

SUMMARY OF PACIFIC AVENUE RETAIL DISTRICT DEVELOPMENT STANDARDS

	Existing	Proposed
Base Height	50' (max)	Increase to 55' (max)
Building Uses within Base Height:	3 floors of commercial, or 3 floors of residential above 1 level of commercial.	No maximum floors specified, just need to comply with Building Code.
Additional Height	Additional height not permitted south of Metro Center. 75' maximum height for properties eligible for additional height north of Metro Center. Project sites eligible for additional height must be at least 20,000 square feet in size.	Extend Additional Height zone south of Soquel Avenue to Laurel Street. Allow up to 60% of site area to be 75 feet in height and up to 20% of site up to 85' for eligible properties, subject to massing standards. Project sites eligible for additional height must be at least 15,000 square feet in size.
Building Uses within Additional Height Zone.	Maximum of 5 levels of commercial and 5 levels of residential above 1 level of required pedestrian-oriented ground level commercial.	Allow 6 levels of residential development above 1 level of required pedestrian-oriented ground level commercial.
Additional Height Stepbacks on Pacific Avenue	On west side, setback above 50' to create 42° solar access plane to opposite sidewalk. On east side setback so that no more than 30% of additional height is visible.	Replace terraced stepbacks with volumetric massing standards that avoid large monolithic buildings. Limit additional height to: a footprint no greater than 60% of the total site area with two-story variation between building masses.
Additional Height Stepbacks on East-West Streets	Setback above 50' to create 52° solar access plane to opposite sidewalk.	Limit additional height to <ul style="list-style-type: none"> • a maximum of 55% of Pacific Avenue frontage or 200' whichever is less, • 60% of east-west street frontages or 130', • 60% of Front Street frontages or 180', • and 50% of the Maple Avenue Paseo frontage.
Additional Height Stepbacks on Front Street	Not applicable. Maximum height along Front Street is 50'.	Provide recessed space with 15' minimum depth and 25' width to distinguish between volumes. Treat this recessed space in a manner that creates a positive pedestrian/streetscape environment.
Public Connections between Pacific Ave and Front St.	No specific requirements. All buildings are built to the property line of the street with some exceptions. No interior sideyard setbacks stipulated.	Require all new development to physically dedicate and/or to make a fair share financial contribution to the creation of publicly accessible connections along or near the extension of Maple (50 feet) and Elm (40 feet) Streets. Require upper level stepbacks of 10 feet above 50 feet. A recessed break, open to the sky, is required along Maple Street of no less than 25 feet in width with a depth of at least 10 feet.
Ground Level Conditional Uses Along Front Street	Ground level parking not listed as a permitted or conditional use along Front Street.	Allow ground level parking as a conditional (or administrative use), if it meets certain criteria (provision of some public parking, garage doesn't extend to street corners, one curb cut per garage).

Last Updated: November 6, 2017