

VILLAGE SOUTH SPECIFIC PLAN

NEIGHBORHOOD MEETING – 29 APRIL 2019



INTRODUCTION & PROCESS

1 Purpose



Background to the Specific Plan

This Specific Plan (Plan) has been developed to guide future land use and development within the Village South Plan Area. The Plan and its standards and guidelines are prepared to predictably in a community-based vision in this important southerly appropriate extension of Claremont's back Village.

That vision, and the goals and principles informing it, are presented in **Chapter 2**. These are based on input from the community, commissions and City Council, extensive technical analysis of property, prevailing market conditions, State and regional plan and trends, and engagement with owners within and adjacent to the Plan Area.

Keck Graduate Institute (KGI) Expansion



The newest of Claremont Colleges, the Keck Graduate Institute occupies a portion immediately west of the Plan Area. To accommodate curriculum and student growth, KGI acquired the historic property in 2010 and has the opportunity to have the property rezoned for a range of uses than the current industrial park zone. KGI has designed a new student residence hall at the northwest corner of the property and Santa Fe Street.

SECTION 1 | PURPOSE & INTENDED RESULTS

1.2 Specific Plan Process

Major tasks and milestones in the specific plan preparation process included:

							
April, 2017	May-July, 2017	May - July 2017	July - 2017	Aug-Dec 2017	Dec 2017-2018	Mar - June 2018	July-Dec 2018
Kickoff Meeting: Kickoff meeting with City departmental staff, including a walking tour of the Plan Area and vicinity.	Stakeholder Interviews: Meetings and interviews with key property owners and other local residents and business people with a strong interest in the future of this area and Claremont Village. The objective was to impart to the Team a degree of local knowledge and understanding of the Plan Area and the physical, economic, social and political context surrounding it.	Background Studies: The Team prepared a series of background studies for the Plan Area and context. Those are on file and available for review in the City Planning Department.	Community Workshop: The Team and City staff led an initial public workshop in which a summary of the background research and some initial concepts illustrating some of the possibilities for Village South were shared with the community. The information and concepts were generally well received and a good deal of helpful input was received.	Conceptual Plan: The team prepared some initial sketch plans for the Plan Area, suggesting a framework of new streets and public spaces for new mixed-use development. Concepts from those studies were shared with the Planning Commission and City Council, and helped to inform the Goals and Principles for this Plan.	Private Partner Appears: A developer approached the owners of a majority of the properties in the superblock west of Indian Hill and they agreed in concept to a cooperative development of those properties. Planned presentations regarding the conceptual plans to the commissions and Council were postponed to allow City staff to familiarize the developers with the concept plan and to discuss the range of types and intensities of uses that might be included in the Specific Plan.	Goals & Principles: City staff and the Consultant Team drafted a Goals and Guiding Principles document and the public meetings with the commissions and Council proceeded. Public testimony was received from a broad cross section of community members and the developer. After a series of meetings the City Council endorsed a revised Goals and Guiding Principles document, which provides the core of the Vision for Village South that is described in the following Chapter.	Admin Draft Specific Plan: The Team prepared a First Administrative Draft Specific Plan for review by City staff.

PURPOSE & INTENDED RESULTS | SECTION 1

GOALS, STRATEGIES & RESULTS

SECTION

SECTION

SECTION 1

SECTION 1 | PURPOSE & INTENDED RESULTS

PURPOSE & INTENDED RESULTS | SECTION 1

1.3



Goal #5 High Quality Design

Provide development standards and design guidelines for high quality, eclectic architecture and landscaping reflective of the historic character and quality of central Claremont. These guidelines and standards should also preserve the most historically-significant structures.

Strategies

- A. New development in the Plan Area does not seek to replicate historic buildings – in either architecture or size – but is compatible with their massing, durable materials, thoughtful detailing, and timeless design character.
- B. Each block within the Plan Area is occupied by multiple “buildings”, each with a distinct architectural expression, to convey the impression that they might have been constructed independently, over time. This is a core principle of the Village Design Plan, and a critical contributing factor to the Village’s authenticity that sets it apart from so many other town centers.
- C. The Plan will ensure that existing historically significant structures and urban patterns are preserved, adaptively reused, and enhanced; recognizing the significance of these elements in defining the unique “sense of place” represented by Claremont’s historic Village.
- D. Village South’s rich and sustainable landscape reflects and renews Claremont’s tradition of excellence in public realm design.

TABLE 1.3.A5 Key Results	
Key Results	Timeframe
1. Phase 1 of Village South development is recognized with multiple awards for excellence in infill development in a downtown or transit-oriented context.	Required at the time of new development

Goal #6 Implementation-Oriented

Provide implementation strategies and processes that enable and encourage public/private cooperation in the orderly and phased redevelopment of the Plan Area.

Strategies

- A. By presenting the community’s vision for the Plan Area very clearly, and by providing customized development standards and design guidelines aimed directly at that vision – this Plan and its development standards and design guidelines will allow infill development that is consistent with the Plan to be reviewed and approved quickly and simply. It will also provide a clear basis for rejecting development proposals that are not consistent with the Community’s vision.
- B. The Plan will clearly define design parameters for public streets and other infrastructure, documenting an agreement between the City property owners and developers that the City will design and manage these public spaces to support the vision and value of the place over time.
- C. The Plan offers to reward projects that provide more than the minimum required benefits to the community with additional development capacity and/or other incentives.

TABLE 1.3.A6 Key Results	
Key Results	Timeframe
1. Initial phases of development are reviewed and approved within 3 months of submittal and building permits are issued within 6 months of initial submittal.	Required at the time of new development
2. This Specific Plan is recognized with one or more awards for excellence in planning code writing.	2020

The following Principle: Interactive City’s Arc Commission in broad and hope Based on Specific F conceptui site orga and use i the Goals Those stu The Villag scaling ar public imy principles Chapter i Design that visi that can Village So Regulatie physical a land use standards design gu Chapters Infrastruc respective about the or develop that the t ambition i

GUIDING PRINCIPLES

1.
2.
3.
4.
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7.
8.
9.
10.
11.



3. Human Scale Design:

The foundation of transit-oriented places is a network of public spaces that invite walking, biking, and human activity. Ensuring that all public spaces are safe, attractive, and interesting places to walk and spend time – so that residents, shoppers, workers, and visitors don't think twice about venturing out without a car – is the key to this new development deriving strong value from its proximity to Metrolink, the Village, Pepper T Square Shopping Center, and surrounding neighborhoods. This will also allow new development to help facilitate increased transit ridership.



7. Strong Local Landscape:

Even more than its distinguished collection of fine buildings, it is the landscape and "urban forest" of central Claremont that distinguishes it from most other towns in Southern California. The arching tree canopies of its streets and the inventive use of native California plants and natural materials enriches the simple streetscapes and public gathering places of Claremont Village and surrounding neighborhoods. The Village South Plan Area is currently quite blank in comparison to the Village. Its streetscapes, paseos, plazas, courts and other public and semi-public open spaces must match, or surpass, the standard of character and quality set by the Village including the addition of a wide variety of large canopy trees along streets and within public spaces.

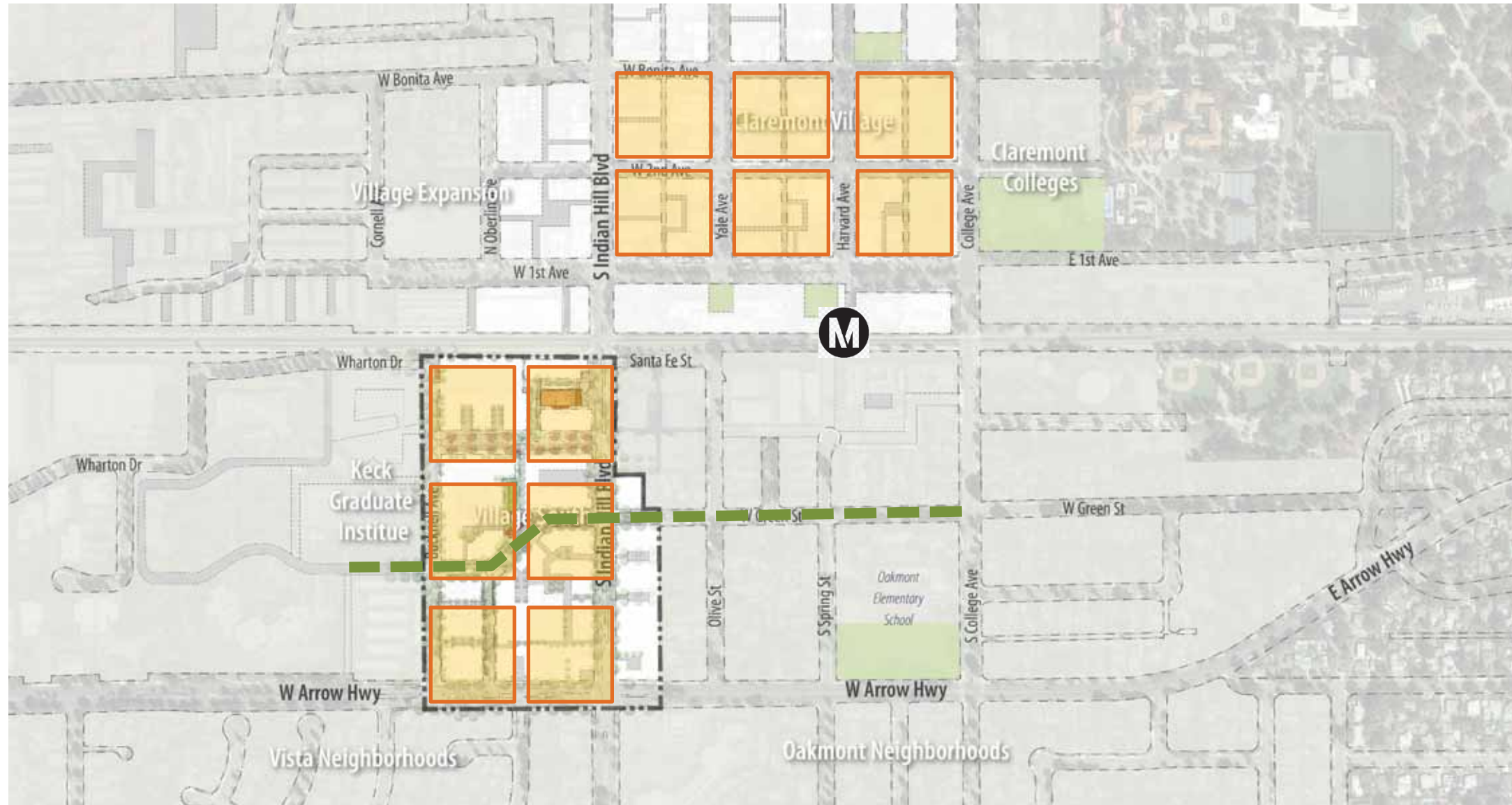
TABLE 1.4.1: GUIDING PRINCIPALS FOR VILLAGE SOUTH

	POLICY	BLOCK, STREET, & OPEN SPACE STANDARDS (SEE SECTION XXX)	REGULATING PLAN (SEE SECTION XXX)	DEVELOPMENT STANDARDS (SEE SECTION XXX)	MOBILITY & INFRASTRUCTURE (SEE SECTION XXX)	ARCHITECTURAL GUIDELINES (SEE SECTION XXX)	LANDSCAPE GUIDELINES (SEE SECTION XXX)
1. Vital Mix of Uses	○		△				
2. Complete Street Network	○	△	○		○		○
3. Human-Scale Design	○	○		○	○	△	
4. Walkable Block Structure	○	△	○		○		
5. Village-Scale Architecture	○			○	○	△	
6. Pedestrian-Oriented Frontages	○	○		○	○	△	○
7. Strong Local Landscape	○	○		○			△
8. Shared Parking	○	○		○	△		
9. Sustainable Design	○	○	○	○	○	○	△
10. Community Health	○	△	○		○		○
11. Historic Preservation	○			△		○	○

○ Indicate the primary Plan sections that contribute significantly to implementing the 11 Planning Principles (on the pages to follow) as developed and endorsed by the City Council and Commissions.

△ Indicate the sections that are primarily and directly related to each principle

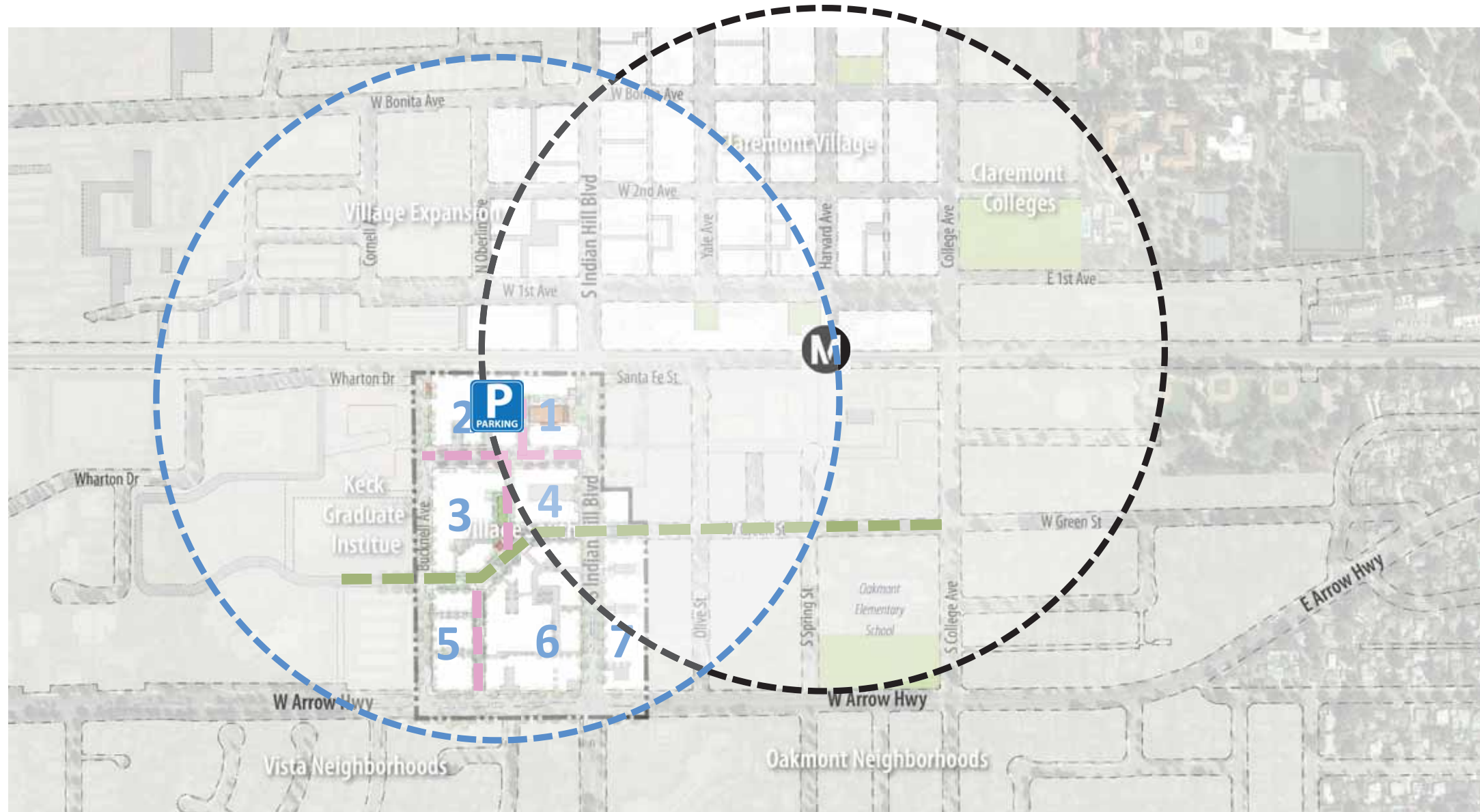
FRAMEWORK PLAN



FRAMEWORK PLAN



FRAMEWORK PLAN



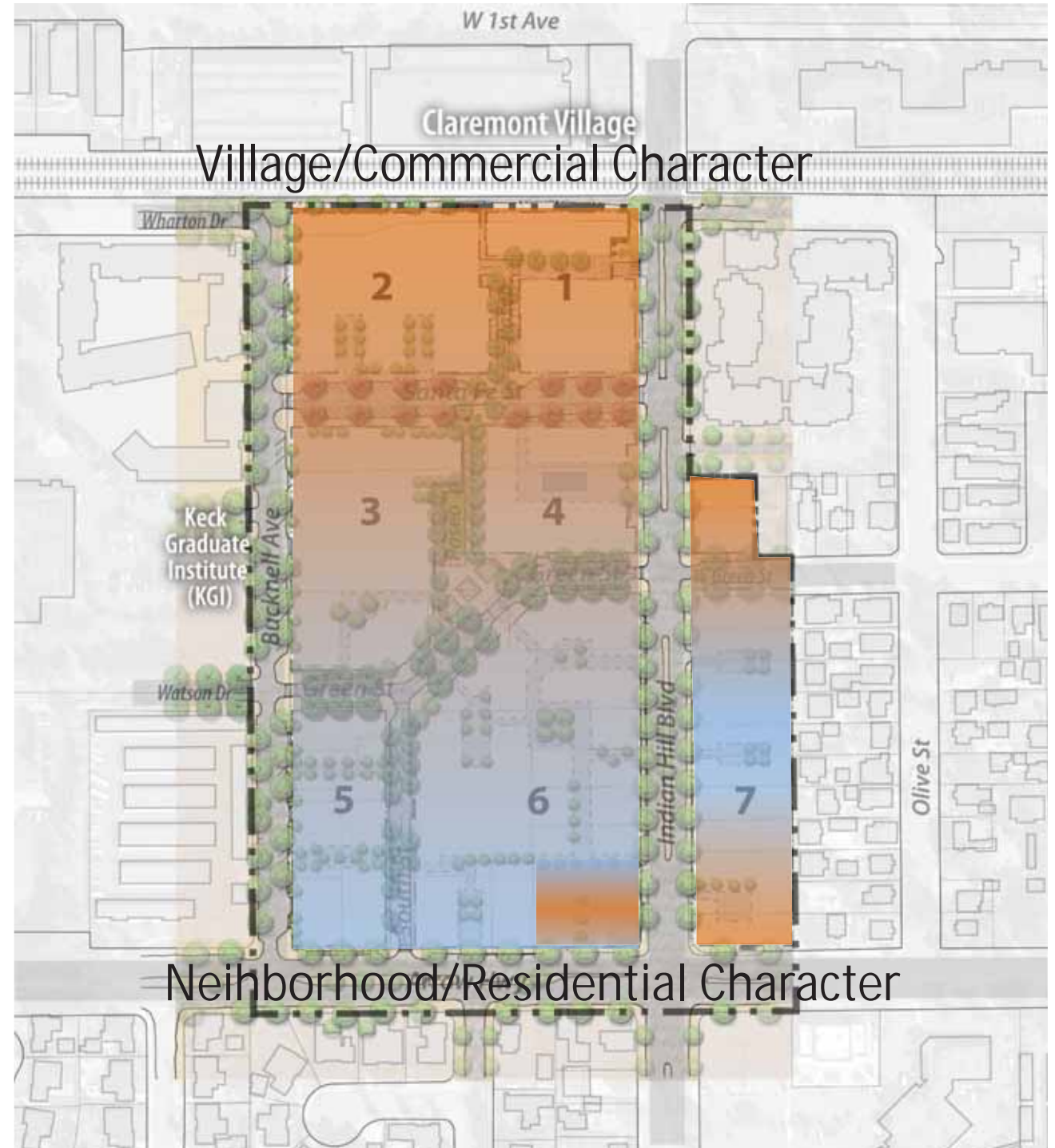
CONNECTIVITY

- Green Street connection alignment required, slightly adjustable
- New Santa Fe Street alignment adjustable, but logical on ownership boundary
- Pedestrian connection required, vehicular optional, alignment flexible
- Pedestrian connection required, vehicular optional, alignment pretty much set by Vortex building location
- Pedestrian connection required, vehicular optional, alignment very flexible
- Recommended (not required) common access and parking easement



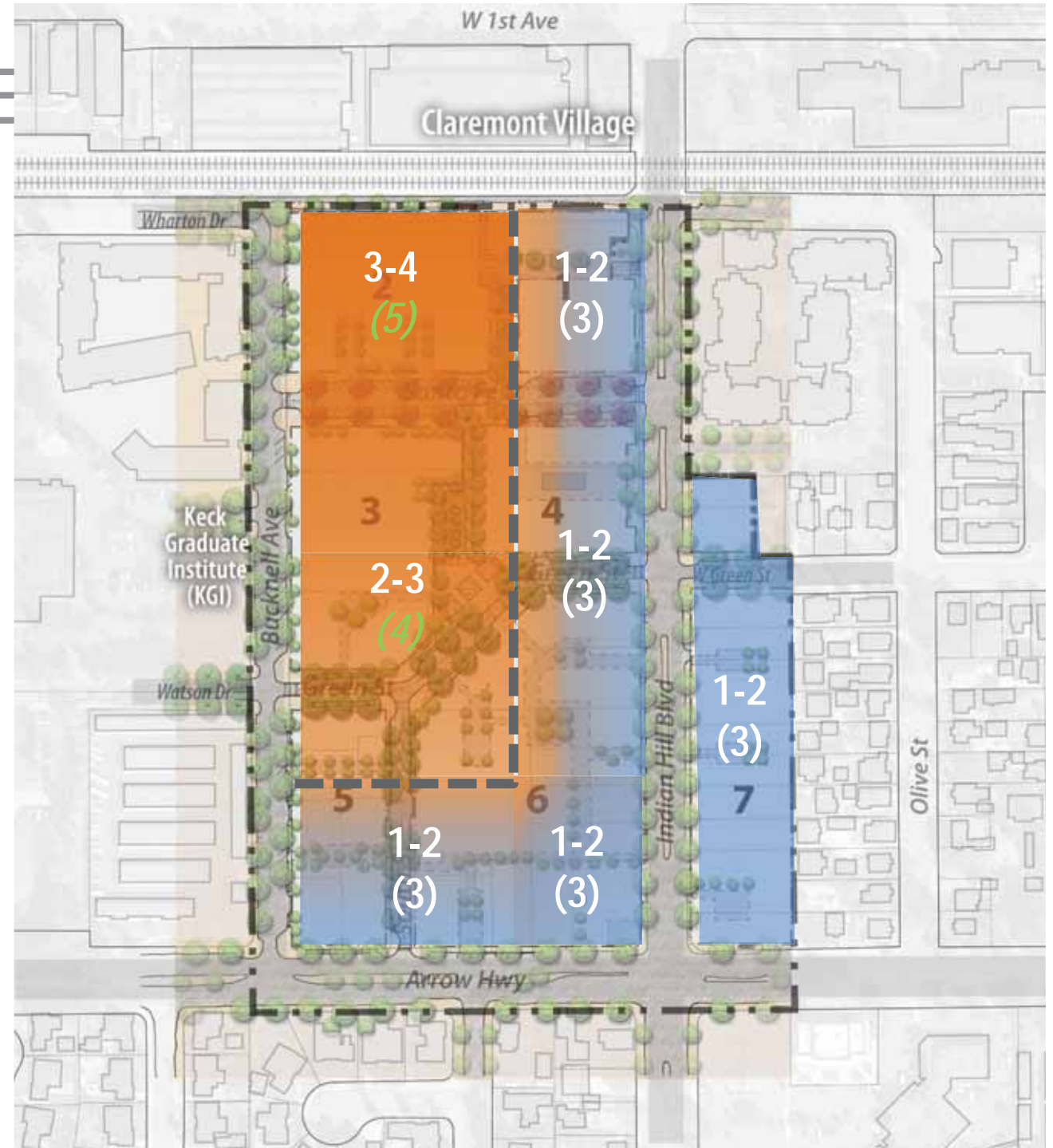
URBAN CHARACTER

1. Historic Vortex building block, mixed-use, Village commercial priority
2. Likely lined parking structure, vertical mixed-use, office priority
3. Likely lined parking structure, vertical mixed-use/housing
4. Likely parking podium, mixed-use, Village commercial encouraged
5. Likely housing
6. Mostly housing, commercial corner
7. Horizontal mixed-use, commercial corners



BUILDING HEIGHT/SCALE

- Retain 1-2-story scale, with limited 3-story elements along Indian Hill and Arrow, forming Village Gateway
- More intense buildings are acceptable in northerly portion of superblock, nearest to transit, and in westerly portion of superblock adjacent to KGI
- Community Benefit Incentive Program may allow additional story in Density Bonus Area *(in green text)*



2-3 STORY MIXED-USE EXAMPLES



2-3 STORY LIVE-WORK EXAMPLES



2-3 STORY HOUSING EXAMPLES



3-4 STORY MIXED-USE / HOUSING EXAMPLES



OFFICE / WORKPLACE EXAMPLES



2-4 STORY OFFICE EXAMPLES



3-5 STORY MIXED-USE / HOUSING EXAMPLES









USE PRIORITY

1. Village retail shopfront required, housing requires CUP
2. Village retail shopfront incentivized, office priority upper floors, housing requires CUP
3. Village retail shopfront incentivized, office priority upper floors on New Santa Fe
4. Village retail shopfront required on Santa Fe, incentivized elsewhere
5. Retail allowed, housing expected
6. Village retail shopfront incentivized on Green Street
7. Horizontal mixed-use, commercial corners






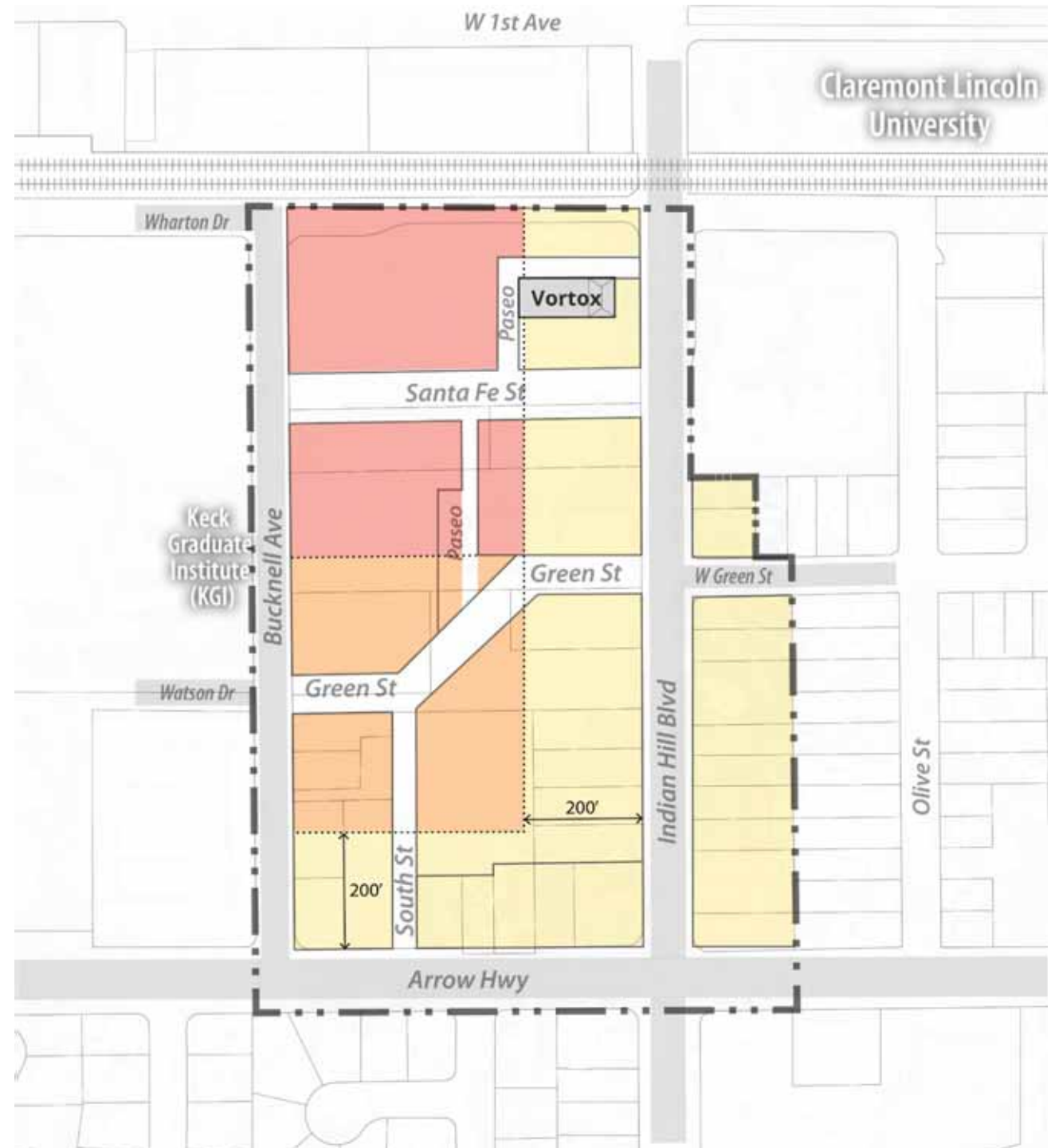
REGULATING ZONES

-  Village South Core Zone: Mixed-use, retail/office priority; incentives for more retail/office/shared parking; housing requires CUP
-  Village South Flex Zone: Mixed-use, incentives for more retail/office
-  Village South Edge Zone: Mixed-use, commercial preferred at corners
-  Shopfront/Village Retail Required
-  Shopfront/Village Retail Incentivized
-  Ground Floor Residential requires CUP



HEIGHT ZONES

-  1 and 2 story with limited 3-story elements; 2-story eave height at street
-  2 and 3 story, with 4-story north of Green Street; additional 4-story allowable under Community Benefit Bonus Program
-  3 and 4 story; up to 5-story allowable under Community Benefit Bonus Program

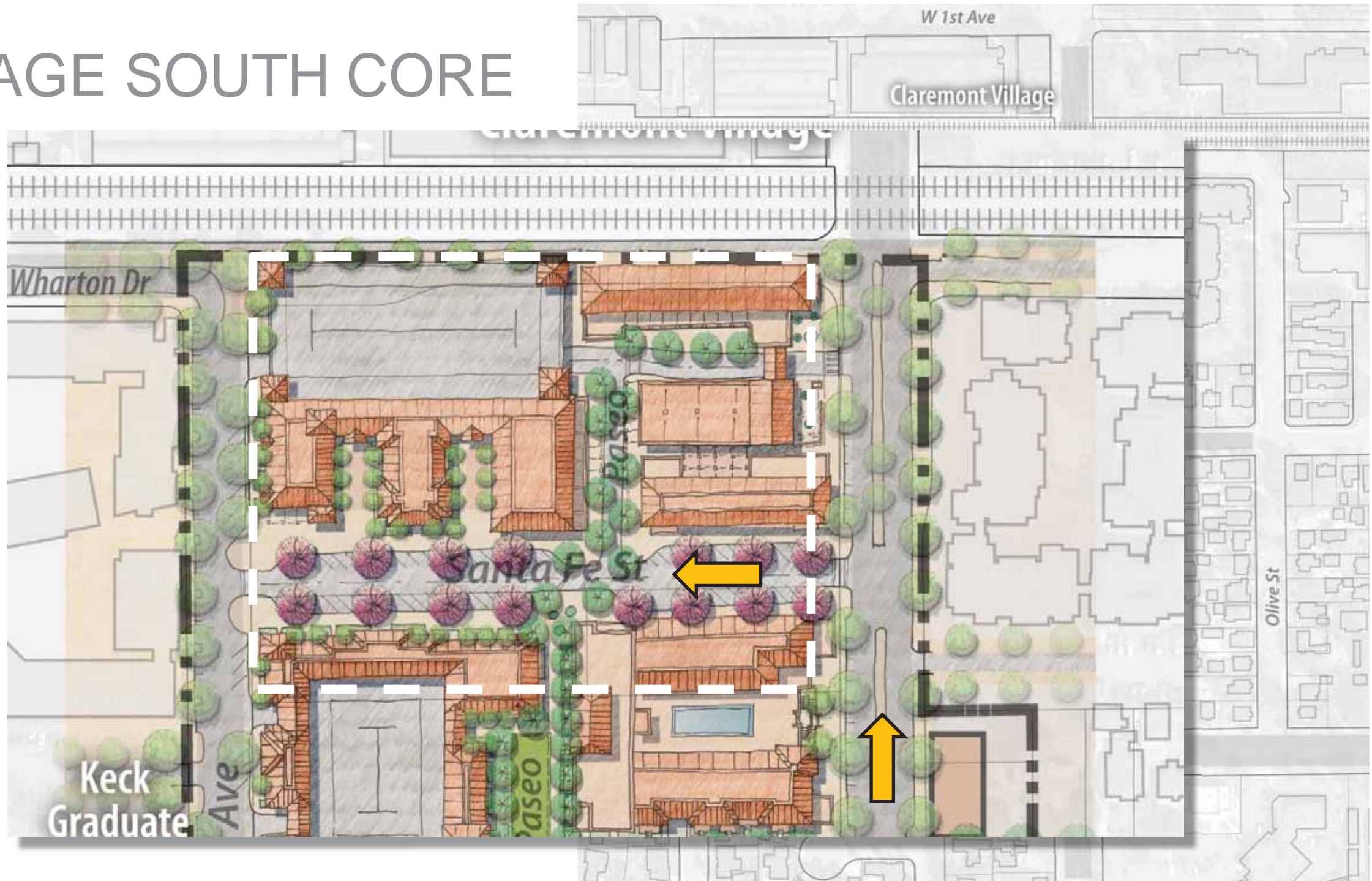


COMMUNITY BENEFIT HEIGHT BONUS PROGRAM

Community Benefits for which additional building height (density) may be allowed:

1. More retail/restaurant shopfronts: Extending beyond the required area around the Vortex Building:
 - a. farther west on New Santa Fe Street, and/or
 - b. farther south along Indian Hill Boulevard and into Green Street, and/or
 - c. to the south round central green.
2. Significant amount of office space in Village Core area, with 50 to 100 spaces of parking shared with the Village evenings and weekends.
3. A significant central public park/green/plaza

VILLAGE SOUTH CORE



INDIAN HILL BOULEVARD



VORTOX PLAZA



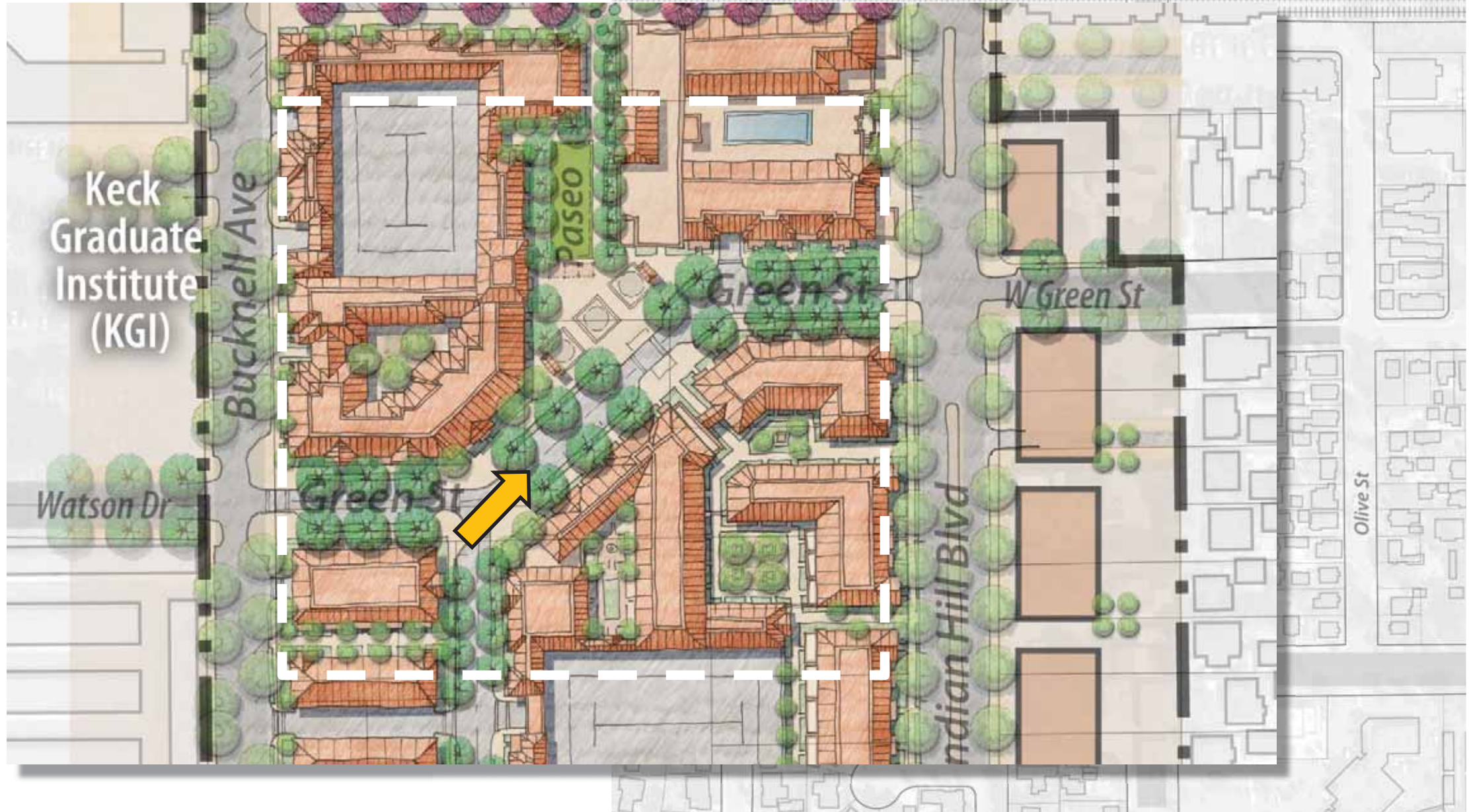
NEW SANTA FE STREET



NEW SANTA FE STREET



VILLAGE SOUTH FLEX



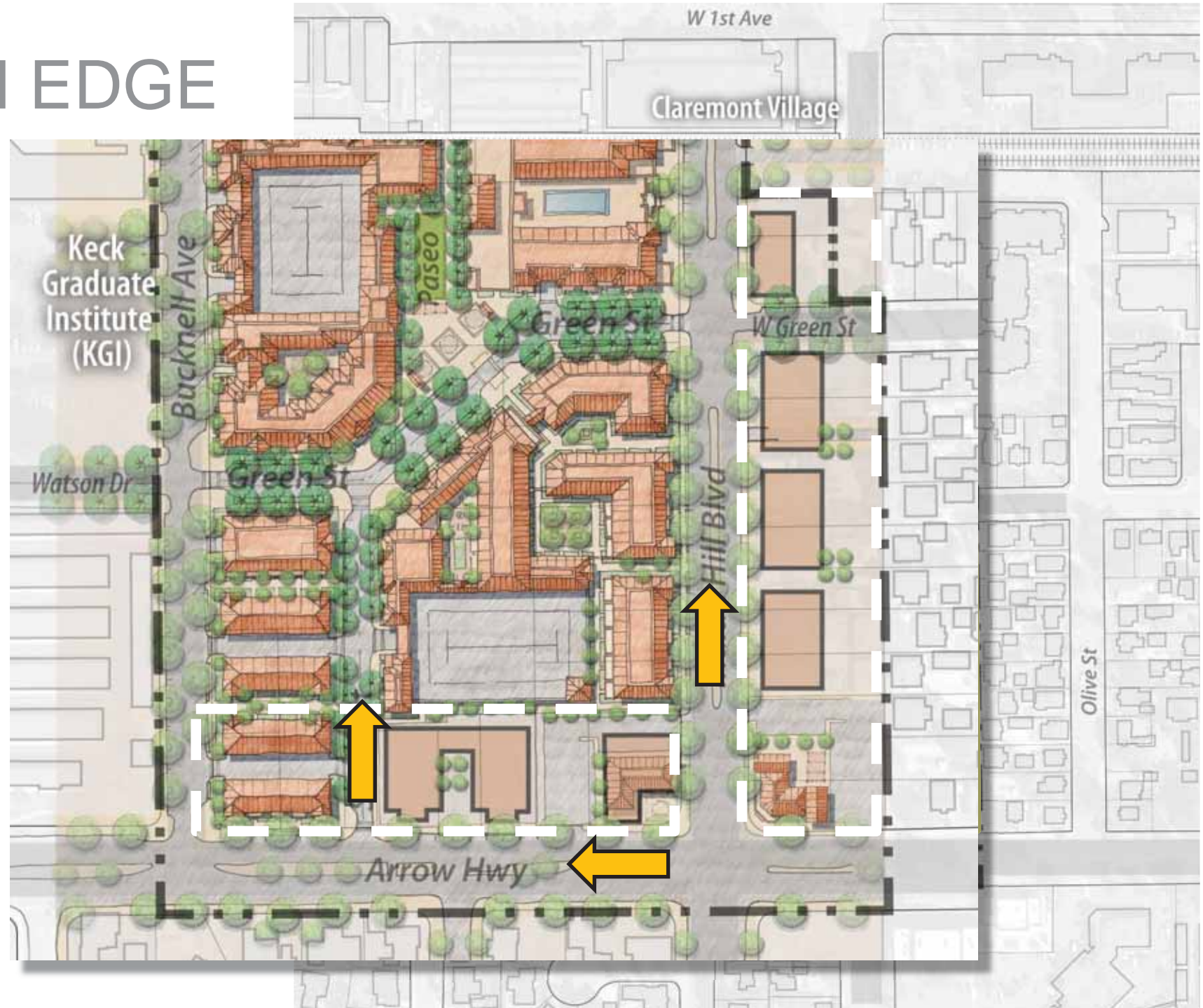
GREEN STREET



BUCKNELL AVENUE



VILLAGE SOUTH EDGE



INDIAN HILL BOULEVARD



ARROW HIGHWAY



SOUTH LANE



DRAFT CODE – ZONES & HEIGHT

4



SECTION 4.1

4.1

A. Purpose

The Village Individual building height and street mix pedestrian-

B. Summary

1. Overview

Specific guidelines are organized and provided their respective determination is subject to the Village Development Code. Dependent on the right of way and the right of way.

2. Review

Architectural Review Board 16.300

3. Deviation

deviation

4. Interpretation

1. Application to all public South, covered

2. Zoning

zoning uses within the Village

3. Rules

a. Height be aff

SECTION 4.2

4.2

A. Introduction

Figure 4.2 - Site plan establishes three two frontage building development standards allowed building ground-Site Regulating Plan required public

B. Zones

The VSSP contains most developments provided in Table

1. Village South

extension of active group

2. Village South

neighborhood spaces, with

3. Village South

limited to transition Commercial housing will

C. Ground

The Site Regulating some block face addition to the frontage type is

1. Shopfront

Site Regulating lines denote required, with or doorway

2. Shopfront

Regulating lines denote which are bi Flex frontage floors are bi Benefit Height bonus project built at show contiguous,

SECTION 4.3

4.3

F. Building

The Building Height within 200 feet and of Arrow building height stories, though? Review process shown to be ci back, and book

G. Building

1. Building Height

These overlays encom within 200 feet and of Arrow building height stories, though? Review process shown to be ci back, and book

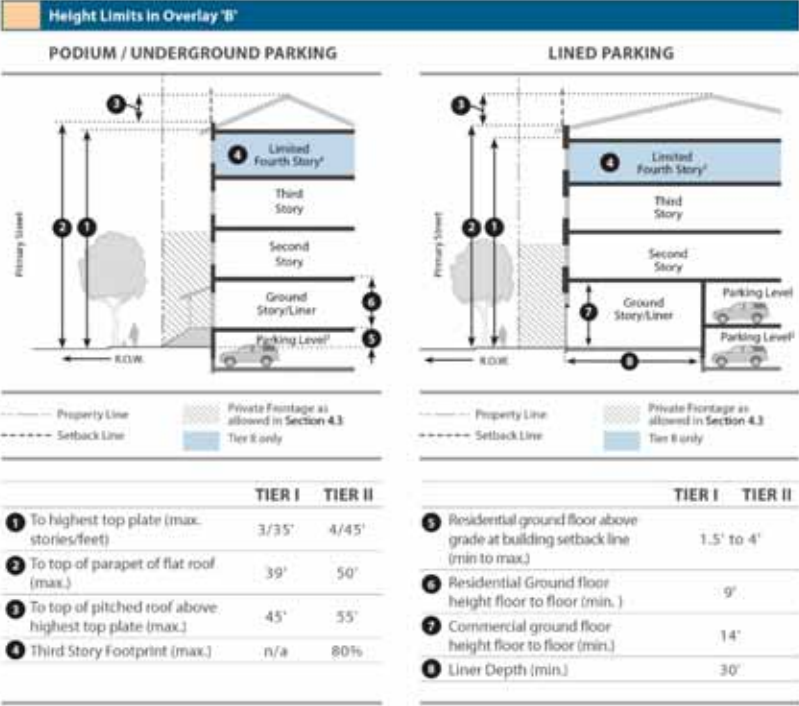
2. Building Height

These overlays encom within 200 feet and of Arrow building height stories, though? Review process shown to be ci back, and book

3. Community

Within Building 'C', buildings re their respective above by one i for the bonus, into a develop City, in which i the allowance exchange for c Benefits as dei applicant may upon qualifyin or through an is set up exclusi the Public Ben 3.4D The City v Benefit project of Public Benef for the request development i Throughout th are allowed on a Community i

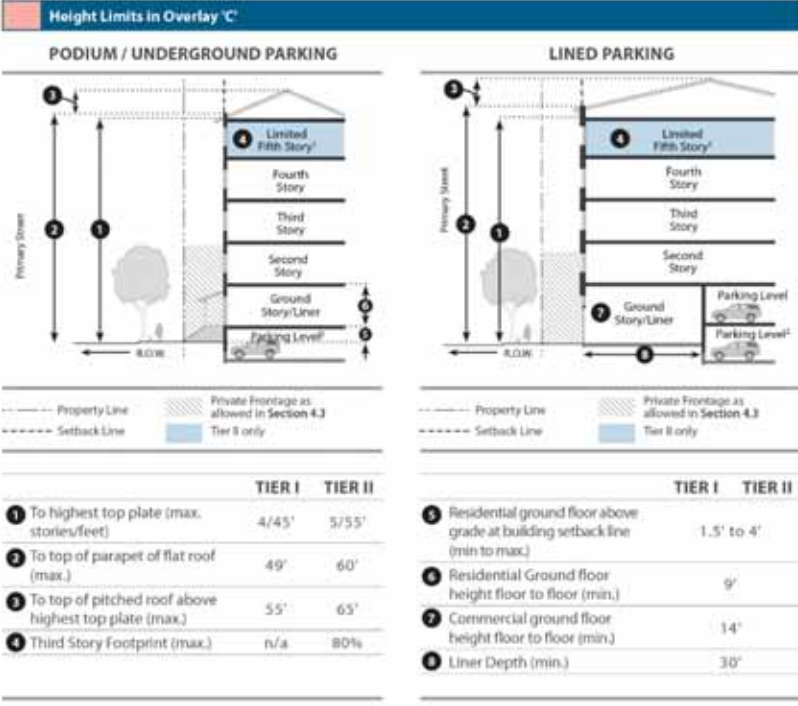
SECTION 4.2 | SITE REGULATING PLANS & BUILDING HEIGHTS



Notes

- 1 On fourth-story pitched roofs, gables fronting toward public R.O.W. are discouraged.
- 2 Partially Submerged, and fully subterranean parking podiums/garages may extend to the building setback line. At any point where a basement extends more than 6'-6" above adjacent grade, it shall count as a story.

SITE REGULATING PLANS & BUILDING HEIGHTS | SECTION 4.2



Notes

- 1 On fifth-story pitched roofs, gables fronting toward public R.O.W. are discouraged.
- 2 Partially Submerged, and fully subterranean parking podiums/garages may extend to the building setback line. At any point where a basement extends more than 6'-6" above adjacent grade, it shall count as a story.

DRAFT CODE – COMMERCIAL FRONTAGES

4.3 Frontages

A. Introduction

The ground-floor face of buildings collectively they define the public realm and the private interior spaces of galleries, and arcades are

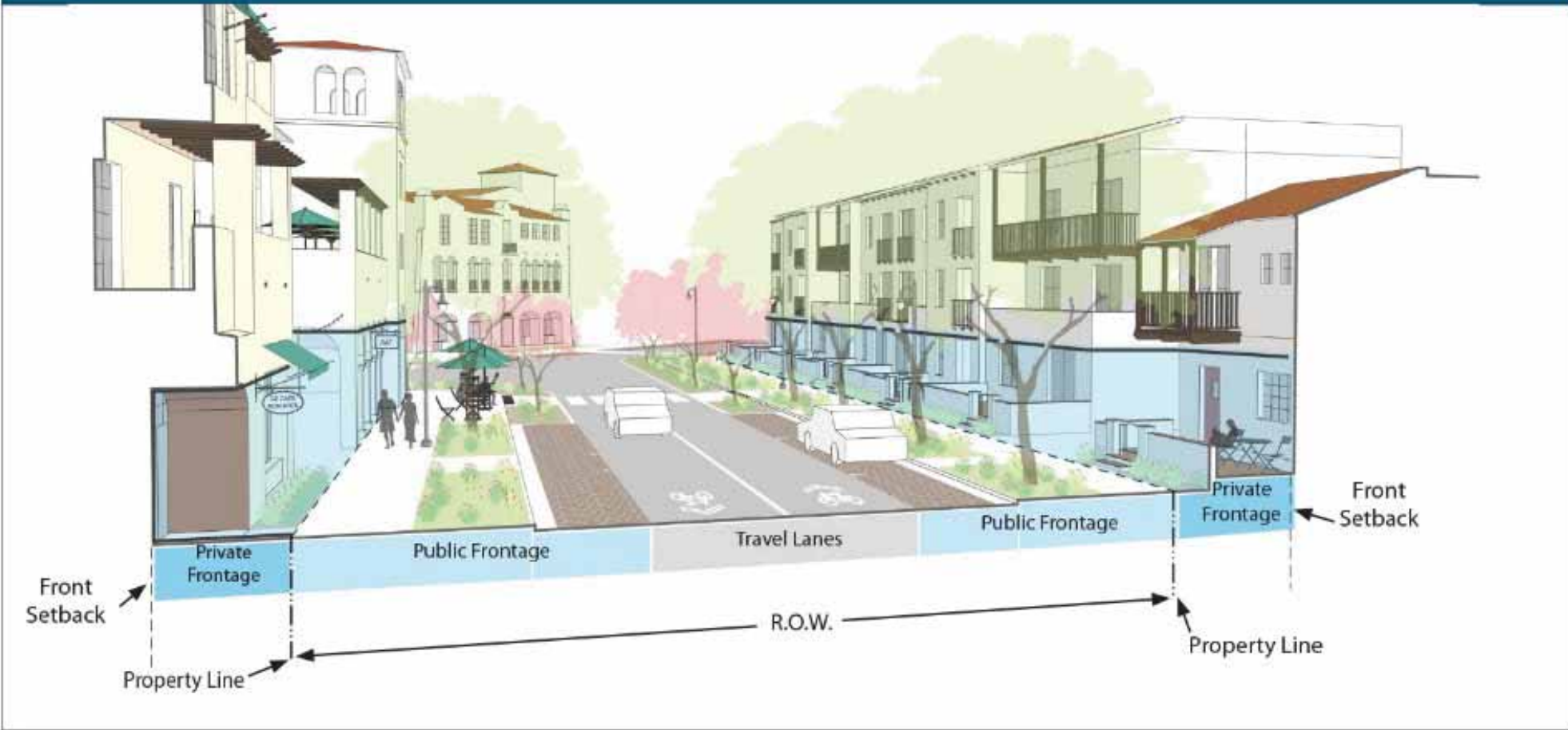
B. Applicability

The standards of this section or public open space is re

C. Standards Applicable

1. All frontage types are in compliance with the applicable standards.
2. All street-facing facades of quality, whether or street-facing facades access using only the types may encroach in way as identified below California Building Code.
3. Unless specified otherwise, expansions within 50 feet are required to be placed with the zone requirements.
4. Issues may arise in necessary to adjust. These standards are limited to the physical construction emergency access requirements. (Deviations from: 4.1.E)
5. Design, materials, and the architectural style with the surrounding compatible with public realm.
6. The Key below each frontage type of ground floor.

FIGURE 4.3 FRONTAGE AND STREET DESIGN



4 Base panels or shopfront base not to exceed 36 inches in height.

5 Main glazing area may either be fixed or an operable door, sectional garage door with glazing or bi-fold door system.



DRAFT CODE – RESIDENTIAL FRONTAGES

E. Residential Street



GROUND-FLOOR USE	PRIVATE FRG SETBACK
RESIDENTIAL	See 20m Building Setback
DOORYARD, STOOP, COMMON ENTRY	See Dooryard, St Entry De

Sidewalk & Parkway

The Sidewalk and Parkway is the Frontage for residential streets. It and attractive landscape buffer residential units and the moving providing space for street furnish trees to shade the street, sidewalk.

Guidelines

1. Drought-tolerant plant species or mulch groundcover are recommended.
2. Broad-canopy trees that make enclosure are recommended for.
3. Hardscape "breaks" in the sidewalk approximately every 50 feet for.
4. Larger tree species are encouraged adjacent to larger parking lot.

Dooryard - Residential



A small, elevated, depressed or a wall located at or near the property line. This is one of the intended Frontage Type for Streets with ground floor residential.

Standards

1. Dooryards shall not be more three feet lower than the adjacent space.
2. Walls may extend an additional fences or railings to the height Building Code.

Guidelines

3. A landscaped strip between the wall is recommended to provide.

Stoop



A stair and landing leading directly from the sidewalk to an elevated building entrance with the ground floor of the building raised to provide additional privacy to the rooms fronting the public street. This is one of the intended Frontage Type for Streets with ground floor residential.

Standards

1. Landscaping shall be provided in the remaining private setback area, either at grade or in raised planters, and should be uniform or compatible with the streetscape landscaping.
2. Gates are not allowed. Railings but no low walls are allowed.
3. Stairs may be perpendicular or parallel to the adjacent sidewalk. If parallel, a landscape buffer of one to two feet shall be provided between the side of stair and sidewalk.
4. Stoops may be covered or uncovered but must comply with applicable building code.
5. Stoops may encroach into required front and side street setbacks up to 1' from the sidewalk.

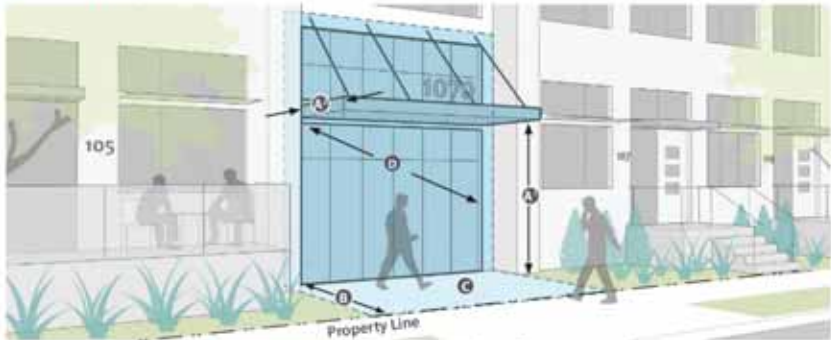
Guidelines

1. Ramps, if provided, should be parallel to facade or along the side of the building, and a landscape buffer of at least one foot shall be provided between the ramp and the sidewalk.

FRONTAGE ELEMENT	MIN	MAX
A Stoop width	4'	8'
B Stoop depth (not including stairs)	4'	6'
C Stoop floor height (measured from adjacent finished grade)	18"	3'
D Planter/fence height	-	5'
E Setback from back of sidewalk	18"	-
Encroachment into setback	-	Up to 1' from PL

2. Adjoining stoops (serving multiple units) should be limited to two entries. A stoop may also provide access to a common entry that provides access to a corridor servicing multiple units.

Common Entry



A semi-private space designed to provide access to an entry lobby and/or corridor providing access to units on upper floors. This Frontage Type is suitable adjacent to ground floor residential or commercial. It does not qualify as retail-ready ground floor, but it is permitted within areas designated as Shopfront Required.

Guidelines

1. Common entries should be clearly visible, and should typically be designed as a visual focal-point of the ground-floor facade. Designs which engage multiple floors are encouraged.
2. Entry designs which help modulate the facade of the main building are encouraged.
3. Common entries shall provide a comfortable, attractive outdoor public/semi-private transitional space that allows congregation off of the public sidewalk.
4. Outdoor spaces associated with common entries may be elevated or at sidewalk grade, accessed by stairs, and may be bracketed by a low landscape wall or hedges. Enclosing front walls may not be more than 3' in height.
5. Common entries should include awnings/canopies to provide shelter for guests awaiting entry.
6. Entry canopies that integrate the building number (street address) into their design are encouraged.

FRONTAGE ELEMENT	MIN	MAX
A Height to bottom of awning / canopy (clear)	10'	25'
B Awning/Canopy Depth	4'	Within 2' of curb
C Entry distance to back of sidewalk	8'	20'
D Area of outdoor space (does not include public R.O.W.)	150 SF	-
E Glass area % of ground floor lobby wall area	70%	-
Encroachment into setback	-	0'

Notes
1' 0" (Awning / canopy up to 2' from curb)

DRAFT CODE – USE STANDARDS

G. Allowed Uses

This section identifies permit requirements regulated per the Free Regulating Plan (Figure 4.3G). Allowed uses are subject to standards, open space requirements, and other requirements. Descriptions of uses not defined in Appendix A are provided in the correct definition, given that they are not listed in a "Determination of Suitability" (Table 4.3G).

TABLE 4.3G ALLOWED USES

1. Administrative

- Architectural, design, and art studios with less than 10,000 sq ft
- Attorney/legal services
- Banks, credit unions
- Remote ATMs (standalone)
- Brokerage firms and financial services
- Business management
- Exhibit halls and galleries (sales area, see art gallery use)
- General administrative
- Government offices
- Insurance and account services
- Real estate, escrow and recording/film studios

Key

- P use allowed by right
- use not allowed
- C use requires approval of Conditional Use Permit (CUP)
- SU Special Use & Development Permit required

TABLE 4.3G ALLOWED USES

6. General Merchandise

- Antiques retail sales (in warehouse/storage)
- Appliance, consumer electronics retail sales
- Art gallery with retail sales
- Administrative/professional services
- Art supplies, framing
- Beauty supplies
- Books and magazines
- Camera and photography
- Clothing/shoes stores
- Cigar/cigarette/smoke
- Consignment clothing
- Convenience stores
- Discount variety, volume
- Equipment sales/rental
- Floor covering
- Florists
- Food/drug and kindred
- Fabric stores
- Furniture, office and home
- Garden supply with or without food
- General merchandise, discount stores
- Guns and ammunition
- Hardware/home improvement
- Health, herbal, botanical
- Hobby, toy and game
- Indoor swap meets/consignment
- Interior decorating, lin

Key

- P use allowed by right
- use not allowed
- C use requires approval of Conditional Use Permit (CUP)
- SU Special Use & Development Permit required

TABLE 4.3G ALLOWED USES

- Metalwork fabrication
- Micro-brewery, winery
- Wholesale and distribution
- Micro-brewery in commercial
- Outside operations, manufacturing/industrial
- Paper products
- Photocopying, computer photo development
- Printing/publishing - commercial
- Research, development
- Sand and gravel extraction
- Stone, clay and glass products
- Water resource development

9. Medical/Health

- Acute care/walk-in medical
- Ambulance services
- Hospitals
- Counseling/psychology
- Medical/dental/electronic sports therapy (for medical)
- Optometry related sales

10. Motor Vehicle

- Automobile body and repair
- Automobile broker/officer
- Automobile car washes
- Automobile, motorcycle, new car sales
- Automobile rental agency
- Automobile/motorcycle service
- Automobile upholstery
- Automobile car alarm
- Commercial parking lot
- Gas service station (500 sq ft or less)

Key

- P use allowed by right
- use not allowed
- C use requires approval of Conditional Use Permit (CUP)
- SU Special Use & Development Permit required

TABLE 4.3G ALLOWED USES

	VSSP	SR ¹	AG ²
Golf course and driving ranges	---	---	---
Indoor - amusement/recreation/sports and health clubs/skating/batting cages/roller hockey facilities (not within a public park) (For instructional uses see 4. Educational/ Instructional/ Child Care Uses)	C	---	C
Outdoor - amusement/recreation/sports clubs/skating/batting cages/roller hockey facilities (not within a public park)	---	---	---
Public Assembly /auditoriums/meeting halls	---	---	---
Theatres (live stage and movie) and concert halls	C	C	C

14. Religious Institutions

- Churches and places of worship with accessory uses including garths and columbariums
- Monasteries and religious group quarters permitted only in conjunction with a church or place of worship

15. Repair Services

- Antique restoration
- Equipment and appliance repair
- Furniture refinishing
- Furniture upholstery

16. Residential

- Assisted living facilities
- Caretaker's or watchman's quarters
- Congregate care facilities
- Continuing care facilities
- Convalescent care
- Group care 7 or more people
- Single family development
- Multiple family development
- Live/Work lofts
- Apartments above commercial space
- Senior housing
- Student Housing/Dormitory/Group Quarters

17. Service/Non-Profit Organizations

- Offices for philanthropic, charitable and service organizations

Key

- P use allowed by right, subject to identified standards
- use not allowed
- C use requires approval of Conditional Use Permit (CUP)
- SU Special Use & Development Permit required

Notes

- ¹ Shopfront Required: Ground floor use restricted to certain active retail, good, and commercial uses.
- ² Active Groundfloor: Ground floor use restricted so that ground floor residential requires a conditional use permit

TABLE 4.3G ALLOWED USES

	VSSP	SR ¹	AG ²
Political campaign offices and headquarters	C	---	C
Public utility structures (See use under 12. Public Facilities/Utilities)	See under 12		
Second-hand clothing/household goods sales (See Discount variety, volume liquidation/seconds/ cut-rate merchandise, and thrift stores under 6. General Merchandise/Retail)	See "Discount variety..." under 6		

18. Temporary and Special Uses (CMC 16.306)

- Christmas tree and pumpkin sales (temporary outside sales)
- Commercial/ office use of residential structures
- Fruit stands
- Large family day care
- Mobile recycling and reverse vending units
- Parking lot scale
- Temporary outdoor displays, sales, storage and provisions of services
- Temporary parking lots
- Temporary use of structures for carnivals, farmers markets, fairs, circuses and religious gatherings
- Temporary use of structures, trailers and facilities related to established uses

19. Warehouse/Storage Uses

- Lumber yard as primary use (for lumber yard as an ancillary use see Hardware/ Home Improvement or Discount/big box under 6) General Merchandise/Retail Trade)
- Mini-storage/warehouse facilities - See CMC 16.096
- Outdoor storage as primary use
- Outdoor storage as ancillary use to a permitted use in a building
- Outdoor storage for gardening/landscape companies
- Parcel delivery service
- Warehouse distribution/ operations
- Wholesale building materials w /outdoor storage
- Wholesale building materials w /no outdoor storage

20. Wireless antennas - See CMC 16.100 for permitted antennas

* Existing ground floor commercial spaces that do not have a display window facing a public sidewalk can be occupied by uses otherwise permitted on the 2nd and 3rd stories in the CMX district until such time as the buildings are removed or modified for retail uses.

Key

- P use allowed by right, subject to identified standards
- use not allowed
- C use requires approval of Conditional Use Permit (CUP)
- SU Special Use & Development Permit required

Notes

- ¹ Shopfront Required: Ground floor use restricted to certain active retail, good, and commercial uses.
- ² Active Groundfloor: Ground floor use restricted so that ground floor residential requires a conditional use permit

OPEN SPACE TYPE PRECEDENTS



Princeton, NJ



Pasadena, CA



Duarte, CA



Pasadena, CA



Portland, OR



Stanford, CA



Santa Barbara, CA



West Hollywood, CA

Character Precedents - Public Spaces

10 Indian Hill Corridor | Claremont, CA

Character Precedents - Private/Semi-Public Spaces

11 Indian Hill Corridor | Claremont, CA

DRAFT CODE – MASSING & OPEN SPACE GUIDELINES

SECTION 4

4.5

A. Intro

On-site open space building as well private courtyard creating new building.

At the scale of 1 (see Section 4.1 development plan).

B. Application

The standards of

C. Standards

- 1. At-grade open space visible from
- 2. The front facade spaces, with must front facade suggest front

3. Landscape

- a. New or with the
- i. The area
- ii. The area
- iii. The area

TABLE 4.5 C

Semi-Private
Court
Roof Deck
Passage
Private Open
Rear Yard
Side Yard
Balcony

SECTION

D. Semi-Private

1. Court

A. Description
A semi-private defined, of the pool the building visitor access spaces, an frontal access openness the design

B. Configuration

- 1. Configuration of the
- a. Open
- b. Side

FIG. 4.5D-1 C



SECTION

E. Private Open

2. Rear Yard

A. Description
of the units reside

B. Configuration

- 1. Configuration
- 2. Size
- 3. Encroachment
- 4. F

SECTION 4.5

E. Private Open

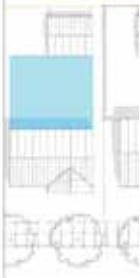
1. Rear Yard

A. Description
A private, lands building that is outdoor space fit

B. Configuration

- 1. Configuration
- 2. Size
- 3. Encroachment

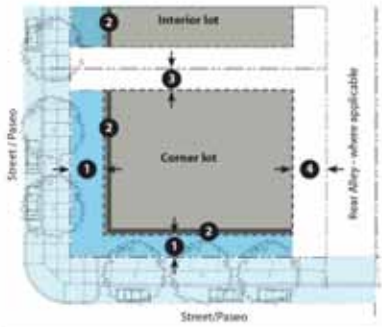
FIGURE 4.5E-1 RE



SECTION 4.4 | PLACEMENT, SCALE, & MASS

4.4 Placement, Scale, & Massing

A. Building Placement



- Property Line
- Setback Line
- Build-to Line
- Buildable Area
- Frontage Required (See 4.4)
- Frontage Guidelines (See 4.4)

TABLE 4.4A BUILDING PLACEMENT

	VS Core	VS Flex	VS Edge
Building Facades			
1 Front Setbacks	0' or 10'	10' min.	20' min.
2 Facade at Setback Line	80% min.	80% min.	75% max.
Building Sides & Rears (Min.)			
3 Side Yard Setback		10'	
4 Rear Setback (with alley)		10'	
Rear Setback (no alley)		15'	

Notes
1 From building facades.

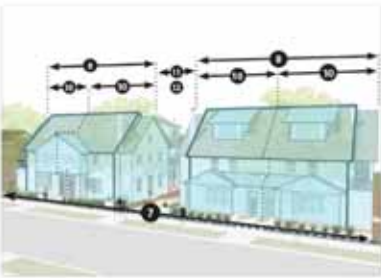
PLACEMENT, SCALE, & MASS | SECTION 4.4

B. Building Scale and Massing

A. BLOCK-FORM BUILDINGS



B. HOUSE-FORM BUILDINGS



- Property Line
- Setback Line
- Build-to Line
- Buildable Area
- Frontage Required (See 4.4)
- Frontage Guidelines (See 4.4)

TABLE 4.4B BUILDING SCALE AND MASSING

	VS Core	VS Flex	VS Edge
A. Block-Form Buildings			
1 Overall Project Length	length of block	250' max.	250' max.
2 Building Length ¹	250' max.	250' max.	100' max.
3 Facade Modulation Increment ²	100' max.	100' max.	50'
4 Facade break minimum dimensions	10' min. dimension (length & width)		
B. House-Form Buildings			
7 Overall Project Length	--	--	250' max.
8 Building Length ¹	--	--	100' max.
10 Facade Modulation Increment ²	--	--	50'
11 Courtyard Dimension ¹	--	--	30'
12 Zaguan / Passage Dimension ³	--	--	10'

Notes
1 For buildings fronting a street, paseo, or public open space.
2 Required when building facade >100'; buildings shall be organized into multiple volumes along the street.
3 Where occurs.

DRAFT CODE – PARKING STANDARDS & GUIDELINES

4.6 Parking Areas and Facilities

A. Introduction

As Village South is developed, it is clear that future parking resources can and must be to meet the potential demand while generating relatively compact, pedestrian-oriented guidelines of this chapter are driven by the principles that pedestrian comfort should be intuitive, and parking supply should be shared to the extent practical.

B. Standards and Guidelines Specific to Surface Parking

- 1. Intent.** Surface parking lots shall be located and configured to provide adequate parking supply and convenient access to the buildings and visitors they serve. All lots are to provide safe, well-lit, landscaped, shaded and comfortable environments, and be appropriately configured and screened to not intrude into public views, or into required on-site open spaces. Refer to CMC Chapter 16.136.
- 2. Access and Configuration**
 - a. Access**
 - i. Vehicular Access.** Vehicular access shall be in compliance with the Parking and Vehicular Access Standards in the zone and accessed by a drive (side of lot) or lane (rear of lot). Driveways may be one- or two-way and must provide a dedicated entrance/exit.
 - ii. Pedestrian Access.** All pedestrian access shall be clearly marked, lit and meet all ADA and CBC accessibility requirements.
 - b. Configuration.** Surface parking shall be located per standards in the Parking and Vehicular Access Standards of the zone. Surface parking is prohibited in any building setback(s).
- 3. Guidelines**
 - a. Screening.** Surface parking spaces may be open or covered. All surface parking should be screened from street views by buildings, walls or the following screening strategies:
 - i. Landscape Screening.** Trees and shrubs are selected for their ultimate scale to the space.
 - ii. Screening Structures / Facades.** Screening devices may include various elements such as walls, perforated metal panels, wire panels, finished concrete and other high quality materials that maintain architectural sensitivity to the surrounding buildings and character.

- b. Shade.** Surface lot shade may strategies character of parking of the one sh parking achiev at mat
 - ii. Shade** arbors, canopie
 - iii. Solar** public l standal within j applied
- c. Lighting**
 - i. Outdoor** limited
 - ii. Lightin**
 - Th bl
 - Gl th lig do ert
 - iii. Illumin**
 - d. Landscape** C, D, and E.

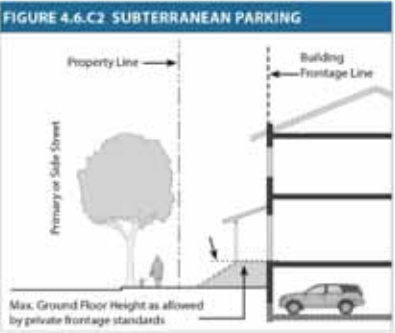
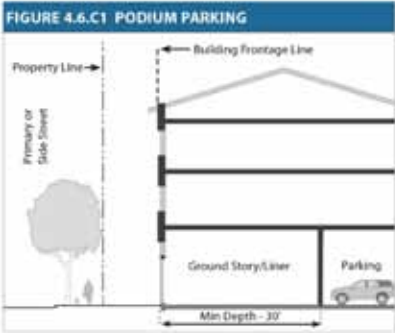
- e. Paving.** Parking areas should be designed to reduce the amount of run-off generating surface area. The following permeable surfaces for parking and maneuvering areas are encouraged subject to fire department approval:
 - i. Pervious asphalt and concrete;**
 - ii. Permeable pavers;**
 - iii. Reinforced gravel paving;**
 - iv. Reinforced grass paving;**
 - v. Other permeable and rated surfaces as approved by the City.**
- f. Finishes.** Parking lot and structure materials, finishes, fixtures and colors should be designed in a manner that is consistent with the architectural character of adjacent buildings.
- g. Amenities.** The following amenities may be integrated to support alternative modes of transportation and sustainability. These amenities should be located in convenient locations to incentivize their use.
 - i. Bicycle Parking.** Bicycle parking is encouraged to be located within surface lots.
 - ii. Clean Air/Electric Vehicle Parking and Charging Stations.** Parking facilities shall incentivize the use of clean air and electric vehicles as required in TDM ordinance (City) and Building Code.
 - iii. Motorcycle / Scooter Parking.** Parking for motorcycles and scooters may be provided in compliance with city standards.



A well shaded surface parking lot masked from the street by a beautiful landscape wall with built-in benches.

C. Structure Parking Standards

- 1. Intent.** Parking in podium or below grade garages shall be located and designed to provide convenient access to the building(s) and visitors they serve and not be visible from a public street.
- 2. Access, Configuration and Size**
 - a. Access.**
 - i. Vehicular Access.** Vehicular access shall be located in the rear or on the side of a lot, and accessed by an alley, street, or drive.
 - ii. Pedestrian Access.** All pedestrian access points shall be clearly marked, lit and meet all current accessibility requirements per the CBC.
 - iii. Gated/Residential Access.** (Secure upper level, pedestrian bridge). Direct pedestrian access from upper levels of parking structures to residential buildings is permitted only in compliance with Fire Department regulations and shall be designed to be attractive and compatible with the design of both the residential and parking structures.
 - b. Configuration.**
 - i. On-grade parking podiums and parking structures** shall be located per the Parking Placement Standards of the zone. See Parking Placement and Vehicular Access, **Table 4.7** and **Figure 4.7**.
 - ii. A minimum of 70% of the Primary Street and Side Street frontages of on-grade parking podiums and parking structures** shall be lined with occupiable, usable space with a minimum depth of 30 feet. The ground level is required to comply with the Frontage Standards in **Section 4.8**.
 - iii. A partially subterranean and fully subterranean parking garage may align with the Primary Street and/or Side Street building frontage line(s)** provided it does not extend higher than the finished grade.
 - c. Size.** Refer to **Section 4.2F** for building size standards.



A multi-story garage lined with a mixed-use liner.

DRAFT CODE – SIGNAGE GUIDELINES

SECTION 4.7

4.7

A. Intro

This section contains signage or sign is required by 4.8 and in 4.9.

B. Standards

- 1. See 18.0 Signage
- 2. See 18.0 Signage
- 3. See 18.0 Permit
- 4. See 18.0 Signage
- 5. See 18.0 Signage

TABLE

Primary
Window
Pedestrian
Sidewalk
Mural

Key
P - Allowed
N - Not Allowed

SECTION 4.8

C. Primary



A sign placed on the primary facade of a building.

See CMC 18.0

Guidelines

- 1. Up to 10% of the primary facade may be covered by signage.
- 2. Primary signage on the primary facade of a building should be limited to the ground floor.
- 3. Signage should not exceed 10% of the primary facade.
- 4. A minimum of 10% of the primary facade should be left clear.
- 5. If illuminated, signage should be limited to the ground floor.

SECTION 4.9

D. Window



A sign placed in a window.

See CMC 18.0

Guidelines

- 1. Permit required.

SECTION 4.10

E. Pedestrian



A sign placed on a pedestrian walkway.

See CMC 18.0

Guidelines

- 1. A maximum of 10% of the pedestrian walkway may be covered by signage.
- 2. The signage should be limited to the ground floor.
- 3. At least 10% of the pedestrian walkway should be left clear.
- 4. Project area should be limited to the ground floor.
- 5. The signage should be limited to the ground floor.
- 6. Project area should be limited to the ground floor.

SECTION 4.11

F. Signage



A sign placed on a building facade.

See 18.0 in the Plan

Guidelines

- 1. Duration of signage should be limited to 10 years.
- 2. The signage should be limited to the ground floor.
- 3. At least 10% of the building facade should be left clear.
- 4. Project area should be limited to the ground floor.
- 5. The signage should be limited to the ground floor.
- 6. Project area should be limited to the ground floor.

SECTION 4.6 | PARKING AREAS & FACILITIES

G. Mural



A sign placed on a building facade, typically along a side street, alley, or along the side of a building facing a vacant lot. Murals are typically painted directly on the building, pedestrian-scaled if on the ground floor and larger if on upper stories. These signs are intended to be visible from a greater distance and are secondary to signage on the primary facade at the building's entrance. Mural Signs are subject to design review and approval as identified below.

Guidelines

- 1. Recommended Maximum Area
 - a. 1-story facade: 1,000 sq ft max.
 - b. 2-4-story facade: 3,000 sq ft max.
 - c. 5-10 story facade: 5,000 sq ft max.
- 2. A billboard is not considered a mural and is prohibited.
- 3. Murals are recommended to include or feature local history.
- 4. Murals are intended for secondary facades but may be allowed on the front facade subject to design review by the Planning Commission.
- 5. Murals may include advertising subject to a Special Use Permit.

PARKING AREAS & FACILITIES | SECTION 4.6

Mural Examples



Depending on font type and letter spacing, window signs can have a wide range of transparency.



Reflective vinyl can help make a sign more noticeable.



A wall sign incorporating neon.



Subtle tones and colors can still create legible contrast.

DRAFT CODE – STREET NETWORK

2

A

Th

Th

Tr

sh

B

1.


2.

C

1.

SECTION 4.8 | STREET DESIGN STANDARDS

Central Plaza Paseo



G F D F G

A

1. Public Right-of-Way (R.O.W.)

A

Right-of-Way

50'-55'

Curb-to-Curb

Not applicable

Vehicular Lanes

Not applicable

Median

Not applicable

Bicycle Facilities

Not applicable

Bicycle Buffers

Not applicable

Parking Facilities

Not applicable

D

Landscaping

Native landscaping; See Section 4.10

Street Lighting

See Section 4.10

Drainage Type(s)

Pervious paving; rainwater gardens; or drainage to gutter in roadway

2. Public Frontage

F

Commercial

10' min

R

Residential

8' min

A

Open Spaces

Paseo width (R.O.W.): 15' min

4. Private Frontage

G

Frontage Type(s)

See Section 4.3.F

2

A

Th

Th

Tr

sh

B

1.


2.

C

1.

SECTION 4.8 | STREET DESIGN STANDARDS

Northern Woonerf



G F B B F G

A

1. Public Right-of-Way (R.O.W.)

A

Right-of-Way

50' (may vary)

Curb-to-Curb

30" (no raised curb / elevation change)

B

Travel Lanes

2 (1 each way); 10' lane width

Median

Not applicable

B

Bicycle Facilities

Sharrows

Bicycle Buffer

Not applicable

E

Parking Facilities

Curbside Parallel (where applicable); striped at 7'

Landscaping

Street trees and native landscaping in planters (including in-street planters); See Section 4.10

Street Lighting

See Section 4.10

Drainage Type(s)

Pervious paving; OR reverse crown (drains to adjacent street gutters on Santa Fe St and Indian Hill Blvd)

2. Public Frontage

C

Commercial

15' min; See Section 4.3.D

R

Residential

15' min; See Section 4.3.E

O

Open Spaces

varies; See Section 4.9

3. Private Frontage

G

Frontage Type(s)

See Section 4.3.F

154 |

154 |

156 | 4

160 | 4.2

160 | 4.26.19 | CITY OF CLAREMONT

164 | 4.26.19 | CITY OF CLAREMONT