

## Chapter 9.29 – Gateway Area Districts

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### Sections:

- 9.29.010 – Introduction
- 9.29.020 – Permits and Approvals
- 9.29.030 – Allowed Uses
- 9.29.040 – District Standards
- 9.29.050 – Supplemental to Districts
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### 9.29.010 – Introduction

- A. Purpose.** This chapter establishes standards and requirements to implement the Gateway Area Plan.
- B. Gateway Districts.**
  - 1. The Gateway Area is divided into four form and design districts: Gateway Barrel District (G-B), Gateway Hub (G-H), Gateway Corridor (G-C), and Gateway Neighborhood (G-N). These four districts are collectively referred to in this chapter as the Gateway districts.
  - 2. The boundaries of the Gateway districts are shown in the City's Zoning Map established by Sec. 9.12.020.
- C. Land Use Code Compliance.** Development in the Gateway districts must comply with all applicable provisions of this Land Use Code unless otherwise specified in this chapter. In case of conflict between this chapter and other provisions in this Land Use Code, this chapter governs.
- D. Relationship to Gateway Area Plan.** This chapter and the Gateway districts implement the Gateway Area Plan, an Element of the City's General Plan. In case of conflict between this chapter and the Gateway Area Plan, the Gateway Area Plan governs.
- E. Applicability of Standards.**
  - 1. This chapter applies to all properties in the Gateway districts.
  - 2. Development must conform with the standards in this chapter unless deviation is

approved in accordance with Sections 9.29.020.C (Design Review) and 9.29.020.D (Gateway Use Permit).

3. This chapter is intended to allow for continued use and improvement of residential uses existing in the Gateway districts at the time of code adoption. Such uses are exempt from the requirements of Chapter 9.60 (Nonconforming Uses, Structures, and Parcels).

**F. Periodic Planning Commission Review.** Two years after the effective date of this chapter, or six months after the issuance of a certificate of occupancy for the first project approved pursuant to this chapter, whichever comes last, and then every two years thereafter, the Planning Commission shall undertake a review of this chapter and determine whether to recommend that the City Council amend, modify or delete, in whole or in part, any of its provisions.

#### **9.29.020 – Permits and Approvals**

**A. Purpose.** This section establishes permit and approval requirements for proposed projects in the Gateway districts.

**B. Gateway Ministerial Permit.**

1. **Purpose.** The Gateway Ministerial Permit allows by-right approval of proposed projects consistent with this chapter. The Gateway Ministerial Permit is intended to facilitate the production of housing that provides public benefits consistent with the Gateway Area Plan.
2. **By-Right Approval Defined.** As used in this chapter, by-right approval means a City decision on a proposed development project where project conformance with objective standards is the sole basis to approve or deny the application. The review authority may not consider project conformance with subjective policies or requirements when acting on the application.
3. **Eligibility.** To be eligible for a Gateway Ministerial Permit, a proposed project must satisfy all of the following requirements:
  - a. The project must provide housing, either as a standalone residential or mixed-use project. For mixed-use projects, residential uses must either:
    1. Occupy at least two-thirds of the total floor area of the project; or
    2. Be built to a density of at least 32 units per acre.
  - b. The project must provide community benefits in compliance with Section 9.29.100 (Community Benefits).
  - c. The project must comply with all standards and requirements in this chapter. A project requesting a deviation from one or more standards in this chapter is not eligible for a Gateway Ministerial Permit.

- d. The project must comply with all applicable local, state, and federal natural resource protection standards. See Section 9.29.020.B.4.c (Environmental Review).

**4. Application Process.**

- a. **General.** A Gateway Ministerial Permit application shall be submitted and reviewed in conformance with Chapter 9.70 (Permit Application Filing and Processing).
- b. **Review Authority.** Table 2-19 shows review authority for projects eligible for Gateway Ministerial Approval, based on project size.

**Table 2-19: Gateway Ministerial Permit Requirements**

Project Size	Review Authority	Public Notice	Administrative Hearing
New floor area less than 30,000 sq. ft and/or building height less than 37 ft.	Zoning Administrator	Notice of Application and Notice of Administrative Decision	No
New floor area 30,000 to 40,000 sq. ft and/or building height 37 to 47 ft.	Zoning Administrator	Notice of Administrative Hearing	Yes
New floor area over 40,000 sq. ft and/or building height over 40 ft.	Planning Commission	Notice of Administrative Hearing	Yes

**c. Environmental Review.**

1. City staff shall review the proposed project to determine compliance with all applicable local, state, and federal natural resource protection standards, including standards in:
  - (a) Chapter 9.53 (Historic Resource Preservation);
  - (b) Chapter 9.54 (Resource Conservation);
  - (c) Chapter 9.56 (Solar Siting and Solar Access); and
  - (d) Chapter 9.59 (Environmentally Sensitive Habitat Areas Protection and Preservation).
2. If the project does not comply with any applicable natural resource protection standard, it is not eligible for a Gateway Ministerial Permit.
3. If the project site is included on any list compiled pursuant to Section 65962.5 of the Government Code, or is on a local or regional list of hazardous sites and has not received a clearance letter or land use covenant, it is not eligible for a Gateway Ministerial Permit.

**d. Public Notice.**

1. Public notice shall be given for projects as shown in Table 2-19.
  2. Notice of application for a Gateway Ministerial Permit, when required, shall contain the following information:
    - (a) The date of filing of the application and the name of the applicant.
    - (b) The City's file number assigned to the application.
    - (c) A general description of the proposed project, including the project location.
    - (d) The date the application's compliance with objective standards required for Ministerial approval may first be considered for Planning Commission public administrative hearing, as required and shown in Table 2.19.
  3. Notice of administrative decision, when required, shall contain the following information:
    - (a) The date of filing of the application and the name of the applicant.
    - (b) The City's file number assigned to the application.
    - (c) A general description of the proposed project, including the project location.
    - (d) The date the Zoning Administrator will render a decision on the application, which shall be not less than 10 days from the date of notice.
    - (e) The location and times in which the application may be reviewed by the public.
    - (f) The procedure and time period in which the decision may be appealed.
  4. Notice of administrative decision shall be distributed in the same manner as provided in Section 9.74.020.B.2.a and through electronic listserv notification.
  5. Notice of administrative hearing, when required, shall be given consistent with Section 9.74.020 (Notice of Hearing).
- e. **Administrative Hearing.**
1. When required by Table 2-19, an administrative hearing shall be held at the date, time, and place for which notice was given.
  2. After receiving comment and considering the proposed project, the review authority must either approve the application, deny the application, or continue the hearing to a future date.
  3. The hearing may be continued only if additional information is needed to

determine project conformance with objective standards. A hearing may be continued one time after which the review authority must render a decision.

- f. **Decision.** The review authority shall approve a Gateway Ministerial Permit if the project:
    1. Satisfies all Gateway Ministerial Permit eligibility criteria in Section 9.29.020.B.3 (Eligibility);
    2. Complies with all applicable objective standards in the Gateway Area Plan, General Plan, and Municipal Code. See Section 9.29.010 (Introduction) for instructions to resolve conflicting standards; and
    3. Complies with all applicable local, state, and federal natural resource protection standards, including standards in
      - (a) Chapter 9.53 (Historic Resource Preservation);
      - (b) Chapter 9.54 (Resource Conservation);
      - (c) Chapter 9.56 (Solar Siting and Solar Access); and
    4. Chapter 9.59 (Environmentally Sensitive Habitat Areas Protection and Preservation).
5. **Appeals.**
- a. A decision to approve or deny a Gateway Ministerial Permit may be appealed.
  - b. Zoning Administrator decisions may be appealed to the Planning Commission and Planning Commissions decisions may be appealed to the City Council.
  - c. Appeals shall be filed and processed consistent with Section 9.76.030 (Filing and Processing of Appeals) except as follows:
    1. Any person may file an appeal.
    2. The subject of appeal is limited to the determination of project conformance with the approval criteria in Paragraph 9.29.020.B.4.f (Decision).
    3. The review authority may affirm or reverse the decision based solely on project conformance with the approval criteria in Paragraph 9.29.020.B.4.f (Decision). The review authority may not consider project conformance with subjective policies or requirements when acting on the appeal.

**C. Design Review.**

1. Design review is required in the Gateway districts if both of the following apply:
  - a. The proposed project does not meet the Gateway Ministerial Permit eligibility requirements in Section 9.29.020.B.3 (Eligibility); and
  - b. The project requires Design Review pursuant to Section 9.72.040 (Design Review).

2. Design review shall be conducted in accordance with Section 9.72.040 (Design Review).
3. To approve Design Review for a project that deviates from one or more standard in Section 9.29.060 (Building Design Standards), the review authority must find that either:
  - a. The standard is not applicable due to the nature of the project (e.g., modification to an existing structure); or
  - b. The project incorporates an alternative method to achieve the intent statement the proceeds the standard.

**D. Gateway Use Permit.**

1. A Gateway Use Permit is required in the Gateway districts for uses listed in Section 9.29.030.B (Gateway Use Permit Required) or if both of the following apply:
  - a. The proposed project does not meet the Gateway Ministerial Permit eligibility requirements in Section 9.29.020.B.3 (Eligibility).
  - b. The proposed project is listed in Table 2-20.

**Table 2-20: Gateway Use Permit Requirements**

<b>Project Size</b>	<b>Review Authority</b>
<b>Existing Uses</b>	
Expanding an existing commercial or industrial use	
2,500 square feet or less of new floor area	Zoning Administrator
More than 2,500 square feet of new floor area	Planning Commission
<b>New Uses</b>	
New residential uses less than 25 units per acre	Zoning Administrator
New commercial or industrial use	
2,500 square feet or less of new floor area	Zoning Administrator
More than 2,500 square feet of new floor area	Planning Commission

2. The review authority for Gateway Use Permits is shown in Table 2-20.
3. Procedures for a Gateway Use Permit are the same as in 9.72.080 (Use Permit and Minor Use Permit) except as specified in Paragraph 4 below.
4. The review authority may approve a Gateway Use Permit only after finding all of the following:
  - a. The design, location, size, and operating characteristics of the proposed activity will not impede or interfere with redevelopment of surrounding properties as envisioned in the Gateway Area Plan.
  - b. The proposed project is either minor in nature or incorporates features that contribute to the vibrancy of the Gateway Area. For the purpose of this finding, “contribute to the vibrancy of the Gateway Area” means the project will accommodate an estimated 100 new jobs or more, provide at least 25,000 square feet of resident-serving commercial uses, or include a hotel and other visitor-serving uses that promote local tourism.
  - c. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and
  - d. Granting the permit will not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.
5. A Gateway Use Permit required to expand a non-conforming use may be approved only if:
  - a. The expansion occurs on the same parcel of the existing non-conforming use;
  - b. The use is not heavy or moderate-impact manufacturing/processing; and

- c. The review authority finds that sufficient measures are incorporated into the design to reduce off-site impacts associated with aesthetics, odor, and noise.

#### **9.29.030 – Allowed Uses**

- A. Permitted Uses.** Except as provided in Subsections B and C below, the following land uses are Permitted Uses:
1. Residential uses, including multi-family housing, rooming or boarding houses, residential care facilities, and existing single-family dwellings.
  2. Commercial uses, including retail, personal services, restaurants and bars, professional offices, medical services, and lodging.
  3. Recreation, education, and public assembly uses, including parks, playgrounds, schools, meeting facilities, studios, and theatres.
  4. Light industrial uses, including laboratories, research and development, and manufacturing/processing - low-impact.
  5. Other similar and compatible uses. See Section 9.29.030.D (Similar and Compatible Uses).
- B. Gateway Use Permit Required.** The following land uses require a Use Gateway Permit in the Gateway districts:
1. Retail with 20,000 square feet or more of floor area.
  2. Utility facilities.
  3. Moderate-impact industrial uses.
  4. Expansion of an existing vehicle services use.
  5. Other similar and compatible uses. See Section 9.29.030.D (Similar and Compatible Uses).
- C. Prohibited Uses.** The following land uses are prohibited in the Gateway districts:
1. New single-family dwellings.
  2. Heavy industrial uses, including high-impact manufacturing/processing.
  3. Construction yards.
  4. Service stations.
  5. Warehouses.
  6. Personal storage facility (mini-storage).
  7. Fuel dealers.
  8. Auto and vehicle sales and rental.

9. New vehicle services.

10. Commercial agricultural production, excluding community gardens.

**D. Similar and Compatible Uses.** The Zoning Administrator may determine that a use is similar or compatible to an allowable use in the Gateway Districts upon finding that:

1. The characteristics of, and activities associated with the use are similar to one or more of the listed uses, and will not involve a greater intensity than the uses listed in the district;
2. The use will be consistent with the purposes of the district;
3. The use will be consistent with the General Plan and the Gateway Plan; and
4. The use will be compatible with the other uses allowed in the district.

#### 9.29.040 – District Standards

##### A. Gateway Barrel District (G-B).

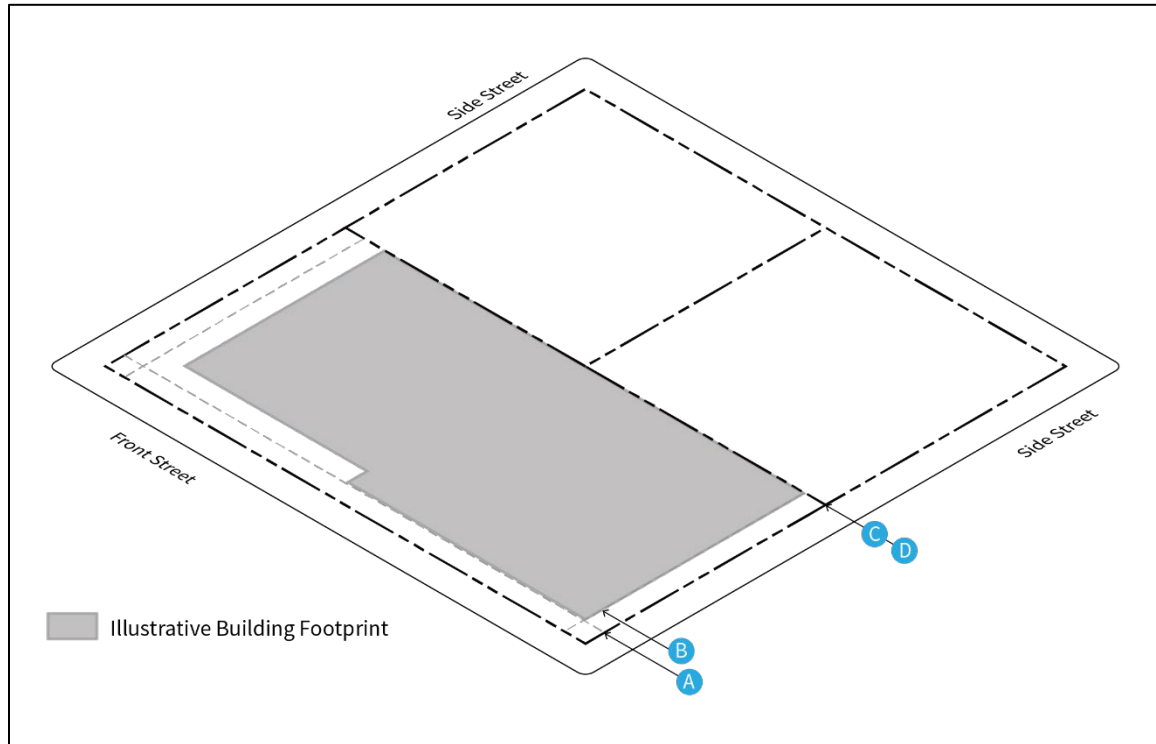
1. **Purpose.** The G-B district is a high-density walkable residential campus with internal circulation based primarily on bicycle and pedestrian modes of travel. Building and site design supports a pedestrian-friendly public realm compatible with the internal high-density residential character of the district.
2. **Building Placement.**
  - a. Table 2-21 and Figure 2-26 show building placement standards in the G-B district.

**Table 2-21: G-B District Building Placement**

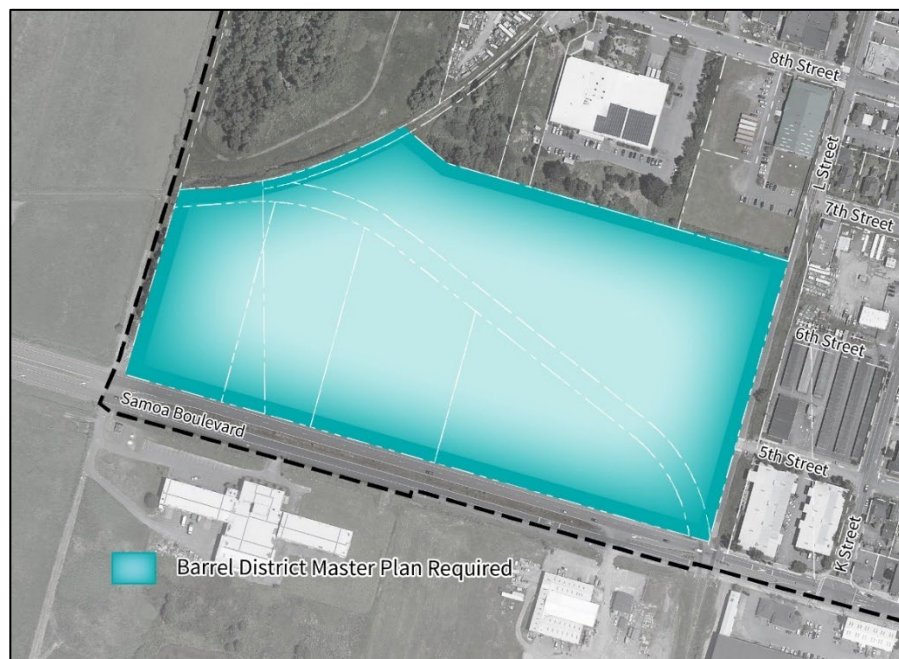
Setbacks		Building Frontage Type	
		Active	Non-Active
From property lines abutting a street			
<b>A</b>	Minimum	10 ft.	10 ft.
<b>B</b>	Maximum	20 ft. [1]	No maximum
From all other property lines			
<b>C</b>	Minimum	No setback requirement	
<b>C</b>	Maximum	No setback requirement	

Notes:

[1] A building may be setback up to 50 feet from the property line if the space between the building wall and sidewalk is occupied by a courtyard, plaza, or other form of publicly accessible open space.

**Figure 2-26: G-B District Building Placement**

- b. Within the area shown in Figure 2-27, building placement standards are as shown in Table 2-21 unless amended by the City-approved Barrel District Master Plan. See Paragraph 4 (Barrel District Master Plan) below.

**Figure 2-27: Barrel District Master Plan Area**

3. **Building Massing.** Table 2-22 and Figure 2-28 show building massing standards in the G-B district. Building massing standards may be modified in the Barrel District Master Plan. The Barrel District Master Plan may allow building heights consistent with Table 2-22.

**Table 2-22: G-B District Building Massing**

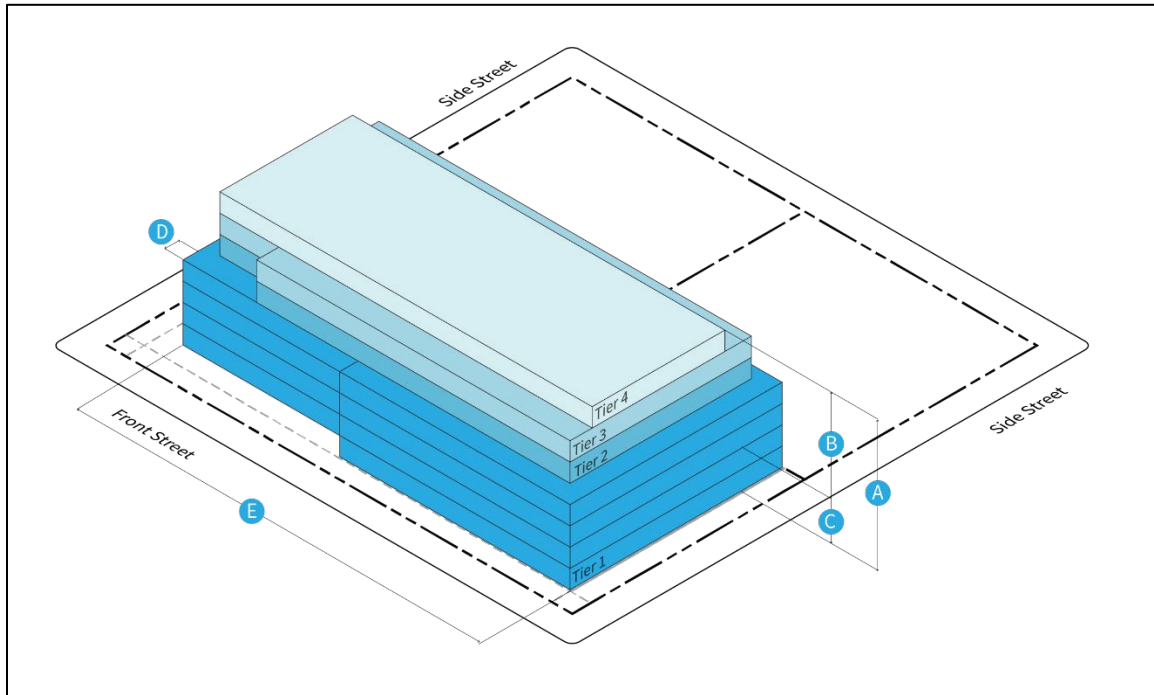
		Base Tier	Tier 1	Tier 2	Tier 3	Tier 4
<b>Height</b>						
<b>A</b>	Feet, Max.	50 ft.	50 ft.	60 ft.	70 ft.	80 ft.
<b>B</b>	Stories, Max.	4	4	5	6	7
<b>C</b>	Stories, Min.	2	3	3	4	5
<b>Massing</b>						
	Height ratios (% of ground floor by story)					
	1-4	100%	100%	100%	100%	100%
	5-6	N/A	N/A	80%	80%	80%
	7	N/A	N/A	N/A	N/A	60%
	Upper Story Step Backs (from ground-level street-facing building walls)					
	4 <sup>th</sup> story and below	None, except when required by 9.29.050.B (Enhanced Upper Story Step Backs)				
<b>D</b>	5 <sup>th</sup> to 7 <sup>th</sup> story	8 ft. min. for 75% or more of building street frontage [1]				
<b>E</b>	Max. Building Length [2]	300 ft. [3]				
	Building Modulation	See 9.26.060.B (Building Modulation)				

**Notes:**

[1] For buildings walls with less than 120 feet of street frontage, an 8 ft. step back is required for all but 30 feet of the frontage.

[2] Measured parallel to the adjacent street.

[3] See long building division requirement for buildings 150-300 feet in length.

**Figure 2-28: G-B District Building Massing**

#### 4. **Barrell District Master Plan.**

##### a. **General.**

- (1) A Master Plan is required for development with over 10,000 square feet of floor area in the area shown in Figure 2-27.
- (2) The Master Plan must accommodate a high-density walkable mixed-use residential campus with minimal vehicular infrastructure and overall site design that supports a pedestrian-friendly public realm.

##### b. **Master Plan Contents.** The Barrel District Master Plan must contain maps, graphics, and text that identifies the following:

- (1) Natural resource protection areas to remain as permanent open space.
- (2) Publicly accessible open space, including a new community square.
- (3) The location and design of new streets, greenways, and emergency vehicle access facilities.
- (4) The placement of buildings and surface parking.
- (5) Planned land uses, if known.
- (6) Building heights.
- (7) Requested modifications to building design standards in Section 9.29.060 (Building Design Standards), if any.

c. **Circulation.**

- (1) The Master Plan must note deviations from the conceptual greenway configuration in Figure 2-56 and explain the need for these deviations.
- (2) The City may approve a Master Plan circulation system that deviates from Gateway Area Plan Figure 8 and Figure 9 upon finding that the deviation allows for superior circulation consistent with Gateway Area Plan goals.

d. **Open Space.**

- (1) The Master Plan must identify the location of a community square to serve as a neighborhood gathering space and visitor destination.
- (2) The Master Plan must note deviations from the community square standards in Section 9.29.090.B (Community Square) and explain how the deviation will provide for a superior design.

- e. **Review and Approval Process.** The Master Plan will be reviewed and approved at noticed public hearings in the same manner as required for amendments to this chapter and the Gateway Area Plan if deviations from the standards are proposed.

**B. Gateway Hub (G-H).**

1. **Purpose.** The G-H district is a vibrant, high-intensity mixed-use area anchored by the Creamery building. New buildings and open spaces are located and designed to create a welcoming, vibrant, and pedestrian-friendly public realm.
2. **Building Placement.** Table 2-23 and Figure 2-29 show building placement standards in the G-H district.

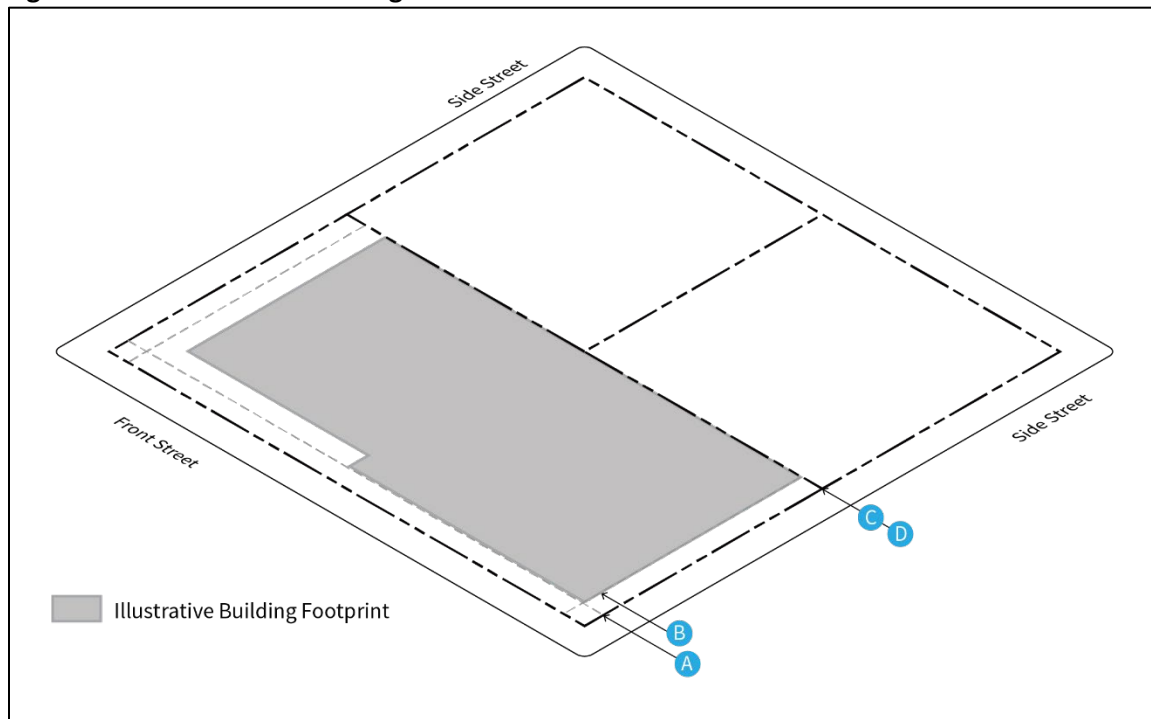
**Table 2-23: G-H District Building Placement**

Setbacks		Building Frontage Type	
		Active [1]	Non-Active
From property lines abutting 8 <sup>th</sup> , 9 <sup>th</sup> and L Streets			
<b>A</b>	Minimum	10 ft.	N/A
<b>B</b>	Maximum	20 ft. [2]	N/A
From property lines abutting all other streets			
<b>A</b>	Minimum	10 ft.	10 ft.
<b>B</b>	Maximum	20 ft. [2]	No maximum
From all other property lines			
<b>C</b>	Minimum	No setback requirement	
<b>C</b>	Maximum	No setback requirement	

**Notes:**

[1] See Section 9.29.050.A (Active Frontage Types) for locations that require an active building frontage type.

[2] A building may be setback up to 50 feet from the property line if the space between the building wall and sidewalk is occupied by a courtyard, plaza, or other form of publicly accessible open space.

**Figure 2-29: G-H District Building Placement**

3. **Building Massing.** Table 2-24 and Figure 2-30 show building massing standards in the G-H district.

**TABLE 2-24: G-H DISTRICT BUILDING MASSING**

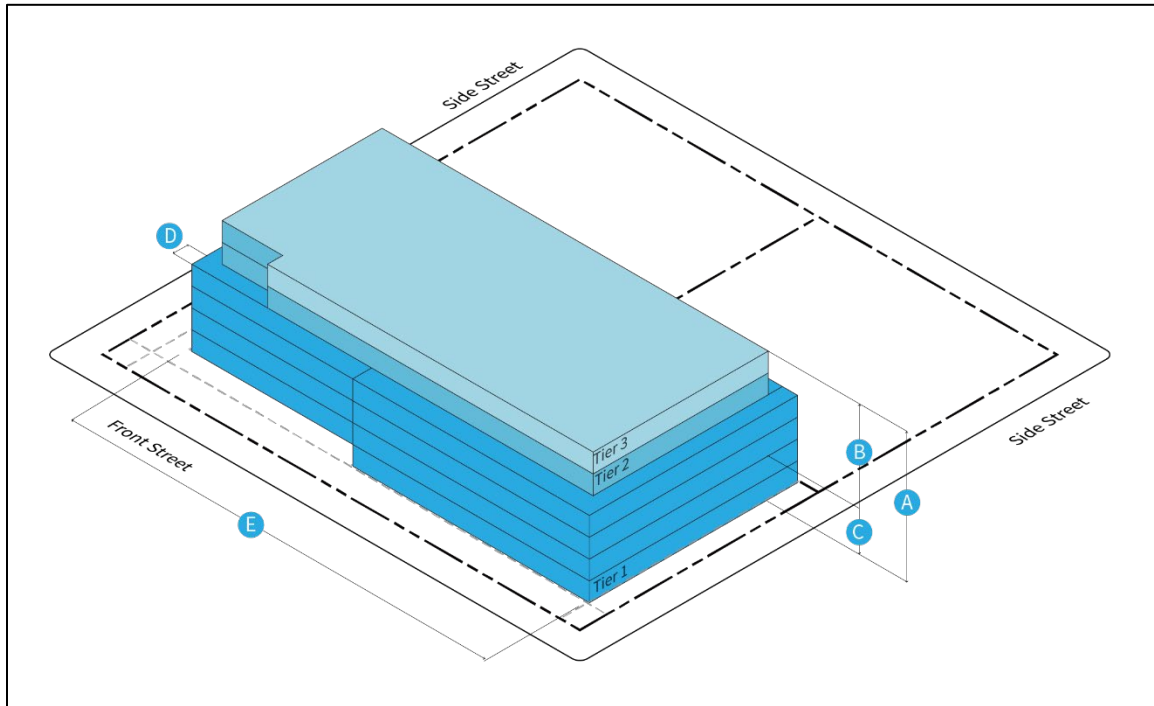
		Base Tier	Tier 1	Tier 2	Tier 3
<b>Height</b>					
<b>A</b>	Feet, Max.	50 ft.	50 ft.	60 ft.	70 ft.
<b>B</b>	Stories, Max.	4	4	5	6
<b>C</b>	Stories, Min.	2	3	3	4
<b>Massing</b>					
	Height ratios (% of ground floor by story)				
	1-4	100%	100%	100%	100%
	5-6	N/A	N/A	80%	80%
	Upper Story Step Backs (from ground-level street-facing building walls)				
	4 <sup>th</sup> story and below	None, except when required by 9.29.050.B (Enhanced Upper Story Step Backs)			
<b>D</b>	5 <sup>th</sup> and 6 <sup>th</sup> story	8 ft. min. for 75% or more of building street frontage [1]			
<b>E</b>	Max. Building Length [2]	300 ft. [3]			
	Building Modulation	See 9.26.060.B (Building Modulation)			

**Notes:**

[1] For buildings walls with less than 120 feet of street frontage, an 8 ft. step back is required for all but 30 feet of the frontage.

[2] Measured parallel to the adjacent street.

[3] See long building division requirement for buildings 150-300 feet in length.

**Figure 2-25: G-H District Building Massing****C. Gateway Corridor (G-C).**

1. **Purpose.** The G-C district accommodates active, inviting, high-intensity, mixed-use development along major bicycle and vehicular gateways into the City. Pedestrian-oriented ground floor design aesthetic helps to slow passing vehicular traffic and encourage drivers to park and walk.
2. **Building Placement.** Table 2-25 and Figure 2-31 show building placement standards in the G-C district.

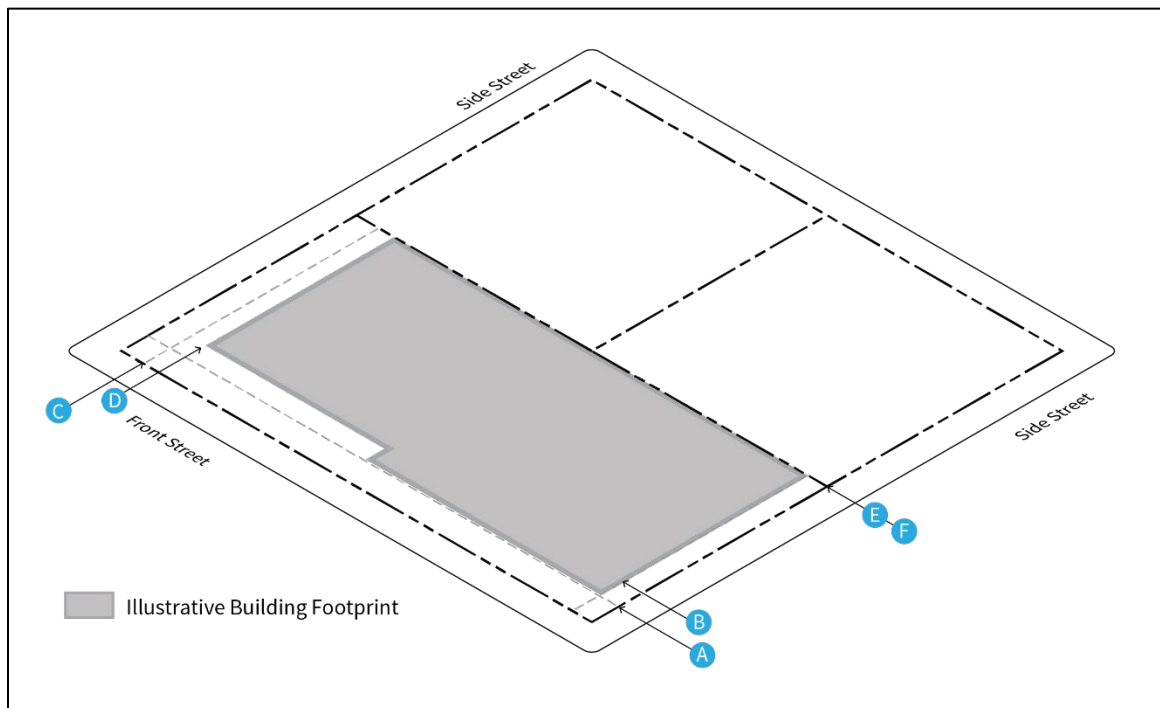
**Table 2-25: G-C District Building Placement**

Setbacks		Building Frontage Type	
		Active [1]	Non-Active
From property lines abutting 8 <sup>th</sup> , 9 <sup>th</sup> , and L Street between 8 <sup>th</sup> Street and 9 <sup>th</sup> Street			
<b>A</b>	Minimum	10 ft.	N/A
<b>B</b>	Maximum	2-0 ft. [2]	N/A
From property lines abutting all other streets			
<b>A</b>	Minimum	10 ft.	10 ft.
<b>B</b>	Maximum	20 ft. [2]	No maximum
From all other property lines			
<b>C</b>	Minimum	No setback requirement	
<b>C</b>	Maximum	No setback requirement	

**Notes:**

[1] See Section 9.29.050.A (Active Frontage Types) for locations that require an active building frontage type.

[2] A building may be setback up to 50 feet from the property line if the space between the building wall and sidewalk is occupied by a courtyard, plaza, or other form of publicly accessible open space.

**Figure 2-26: G-C District Building Placement**

3. **Building Massing.** Table 2-26 and Figure 2-32 show building massing standards in the G-C district.

**TABLE 2-26: G-C DISTRICT BUILDING MASSING**

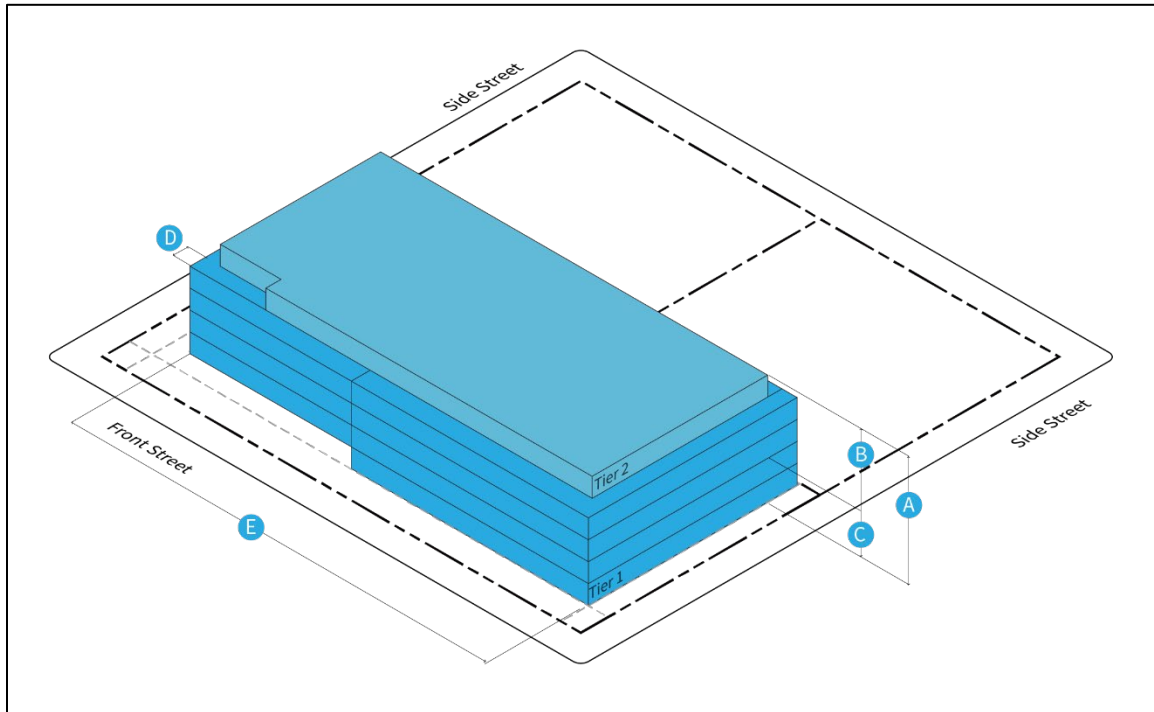
		Base Tier	Tier 1	Tier 2
<b>Height</b>				
<b>A</b>	Feet, Max.	50 ft.	50 ft.	60 ft.
<b>B</b>	Stories, Max.	4	4	5
<b>C</b>	Stories, Min.	2	3	3
<b>Massing</b>				
	Height ratios (% of ground floor by story)			
	1-4	100%	100%	100%
	5	N/A	N/A	80%
	Upper Story Step Backs (from ground-level street-facing building walls)			
	4 <sup>th</sup> story and below	None, except when required by 9.29.050.B (Enhanced Upper Story Step Backs)		
<b>D</b>	5 <sup>th</sup> story	8 ft. min. for 75% or more of building street frontage [1]		
<b>E</b>	Max. Building Length [2]	300 ft. [3]		
	Building Modulation	See 9.26.060.B (Building Modulation)		

**Notes:**

[1] For buildings walls with less than 120 feet of street frontage, an 8 ft. step back is required for all but 30 feet of the frontage.

[2] Measured parallel to the adjacent street.

[3] See long building division requirement for buildings 150-300 feet in length.

**Figure 2-32: G-C District Building Massing****D. Gateway Neighborhood (G-N).**

1. **Purpose.** The G-N district provides a transition from the high-intensity Gateway districts to lower intensity residential uses outside of the Gateway Area Plan boundary. Building and site design supports a pedestrian-friendly public realm compatible with the residential character of surrounding areas.
2. **Building Placement.** Table 2-27 and Figure 2-33 show building placement standards in the G-N district.

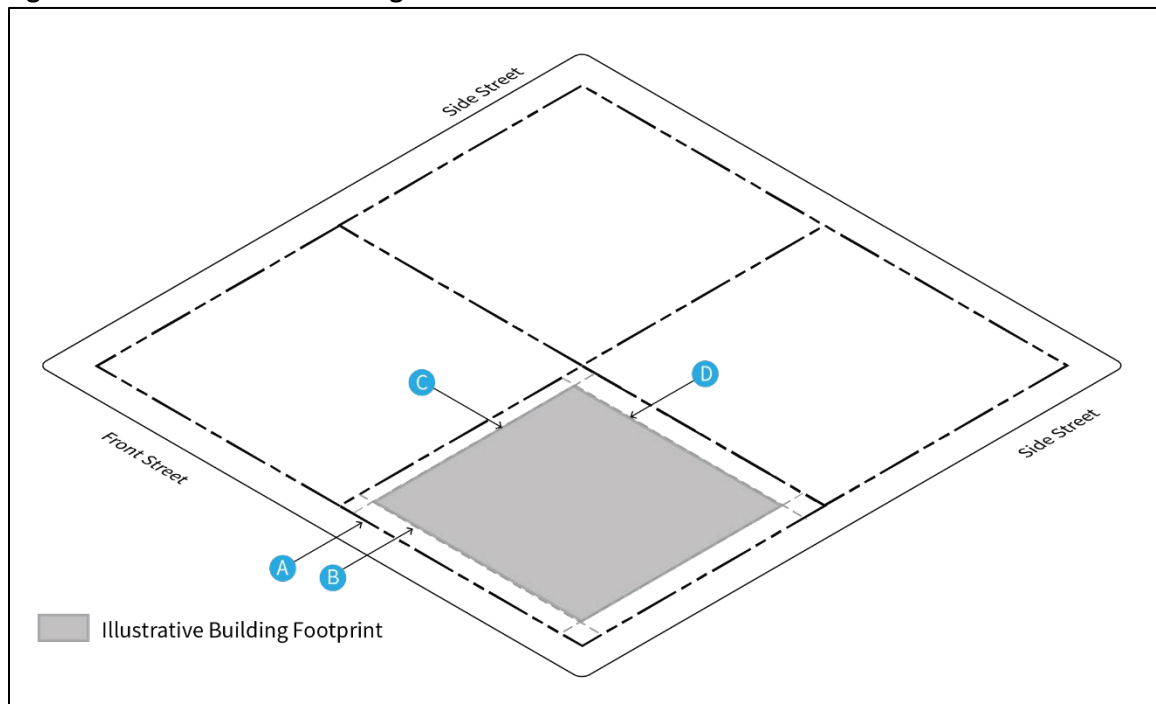
**Table 2-27: G-N District Building Placement**

Setbacks		Building Frontage Type	
		Active [1]	Non-Active
From property lines abutting a street			
A	Minimum	10 ft.	10 ft.
B	Maximum	20 ft. [2]	No maximum
From interior side property lines			
C	Minimum	5 ft.	
	Maximum	No maximum	
From rear property lines			
D	Minimum	10 ft.	
	Maximum	No maximum	

Notes:

[1] See Section 9.29.050.A (Active Frontage Types) for locations that require an active building frontage type.

[2] A building may be setback up to 50 feet from the property line if the space between the building wall and sidewalk is occupied by a courtyard, plaza, or other form of publicly accessible open space.

**Figure 2-33: G-N District Building Placement**

- Building Massing.** Table 2-28 and Figure 2-34 show building massing standards in the G-H district.

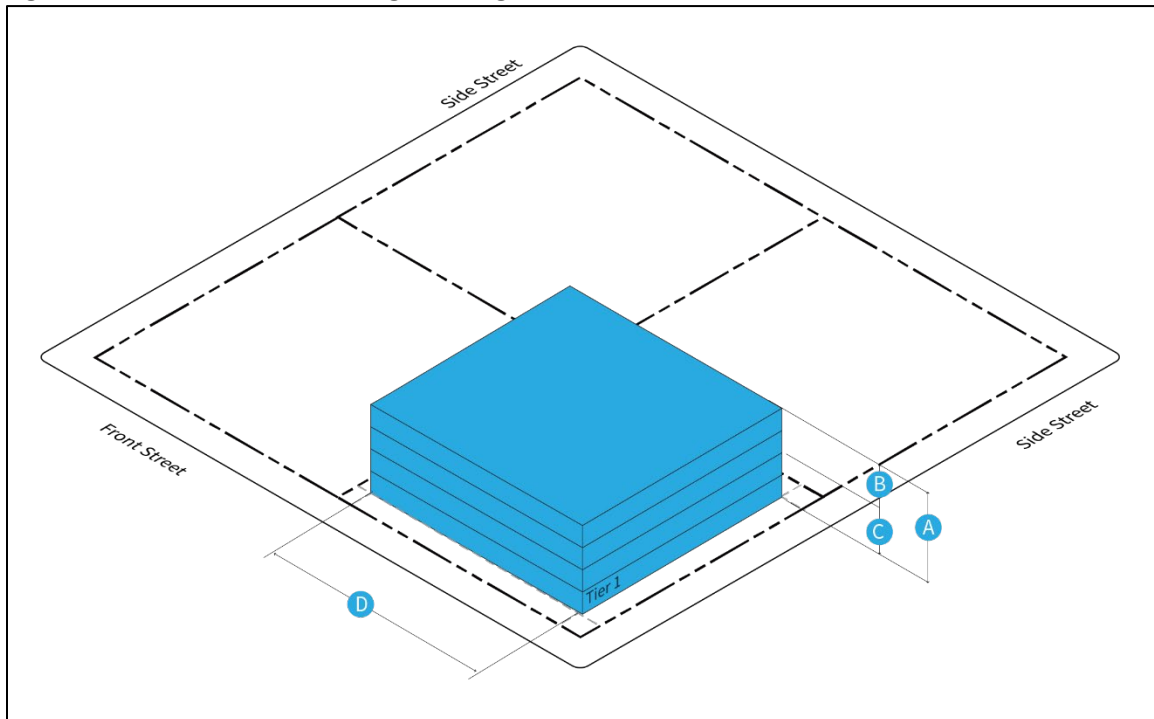
**TABLE 2-28: G-N DISTRICT BUILDING MASSING**

		Base Tier	Tier 1
<b>Height</b>			
<b>A</b>	Feet, Max.	50 ft.	50 ft.
<b>B</b>	Stories, Max.	4	4
<b>C</b>	Stories, Min.	2	2
<b>Massing</b>			
	Upper Story Step Backs (from ground-level street-facing building walls)		
	4 <sup>th</sup> story and below	None, except when required by 9.29.050.B (Enhanced Upper Story Step Backs)	
<b>D</b>	Max. Building Length [1]	300 ft. [2]	
	Building Modulation	See 9.26.060.B (Building Modulation)	

**Notes:**

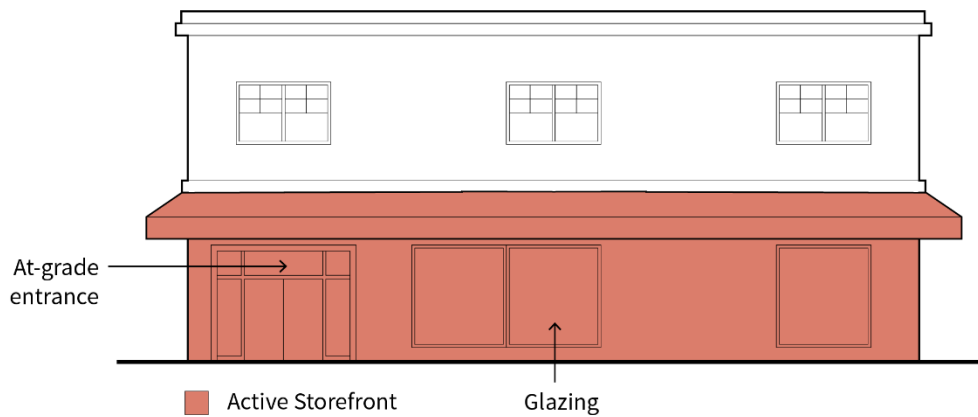
[1] Measured parallel to the adjacent street.

[2] See long building division requirement for buildings 150-300 feet in length.

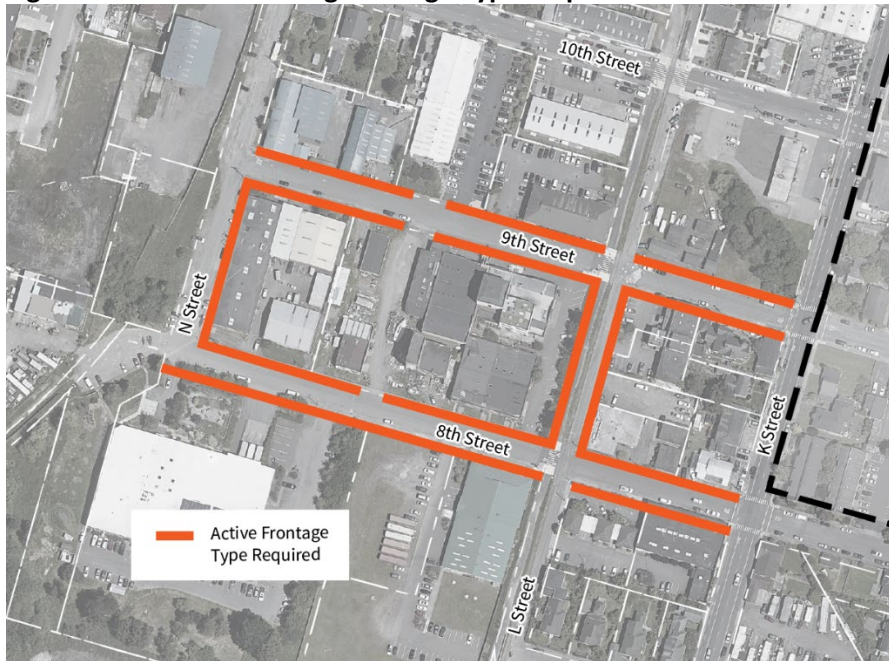
**Figure 2-34: G-N District Building Massing**

**9.29.050 – Supplemental to Districts****A. Active Building Frontage Types.**

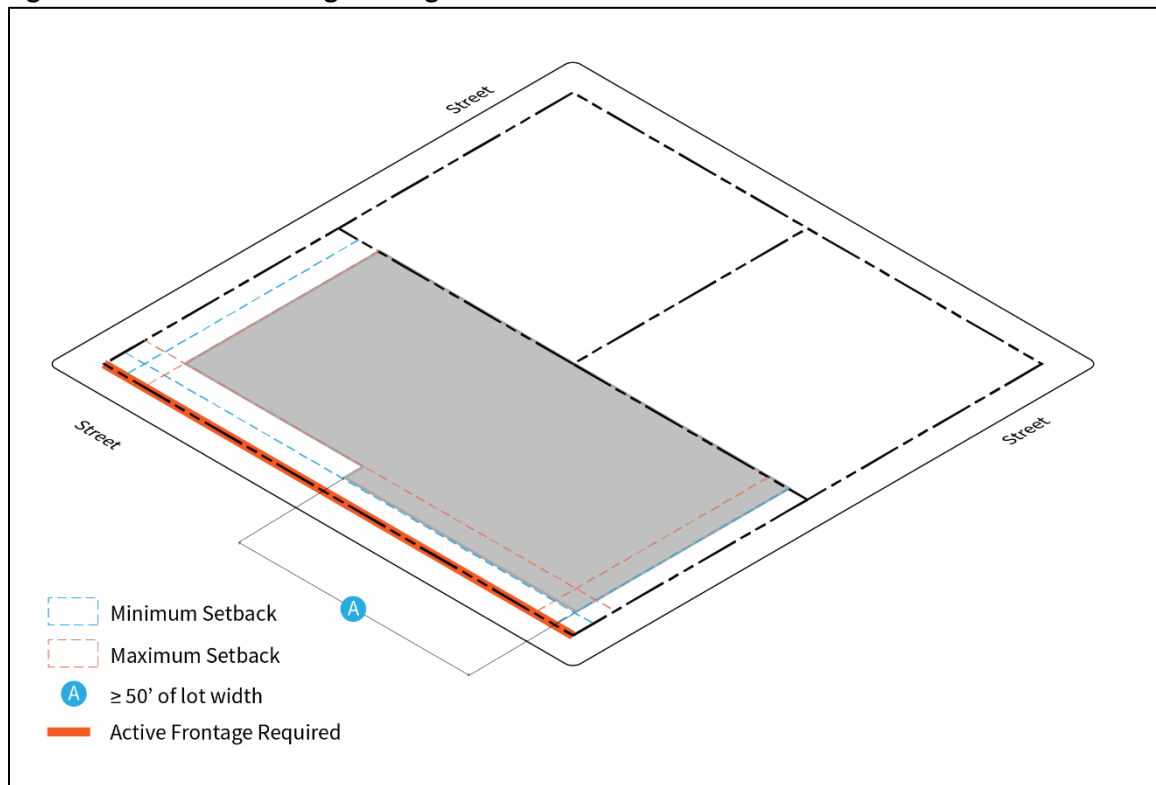
1. **Active Building Frontage Types Defined.** An active building frontage type is designed for non-residential use with glazing between the façade base and ground floor ceiling. An active frontage type provides at-grade access to the building interior directly from the adjacent sidewalk. Storefronts, galleries, and arcades are examples of active building frontage types. See Figure 2-35. An active frontage type may be occupied by residential uses if the frontage complies with applicable design standards in this chapter and building code requirements.

**Figure 2-35: Active Frontage Types**

2. **Required Active Building Frontage Type Locations.** Figure 2-36 shows location where an active building frontage type is required. In all other locations, active building frontage types are permitted, but not required.

**Figure 2-36: Active Building Frontage Type Required Location**

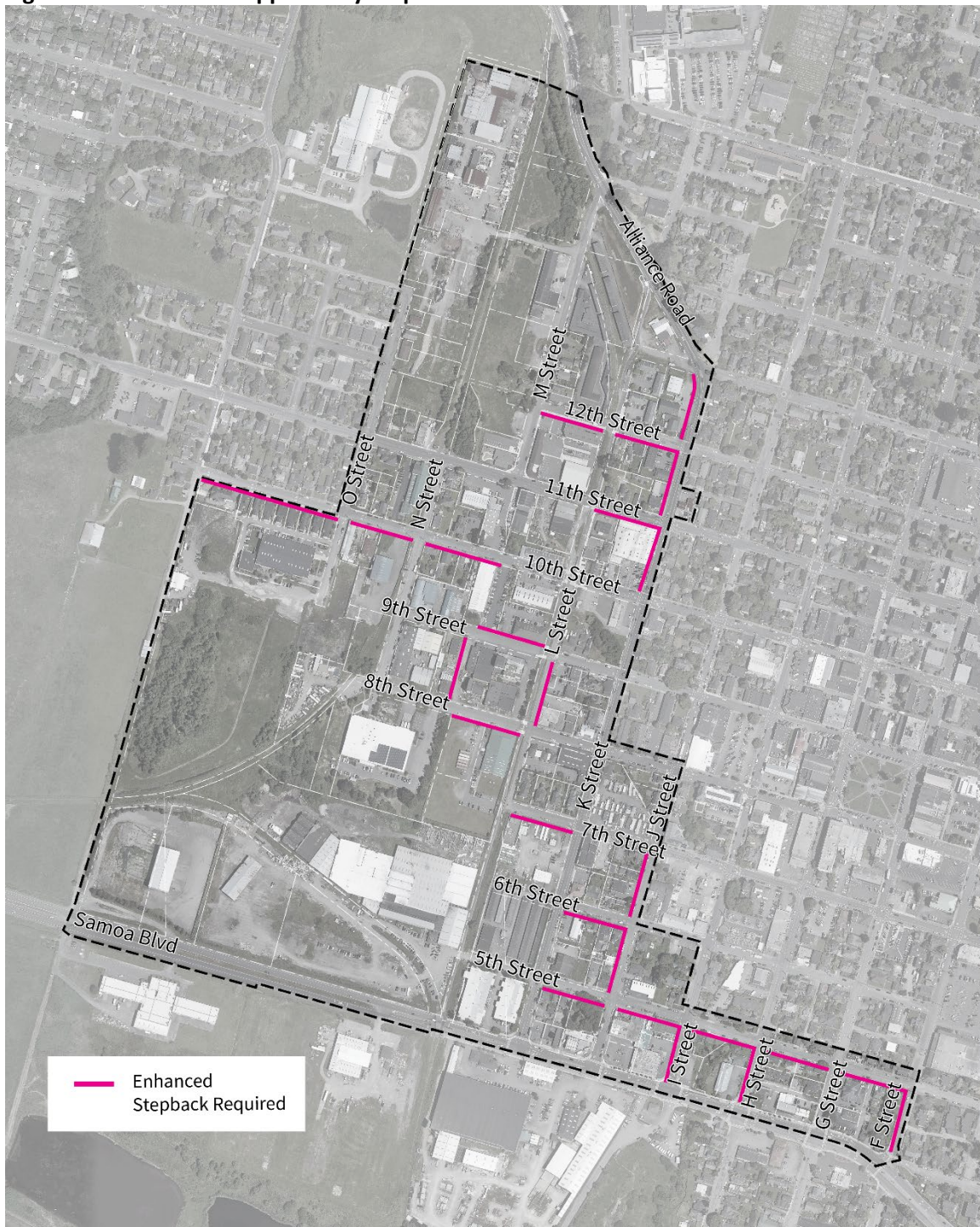
3. **Active Building Frontage Type Standards.** The following standards apply to all active building frontage types.
  - a. **Maximum Setback.** A building wall with an active building frontage type may be setback no more than:
    1. 20 feet from the property line; or
    2. 40 feet from the property line if the space between the building wall and sidewalk is occupied by a courtyard, plaza, or other form of publicly accessible open space.
  - b. **Build to Zone.** A minimum of 50 percent of the lot width must contain a building located between the minimum and maximum setback for the district. See Figure 2-37.

**Figure 2-37: Active Building Frontage Placement**

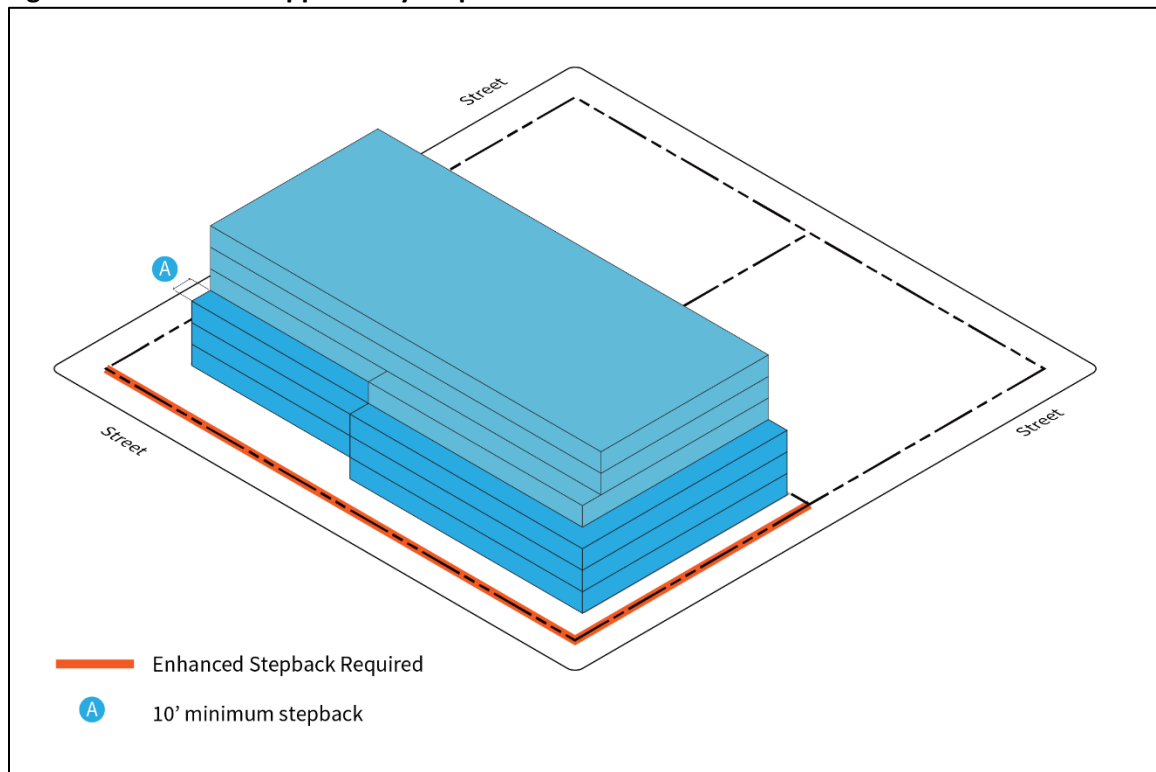
- c. **Transparency.** An active building frontage type must comply with the minimum transparency requirement in Section 9.29.060.G.2.C (Non-Residential Frontages).
- d. **Pedestrian Realm.** The pedestrian realm adjacent to an active building frontage type must be improved consistent with Section 9.29.070.A (Pedestrian Realm Dimensions).

#### **B. Enhanced Upper Story Step Backs.**

1. **Purpose.** This subsection establishes upper story step back requirements that exceed requirements in Section 9.29.040 (District Standards). These enhanced requirements are intended to reduce shadow impacts and provide context-sensitive massing adjacent to lower-intensity residential uses.
2. **Applicability.** Figure 2-38 shows street frontages subject to an enhanced upper story step back requirement.

**Figure 2-38: Enhanced Upper Story Step Back Location**

3. **Standard.** For building frontages shown in Figure 2-38, the fourth story must be stepped back a minimum of 10 feet from the ground-level building wall for the full length of the building. See Figure 2-39.

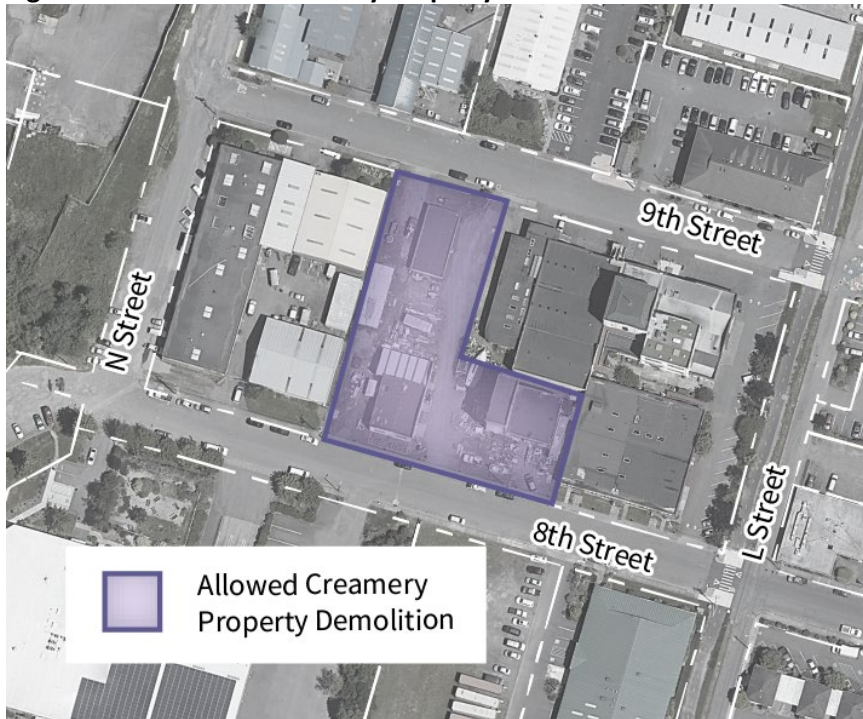
**Figure 2-39: Enhance Upper Story Step Backs**

### C. Historic Resources.

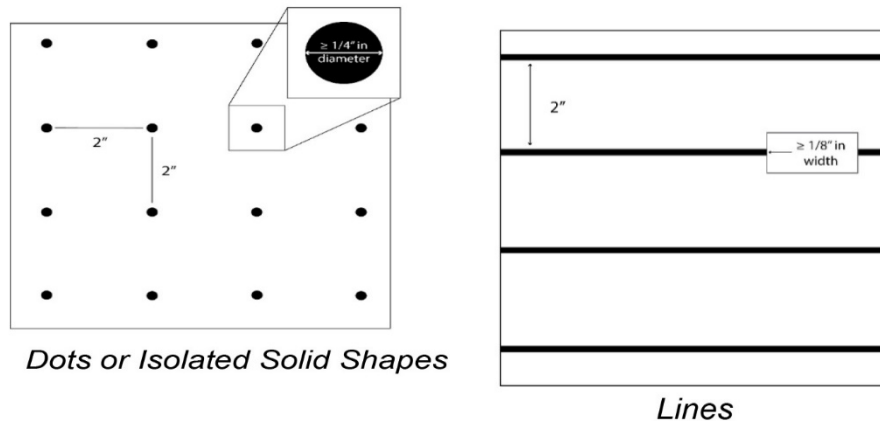
#### 1. Design Review Requirement.

- Planning Commission Design Review is required for the exterior modification, demolition, or relocation of a historic resources listed in Table 9 of the Gateway Area Plan.
- Chapter 9.53 (Historic Resource Protection), Section 9.72.040 (Design Review), and the General Plan Historic Preservation Element do not require Design Review or any other type of discretionary approval for the exterior modification, demolition, or relocation of any other structure in the Gateway districts not listed in Gateway Area Plan Table 9.

- Creamery Property.** Structures in the area shown in Figure 2-40 may be demolished without Design Review or other type of discretionary approval. Demolition may occur as part of new development project or independent from new development on the property.

**Figure 2-40: Allowed Creamery Property Demolition****D. Bird Safe Buildings.**

1. **Intent.** The intent of these standards is to reduce the risk of bird-to-building collisions.
2. **Applicability.** The bird-safe building standards in this subsection apply to new construction where glass or other rigid transparent material occupies 35 percent or more of the building façade.
3. **Standards.**
  - a. **Bird-Safe Glazing.** Any regulated continuous transparent material must meet at least one of the following conditions:
    - (1) **Threat Factor Rating.** A product with an American Bird Conservancy Threat Factor Rating of 30 or less.
    - (2) **Patterned Glazing Treatment.** Panes with patterns that are etched, fritted, stenciled, silk-screened, or otherwise permanently incorporated into the transparent material. If the pattern utilizes dots or other isolated solid shapes, each dot or shape must be at least a ¼ inch in diameter and be no more than 2 feet apart in any direction (see Figure 2-41). If the pattern utilizes lines, they must be at least ⅛ inch in width and spaced no more than 2 inches apart (see Figure 2-41, left).

**Figure 2-41: Patterned Glazing Treatment Requirements****b. Interior Lighting.**

- (1) Nonresidential spaces shall have automatic light shutoff systems using timers, photo sensors, motion sensors, or a combination of sensors.

**c. Site Design.** No mirrors shall be placed in or near planted areas or water features, or in locations where they would reflect trees, plants, or water.

**E. Landscaping.** Landscaping standards in Chapter 9.34 (Landscaping Standards) apply in the Gateway districts except as modified below.

1. All areas between a building and adjoining sidewalk shall be landscaped, except for:
  - a. Areas required for vehicular or pedestrian access to the property; and
  - b. Courtyards, outdoor seating areas, and other similar outdoor spaces for customers and/or the general public.
2. Landscaping shall consist of any combination of trees and shrubs, and may include grass or related natural features, such as rock, stone, or mulch. Non-plant materials may occupy no more than 25 percent of the landscaped area.
3. Minimum landscape area requirements in 9.34.020.A (New Projects) do not apply in the Gateway districts.
4. Planting of new invasive plant species is prohibited. "Invasive plant species" means any plant species with a "High" rating in the California Invasive Plant Council's Cal-IPC inventory of invasive plants.

**F. Projections Above Height Limit.**

1. Building features may project above maximum height limit in accordance with 9.30.040.D.1 (Exceptions to Height Limits).
2. Rooftop solar energy facilities may project above the maximum building height by up to five feet.

- G. Inclusionary Zoning.** For projects with 30 dwelling units or more, the project provides a minimum of 4 percent of the units affordable to very low income households or 9 percent of the units affordable to low or moderate income households as defined in Chapter 9.100 (Definitions). Moderate income units shall be for sale units consistent with State Density Bonus Law.

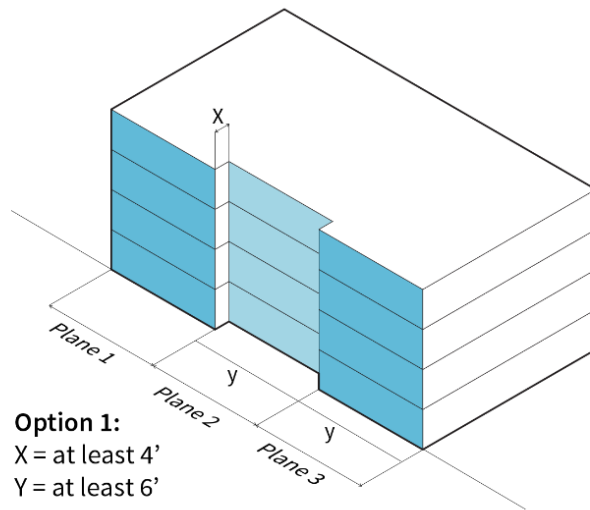
#### **9.29.060 – Building Design Standards**

##### **A. Purpose and Allowed Deviations.**

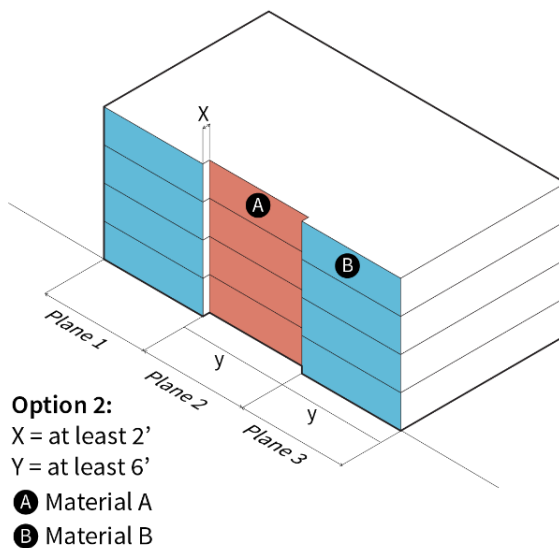
1. This section establishes building design standards for projects seeking by-right approval with a Gateway Ministerial Permit. A project is eligible for a Gateway Ministerial Permit only if it conforms to these standards.
2. A project that does not conform with these standards is allowed with Design Review. See Section 9.29.020.C (Design Review) for required findings.

##### **B. Building Modulation.**

1. **Intent.** The intent of the building modulation standard is to
  - a. Break down large building volumes to reduce the perceived mass and box-like appearance of buildings; and
  - b. Create visual interest on street-facing building facades.
2. **Standards.** A building frontage that is longer than 30 feet wide and faces a public street, right-of-way, or publicly accessible path, shall be modulated in one of the following ways:
  - a. Provide one horizontal change in plane for every 30 feet of frontage, rounded up to the nearest whole number. The change in plane must be at least 4 feet deep and 6 feet wide and must be open to the sky. See Figure 2-42.

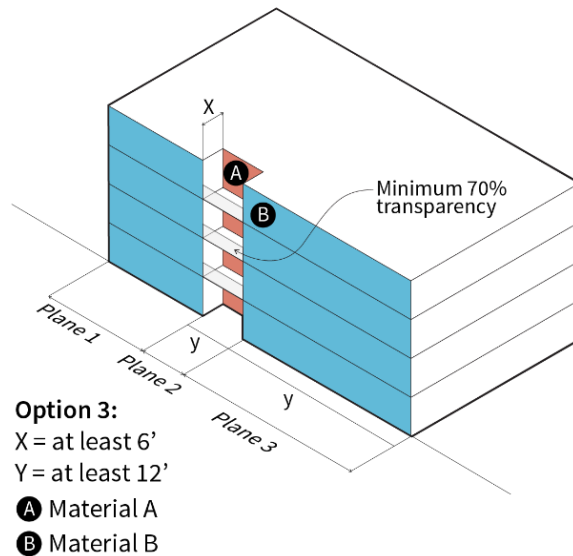
**Figure 2-42: Minimum 4x6' Break**

- b. Provide a horizontal change in plane for every 30 feet of frontage, rounded up to the nearest whole number. The change in plane must be at least 2 feet deep and 6 feet wide and be combined with a change in material. See Figure 2-43.

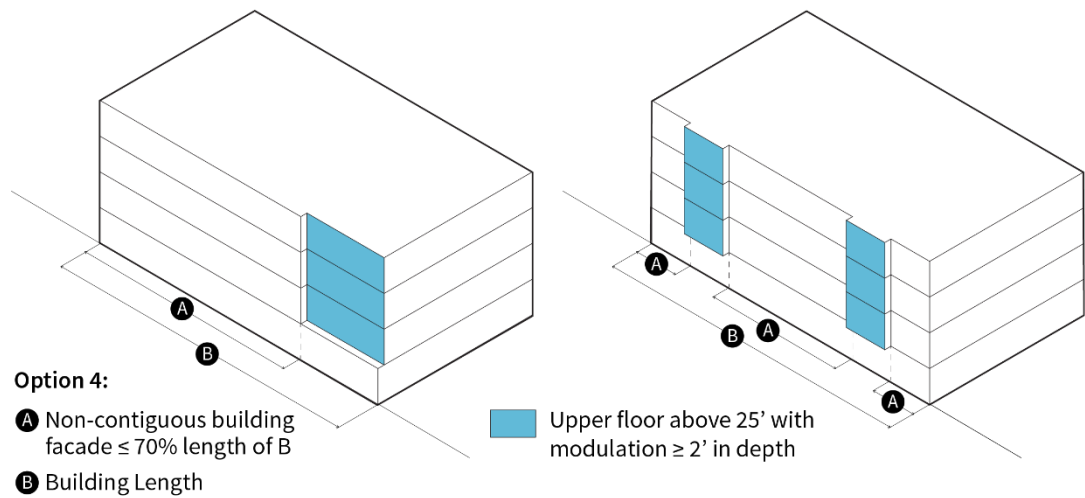
**Figure 2-43: Minimum 2x6' Break with Material Change**

- c. Provide a horizontal change in plane at an interval of 50 feet or less. The change in plane must be at least 6 feet deep and 12 feet wide and be combined with a change in material. When implemented as building notches, notches may contain balconies as long as the railing is at least 70 percent see-through or transparent. See Figure 2-44.

**Figure 2-44: Minimum 6x12' Break**

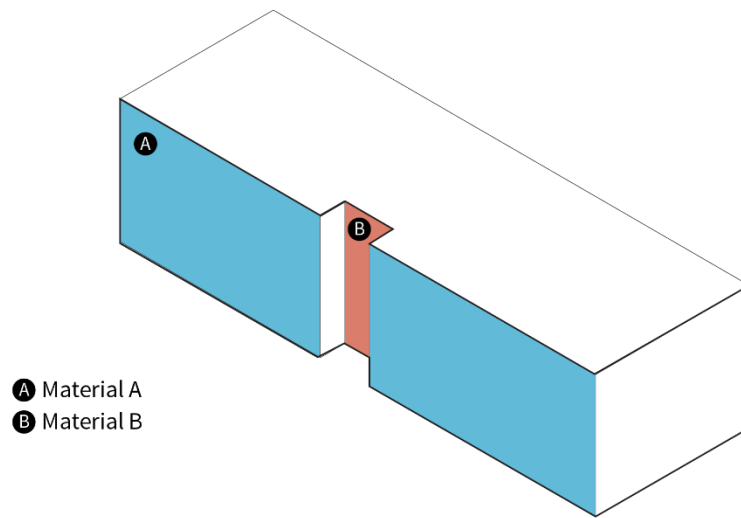


- d. Provide upper floor modulation such that the building façade contains a continuous façade plane of no more than 70 percent of the façade length. The upper floor modulation must be a minimum of 2 feet in depth and may be a recess or a projection. See Figure 2-45.

**Figure 2-45: Upper Floor Modulation**

### C. Long Building Division.

1. **Intent.** The intent of the long building division standard is to promote a human-scaled and pedestrian-friendly environment with long street-facing building facades that appear as two or more distinct volumes.
2. **Standard.** A building 150 to 300 feet in length, which faces a public street, right-of-way, or publicly accessible path, shall include at least one vertical facade break with a minimum area greater than 64 square feet, a minimum width of 8 feet, and a minimum depth of 4 feet. See Figure 2-46.

**Figure 2-46: Vertical Façade Breaks****D. Façade Articulation.**

1. **Intent.** The intent of the façade articulation standards is to:
  - a. Create street-facing building facades that are varied and interesting with human-scale design details; and
  - b. Incorporate architectural elements that reduce the perceived mass and box-like appearance of buildings.
2. **Standards.** A project must incorporate at least two of the following façade articulation techniques on each building frontage that faces a public street, right-of-way, or publicly accessible path:
  - a. **Balconies.** At least 20 percent of the linear frontage of the building wall contains at least one above-ground balcony that is at least 4 feet in depth.
  - b. **Ground Level Porches and Patios.** At least one porch or patio every 50 feet of frontage. Minimum dimensions: 6 feet by 5 feet.
  - c. **Bay Windows.** At least 25 percent of all windows on the building wall consist of projecting windows. The furthest extent of each projecting window must project at least 1 foot from the building wall.
  - d. **Awnings.** At least 25 percent of all windows on the building wall feature awnings or other types of exterior treatments to shade windows.
  - e. **Visible Rooftop Landscaping.** Cascading rooftop landscaping for at least 50 percent of the building frontage.

- f. **Loggia.** An upper level covered exterior gallery or corridor (i.e., loggia) along the full length of the building wall.
- g. **Window Variation.** Variation in window size and pattern where the area and dimensions of windows are different for at least two of the stories.
- h. **Projecting Window Frames.** Projecting window frames where the depth of the frame must exceed the minimum dimension in Paragraph H (Windows) by at least 50 percent.
- i. **Contrasting Material and/or Color.** Variation in two of the following: exterior material, material size; texture and pattern; color.
- j. **Fine-Grain Building Materials.** Fine-grain building materials such as bricks and shingles that occupy least 50 percent of the wall area.
- k. **Awnings and Canopies.** Awnings and canopies that exceed minimum dimensions in Subsection F (Building Entries) by at least 50 percent.
- l. **Cornices and Decorative Horizontal Accent Lines.** Cornices and decorative horizontal accent lines that project at least 6 inches from the building wall for full length of building.
- m. **Vertical Accents.** Projecting or recessed vertical accents of at least every 30 feet for full length of the building.
- n. **Cornice or Parapet Cap.** A cornice or parapet cap that includes a change in material from the building wall and a minimum height of 8 inches and a minimum depth of 4 inches.
- o. **Rounded Corner Treatment.** A rounded corner treatment for the full height of the building at the intersection of two streets.

#### E. Roof Forms

- 1. **Intent.** The intent of the roof form standards is to:
  - a. Ensure that roof forms are varied and designed with architectural interest; and
  - b. Reduce the perceived mass of buildings as they meet the sky.
- 2. **Standards.**
  - a. **Roofline Articulation.** Projects must provide for roofline articulation by selecting one or more of the following techniques for each building frontage that faces a public street, right-of-way, or publicly accessible path:
    - (1) At least one change in roof pitch or form for every 30 feet of street-facing building frontage.
    - (2) A change in façade or roof height of at least 5 feet for a minimum of 25 percent of the building frontage.

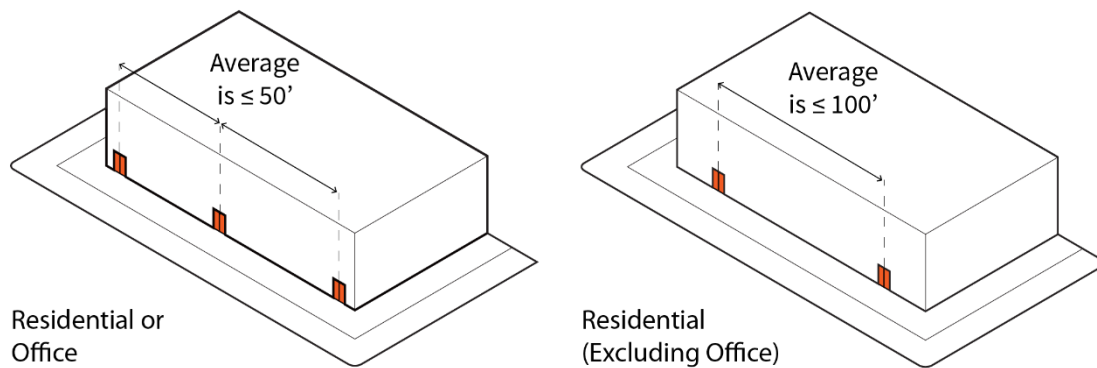
- (3) At least one horizontal change in the street-facing building plane every 30 feet. Change in plane must be at least 4 feet deep, 6 feet wide, and open to the sky.
- (4) Green roof or roof landscaping along a minimum of 75 percent of the building frontage. Landscaping must be designed to be visible from the adjacent public sidewalk, street, pathway, or right-of-way.
- (5) A roof deck along a minimum of 75 percent of the building frontage. The roof deck railing must be within 5 feet of the street-facing parapet. At least one amenity structure for the use and enjoyment of the roof deck (e.g., pergola, wind barrier) permanently affixed to the roof deck must be visible from the adjacent public sidewalk, street, pathway, or right-of-way.
- (6) Varied roof types where at least two different roof types each occupy at least 25 percent of the building frontage. Roof types include gable, hipped, shed, and flat roof forms.
- (7) Overhanging eaves extending at least 2 feet beyond the building face for the full length of the building
- (8) Gables that break the horizontal eave at intervals of no more than 40 feet along the building façade.
- (9) Dormer windows, integrated into a sloped roof, occupying a minimum of 25 percent of the street-facing roof length as measured at the eave.
- (10) Decorative cornice and parapet treatments for the full length of the top-most roof line.

#### **F. Building Entries.**

1. **Intent.** The intent of the building entries standards is to:
  - a. Support cohesive neighborhoods and social interaction with outward facing buildings; and
  - b. Support a pedestrian-oriented public realm with an attractive and welcoming streetscape character.
2. **Standards.**
  - a. **Minimum Number of Entrances.** The ground floor of a building that faces a public sidewalk, street, pathway or right-of-way shall have entrances as required by Table 2-29. See Figure 2-47.

**Table 2-29: Minimum Number of Entrances Required**

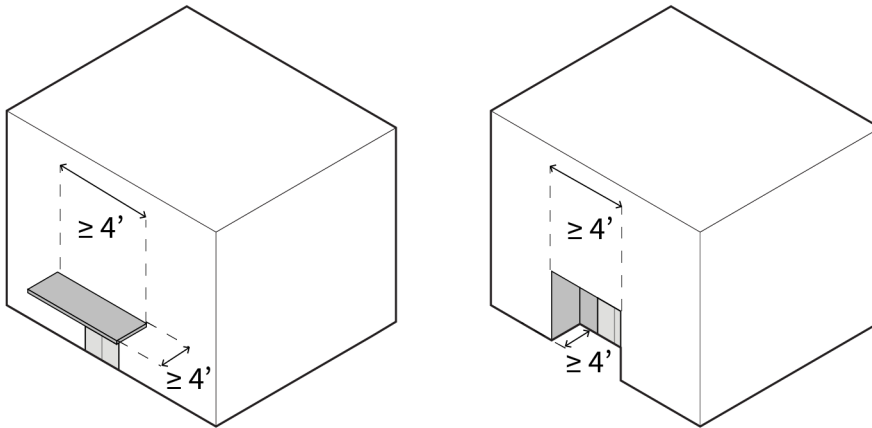
Ground Floor Use	Average Distance between Entrances
Residential or Office	50 ft.
Non-residential (excluding office)	100 ft.

**Figure 2-47: Minimum Number of Entrances**

- b. **Corner Buildings.** A corner building must have an entrance facing both streets or have a single corner entrance accessible to both streets.
- c. **Functionality.** Entrances required by Paragraphs (a) and (b) above must remain functional for entry as well exit and available for use by occupants.
- d. **Entrances to Individual Units.**
  - (1) For units adjacent to a public street that are accessed through ground level individual entrances (e.g., townhomes), the primary entrances must face the street or publicly accessible courtyard or plaza.
  - (2) Entrances must be emphasized with one or more of the following:
    - i. An awning or canopy above the entry with a minimum outward projection of 3 feet and minimum width sufficient to clear the entrance on both sides.
    - ii. A recess in the building wall with a minimum width of 4 feet and depth of 2 feet. A recessed entry must feature design elements that call attention to the entrance through contrasting materials, crown molding, decorative trim, external lighting, differentiated paving in recessed area, or similarly obvious architectural feature.
    - iii. A covered porch, providing access to the entry, with a minimum dimension of 5 feet by 5 feet.

- iv. A patio with minimum dimensions of 5 feet by 5 feet. A patio may include a partition not to exceed 42 inches in height between the sidewalk and the patio to define the transition between public and private space.
- e. **Other Primary Entrances.** The following standards apply to all primary building entrances, excluding entrances to individual dwelling units.
  - (1) **Weather Protection.** Primary building entrances shall include weather protection with either:
    - i. A projecting awning, canopy, extended eave, or other similar feature above the entry, minimum 4 feet wide by 4 feet deep; or
    - ii. A recessed entry, minimum 4 feet wide by 4 feet deep. See Figure 2-48.

**Figure 2-48: Weather Protection**

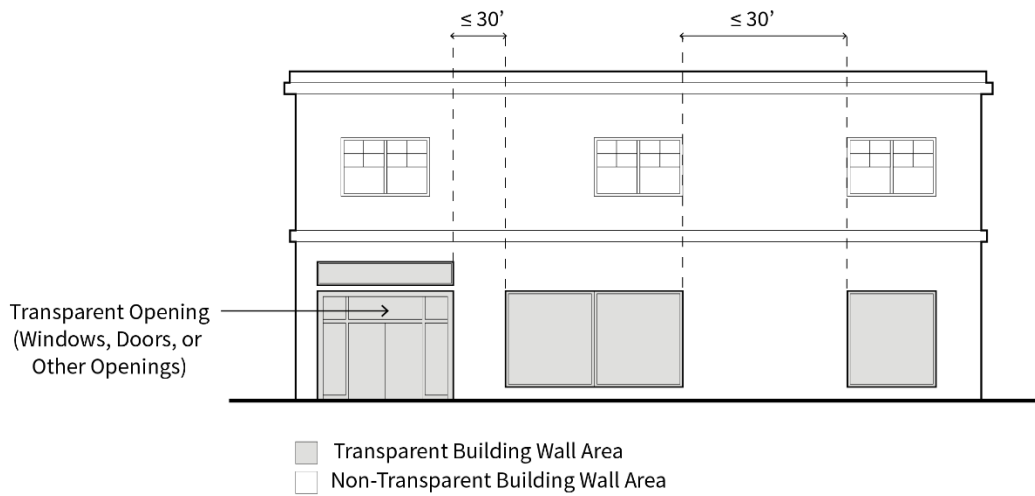


- (2) **Visual Prominence.** Primary building entrances, excluding entrances to individual dwelling units, must be clearly visible from the street with visual prominence. Projects must select one or more of the following methods to satisfy this requirement:
  - i. A building wall modulation, either a recess or a projection, for the full building height above the entrance, minimum 4 feet in depth.
  - ii. A taller building roof element above an entry that projects above the adjacent roofline by at least 4 feet.
  - iii. A frontage court, minimum 25 feet wide by 25 feet deep, enclosed on at least three sides by building walls.
  - iv. A distinctive corner building treatment integrated into a corner entrance, such as rounded or angled facets or an embedded corner tower.

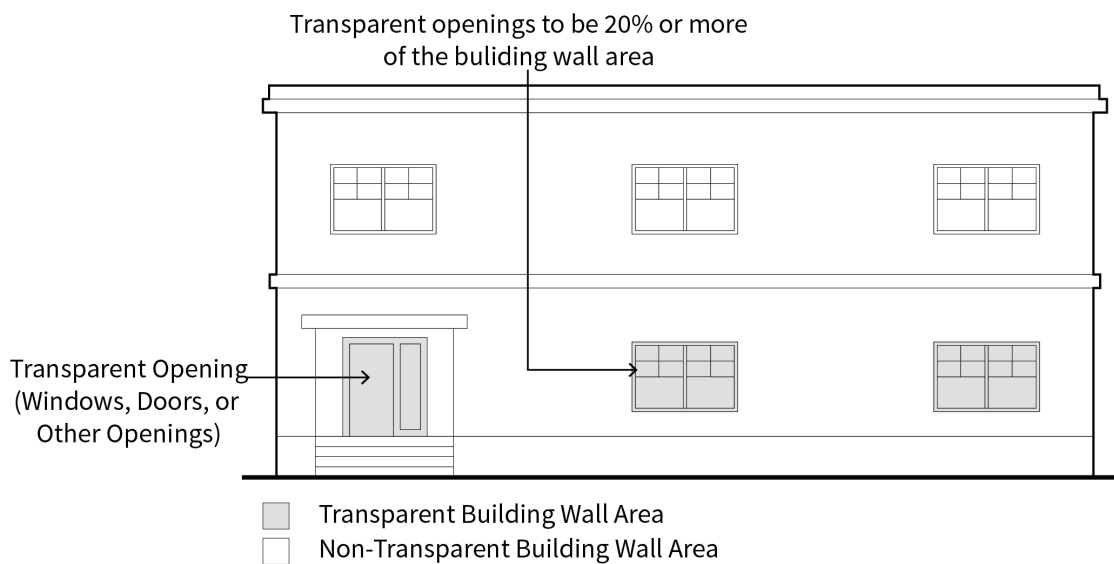
- v. Entry materials or colors that contrast with surrounding façade treatment.
  - vi. Fenestration pattern that contrasts with surrounding window treatment.
  - vii. Projecting architectural elements surrounding the entrance, such as columns, porticos, and ornamental light fixtures.
  - viii. Artwork integrated into the entry design.
- f. **Visitable Entrances.** For at least 25 percent of the units, at least one entrance must be accessible via a route that does not have any stairs between it and the street lot line or an on-site parking space. The slope of the route may not exceed 1:8.

**G. Ground-Floor Frontages.**

1. **Intent.** The intent of the ground-floor frontage standards is to:
  - a. Support an active and welcoming pedestrian environment;
  - b. Limit blank walls facing the street; and
  - c. Create an environment that will help attract and retain successful local businesses.
2. **Standards.**
  - a. **Openings Required - All Uses.** For all land uses, ground-level building walls facing and within 20 feet of a public sidewalk, street, pathway or right-of-way shall run in a continuous plane for no more than 30 feet without a window, door, or other similar building opening. See Figure 2-49.

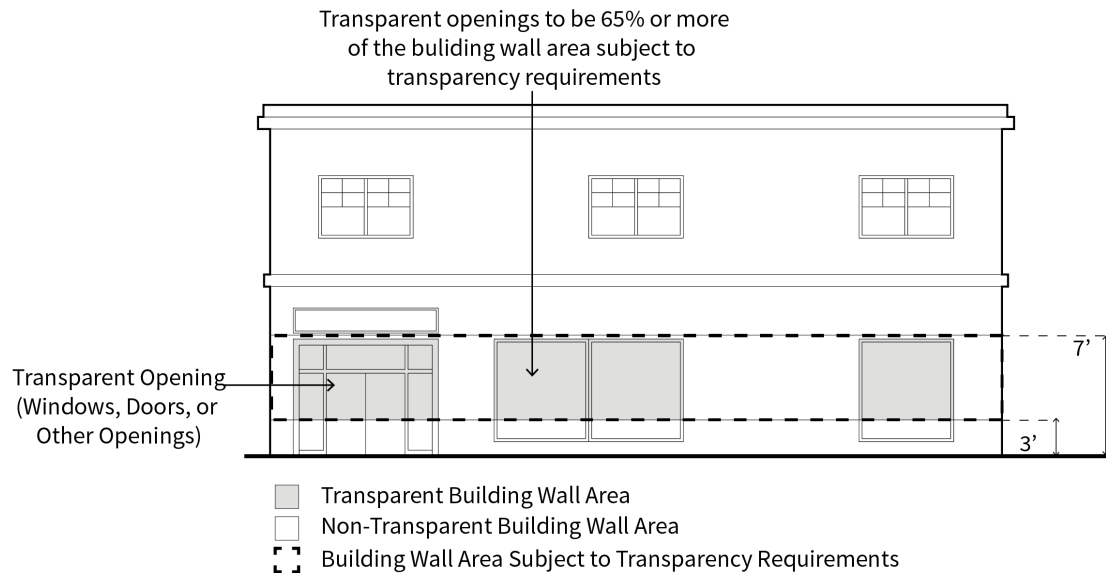
**Figure 2-49: Openings Required - All Uses**

- b. **Ground-Floor Residential Openings.** A minimum of 20 percent of a ground-level residential building wall that faces and is within 20 feet of a public sidewalk, street, pathway, or right-of-way shall be comprised of entries, windows or glazing, and/or railings. Trim, including window shutters, is counted towards meeting this requirement. Garage doors are not included. See Figure 2-50.

**Figure 2-50: Ground-Floor Residential Openings**

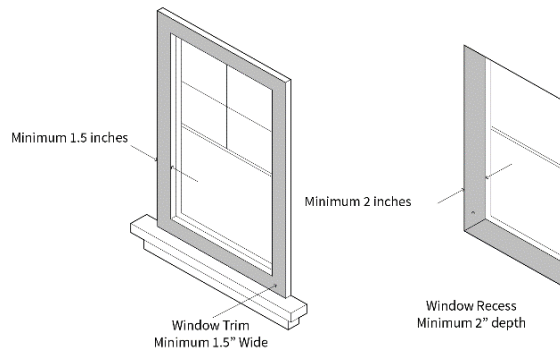
- c. **Non-Residential Transparency.** A ground-level non-residential building wall that faces and is within 20 feet of a public sidewalk, street, pathway, or right-of-way must provide transparent windows or doors with views into the building for a minimum of 65 percent of the building frontage width located between 3 and 7 feet above the sidewalk. See Figure 2-51.

**Figure 2-51: Non-Residential Transparency**



## H. Windows.

1. **Intent.** The intent of the window standards is to:
  - a. Create visual interest and provide relief for flat walls;
  - b. Ensure long-term durability with quality materials; and
  - c. Prevent glare and ensure transparency of ground-floor openings.
2. **Standards.**
  - a. Windows for residential uses must have trim at least 1.5 inches in width or be recessed at least 2 inches from the plane of the surrounding exterior wall. See Figure 2-52.

**Figure 2-52: Window Trim or Depth**

- b. Window designs must differentiate the various components of the building such as ground-floor retail spaces, stair towers, corners, or residential units. To satisfy this requirement different building components must feature variation in at least two of the following: fenestration size, proportions, pattern, and depth or projection.
- c. Window films, mirrored glass, and spandrel glass are prohibited along the ground-floor building frontage.
- d. Folding security gates (scissor gates) for storefronts, building entrances, and windows are permitted in the Gateway districts.
- e. Windows must comply with bird safe standards in Section 9.29.050.D (Bird Safe Buildings).

#### **I. Garage Doors and Entries.**

1. **Intent.** The intent of the garages doors and entries standards is to:
  - a. Minimize the visual dominance of garage entries and garage doors; and
  - b. Support a safe and inviting pedestrian environment.
2. **Standards.**
  - a. **Garage Doors Serving Individual Units.** Garage doors serving individual units may not face a public street. Such garage doors must be oriented towards an alley or a private street/driveway that is internal to the project.
  - b. **Shared Garages and Parking Structures.** The following standards apply to garages serving multiple dwelling units and/or non-residential uses.
    - (1) No more than 25 percent of the site frontage facing a street may be devoted to garage opening, unless the street frontage is less than 80 feet, in which case a 20-foot garage opening is allowed.

- (2) Above grade structured parking levels facing a public right-of-way or publicly accessible open space/path, with the exception of vehicular alleys, must either be lined with commercial or habitable uses with a minimum depth of 20 feet or feature a façade with the appearance of habitable uses.
- (3) Partially sub-grade parking (“Podium parking”) shall not have an exposed façade that exceeds 5 feet in height above abutting grade at back of sidewalk.
- (4) Podium parking must include a landscaped planter between the street and the podium. The planter must be at least 4 feet wide with a planting height and vegetative cover sufficient to fully screen the podium edge and ventilation openings from view. At maturity, plantings must comprise a minimum of 75 percent of the total landscape planter.

#### **J. Material Durability.**

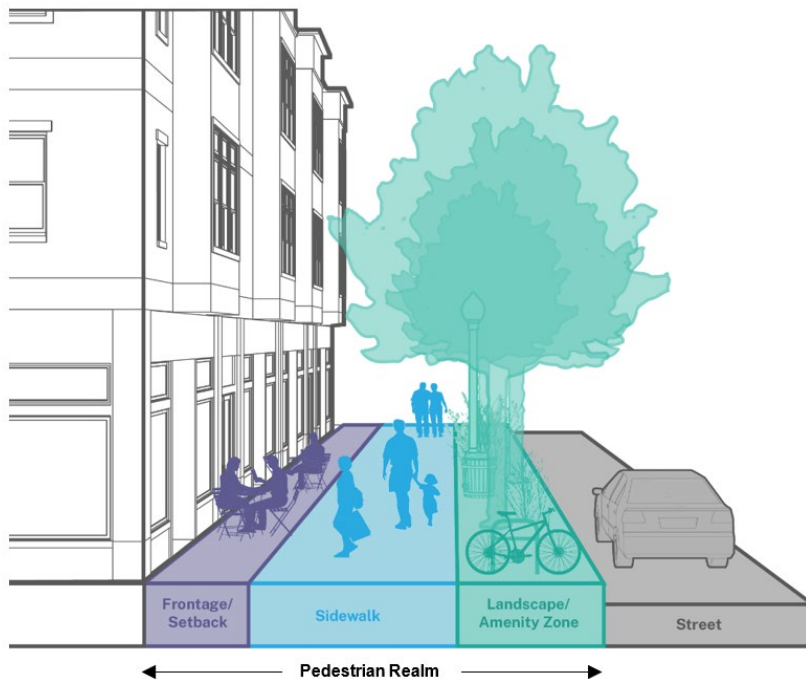
1. **Intent.** The intent of the material durability standard is to ensure that exterior building materials are high quality, durable, and convey a sense of permanence.
2. **Standards.**
  - a. **Material Lifespan.** Exterior finish materials shall have an expected lifespan of no less than 30 years as specified in the International Association of Certified Home Inspectors estimated life expectancy chart.
  - b. **Rainwater Protection.** Features to direct rainwater away from exterior walls shall include one or more of the following:
    1. Cornice, with drip at outer edge of corona (minimum 12-inch projection).
    2. Projecting eaves (minimum 12-inch projection).
    3. Scuppers, with or without downspouts (minimum 12-inch projection if no downspouts are used).
    4. Gutters, with downspouts or rain chains.
  - c. **Timber Protection.** Exterior timber shall be protected from decay by one or more of the following:
    1. Material properties (e.g., cedar).
    2. Staining and sealing.
    3. Painting.
  - d. **Metal Protection.** Exterior ferrous metals shall be protected from corrosion by one or more of the following:
    1. Metallurgical properties (e.g., galvanized, stainless, or weathering steel).
    2. Painting or other impermeable coating.

### 9.29.070 – Streetscape

#### A. Pedestrian Realm Dimensions

1. This subsection establishes minimum dimensions for the pedestrian realm between the street curb and street-facing building wall. As shown in Figure 2-53, the pedestrian realm consists of a sidewalk, landscape/amenity zone, and building frontage zone.

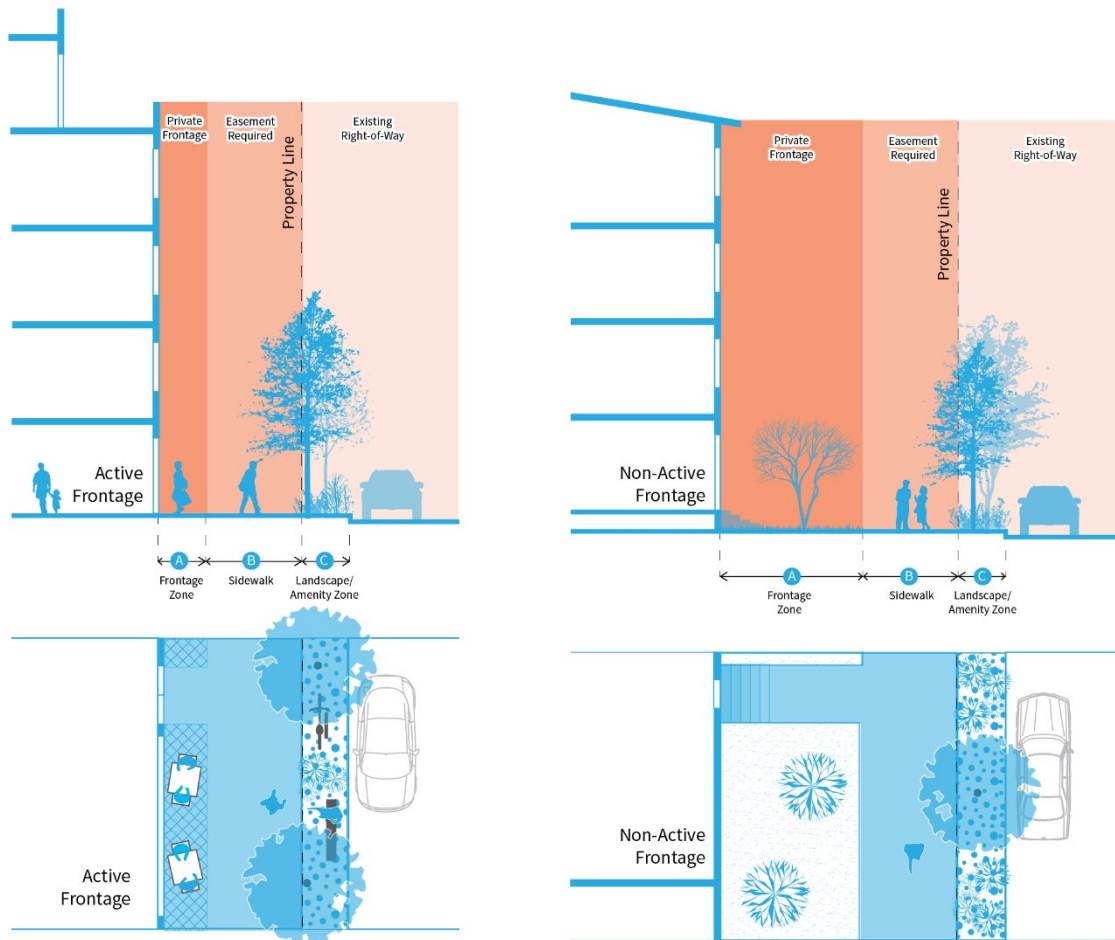
**Figure 2-53: Pedestrian Realm**



2. New buildings and other improvements shall be located on a site to allow for minimum pedestrian realm dimensions shown in Table 2-30 and illustrated in Figure 2-54. Minimum pedestrian realm dimensions are measured from the existing street curb or 20 feet from the existing or planned new street centerline, whichever is greater.

**Table 2-30: Pedestrian Realm Dimensions**

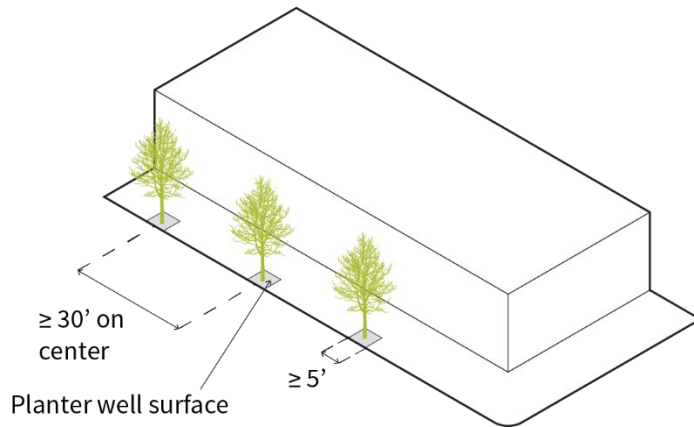
Location	<b>A</b> Frontage Zone	<b>B</b> Sidewalk	<b>C</b> Landscape/ Amenity Zone
<b>“Active Frontage Type Required” Locations shown in Figure 10</b>			
Active Frontages	3 ft.	8 ft.	4 ft.
Non-Active Frontage	N/A	N/A	N/A
<b>All Other Locations</b>			
Active Frontages	3 ft.	8 ft.	4 ft.
Non-Active Frontage	5 ft.	8 ft.	4 ft.

**Figure 2-54: Pedestrian Realm Dimensions**

- Where the existing public sidewalk does not meet the minimum standard, a publicly accessible extension of the sidewalk into the property, with corresponding public access easement, shall be provided.

## **B. Pedestrian Realm Improvements.**

1. **When Required.** New pedestrian realm improvements are required when the development site borders or is traversed by an existing street or new local road connection and one or more of the following applies:
  - a. Development occurs on a vacant parcel.
  - b. A new primary structure is constructed.
  - c. The value of on-site improvements exceeds 33 percent of the value of the existing on-site improvements and an existing structure is not located within the pedestrian realm dimensions shown in Table 2-30.
2. **Frontage Zone.**
  - a. The building frontage zone adjacent to an active building frontage type may be occupied by sidewalk dining, outdoor displays, seating, and landscaping.
  - b. The building frontage zone adjacent to a non-active building frontage type may be occupied by stoops, porches, front yards, and landscaping.
3. **Sidewalks.** The developer shall install a sidewalk with the minimum pedestrian clear path shown in Table 2-30. The sidewalk shall be constructed consistent with the City's Standard Details.
4. **Street Trees.** Street trees shall be provided within the landscape/amenity zone as follows:
  - a. Spacing between trees: maximum 30 feet on center. See Figure 2-55.
  - b. Tree well size: minimum 5 feet each direction.
  - c. Planter well surfacing: tree grates, permeable pavers, decomposed granite, understory plants, or similar treatments as determined by City.
  - d. Street tree selection: tree species shall be selected from a City tree master list or in consultation with the City. Street tree species shall be consistent along each street.

**Figure 2-55: Street Trees**

**5. Street Furnishings.**

- a. Furnishings such as bicycle racks, seating, and trash receptacles shall be provided in the landscape/amenity zone consistent with City standards.
- b. Furnishing colors and materials shall be selected in consultation with the City to be durable, vandal resistant, and low maintenance.

**6. Green Infrastructure.** Green stormwater infrastructure to capture and treat runoff shall be incorporated into the landscape/amenity zone as required by the Municipal Regional Stormwater Permit.

**7. Street and Pedestrian Lighting.**

- a. Street and pedestrian lighting shall be provided in the landscape/amenity zone consistent with City standards.
- b. Light poles and fixture shall comply with City standard specifications and shall be selected to be durable, vandal resistant, and low maintenance.

**9.29.080 – Mobility**

**A. Greenways.**

1. **Conceptual Configuration.** Figure 2-56 shows the conceptual configuration of new greenways in the Gateway districts.

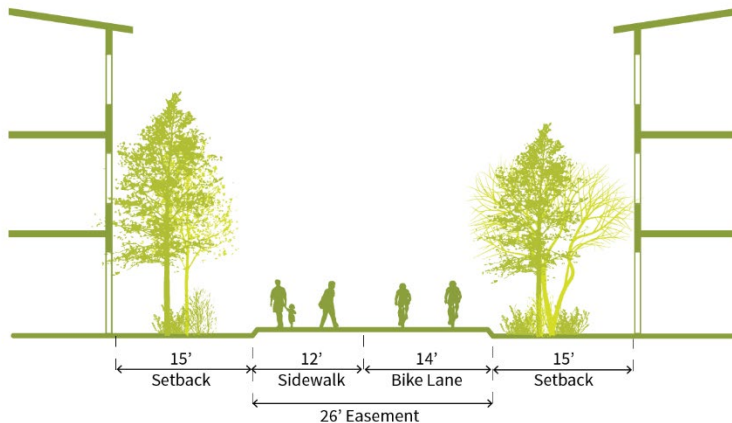
*Note: The contents of this figure will be incorporated into the Gateway Plan and removed from the code.*

**Figure 2-56: Conceptual Greenway Configuration**

2. **Final Configuration.** Final greenway configurations will be established in:
  - a. The Barrel District Master Plan; or
  - b. Development project applications for areas outside of the Barrel District.
3. **Greenways Required.** Greenways are required in the approximate locations shown in Figure 2-56. Development must provide greenways that create blocks consistent with Municipal Code Section 9.88.030.F.4 (Blocks). Block length and perimeter is measured along all publicly accessible thoroughfares, including streets and greenways.
4. **Standards.**
  - a. Greenways shall comply with standards shown in Table 2-31 and illustrated in Figure 2-57.
  - b. Greenways shall be designed to accommodate emergency vehicle access when required by the Arcata Fire District.

**Table 2-31: Greenway Standards**

	Minimum Dimension
Public Access Easement	26 ft.
Building-to-building	56 ft.
Pedestrian Realm	
Building Frontage Zone	15 ft.
Walkway	12 ft. (10' pavement plus 2' reinforced decomposed granite jog strip on one side)
Bike lane	14 ft. (Two 7' bike lanes)

**Figure 2-57: Greenway Standards**

- B. Parking.** All off-street parking and loading requirements in Chapter 9.36 (Parking and Loading) apply in the Gateway districts except as follows:

1. **Number of Spaces.** All land uses established after the Gateway Area Plan is adopted must comply with the maximum number of off-street parking space standards in Table 2-32.

**Table 2-32: Maximum Number of Off-Street Parking Spaces**

Land Use				
	G-B	G-H	G-C	G-N
Residential uses				
Units 1,000 sf and less	0.5 per unit	0.25 per unit	0.25 per unit	0.5 per unit
Units more than 1,000 sf	0.5 per unit	0.5 per unit	0.5 per unit	0.75 per unit
Commercial uses, including retail, restaurants, and personal services	1 per 500 sf	1 per 1,000 sf	1 per 1,000 sf	1 per 1,000 sf
Employment uses, including professional offices and R&D	1 per 750 sf	1 per 1,000 sf	1 per 500 sf	1 per 500 sf
Hotels, motels, and inns	1 per guest room	1 per guest room	1 per guest room	1 per guest room
All other land uses	1 per 1,000 sf	1 per 1,000 sf	1 per 1,000 sf	1 per 1,000 sf

### C. Transportation Demand Management

1. **Non-Residential Transportation Demand Management Standards.** All new non-residential uses over 10,000 cumulative square feet in a project or on a parcel must prepare a TDM plan with the following programs and measures to encourage employees to use transit, ridesharing, walking, biking, and telework. The TDM Plan must include measures that exceed minimum standards otherwise required by this code. TDM programs and measures may include, but are not limited to:
  - a. Priority parking for carpools and vanpools.
  - b. Bicycle parking and storage as required by this chapter.
  - c. Bicycle commuter amenities including shower and changing facilities.
  - d. Maximum parking as required by this chapter.
  - e. Carshare parking as required by this chapter.
  - f. Parking cashout option where employees are given the option to receive a cash payment in lieu of a parking space.
  - g. Monetary incentives for alternative modes, such as subsidized transit passes, bike-share or carpools.
  - h. An on-site TDM coordinator to provide information on non-automobile travel options and coordinate TDM programs.

### D. Unbundled Parking

1. **Unbundled Commercial Parking Spaces.** All commercial parking spaces must be

unbundled from the cost of a leased commercial space, and the cost of the parking space shall be included as a separate line item in the commercial space lease.

2. **Unbundled Residential Parking Spaces.** Payment for residential parking spaces must be unbundled from the cost of rent or purchase. The cost of the parking space must be included as a separate line item in the unit sale price or rental agreement.

#### E. Carpools.

1. Non-residential uses shall provide designated carpool/vanpool spaces as shown in Table 2-33.
2. These spaces shall be located closest to the main entrance of the project (exclusive of spaces designated for handicapped) and shall be included in the maximum allowable parking.

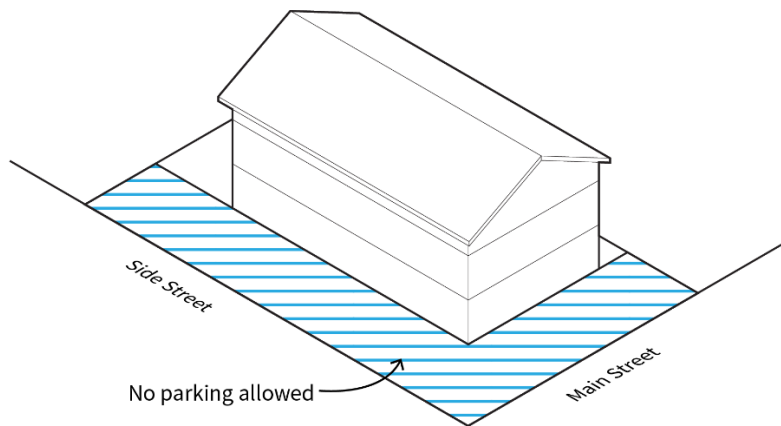
**Table 2-33: Parking for Carpools and Vanpools**

Floor Area of Employment Use	Number of Required Carpool/Vanpool Spaces
Less than 40,000 sq. ft.	0
40,000 sq. ft. or more	1

#### F. Parking Location and Design

1. **Alley Access.** For lots served by an alley, access to parking must be from the alley.
2. **K, L, and N Street access.** Site designs for commercial or residential projects that qualify for ministerial approval may not have primary access for motor vehicles to parking from K Street, L Street, or N Street if access from an east-west street or from an alley is possible, with exceptions for emergency access.
3. **Curb Cut Frequency.**
  - a. On a single lot, A maximum of two curb cuts for one-way traffic and one curb cut for two-way traffic are permitted per street frontage per 250 feet of lineal street frontage.
  - b. On a development site that occupies a complete block face, a new alley must be established to provide vehicle access. In such a case no other curb cuts are permitted.
4. **Curb Cut and Access Drive Dimensions.** The maximum width of a new access drive crossing a public sidewalk is 12 feet for a one-way access drive and 20 feet for a two-way access drive.
5. **Parking Placement.** Surface parking spaces may not be located in the area between the front and street side property line and a line extended horizontally from the exterior building walls to the edges of the lot. See Figure 2-58.



**Figure 2-58: Parking Placement**

6. **Screening.** The perimeter of a surface parking lot facing a street shall be screened with a minimum 3-foot-high evergreen hedge, fence or wall. Fences must be at 75 percent opaque.

## **G. Bicycle Facilities**

1. **Types of Bicycle Parking**
  - a. **Short-Term Bicycle Parking.** Short-term bicycle parking provides shoppers, customers, messengers and other visitors who generally park for two hours or less a convenient and readily accessible place to park bicycles.
  - b. **Long-Term Parking.** Long-term bicycle parking provides employees, residents, visitors and others who generally stay at a site for several hours or more a secure and weather-protected place to park bicycles.
2. **Bicycle Parking Spaces Required.** Short-term and long-term bicycle parking spaces shall be provided as specified in Table 2-34.

**Table 2-34: Bicycle Parking Spaces Required**

Land Use	Number of Required Bicycle Parking Spaces	
	Short-Term Spaces	Long-Term Spaces
Neighborhood-serving commercial uses (e.g., restaurants, retail, personal services)	1 per 500 sq. ft. for first 5,000 sq. ft, then 1 per 1,000 sq. ft.	1 per 2,500 sq. ft.
Professional Office, R&D and other employment uses	1 per 500 sq. ft. for first 5,000 sq. ft, then 1 per 1,000 sq. ft.	1 per 5,000 sq. ft.
Other nonresidential uses	1 per 10,000 sq. ft. for first	1 per 5,000 sq. ft.

	5,000 sq. ft, then 1 per 2,000 sq. ft.	
Multifamily Residential	1 per 6 units	1 per bedroom

3. **Short-Term Bicycle Parking Standards.** Short-term bicycle parking shall be located within 100 feet of the primary entrance of the structure or use it is intended to serve.
4. **Long-Term Bicycle Parking Standards.** The following standards apply to long-term bicycle parking:
  - a. **Location.**
    - (i) Long-term bicycle parking shall be located within 750 feet of the use that it is intended to serve.
    - (ii) Long-term parking may be located in garages or other limited access areas for exclusive use by tenants, residents and/or employees. Long-term parking may not be located within an area of a dwelling unit primarily intended to serve a different function (e.g., clothes closet or bathroom).
  - b. **Security.** Long-term bicycle parking spaces shall be secured. Spaces are considered secured if they are:
    - c. In a locked room or area enclosed by a fence with a locked gate;
    - d. Within view or within one hundred feet of an attendant or security guard;
    - e. In an area that is monitored by a security camera; or
    - f. Visible from employee work areas.

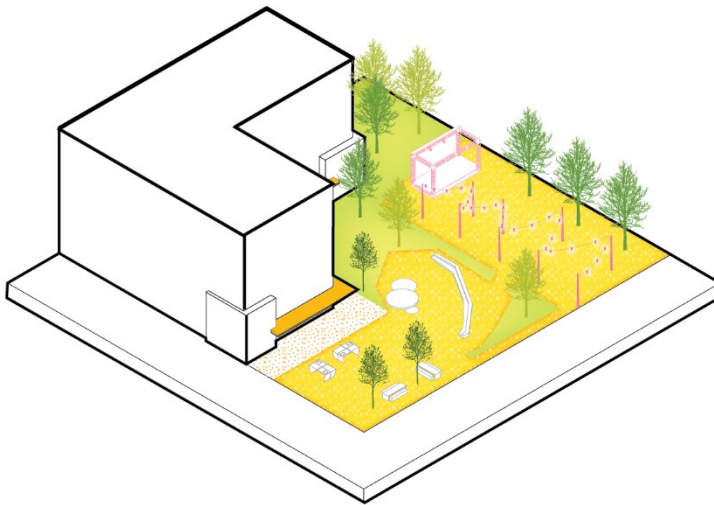
### 9.29.090 – Open Space

**A. Purpose.** This section identifies requirements for open space and conservation in the Gateway districts. Standards apply to four types of open space as identified in the Gateway Area Plan: community square, linear park, privately owned publicly accessible open space, and passive open space.

**B. Community Square.**

1. **Definition.** A community square is a formal area with focused landscaping and hardscape for civic purposes and commercial activities, spatially defined by building frontages, and located at the intersection of important streets or pedestrian paths. See Figure 2-59.

**Figure 2-59: Community Square**



2. **Barrel District Master Plan.**

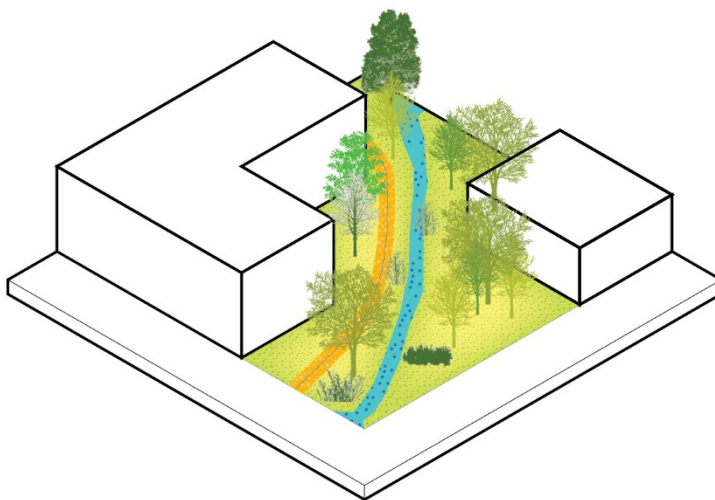
- a. The Barrel District Master Plan must include a community square within the Barrel District. The community square design in the approved final Master Plan must:
  1. Support civic and commercial activities such as farmers' markets, concerts and art fairs; and
  2. Serve as a flexible gathering space for all ages and abilities.
- b. The minimum size of the Barrel District community square is 1.0 acres.
- c. The community square design in the Master Plan must include the following:
  1. Primarily retail, restaurants, and other active ground floor uses fronting the square.

2. If buildings front the square, active ground floor uses with such as outdoor seating.
3. Street trees along adjacent sidewalks.
4. Limit motorized vehicle traffic to no more than two sides of the square.
5. Orientation to maximize solar access.
6. Traffic-calming features such as crosswalks, pedestrian-oriented intersections and landscaped buffers.
7. Furnishings such as benches, chairs, tables and drinking fountains.
8. Awnings and coverings, either attached to buildings or freestanding, to provide weather protection.
9. Features that encourage and accommodate public gathering, such as pavilions, kiosks, bandstands, and public art.
10. Lighting sufficient for nighttime use.

### C. Linear Park

1. **Definition.** A linear park is a linear space for community gathering, strolling and access to nature that provides a green connector between destinations. See Figure 2-60. Linear parks may include Class I trails, Class IV Bikeways, recreational or fitness equipment, and other amenities available for public use.

**Figure 2-60: Linear Park**

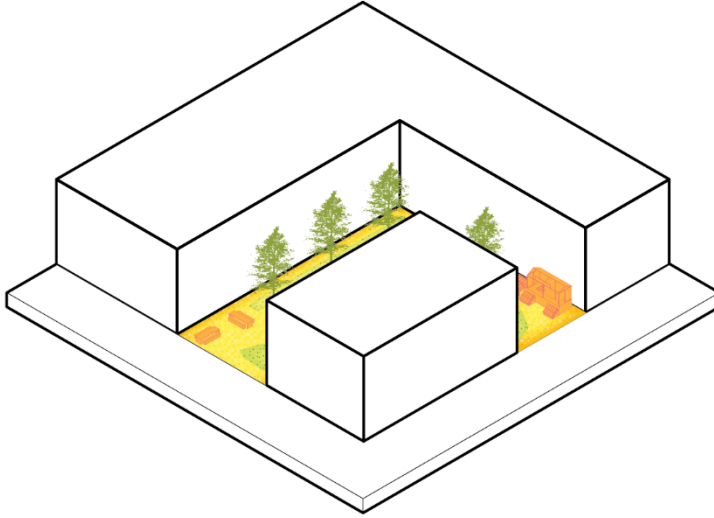


2. **Location.**
  - a. A linear park is required within the N Street right-of-way north of 11<sup>th</sup> Street.

- b. Linear parks may also be provided in other locations, such railroad rights-of-way, unused City-owned public rights-of-way, and parcels dedicated and floodways.
- 3. **Standards.** Linear parks shall confirm with the following standards:
  - a. **Minimum Width:** The right-of-way width within which the park is located or 15 feet from the edge of riparian setback, whichever is greater.
  - b. **Natural Resource Protection.** The development and maintenance of a linear park shall comply with all applicable City riparian habitat and natural resource protection regulations.
  - c. **Lighting.** Bollards with integral lights or pedestrian scaled lights shall be placed along the linear park for visibility and security.
  - d. **Amenities.** Seating, bike racks, trash receptacles, and other pedestrian amenities shall be placed along the linear park.
  - e. **Special Uses and Accent Elements.** Special uses or accent elements should be placed along the length of the linear park such as public art, umbrellas and overhead structures, bike/scooter parking, recreation/activity elements, and group seating.
  - f. **Easements.** For linear parks on private property, public access easements are required to ensure permanent public access.
  - g. **Maintenance.** For linear parks on private property, all improvements shall be maintained by the property owner.
  - h. **Landscaping.** Linear park landscaping shall consist of unobstructed lawns, planting beds, trees and/or drought tolerant landscape as follows:
    - 1. Trees shall be arranged naturalistically and provide shade for trails that pass through.
    - 2. Hardscape shall be minimal and only in support of providing access with sidewalks and peripheral connections.
  - i. **Visibility.** Entrances shall be clearly marked and provided on both sides of the linear park.
  - j. **Street Crossings.** Where a linear park crosses over streets, Crosswalks, signage and other traffic-calming features shall be provided at those locations as required the City.

#### **D. Privately Owned Publicly Accessible Open Space**

- 1. **Definition.** Privately owned publicly accessible open spaces are courtyards, plazas, paseos, and other similar spaces open to the public and provided as part of new development on property that remains under private ownership. See Figure 2-61.

**Figure 2-61: Privately Owned Publicly Accessible Open Space**

## 2. Amount of Open Space Required.

- a. Within the “private open space” area shown in Gateway Area Plan Figure 7, a project participating in the community benefits program must either:
  - (i) Provide publicly accessible open space in the amount shown in Table 2-35; or
  - (ii) Pay in-lieu fees to be used by the City to construct off-site public open space.

**Table 2-35: Publicly Accessible Open Space Requirement**

Site Area	Open Space Required (percent of site area)				
	Base – 4 stories	Tier 1 – 5 stories	Tier 2 – 6 stories	Tier 3 – 7 stories	Tier 4 – 8 stories
Less than 30,000 sq. ft.	None	None	10%	12.5%	15%
30,000 sq. ft. or more	None	7.5%	12.5%	15%	17.5%

- b. Outside of the “private open space” area shown in Gateway Area Plan Figure 7, providing publicly accessible open space is optional for a project participating in the community benefits program. To receive credit through the program, a project must provide publicly accessible open space in the amount shown in Table 2-35.

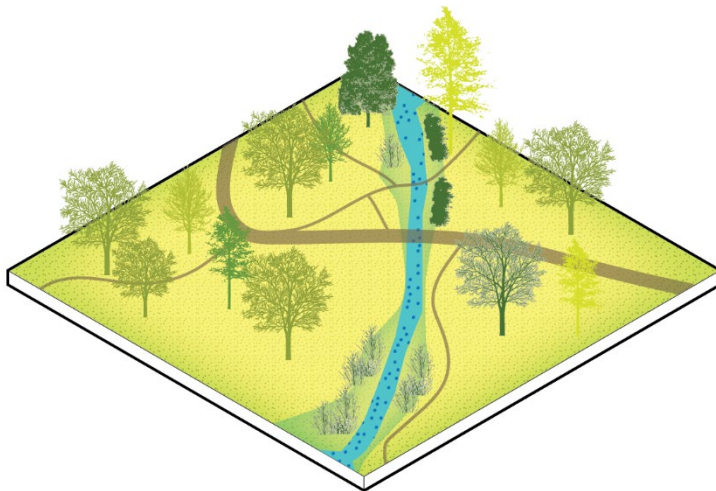
3. **Minimum dimensions.** Open space shall have a minimum average dimension of 30 ft. in two opposing directions.
4. **Accessibility and Visibility.** Open space shall be directly accessible and visible from a public right-of-way, shall be at ground level and open to the sky, except as permitted in Paragraph 10 (Awnings and Other Coverings).
5. **Lighting.** Illumination levels in open spaces are required to maintain one horizontal foot candle across all walkable and seating areas in the open space, and along sidewalks adjacent to the open space. Lighting shall comply with Section 9.30.070 (Outdoor Lighting).
6. **Connection with the Sidewalk.** Where open spaces front onto a street, they shall connect to the sidewalk at grade level. Minor changes of elevation of no more than 2 feet are permitted within the first 15 feet back from the edge of sidewalk. Changes of elevation of no more than 4 feet are permitted, provided that the elevated area is located at least 15 feet from the sidewalk. Sunken plazas shall be no more than 18 inches below the street level. All connections must meet federal ADA guidelines, local accessibility codes, and building code.
7. **Placement of Elements Along Sidewalk Frontage.** At least 50 percent of the linear sidewalk frontage of the open space must be unobstructed by fixed elements, including walls or planters higher than 36 inches, fixed trash receptacles or elements that are permitted elsewhere in the open space. This zone of unobstructed open space shall extend back from the property line a minimum of 15 feet. Seating, including fixed seating, is permitted in this zone.
8. **Active Uses.** In order to activate and enliven open space areas, the following shall be required on sites with ground-floor non-residential uses.
  - a. No less than 50 percent of building frontages adjacent to the open space shall be composed of active uses, as measured in a linear direction along the perimeter.
  - b. Active uses, open spaces and entries shall be oriented to the open space.
  - c. Active uses are permitted to spill out into open space if they provide seating and shading.
9. **Open Space Furniture and Other Elements.** Open space furniture and other elements are permitted to occupy up to a maximum of 40 percent of the area of a plaza or open space. Allowable features include such items fixed or movable seating, plantings, lights, signage and trash receptacles.
10. **Awnings and other Coverings.** Permanent coverings associated with buildings, including awnings and bridges, and/or freestanding canopies, such as band shells, shall not cover more than 50 percent of the square footage of the open space, and shall have a minimum clearance of 8 feet. If overhanging a fire access lane, minimum clearance for coverings shall be established by the Building Code.

11. **Prohibited Elements:** The following shall not be permitted in or directly adjacent to open space.
  - a. Building mechanical systems shall not be exhausted within or at the perimeter of open spaces. Mechanical intakes on adjacent building walls shall be installed at a minimum height of 15 feet above the open space grade.
  - b. Garage entrances, driveways, parking spaces and loading docks.
  - c. Trash or other solid waste storage facilities.
  - d. Service entrances, utility access, or other similar features.
12. **Residential Entries.** Entries to individual residential units are permitted in open spaces, if they are recessed by at least 5 feet from public or publicly-accessible private walkways and sidewalks.
13. **Ground floor Windows.** Glazing on the ground floor, where provided for non-residential ground-floor uses, shall be transparent and non-reflective.
14. **Fences, Walls and Hedges.** Fences, walls and hedges within open spaces are permitted with a maximum height of 36 inches.

**E. Passive Open Space.**

1. **Definition.** Undeveloped lands left in a natural state for conservation or outdoor recreation. See Figure 2-62.

**Figure 2-62: Passive Open Space**



2. **Location.** Existing protected wetlands and riparian areas throughout Gateway districts, both public and private.
3. **Standards.**

- a. The development, use, and maintenance of a linear park shall comply with all applicable City, state, and federal natural resource protection regulations.
- b. Passive open space shall protect and manage unique or significant natural features, such as rivers and streams, wetlands and marshes, environmentally sensitive areas, and wildlife habitats.
- c. Passive open space may allow for wildlife viewing, environmental interpretation and education, and nature photography.

### 9.29.100 – Community Benefits

- A. Purpose.** The community benefits program allows applicants to incorporate community benefits into proposed development projects in exchange for increased development potential and by-right approval. This program is intended to facilitate the production of new multifamily and mixed-use residential development with amenities that benefit the general public.
- B. Eligibility.**
  1. Multifamily and mixed-use residential projects in the Gateway districts may participate in the community benefits program. To be eligible for incentives, at least two-thirds of the total floor area of a mixed-use residential project must be occupied by a residential use.
  2. An eligible project must:
    - a. Meet the minimum density requirement shown in the development standards tables in Gateway Area Plan Table 7);
    - b. Satisfy Arcata’s inclusionary housing for the Gateway districts; and
    - c. Comply with all applicable development and design standards in this chapter.
- C. Tiers.**
  1. The community benefit program utilizes a tiered incentives system where projects that provide higher levels of community benefits are permitted greater intensity.
  2. Table 2-36 shows which incentive tiers are available in each of the Gateway districts.

**TABLE 2-36: COMMUNITY BENEFIT PROGRAM TIER AVAILABILITY**

District	Tier 1	Tier 2	Tier 3	Tier 4
Gateway Barrel (G-B)	Yes	Yes	Yes	Yes
Gateway Hub (G-H)	Yes	Yes	Yes	No
Gateway Corridor (G-C)	Yes	Yes	No	No
Gateway Neighborhood (G-N)	Yes	No	No	No

**D. Incentives.**

1. **Increased Height.** The maximum allowed building height of an eligible project providing community benefits is shown in the development standards tables in Section 9.29.040 (District Standards).
2. **By-Right Approval.** An eligible project providing community benefits shall be approved by-right with a Gateway Ministerial Permit. A Use Permit, Design Review, or other discretionary City approval is not required.

**E. Benefits**

1. **Available Benefits.**
  - a. To be eligible for incentives identified in Section 9.29.100.D (Incentives), a development project may select community benefits in the “Gateway Code Available Community Benefits” adopted by City Council resolution.
  - b. Point values assigned to each benefit provided are identified in the Available Community Benefits document.
2. **Points Required.** The minimum number of points required for each community benefit tier are identified in the Available Community Benefits document.
3. **Limitations.** The City may grant incentives only when the community benefits offered are not otherwise required by the Municipal Code or any other provision of local, state, or federal law.
4. **Timing.** Community benefits must be provided:
  - a. Prior to issuance of building permit for the payment of fees; and
  - b. Prior to final inspection for the construction of improvements.