

ORDINANCE 506

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN RAMON
AMENDING THE CITY ZONING MAP TO EXPAND THE CROW CANYON
SPECIFIC PLAN BOUNDARY AREA AND ADOPTING DEVELOPMENT
STANDARDS AND ZONING REGULATIONS (SPA 20-800-001 & IS 20-250-001)**

**CITY OF SAN RAMON (Applicant) AND
VARIOUS (Owners)**

THE CITY COUNCIL OF THE CITY OF SAN RAMON DOES ORDAIN as follows:

Section 1. The Zoning Map (Appendix A to the Zoning Ordinance) shall be amended to designate the real property located within the Crow Canyon Specific Plan to those designations as indicated on the attached Exhibit 1.

Section 2. The Development Standards and Zoning Regulations for the Crow Canyon Specific Plan shall be those contained in Chapter 4 (Land Use and Urban Design), as amended by the Revisions and Errata sheet dated November 2, 2020 attached as Exhibit 2.

Section 3. Should any provision, section, paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Ordinance shall remain in full force and effect.

Section 4. This Ordinance shall take effect thirty (30) days form the date of its passing. Before the expiration of fifteen (15) days after its passage, this Ordinance shall be posted in three public places within the City of San Ramon along with the names of the members of the City Council voting for and against the same.

The foregoing Ordinance was introduced on November 10, 2020 and after public hearings was adopted at the meeting of the City Council of the City of San Ramon on November 24, 2020 by the following vote:

AYES: *Cm. Hudson, O'Loane, Perkins, Zafar, and Mayor Clarkson*

NOES:

ABSENT:

ABSTAIN:



Bill Clarkson, Mayor

ATTEST:

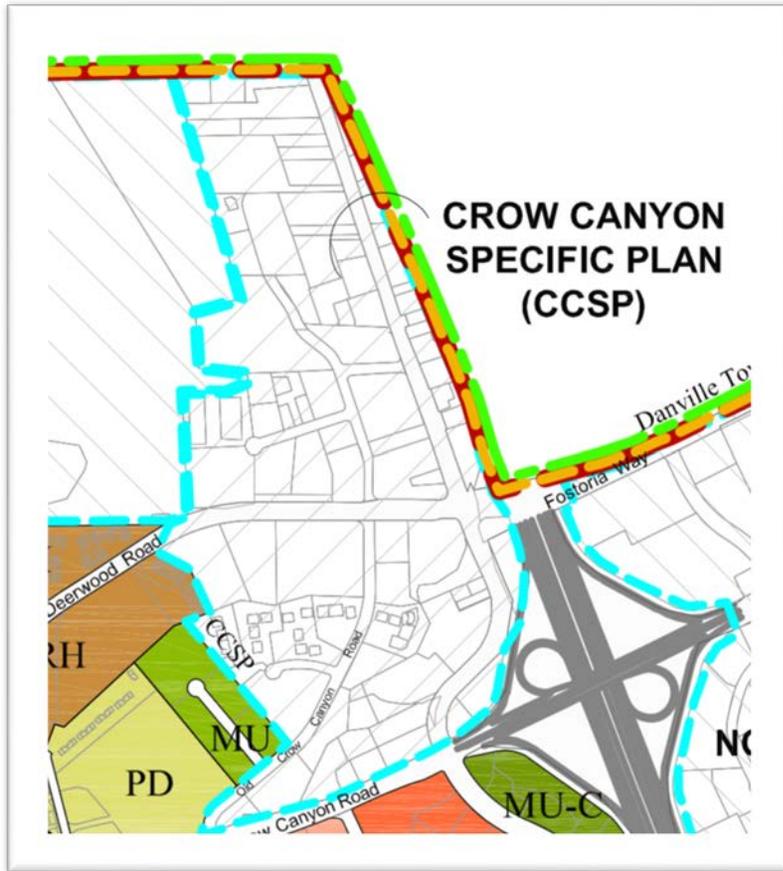


Christina Franco, City Clerk

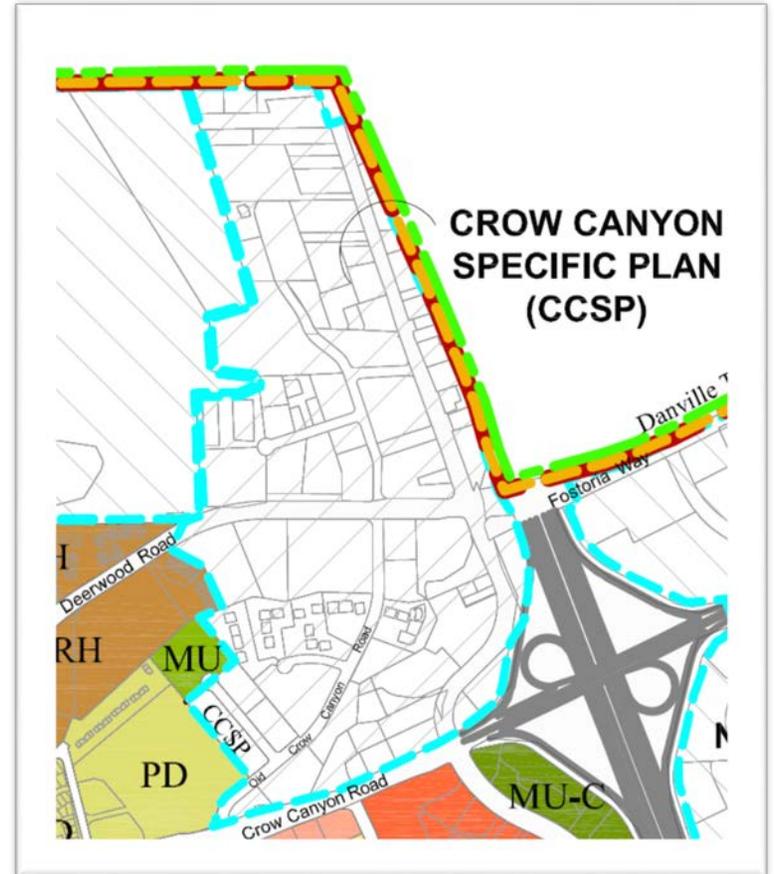
Exhibit 1: Rezone Map

Exhibit 2: Revision and Errata Sheet, dated November 2, 2020

Exhibit 1: Rezone Map



Current Zoning Map



Proposed Zoning Map

**Exhibit 2 - Errata Summary Table of Refinements and Clarifications to the Crow Canyon Specific Plan Update
November 2, 2020**

No.	Chapter	Action Needed	Proposed Text/ Action
1	Introduction	Page 7: Allow residential on the first floor...." bullet duplicated twice.	Remove last bullet point: " Allow residential on the first floor and the use of horizontal mixed-use where appropriate "
2	Introduction	Page 10: Second bullet point, line 5: "constructed" not "constricted"	Since 2006, approximately 20,000 square feet of new non-residential uses have been constricted constructed in the Plan Area,
3	Vision	Page: 27: Expanding the VCMU definition and description and add a stronger emphasis on a pedestrian-orientated walkable community which will be a distinctive feature of the village.	Add paragraph after "Individual projects that provide a substantial affordable housing component may qualify for additional bonus density under State law." <u>The Village Center is envisioned as a distinctive, walkable focal point for the Crow Canyon district. The area will feature attractive design, inviting streetscapes, and a vital mix of uses oriented to the daily needs of local residents. Generous sidewalks and pedestrian paseos will provide easy access to shops, restaurants, and San Ramon Creek. Buildings designed with a variety of materials, colors and architectural features will provide visual interest and heighten the pedestrian experience, while amenities like benches, lighting, public art, and landscaping provided in cut out areas along building frontages will activate the public realm.</u>
4	Land Use	Page 33: Remove R-8 from Figure 4-1	Remove R-8 label from parcel near Ryan Industrial Ct.
5	Land Use	Page 33: Update Creek Riparian Zone to reflect 100 setback area	Update Figure 4-1 to show CRZ overlay reflects 100-foot setback area.
6	Land Use	Page 33: Re-designate 2810 Crow Canyon Rd. from Business Mixed Use to Park/Open Space	Change color of 2810 Crow Canyon Rd. parcel to green
7	Land Use	Remove references to Commercial Mixed Use (CMU) on the following pages: Table 4-1, p. 36	Commercial Mixed Use <u>Business Mixed Use</u>
8	Land Use	p. 35, Creek Riparian Zone section: Incorporates 100' building setback from 2006 Plan	p.35: The CRZ overlay is intended to protect and enhance creek riparian corridors within the Plan Area as an environmental and recreational resource for the community. <u>It establishes an overlay zone adjacent to creeks in the Plan Area which prohibits structures within the 100-foot setback zone and within the 100-year flood plain, and improvements are limited to open space and recreational amenities and access roads incidental to achieving effective circulation.</u> The installation of recreational amenities, such as multi-use trail facilities or gazebos, is permitted to the extent that such amenities would not impede flood waters. Any development that would substantially change or use any material from the bed, channel, or bank of the creeks would be subject to California Fish and Game Code section 1602.
9	Land Use	Page 36: Add standard requiring that height be measured from the lowest point of elevation to the mid-point of the roof in all districts.	Add footnote to Table 4-1: " <u>Height shall be measured from the lowest point of elevation to the mid-point of the roof in all districts.</u> " Include diagram
10	Land Use	Page 37: "Table 4-3 shows a breakdown of the potential residential units and non-residential square footage that could result from buildout of the proposed Plan." Development potential references a table of projected buildout, but the table is not in the chapter.	Insert buildout table.

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11	Land Use	Page 37: Expanding the VCMU definition and description and add a stronger emphasis on a pedestrian-orientated walkable community which will be a distinctive feature of the village.	Add paragraph after "Therefore, the Plan seeks to focus near-term development at this location to harness development energy and create a village-like node of mixed use residential and retail development will lead to positive change in other parts of the Plan Area over the long term." <u>The Village Center will feature a vital mix of housing and neighborhood-oriented businesses in a walkable, pedestrian-scaled environment. Paseos will break up the larger blocks and provide pedestrian connections to retail businesses, restaurants, and San Ramon Creek. Generous sidewalks will provide access to new buildings with doors and windows that face the street to promote comings and goings. Development standards will require new development to provide amenities like benches, lighting, public art, and landscaping in cut out areas along building frontages to activate the public realm. Distinctive design will be a hallmark of the Village Center and architectural features such as porches, stoops, balconies and bay windows will provide visual and heighten the pedestrian experience.</u>
12	Land Use	Page 38, Policy LU-1.4: recommend additional incentives for small lot consolidation and including phrase "incentives such as"	LU-1.4: Provide incentives for the consolidation of small, adjacent lots in the VCMU designation. For projects that consolidate 2 or more lots to create parcels of at least 1.5 acres, offer a combination of <u>incentives such as</u> shared parking requirements, shared common open space requirements, <u>shared trash areas, shared loading areas</u> , increased FAR, or height
13	Land Use	Page 40, Policy LU-2.4, 2.6. Use of "Encourage" in policies/objectives does not seem strong enough.	Rephrase policy 2.4 to " Encourage design <u>Implement the objective development standards</u> that enhances the appearance of and contributes positively to the visual character of the Crow Canyon area." Rephrase Policy 2.6 to " Encourage <u>It is important for</u> project applicants to go above..."
14	Land Use	Page 41, Policy LU-2.9 Add "cut-out" definition using the language added for policy LU-2.9 and making it applicable in areas where cut outs are desired, including areas outside of the Village Center Mixed Use District.	Require the provision of "cut outs" (<u>recesses of certain depth in the building façade</u>), along the frontage of <u>all properties along streets in the VCMU district</u> to provide pause points and visual interest the heightens the pedestrian experience with special paving, benches, shade trees, plantings, and/or public art.
15	Land Use	Page 43, Insert language in Section 4.5 Development Standards that any housing proposed outside of locations where it is envisioned in the specific plan that would be allowed pursuant to SB330 must comply with the objective development standards established for the MFR District.	4.5 Development Standards The Crow Canyon Specific Plan is implemented through policies and development standards listed in this Plan. Tables 4- 24 through 4- 57 outline the specific development standards for each district within the Plan Area. Figure 4-1 Land Use Diagram shows a map of the districts within the Plan Area. These tables and text elaborate on the key development standards for each district and the following section includes design guidelines for development within the Plan Area. The development standards serve as the zoning for the area and supersede development standards in the San Ramon Zoning Ordinance. <u>The Development Standards applicable to the Multiple Family Residential (MFR) District shall apply to any residential development proposed to be constructed outside of the Village Center Mixed-Use (VCMU) District or the Multiple Family Residential (MFR) District. This shall include the Development Standards included in Table 4-4, Building Development Standards: Multiple Family Residential (MFR) for Deerwood Road; Figure 4-5: Multiple Family Residential (MFR) District Building Development Standards; and the Design Standards included for the Multiple Family Residential (MFR) District regarding Building Articulation, Windows, Materials, Screening, Landscaping and Signage.</u> Where specific standards are not listed within this Plan, the applicable sections of the Zoning Ordinance will regulate development. Permitted, conditionally permitted and prohibited uses for each district are included within applicable sections of <u>Appendix A and</u> the Zoning Ordinance.
16	Land Use	Page 44, Table 4-2 and p. 46, Table 4-3. Add "paseo" definition	Add table footnote: " <u>Paseos are bicycle- and pedestrian-only pathways that enhance connectivity through larger building sites and provide open space.</u> "
17	Land Use	Page 49: Building articulation in VCMU: add words after "top" that incorporates use of several building materials to distinguish each.	Add: "Buildings must be designed to have a distinctive ive base, middle, and top <u>and use different building materials to distinguish each.</u> "

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No.	Chapter	Action Needed	Proposed Text/ Action
18	Land Use	Page 49: Take all of the Building Articulation standards proposed for the MFR District and make them applicable to all multiple family residential units (including the VCMU District) in the entire CCSP Area.	<p>Village Center Mixed Use</p> <p>Table 4-3 prescribes building standards for the VCMU district. Regulations differ by street frontage as noted and the letters in the right-hand column are keyed to illustrations on Figure 4-4a through Figure 4-4c. The following standards are applicable to all three street frontages in the VCMU district described in the Table 4-5:</p> <p>Building Articulation</p> <ul style="list-style-type: none"> • Buildings must be designed to have a distinctive base, middle, and top and use different building materials to distinguish each. Cornices, balconies, and other architectural elements should be used to accentuate building structure. • Buildings exceeding 40,000 square feet of total floor area must be designed with staggered rooflines, shaded roof decks, or other forms of architectural articulation. • Facades must include building projections or recesses, doorway and window trim, and other details that provide architectural articulation and design interest. • All residential units shall have the primary entrance, either individual or shared, facing a street, or pedestrian connection. • Buildings must incorporate windows in or adjacent to the front door. • All building roofs shall be constructed with dimensional roofing materials that provide safety and durability.
19	Land Use	Page 49: Under Multiple Family Residential District, correct erroneous table reference	The following standards are applicable to all three street frontages in the MFR district described in the Table 4-6 4-4:
20	Land Use	Page 49: Under Building Articulation, add information about roof standards in VCMU and MFR.	Add: "All residential building roofs shall be constructed with dimensional roofing materials that provide safety and durability."
21	Land Use	Page 51. Erroneous table reference.	"The following standards are applicable to all three districts described in Table 4-7 : 4-5"
22	Land Use	Page 52, Table 4-5: change "Street wall" subheader	"Street Wall" "Minimum Street Wall Height"
23	Land Use	Page 52, Table 4-5: erroneous height references	Revise Maximum Building Height: BMU No Requirement 45 feet and C/SC No Requirement 30 feet.
24	Land Use	p. 53 Under BMU, Vertical Relationship. Typo.	distinctive base distinct base
25	Land Use	p. 55, Policy LU-5.1: include additional language incentivizing offer of dedication of access easement and construction of trail. Include buffer zone and delineation language from 2006 Plan.	Modify Policy LU-5-1: " <u>New development</u> on properties abutting San Ramon Creek or its tributary within the Plan Area, require an irrevocable offer to dedicate a <u>twelve-foot wide</u> public access easement to permit construction of a multi-use trail within the CRZ as a condition of project approval. <u>The area proposed for public access easement may be used as a credit towards the property owner's Parkland Dedication obligation. The cost of trail construction may be used as a credit towards the property owner's Open Space Development Impact Fee obligation.</u> "
26	Land Use	p. 55, Policy LU-5.2: identify the City or designated Special District as responsible party for maintenance of public access easement and trail	Modify Policy LU-5-2: " <u>At the time of new development, property owners shall opt into a funding mechanism to offset the costs associated with maintenance of creekside improvements such as a Community Facilities District, (CFD), a Landscape and Lighting District, or other mechanism acceptable to the Applicant and City.</u> "
27	Land Use	p. 55, LU-5.3: Replace with language from Policy 6.1 of the 2006 Plan.	Modify Policy LU-5-3: " <u>Structures shall be prohibited within 100 feet of the centerline of San Ramon Creek and its tributary. Under no circumstances shall a structure be located midslope or within the 100- year flood plain. Improvement within the setback areas shall be limited to open space and recreation amenities and access roads incidental to achieving effective circulation patterns.</u> "
28	Land Use	p. 56: add policy (currently 6.3 of the 2006 Plan) to address removal and replacement of protected trees disturbed by new development.	Add "Policy LU-5.5 Minimize the removal of protected trees as defined by the City of San Ramon's tree preservation regulations. Revegetate areas disturbed by new development. Revegetation shall include a palette of species native to the watershed area. Following removal, woody trees should be replanted at a minimum 1:1 ratio, or as determined in consultation with applicable permitting agencies."

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No.	Chapter	Action Needed	Proposed Text/ Action
29	Land Use	Page 56, Figure 4-7: update CRZ and 100-foot setback area	Update Figure 4-7 to show CRZ overlay reflects 100-foot setback area.
30	Land Use	Page 57: Insert language in Section 4.6 Design Guidelines that any housing proposed outside of locations where it is envisioned in the specific plan that would be allowed pursuant to SB330 must comply with the design guidelines established for the MFR District.	<p>4.6 Design Guidelines This section lays out Design Guidelines that complement the mandatory <u>development</u> standards listed in the previous section. The Design Guidelines provide more general direction on intended design features and shall form the basis for project design review. <u>The Design Guidelines applicable to the Multiple Family Residential (MFR) District shall apply to any residential development proposed to be constructed outside of the Village Center Mixed-Use (VCMU) District or the Multiple Family Residential (MFR) District.</u></p>
31	Land Use	Page 57, DG-3: Statement appears to contradict building articulation policy.	Delete DG-3 "Residential buildings should have distinct base, middle, and top sections, with varying materials, colors and articulation to distinguish the middle from other sections." and re-number subsequent guidelines.
32	Land Use	Page 57, DG-4. Planning Commission prefers to default to Zoning requirements for trash and loading.	Add " <u>Zoning Ordinance requirements will apply for refuse and loading areas</u> "
33	Land Use	Pages 57-59: Change Design Guidelines DG-4, 9, 17, and 25 to standards and incorporate the following as standards:	<p><u>Screening</u> - Mechanical, electrical, and all other building equipment should be concealed from all public rights-of-way, pedestrian paths and adjacent buildings. Mechanical equipment should not be located along the ground floor street frontage. Screens should be consistent with the building design or site landscaping.</p> <p><u>Landscaping</u> -Landscaped and common areas in new development should be maintained privately.</p> <p><u>Signage</u> -Signs above the first story should not obstruct views from inside or outside upper stories. Externally lit signs should not illuminate upper stories; instead, illumination should focus on the sign itself or downward toward the sidewalk. -Prohibit internally lit signs and signs with raceway channel letters</p>
34	Land Use	Page 58: DG-10 overlaps with LID requirements.	Delete DG-10: " Bioswales and rain gardens are encouraged in planting areas and curb extensions to provide retention basins and improved stormwater management "
35	Land Use	Page 58-59: Ensure CCSP addresses wayfinding in public right-of-way. Specify desired materials and other parameters for signs on private property to the extent special considerations are needed for the CCSP area.	Wayfinding in public right of way is addressed in Policy LU-2.2 Convert DG-25 to a standard and incorporate into Policy LU-2.2

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36	Community Facilities	p. 64, Policy CF-1.3: Update to include buffer zone and delineation language	<p>Add additional language to Policy: Policy CF-1.3: Design improvements within the CRZ to protect the natural resources and wildlife habitat of the riparian <u>zone by maintaining a sufficient horizontal buffer from the outer edge of riparian habitat to prevent general access. The horizontal buffer zone shall be delineated with a permanent fencing material to prevent general access. To the extent feasible, lighting fixtures should be oriented away and downward from the riparian corridor.</u></p> <p><u>Fencing and Signage: As a natural system and potential wildlife habitat, access should be discouraged into the creek channel and on the steep banks. Low, transparent fencing should be provided to deter hikers and bicyclists. Signs should also be posted, as appropriate.</u></p> <p><u>Creek Frontage Treatment: Development on parcels fronting the CRZ should orient active ground-level uses towards San Ramon Creek and its tributaries in order to activate the open space and trail system. Doors should be provided between buildings and the CRZ so that occupants can enjoy the amenity. Loading, service uses and blank walls should be avoided.</u></p>
37	Community Facilities	Page 64, Figure 5-1: Park Design Concept needs to be updated to reflect parcel on 2810 Crow Canyon Rd. designated as Park/Open Space	Update Figure 5-1 to reflect Park/Open Space designation on 2810 Crow Canyon Rd.
38	Implementation	Page 97: "The General Plan is amended..." There is no GP amendment as part of this update. The adoption of the 2006 plan included a GP Amendment along with a SP amendment to adjust housing unit count. (Original GP 2020 (adopted in 2001) had envisioned 460 units in the Plan. The Plan adopted in 2006 included an amendment to GP 2020 with a new unit count of 735).	"The Specific Plan treats the General Plan's policies, land use intensities and housing goals as targets, exceeding them where necessary to create meaningful incentives and to support a vibrant mixed-use district." The General Plan is amended in conjunction with adoption of the Specific Plan to reconcile the two documents."
39	Appendix	Table A-1, A-2, A-3: Footnote (1) and S, add reference to Zoning Ordinance	See <u>Zoning Ordinance</u> Division D8 for land use definitions. Permit requirement set by <u>Zoning Ordinance</u> Specific Use Regulations
40	Appendix	Table A-1. Change wild animal references to Municipal code	Update " <u>Animal- Wild or Exotic</u> " reference S(3) Update Note: (3) <u>See San Ramon Municipal Code Division B2 for wild or exotic animal regulations</u>
41	Appendix	Table A-2: In BMU zone, Large Family Day Care use is blank	Add dash line--large family day care home land use not permitted in non-residential zones.
42	Appendix	Table A-2: In BMU zone, Mobile home, boat, or RV sales should allow outdoor vehicle sale with UP	Delete footnote (5) from BMU Mobile home, boat, or RV sales.
43	Appendix	Table A-2: In BMU zone, Medical services-Doctor Office allowed as Permitted use; footnote 2 added in error.	Delete footnote (2) from BMU Medical services-Doctor Office ground and upper floor
44	Appendix	Packet page 136: Table A-2: Delete heading carried over from previous page	Delete.
45	Appendix	Table A-3, Change "C/CSC" to "C/SC"	Typographical error
46	Appendix	Table A-3: In C/SC zone, footnote (3) should be removed for Commercial recreation facility - Indoor, Conference/convention facility, and Fitness/Health facility as the UP review will review land use compatibility.	Remove footnote (3) for Commercial recreation facility - Indoor, Conference/convention facility, and Fitness/Health facility.

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47	Appendix	Table A-3: In PDR zone, change Office - Business/Service (ground floor), Government (ground floor), and Professional/administrative (ground floor) to ZC (3) to match current land uses allowed in CS/O zone of 2005 CCSP Plan	Change Office - Business/Service (ground floor), Government (ground floor), and Professional/administrative (ground floor) to ZC (3)
48	Appendix	Table A-3 footnote (2): spell out "CS" as service commercial	Amend footnote (2): Only allowed as ancillary use complimentary to adjacent <u>service commercial CS</u> uses, as determined by the Zoning Administrator.
49	Appendix	Table A-3: footnote (3) should include reference to Zoning Clearance or Minor Use Permit	Amend footnote (3): Accessory use only, limited to 1,000 sf, or to 10% of the total gross floor area on site with a <u>Zoning Clearance</u> or Minor Use Permit.
50	Appendix	Table A-3: In PDR zone, change Vehicle services -Towing and storage, -Washing, attended, and Washing, unattended to MUP and MUP(2) to match current land uses allowed in CS/O zone of 2005 CCSP Plan	Change Vehicle services -Towing and storage, -Washing, attended, and Washing, unattended to MUP and MUP(2)
51	Appendix	Add Table A-4 listing allowed land uses in Park/OS zone to match uses allowed in OS zone of 2005 CCSP Plan	Add Table A-4 for OS land uses: Park and recreation facilities, public or private (UP), Public safety facility (UP), Utility facility (UP), Crop production, horticulture, orchard, vineyard (UP)
52	Addendum	Replace Addendum reference link with correct web address.	Replace http://sanramonca.ig2.com/Citizens/FileOpen.aspx?Type=1&ID=2640&Inline=True web address with http://sanramonca.ig2.com/Citizens/FileOpen.aspx?Type=1&ID=2630&Inline=True
53	Universal	Replace references to "Crow Canyon Specific Plan" with "San Ramon Village Specific Plan" contingent on Council Approval.	Update throughout document.
54	Universal	Move Appendix Tables to Chapter 4 for ease of use	Update throughout document and renumber

Residential Overlay Errata Changes

55	Introduction	Page 3: Replace 634 units with 735 units	Update first bullet: "Up to <u>735</u> new residential units..."
56	Introduction	Page 8: Add SB 330 background information restoring residential capacity to 735 units.	Add paragraph before last paragraph: <u>In January 2020, with the passage of the Housing Crisis Act of 2019 (Senate Bill 330) mid-way through the Plan update, limitations were put in place restricting the reduction of residential capacity that was in effect as of January 1, 2018. While the City's Preferred Alternative removing the Housing Overlay north of Faria Preserve Parkway resulted in no net loss in residential capacity in the City, through the City Council public hearing process, the Plan Area's proposed residential capacity of 634 units was restored to 735 residential units to match the original 2006 Plan.</u>
57	The Vision	Page 27: Add language acknowledging residential overlay north of the Village Center Node.	Add sentence after last paragraph: <u>North of the node, a Residential Overlay will provide opportunities for additional housing at a density of 22 to 35 dwelling units per acre.</u>
58	The Vision	Page 28: Add residential land use to PDR discussion	Amend: Recognizing the contribution of these businesses to the community, the Plan applies a new Production, Distribution and Repair (PDR) designation in Beta Court and the northwestern part of the Plan Area with the intention of preserving existing service commercial businesses that wish to stay or grow while also allowing for compatible new <u>residential and/or</u> maker-oriented uses to establish.
59	Land Use	Page 33: Update Figure 4-1 Land Use Diagram with Residential Overlay. The Residential Overlay land use layer will match the 2006 Plan's overlay layer north of Faria Preserve Parkway.	Add "Residential Overlay" land use layer on properties or portions of properties denoted by an address on the map.

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60	Land Use	Page 34: Add Residential Overlay (RO) description	Add after Village Center Mixed Use description: <u>Residential Overlay (RO): This land use overlay is applied to properties designated as Commercial/Service Commercial (C/SC) and Production, Distribution and Repair (PDR) north of Faria Preserve Parkway. It is intended to allow for future infill and intensification of underutilized properties in a way that minimizes impacts on existing businesses and that can lead to the creation of a cohesive mixed-use district. Within this area, residential development is allowed on assembled sites greater than 1.5 acres, subject to livability conditions intended to mitigate potential conflicts between the new residential development and existing nonresidential uses. Residential development within this designation is limited to a minimum density of 22 dwelling units per acre and a maximum density of 35 dwelling units per acre. Additional ancillary commercial uses are also allowed on the ground floor up to a maximum 0.40 FAR. Buildings are required to be oriented to public or publicly accessible streets to promote a pedestrian-friendly environment.</u>
61	Land Use	Page 36: Add to Residential Overlay to Table 4-1	Add information to Table 4-1: <u>Residential Overlay at minimum 22 du/ac and maximum 35 du/ac with FAR at 0.40 for ground floor commercial and 30' maximum height.</u>
62	Land Use	Page 42: Add new RO policy LU-4.3 from 2006 Plan	Add Policy LU-4.3: <u>Policy LU-4.3: Allow for multi-family residential and residential mixed-use infill development to occur within designated portions of the Commercial/Service Commercial (C/SC) and Production, Distribution and Repair (PDR) districts, when livability and compatibility criteria are met. Residential infill development are limited to sites that are 1.5 acres or greater.</u>
63	Land Use	Page 49: Add RO to MFR Development Standards description	Add: Multiple Family Residential District (MFR) <u>and Residential Overlay (RO)</u> ; and "MFR district <u>and RO</u> "
64	Land Use	Page 50: Include RO in Table 4-4	Add: Multiple Family Residential District (MFR) <u>and Residential Overlay (RO)</u>
65	Land Use	Page 50: Add 30' max street wall height for RO	Street Wall Height Add: 35 feet max (MFR), <u>30 feet max (RO)</u>
66	Implementation	Page 98: Update Land Use Diagram description to include Residential Overlay	Add: The land use diagram of the Specific Plan divides the area into six districts and one <u>two</u> overlay (the Creek Riparian Zone <u>and Residential Overlay</u>), and permits mixed uses in the Village Center Mixed-Use (VCMU), Business Mixed Use (BMU), and Production, Distribution and Repair (PDR) districts.
67	Appendix A	Table A-1: Add Residential Overlay to table of allowed uses	Add: "Table A-1: Allowed Land Uses and Permit Requirements for Multi-Family Residential <u>and Residential Overlay</u> District"