with the City Zoning Ordinance. b) A portion of a restaurant's off-street parking requirements attributable to the restaurant's outdoor seating area may be modified or waived in accordance with City Zoning Ordinance.
Chapter 4: Land Use/Development Standards

12. **Joint-Use Parking** - Joint-use parking for both public and private lots may be granted through the approval of a Conditional Use Permit in accordance with the City Zoning Ordinance. Standard parking ratios required for individual use projects may be reduced when a parking study, prepared by a professional traffic engineer, shows a reduced parking demand for multiple-use projects.

13. **Historic Preservation** - Preservation and restoration of the Beachcomber and Robison buildings and the Robison Gardens are encouraged. Remodel or demolition of any of these structures shall be subject to historic preservation requirements of the City Zoning Ordinance. In the event that it is demonstrated that the preservation, restoration, or relocation of any or all of these structures can not be reasonably accomplished, replacement structures shall be of an authentic Spanish Colonial Revival design and character pursuant to the Architectural Design Review approval process.

14. **View Preservation** - Public views of the ocean from Avenida Victoria shall be maintained. A view analysis shall be required for any new development within this view corridor. (See figure 5 of Chapter 3, Goals; Objectives, And Policies.)

15. **Pedestrian Circulation** - With development of the Beachcomber site, pedestrian access to the beach and a pedestrian linkage between Parque Del Mar and T Street is encouraged. (see Chapter 9, Public improvements, for a more detailed discussion on the bluff-top walk connecting to T-Street.)
407. BEACH AND PARKS STANDARDS

A. PURPOSE AND APPLICABILITY

1. Purpose - The purpose of the Beaches and Parks Development and Design Standards is to ensure the continuation and enhancement of recreational opportunities in the Pier Bowl.

2. Applicability - This section applies to the Beach and Parks Sub-Area (Figure 6).

B. PRINCIPAL USES PERMITTED

1. Parking.

2. Public parks, open space, and recreational uses.

3. Marine safety and other similar public services.

C. CONDITIONAL USES PERMITTED

Beach

1. Beach concession stands for sale of food, soft drinks, beach rentals, and beach sundries.

Parque Del Mar

1. Train depot, bus stop, lockers and showers, bicycle facilities, information center, or museum (see Chapter 9, Section B, for a description of this facility).

2. Outdoor food stands, newspaper stands, flower stands, vendors, push carts, etc., may be allowed within Parque Del Mar. No vendors shall be allowed on the beach or Municipal Pier.

Municipal Pier

1. Restaurant, oyster bar, coffee house, and other similar types of uses.

2. Concession stand, ice cream parlor, bait and tackle, beach retail, beach sundries, and other similar types of uses.

3. Retail shops.
Accessory Uses and Structures

1. The sale of alcoholic beverages for consumption on the premises, but only if incidental to restaurant uses; and in no case shall the sale or consumption of alcoholic beverages be permissible on public beaches or parks.

2. Recreational, restaurant concessions, transportation, public, and other similar types of facilities.

F. TEMPORARY USES PERMITTED

1. Special cultural, sports, and community events, such as the "Ocean Festival," "Chowder Cook-v surf contest, beach runs, ocean swims, volleyball tournaments, art shows, music festivals, and other similar types of events, if a Special Events Permit is approved in accordance with the City Zoning Ordinance.

G. DEVELOPMENT STANDARDS

1. General - The development standards, including a structure's size and setbacks, shall be determined through the Site Plan Review and/or Conditional Use Permit process. The height of a structure shall be limited to one story and shall not block any of the public view corridors identified in this Specific Plan. Refer to Chapter 9, Public Improvements, for more specific design criteria for public improvements in the Beach and Parks Sub-Area.

2. Municipal Pier - No additional commercial structure shall be allowed on the Pier. Refer to Chapter 9, Public Improvements, for design criteria for recreational structures on the Municipal Pier.

3. Joint-Use Parking - Joint-use parking for both public and private lots may be granted through the approval of a Conditional Use Permit. Standard parking ratios required for individual-use projects may be reduced when a parking study, prepared by a professional traffic engineer, shows a reduced parking demand to the satisfaction of the Community Development Director for multiple-use projects.

4. Off-Site Parking - Parking shall be provided on-street, at Linda Lane Park, at the Municipal Parking Lot, and at satellite parking lots.

5. View Preservation - The public view corridor of the Pier and the coast from Avenida Del Mar shall be maintained. A view analysis shall be required for any development within this view corridor. (See Figure 5.)
6. Pedestrian Circulation - Provide a pedestrian link to the Casa Romantica, Parque Del Mar, and Alameda Lane site.
408. PIER BOWL HIGH DENSITY RESIDENTIAL STANDARDS

A. PURPOSE AND APPLICABILITY

1. **Purpose** - The purpose of the Pier Bowl Residential Development and Design Standards is to ensure the continuation and the enhancement of the Pier Bowl's village character.

2. **Applicability** - This section applies to the Pier Bowl High Density Residential Sub-Area (Figure 6).

B. PERMITTED USES

1. Multi-family residential of four (4) or fewer units.

2. Parks and open space, public and private.

C. CONDITIONAL USES

1. Multi-family residential of five (5) or more units.

2. Bed-and-breakfast inns subject to the standards prescribed in the City Zoning Ordinance.

D. DEVELOPMENT STANDARDS

1. **Maximum Unit Density**

   Residential 1 unit/1,200 square feet lot area

   B-&-B Inn 1 room/500 square feet lot area

   These densities are the maximum per unit allowable; lower densities may be required through the Site Plan Review/Conditional Use Permit approval of a project. Refer to Chapter 5, Design Guidelines, for further explanation on determining the appropriate size and scale of a project.

2. **Maximum Height** - Forty-five (45) feet. For purposes of this Chapter, height shall be determined in accordance with the City Zoning Ordinance.
3. **Minimum Lot Area and Width for New Subdivisions**
   - Lot area: 6,000 square feet
   - Lot width: 60 feet

4. **Maximum Building Coverage**
   - Maximum building coverage of fifty five (55) percent; and
   - A maximum of sixty five (65) percent building coverage for senior housing.

5. **Building Setbacks**
   - Front: 10 feet
   - Side (interior): 5 feet
   - Side (street): 10 feet
   - Rear: 5 feet
   - Coastal Bluff: 25 feet from the bluff edge and in accordance with the City Zoning Ordinance.
   - Coastal Canyon:
     a. A minimum of thirty (30) percent of the depth of the lot, and not less than fifteen (15) feet from the canyon edge; or
     b. A minimum of thirty (30) percent of the depth of the lot, and setback from the primary vegetation line (not less than fifteen (15) feet from coastal sage scrub vegetation or not less than fifty (50) feet from riparian vegetation); or
     c. In accordance with house and deck/patio stringlines drawn between the nearest corners of the adjacent structures, only like structures/development shall be utilized when determining stringline setback for development.
Chapter 4: Land Use/Development Standards

Note: Refer to the Zoning Ordinance for further coastal bluff and canyon setback and preservation requirements.

- Upper stories: Refer to Chapter 5, Design Guidelines, for the appropriate upper-story stepbacks.

6. Residential Open Space - A minimum of one hundred fifty (150) square feet per unit of residential common and/or private open space, including patios, cabanas, arbors, swimming pools, decks, lawns, and similar open spaces, shall be provided for residential uses. Areas excluded in computation of residential open space areas are: required setback areas, dwellings, other buildings, parking areas, streets, driveways, and slopes greater than ten (10) percent.

7. Landscaping

Option A - Landscape area provided at grade that is equal to ten (10) percent of the net lot area. A minimum of one 15-gallon tree or equivalent as approved by the City Planner, per twenty-five (25) linear feet of street frontage shall be planted adjacent to the street. This requirement is in addition to the required streetscape planting in the City parkway.

Option B - Landscape area equal to twenty (20) percent of the net lot area. The landscape area may be provided on the upper-level balconies, decks, roofs with permanently affixed planter boxes.

The landscaping meeting either of the two requirements shall be visible from the street or other public spaces. Hardscape improvements shall not be counted toward fulfilling the required landscape. If feasible, preserve the mature landscaping on site.

8. Parking Standards - The following minimum off-street parking standards shall be provided and shall be kept accessible at all times:

- Residential Parking shall be in accordance with the City Zoning Ordinance.
- B-&-B Inn 1/room and 2/manager's unit
9. **Modifications and Waivers of Requirements for Historic Buildings** – Parking requirements may be modified or waived for historical structures in accordance with the City Zoning Ordinance.

10. **Historic Preservation** - Encourage the preservation and restoration of City designated historic structures.

Remodel or demolition of any historically-designated structure shall be subject to the City Zoning Ordinance. In the event that it is demonstrated that the preservation, restoration, or relocation of any or all structures cannot be reasonably accomplished, replacement structures shall be of an authentic Spanish Colonial Revival design and character pursuant to the Architectural Design Review approval process.

11. **Fences, Walls, and Hedges** - Pursuant to the Zoning Ordinance, fences, walls, and hedges serving the same purpose as a fence shall be no greater than six (6) feet in height in required side and rear setbacks and 3.5 feet in height in front setbacks and exterior side setbacks abutting a street. Wing-walls and gates may be allowed up to a height of 8.5 feet, through the discretionary review process required for the project, or through a Conditional Use Permit if no discretionary review is otherwise required.

12. **Swimming Pools and Spas** - Swimming pools, spas, and similar facilities shall be regulated by the City Zoning Ordinance.

13. **Porches, Decks, and Stairways** - Porches, decks, stairways, and similar structures shall be regulated by the City Zoning Ordinance.

14. **Recreation Vehicle Storage** - Parked or stored boats, trailers, motor homes, recreational vehicles, or similar vehicles shall be regulated by the City Zoning Ordinance. In no cases shall any recreational vehicle be located in the front yard setback. Additionally, recreational vehicles shall be screened so as not to be visible from the street or public view.
409. PIER BOWL MEDIUM DENSITY RESIDENTIAL STANDARDS

A. PURPOSE AND APPLICABILITY

1. Purpose - The purpose of the Pier Bowl Residential Development and Design Standards is to ensure the continuation and the enhancement of the Pier Bowl's village character.

2. Applicability - This section applies to the Pier Bowl Medium Density Residential Sub-Area (Figure 5).

B. PERMITTED USES

1. Multi-family residential of four (4) or fewer units.

2. Parks and open space, public and private.

C. CONDITIONAL USES

1. Multi-family residential of five (5) or more units.

2. Bed-and-breakfast inns subject to provisions of the City's Zoning Ordinance.

D. DEVELOPMENT STANDARDS

1. Maximum Unit Density

   • Residential  1 unit/1,800 square feet lot area
   • B-&-B Inn   1 room/500 square feet

   These densities are the maximum per unit allowable; lower densities may be required during the Site Plan Review/Conditional Use Permit approval of a project. Refer to Chapter 5, Design Guidelines, for further explanation on determining the appropriate size and scale of a project.

2. Maximum Height - Twenty-five (25) feet. For purposes of this chapter, height shall be determined in accordance with the City Zoning Ordinance.

3. Minimum lot Area and Width for New Subdivisions

   • Lot area: 6,000 square feet
• Lot width: 60 feet

4. Maximum Building Coverage

Maximum building coverage of fifty-five (55) percent; and

A maximum of sixty-five (65) percent building coverage for senior housing.

5. Building Setbacks

- Front: 15 feet
- Side (interior): 5 feet
- Side (street): 10 feet
- Rear: 5 feet
- Coastal Bluff: 25 feet from the bluff edge and in accordance with Chapter V of the City's Coastal Element

- Coastal Canyon:
  a. A minimum of thirty (30) percent of the depth of the lot, and not less than 15 feet from the canyon edge; or
  b. A minimum of thirty (30) of the depth of the lot, and setback from the primary vegetation line (not less than 15 feet from coastal sage scrub vegetation or not less than 50 feet from riparian vegetation); or
  c. In accordance with house and deck/patio stringlines drawn between the nearest corners of the adjacent structures.

- Upper stories: Refer to Chapter 5, Design Guidelines, for the appropriate upper-story stepbacks.

6. Residential Open Space - A minimum of one hundred fifty (150) square feet per unit of residential common and/or private open spaces, including patios,
cabanas, arbors, swimming pools, decks, lawns and similar open space, shall be
provided for residential uses. Areas excluded in computation of residential open
space areas are: required setback areas, dwellings, other buildings, parking areas,
streets, driveways, and slope greater than ten (10) percent.

7. **Landscaping**

Option A - Landscape area provided at grade that is equal to ten (10) percent of
the net lot area. A minimum of one 15-gallon tree or equivalent as approved by
the City Planner, per twenty-five (25) linear feet of street frontage shall be planted
adjacent to the street. This requirement is in addition to the required streetscape
planting in the City parkway.

Option B - Landscape area equal to twenty (20) percent of the net lot area. The
landscape area may be provided on the upper level balconies, decks, or roofs with
permanently affixed planter boxes.

The landscaping meeting either of the two requirements shall be visible from the
street or other public spaces. Hardscape improvements shall not be counted
toward fulfilling the required landscape. If feasible, preserve the mature
landscaping on site.

8. **Parking Standards** - The following minimum off-street parking standards shall be
provided and shall be kept accessible at all times:

- **Residential** Parking shall be in accordance with the City Zoning
  Ordinance
- **B-&-B Inn** 1/room and 2/manager's unit spaces for Employees

9. **Modifications and Waivers of Requirements for Historic Buildings** – Parking
requirements may be modified or waived for historical structures in accordance
with the City Zoning Ordinance.

10. **Historic Preservation** - Encourage the preservation and restoration of the City
designated historic structures.

Remodel or demolition of any historically-designated structure shall be subject to
the City Zoning Ordinance. In the event that it is demonstrated that the
preservation, restoration, and relocation of any or all structures cannot be
reasonably accomplished, replacement structures shall be of an authentic
Spanish Colonial Revival design and character pursuant to the Architectural Design Review approval process.

11. **Fences, Walls, and Hedges** - Pursuant to the Zoning Ordinance, fences, walls, and hedges serving the same purpose as a fence shall be no greater than six (6) feet in height in required side and rear setbacks and 3.5 feet in height in front setbacks and exterior side setbacks abutting a street.

12. **Swimming Pools and Spas** - Swimming pools, spas, and similar facilities shall be regulated by the City Zoning Ordinance.

13. **Porches, Decks, and Stairways** - Porches, decks, stairways, and similar structures shall be regulated by the City Zoning Ordinance.

14. **Recreation Vehicle Storage** - Parked or stored boats, trailers, motor homes, recreational vehicles, or similar vehicles shall be regulated by the City Zoning Ordinance. In no cases shall any recreational vehicle be located in the front yard setback. Additionally, recreational vehicles shall be screened so as not to be visible from the street or public view.