

APPENDIX B

ADDITIONAL DEVELOPMENT STANDARDS

This chapter provides additional standards for new development and renovations in Ravenswood/4 Corners, along with procedural requirements for certain development approvals. The standards in this chapter are in addition to those in Chapter 6 of this Specific Plan.

Bird-Safe Building Standards

This section provides development requirements that are intended to reduce the number of bird strikes against buildings.

Applicability

- A. The standards in this section apply to development located less than 300 feet from an open space that meet the following criteria:
 - i. The open space has an area of at least two acres.
 - ii. The open space is open water or wetlands, or it is dominated by vegetation, including vegetated landscaping.
- B. The standards in this section shall apply only to the following:
 - i. New construction.
 - ii. Building additions that create a bird hazard, as described in this section. Building additions are required only to mitigate bird hazards on the new building addition.
 - iii. The replacement of 50 percent or more of the glazing on an existing bird hazard, as defined in this section.
- C. The standards in this section shall not apply to detached or attached single-family homes.

Definitions

For the purposes of this section, the following definitions shall apply:

Bird hazard. Specific aspects of a building that pose a danger to birds in flight, either because of the building's location or because of building features that increase the risk of bird-building collisions.

Façade collision zone. The portion of a building that is most likely to sustain bird strikes from local and migrant birds. This portion includes the building façade, beginning at grade and extending upwards for 60 feet. It also includes glass façades that are adjacent to landscaped roofs with an area of at least two acres, and that extend upwards at least 60 feet from the roof level.

Feature collision zone. Any building feature other than a building façade that has an unbroken glazed segment at least 24 square feet in area. Includes free-standing glass walls, wind barriers, skywalks, balconies, and rooftop greenhouses.

Bird-Safe Glazing Treatments

- A. Bird-safe glazing treatments shall be used within the façade collision zone such that no more than 10 percent of a building façade consists of untreated glazing.
- B. Bird-safe glazing treatments shall be used on the entirety of a feature collision zone's glazing.
- C. Bird-safe glazing treatments may include any of the following:
 - i. Fritting.
 - ii. Netting.
 - iii. Permanent stencils.
 - iv. Frosted glass.
 - v. Exterior screens.
 - vi. Physical grids placed on the exterior of glazing.
 - vii. Ultraviolet (UV) patterns visible to birds.
- D. Bird-safe glazing treatments shall include vertical elements that are at least one-quarter inch wide, with a minimum spacing of four inches. In addition, treatments shall include horizontal elements that are at least one-eighth inch wide, with a maximum spacing of two inches.

Lighting

All lighting shall be shielded. No uplighting shall be used.

Wind Generation

Any wind-generation device shall be a vertical generator that presents a solid appearance.

Modifications

The requirements of this section may be modified through the design review process, provided that other methods are employed to prevent bird strikes.

Transportation Demand Management

Purpose

The purpose of this section is to address the significant effects that this Specific Plan will have on East Palo Alto's circulation system, and to ensure that employers in the Plan Area provide employees with incentives to use alternative forms of transportation.

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Standards

Within the Plan Area, the requirements in Chapter 10.32 of the East Palo Alto Municipal Code shall apply, with one exception: Every employer of 50 or more employees, and every complex of 50 or more employees, shall be subject to the employer transportation system management (TSM) program requirements in § 10.32.040.B.3.

Vehicle Parking Reductions

For development that includes demand reduction features for parking, this section provides for reductions in the minimum amount of vehicle parking that is required.

The parking reductions in this section shall not be combined. Instead, the largest of the allowable reductions shall apply.

Shared Parking

- A. Two or more uses may share a parking facility, provided they:
 - i. Have their main entrances within 300 feet of the parking facility.
 - i. Submit a written document guaranteeing maintenance, establishing hours of operation, and specifying the length of the shared parking agreement.
 - ii. Receive an Administrative Use Permit allowing the shared parking arrangement. The Administrative Use Permit shall include the terms of the written document as conditions of approval.
- B. Two or more uses may apply for a shared parking reduction, subject to an Administrative Use Permit, if either of the following conditions apply:
 - i. The uses attract vehicle traffic at different hours of the day or on different days of the week.
 - ii. Visitors are likely to park their car once, then patronize more than one of the uses.
- C. An Administrative Use Permit application for a shared parking reduction shall include all of the following:
 - i. A description of each use that is to share the parking spaces, including the expected hours of operation for each use.
 - i. The proposed number of parking spaces to be provided.

- ii. Evidence that the proposed number of parking spaces will be adequate to serve the proposed uses.
- D. If a change of use is proposed for an establishment that has received a shared parking reduction, and the proposed new use is not explicitly allowed by the Administrative Use Permit, the establishment shall do one of the following prior to the change in use:
- i. Obtain a new Administrative Use Permit that includes the proposed use.
 - ii. Identify an appropriate method of meeting the minimum parking requirements without a shared parking reduction.

Unbundled Parking Costs

- A. Any mixed-use or residential development may “unbundle,” or separate, the lease rate or purchase price of an off-street residential parking space from the lease rate or purchase price of the associated dwelling unit.
- B. For a development that includes 10 or more dwelling units, and that unbundles parking costs for all dwelling units, the minimum parking requirement for those units may be reduced by up to 10 percent. This reduction shall be subject to an Administrative Use Permit.

Credit for On-street Parking

For non-residential uses, and for the commercial component of a mixed-use building, any on-street parking space that is adjacent to a development may be counted towards the minimum off-street parking requirement for that development.

Tandem Parking

For single-family dwellings, two required parking spaces may be combined into a tandem parking space, in which one parked car is located behind another and the rear car must exit the parking space before the front car can move.

Split Zoning

For parcels that fall under multiple zoning classifications, development proposals should be reviewed by the Planning Director to determine that the proposal is consistent with the goals and policies set forth in the Specific Plan.

Design Review

This section specifies what types of development are subject to design review.

Review Required

Design review shall be required for any of the following types of development:

- A. New development.
- B. Substantial changes to more than 50 percent of any street-facing building façade.
- C. The expansion of a building by at least 50 percent.

Review Process

The process for design review shall be as specified in Chapter 26 of the Zoning Ordinance, except as follows:

- A. The requirements of § 6541 and § 6542 shall not apply.
- B. Design review applications shall be approved or denied by the Planning Director, rather than the Planning Commission. However, if other Planning Commission or City Council approvals are required for the proposed development, the Planning Commission shall approve or deny the application, and the public hearing shall be noticed as provided in § 6542.
- C. The Planning Director shall send a written notice of a design review application to all property owners within 300 feet of the property as shown by the latest available assessment roll of the County of San Mateo. The notice shall advise these property owners that a written protest or request for an administrative hearing, or both, may be filed with the Planning Director within fifteen days from the date of the notice.
- D. If any written protests are filed by adjacent property owners within the time prescribed in the notice, but no request for hearing is made, the Planning Director shall consider these protests in determining whether to approve or deny the design review application and shall render a decision without conducting an administrative hearing.
- E. If a request for an administrative hearing is received within the time prescribed in the notice, the Planning Director shall fix a time and place for the hearing and shall give written notice of the hearing to the applicant and the person or persons requesting the hearing. Upon the conclusion of the hearing, the Director shall approve or deny the application and shall furnish a copy of his or her decision to the applicant and the person or persons who requested the hearing. The decision by the Planning Director may be appealed to the Planning Commission within 15 calendar days after

rendition of the decision. Any appeal must be made in writing and shall state how the Planning Director erred or abused discretion.

Administrative Use Permits

This section describes the application and issuance requirements for administrative use permits.

Applicability

The requirements of this section shall apply to the establishment of any use that requires issuance of an Administrative Use Permit. It should also be noted that since the Administrative Use Permit is a form of discretionary review, environmental review would have to be performed in accordance with CEQA law.

Contents of Application

Application for an Administrative Use Permit shall be filed with the Planning Director on a form that he or she prescribes. The application shall be accompanied by the following:

- A. An accurate scale drawing of the site showing the location of all streets, property lines, existing and proposed structures, off-street parking spaces and driveways on the site, and existing trees and landscaping.
- B. Floor plan and elevations of existing and proposed structures, including a calculation of the floor area of each structure.
- C. Inspection report by an independent contractor, as required under § 6432 of the Zoning Ordinance.
- D. A list of the names and addresses of all persons owning property immediately adjacent to the site, as shown by the latest available assessment roll of San Mateo County or as otherwise known to the applicant.

Processing Fee

A processing fee, as established by a resolution of the City Council, shall be paid to the City at the time of filing the application for an Administrative Use Permit.

Procedure

Upon the filing of an application for an Administrative Use Permit, the following procedure shall be followed:

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- A. The Planning Director shall send a written notice of the application to all property owners within 300 feet of the property as shown by the latest available assessment roll of the County of San Mateo. The notice shall advise these property owners that a written protest or request for an administrative hearing, or both, may be filed with the Planning Director within fifteen days from the date of the notice.
- B. If any written protests are filed by noticed property owners within the time prescribed in the notice, but no request for hearing is made, the Planning Director shall consider these protests in determining whether to approve, conditionally approve, or deny the application and shall render a decision without conducting an administrative hearing.
- C. If a request for an administrative hearing is received within the time prescribed in the notice, the Planning Director shall fix a time and place for the hearing and shall give written notice of the hearing to the applicant and the person or persons requesting the hearing. Upon the conclusion of the hearing, the Director shall approve, conditionally approve, or deny the application and shall furnish a copy of his or her decision to the applicant and the person or persons who requested the hearing. The decision by the Planning Director may be appealed to the Planning Commission within 15 calendar days after rendition of the decision. Any appeal must be made in writing and shall state how the Planning Director erred or abused discretion.

Findings

The Planning Director may grant the application for an Administrative Use Permit as applied for or in modified form if, on the basis of the application and the evidence submitted, the Planning Director finds that the proposed use will not be detrimental to the public welfare or injurious to property or improvements in the surrounding area.

Conditions

When granting an application for an Administrative Use Permit, the Planning Director may specify conditions for the permit in order to protect public health, safety, convenience, and general welfare. The Planning Director shall require evidence and guarantees, including bonds, as necessary to ensure compliance with these conditions.

Definitions

The following definitions shall be used for the purpose of interpreting all requirements of this chapter.

Agriculture, noncommercial. Any agriculture activity resulting in products that are primarily consumed on-site. “Noncommercial agriculture” shall include beekeeping.

Alcoholic beverage sales. The retail sale of any alcoholic beverage for on-premise or off-premise consumption, subject to the requirements of § 6506 of the Zoning Ordinance.

Animal keeping, noncommercial. The keeping of a limited number of animals without offering animals for sale or hire, overnight boarding of animals for a fee, veterinary services for animals, or any other profit-making activity that involves the keeping of animals.

Animal sales and services—boarding allowed. An establishment that performs on-premise medical and non-medical care of animals, including animal grooming and sales, and that provides facilities for animals to receive overnight care or boarding.

Animal sales and services—no boarding. An establishment that performs on-premise medical and non-medical care of animals, including animal grooming and sales, without any overnight care or boarding of animals.

Automated teller machine (ATM). A computerized, self-service machine that is used for financial transactions such as deposits, withdrawals, and fund transfers.

Bank or financial service. A financial institution such as a bank, credit agency, or lending institution. Does not include check cashing stores, which are considered a “moderate-impact personal service.”

Boardinghouse. A building or portion of a building where sleeping facilities and meals for five or more persons are provided for compensation on a regular basis. Does not include temporary lodging facilities such as a bed and breakfast, hotel, or motel. Boardinghouses are not permitted.

Business support service. An establishment within a completely enclosed building that provides services that are necessary to other businesses, such as blueprinting, computer rental and repair, copying, mailing and mailbox services, messenger services, and temporary employment. Does not include print shops, which are considered to be “manufacturing and processing” uses.

Child day care center. A non-residential facility that provides non-medical care and supervision of children for periods of less than 24 hours. This definition includes nursery schools, day nurseries, child care centers, infant day care centers, cooperative day care centers, and other similar land uses. It does not include large or small family day care homes.

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Class I Bicycle Parking. Bicycle parking that protects an entire bicycle and its components from theft.¹

Class II Bicycle Parking. Bicycle rack tow which the frame and at least one wheel can be secured with a user-provided U-lock or padlock and cable.¹

Commercial recreation, indoor. Any establishment that provides indoor entertainment activities as a primary use for a fee or admission charge, including archery ranges, billiard halls as a primary use, bowling alleys, electronic game arcades with four or more machines, shooting galleries, and skating rinks. Does not include establishments such as bars, restaurants, or laundromats that offer gaming tables or machines to their customers as an accessory use. Does not include gymnasiums and similar facilities, which are considered “health/fitness facilities.” Does not include adult businesses.

Cultural use, assembly. An auditorium, theater, or similar indoor facility that is open to the public and is used primarily for the group viewing of films, performances, or presentations at specified dates and times. Includes civic theaters, facilities for live theatrical performances, facilities for sporting events, and concert and movie theaters. Does not include adult businesses.

Cultural use, non-assembly. A facility that is open to the public and presents displays, exhibits, or other material of cultural interest that are typically available throughout the day, such as an art gallery, aquarium, library, museum, or zoo. Does not include arts and graphics arts studios where art is produced, which are considered “instructional or production studios.”

Drive-through establishment. A building where a customer is permitted or encouraged, either by the design of physical facilities or by the service offered, to be served while remaining seated within a vehicle, including drive-through bank teller windows, dry cleaners, pharmacies, and restaurants. A drive-through car wash included as an accessory use to a gas station shall not be considered a “drive-through establishment.”

Duplex. A residential structure that contains two dwelling units, each with its own entrance.

Dwelling unit. A residential structure that provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

¹ Santa Clara Valley Transportation Authority. VTA Bicycle Technical Guidelines. Page 10-14. 2007.

Emergency Shelter. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of inability to pay.

Family. One or more persons sharing a dwelling unit in a living arrangement that includes the sharing of living expenses, such as rent or mortgage payments, food costs, and utilities; the maintenance of a single lease or rental agreement for all persons sharing the dwelling unit; or other characteristics indicative of a single household.

Family day care home, large. In accordance with Section 1597.465 of the Health and Safety Code, “large family day care home” means a home that regularly provides care, protection, and supervision of nine to 14 children (including children under the age of ten years who reside in the home) in the provider’s own home, for periods of less than 24 hours, while the parents or guardians are away.

Family day care home, small. In accordance with Section 1597.465 of the Health and Safety Code, “small family day care home” means a home that regularly provides care, protection, and supervision of eight or fewer children (including children under the age of ten years who reside in the home) in the provider’s own home, for periods of less than 24 hours while the parents or guardians are away.

Food and beverage sales—convenience. A retail establishment with an adjusted gross floor area less than 10,000 square feet, in which the majority of the floor area open to the public is occupied by food products or non-alcoholic beverages that are packaged for consumption away from the store. Includes convenience markets that sell a range of merchandise incidental to food and beverage sales, including household items, newspapers, and magazines. Does not include the sale of alcoholic beverages, which is considered “alcoholic beverage sales.”

Food and beverage sales—supermarket. A retail establishment with an adjusted gross floor area of 10,000 square feet or more, in which the majority of the floor area open to the public is occupied by food products or non-alcoholic beverages that are packaged for consumption away from the store. Does not include the sale of alcoholic beverages, which is considered “alcoholic beverage sales.”

Gas station. Any building or site used primarily for the retail sale and dispensing of motor fuels, lubricants and motor vehicle accessories, as well as the rendering of services and minor repairs to vehicles, not including painting, body work, or fender work. A gas station may

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include food and beverage sales, as well as a car wash, as an accessory use.

General retail. A retail establishment that sells varied merchandise and is not otherwise identified in this chapter as a unique retail use, including antique stores, appliance and electronics stores, beauty supply stores, bicycle stores with incidental repair, bookstores, camera shops with incidental developing, drugstores, department stores, dressmaking shops, florists, hardware stores, picture frame shops, upholstery shops, and any use of like kind or character.

Health/fitness facility. A fitness center, gymnasium, or health and athletic club, which may include any of the following: free weights; a swimming area, sauna, spa or hot tub facilities; indoor or outdoor tennis, handball, or racquetball; and other indoor sport activities.

Instructional or production studio. A small-scale establishment for the instruction or production of art, including dance, painting, photography, music, sculpture, and related arts. The term “instructional or production studio” also includes studios for gymnastics, martial arts, yoga, and similar activities, provided that they do not also offer fitness equipment similar to a “health/fitness facility.”

Maintenance and repair. An establishment that provides off-site maintenance or repair services at a client’s premises, including heating, ventilation and air conditioning (HVAC) repair; heavy equipment and appliance repair; janitorial services; pest control; and plumbing. Includes services for both commercial and domestic purposes. These services are considered an accessory use when they are offered as part of a larger retail establishment that sells the products being maintained or repaired. Does not include on-site equipment storage, which is not permitted, or “vehicle service and repair.”

Manufacturing and processing. The conversion of raw materials or assembly of parts into new products that are primarily sold off-site. Also includes storage and distribution of the goods that are manufactured and processed.

Manufacturing and processing—general. A facility for manufacturing and processing activities where the scale of operations is greater than “manufacturing and processing—light,” but where impacts on surrounding land uses can customarily be mitigated to acceptable levels. Includes clay products manufacturing; metal fabrication and machine welding shops; stone product assembly and fabrication; and wood assembly and woodworking.

Manufacturing and processing—heavy. A facility for manufacturing and processing activities that may need to be significantly isolated from surrounding land uses through setbacks, screening, or other methods in order to avoid unacceptable impacts on its surroundings. Includes heavy machinery manufacturing; large-scale metal coating; large-scale metal pressing and extruding; and other uses that have the potential to generate significant amounts of air emissions, noise, odors, vibration, or similar impacts.

Manufacturing and processing—light. A facility for manufacturing and processing activities that are unlikely to cause impacts on surrounding uses. Includes the following:

- a. Artisanal and hand-craft manufacturing. Includes establishments that manufacture artisanal goods or other durable consumer goods by hand or on a small scale, including ceramics and pottery, jewelry, small glass and metal art and craft products, sporting and athletic goods, taxidermy, and toys.
- b. Clothing and fabric products. Includes establishments that produce clothing, draperies, textiles, and other products related to the fabrication and assembly of cloth.
- c. Electronics and appliance manufacturing. Includes establishments that assemble small-scale electrically powered equipment and fabricate small parts for this equipment, including the assembly of computers, medical devices and small appliances.
- d. Food and beverage products. Includes establishments that produce or process foods and beverages for human consumption and primarily for wholesale or distribution purposes, including wholesale bakeries, breweries, butcher shops, candy manufacturing, catering services separate from stores or restaurants, coffee roasting, dairy products manufacturing, frozen food locker rental, and ice production.
- e. Photo/film processing lab. Includes establishments that use chemical processes to develop photographic negative film or produce transparencies or prints in large volumes for professional and commercial use. Does not include small-scale processing equipment as an accessory use for a retail business.
- f. Printing and publishing. Includes establishments that assemble or produce printed copies by use of letterpress, lithography, screen press, or xerographic copying. Does not include engravers, newspaper presses, offset presses, and similar types of presses, which are considered “manufacturing and processing—general.” Does not

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include consumer-oriented copy shops, which are considered “business support services.”

Medical clinic or lab. A facility that provides medical, dental, mental health, surgical, and other personal health services for outpatients on a walk-in basis, including urgent care facilities, as well as medical laboratories that perform X-rays and conduct testing of specimens from walk-in patients. Does not include hospitals or other facilities that provide more intensive emergency or inpatient care.

Medical office. A facility that provides medical, dental, mental health, surgical, and other personal health services for outpatients, where appointments are typically scheduled in advance rather than on a walk-in basis. As an accessory use, may include a medical laboratory that performs X-rays and conducts testing of specimens. Does not include hospitals or other facilities that provide more intensive emergency or inpatient care.

Meeting facility. Any facility used primarily for public or private meetings, excluding “commercial recreation” and “cultural use” establishments. Includes banquet halls, community centers, clubs, houses of worship, lodges, and union halls.

Mixed-use development. A building or development site that accommodates commercial storefronts along with dwelling units, office space, or both. Mixed-use development may be vertical, with one use on top of another in a single building, or horizontal, with two or more uses adjacent to one another.

Multiple-family dwellings. A residential structure that contains three or more dwelling units. This definition includes apartment buildings, residential condominiums, and other similar land uses. Does not include boardinghouses, which are not permitted.

Outdoor storage. The keeping of any materials, including parts and finished products, outside of an enclosed building. Does not include small items displayed for sale in front of a building. Does not include “vehicle depots.”

Park or recreational facility. A noncommercial, outdoor recreational facility that is open to the general public and provides active or passive recreational opportunities. May include limited indoor facilities such as meeting spaces, restrooms, and visitor centers.

Parking facility. Any off-street lot or structure that is available for public parking or storage of vehicles, whether for free or for compensation. Does not include parking that is designated for a specific business or

group of businesses. Auto wrecking and the storage of inoperable autos are prohibited.

Personal services. An establishment other than a “professional office” that provides services to individuals as a primary use, and that may sell products related to these services as an accessory use.

Personal services, low-impact. A personal services establishment that tends to create minimal adverse impacts for its surroundings, including but not limited to barber shops and beauty salons, clothing rental, dry cleaning services with no on-site dry-cleaning equipment, home electronics repair, laundromats, and non-sexual massage salons and spas.

Personal services, moderate-impact. A personal services establishment that may tend to attract criminal activity or reduce property values when clustered in a group of similar establishments, and that may need to be dispersed in order to reduce these potential negative impacts. Includes check-cashing stores, psychics, and tattoo or body piercing parlors.

Professional office. A place of employment occupied by businesses or municipal agencies that perform professional services. Includes accountants, architects, engineers, graphic designers, insurance agents, lawyers, photographers, and real estate agents. Does not include any separately defined use, such as “medical clinics or labs,” “medical offices” or any other facility providing medical care; “animal sales or services”; “bank or financial services”; or “personal services.”

Public or quasi-public facility. Any facility owned and operated by the City, county, State, or federal government, or by a public agency, regardless of the use. Any use that is listed as an allowed use for a given district may be provided as a public or quasi-public facility, even if the district does not list “public or quasi-public facility” as an allowed use. Does not include “public utilities.”

Public safety facility. A facility operated by a public agency for the purpose of protecting public safety, including ambulance dispatch facilities, fire stations and other fire-fighting facilities, and police stations and dispatch services.

Public utilities—major. Any large-scale facility or equipment that is part of a public utility system, including electrical substations and switching stations, natural gas regulating and distribution facilities, public water system wells, and treatment plants.

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Public utilities—minor. Any small-scale facility or equipment used for the local distribution of public utilities, including transmission points, junction boxes and vaults, and other small structures.

Recycling facility. An establishment where bulk quantities of recyclable materials, including metal, paper, plastic, and oil, are collected or processed. Does not include storage containers located on the premises of a commercial or manufacturing use and used solely for the recycling of material generated by that business or manufacturer. Does not include “reverse vending machines.”

Research laboratory. A facility for scientific research, including pharmaceutical, chemical, and biotechnology research, or the design, development and testing of electrical, electronic, magnetic, optical, computer, or telecommunications components.

Residential care facility. Facilities providing residential, social, and personal care for children, the elderly, or people with limited ability for self-care, but where medical care is not a major element. This definition includes self-help group homes, transitional housing, orphanages, foster homes, children’s homes, congregate care facilities, assisting living facilities, rehabilitation centers, and other similar land uses. Convalescent homes, nursing homes, and similar facilities with intensive medical care services are excluded from this definition.

Restaurant or café, fast service. An establishment that prepares and serves food or beverages for immediate consumption, either on or off the premises; where food may be prepared before a customer places an order; where limited or no table service is provided; and where payment is required prior to consumption. Does not include “food and beverage sales” establishments that include a restaurant or café as an accessory use.

Restaurant or café, full service. An establishment that prepares and serves food or beverages on-site for consumption on-site via table service, and where less than 20 percent of the serving area is set aside for dedicated rooms that are available for rental by private parties. Does not include “food and beverage sales” establishments that include a restaurant or café as an accessory use. Does not include banquet halls, which are considered a “meeting facility.”

Reverse vending machine. An automatic mechanical device that accepts one or more types of empty beverage containers, including aluminum cans, glass containers, and plastic bottles, and issues a cash refund or a redeemable credit slip with a value not less than the container’s redemption value as determined by the State.

School, private. A privately owned and operated primary or secondary educational institution offering a curriculum that is comparable to that required in the public schools of the State of California.

School, public. Facilities for primary or secondary education, including elementary, junior high, and high schools, that are supported by public funds and provide tuition-free education to local residents.

Secondhand store. An establishment such as a pawn shop that meets the definition of a “secondhand store” in § 21626 et seq. of the California Business and Professions Code.

Shopping center. A primarily retail-oriented commercial site with at least three separate retail, sales, service, or restaurant tenants that share common on-site pedestrian and parking facilities. Does not include mixed-use development that has multiple commercial tenants on the ground floor of an individual building.

Single-family dwelling. A dwelling unit designed for occupancy by one family.

Single-family dwelling, attached. A multi-story single-family dwelling unit, such as a townhouse or rowhouse, that is attached to at least one other unit and is not located above or below another unit.

Single-family dwelling, detached. A single-family dwelling unit that is not attached to any other single-family dwelling, other than an attached second dwelling unit.

Vehicle depot. A facility that is used primarily for the storage of operative vehicles in a fleet, including associated repair facilities for temporarily inoperative vehicles. Auto wrecking and the storage of inoperable autos are prohibited.

Vehicle service or repair. An establishment that provides any repair, alteration, servicing, towing, restoration, or finishing of any vehicle as a primary use, including body repair, collision repair, muffler and radiator shops, oil change and quick-lube shops, painting, cleaning and detailing, tire and battery sales and installation, and towing. Includes permanent car washes, both self-service and full-service. Does not include repair shops that are part of or on the same site as a vehicle sales establishment or gas station. Auto wrecking and the storage of inoperable autos are prohibited.

Warehousing, wholesaling, and distribution. The provision of facilities used primarily for storing, selling, or distributing goods to retailers, contractors, commercial purchasers or other wholesalers, or to the branch or local offices of a company or organization. Includes shipping depots for nationwide shipping services.

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