City of King
HISTORIC CORRIDOR
REVITALIZATION PLAN
and Form-Based Code

EL PLAN DE REVIVIR EL CORREDOR HISTÓRICO
Y EL CÓDIGO DE FORMA-BASE

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California

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CONSULTANT TEAM

Earth Design, Inc.
1241 Knollwood Drive, Suite 125
Cambria, CA 93428
805.203.5022
www.earthdesigninc.net

Lisa Wise Consulting, Inc.
983 Osos Street
San Luis Obispo, CA 93401
805.595.1345
www.lisawiseconsulting.com

Hanna-Brunetti
7651 Eigleberry Street
Gilroy, CA 95020
408.842.2173
www.hannabrunetti.com

King City
California

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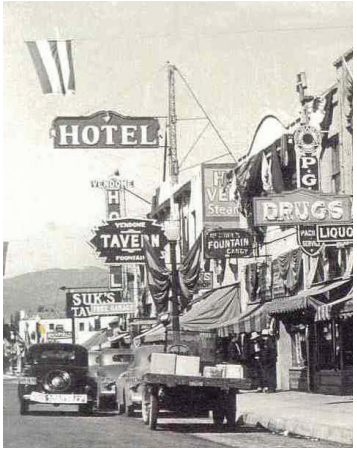

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1. Project Overview

Section Overview

The Historic Corridor Revitalization Plan (Plan) and Form-Based Code is a tool for governing land use and building form, and guiding architectural character to ensure new development in the City of King's historic downtown reflects the community's vision.

The body text of this document has been translated into Spanish. Translations of most paragraphs can be found on the even pages following the English text. A complete Spanish glossary of uses and terms can be found in Section 4.11 (p. 133).

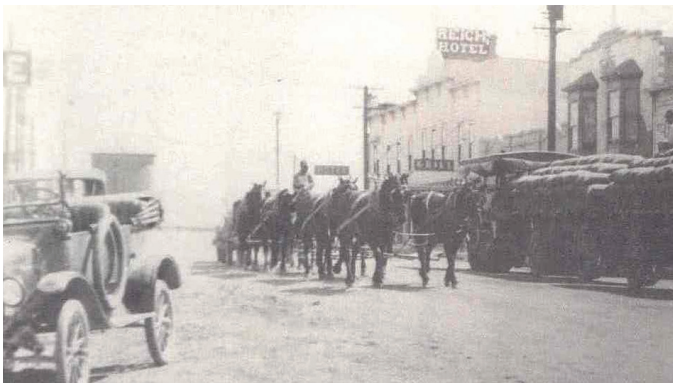
This Section summarizes the purpose of the Historic Corridor Revitalization Plan, as well as pertinent information about the Project Site and the City of King. It also outlines the overall organization of the Plan document.

In This Section:

1.1 PROJECT OVERVIEW

1.2 PROJECT BACKGROUND

1.3 PLAN ORGANIZATION



1. DESCRIPTION DEL PROYECTO

Resumen

El Plan de Revivir el Corredor Histórico (Plan) y el Código de Forma-base es una herramienta para regular el uso terrenal y la forma de construcción y proveer dirección en carácter arquitectónico para garantizar un desarrollo nuevo en el centro histórico de la Ciudad del Rey y refleja la visión de la comunidad.

En esta sección se resume el propósito del Plan de Revivir del Corredor Histórico, así como información pertinente sobre el sitio del proyecto y la Ciudad del Rey. También describe la organización general del documento del Plan.

1.1 Project Overview

In 2009, the City of King was awarded a CalTrans Environmental Justice Grant for strategic planning for the City's historic downtown (also referred to as the village). The plan, called the Historic Corridor Revitalization Plan and Form-Based Code (Plan or HCRP), provides guidance and recommendations for enhancing business opportunities, jobs, shopping, streetscapes, and other community services and activities.

A major component of the HCRP includes well-designed, appropriate civic improvements. The Plan evaluates circulation, streetscape enhancements, and bicycle and pedestrian linkages that add value and beautify the downtown area. The Plan also proposes new development standards for the construction and renovation of downtown buildings that protect the historic character and generate investment opportunity.

Community input drove the creation of the Plan, and was valuable for creating a vision that reflects the City's history, strengthens community identity, and makes a positive visual impression. The Vision Statement, discussed in further detail in Section 2 (Participation Process), is shown in Figure 1.1. The details of the community participation process used for the Plan are also described in Section 2 (Participation Process).

> The City of King is a clean, multicultural and safe family-oriented community rooted in a strong agricultural and ranching economy. The City celebrates its unique heritage and welcomes a diversity of people to honor its important legacy and future.

Figure 1.1 Vision Statement

1.2 Project Background

Location and Demographics

The City of King is located on Highway 101 in the Salinas Valley, 155 miles south of San Francisco and 277 miles north of Los Angeles. Figure 1.2 illustrates the City's location in relation to major cities in and around Monterey County.

Population growth in the City has been relatively slow since 2000. Between 2000 and 2006, total population increased one percent, to 11,225 people. The City's population makes up two percent of the total population of the County. However, the Association of Monterey Bay Area Governments (AMBAG) projects population in the City will increase 120 percent by 2035, to 24,726 people.

Agriculture is the dominant industry in the City. Thirty eight percent of the City's population is employed by the agricultural sector, followed by other major employers including education (11 percent), manufacturing (nine percent), and retail trade (eight percent). Agriculture produced the highest revenue of the employment sectors in Monterey County in 2007, accounting for over $3 billion dollars in total value.

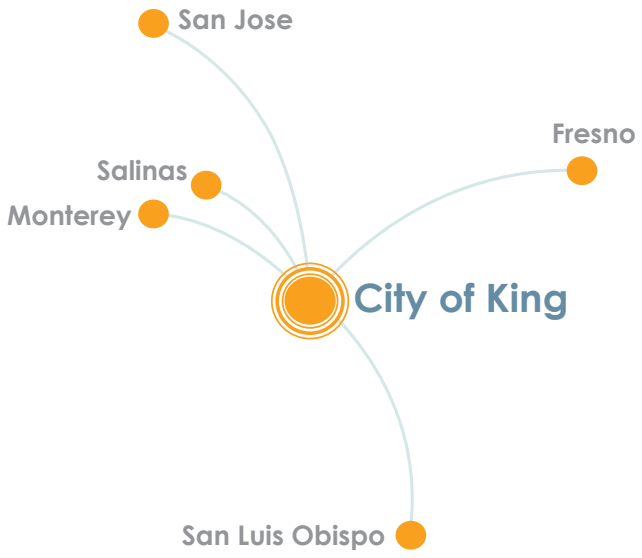


Figure 1.2 City of King and Nearby Cities

1.1 PANORAMA DEL PROJECTO

En 2009, CalTrans otorgó a la Ciudad del Rey una subvencion de Justicia Ambiental para la planificación estratégica del centro histórico de la ciudad (también conocido como la aldea). El plan, denominado Plan de Revivir el Corredor Histórico esta basada en formularios de código (Plan o HCRP), proporciona orientación y recomendaciones para mejorar las oportunidades de negocio, puestos de trabajo, ir de compras, de los paisajes, y la comunidad otros servicios y actividades.

Un componente importante de HCRP incluye mejoramientos civicos bien diseñados, y adecuados. El Plan evalúa la circulación, mejoramientos de calles, bicicleta y los vínculos peatonal que agreguen valor y embellecen el centro de la ciudad. El Plan también propone el desarrollo de nuevos estándares para la construcción y renovación de edificios del centro que protejan el carácter histórico y generar oportunidades de inversión.

Opiniones de la comunidad llevó a la creación del Plan, y fue valiosa para la creación de una visión que refleja la historia de la ciudad, refuerza la identidad de la comunidad, y hace una impresión visual positiva. La Declaración de la Visión, discutido en detalle en la Sección 2 (Proceso de Participación), se muestra en la Figura 1.1. Los detalles del proceso de participación de la comunidad utiliza para el Plan también se describen en la Sección 2 (Proceso de Participación).

1.2 ANTECEDENTES DEL PROYECTO

Localización y Demografía

La Ciudad del Rey está situada en la carretera 101 en el Valle de Salinas, 155 kilómetros al sur de San Francisco y 277 millas al norte de Los Ángeles. Figura 1.2 ilustra la ubicación de la Ciudad en relación a las principales ciudades y alrededor del Condado de Monterey.

El crecimiento demográfico en la ciudad ha sido relativamente lento desde 2000. Entre 2000 y 2006, la población total aumentó uno por ciento, a 11.225 personas. La población de la ciudad representa el dos por ciento de la población total del Condado. Sin embargo, la Asociación de Gobiernos del Área de la Bahía de Monterey (AMBAG) proyectos de población en la ciudad se incrementará un 120 por ciento para el año 2035, a 24.726 personas.

La agricultura es el sector dominante en la ciudad. Treinta y ocho por ciento de la población de la ciudad es empleado por el sector agrícola, seguido por otros empresarios importantes, incluyendo la educación (11 por ciento), manufactura (nueve por ciento), y el comercio al por menor (ocho por ciento). Agricultura produce los mayores ingresos de los sectores de empleo en el Condado de Monterey en 2007, lo que representa más de $ 3 mil millones de dólares en valor total.

Figure 1.3 Historic Images of City of King

Historic Context

The City of King has a long and rich history. According to *King City, California, The First Hundred Years, 1886-1986*, written by the San Antonio Valley Historical Association, the City of King was a crossroad and an area where the territories of the Salinan, Essenlen and Costanoan Indian tribes may have shared the grassy plains.

In 1769, Don Gaspar de Portola, Spanish soldier and founder of Monterey, made camp on an area they called "El Real del Chocolate" due to the rich valley soil. The camp area eventually became the City of King. In 1822, Mexico ruled over California. San Lorenzo Rancho, a huge land grant that included the City of King, was owned by the Soberanes family. Feliciano Soberanes gave up San Lorenzo Rancho "for a mere token payment," to pay off claims.

The City of King derived its name from pioneer Charles H. King, who was born in New York State on May 3, 1844. In 1884 King purchased 13,000 acres of the Spanish land grant and founded the King Ranch. King introduced the wheat crop to the Salinas Valley. His crops succeeded beyond expectations in the area, causing the railroads to take note, and, in July 1886, the Southern Pacific completed rail lines to what became known as "King's Station."

The Southern Pacific Milling Company quickly built a warehouse near King's Station. Ernst Steinbeck, father of the world famous novelist John Steinbeck, was the first agent for the Southern Pacific Milling Company. According to his obituary, Steinbeck claimed to have been the first resident of the City of King. A flour mill was also constructed, and soon after King's Station was a functioning commercial center. By 1911, the City was incorporated and had elected its first Mayor. Today the Salinas River provides water for irrigation year round, and the City of King is a booming agricultural center (see Figure 1.3 for historic images of the City of King). Figure 1.12 compares the City during its early history to the City today.

Contexto de la Historia

La Ciudad del Rey tiene una larga y rica historia. Según el libro King City, California, Los Primeros Cien Años, 1886-1986, escrito por la Asociación Histórica del Valle de San Antonio, la Ciudad del Rey era un cruce de caminos y una zona donde los territorios de los tribus indias de Salinan, Essenlen y Costanoan pueden haber compartido las herbosas llanuras.

En 1769, Don Gaspar de Portola, militar español y fundador de Monterrey, acamparon en una zona que llamaban "El Real del Chocolate" debido al suelo rico valle. El área de campamento con el tiempo se convirtió en la Ciudad del Rey. En 1822, México declaró el estado de California. Rancho San Lorenzo, una concesión de tierra enorme que incluyó la Ciudad del rey, era propiedad de la familia Soberanes. Feliciano Soberanes dio a Rancho San Lorenzo "por un simple pago simbólico," para pagar reclamaciones.

La Ciudad del Rey deriva su nombre del pionero Charles H. King, quien nació en Nueva York el 3 de mayo de 1844. En 1884 El Señor King compró 13.000 hectáreas de la concesión de tierras españolas y fundó el King Ranch. King presentó la cosecha de trigo para el Valle de Salinas. Su éxito más allá de las expectativas de los cultivos en la zona, haciendo que los ferrocarriles tomaran nota, y, en julio de 1886, el Pacífico Sur llenó las líneas de ferrocarril a lo que se conoce como "La Estación de King".

El Pacífico Sur Milling Company rápidamente construyó un almacén cerca de la Estación de King. . "Fue Ernst Stein beck, después, el padre del famoso novelista John Steinbeck, el primer agente para el Pacífico Sur Milling Company. De acuerdo con su obituario, que decía haber sido el primer residente de la Ciudad del Rey. Un molino de harina también se construyó, y poco después de la Estación de King fue un centro de funcionamiento comercial. En 1911, la ciudad se incorporó y se había elegido a su primer alcalde. Hoy en día El Río Salinas provee agua para riego todo el año, y la Ciudad del Rey es un centro de auge agrícola (véase la Figura 1.3 para imágenes históricas de la ciudad del rey). Figura 1.12 compara la ciudad durante su temprana historia de la ciudad hoy en día.

Figure 1.4 Plan Area

Project Location

The Historic Corridor Revitalization Plan Area (Historic Corridor) is located on the east side of the City, bordered by Pearl Street to the south, Ellis Street to the north, San Lorenzo Avenue to the west and Railroad Avenue to the east (see Figure 1.4). The Southern Pacific Railroad runs along the eastern border of the Plan Area. The major commercial thoroughfare is Broadway Street. The Historic Corridor can be accessed from Highway 101 by the First Street and Broadway Street exits.

The Plan includes 11 full city blocks and seven partial blocks, with a compact grid pattern street system. Figure 1.4 provides an aerial view of the Plan Area.

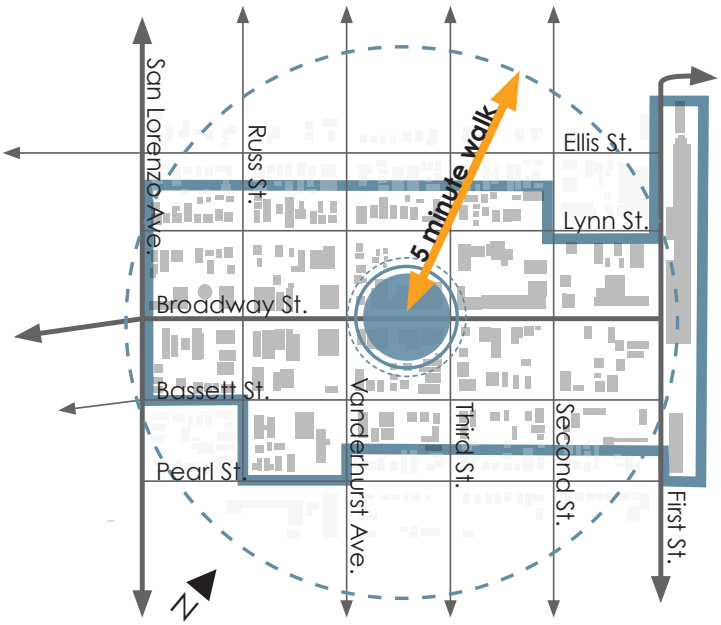


Figure 1.5 Quarter Mile Radius around the Center of the Plan Area

Ubicación del Proyecto

La Ciudad del Rey tiene una larga y rica historia. Según el libro King City, California, Los Primeros Cien Años, 1886-1986, escrito por la Asociación Histórica del Valle de San Antonio, la Ciudad del Rey era un cruEl Plan de Revivir el Corredor Histórico (Corredor Histórico) se encuentra en el lado este de la ciudad, bordeada por la calle Pearl al sur, Ellis Street al norte, San Lorenzo Avenue hacia el oeste y el ferrocarril de la avenida hacia el este. El Ferrocarril del Pacífico Sur corre a lo largo de la frontera oriental de la área del Plan. La calle comercial principal es la calle Broadway. El Corredor Histórico se puede acceder desde la carretera 101 por la primera calle y Broadway salidas de la calle (ver Figura 1.4).

El Plan incluye 11 cuadras completas y siete bloqueos parciales, con una calle con sistema de red compacta. Figura 1.4 proporciona una vista aérea del Plan. En el área del Plan todo se encuentra dentro de un cuarto de milla del proyecto de centro, que se considera una distancia razonable de los servicios. El tramo completo de la calle Broadway se puede caminar en un corto período de tiempo. Los barrios residenciales del norte y el sur de la calle Broadway se encuentran a poca distancia del Corredor Histórico, y muchos de ellos se encuentran dentro de una o dos cuadras de usos comerciales. Figura 1.5 ilustra las áreas que están dentro de 1 / 4 de milla del centro del corredor.

Figure 1.6 Existing Amenities, Clockwise from Top Left: Town Square, Town Square Park, King City Library, Hartnell College's King City Education Center, and Existing Historic Buildings in the Historic Corridor

The entire Plan area lies within a quarter mile from the project's center, which is considered a reasonable walking distance for services. The entire stretch of Broadway Street can be walked in a short amount of time. The residential neighborhoods north and south of Broadway Street are within walking distance to the Historic Corridor, and many of them are located within one or two blocks of commercial uses. Figure 1.5 illustrates the areas that are within 1/4 mile from the center of the Corridor.

Existing Resources

There are a number of existing amenities in the Historic Corridor providing local-serving resources. Existing amenities include a public library, an education center, and the Town Square which has a movie theater (see Figure 1.6).

Historic Resources

The Corridor includes a number of historic buildings, most of which are located on the 300 block of Broadway Street, between Third Street and Vandenhurst Avenue. These buildings give the City a distinct character, providing visitors with a glimpse into the area's past. Figure 1.7 provides an overview of the process for historic designation of buildings.

Public Amenities

The Town Square off of Broadway Street, between Second and Third Streets, can be accessed from Broadway or Second Streets. The Square is bordered by a movie theater, a small park, and an outdoor patio for the Grill Restaurant.

Recursos Existentes

Hay una serie de servicios existentes en el Corredor Histórico que sirven a los recursos locales. Servicios existentes incluyen una biblioteca pública, un centro de educación, y la Plaza de la Ciudad que cuenta con una sala de cine (ver Figura 1.6).

Recursos Históricos

El Corredor incluye una serie de edificios históricos, la mayoría de los cuales están ubicados en la cuadra 300 de la calle Broadway, entre la Calle Tercera y la Avenida Vandenhurst. Estos edificios dan a la ciudad un carácter distinto, proporcionando a los visitantes una visión del pasado. Figura 1.7 proporciona una visión general del proceso para la designación de los edificios históricos.

Servicios Públicos

La Plaza de la Ciudad fuera de la calle Broadway, entre las calles Segunda y Tercera, se puede acceder desde las calles Broadway o Segunda. La plaza está rodeada por una sala de cine, un pequeño parque y un patio al aire libre para el restaurante Grill.

La Plaza se encuentra junto el Centro de Educación Universidad Hartnell. El Centro de Educación es la universidad de fuera de sitio de Hartnell, sirviendo el sur del Condado de Monterey. El Centro es un edificio de dos pisos con seis salas, incluyendo un laboratorio de computación, laboratorio de aprendizaje de habilidades, y una sala de aprendizaje a distancia.

La Biblioteca se encuentra en la esquina de la calle Broadway y la Avenida Vanderhurst. La Biblioteca está afiliada con el systema de Bibliotecas Gratis del Condado de Monterey.

The Square is adjacent to Hartnell College's King City Education Center. The Education Center is Hartnell College's off-site location, serving southern Monterey County. The Center is a two-story building with six classrooms, including a computer lab, learning skills lab, and a distance learning classroom.

The King City Branch Library is located on the corner of Broadway Street and Vanderhurst Avenue. The King City Branch Library is affiliated with the Monterey County Free Library system.

Passenger Rail

Historically, the railroad has played an important role in the growth and development of the City of King. The railroad was drawn to the City in the 1880's to carry Charles King's wheat crops to northern markets. King gave the railroad permission to lay tracks across his ranch, and on July 3, 1886, the first locomotive pulled into "King's Station". The original train depot operated until the 1980s, after which it was restored and moved to the San Lorenzo Regional Park.

Passenger rail service is an important component of the HCRP, and the community is supportive of a new station. The topic was discussed in three community workshops, and the City is working with the appropriate agencies and organizations to identify funding, coordinate permitting, and determine the best location for a new train depot. Figure 1.8 shows the location of the original depot building and the general vicinity proposed for the new train depot, as well as an image of the original depot. The depot is discussed in further detail in Section 3 (Preferred Plan).

Other City Amenities

Additional local and visitor-serving amenities include the Mesa del Rey Airport, the Salinas Valley Fairgrounds and the King City Municipal Golf Course. The City is also served by San Lorenzo County Park, San Antonio Park, Robert Stanton Theater, and Forden Park. The locations of these City amenities in relation to the Project Area are shown in Figure 1.8.

HISTORIC DESIGNATION

Some of the City's most distinguished historic resources are located in the downtown. Many of these structures have undergone façade changes and have been adapted for other uses. If restored to their original condition and preserved, these structures can add tremendous value to the community in many important ways. Part of the historic restoration and preservation process is to get these resources designated as historic buildings.

To enhance the value of the City's historic resources, the City should research and gain an understanding of its architectural and cultural resources and develop a list of potential landmark buildings in the Plan area.

The City could begin the designation process by conducting a windshield survey of buildings with potential historic significance. A more thorough survey utilizing the National Register of Historic Places criteria (and/or other relevant criteria) should be conducted to confirm the historic significance of the buildings identified in the windshield survey and to confirm that all resources are identified. The rating criterion of the National Register includes: (1) the structure's contribution to history; (2) a structure associated with significant people; (3) significant design/construction; and (4) a structure that may yield information important to history.

Figure 1.7 Historic Designation Process

De Pasajeros por Ferrocarril

Históricamente, el ferrocarril ha jugado un papel importante en el crecimiento y el desarrollo de la Ciudad del Rey. El ferrocarril comenzó en la Ciudad en la década de 1880 para llevar el trigo de las cosechas de Charles King a los mercados del norte. Charles King dio el permiso de ferrocarril de vías a través de su rancho, y la primera locomotora llego a "La Estación de King" el 3 de julio de 1886. La estación original de trenes funcionó hasta la década de 1980, tras lo cual fue restaurada y se trasladó al Parque Regional de San Lorenzo.

Los servicios ferrocarril de pasajeros es un componente importante de HCRP, y la comunidad apoya de una nueva estación. El tema fue discutido en tres talleres comunitarios, y la Ciudad está trabajando con los organismos y organizaciones para identificar los fondos, que permita coordinar y determinar la mejor ubicación para una nueva estación de tren. Figura 1.8 muestra la ubicación del edificio de depósito original y la nueva área propuesta para la estación de trenes. El depósito se discute con mayor detalle en la sección 3 (Plan Preferido).

Otras Amenidades de la Ciudad

Adicional servicios locales para visitantes incluyen el aeropuerto Mesa del Rey, los terrenos de la feria del Valle de Salinas y el curso Municipal de Golf. La ciudad también es servida por el Condado de San Lorenzo, Parque San Antonio, Teatro Robert Stanton, y el Parque Forden. La ubicación de estos servicios de la ciudad en relación con el área del proyecto se muestra en la Figura 1.8.

CUADRO DE TEXTO: DESIGNACIÓN HISTÓRICA

Algunos de los más distinguidos de los recursos históricos de la ciudad se encuentran en el centro de la ciudad. Muchas de estas estructuras han sufrido cambios fachada y se han adaptado para otros usos. Si restaurado a su estado original y en conserva, estas estructuras pueden añadir un tremendo valor a la comunidad en muchos aspectos importantes. Parte de la restauración histórica y el proceso de conservación es conseguir que estos recursos destinados a los edificios históricos.

Para aumentar el valor de los recursos históricos de la Ciudad, la Ciudad debe investigar y obtener una comprensión de sus recursos arquitectónicos y culturales y desarrollar una lista de edificios emblemáticos potencial en el área del Plan.

La ciudad podría comenzar el proceso de designación mediante la realización de una encuesta parabrisas de los edificios con significado histórico potencial. Un estudio más a fondo utilizando el Registro Nacional de Lugares Históricos criterios (y / o otros criterios pertinentes) debe llevarse a cabo para confirmar la importancia histórica de los edificios identificados en la encuesta del parabrisas y para confirmar que todos los recursos son identificados. El criterio de calificación del Registro Nacional incluye: (1) la estructura de la contribución a la historia, (2) una estructura asociada con personas significativas, (3) Diseño significativa y construcción, y (4) una estructura que puede proporcionar información importante a la historia.

Figure 1.8 City Amenities, Including Proposed New Train Depot Location and Original Train Depot Location

Existing Streetscape

Broadway Street has a number of streetscape improvements. The improvements include planted bulb-outs at many of the street corners, which enhance the pedestrian experience and calm traffic.

A center median with textured pavement exists along several blocks of Broadway Street. Textured pavement is also used on a few street corners and is a mix of brick and stone. Many of the streets have mature street trees, adding visual interest and shade for pedestrians. The majority of the parking along Broadway Street is diagonal. Figure 1.9 shows existing streetscape elements in the Plan Area.

Relevant City Projects

The Historic Corridor lies between the Downtown Addition Specific Plan, the West Broadway Master Plan, and the First Street Corridor Master Plan. Figure 1.10 shows the HCRP in the context of these three projects. Once finished, these projects will form a complete corridor between the City's two major

Existentes Paisaje Urbano

Broadway, la calle tiene una serie de mejoramientos en las calles. Los mejoramientos incluyen plantado bulbos de espera en muchas de las esquinas de las calles, que realzan la experiencia de los peatones y el tráfico de calma.

Una mediana central con pavimento de textura existe a lo largo de varias cuadras de la calle Broadway. Pavimento con textura también se utiliza en esquinas de las pocas calles y es una mezcla de ladrillo y piedra. Muchas de las calles tienen árboles maduros, añadiendo el interés visual y sombra para los peatones. La mayoría de los aparcamientos a lo largo de la calle Broadway es diagonal. Figura 1.9 muestra los elementos existentes en la zona de las calles Plan.

Proyectos Relevantes de la Ciudad

El Corredor Histórico se encuentra entre el Plan Especifico de la nueva Adición Central, el Plan Maestro del Oeste de Broadway, y el Plan Maestro de la Calle Primera. Figura 1.10 muestra el HCRP en el contexto de estos tres proyectos. Una vez terminados, estos proyectos forman un corredor completo entre la ciudad de los dos principales puntos de acceso a la autopista 101, en la calle Broadway y la calle Primera. Conectividad con estos planes juegan un papel importante en la creación de la HCRP.

Figure 1.9 Images of Existing Streetscape Conditions in the Plan Area, Clockwise from Top Left: Bulb-outs, Street Trees and Diagonal Parking, Planted Median

Highway 101 access points, at Broadway Street and First Street. Connectivity to these plans played an important role in the creation of the HCRP.

Downtown Addition Specific Plan

The Downtown Addition Specific Plan (Specific Plan) is a proposed mixed-use neighborhood adjacent to the Historic Corridor. The Specific Plan includes development standards for new housing, commercial buildings, streetscapes, and public spaces.

The Downtown Addition is designed to connect to the Historic Corridor, extending the City's existing street network and bringing new residential development within walking distance to businesses in the Historic Corridor. The Downtown Addition Specific Plan Public Review Draft was released in February 2010. Figure 1.11 provides illustrations of concepts for streetscape and public amenity improvements in the Downtown Addition Specific Plan.

West Broadway Master Plan

In 2010 the City of King received a second Environmental Justice Grant to develop a Master Plan for West Broadway Street. The West Broadway Master Plan will address streetscapes, bicycle, vehicular and pedestrian circulation and building

Plan Especifico de la Adición Central

El Plan Específico (Plan Específico) de la nueva Adición Central es un área de uso mixto propuesto junto al Corredor Histórico. El Plan Específico incluye las normas de desarrollo para nuevas viviendas, edificios comerciales, de los paisajes y espacios públicos.

El desarrollo de la nueva adición a el centro está diseñada para conectarse con el Corredor Histórico, que se extiende a la red de calles y trayendo nuevos desarrollos residenciales a poca distancia de las empresas en el Corredor Histórico. La revisión pública del Plan Específico fue distribuida en febrero de 2010. Figura 1.11 proporciona ejemplos de los conceptos de paisaje urbano y mejoramientos públicos en el Plan Específico de la Adición central.

Plan Maestro del Oeste de Broadway

En 2010, la Ciudad del Rey recibió una segunda subvención de Justicia Ambiental para desarrollar un Plan Maestro del Oeste de Broadway. El Plan del Oeste de Broadway abordará paisajes urbanos, bicicletas, peatones y la circulación de vehículos y el diseño de edificios para el tramo de la calle Broadway entre San Lorenzo Avenue y la entrada de la autopista 101. El histórico Teatro Robert Stanton, que sirve como un auditorio que se encuentra en King City High School y en el Plan Maestro del Oeste de Broadway. El Teatro Robert Stanton fue puesto en el Registro Nacional de Lugares Históricos, y fue galardonado con el Premio de Conservación de año 2005 Deco Art, la Sociedad de Arte de California.

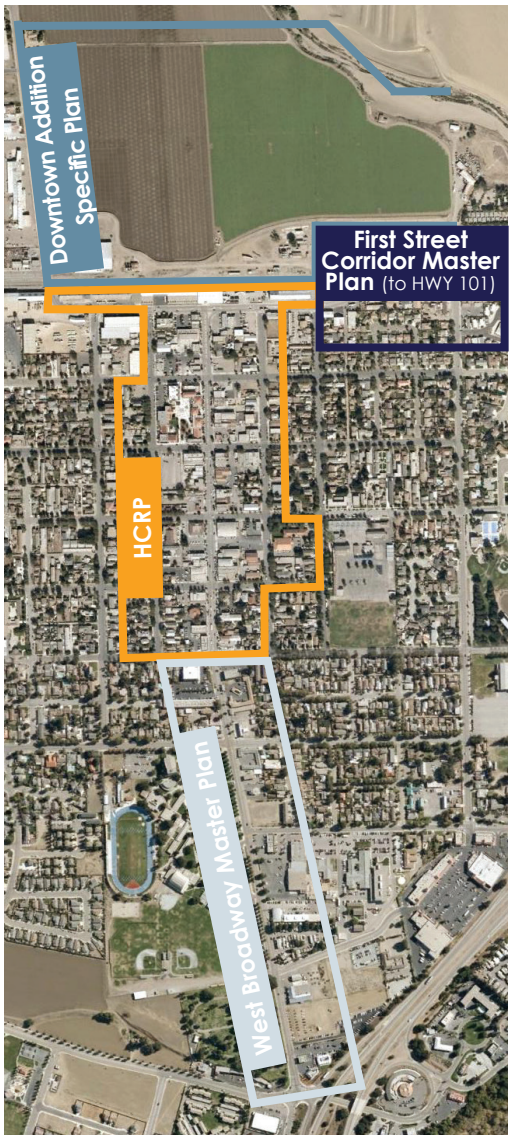


Figure 1.10 HCRP in Relation to Current and Proposed City Projects

Source: HDRArchitecture

Figure 1.11 Conceptual Illustrations of Streetscape and Public Amenity Improvements for the Downtown Addition Specific Plan

design for the stretch of Broadway Street between San Lorenzo Avenue and the entrance to Highway 101. The historic Robert Stanton Theater, which serves as an auditorium, is located at the King City High School and within the West Broadway Master Plan. The Robert Stanton Theatre is on the National Register of Historical Places, and was awarded with a 2005 Art Deco Preservation Award from the Art Deco Society of California.

First Street Corridor Master Plan

In 2010 the City of King received a third Environmental Justice Grant to develop a Master Plan for First Street, extending from the HCRP Plan Area south to Highway 101. A major component of the First Street Corridor Master Plan will be to consider a multi-modal transit center in the location of the proposed rail station. The multi-modal transit center would include rail and bus services and other alternative means of transportation.

Plan Maestro del Corredor Calle Primera

En 2010, la ciudad del rey recibió una tercera subvencion Justicia Ambiental para desarrollar un Plan Maestro de la calle Primera, que se extiende desde el Área del Plan HCRP hacia el sur llegando hasta la autopista 101. Un componente importante de este Plan Maestro será la de considerar un centro de tránsito con la ubicación de la propuesta estación de tren. Modal de transporte multi-centro que incluye los servicios ferroviarios y de autobuses y otros medios alternativos de transporte.

1.3 Plan Organization

The Historic Corridor Revitalization Plan is organized as follows:

Section 2: Participation Process

This Section provides an overview of the public outreach effort and a summary of the results from stakeholder interviews and three community workshops conducted throughout the Plan process. Feedback from the public outreach process played a key role in the formation of the Plan.

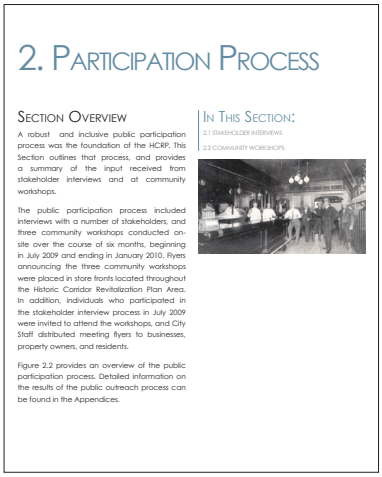
Section 3: Preferred Plan

This Section provides an overview of the intended vision for the Historic Corridor. Its purpose is to give the user an idea of the general look and feel of the area, including building styles and streetscapes.

The Section includes concepts for four areas defined in the HCRP and provides the design guidelines to be used as a guide for future development, focusing on building styles, materials, windows and doors, and other architectural details. This Section also identifies a number of opportunity sites in the Corridor and outlines a series of street improvements intended to enhance the pedestrian environment and improve pedestrian and bicycle safety.

Section 4: Development Standards

This Section provides regulatory standards governing land use and building form within the Historic Corridor Revitalization Plan Area. Building standards included in this Section regulate placement, height, encroachments, and frontages. Additional standards provide regulations for parking and allowed land uses. This Section also includes a glossary of Regulating terms.



2. Participation Process

Section Overview

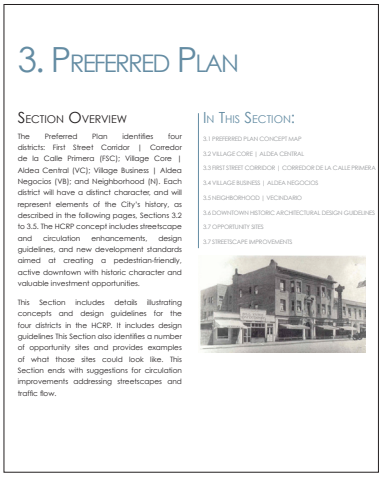
A robust and inclusive public participation process was the foundation of the HCRP. This Section outlines that process, and provides a summary of the input received from stakeholder interviews and at community workshops.

The public participation process included interviews with a number of stakeholders, and three community workshops conducted on-site over the course of six months, beginning in July 2009 and ending in January 2010. Flyers announcing the three community workshops were placed in store fronts located throughout the Historic Corridor Revitalization Plan Area. In addition, individuals who participated in the stakeholder interview process in July 2009 were invited to attend the workshops, and City Staff distributed meeting flyers to businesses, property owners, and residents.

Figure 2.2 provides an overview of the public participation process. Detailed information on the results of the public outreach process can be found in the Appendices.

In This Section:

2.1 STAKEHOLDER INTERVIEWS
2.2 COMMUNITY WORKSHOPS



3. Preferred Plan

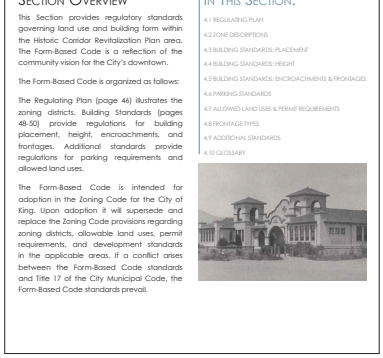
Section Overview

The Preferred Plan identifies four districts: First Street Corridor | Corredor de la Calle Primera (FSC); Village Core | Aldea Central (VC); Village Business | Aldea Negocios (VB); and Neighborhood (N). Each district will have a distinct character, and will represent elements of the City's history, as described in the following pages, Sections 3.2 to 3.5. The HCRP concept includes streetscape and circulation enhancements, design guidelines, and new development standards aimed at creating a pedestrian-friendly, active downtown with historic character and valuable investment opportunities.

This Section includes details illustrating concepts and design guidelines for the four districts in the HCRP. It includes design guidelines This Section also identifies a number of opportunity sites and provides examples of what those sites could look like. This Section ends with suggestions for circulation improvements addressing streetscapes and traffic flow.

In This Section:

3.1 PREFERRED PLAN CONCEPT MAP
3.2 VILLAGE CORE | ALDEA CENTRAL
3.3 FIRST STREET CORRIDOR | CORREDOR DE LA CALLE PRIMERA
3.4 VILLAGE BUSINESS | ALDEA NEGOCIOS
3.5 NEIGHBORHOOD | VECINDARIO
3.6 DOWNTOWN HISTORIC ARCHITECTURAL DESIGN GUIDELINES
3.7 OPPORTUNITY SITES
3.7 STREETSCAPE IMPROVEMENTS



4. Development Standards

Section Overview

This Section provides regulatory standards governing land use and building form within the Historic Corridor Revitalization Plan area. The Form-Based Code is a reflection of the community vision for the City's downtown.

The Form-Based Code is organized as follows:

The Regulating Plan (page 46) illustrates the zoning districts. Building Standards (pages 48-50) provide regulations for building placement, height, encroachments, and frontages. Additional standards provide regulations for parking requirements and allowed land uses.

The Form-Based Code is intended for adoption in the Zoning Code for the City of King. Upon adoption it will supersede and replace the Zoning Code provisions regarding zoning districts, allowable land uses, permit requirements, and development standards in the applicable areas. If a conflict arises between the Form-Based Code standards and Title 17 of the City Municipal Code, the Form-Based Code standards prevail.

In This Section:

4.1 REGULATING PLAN
4.2 ZONE DESCRIPTIONS
4.3 BUILDING STANDARDS: PLACEMENT
4.4 BUILDING STANDARDS: HEIGHT
4.5 BUILDING STANDARDS: ENCROACHMENTS & FRONTAGES
4.6 PARKING STANDARDS
4.7 ALLOWED LAND USES & PERMIT REQUIREMENTS
4.8 FRONTAGE TYPES
4.9 ADDITIONAL STANDARDS
4.10 GLOSSARY

1.3 ORGANIZACIÓN DEL PLAN

El Plan de Revivir el Corredor Histórico esta organizado en lo siguiente:

Sección 2: Proceso de Participacion

Esta sección proporciona una visión general del esfuerzo de divulgación y un resumen de los resultados de entrevistas y tres talleres comunitarios realizados en todo el proceso del Plan. De votos en el proceso de divulgación pública jugó un papel clave en la formación del Plan.

Sección 3: Plan Preferido

Esta sección ofrece un panorama de la visión destinados para el Corredor Histórico. Su objetivo es dar al usuario una idea del aspecto general y la sensación de la zona, incluidos los estilos de construcción y calles.

La sección incluye los conceptos de cuatro zonas definidas en el HCRP y proporciona las reglas de diseño para ser utilizado como una guía de desarrollo, centrándose en los estilos de construcción, materiales, ventanas y puertas, y otros detalles arquitectónicos. Esta sección también identifica un número de sitios de oportunidad y una serie de mejoramientos en las calles destinadas a mejorar el entorno peatonal y mejorar la seguridad de peatones y bicicletas.

Sección 4: Normas de Desarrollo

Esta sección proporciona las normas reglamentarias que rigen el uso terrenal y la forma del edificio en el Corredor Histórico. Las normas de construcción incluyen regular la colocación, la altura, invasiones, y fachadas. Normas adicionales proporcionan normas para el estacionamiento y usos permitidos. Esta sección también incluye un glosario de términos de regulación.

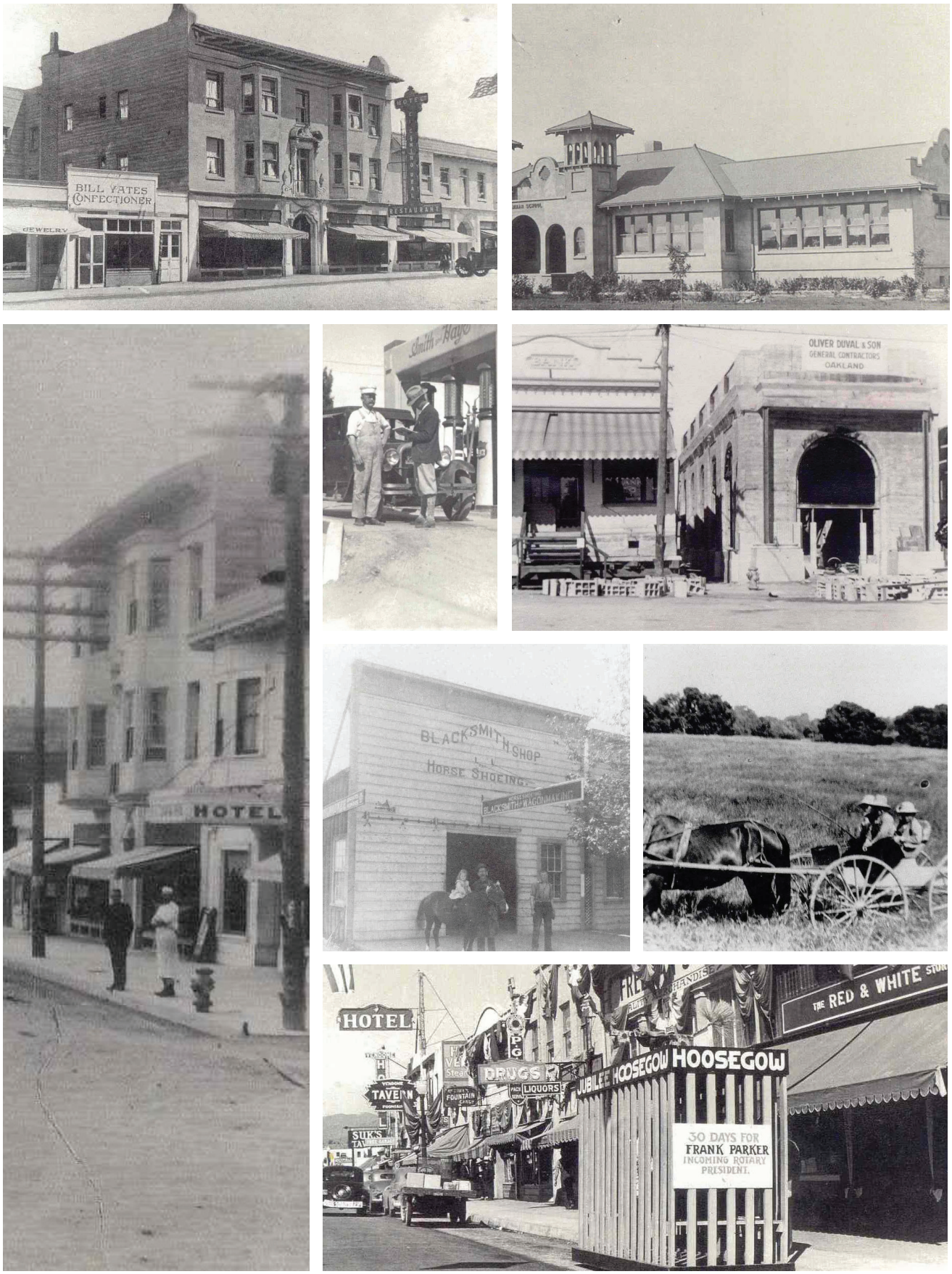


Figure 1.12 City of King: The Past and Present

Cheezer's Pizza
PASTA
SUBS
BURGERS
SOUP
Salad Bar
WINGS

LAYOUS & CLARK
3294
INSURANCE

EL PUEBLO MARKET
MEAT MARKET • GROCERIES • PRODUCE
WIC

REEL JOY
REEL JOY

CARRIAGE HOUSE INN
HISTORIC
HAMILTON HOUSE

REEL JOY
CITY CAFE

99¢ PLUS
DISCOUNT
STORE

2. Participation Process

Section Overview

A robust and inclusive public participation process was the foundation of the HCRP. This Section outlines that process and provides a summary of the input received from stakeholder interviews and at community workshops.

The public participation process involved stakeholders from the outset. Stakeholders interviewed came from a variety of ethnic, demographic, geographic, and professional backgrounds. The public outreach program started with one-on-one interviews. Other outreach methods included community workshops, website access, surveys, and public hearings. Information, including surveys distributed during workshops and placed on the website, was written in English and Spanish. The public outreach meetings were noticed and conducted in English and Spanish.

Figure 2.2 provides an overview of the public participation process. Detailed information on the results of the public outreach process can be found in the Appendices.

In This Section:

2.1 STAKEHOLDER INTERVIEWS

2.2 COMMUNITY WORKSHOPS

2. PROCESO DE PARTICIPACION

RESUMEN DE SECCIÓN

Un robusto e inclusivo proceso de participación pública fue la fundación de HCRP. En esta sección se describe ese proceso y proporciona un resumen de las aportaciones recibidas de las partes interesadas y entrevistas en los talleres de la comunidad.

El proceso de participación pública incluyo las partes interesadas desde el principio. Los interesados entrevistados provenían de una variedad de, demográficos, geográficos, étnicos y profesionales. El programa de divulgación pública comenzó con uno-a-uno entrevistas. Difusión de otros métodos incluyen talleres comunitarios, el acceso de Internet, encuestas y audiencias públicas. Información, encuestas, distribuidos durante los talleres y en el sitio web, fue escrito en Inglés y Español. Las reuniones de públicas se llevaron a cabo en Inglés y Español. Había muchas similitudes entre las observaciones de los interesados de habla Inglés y Español. Estas similitudes y las conclusiones se han incluido en el Plan de Preferencia (Sección 3).

Figura 2.2 proporciona una visión general del proceso de participación pública. La información detallada de los resultados del proceso de divulgación se puede encontrar en los Apéndices.

2.1 Stakeholder Interviews

In July 2009, the City conducted personal interviews with 31 community members. The majority of interview subjects were business and property owners. Other stakeholders were from non-profit organizations, elected or appointed officials, and City Staff.

The one-on-one interviews provided a formal setting to gather feedback from stakeholders representing a variety of interests. Results from the interviews, summarized in this Section, played a key role in developing an understanding of the community's vision for its Historic Downtown Corridor.

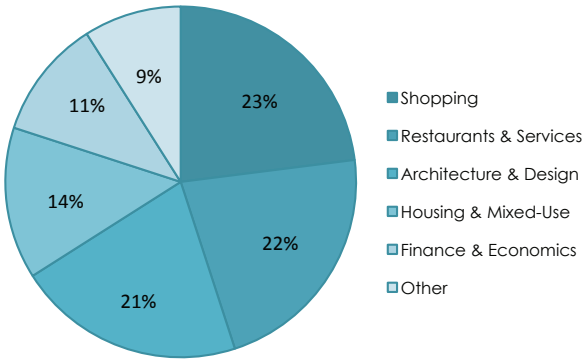
"Key issues" are specific items mentioned by the interviewee as a relevant matter or point of substance with regard to the Historic Corridor. The "key issues" noted in the interview summary hold no inherent positive or negative connotation, but are issues of consideration for the HCRP.

The major key issues mentioned by interviewees were organized into primary categories and corresponding subcategories. The following is a summary of the most frequently mentioned key issues.

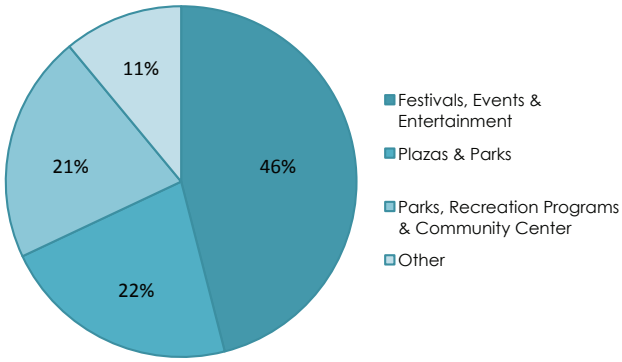
The Private Realm represented 42 percent of the issues mentioned. Transportation and Streetscapes represented 33 percent and the Public Realm represented 25 percent of the issues mentioned (see Figure 2.1). Within the Private Realm, shopping was the most frequently mentioned subcategory, accounting for 23 percent of responses, while restaurants and services accounted for 22 percent of the responses. Stakeholder interview results are summarized in Figure 2.1 The interview instrument and detailed results can be found in Appendix A and B.

Stakeholder Interview Results

KEY ISSUES: PRIVATE REALM



KEY ISSUES: PUBLIC REALM



KEY ISSUES: TRANSPORTATION & STREETSCAPES

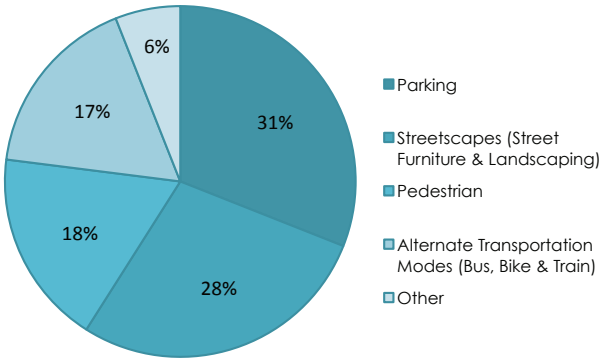


Figure 2.1 Stakeholder Interview Results Summaries

2.1 ENTREVISTAS DE MIEMBROS DE INTERÉS

En julio de 2009, la Ciudad llevó a cabo entrevistas personales con 31 miembros de la comunidad. La mayoría de los entrevistados eran propietarios o dueños de Negocios. Otras partes interesadas eran de fines de lucro, o nombrados funcionarios electos y personal de la Ciudad.

Las entrevistas uno-a-uno proporcionan un ambiente formal para reunir a las partes interesadas que representan una variedad de intereses. Los resultados de las entrevistas, se resumen en la siguiente sección. Los resultados jugaron un papel clave en el desarrollo del Corredor Historico y se defino la visión de la comunidad por su Centro Histórico.

"Temas clave" son elementos específicos mencionados por el entrevistado como un asunto de interés o punto de fondo en relación con el Corredor Histórico. Las "cuestiones clave", señaló en el resumen de la entrevista no se mantenga positiva o negativa connotación inherente, pero son cuestiones de consideración para el HCRP.

La clave principales son cuestiones mencionadas por los entrevistados que fueron organizados en categorías principales y subcategorías correspondientes. El siguiente es un resumen de las cuestiones claves que fueron la mayoría.

El ámbito privado representa el 42 por ciento de las cuestiones mencionadas. Transporte y calles representaban el 33 por ciento y el ámbito público representaba el 25 por ciento de las cuestiones mencionadas (ver Figura 2.1). En el ámbito privado, las compras se mencionan con frecuencia, lo que representa el 23 por ciento de las respuestas, mientras que los restaurantes y los servicios representaron el 22 por ciento de las respuestas. Los resultados de las entrevistas se resumen en la Figura 2.1 El instrumento de entrevista y los resultados detallados se pueden encontrar en el Apéndice A y B.

2.2 Community Workshops

Workshop Outreach

The three community workshops for the HCRP were held on July 29, 2009, September 23, 2009, and January 27, 2010. Individuals who participated in the one-on-one interview process were invited to attend the workshops. In addition, flyers announcing the workshops were placed in store fronts located in the Historic Corridor Revitlization Plan. Outreach to the Spanish speaking community was an important part of the HCRP. Flyers announcing the workshops were posted in both English and Spanish. Additionally, at all of the workshops, presentations were made in English and Spanish, and all workshop materials used were translated in Spanish.

Results from the community workshops were incorporated into the Preferred Plan, discussed in greater detail in Section 3 (Preferred Plan). Additionally, to reflect the heritage of the area, and the current demographics, the Downtown Historic Architectural Design Guidelines (Section 3.6) and Development Standards (Section 4) incorporate Spanish terms, where appropriate.

This Section summarizes results from the three Community Workshops. More information on the workshops can be found in Appendix C through G.

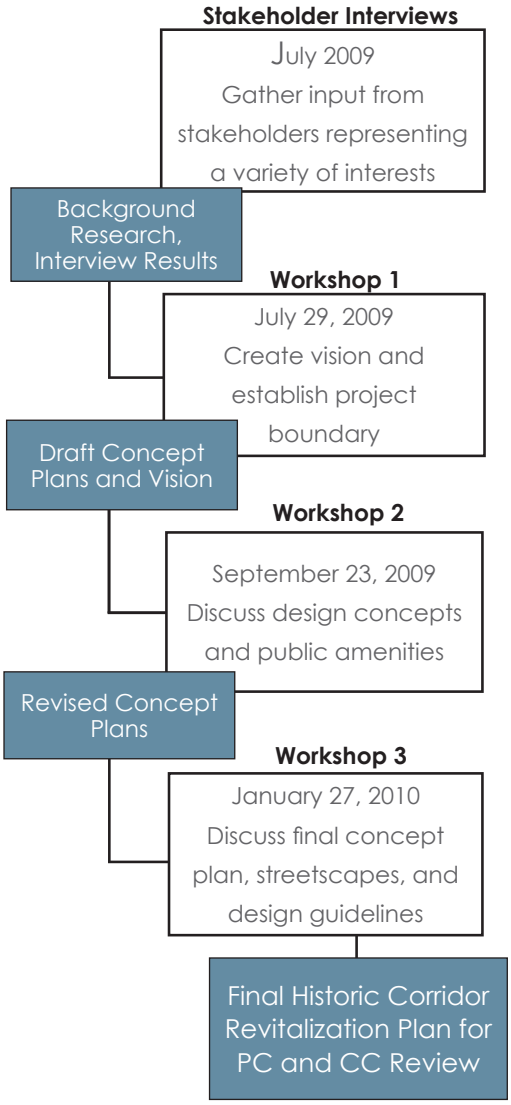


Figure 2.2 Overview of the Public Participation Process

2.2 TALLERES DE LA COMUNIDAD

Taller de Extensión

Los tres talleres comunitarios para el HCRP fueron el 29 de julio 2009, 23 de septiembre de 2009, y 27 de enero de 2010. Las personas que participaron en la entrevista fueron invitados a asistir a los talleres. Además, volantes anunciando los talleres fueron colocados en tiendas ubicadas en el Corredor Histórico Plan de Revitalización. Extensión a la comunidad de habla española fue una parte importante de HCRP. Volantes anunciando los talleres fueron publicados en Inglés y Español. Además, en todos los talleres, se realizaron presentaciones en Inglés y Español, y todos los materiales del taller utilizados fueron traducidos al español.

Los resultados de los talleres comunitarios se incorporaron en el Plan Preferido, discutido en mayor detalle en la Sección 3 (Plan Preferido). Además, para reflejar la herencia del área, y la demografía actual, también las instrucciones arquitectónicas del Centro Histórico sobre diseño (punto 3.6) y sus Desarrollo de Normas (Sección 4) fueron incorporadas en términos de español.

Este articulo resumen los resultados de los tres Talleres Comunitarios. Más información sobre los talleres pueden encontrarse en el Apéndice C a través de G.

Workshop 1

The City conducted the first of three community workshops on July 29, 2009, at City Hall. Participants worked together to establish the project boundary, develop a list of enhancements and changes for the Plan Area, generate branding ideas for the Historic Corridor and create an overall vision to guide the HCRP process.

Presentations were made in English and Spanish at all of the workshops. The following is a summary of comments made by the Spanish-speaking stakeholders attending the workshops.

There was support for a plaza or jardin, or central garden to take families. This is an open, landscaped area with a gazebo where community gatherings and special events can take place. There was support for open-air markets, such as a farmers' market or street vendors. Open area markets would not be located within the plaza or jardin. The group liked the idea of closing Second Street to provide pedestrian shopping. There was support for mixed uses, with housing on the upper floors and commercial uses on the ground floor. In particular, the group liked the concept of having old style hotels in this area, especially if passenger rail service was re-established in the City. Participants also requested more street furniture.

There were many similarities between the Spanish and English speaking stakeholders. These similarities have been incorporated into the Preferred Plan. Additionally, to reflect the heritage of the area, and the current demographics, the HCRP Development Standards and Architectural Design Guidelines incorporate Spanish terms, when appropriate.

The map in Figure 2.4 provides a summary of Workshop 1 results, including areas to enhance, areas to change, and opportunity sites. Further details from Workshop 1 can be found in Appendix C. Results from Workshop 1 were used to generate draft concept plans, which are shown in Appendix E.

Workshop 1: Project Boundary, Enhancements and Vision

DATE: July 29, 2009

LOCATION: City of King's City Hall

OBJECTIVES:

1. Identify Historic Corridor Boundary, Site Enhancements, and Recommended Changes;
2. Generate Branding Ideas; and
3. Establish a Vision for the HCRP.

Workshop 2: Goals, Objectives and Visual Preferences

DATE: September 23, 2009

LOCATION: Salinas County Fair Grounds

OBJECTIVES:

1. Conduct a Visual Preference Survey to determine appropriate design for Historic Corridor;
2. Modify the Vision Statement and Guiding Objectives; and
3. Discuss concepts for the Town Core, Uptown, First Street Corridor, Neighborhoods, and Circulation (The notion of an Uptown was discussed in the Workshops but, based on feedback from participants, was not incorporated into the final regulating plan. In addition, the names for the Districts were altered for the Final Regulating Plan).

Workshop 3: Streetscapes

DATE: January 27, 2010

LOCATION: City of King's City Hall

OBJECTIVES:

1. Discuss concepts for streetscape and circulation improvements.

Figure 2.3 Community Workshop Schedules and Objectives

Taller 1

La ciudad llevó a cabo el primero de tres talleres comunitarios el 29 de julio de 2009, en la Alcaldía. Los participantes trabajaron juntos para establecer bordes del proyecto, elaborar una lista de mejoramientos y cambios para los planes en el área, generar ideas de identificación para el Corredor Histórico y crear una visión general para guiar el proceso de HCRP.

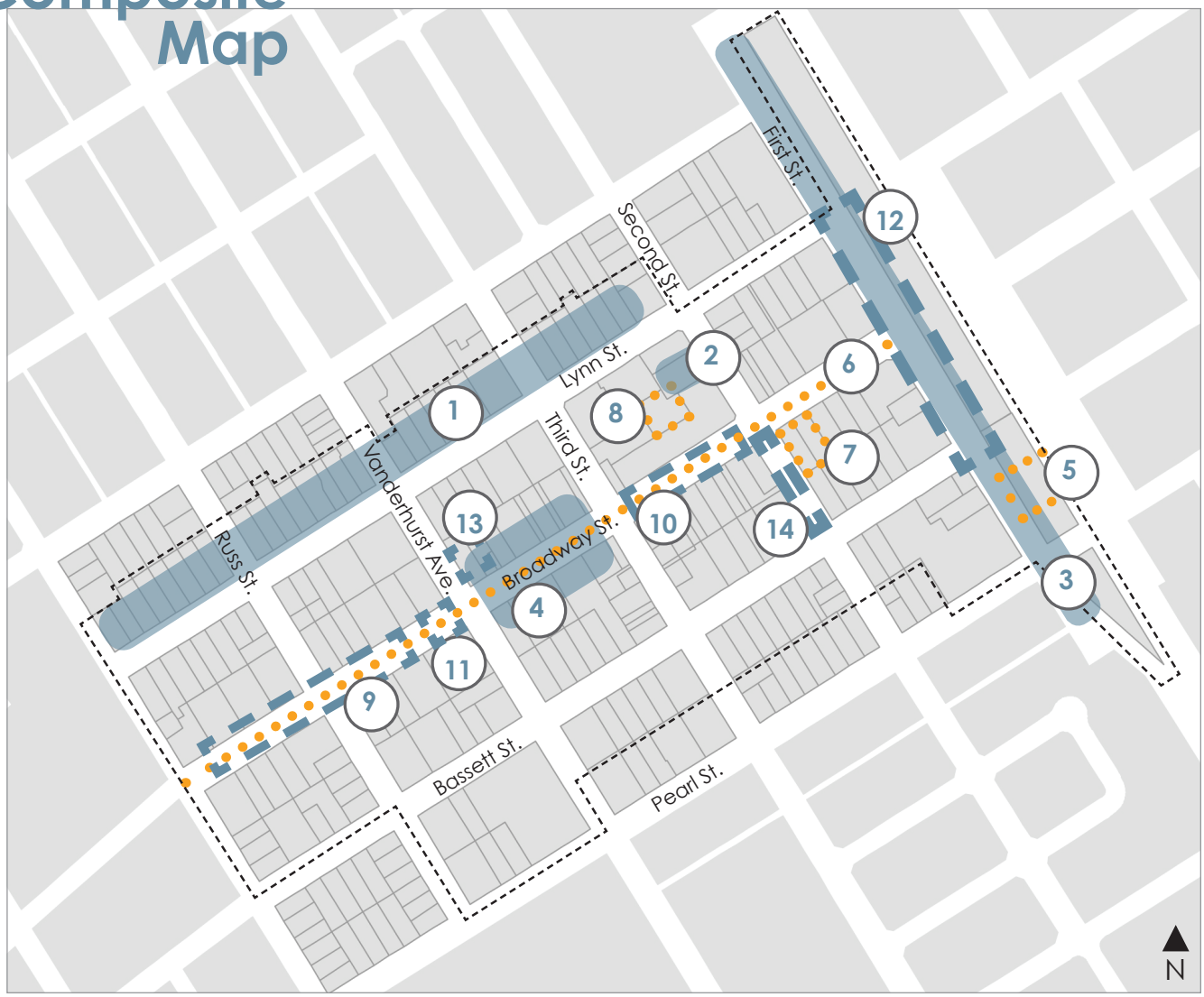
Se hicieron presentaciones en Inglés y Español en todos los talleres. El siguiente es un resumen de las observaciones formuladas por los interesados de habla española asisten a los talleres.

Hubo apoyó de una plaza o un jardin central para llevar a las familias. Este es un lugar abierto ajardinado con un quiosco, donde las reuniones comunitarias y eventos especiales, puede llevarse a cabo. Hubo apoyo para los mercados al aire libre, tales como los mercados agricultores o vendedores ambulantes. Abrir mercados abiertos que no se encuentren dentro de la plaza o jardin. El grupo le gustó la idea de cerrar la Calle Segunda para ofrecer un centro de comercio más peatonal. Hubo apoyo para usos mixtos, con la vivienda en los pisos superiores y los usos comerciales en la planta baja. En particular, el grupo le gustó la idea de tener estilo de los viejos hoteles en esta zona, sobre todo si de servicios ferroviarios son restablecidos en la ciudad. Los participantes también pidieron más mueblería urbana en las calles.

Había muchas similitudes entre los grupos de habla Inglés y Español. Estas similitudes se han incorporado en el Plan de Preferencia. Además, para reflejar la herencia del área, y la demografía actual, el desarrollo de normas y instrucciones de diseño arquitectónico también incorporaran términos en español.

El mapa de la Figura 2.4 se presenta un resumen de los resultados de un taller, incluyendo las áreas para mejorar, cambiar las zonas y sitios de oportunidad. Más detalles del Taller 1 se pueden encontrar en el Apéndice C. Los resultados del Taller 1 se utilizaron para generar el concepto de planes del proyecto, que se muestran en el Apéndice E.

Composite Map



Areas to Preserve or Enhance | Opportunity Areas | Areas to Change | Project Boundary

Areas to Preserve/Enhance

1. Preserve Victorian homes on residential streets.
2. Hartnell College was seen as an asset to the downtown community.
3. Make First Street a gateway.
4. Preserve historic buildings on the 300 block of Broadway Street.

Opportunity Areas

5. The empty lot could be a potential location for a train station.
6. Streetscape improvements needed along Broadway Street.
7. The vacant lot could be converted into a community center.
8. Town Square is under utilized, it could be used for a Farmer's Market or Antique Market.
9. Bring a variety of new specialty shops, restaurarnts, wine bars and/or sports bars to Broadway Street.

Changes

10. Create a flex space on Broadway between Third and Second Streets, to allow for pedestrian-only events.
11. Create historic landmarks.
12. Plant more colorful landscaping and trees on First Street.
13. Remove or restore the gas station.
14. Close a portion of Second Street between Broadway and Bassett Streets to create a pedestrian-only space.

Figure 2.4 Composite Map of Recommendations from Workshop 1

No Spanish translation.
No hay traducción al Español.

Workshop 2

The City conducted the second community workshop on September 23, 2009, at the Salinas County Fair Grounds in the City of King. Participants took a Visual Preference Survey (VPS) to determine the appropriate look for various areas in the Historic Corridor. Participants also reviewed the Vision Statement and Guiding Objectives and discussed design concepts for the Historic Corridor.

In general, participants were concerned with preserving the historic charater of the area, attracting new businesses, improving pedestrian amenities, and embracing the City's multi-cultural heritage.

Two concept plans were presented to participants at Workshop 2. A concept plan was also generated in Spanish (see Figure 2.5). Responses from participants regarding the two concepts were taken into account in the formation of a Preferred Concept Plan, shown in Section 3 (Preferred Plan). The Preferred Concept Plan illustrates locations for the Village Core, Village Business, First Street Corridor, and Neighborhood areas. More detail from Workshop 2 can be found in Appendix D through G.

Figure 2.5 Draft Spanish Language Concept Plan Developed at Workshop 2

Guiding Objectives:

1. Acknowledge the historic character and heritage of the City and identify historic buildings with plaques.
2. Attract and maintain a diverse business mix that provides quality products, services, and entertainment.
3. Build effective partnerships between the City, local business owners, and other agencies to ensure economic vitality.
4. Create a safe, pedestrian-oriented, and bike-friendly downtown.
5. Consider parking strategies for economic success.
6. Embrace the multi-cultural, agricultural, and ranching heritage.
7. Initiate a design theme and focused development standards to achieve desired results.
8. Incorporate and enhance arts, culture, entertainment, and public spaces.
9. Provide consumer-friendly, mixed-use development.
10. Promote Broadway Street as City of King's "Main Street."

Vision:

The City of King is a clean, multicultural and safe family-oriented community rooted in a strong agricultural and ranching economy. The City celebrates its unique heritage and welcomes a diversity of people to honor its important legacy and future.

Taller 2

La ciudad llevó a cabo el taller comunitario el 23 de septiembre de 2009, en los terrenos de la Feria del Valle de Salinas. Los participantes tomaron una encuesta de preferencias visuales (VPS) para determinar la apariencia adecuada para las diversas áreas en el Corredor Histórico. Los participantes también revisaron la Declaración de la Visión y Objetivos tambien los conceptos de diseño para el Corredor Histórico fueron parte de la discusión.

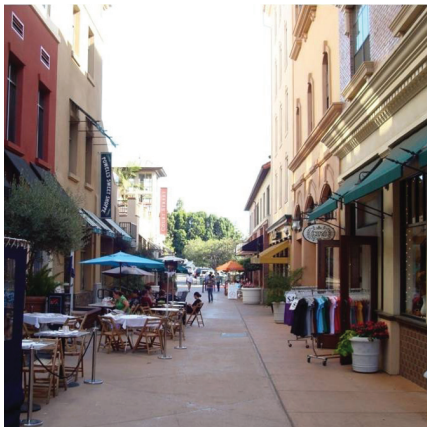
En general, los participantes estaban preocupados por preservar el carácter histórico de la zona, atraer nuevos Negocios, mejoramientos para los peatones, y concervar la herencia multi-cultural de la ciudad.

Dos planes del concepto se presentaron a los participantes en el Taller 2. Un plan de concepto se generó también en español (ver Figura 2.5). Las respuestas de los participantes respecto a los dos conceptos se tomaron en cuenta en la formación de un concepto preferente, que se muestra en la Sección 3 (Plan Preferido). El concepto "Plan de Preferencia" ilustra lugares para la aldea central, del aldea de Negocios, el corredor de la calle primera, y las zonas de Vecindario. Más detalles de Taller 2 se pueden encontrar en el Apéndice D a G.

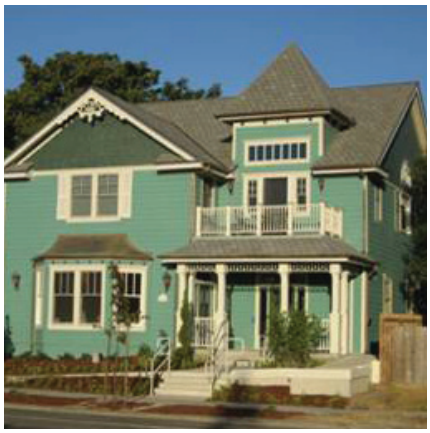
Visual Preference Survey

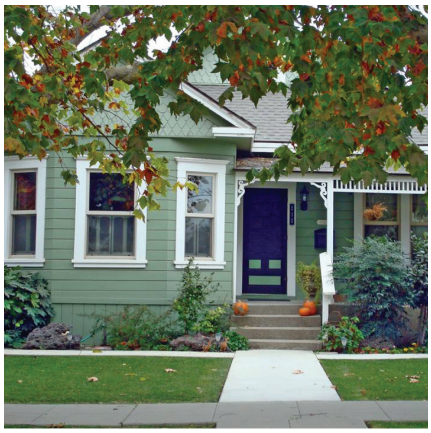
Workshop attendees participated in a Visual Preference Survey (Survey or VPS). The goal of the Survey was to determine what types of buildings and streetscapes were deemed appropriate by the public for the Historic Corridor. The Survey contained 36 images that illustrated design ideas in four categories,1) commercial areas, 2) neighborhoods, 3) streetscapes, and 4) parks and plazas. Figure 2.6 illustrates the top two preferred images for each category in the Survey. The full Survey and complete results can be found in Appendix F and G.

commercial preferences



neighborhood preferences





streetscape preferences

park and plaza preferences

Figure 2.6 Preferred Images from Visual Preference Survey, by Category

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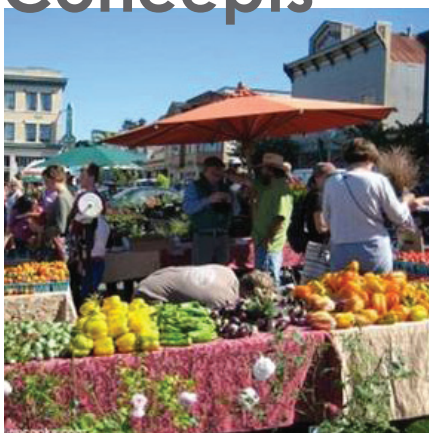
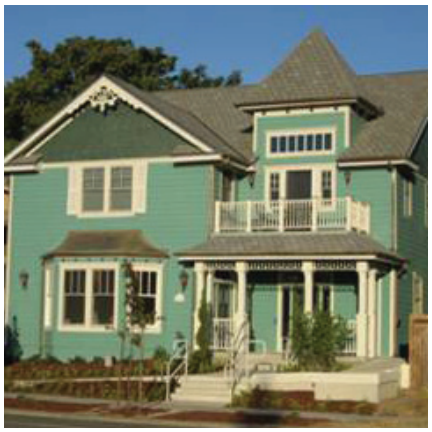
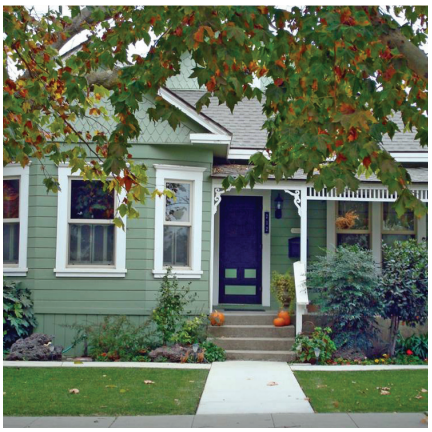
Area Concepts



Village Core

Uptown





Neighborhoods

Figure 2.7 Preferred Look and Character for the Village Core, Uptown and Neighborhood areas

Workshop 2 participants were asked to discuss the desired look and purpose of the downtown. The summary in Appendix D provides an overview of the results from that discussion. The preferred character for different areas are shown in Figure 2.7.

No Spanish translation.
No hay traducción al Español.

Workshop 3

The third community workshop (Workshop 3) was held on January 27, 2010 at City Hall. The workshop began with a presentation to review findings from Workshops 1 and 2. It also included detailed information about the passenger rail stop and train depot, and a discussion on form-based codes. A series of streetscape and circulation improvements were presented for the site. After the presentation, participants broke out into groups to discuss proposed streetscape improvements in greater detail.

Figure 2.8 shows slides from the streetscape presentation discussed at Workshop 3. Results from Workshop 3 were incorporated into the final streetscape enhancements proposed in Section 3 (Preferred Plan).

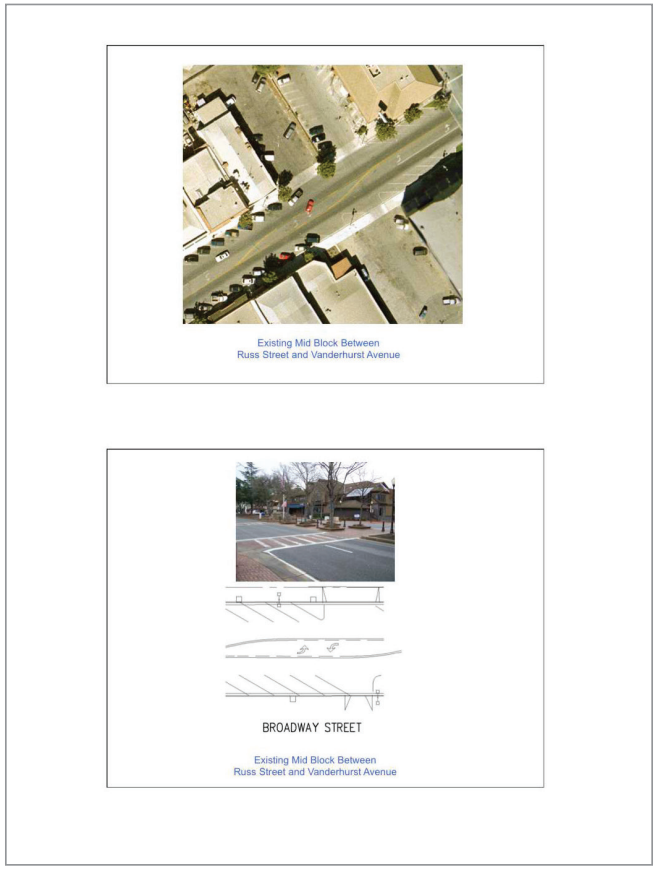


Figure 2.8 Slides from Workshop 3 Streetscapes Presentation

EARLY COMMUNITY MEETING

One of the first community meetings in the City of King occurred on January 18, 1908. The meeting was called to discuss the incorporation of the town. The main issues discussed were street and sidewalk improvements, the sale of water and electricity, and establishing more orderly saloons. As with today's public participation process, people from all sides voiced their opinions. The following quote from *The Rustler* describes one citizen's opinion regarding incorporation.

"Mr. Bischoff called on his fellow citizens to stick up for their freedom, asserting that under incorporation the blessed privilege of penning up hogs in town, letting chickens destroy neighbors' gardens and herding cows on the streets would be ruthlessly taken away. He charged that those agitating the movement want the city officers so they can g-r-a-f-t, adding that municipal government breeds thieves, or words to that effect."

[1] King City, California The First Hundred Years, 1886-1986, The San Antonio Valley Historical Association, July 1986, p. 23.

Taller 3

El tercer taller comunitario (Taller 3) se celebró el 27 de enero de 2010 en la alcaldía. El taller comenzó con una presentación para revisar las conclusiones de los talleres 1 y 2. También incluye información sobre la parada de viajeros por ferrocarril y estación de tren, y una discusión sobre la base códigos de formato. Una serie de mejorías de calles y la circulación para el sitio. Después de la presentación, los participantes se dividieron en grupos para discutir las mejoras propuestas para las calles.

Figura 2.8 muestra las calles discutidas en el Taller 3. Los resultados del Taller 3 se incorporaron en el propuesto final las mejorías de las calles en Sección 3 (Plan Preferido).

CUADRO DE TEXTO: PRIMERAS REUNIONES DE LA COMUNIDAD

Una de las reuniones de la comunidad ocurrió por primera vez el 18 de enero de 1908 a discutir la incorporación de la ciudad. Los principales temas tratados fueron mejorías de las calles, aceras, la venta de agua y electricidad y más salones ordenadas. Al igual que con los procesos públicos de participación de hoy, la gente de todas las partes expresaron sus opiniones. La siguiente citación es de El Rustler que describir una opinión de los ciudadanos con respecto a la incorporación.

"El señor Bischoff pidió a sus conciudadanos a salir en defensa de su libertad, afirmando que en virtud de la incorporación de bendito privilegio de encerrar a los cerdos en la ciudad, dejando que los pollos destruyan los jardines de los vecinos y el pastoreo de las vacas en las calles sería arrebatado sin piedad. Acusó que los quien agitaron el movimiento de los oficiales de la ciudad quien injerten, y agregó que el gobierno municipal da razas de ladrones, o las palabras en ese sentido."1

3. Preferred Plan

Section Overview

The Preferred Plan identifies four areas: First Street Corridor | Corredor de la Calle Primera (FSC); Village Core | Aldea Central (VC); Village Business | Aldea de Negocios (VB); and Neighborhood | Vecindario (N). Each area will have a distinct character and represent elements of the City's history, as described in Sections 3.2 to 3.5. To implement the community's vision, the HCRP includes streetscape and circulation enhancements (Section 3.8), design guidelines (Section 3.6), and development standards (Section 4) aimed at creating a pedestrian-friendly, active downtown with historic character and valuable investment opportunities. Section 3.7 also identifies a number of opportunity sites and provides examples of what those sites could look like.

In This Section:

3.1 PREFERRED PLAN CONCEPT MAP

3.2 VILLAGE CORE | ALDEA CENTRAL

3.3 FIRST STREET CORRIDOR | CORREDOR DE LA CALLE PRIMERA

3.4 VILLAGE BUSINESS | ALDEA DE NEGOCIOS

3.5 NEIGHBORHOOD | VECINDARIO

3.6 DOWNTOWN HISTORIC ARCHITECTURAL DESIGN GUIDELINES

3.7 OPPORTUNITY SITES

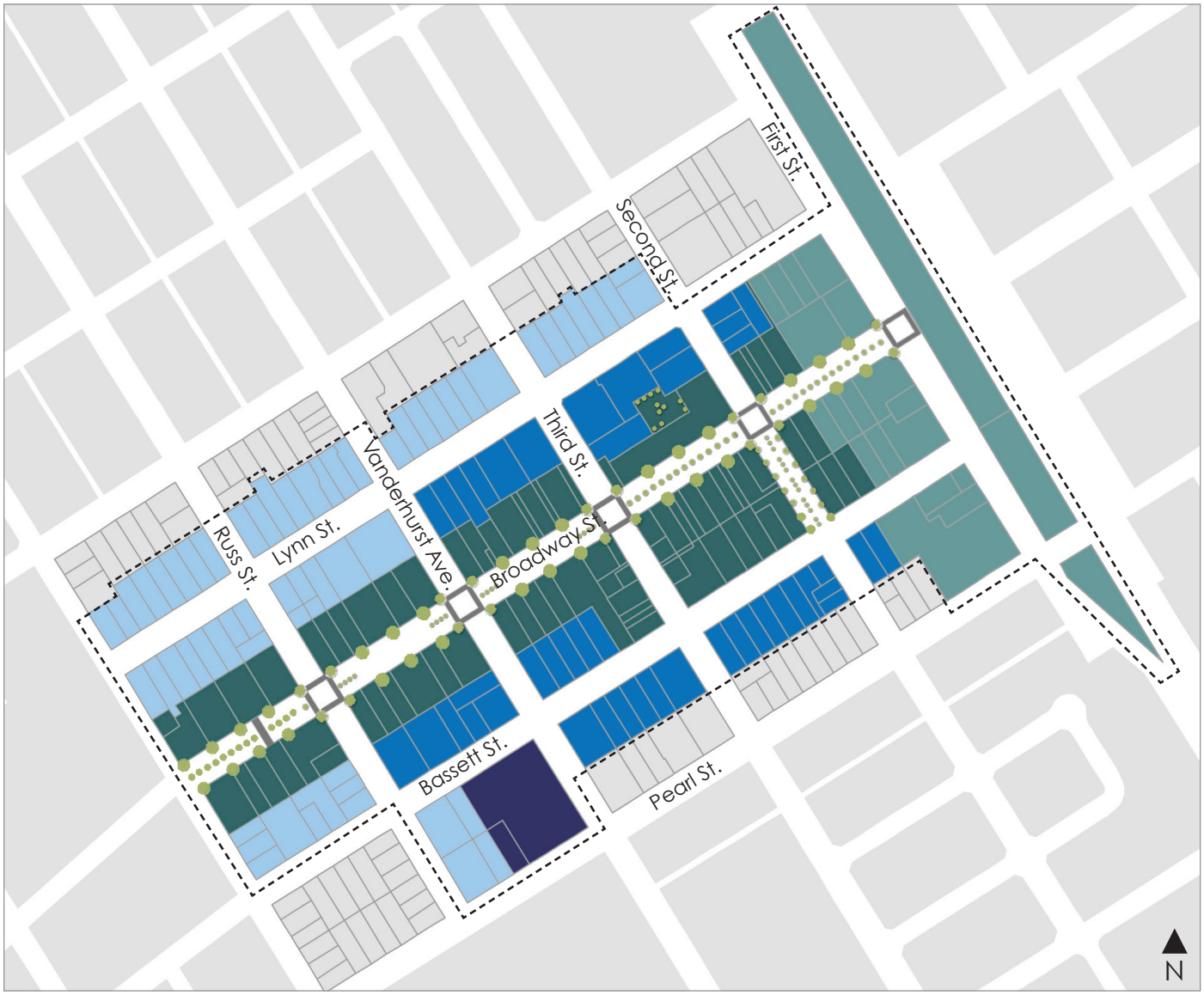
3.8 STREETSCAPE IMPROVEMENTS

3. PLAN PREFERIDO

RESUMEN

El Plan Preferido identifica cuatro áreas: First Street Corredor | Corredor de la Calle Primera (FSC); Village Core | Aldea Central (VC); Village Business | Aldea de Negocios (VB), y Neighborhood | Vecindario (N). Cada área tendrá un carácter distinto y representan elementos de la ciudad y su historia, como se describe en los puntos 3.2 a 3.5. Para llevar a cabo la comunidad de la visión, el HCRP incluye y la circulación de mejorías de las calles (Sección 3.8), las reglas de diseño (sección 3.6), y el normas de desarrollo (artículo 4) destinadas para crear una area para peatónes, un centro activo con carácter histórico y las oportunidades de valiosa inversión. Sección 3.7 también identifica un número de sitios de oportunidad y se proporcionan ejemplos de lo que estos sitios podrían parecer.

3.1 Preferred Plan Concept Map



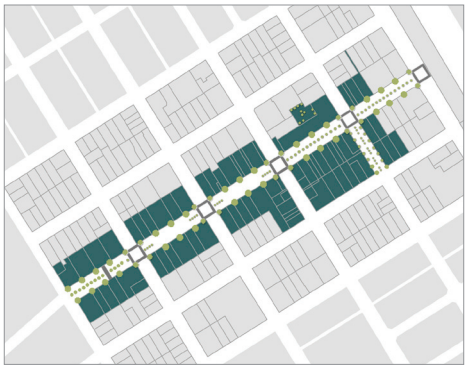
Districts

- First Street Corridor | Corredor de la Calle Primera (FSC)
- Village Core | Aldea Central (VC)
- Village Business | Aldea de Negocios (VB)
- Neighborhood | Vecindario (N)
- Civic Center and City Hall | Central Civico

No Spanish translation.
No hay traducción al Español.

3.2 Village Core | Aldea Central (VC)

The Village Core or Aldea Central (VC) stretches the length of Broadway Street, from San Lorenzo Avenue to First Street. The vision for the VC is a district with a lively streetscape, including outdoor cafes, specialty shops, restaurants, and wine bars. Mixed-use buildings with active frontages may have residences or offices on the second floor and shops and restaurants on the first floor. The vision includes a pedestrian thoroughfare along Second Street, between Broadway and Bassett Streets.



Existing Condition

The historic buildings on the 300 block of Broadway Street will be preserved and marked with historic plaques, giving the VC a unique character and distinguishing it from neighboring cities. New buildings should be visually compatible with the City's existing historic structures and should have a Western feel.

Existing streetscape in the VC creates a pleasant pedestrian experience. Public improvements should build upon existing street trees, planted medians, and bulb-outs. Streetscape improvements are discussed in Section 3.8 (Streetscape Improvements).

3.2 ALDEA CENTRAL (VC)

El Vilalge Core o Aldea Central (VC) se extiende a la longitud de la calle Broadway, desde la Avenida San Lorenzo hasta la Calle Primera. La visión de "VC" es un distrito con las calles animadas, incluyendo cafés al aire libre, tiendas especializadas, restaurantes y bares de vinos. Edificios de uso mixto con fachadas atractivas que pueden tener residencias u oficinas en el segundo piso y las tiendas y restaurantes en el primer piso.

Los edificios históricos en el bloque 300 de la calle Broadway se conservarán y palcas historicas se pondran en edificios históricas, dando la VC un carácter único y distinguirse de las ciudades vecinas. Los nuevos edificios deben ser visualmente compatible con las estructuras históricas de la ciudad y debe tener una idea occidental.

Las calles existentes en la area VC darán una experiencia agradable para peatones. Mejorías públicas deben basarse en árboles en las calles, plantares medianas las calles, y esquinas atractivas. Mejorías del paisaje urbano se discuten en la Sección 3.8 (Las mejorías del paisaje urbano).

3.3 First Street Corridor | Corredor de la Calle Primera (FSC)

The First Street Corridor or Corredor de la Calle Primera FSC) is located along First Street at the northeast end of the Plan Area. The FSC will have uses including offices, services, and shops. Uses will intensify at the intersection of First and Broadway Streets.

The FSC should have a gateway feature inviting visitors into the historic downtown and potentially a hotel modeled after the historic El Camino Real Hotel. Colorful landscaping and other pedestrian amenities will make the FSC an inviting entrance to the City's historic corridor.

An important part of the HCRP is the proposed passenger rail stop and train depot on First Street. The passenger rail stop can serve commuters and draw tourists to the Historic Corridor, increasing foot traffic and bringing more business to local shops and restaurants.

Existing Condition

3.3 CORREDOR DE LA CALLE PRIMERA (FSC)

El Corredor de la Calle Primera (FSC) se encuentra a lo largo de la calle Primera en el extremo noreste de la zona del HCRP. El FCS se utilizara como oficinas, servicios y tiendas. Estos usos intensificarán en la intersección de las calles Primera y Broadway.

El FSC debe tener una función como puerta de enlace a los visitantes conduciendo o pasando por el centro histórico y, potencialmente, un hotel de modelado como lo fue la el histórico El Camino Real Hotel. Paisaje de colores y otras instalaciones para los peatones hará que el FSC sea una entrada invitadora a la histórica Ciudad del Rey.

Una parte importante de HCRP es la parada de viajeros por ferrocarril y la estación de trenes propuestos en la calle Primera. La parada de trenes de pasajeros puede servir viajeros y atraer a los turistas con el Corredor Histórico, el aumento de tráfico peatonal y traer más negocio para las tiendas y restaurantes locales.

3.4 Village Business | Aldea de Negocios (VB)

The Village Business or Aldea Negocios (VB) surrounds the Village Core, fronting Lynn and Bassett Streets. The VB serves as a transition between the busier, more densely built Village Core and the residential neighborhoods.

The VB will have local-serving commercial uses including shops, offices, and personal services. Office tenants should generate retail and restaurant activity for local business. Retail and services will be oriented to the street to ensure a pedestrian-friendly atmosphere. Where appropriate, smaller-scale mixed-use buildings can provide live/work building types with residential space above the smaller local businesses. Frontages, setbacks and landscaping in the VB will ensure office and retail uses fit in with neighboring single-family homes already located in the area.

Existing Condition

3.4 ALDEA DE NEGOCIOS (VB)

Village Business o Aldea de Negocios (VB) rodea el centro del pueblo, al frente de las calles Lynn y Bassett. La VB sirve de transición entre las Negocios comercial más densamente construidos y los barrios residenciales.

La VB sirve a los usos comerciales-locales, incluyendo tiendas, oficinas y servicios personales. Inquilinos de oficinas y restaurante deberían generar la actividad comercial para las empresas locales. Venta al por menor y servicios estarán orientados en estas calles para garantizar un ambiente amigable para peatones. En dado caso, del uso de los edificios escala mixtos es más pequeña y pueden dar para vivir y trabajar con el espacio residencial por encima de los locales de las empresas más pequeñas de bajo piso. Fachadas, reveses y paisajismo en la VB se asegurará de oficinas y usos comerciales encajen con las fachadas de las casas (residenciales) vecinas.

3.5 Neighborhood | Vecindario (N)

The Neighborhood or Vecindario (N) is located adjacent to the Village Business, along Lynn and Pearl Streets. This area is mostly residential and has a number of existing historic Victorian homes. These homes should be preserved to enhance the historic feeling of the area, and new development should relate to the existing historic homes.

The Neighborhood or Vecindario (N) is discussed here for illustrative purposes but is not included in the Regulating Plan (Section 4.1).

Existing Condition

3.5 VECINDARIO (N)

Neighborhood o Vecindario (N) se encuentra al lado del Aldea de Negocios, a lo largo de las calles Lynn y Pearl. Esta área es principalmente residencial y tiene una serie de casas victorianas. Estas casas deben ser preservadas para mejorar el sentimiento histórico de la zona, y cualquier nuevo desarrollo terrenal deben estar relacionados con las casas históricas existentes.

Neighborhood o Vecindario (N) se discute aquí con fines ilustrativos, pero no está incluido en el Plan Regulador (Sección 4.1).

3.6 Downtown Historic Architectural Design Guidelines

The Downtown Historic Architectural Design Guidelines (Design Guidelines) are intended to guide the architectural form of new development and redevelopment projects to reinforce the City's historic character in the HCRP. The Design Guidelines cover building styles, materials, windows, doors, other architectural details, and signage. The Design Guidelines apply to the VC, FSC, and VB Zones.

Preferred Building Styles

Victorian			
Gold Rush/False-Front			
Italinate			

3.6 GUÍAS PARA EL DESEÑO ARQUITECTONICO DEL CENTRO HISTÓRICO

Instrucciones de diseño arquitectonico para el El Centro Histórico (Instrucciones de diseño) están destinadas a orientar la forma arquitectónica de los futuros nuevos edificios y proyectos de nuevo desarrollo para reforzar el carácter histórico de la ciudad en el HCRP. Las guias de diseño incluyen estilos de construcción, materiales, ventanas, puertas, otros detalles arquitectónicos, y la señalización (letreros). Las guías de diseño son aplicables a las zonas de CV, el FSC, y VB.

Preferred Building Styles: Building Characteristics

Victorian

- Continuous ornamental cornice
- Large ornamental window surrounds, often highly detailed
- Tall, narrow proportions for windows and doors
- Detailed shopfronts, balconies and galleries
- Inset storefronts

Gold Rush/False Front

- Low-pitched or flat roof
- Continuous ornamental cornice
- Tall, narrow proportions for windows and doors
- Wide trim on windows and window caps
- Tall ground floor

Italiante

- Low-pitched or flat roof
- Continuous ornamental cornice and parapet
- Vertically proportioned windows
- Prominent window surrounds
- Full-width galleries, often double-height
- Tall ground floor

No Spanish translation.
No hay traducción al Español.

Preferred Building Styles: Additional Examples

No Spanish translation.
No hay traducción al Español.

Materials

Buildings should be clad in wood clapboard, wood drop siding, brick, or stone. Roofs should be made of narrow standing seam metal, corrugated metal panel, wood shake, slate, composition shingle, or clay tile.

	Wood Clapboard	Wood Drop	Brick	Stone
Siding				

	Narrow Standing Seam Metal	Corrugated Metal Panel	Wood Shake
Roofing			
	Slate	**Composition Shingle**	**Clay Tile**

Materiales

Los edificios deben ser revestidos en la tablilla de madera, revestimiento de madera caída, de ladrillo o piedra. Los techos deben ser de metal angosto, el panel de metal corrugado, agitar madera, pizarra, teja de composición, o de tejas de barro.

Windows and Doors

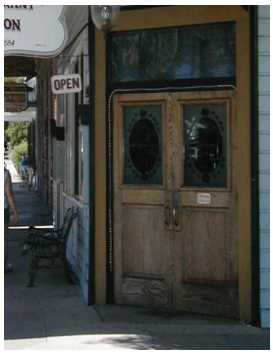
Appropriate window styles for the Historic Corridor include transom windows for ground floor store fronts, bay and dormer windows for upper floors, as well as round-top windows and square windows with window caps.

Round-Top Windows

Transom Windows

Bay & Dormer Windows

Door Examples



Ventanas y Puertas

Estilos apropiados para las ventanas en el Corredor Histórico incluyen ventanas del travesaño para la parte baja de la tienda, la bahía y tragaluces de plantas superiores, de la parte de arriba ventanas redondas y ventanas cuadradas con tapas de ventana.

Other Architectural Details

Window Caps	
Cantilevered Porches & Galleries	
Cornices	
Ornamental Gables	

No Spanish translation.
No hay traducción al Español.

3.7 Signage

Signs in the Historic Corridor should enhance historic buildings and the ambience of the area, while providing identification of businesses. Signs should compliment the human scale of the Historic Corridor's pedestrian environment. Signs should not overpower a building's façade but attract customers to the business through a design that harmonizes with the building and its surroundings.

Recommended signage for buildings in the Historic Corridor include awning signs, window signs, second floor window signs, wall signs with channel letters, projecting signs, and directory signs. Figure 3.1 illustrates sign types appropriate for the Historic Corridor. Definitions of sign types can be found in Section 4.10 (Glossary).All signs should be designed at the pedestrian scale, and should fit the historic character of the Corridor. Signs must be built in compliance with the standards in the King City Municipal Code, Chapter 17.55 (Signs).

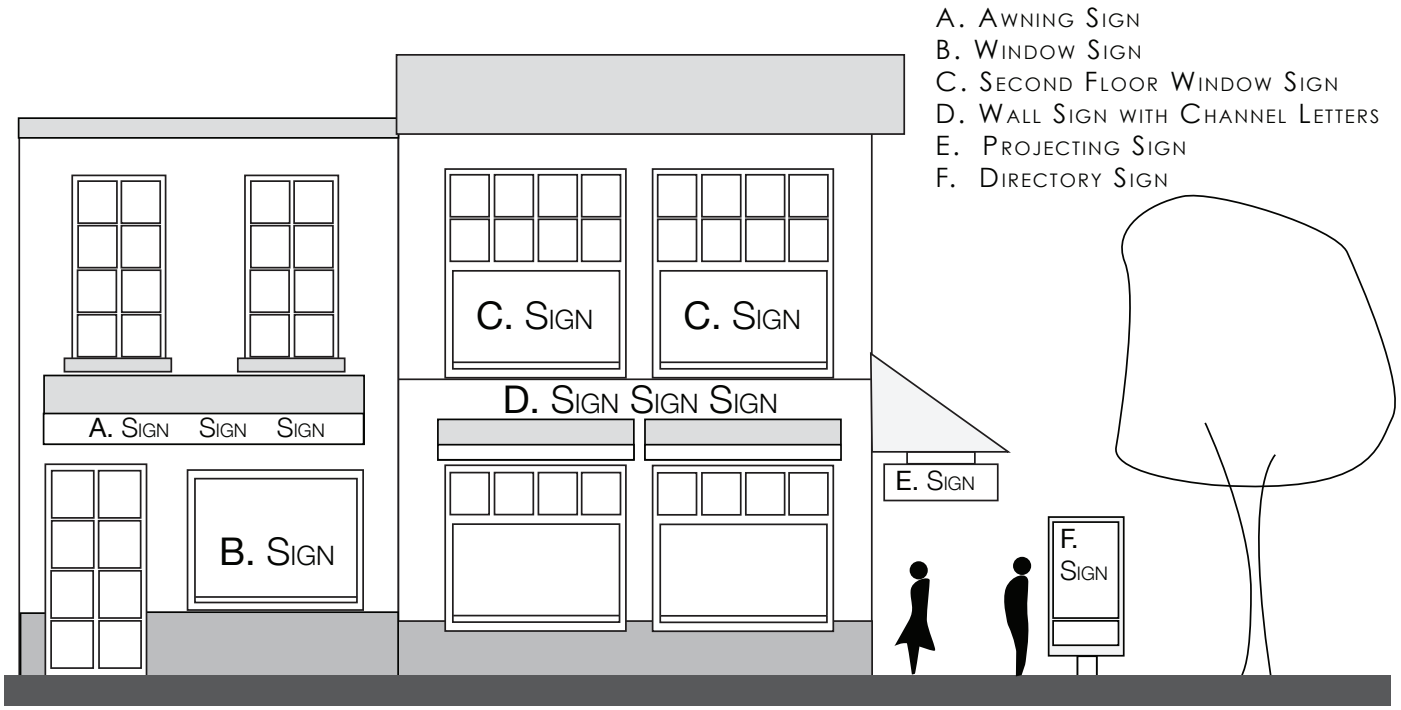


Figure 3.1 Illustration of Appropriate Sign Types for the Historic Corridor

Letreros

Letreros en el Corredor Histórico deben mejorar a los edificios históricos y el ambiente del area, mientras que proporciona la identificación del negocio. Los letreros deben complementar a la escala humana del entorno peatonal. Los letreros no deben dominar la fachada de un edificio, sino atraer a los clientes a través de un diseño que armoniza con el edificio y sus alrededores.

Recomendaciones para los edificios en el Corredor Histórico incluyen letreros como signos en toldos, señales de ventanas, letreros de ventana en el segundo piso, los signos de la pared con letras de canal, signos con una proyección y signos de guía. Figura 3.1 ilustra los tipos de signos/letreros apropiado para el Corredor Histórico. Las definiciones de los tipos de letreros se pueden encontrar en la Sección 4.11 (Glosario). Todos los letreros deben ser diseñados a escala peatonal, y deben ajustarse al carácter histórico del corredor. Los letreros deben ser construidos en el cumplimiento de las normas en el Código Municipal de King City, Capítulo 17.55 (Letreros).

SIGN GUIDELINES

All Buildings

Signs should not destroy or hide historic materials that characterize the property.
A sign's design and location should relate to the overall design of the storefront and building façade, and should be compatible with visually related storefronts and buildings.
A sign should fit within the features of the façade.[1]
The shape of the sign should reflect the architectural style of the building.
Lettering and graphic illustrations should reflect the overall design and historic period of the building as well as the business's image. Lettering should be readable at the pedestrian scale, but also identifiable from the street, with contrast between the background and the lettering. Signs should use as few words as possible.
Sign colors should relate to the exterior colors of the building, as well as those of immediately adjacent structures and signs. Colors should complement, not compete or clash with surroundings. Bold color combinations such as bright yellow on red or bright red on white are strongly discouraged.
Lettering should be painted or applied to a signboard rather than directly onto the building, to avoid damage to the building façade.
Signs should be constructed from durable materials that complement the architecture of the building and are visually compatible with the building's exterior materials.
Signs should not be illuminated. When illumination is desired, use soft, indirect light, which highlights the sign rather than attracts attention to the light fixture itself. Place lighting fixtures on the building so that they do not negatively impact the composition of the façade.[2]
When multiple signs are permitted for a business, all signs should have a unified graphic appearance.
When a building contains multiple storefronts of different businesses, signs of the different businesses should relate to each other in terms of type, height, proportion, colors, lettering, and background. Maintaining general uniformity among these characteristics reinforces the building's facade composition.
A sign design program should be considered for larger buildings with multiple stores so that all signs for the building are of similar design.
Permitted signs on upper-story window should be painted in gold leaf, black, or white using lettering that is appropriate to the overall design and historic period of the building, as well as the business's image.
Retail uses with a common entrance, professional signs, and any other secondary uses should utilize signs that relate to the overall building façade design and to principal and secondary signs in shape, material, color, lettering, and other design features.

NOTES

[1] Appropriate locations might include:

The frieze of the storefront. On many late 19th and early 20th century commercial buildings, the storefront frieze functions as a signboard and is a logical location for the placement of a sign.

A valance or vertical plane of the storefront awning.

Glass of the display window or entrance door.

[2] Possible light sources include concealed lighting, a simple horizontal strip, or gooseneck reflectors.

GUÍAS LETREROS

Para Todos los Edificios

Los signos no debe destruir u ocultar materiales históricos que caracterizan a la propiedad.

Diseño de un signo y el lugar deben estar relacionados con el diseño general de la fachada escaparate y la construcción, y debe ser compatible con tiendas y edificios relacionados visualmente.

Un signo debe encajar dentro de las características de la fachada.[1]

La forma de la señal debe reflejar el estilo arquitectónico del edificio.

Letras e ilustraciones gráficas que reflejan el diseño general y el período histórico de la construcción, así como la imagen de la empresa. Las letras deben ser legibles en la escala peatonal, sino también de identificación de la calle, con un contraste entre el fondo y las letras. Los signos deberían usar tan pocas palabras como sea posible.

Regístrate en colores deben corresponder a los colores para el exterior del edificio, así como las de inmediato las estructuras adyacentes y los signos. Los colores deben complementar, no competir o entrar en conflicto con el entorno. combinaciones de colores llamativos como el amarillo brillante de color rojo brillante de color rojo o en blanco se recomienda en absoluto.

Las letras deben ser pintados o aplicados a un letrero en lugar de directamente sobre el edificio, para evitar daños a la fachada del edificio.

Los signos deben ser construidos con materiales duraderos, que complementan la arquitectura del edificio y son compatibles con los materiales visuales el exterior del edificio.

Las señales no deben estar iluminados. Cuando la iluminación se desea, utilizar la luz suave e indirecta, que pone de relieve el signo más que atrae la atención de la lámpara en sí. Coloque los accesorios de iluminación en el edificio para que no repercutan negativamente en la composición de la fachada.[2]

Cuando los signos múltiples son permitidos para un negocio, todas las señales deben tener un aspecto gráfico unificado.

Cuando un edificio contiene varios escaparates de diferentes Negocios, los signos de los distintos Negocios que se relacionan entre sí en términos de tipo, altura, proporciones, colores, letras, y el fondo. El mantenimiento de la uniformidad general entre estas características refuerza la composición de la fachada del edificio.

Un programa de diseño de cartel debe ser considerado para grandes edificios con varias tiendas para que todos los signos para la construcción son de diseño similar.

Signos permitidos en la ventana del piso superior debe ser pintado con pan de oro, negro o blanco con las letras que sea apropiado para el diseño general y el período histórico del edificio, así como la imagen de la empresa.

Venta al por menor utiliza con una entrada común, signos profesionales, y otros usos secundarios deben utilizar los signos que se relacionan con el diseño del edificio fachada general y signos principales y secundarias en la forma, material, color, letras y otras características de diseño.

NOTAS

[1]Lugares apropiados podrían incluir:

El friso de la fachada. En muchos edificios del los finales del siglo 19 y principios de siglo 20, las funciones del friso de la tienda como un cartel es un lugar lógico para la colocación de una señal.

Una cenefa o plano vertical del toldo tienda.

El vidrio de la vitrina o puerta de entrada.

[2]Las posibles fuentes de luz incluyen la iluminación oculta, una franja horizontal simple, o reflectores de cuello de cisne.

SIGN GUIDELINES, CONTINUED
Historic Buildings
Signs on historic buildings should be placed in their original location, unless this location no longer conforms to the City of King's sign regulations.
Signs should be designed in a way that enhances the significant historic architectural features of the building, rather than later alterations not fitting the historic style.
New Buildings
Signs should be designed to respond to the building and its streetscape, unless by so doing it continues or amplifies characteristics that are inappropriate in the Historic District. If this is the case, the sign's design should reflect typical signs on contributing historic buildings in the district.
Not Recommended
Covering, obscuring, interrupting, or destroying significant architectural detailing or features with signs is strongly discouraged.
Using signs that overpower or clutter the façade, or otherwise distract from the historic character of the building and district is strongly discouraged.
Installing positive cut-outs (individual dimensional letters) on masonry when their installation may damage the historic material is strongly discouraged.
Using directly (internally) lighted box signs or directly lighted letters is strongly discouraged.
Using signs that continue inappropriate alterations is not recommended.
Employing signs with unusual shapes that do not blend with the District's character.

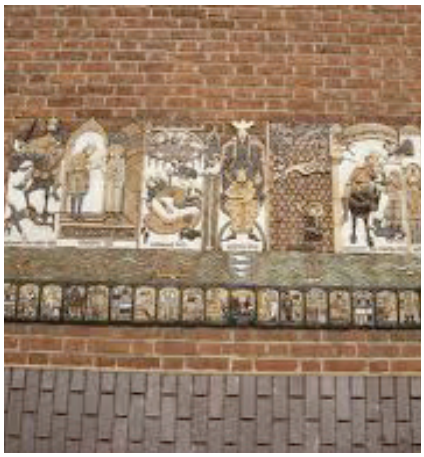
GUÍAS LETREROS
Edificios Historicos
Signos en edificios históricos se deben colocar en su ubicación original, a menos que este lugar ya no se ajusta a la Ciudad de las regulaciones signo Rey.
Los letreros deben estar diseñados de manera que se refuerce el importante características históricas arquitectónicas del edificio, en lugar de las alteraciones más tarde no encajar el estilo histórico.
Nuevos Edificios
Los letreros deben estar diseñados para responder a la construcción y sus calles, a menos que al hacerlo se continúa o se amplifica características que no son apropiados en el Distrito Histórico. Si este es el caso, el diseño del cartel deberá reflejar signos típicos en contribuir edificios históricos en el distrito.
No se Recomienda
Cubrir, ocultar, interrumpir, o la destrucción de importantes detalles arquitectónicos o características con las muestras está totalmente desaconsejado.
Uso de señales de que dominar el desorden o la fachada, o de otra manera de distraer el carácter histórico del edificio y el distrito está totalmente desaconsejado.
Instalación positivos recortes (cartas individuales dimensiones) en mampostería cuando su instalación puede dañar el material histórico se recomienda en absoluto.
Utilizando directamente (internamente) los signos cuadro de alumbrado o iluminado directamente cartas se recomienda en absoluto.
Uso de los signos que siguen alteraciones inadecuadas no es recomendable.
El empleo de signos con formas inusuales que no se mezclan con el carácter del Distrito.

Additional Sign Guidelines

SIGNS. Relate a sign's design to the overall design of the façade and storefront.

SIGN LIGHTING: Non-Illuminated signs are desired. Indirect light can be obtained using simple fixtures such as gooseneck reflectors or lighting strips.

MURALS: Murals shall not be part of the sign and shall reflect the historical nature of the area.



Guías Letreros Adicionales

Signos

Relacionar el diseño de un letrero para el diseño general de la fachada y escaparate.

Iluminación

Los letreros no luminosos son deseados. La luz indirecta podría obtenerse mediante accesorios simples, tales como reflectores de cuello de cisne o tiras de iluminación.

Murales

Murales no formará parte del total area de letreros permitidos y deben reflejar la naturaleza histórica de la zona.

Additional Sign Examples

No Spanish translation.
No hay traducción al Español.

3.8 Opportunity Sites

There are a number of vacant and underutilized parcels in the Historic Corridor offering opportunities for well-designed, pedestrian-scale developments suited to the vision for the Corridor. Figure 3.2 illistrates the locations of a number of opportunity sites. The following pages provide ideas for the potential design and purpose of each site.

Figure 3.2 Map of Potential Opportunity Sites

Opportunity Sites Map

Opportunity Sites

Project Boundary

3.8 SITIOS DE OPORTUNIDAD

Hay una serie de parcelas vacantes no utilizadas que poseen oportunidades para un proyecto bien diseñado dentro del Histórico Corredor, puede ser also que se envuelva en gran escala para los peatones y sea algo adecuado para la visión del Corredor Historico. Figura 3.2 ilustra la ubicación de un número de sitios posibles. Las páginas siguientes proporcionan ideas para el diseño potencial y el propósito de cada sitio.

Opportunity Site: Second Street at Broadway Street (Corner lot)

The lot at the corner of Second Street and Broadway Street offers an opportunity for a pedestrian-scale development connecting the FSC to the VC. The site could be used for a plaza with restaurants and shops serving visitors and locals or a mixed-use building with residential and offices on the upper floors and retail, a bar, or restaurant on the ground floor. The site could also be used for a community center, as mentioned by participants at the community workshops.

Special attention should be paid to the facade treatment at the corner. Appropriate setbacks, vegetation, and frontages can add visual interest and establish an atmosphere that can be emulated throughout the Historic Corridor.

Existing Condition

Sitio de Oportunidad: Calle Segunda en la Calle Broadway (lote de esquina)

Este lote vació sirve como un lugar de estacionamiento en la esquina de la Calle Segunda y la calle Broadway. Este local ofrece una oportunidad para un desarrollo al escala peatonal que conecta el FSC para la VC. El sitio puede ser utilizado para una plaza con restaurantes y tiendas de servicio para los visitantes y lugareños o un edificio de uso mixto con viviendas y oficinas en los pisos superiores y al por menor, un bar o restaurante en la planta baja. El sitio también podría ser utilizado para un centro comunitario, según lo mencionaron los participantes en los talleres comunitarios.

Se debe prestar especial atención al tratamiento de fachada en la esquina. Retrocesos apropiados, la vegetación y fachadas pueden agregar interés visual y crear una atmósfera que puede ser emulado en todo el Corredor Histórico.

Opportunity Site: Third Street at Broadway Street

The vacant lot near the corner of Broadway and Third Streets and the adjacent building on the corner of Third Street and Broadway Street could be enhanced with visually interesting buildings in a western style, melding with existing historic buildings while adding to the western theme desired by the community. These new buildings can be small-scale single-story or mixed-use, with apartments or office space on the upper floor, and specialty shops, restaurants, or a bar on the ground floor.

Second story balconies can serve to enhance pedestrian safety through the "eyes on the street" philosophy. They can also add visual interest and contribute to a more lively streetscape.

Existing Condition

Sitio de Oportunidad: La Calle Tercera en la Calle Broadway

El terreno baldío cerca de la esquina de Broadway y la calle Tersera se podría mejorar con edificio visualmente interesante con un estilo que escogió la comunidad de ser vaquero or de ranchería, mezclando con los actuales edificios históricos al mismo tiempo. Estos nuevos edificios pueden ser a pequeña escala de un solo piso o de uso mixto, con apartamentos y oficinas en la planta superior, y tiendas especializadas, restaurantes, o un bar en la planta baja. La filosofía dice que balcones del segundo piso pueden servir para mejorar la seguridad de los peatones a través de los "ojos en la calle". También puede añadir interés visual y contribuir a una las calles más animadas.

Opportunity Site: Broadway Street between Second and Third Streets

The vacant lot in the middle of the 200 block of Broadway, between Second Street and Third Street could be converted into a mid-block pedestrian plaza with shops and open-air cafes. Facades on existing buildings facing the lot could be enhanced through the addition of windows and pedestrian entrances. A food cart and other permanent outdoor vendors could also draw pedestrians into the plaza.

The plaza should be visually appealing, drawing pedestrians in and serving as a paseo potentially connecting to Bassett Street.

Existing Condition

Sitio de Oportunidad: La Calle Broadway Etntre las Calles Segunda y Tercera

El terreno baldío en medio de la cuadra 200 de Broadway, entre la Calle Segunda y Calle Tercera se podría convertir en una plaza peatonal a mitad de cuadra, con tiendas y cafés al aire libre. Fachadas de los edificios por frente podrían mejorarse mediante la adición de ventanas y accesos peatonales. Un carro de alimentos y otros vendedores al aire libre permanente también podrían atraer peatones en la plaza.

La plaza debe ser visualmente atractivo, atraer a los peatones y actua como un paseo potencialmenta conexión a la Calle Bassett.

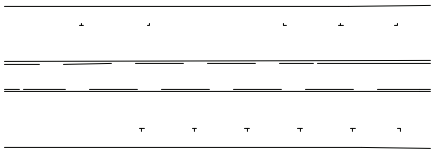
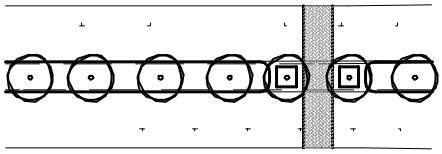
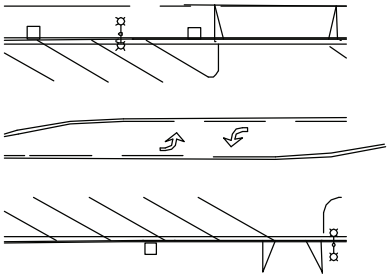
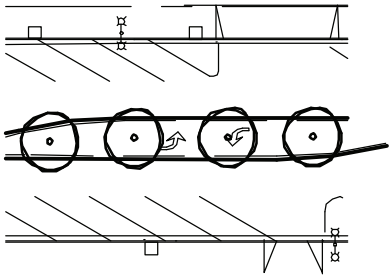
3.9 Streetscape Improvements

Streetscape improvements outlined in this Section focus on intersections and mid-block segments of Broadway Street between San Lorenzo Avenue and First Street. The proposed renovations are designed to enhance the streetscape though the addition of mid-block crossings, bulb-out extensions, and landscaped medians.

Mid-Block Improvements

Broadway Street Aerial View

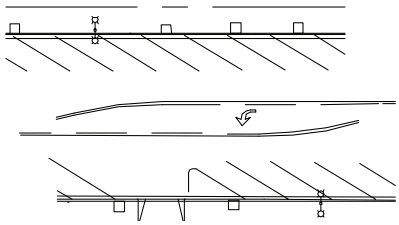
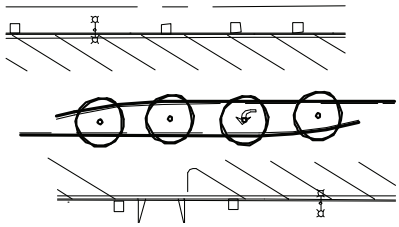
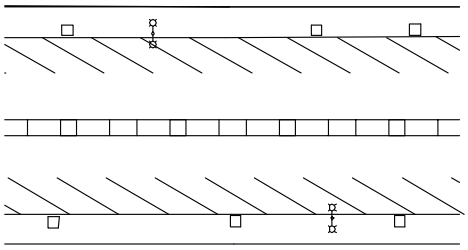
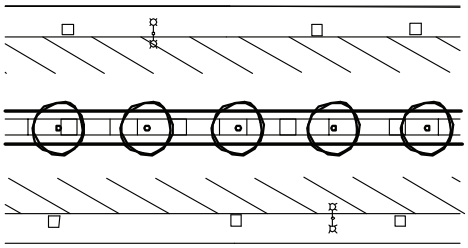
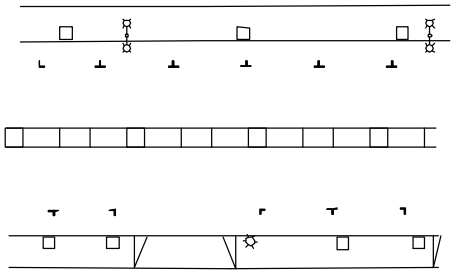
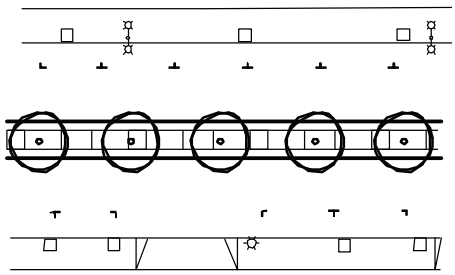
1 2 3 4 5

		Existing Street Condition	Proposed Street Renovations
1	Broadway Street between San Lorenzo Avenue and Russ Street		
2	Broadway Street between Russ Street and Vanderhurst Avenue		

3.9 MEJORAMIENTOS EN LAS CALLES

Mejorias del paisaje urbano se describe en esta sección se centran en las intersecciones y los segmentos de media cuadra de la calle Broadway entre la Avenida San Lorenzo y la calle Primera. Las renovaciones propuestas están diseñadas para mejorar el paisaje urbano, aunque la adición de los pasos a mitad de cuadra, las extensiones de esquinas, y segmentos de media calle enjardinada.

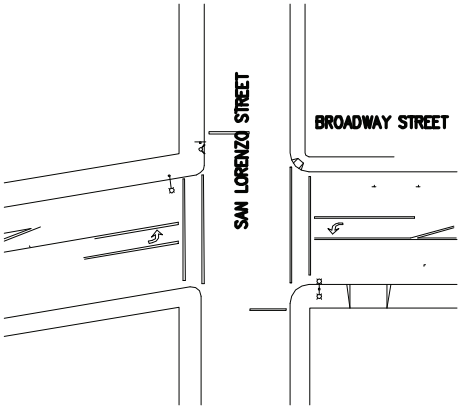
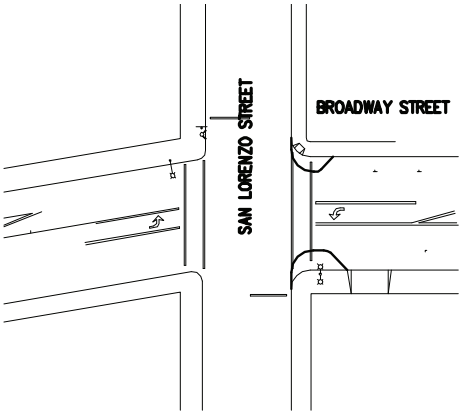
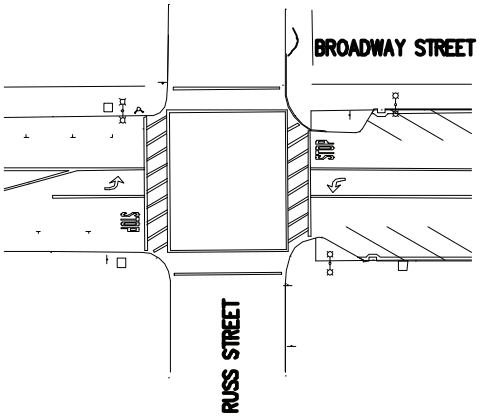
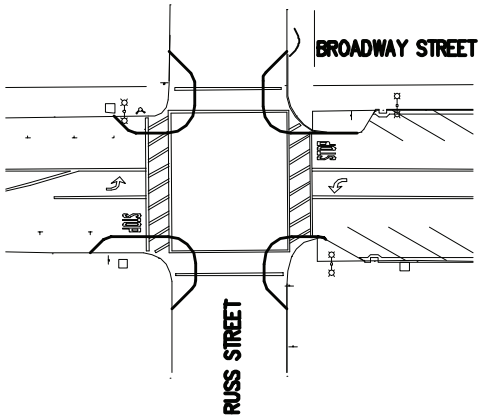
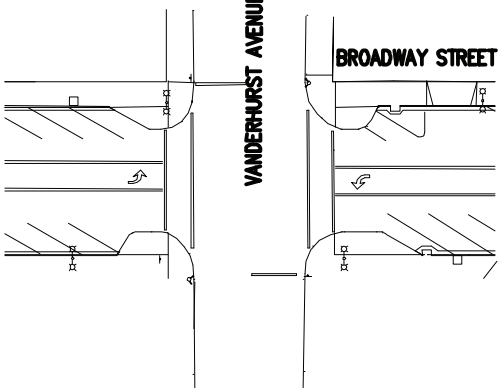
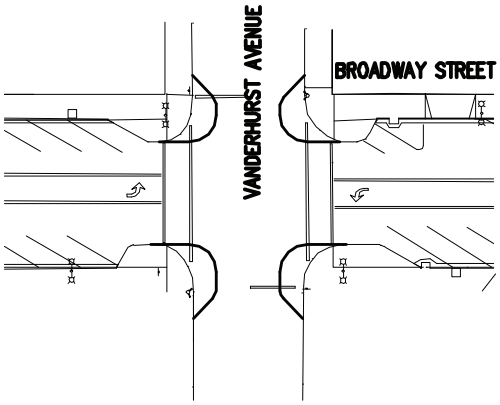
Broadway Street Aerial View

		Existing Street Condition	Proposed Street Renovations
3	Broadway Street between Vanderhurst Avenue and Third Street		
4	Broadway Street between Third and Second Streets		
5	Broadway Street between Second and First Streets		

No Spanish translation.
No hay traducción al Español.

Intersection Improvements

Broadway Street Aerial View

		Existing Street Condition	Proposed Street Renovations
1	Broadway Street at San Lorenzo Avenue		
2	Broadway Street at Russ Street		
3	Broadway STreet at Vanderhurst Avenue		

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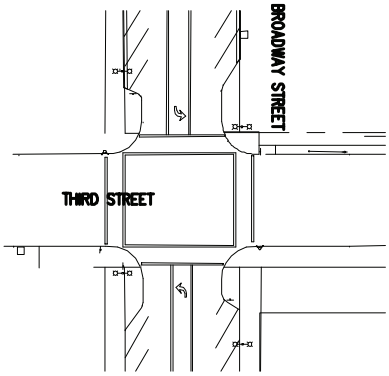
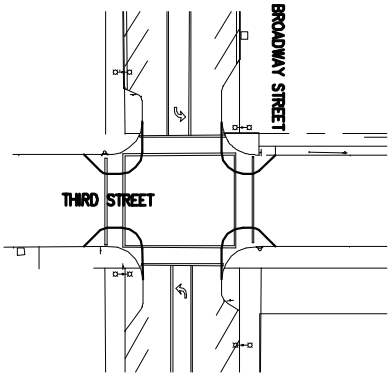
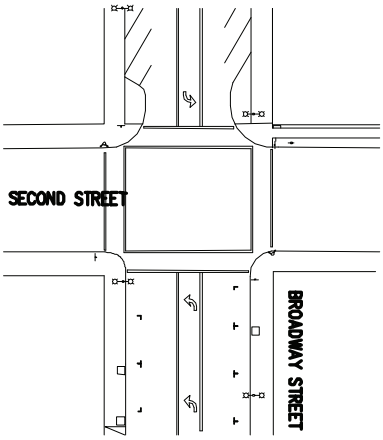
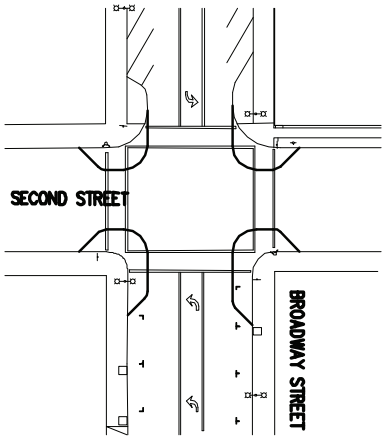
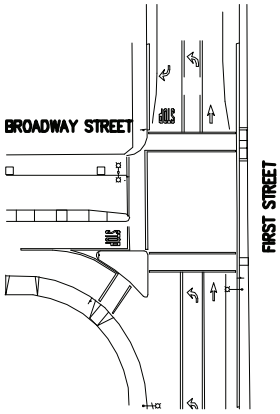
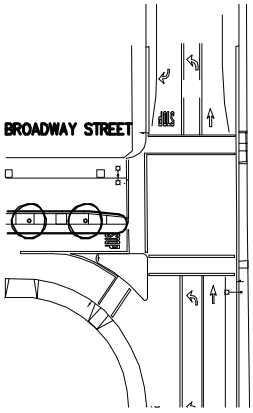
Broadway Street Aerial View

		Existing Street Condition	Proposed Street Renovations
4	Broadway Street at Third Street		
5	Broadway Street at Second Street		
6	Broadway Street at First Street		

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4. Development Standards

Section Overview

This Section provides regulatory standards governing land use and building form within the Historic Corridor Revitalization Plan area. The Form-Based Code is a reflection of the community vision for the City's downtown.

The Form-Based Code is organized as follows:

The Regulating Plan (page 93) illustrates the Zones. Building Standards (pages 97 - 101) provide regulations for building placement, height, encroachments, and frontages. Additional standards provide regulations for parking requirements and allowed land uses. Structures, permanent and temporary, shall be designed and sited consistent with the Downtown Historic Architectural Design Guidelines (Section 3.6).

The Form-Based Code is intended for adoption in the Zoning Code for the City of King. Upon adoption it will supersede and replace the Zoning Code provisions regarding zoning districts, allowable land uses, permit requirements, and development standards in the applicable areas. If a conflict arises between the Form-Based Code standards and Title 17 of the City Municipal Code, the Form-Based Code standards prevail.

In This Section:

4.1 REGULATING PLAN

4.2 ZONE DESCRIPTIONS

4.3 BUILDING STANDARDS: BUILDING PLACEMENT

4.4 BUILDING STANDARDS: HEIGHT

4.5 BUILDING STANDARDS: ENCROACHMENTS & FRONTAGES

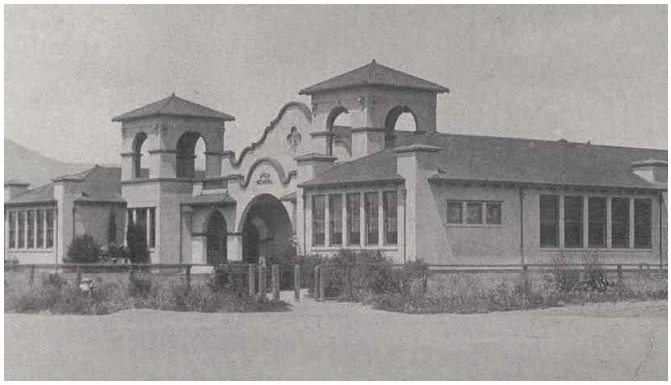
4.6 PARKING STANDARDS

4.7 ALLOWED LAND USES & PERMIT REQUIREMENTS

4.8 FRONTAGE TYPES

4.9 MISCELLANEOUS STANDARDS

4.10 GLOSSARY



4. NORMAS DE DESARROLLO

RESUMEN

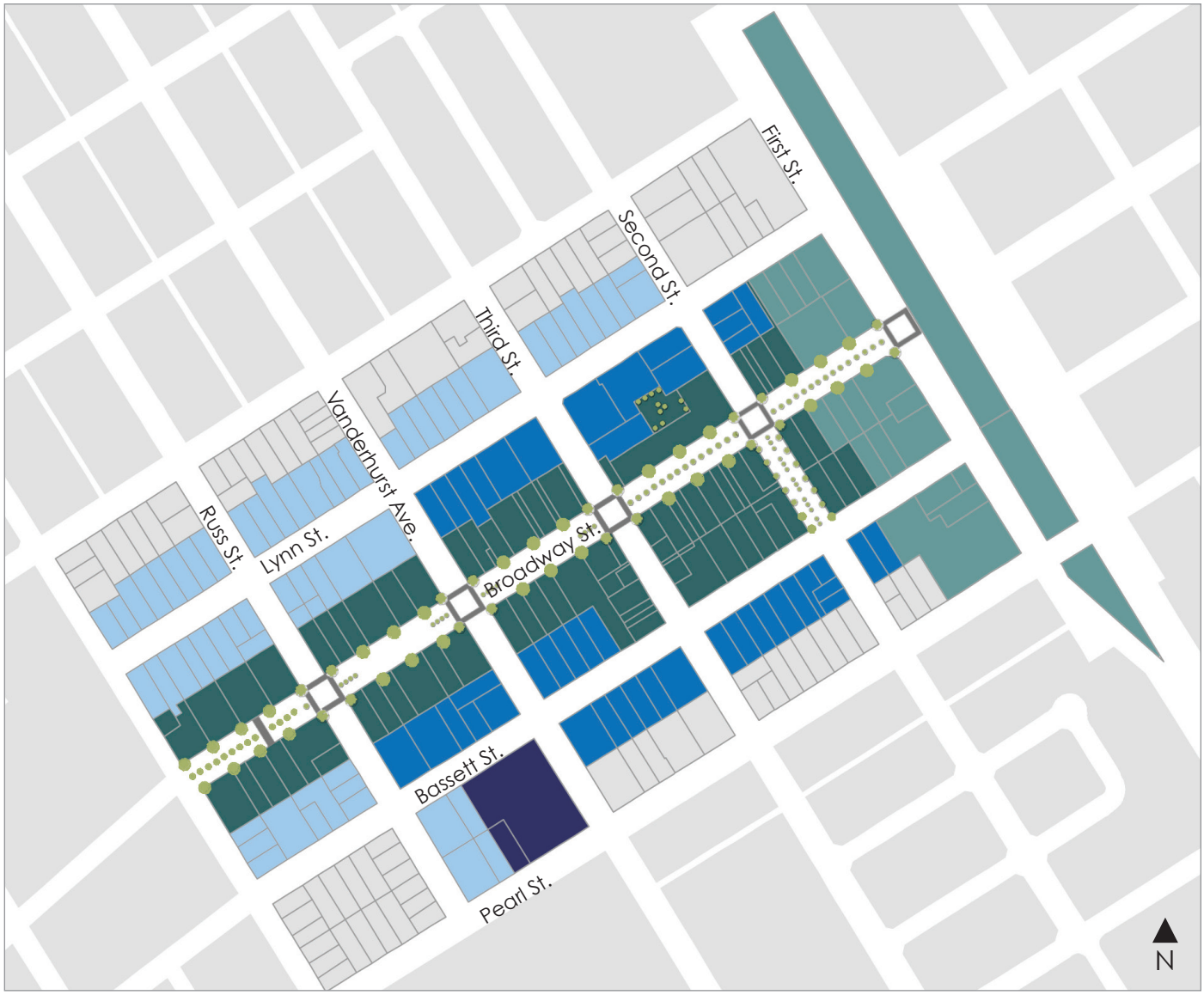
Esta sección incluye las normas reglamentarias que rigen el uso terrenal y la forma de construcción en el área del Corredor Histórico. El Código de Forma-base es un reflejo de la visión de la comunidad para el centro de la ciudad.

El Código de Forma-base se organiza de la siguiente manera:

El Plan Regulador (página 93) ilustra las zonas. Normas de Construcción (páginas 97 - 101) proporcionan normas para la colocación de la construcción, la altura, invasiones, y fachadas. Normas adicionales proporcionan normas para los requisitos de estacionamiento y los usos terrenales permitidos. Estructuras permanentes y temporales, deberán estar diseñadas y situadas en conneccion con el centro histórico. Guias de Diseño Arquitectónico (Sección 3.6).

El Código de Forma base se destina para su adopción en el Código de Zonificación de la Ciudad del Rey. Después de la adopción se anula y sustituye las disposiciones del Código de Zonificación sobre los distritos de zonificación, usos permitidos, los requisitos de autorización, y las normas de desarrollo en las áreas de aplicación. Si surge un conflicto entre las normas basadas en formularios Código y el Título 17 del Código Municipal, las normas del Codigo de Forma-base prevalecerá.

4.1 Regulating Plan



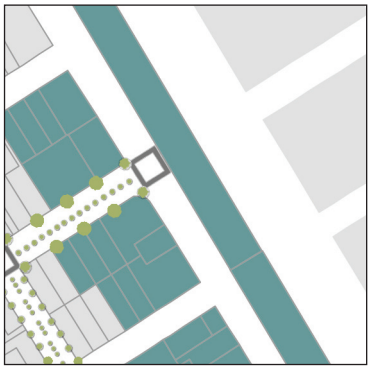
Districts

- First Street Corridor | Corredor de la Calle Primera
- Village Business | Aldea de Negocios
- Civic Center and City Hall | Central Civico
- Village Core | Aldea Central
- Neighborhood | Vecindario

* Neighborhood not regulated by the Form-Based Code. See p. 51 for area description.

No Spanish translation.
No hay traducción al Español.

4.2 Zone Descriptions



First Street Corridor | Corredor de la Calle Primera (FSC): The primary intent of this Zone is to serve as a gateway into the Historic Corridor. Standards regulate physical form to allow for intensified land uses and flexibility in use, while encouraging a pedestrian-oriented character.

Village Core | Aldea Central (VC): The primary intent of this Zone is to enhance the vibrant, pedestrian-oriented character of Broadway Street as a retail and entertainment center. The physical form and uses are regulated to reflect the urban character of the historic shopfront buildings and to encourage a mix of uses with a well-defined private realm built at the human scale.

Village Business | Aldea de Negocios (VB): The primary intent of this Zone is to regulate the physical form of commercial buildings to ensure an appropriate transition between the Village Core and the adjacent residential neighborhoods.

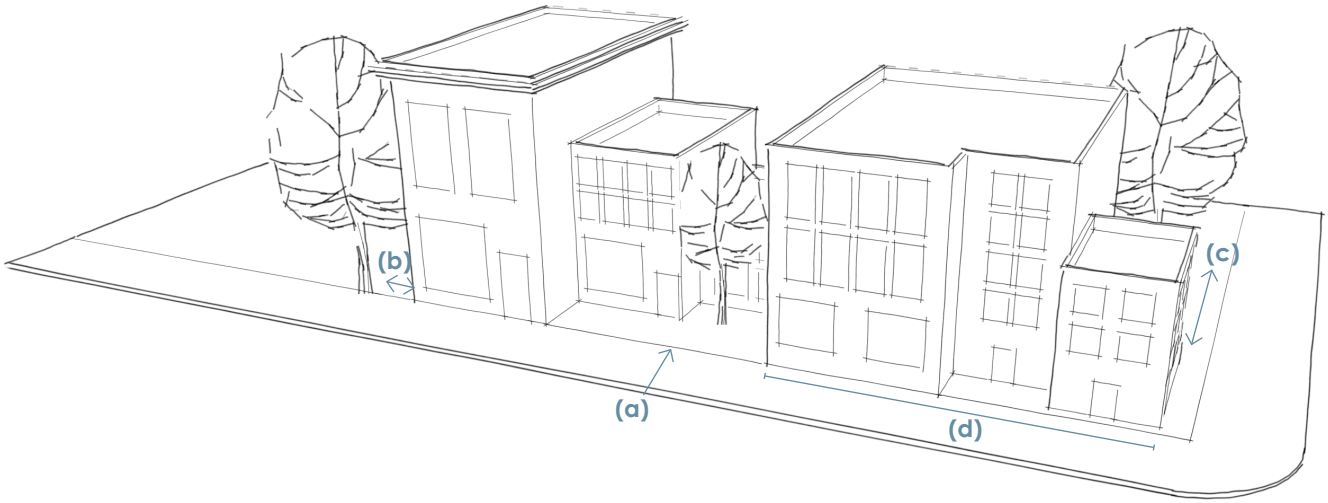
4.2 DESCRIPCIONES DE ZONA

Corredor de la Calle Primera (FSC): La intención principal de esta zona es la de servir como puerta de entrada al Corredor Histórico. Normas regulan la forma física para permitir la intensificación de los usos y la flexibilidad en el uso, creando al mismo tiempo un carácter orientado a los peatones.

Aldea Central (VC): La intención principal de esta zona es mejorar el carácter dinámico, orientado a los peatones de la calle Broadway como un centro comercial y de entretenimiento. La forma física y regular de los usos a fin de reflejar el carácter urbano de los edificios históricos y apoyar la mezcla de usos bien definidos en la escala privada construido a una escala humana.

Aldea de Negocios (VB): La intención principal de esta zona es la de regular la forma física de los edificios comerciales para asegurar una adecuada transición entre la Aldea Central y el area de Vecindarios residenciales adyacentes.

4.3 Building Standards: Building Placement

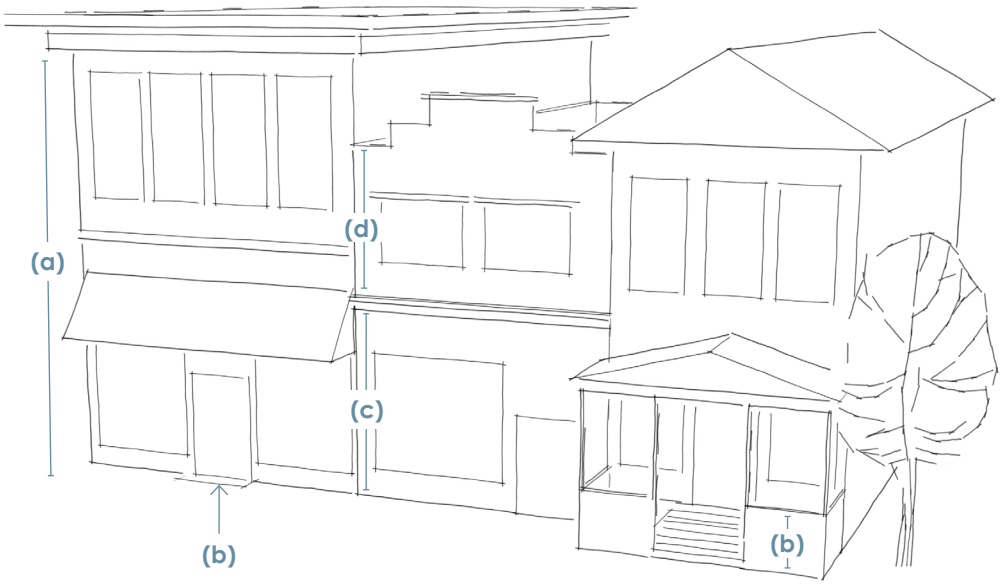


BUILDING PLACEMENT		ZONE		
		FSC	VC	VB
Build-to Line (BTL) (Distance from Property Line)				
Front	(a)	0'	0'	0'
Setback (Distance from Property Line)				
Side (min.)	(b)			
Adjacent to Residential Use		10'	10'	15'
Adjacent to all other Zones		0'	0'	0'
Rear (min.)	(c)			
Adjacent to Residential Use		10'	10'	15'
Adjacent to all other Zones		0'	0'	0'
Building Form				
Primary Street Facade at BTL (min.)	(d)	70%	70%	70%

NOTES
Primary street facade at BTL can be less than 70% for Stoop and Dooryard frontage types. See Section 4.8 for all frontage type standards.
All ground floor uses must have a main entrance on the primary street or side street. Upper floor non-residential uses must have a main entrance on the primary street. Upper floor residential uses may have their primary entrance on a side street or alley.
Any building wider than 50' must be designed to read as a series of buildings each no wider than 50'.
Loading docks, overhead doors, and other service entries are prohibited on street-facing facades.
Structures, permanent or temporary, shall be designed and sited consistent with the Downtown Historic Architectural Design Guidelines (Section 3.6).

No Spanish translation.
No hay traducción al Español.

4.4 Building Standards: Height & Lots



HEIGHT[1]		ZONE		
		FSC	VC	VB
Building Max.	(a)	30'	30'	30'
Finish Ground Floor Level (max. distance above sidewalk)	(b)	3" [2]	3"	3" [2]
First Floor Ceiling Height (min. clearance for non-residential uses)	(c)	14'	14'	12'
First Floor Ceiling Height (min. clearance for residential uses)	(c)	8'	8'	8'
Upper Floor Ceiling Height (min. clearance)	(d)	8'	8'	8'

Lot Mergers and Subdivisions

A Use Permit shall be submitted and appropriate findings of fact made before any subdivision or lot assembly within the HCRP area. To evaluate lot size and building site area, proposals must be found consistent and compatible with the standards within the HCRP. The following findings of fact must be made in order to approve any subdivision or lot assembly, in addition to other required findings of facts for Use Permits.

1. The lot division or assembly is in character with the form-based code section of the HCRP and all standards within the HCRP.
2. The lot division or assembly is similar in size and shape to surrounding lots within the HCRP and within the same district land use designation.

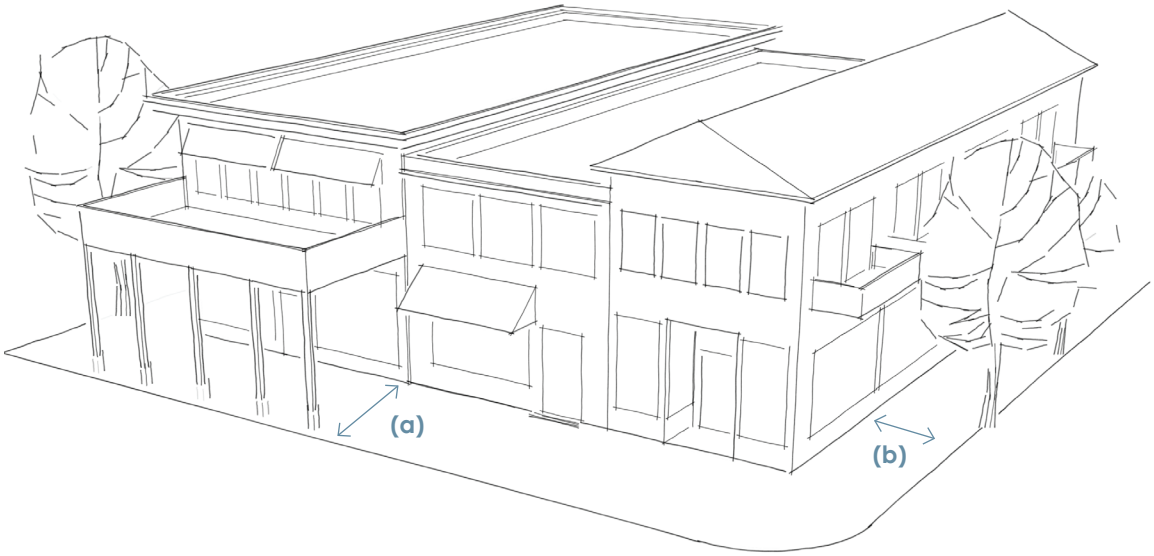
NOTES

[1] Minimum and maximum building heights are measured from the average finished grade at the front setback line to the base of the eave or cornice.

[2] Finished ground floor level differs for the Stoop frontage type. See Section 4.8 for frontage type standards.

No Spanish translation.
No hay traducción al Español.

4.5 Building Standards: Encroachments and Frontages



ENCROACHMENTS[1,2]	ZONE		
	FSC	VC	VB
Frontages			
Forecourt	0'	0'	0'
Shopfront[3]	0'	0'	0'
Gallery (a)	24" from curb face	24" from curb face	24" from curb face
Arcade (a)	24" from curb face	24" from curb face	-
Stoop	0'	-	0'
Dooryard	0'	-	0'
Other Encroachments			
Rear ground floor (max. into City property or setback)	4'	4'	4'
Upper floor encroachments (balconies, bay windows, cantileverd rooms)			
Front (max.)	2'	2'	2'
Side Street (max. into City property or setback) (b)	4'	4'	4'
Rear (max. into City property or setback)	6'	6'	6'

NOTES

[1] Any encroachment onto City property requires a City encroachment permit.

[2] In no case shall an encroachment extend beyond 24" from curb face.

[3] Awnings may encroach into the right-of-way up to 24" from curb face.

KEY

- Not permitted in Zone.

No Spanish translation.
No hay traducción al Español.

4.6 Parking Standards

PARKING	ZONE		
	FSC	VC	VB
Location (Distance from Property Line)			
Front Setback (min.)	30'	30'	30'
Side Setback (min.)	0'	0'	5'
Side Street Setback (min.)	5'	5'	5'
Rear Setback (min.)	5'	5'	5'
Parking Drive Width (max.)	15'	15'	11'
Required Spaces			
Ground Floor			
Uses < 3,000 sf	none	none	none
Uses > 3,000 sf	1 space/1,000 sf	1 space/1,000 sf	1 space/1,500 sf
Upper Floors			
Residential Uses	1 space/unit	1 space/unit	1 space/unit
Other Uses	1 space/1,000 sf	1 space/1,000 sf	1 space/1,500 sf

NOTES
These parking standards apply to new development, additions greater than 50 percent of the existing structure, and land use changes in existing structures. Existing uses or similar uses that move into existing spaces do not need to provide additional parking.
Parking should be located behind buildings and structures.
100% of the on-street parking spaces adjacent to lot can count toward non-residential parking requirements. No on-street parking spaces adjacent to a lot can count toward residential parking requirements.
If required minimum space total is not a whole number, it must be rounded up to the nearest whole number.
Parking may be provided off-site within 1,320 feet or as shared parking.
Parking drives are highly discouraged along Broadway Street and only permitted if there is no other option for access to parking.
On corner lots, parking drives shall not be located on primary street.
Shared drives are encouraged between adjacent lots.
Off-street spaces do not need to be covered.

No Spanish translation.
No hay traducción al Español.

4.7 Allowed Land Uses and Permit Requirements

LAND USE TYPE[1, 2, 3]	ZONE		
	FSC	VC	VB
Recreation, Education & Public Assembly			
Commercial recreation facility: Indoor			
< 1,500 sf	P	P	P
> 1,500 sf	UP	-	UP
Health/fitness facility			
< 1,500 sf	P	P	P
> 1,500 sf	UP	-	UP
Library, museum, or art gallery	P	P	P
Meeting facility, public or private	UP	UP	UP
Park, playground	UP	UP	UP
School, public or private	UP	-	UP
Studio: art, dance, martial arts, music, etc.			
< 1,500 sf	P	P	P
> 1,500 sf	UP	UP	UP
Theater, cinema, or performing arts			
< 5,000 sf	P	P	UP
> 5,000 sf	UP	UP	-
Residential			
Ancillary Building	P	P	P
Dwelling: Single family	-	-	P
Dwelling: Multi-Family-Rowhouse	-	-	P
Dwelling: Multi-Family-Duplex	-	-	P
Dwelling: Multi-Family-Triplex	-	-	P
Dwelling: Multi-Family-Fourplex or larger	UP	-	P
Group Home, 6 or fewer residents	P[4]	P[4]	P
Group Home, 7 or more residents	P[4]	P[4]	UP
Live/work unit	P[4]	P[4]	P
Mixed-use project residential component	P[4]	P[4]	P[4]
Retail			
Artisan Shop	P	P	P
Bar, tavern, night club	UP	UP	-

[1] A definition of each Land Use Type can be found in the Glossary.
[2] Similar uses permitted or conditionally permittited, as determined by the Director or the Planning Commission to be of the same general character as the listed uses.
[3] Drive-thrus are not allowed with any use in any Zone.
[4] Residential allowed on upper floors only.

No Spanish translation.
No hay traducción al Español.

LAND USE TYPE[1, 2, 3]	ZONE		
	FSC	VC	VB
Retail, cont.			
Farmers Market[5]	UP	UP	UP
General retail, except with any of the following features:	P	P	P
Alcoholic beverage sales, off-premise	UP	UP	UP
Floor area over 8,000 sf	UP	UP	-
On-site production of items sold	UP	UP	-
Operating between 9 pm and 7 am	UP	UP	-
Neighborhood Market < 8,000 sf	P	P	UP
Nursery < 10,000 sf	UP	-	-
Restaurant, café, coffee shop[5]	P	P	UP
Services: Business, Financial, Professional			
ATM or bank	P	P	P
Business support service	P	P	P
Medical services: Clinic, urgent care	UP	-	UP
Medical services: Doctor Office	P	P	P
Medical services: Extended Care	P	-	UP
Office: Business, service	P	P	P
Office: Professional, administrative	P	P	P
Services: General			
Bed & Breakfast			
4 guest rooms or less	-	-	P
Greater than 4 guest rooms	UP	-	UP
Child day-care centers	P	-	P
Child day-care center: Large family day-care homes	P	-	UP
Child day-care center: Small family day-care homes	P	-	P
Financial Services	P	P	P
Lodging	P	UP	UP
Personal Services	P	P	P
Transportation, Communications, Infrastructure			
Parking facility, public or private	UP	UP	UP
Train/multi-modal depot	UP	UP	-
Wireless telecommunications facility	UP	UP	-

[5] See Section 4.9 (Miscellaneous Standards) for additional standards.

No Spanish translation.
No hay traducción al Español.

4.8 Frontage Types

Forecourt

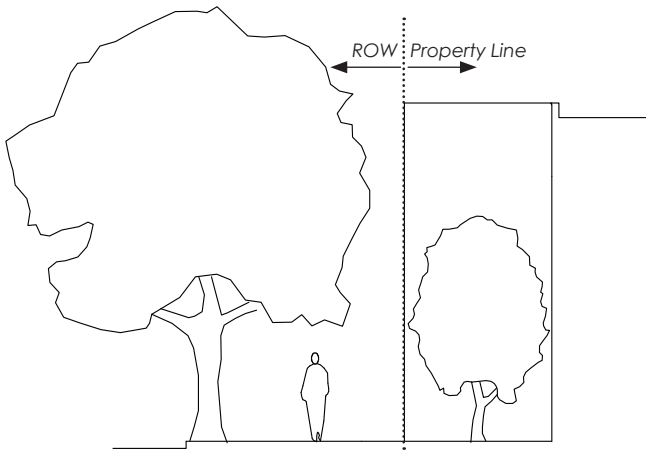
A Forecourt is a frontage wherein a portion of the facade is on the built-to-line and a portion (usually a central portion) is set back, creating a small court space. The space can be used as an entry or shared garden court for apartment buildings, or as an additional shopping or restaurant seating area within commercial and mixed-use areas. Forecourts may be landscaped or paved, depending on the ground floor uses. Forecourts may be combined with other frontage types, such as Shopfronts, Awnings or Stoops.

Forecourts shall be at minimum ten feet in width and depth, however, the width of a Forecourt shall not exceed 30 percent of the overall facade width, and the depth shall be equal to or less than the width.

Eighty percent of the ground floor frontage should be transparent (windows or doors with glass panels) and 30 percent of the upper floor frontage should be transparent. The proportions and orientation of Forecourts should be carefully considered for solar orientation and user comfort.

Key Design Characteristics:

- A portion of the building is set back and provides building access;
- Forecourts may be combined with other frontage types;
- Forecourts may be landscaped or hardscaped, and may be elevated.



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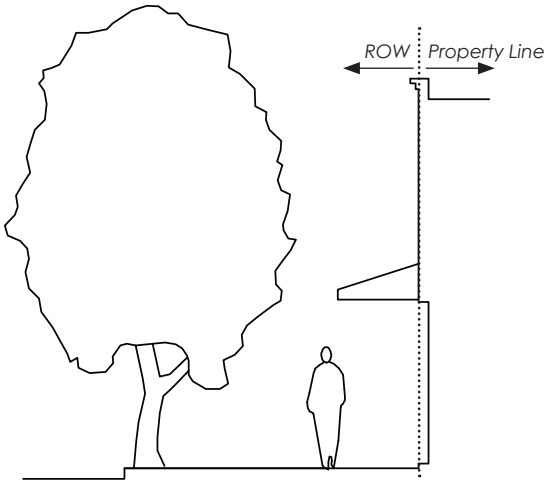
Shopfront

A Shopfront is a frontage wherein the main facade of the building is at or near the property line, although partially recessed storefronts, such as recessed entrances, are common. Shopfronts are conventional for retail use. Shopfront frontages should have a canopy, awning or pedestrian-scale sign overhanging the sidewalk. The building entrance should be at sidewalk grade and provide direct access to a non-residential ground floor use.

Eighty percent of the ground floor frontage should be transparent (windows or doors with glass panels) and 30 percent of the upper floor frontage should be transparent.

Key Design Characteristics:

- Storefront with large, transparent windows and doors aligned with the property line;
- Entrance at sidewalk grade;
- Optional awnings project over the sidewalk.



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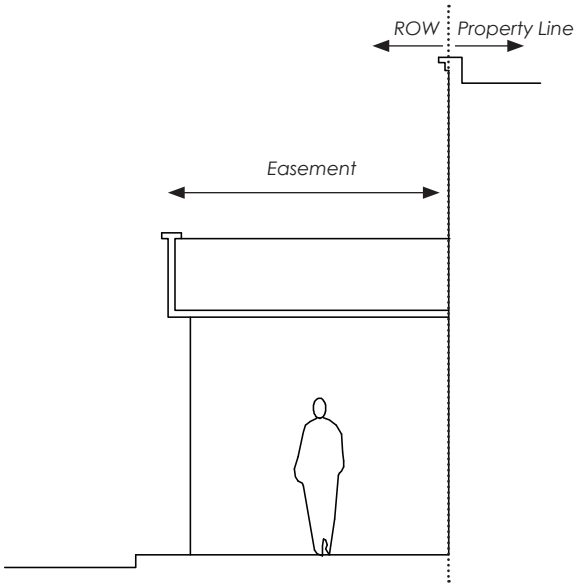
Gallery

A Gallery is a frontage wherein the main facade is at the property line and the gallery element encroaches on the sidewalk. The entry should be at the same grade as the sidewalk. Galleries can be one story in a two story building, and two stories in a three story building. Galleries must have a consistent depth along a frontage and should be used with a Shopfront frontage. The upper floor of a gallery should be used as active balcony space serving upper floor residential and office uses.

The Gallery must extend close enough to the curb so that a pedestrian cannot bypass it. The space between the face of the curb and the outside face of the posts or columns should be 24 inches from curb face to provide sufficient room for overhanging bumpers but to discourage walking along the outside of the Gallery. Additionally, Galleries should provide a minimum of eight feet between the building facade and the inside of the posts or columns, and a minimum of 10 feet clearance above the sidewalk. Galleries are most effective if they are used on both sides of the street and for the entire length of the block.

Key Design Characteristics:

- Colonnade attached to the building facade projects over the sidewalk;
- Typically combined with storefronts.



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No hay traducción al Español.

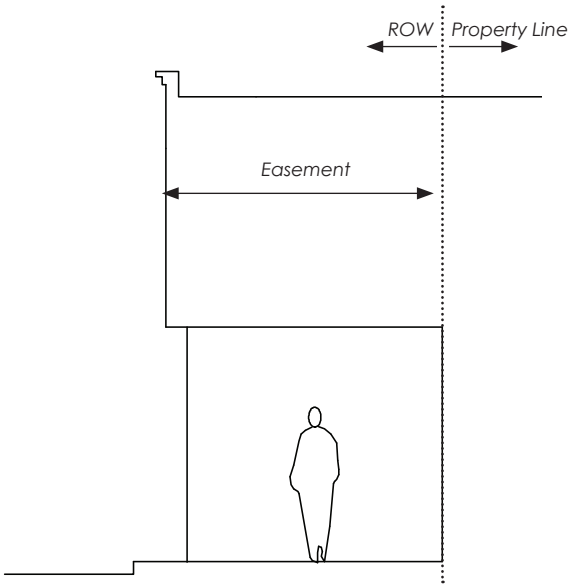
Arcade

An Arcade is a frontage wherein a colonnade supporting habitable space overlaps the sidewalk, and the ground floor facade is aligned with the property line. Arcades should be used in conjunction with Shopfront frontages.

The Arcade must extend close enough to the curb so that a pedestrian cannot bypass it. The space between the face of the curb and the outside face of the posts or columns should be 24 inches from curb face to provide sufficient room for overhanging bumpers but to discourage walking along the outside of the Arcade. Additionally, Arcades should provide a minimum of eight feet between the building facade and the inside of the posts or columns, and a minimum of 10 feet clearance above the sidewalk. Arcades are most effective if they are used on both sides of the street and for the entire length of the block, and can be combined with Galleries.

Key Design Characteristics:

- Upper floors project into the right-of-way;
- Colonnades support the building mass above the sidewalk;
- Typically combined with Shopfronts.



No Spanish translation.
No hay traducción al Español.

Stoop

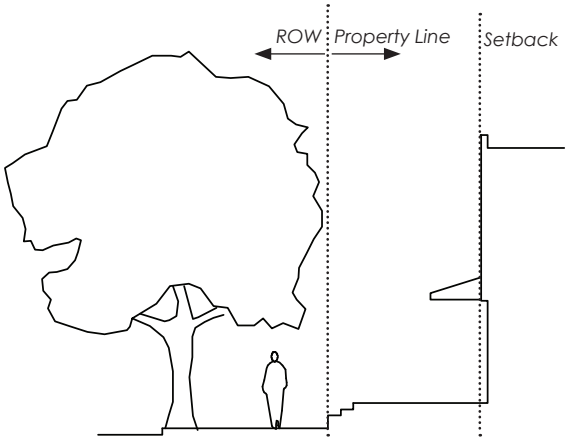
A Stoop is a frontage wherein the main facade is aligned close to the frontage line and the elevated stoop is built to the property line, engaging the sidewalk. The entrance is usually an exterior stair and landing. Building facades are set back just enough to provide space for the Stoop.

Stoops should be elevated a minimum of 18 inches and a maximum of 36 inches from the sidewalk to secure privacy for the windows. A Stoop's landing may be covered or uncovered, and should be at minimum four feet wide and four feet deep to provide sufficient usable space.

Landscaping on either side of the Stoop may be at grade or elevated, and may be surrounded by a wall not exceeding 24 inches in height. Landscaping should be limited to plants not exceeding 42 inches height at maturity.

Key Design Characteristics:

- Short stairs with small covered or uncovered landings provide access to the building;
- Stoop may be parallel or perpendicular to the sidewalk;
- Stoop may be combined with raised planting beds and low garden walls.



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No hay traducción al Español.

Dooryard

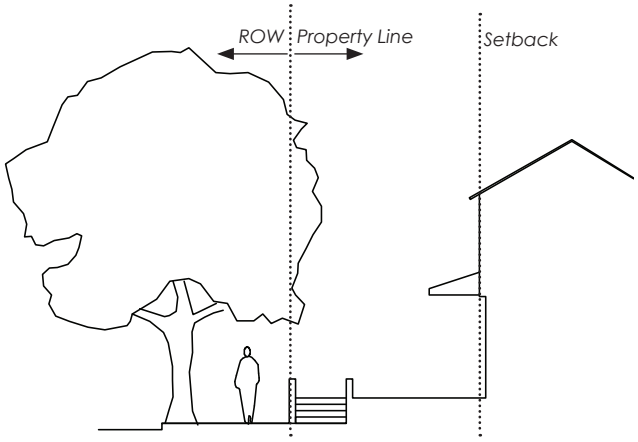
Dooryards are elevated gardens or terraces providing flexible outdoor space. If a building's ground floor use is residential, Dooryards are typically landscaped to provide additional buffer and privacy. If the ground floor use is commercial, Dooryards are typically hardscaped to provide outside seating or merchandise display areas.

Dooryards are enclosed by low garden walls built to the property line, with steps leading from the sidewalk to the elevated yard. Building facades are set back from the property line, and buildings are accessed directly from the Dooryards.

Garden walls enclosing the Dooryard should not exceed 42 inches in height. Landscaping should be limited to plants not exceeding 42 inches height at maturity.

Key Design Characteristics:

- Front yard is elevated and enclosed by a low garden wall;
- Steps lead from the sidewalk to the Dooryard, which provides direct access to the building.



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No hay traducción al Español.

4.9 Miscellaneous Standards

FARMERS' MARKETS
All Farmers' Markets and their vendors shall comply with all federal, State and local laws relating to the operation, use and enjoyment of the market premises.
The County Agricultural Commissioner shall approve the location of the Farmers' Market, as required by State law (C.C.R. §1392.2.).
All Farmers' Markets and their vendors shall comply with all rules and regulations of the County Agricultural Commissioner.
All Farmers' Markets and their vendors shall receive all required operating and health permits and these permits (or copies) shall be in the possession of the Farmers' Market operator or the vendor, as applicable, on the site of the Farmers' Market during all hours of operation.
All Farmers' Markets and their vendors shall accept forms of payment by participants of federal, State, or local food assistance programs, including but not limited to the Food Stamps/Supplemental Nutrition Assistance Program; the Women, Infants, and Children (WIC) Farmers' Market Nutrition Program; and the Senior Farmers' Market Nutrition Program. Such forms of payment include but are not limited to coupons, vouchers, and Electronic Benefit Transfer (EBT) cards.
All Farmers' Markets shall have a representative of the operator authorized to direct the operations of all vendors participating in the market on the site of the market during all hours of operation.
All Farmers' Markets shall provide secure bicycle storage for their patrons and provide for composting, recycling, and waste removal in accordance with all applicable City codes.
MOBILE VENDING CARTS
No part of a mobile vending cart shall encroach upon any part of the sidewalk frontage of any adjacent premises, right-of-way, or alley.
An operating establishment shall not sell, serve or allow consumption of alcoholic beverages from its mobile vending cart without receiving the required license from the State ABC. Alcoholic beverages shall be served from the mobile vending cart only if being consumed on-site at the establishment. Notwithstanding any contrary or different hours of operations in its alcoholic beverages license, an establishment shall not sell, serve or allow consumption of alcoholic beverages from a mobile vending cart after the mobile vending cart's closing time.
A mobile vending cart shall comply with all applicable building, health, safety, fire, zoning, and environmental standards.
SIDEWALK CAFÉS
Sidewalk cafés shall only be permitted in the VC and FSC Zones.
No part of a sidewalk café area shall encroach upon any part of the sidewalk frontage of any adjacent premises, right-of-way, or alley.
A sidewalk café must leave a minimum five-foot unobstructed passageway for pedestrians along the length of the café. The five-foot pedestrain passageway must be free of planter strips, tree wells, or any other sidewalk vegetation. The passageway must also be free of streetlights, flag poles, trash receptacles, benches, or any other physical obstruction narrowing the width of the passageway.

No Spanish translation.
No hay traducción al Español.

SIDEWALK CAFÉS, cont.
An encroachment permit must be secured from the Public Works Department before operating a sidewalk café. The holder of a sidewalk café permit shall fully insure, indemnify, defend and hold harmless the City and in their capacity as such, the officers, agents, and employees thereof from and against any and all claims and damages in any way arising out of or through the acts or omissions of the permit holder or its employees in the construction, operation, maintenance, use, placement or condition of the sidewalk café. An applicant for a sidewalk café shall provide proof of such insurance before an encroachment permit may be issued or renewed.
A sidewalk café shall close and all café seating shall be removed from the café area no later than 11 p.m. The café area shall be cleared of all other furniture, debris, and obstructions to the sidewalk no later than midnight.
An operating establishment shall not sell, serve or allow consumption of alcoholic beverages on its sidewalk café without receiving the required license from the State ABC. Alcoholic beverages shall be served on the sidewalk café only in conjunction with the service of food. Notwithstanding any contrary or different hours of operations in its alcoholic beverages license, an establishment shall not sell, serve or allow consumption of alcoholic beverages on its sidewalk café after the sidewalk café's closing time.
The following are prohibited in the café area: cooking of food; unshielded trash or refuse storage; advertisements (exclusive of menus intended to be read from the café); outdoor entertainment, music, speakers or public address systems; and exclusively carry out transactions.
A sidewalk café shall comply with all applicable building, health, safety, fire, zoning, and environmental standards.

No Spanish translation.
No hay traducción al Español.

4.10 Glossary

A complete Spanish language glossary can be found on page 133.

A. Definitions

Alcoholic Beverage Sales, Off-Premise: The retail sale of beer, wine, and/or spirits in sealed containers for off-site consumption, either as part of another retail use, or as a primary business activity.

Artisan Shop: Premises available for the creation, assemblage, and/or repair of artifacts, using hand-powered and table-mounted electrical machinery, and including their retail sale.

ATM or Bank: An automated teller machine (computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel), located outdoors at a bank, or in another location. Does not include drive-up ATMs. Includes banks.

Awning Sign: A sign copy or logo attached to or painted on an awning.

B. Definitions

Bar, Tavern, Night Club:

Bar, Tavern: A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, wine bars and tasting rooms, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a microbrewery ("brew-pub") and other beverage tasting facilities.

Night Club: A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and/or dancing, comedy, etc. Does not include adult oriented businesses.

Bed & Breakfast: A residential structure with one or more bedrooms rented for overnight lodging, where meals may be provided subject to applicable Health Department regulations.

Build-to Line (BTL): A property line along which a building façade must be placed.

Business Support Service: An establishment within a building that provides services to other businesses. Examples of these services include: computer-related services (rental, repair); copying, quick printing, and blueprinting services; film processing and photofinishing (retail); land mailing and mail box services.

C. Definitions

Child Day-Care Facility: The provision of nonmedical care and supervision of minor children for periods of less than twenty-four hours. This land use includes the following types of facilities, all of which are required to be licensed by the California State Department of Social Services:

Child Day-Care Center: Commercial or non-profit child day-care facilities designed and approved to accommodate fifteen or more children. Includes infant centers, preschools, sick-child centers, and school-age day-care facilities. These may be operated in conjunction with other approved land uses, or as an independent land use.

Large Family Day-Care Home: A day-care facility located in a single-family residence where an occupant of the residence provides care and supervision for eight to fourteen children. Children under the age of ten years who reside in the home count as children served by the day-care facility.

Small Family Day-Care Home: A day-care facility located in a single-family residence where an occupant of the residence provides care and supervision for either six or fewer children, or eight or fewer children provided that no more than two of the children are under the age of two and at least two of the children are over the age of six. Children under the age of ten years who reside in the home count as children served by the day-care facility.

Commercial Recreation Facility, Indoor: An establishment providing indoor amusement and entertainment services as a primary use for a fee or admission charge, including: bowling alleys, coin-operated amusement arcades, electronic game arcades (video games, pinball, etc.), ice skating and roller skating, and pool and billiard rooms. Four or more electronic games or amusement devices (e.g., pool or billiard tables, pinball machines, etc.) in any establishment, or a premises where 50 percent or more of the floor area is occupied by electronic games or amusement devices, are considered a commercial recreation facility; three or fewer machines or devices are not considered a land use separate from the primary use of the site. This use does not include sex oriented businesses.

D. Definitions

Day Care Center: See Child Day-Care Facility.

Directory Sign: A sign that is designed and erected solely for the purposes of directing vehicular and/or pedestrian traffic within a project.

Dwelling, or Dwelling Unit: A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

Dwelling, Single-Family: A residential structure containing a single dwelling unit.

Dwelling, Multi-Family: A residential structure containing two or more dwelling units located either side by side or one on top of the other.

Duplex: A building with two separate dwellings.

Fourplex or Larger: A building with four or more separate dwellings.

Rowhouse: A building with two or more single-family dwellings located side by side, with common walls on the side lot lines, the façades reading in a continuous plan.

Triplex: A building with three separate dwellings.

F. Definitions

Façade: The vertical surface of a building, generally set facing a street ("front façade").

Farmer's Market: A temporary business established and operated for a specific time, selling raw, unprocessed fruits, vegetables, flowers, nuts, and other produce in its raw or natural state, certified pursuant to the requirements of Division 17, Chapter 10.5, Article One of the California Food and Agricultural Code and Title 3, Division 3, Chapter 1, Subchapter 4, Article 6.5 of the California Code of Regulations, or their successor provisions.

Financial Services: Includes banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, other investment companies, securities/commodity contract brokers and dealers, security and commodity exchanges, vehicle finance (equity) leasing agencies. Does not include check-cashing stores.

G. Definitions

General Retail: Stores and shops intended to serve as destination retail, rather than convenience shopping. Examples of these stores and lines of merchandise include: antique stores; art galleries, art supplies, including framing services; books, magazines, and newspapers; cameras and photographic supplies; clothing, shoes, and accessories, including boutiques and vintage clothing stores; collectibles (cards, coins, comics, stamps, etc.); drug stores and pharmacies; dry goods, fabrics and sewing supplies; furniture and appliance stores; general merchandise; hobby materials; home and office electronics; house plants or other nursery products, including cut flowers; jewelry, luggage and leather goods; musical instruments; small wares; specialty grocery stores; specialty shops; sporting goods and equipment; stationery, toys and games; variety stores; and videos, DVD's, records, CD's, including rental stores, but does not include drive-thrus.

Group Home: A dwelling unit licensed or supervised by any federal, State or local health/welfare agency which provides twenty-four-hour nonmedical care of unrelated persons who are not disabled but are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. Group Homes include: Children's homes; rehabilitation centers; and self-help group homes. Medical care may be provided in conjunction with group homes that provide alcoholism or drug abuse recovery or treatment services. Convalescent homes, nursing homes and similar facilities providing medical care are included under the definition of "Medical Services - Extended Care."

H. Definitions

Health/Fitness Facility: A fitness center, gymnasium, health and athletic club, which may include any of the following: exercise machines, weight facilities, or group exercise rooms; sauna, spa or hot tub facilities;

indoor tennis, handball, or racquetball; archery and shooting ranges; other indoor sports activities; and indoor or outdoor pools.

L. Definitions

Library, Museum, Art Gallery: Public or quasi-public facilities, examples of which include: aquariums, arboretums, art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, planetariums, and zoos. May also include accessory retail uses such as a gift/book shop, restaurant, etc.

Live-Work Unit: An integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

1. Complete kitchen space and sanitary facilities in compliance with the Building Code; and

2. Working space reserved for and regularly used by one or more occupants of the unit.

Lodging: A facility (typically a hotel or motel) with guest rooms or suites, with or without kitchen facilities, rented to the general public for transient lodging. Hotels typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

M. Definitions

Medical Services - Clinic, Urgent Care: A facility other than a hospital where medical, mental health, surgical and other personal health care services are provided on an outpatient basis. Examples of these uses include: medical offices with five or more licensed practitioners and/or medical specialties, out-patient care facilities, urgent care facilities, and other allied health services. These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional/Administrative."

Medical Services - Doctor Office: A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc.) within an individual office suite. A facility with five or more licensed practitioners is instead classified under "Medical Services - Clinic, Urgent Care." Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional/Administrative."

Medical Services - Extended Care: Residential facilities providing nursing and health-related care as a primary use with in-patient beds. Examples of these uses include: board and care homes; convalescent and rest homes; extended care facilities; and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under "Group Home."

Meeting Facility, Public or Private: A facility for public or private meetings, including: community centers; religious assembly facilities (e.g., churches, mosques, synagogues, etc.); civic and private auditoriums; and Grange halls, union halls, meeting halls for clubs and other membership organizations, etc. Also includes

functionally related internal facilities such as kitchens, multi-purpose rooms, and storage. Does not include conference and meeting rooms accessory and incidental to another primary use, and which are typically used only by on-site employees and clients, and occupy less floor area on the site than the offices they support. Does not include: cinemas, performing arts theaters, indoor commercial sports assembly or other commercial entertainment facilities. Related on-site facilities such as day care centers and schools are separately defined, and separately regulated by this Form-Based Code.

Mixed-use: Multiple functions within the same building or the same general area through superimposition or within the same area through adjacency.

N. Definitions

Neighborhood Market: A neighborhood serving retail store of 8,000 square feet or less in gross floor area, primarily offering food products and merchandise oriented to daily convenience shopping needs. May be combined with smaller scale food service (e.g., delicatessen).

Nursery: A commercial agricultural establishment, where plants are propagated, grown or cultivated or from which source plants are offered for distribution or sale. Also includes establishments engaged in the sale of these products (e.g., wholesale and retail nurseries) and commercial-scale greenhouses. Does not include the outdoor production of ornamental plants in the soil on the site. The sale of house plants or other nursery products entirely within a building or greenhouse is also included under "General Retail."

O. Definitions

Office: Business, Service, Professional and Administrative.

Business, Service: Establishments providing direct services to consumers. Examples of these uses include employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, elected official satellite offices, etc. This use does not include "Financial Services" or "ATM, Bank," which are separately defined.

Professional, Administrative: Office-type facilities occupied by businesses that provide professional services or are engaged in the production of intellectual property. Examples of these uses include: accounting, auditing and bookkeeping services; advertising agencies; attorneys; business associations and chambers of commerce; commercial art and design services; construction contractors (office facilities only); counseling services; court reporting services; design services including architecture, engineering, landscape architecture, urban planning, detective agencies and similar services; doctors; educational, scientific and research organizations; financial management and investment counseling; literary and talent agencies; management and public relations services; media postproduction services; news services; photographers and photography studios; political campaign headquarters; psychologists; secretarial, stenographic, word processing, and temporary clerical employee services; security and commodity brokers; and writers and artists offices.

P. Definitions

Park, Playground: An outdoor recreation facility that may provide a variety of recreational opportunities including playground equipment, open space areas for passive recreation and picnicking, and sport and active recreation facilities.

Parking Facility, Public or Private: Parking lots or structures operated by the City, or a private entity providing parking for a fee. Does not include towing impound and storage facilities.

Personal Services: Establishments that provide non-medical services to individuals as a primary use. Examples of these uses include: barber shops and beauty salons; clothing rental; dry cleaning pick-up stores with limited equipment; home electronics and small appliance repair; laundromats (self-service laundries); locksmiths; massage (licensed, therapeutic, non-sexual); nail salons; pet grooming with no boarding; shoe repair shops; tailors; and tanning salons. These uses may also include accessory retail sales of products related to the services provided.

Projecting Sign: A sign other than a wall sign suspending from, or supported by, a structure and projecting outward.

R. Definitions

Residential Care, 6 or Fewer Clients: A single dwelling or multi-unit facility with six or fewer clients, licensed or supervised by a federal, State, or local health/welfare agency that provides 24-hour nonmedical care of unrelated persons who are handicapped and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. Does not include "Day Care Centers", which are separately defined.

Residential Care, 7 or more Clients: A single dwelling or multi-unit facility with seven or more clients, licensed or supervised by a federal, State, or local health/welfare agency that provides 24-hour nonmedical care of unrelated persons who are handicapped and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. Does not include "Day Care Centers," which are separately defined.

Restaurant, Cafe, Coffee Shop: A retail business selling ready-to-eat food and/or beverages for on - or off-premise consumption. Drive-thru services are not allowed in the FBC, VC, and VB Zones. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption ("counter service"); establishments where customers are served food at their tables for on-premise consumption ("table service"), that may also provide food for take-out; and establishments with sidewalk cafes and mobile vending carts. Mobile vending carts on private property are subject to all relevant health and safety regulations.

S. Definitions

School, Public or Private: Includes the following facilities:

Elementary, Middle, Secondary: A public or private academic educational institution, including elementary (kindergarten through 6th grade), middle and junior high schools (7th and 8th grades), secondary and high schools (9th through 12th grades), and facilities that provide any combination of those levels. May also include any of these schools that also provide room and board.

Specialized Education/Training: A school that provides education and/or training, including tutoring, or vocational training, in limited subjects. Examples of these schools include: art school; ballet and other dance school; business, secretarial, and vocational school; computers and electronics school; drama school; driver education school; establishments providing courses by mail; language school, martial arts; music school; professional school (law, medicine, etc.); and seminaries/religious ministry training facilities

Does not include pre-schools and child day care facilities (see "Day Care Center"). See also the definition of "Studio - Art, Dance, Martial Arts, Music, etc." for smaller-scale facilities offering specialized instruction.

Setback: The mandatory distance between a property line and a building or appurtenance. This area must be left free of structures that are higher than three feet excluding fences, except as noted in the Development Standards.

Studio: Art, Dance, Martial Arts, Music, etc: Small scale facilities, typically accommodating no more than two groups of students at a time, in no more than two instructional spaces. Examples of these facilities include: individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; and gymnastics instruction, aerobics, and gymnastics studios with no other fitness facilities or equipment. Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.

T. Definitions

Theater, Cinema or Performing Arts: An indoor facility for group entertainment, other than sporting events. Examples of these facilities include: civic theaters, facilities for "live" theater and concerts, and movie theaters.

Transparency: The percentage of a building facade that is made from glazed clear glass.

Train/multi-modal depot: Passenger stations for vehicular and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, railway, etc.

U. Definitions

Use Permit: The terms Use Permit and Conditional Use Permit are used interchangeably in this document.

W. Definitions

Wall Sign: A sign that is attached to or painted on the exterior wall of a structure with the display surface of the sign approximately parallel to the building wall.

Wireless Telecommunications Facility: Public, commercial and private electromagnetic and photoelectrical transmission, broadcast, repeater and receiving stations for radio, television, telegraph, telephone, data network, and wireless communications, including commercial earth stations for satellite-based communications. Includes antennas, commercial satellite dish antennas, and equipment buildings. Does not include telephone, telegraph, and cable television transmission facilities utilizing hard-wired or direct cable connections.

Window Sign: A sign posted, painted, placed, or affixed in or on a window exposed to public view. An interior sign which faces a window exposed to public view and is located within twelve inches of the window. Window signs do not include business hours of operation and open/closed signs. Window displays, including merchandise displays that are located more than twelve inches from the face of a window, are not considered signs.

4.11 Glosario

Tome en cuenta que algunas de las definiciones contenidas en este documento puede ser diferente de, y además de las definiciones en el Código Municipal.

A. Definiciones

Alcoholic Beverage Sales, Off-Premise/Ventas de bebidas alcohólicas, fuera del local: La reventa de cerveza, vino, y / o bebidas de consumo fuera del sitio que sean espirituosas en recipientes cerrados, ya sean como parte de otro uso de reventa , o como una actividad de negocio principal.

Artisan Shop/Tienda Artesanal: Locales disponibles para la creación, asamblea y / o reparación de artefactos, utilizando maquinaria de mano maquinaria eléctrica montada en mesa, e incluyendo la reventa.

ATM or Bank/Cajero Automático o Banco: Una máquina de cajero automático (máquina automatizada, auto-servicio utilizado por clientes del banco para las transacciones financieras, incluyendo depósitos, retiros y transferencias de fondos, sin contacto cara a cara con el personal de la institución financiera), al aire libre situado en un banco, o en otra ubicación. No se incluyen los cajeros automáticos dirigidos para conducir hacia los cajeros por fuera de la institución financiera. Incluye los bancos.

Awning Sign/Toldo Signo: Un letrero o logo adjunto o pintados en un toldo.

B. Definiciones

Bar, taberna, club de noche:

Bar, taberna: Un negocio donde se venden bebidas alcohólicas para el consumo en el lugar, que no forman parte de un restaurante más grande. Incluye bares, tabernas, pubs, bares y salas de vino, y establecimientos similares, donde cualquier servicio de alimentos está subordinada a la venta de bebidas alcohólicas. También puede incluir la elaboración de cerveza como parte de una cervecería ("brew-pub") y otras salas de probar muestras de bebidas.

Night Club/Club de noche: Una instalación de servir bebidas alcohólicas para su consumo en el lugar, y proveer entretenimiento, que incluyen ejemplos de música en vivo y / o danza, comedia, etc. No incluye los Negocios orientados a adultos.

Bed & Breakfast/Alojamiento y Desayuno: Una estructura residencial con una o varias habitaciones de alquiler de noche, donde las comidas se puede proporcionar con sujeción a los reglamentos del Departamento de Salud.

Build-to Line (BTL): Una línea a lo largo de la propiedad que debe ser una fachada del edificio situado.

Business Support Service/Apoyo a las empresas de servicios: Un establecimiento en un edificio que presta servicios a otras empresas. Ejemplos de estos servicios incluyen: servicios de computadora (alquiler, reparación), copias, impresión rápida, y servicios de heliográfica; procesamiento de película y fotoacabado (de reventa); distribución de los servicios de correo.

C. Definiciones

Child Day-Care Facility/ Guarderías de Niños Infantiles: El proviso de asistencia no-médica y la supervisión de los niños menores durante períodos de menos de veinticuatro horas. Este uso de la tierra incluye los siguientes tipos de instalaciones, todos los cuales deben ser autorizados por el Departamento de Estado de Servicios Sociales:

Child Day-Care Center/ Centro de Día para la Atención de Niños: Instalaciones de atención de niños comercial o sin fines de lucro diseñados y aprobados para acomodar a quince o más niños. Incluye centros infantiles, centros preescolares, centros de niños enfermos, y las instalaciones de niños de edad escolar. Estos pueden ser operados en conjunto con otros usos aprobado, o como un uso terrenal independiente.

Large Family Day-Care Home/Grande Cuidado Familiar de dia en Hogar: Un centro de cuidado en una residencia unifamiliar, donde el ocupante de la residencia proporciona cuidado y supervisión de ocho a catorce niños(as). Los menores de diez años que residen en la casa cuentan como los niños atendidos por el centro de cuidado.

Small Family Day-Care Home/ Pequeño Cuidado Familiar de Día en Hogar: Un centro de cuidado en una residencia unifamiliar, donde el ocupante de la residencia proporciona cuidado y supervisión, ya sea para niños de seis o menos, o niños de ocho o menos, siempre que no más de dos de los niños están bajo la edad de dos años y al menos dos de los hijos son mayores de seis años. Los niños menores de diez años que residen en la casa cuentan como los niños atendidos por el centro de cuidado.

Comercial Recreation Facility, Indoor/Centro de Recreación Comercial, Interior: Institución donde se provee la diversión interior y servicios de entretenimiento como el uso principal de un cargo de comisión o de admisión, incluyendo: salas de boliche, salas de juegos que funcionan con monedas, salas de juegos electrónicos (videojuegos, billar, etc), salas de patinaje de hielo y salas de patinaje y piscina y billar. Cuatro o más juegos electrónicos o dispositivos de entretenimiento (por ejemplo, las tablas, la piscina o de billar, máquinas de pinball, etc) en cualquier establecimiento, o un lugar donde se ocuparon el 50 por ciento o más de la superficie del suelo por los juegos electrónicos o dispositivos de entretenimiento, se consideran un centro comercial de la recreación, tres o menos máquinas o dispositivos no se consideran un uso separada del uso principal del sitio. Este uso no incluye los Negocios sexo-orientados.

D. Definiciones

Day Care Center/Centro de Cuidado de Dia: Referir a "Child Day-Care Facility."

Directory Sign/Letrero Direccional: Una señal de que está diseñado y construido exclusivamente con la finalidad de dirigir vehículos y / o tránsito de peatones dentro de un proyecto.

Dwelling, or Dwelling Unit/Vivienda, o la Unidad de Vivienda: Una sala o grupo de habitaciones conectadas internamente para dormir, cocinar, comer, e instalaciones de saneamiento, pero no más de una cocina, que constituyen una unidad independiente de limpieza, que ocupa o destinados a un hogar en un tiempo -base plazo.

Dwelling, Single-Family/Vivienda, una sola familia: Una estructura residencial que contiene una unidad de vivienda única.

Dwelling, Multi-Family/Vivienda, Multi-Familiar: Una estructura residencial, con dos o más unidades de vivienda ubicadas a cada lado a lado o uno encima del otro.

Duplex: Un edificio con dos viviendas independientes.

Fourplex o mayor: Un edificio con cuatro o más viviendas separadas.

Rowhouse/Fila-Vivienda: Un edificio con dos o más viviendas unifamiliares situada al lado del otro, con paredes comunes en las líneas de banda mucho, las fachadas de lectura en un plan continuo.

Triplex: Un edificio con tres viviendas independientes.

F. Definiciones

Facade/Fachada: La superficie vertical de un edificio, generalmente situado frente a una calle ("fachada principal").

Farmer's Market/Mercado Agrícola: Un negocio temporal establecido y en funcionamiento durante un tiempo específico, la venta de frutas, sin procesar, hortalizas, flores, frutos secos y otros productos en su estado crudo o natural, certificado de conformidad con los requisitos de la División 17, Capítulo 10.5, el artículo primero de la Alimentación de California y el Código Agrícola y el Título 3, División 3, Capítulo 1, Subcapítulo 4, el artículo 6.5 del Código de Regulaciones de California, o sus disposiciones sucesor.

Financial Services/Servicios financieros: Incluye bancos y sociedades fiduciarias, las agencias de créditos, que contienen (pero no todo en funcionamiento) las empresas, el crédito y el ahorro instituciones, otras compañías de inversión, valores / producto corredores contrato y distribuidores, los intercambios y la seguridad de los productos básicos, vehículo financiero (capital) las agencias de arrendamiento financiero. No se incluyen las tiendas de cobro de cheques.

Frieze/Friso: Una banda horizontal que corre por encima de las puertas y ventanas o por debajo de la cornisa. El friso puede ser decorado con dibujos o grabados.

G. Definiciones

General Retail/Venta General: Tiendas y comercios destinados a servir reventa, en lugar de ir de compras conveniencia. Ejemplos de estas tiendas y líneas de mercancía son: tiendas de antigüedades, galerías de arte, artículos de arte, incluyendo la elaboración de servicios, libros, revistas y periódicos, cámaras y productos fotográficos, ropa, zapatos y accesorios, incluyendo boutiques y tiendas de ropa de época, de colección (cartas, monedas, cómics, sellos, etc), droguerías y farmacias, abarrotes, telas y artículos de costura, tiendas de muebles y electrodomésticos, mercancías generales, materiales afición; electrónica para el hogar y la oficina, plantas de interior o de otros productos infantiles, incluyendo flores cortadas, productos de joyería, artículos de equipaje y artículos de cuero, instrumentos musicales, artículos pequeños, tiendas especializadas en alimentación, tiendas especializadas, artículos y equipamiento deportivos,

juguetes de escritorio y juegos, tiendas de variedades, y videos, DVD's, discos, CD's, incluyendo las tiendas de alquiler, pero no incluye unidad de drive-thrus.

Group Home/Grupo principal: Una unidad de vivienda autorizadas o supervisadas por algún problema de salud federal, estatal o local agencia de bienestar social / que proporciona cuidado de no-médicos veinticuatro horas del día de las personas no relacionadas que no son discapacitados, pero se necesitan los servicios de personal, supervisión, o la asistencia esencial para sostener las actividades de la vida diaria o para la protección del individuo en un ambiente familiar. Casas de grupo incluyen: hogares infantiles, centros de rehabilitación, y hogares de grupos de autoayuda. La atención médica se puede proporcionar en relación con el grupo de hogares que proporcionan la recuperación de alcoholismo o abuso de drogas o los servicios de tratamiento. Hogares de convalecencia, hogares de ancianos e instalaciones similares que ofrezcan posibilidades de atención médica se incluyen en la definición de "Servicios Médicos -. Cuidado Extendido"

H. Definiciones

Health, Fitness Facility/Instituciones de Salud y Condición: Un centro de condición, gimnasio, club de salud y deportivos, que pueden incluir cualquiera de los siguientes: salas de máquinas de ejercicios, instalaciones de peso, o grupo de ejercicios, sauna, spa o instalaciones de jacuzzi, tenis sala, balonmano, o raqueta; rangos de tiro con arco y tiro, otras actividades de deportes de interior, y las piscinas cubiertas o al aire libre.

L. Definiciones

Library, Museum, Art Gallery/Biblioteca, Museo, Galería de Arte: Ejemplos de instalaciones públicas o cuasi-públicos, de los cuales incluyen: acuarios, jardines botánicos, galerías de arte y exposiciones, jardines botánicos, sitios históricos y de exposiciones, bibliotecas, museos, planetarios y zoológicos. También puede incluir usos al por menor de accesorios tales como un regalo / librería, restaurante, etc.

Live-Work Unit/Unidad de Vivienda-trabajo: Una unidad de vivienda integrada y espacio de trabajo, ocupados y utilizados por una sola familia en una estructura que ha sido diseñado o modificado en su estructura para dar cabida a conjuntos residenciales de ocupación y actividad laboral, y que incluye:

1. espacio de la cocina completa y las instalaciones sanitarias en el cumplimiento de la Ley del suelo, y

2. El espacio de trabajo reservados y utilizados regularmente por uno o más ocupantes de la unidad.

Lodging/Alojamientos: Una instalación (por lo general un hotel o motel) con habitaciones y suites, con o sin instalaciones de cocina, alquilada al público en general para alojamiento transitorio. Hoteles suelen incluir una variedad de servicios además de los alojamientos, por ejemplo, restaurantes, salas de reuniones, servicios personales, etc. También incluye las instalaciones accesorias de evaluación, tales como piscinas, pistas de tenis, instalaciones deportivas de interior, accesorios de uso comercial, etc.

M. Definiciones

Medical Services – Clinic, Urgent Care/Servicios Médicos - Clínica de Atención de Urgencias: Una instalación que no sea un hospital, donde se proporcionan médicos, salud mental, cirugía y otros servicios de asistencia sanitaria en régimen ambulatorio. Ejemplos de estos usos incluyen: consultorios médicos con cinco o más profesionales de la licencia y / o especialidades médicas, centros de atención ambulatoria, centros de atención urgente, y otros servicios de salud. Estas instalaciones también pueden incluir accesorios laboratorios médicos. Los servicios de consejería por los médicos o psiquiatras que no se incluyen en "Oficinas - Profesional / Administración."

Medical Services – Doctor Office/Servicios Médicos – Oficina de Doctor: Una instalación que no sea un hospital, donde médicos, dentales, mentales, quirúrgicos y / u otros servicios de asistencia sanitaria se proporcionan en forma ambulatoria, y que tiene capacidad para no más de cuatro profesionales de primaria con licencia (por ejemplo, quiroprácticos, médicos, psiquiatras, etc) dentro de una suite de oficina individuales. Una planta con cinco o más profesionales con licencia en vez clasificados en "Servicios Médicos -. Clínica de Atención de Urgencia" Los servicios de consejería por otros que los médicos o psiquiatras se incluyen en "Oficinas - Profesional / Administración."

Medical Services – Extended Care/Servicios Médicos - Cuidado Extendido: Las instalaciones residenciales proveyendo asistencia y cuidados relacionados con la salud como uso principal con camas de hospitalización. Ejemplos de estos usos son: casas de pensión y cuidado, hogares de convalecencia y de descanso; establecimientos de atención prolongada, y centros de enfermería especializada. Servicios personales a largo plazo del cuidado que no hacen hincapié en el tratamiento médico se incluyen en "Grupo de Hogar".

Meeting Facility, Publico r Private/Sala de Juntas, públicas o privadas: Una instalación para las reuniones públicas o privadas, tales como: centros comunitarios, centros religiosos (por ejemplo, iglesias, mezquitas, sinagogas, etc); auditorios cívicas y privadas, y pasillos Granja, salones de sindicatos, salas de reuniones para los clubs y otras organizaciones de membresía, etc También se incluye una relación funcional con las instalaciones internas, tales como cocinas, salas de usos múltiples, y el almacenamiento. No cuenta con salas de conferencias y reuniones de accesorios e incidentales a otro uso principal, y que suelen ser utilizados únicamente por los empleados y clientes, y ocupan menos superficie en el sitio que el que las oficinas de apoyo. No incluye: cines, teatros realizando artes, asambleas comerciales e interiores de deportes u otros centros de entretenimiento comercial. Relacionados con instalaciones en sitio, tales como las guarderías y las escuelas que se definen por separado, y regulados por separado de este Código basada en formularios.

Mixed-use/De uso mixto: Funciones múltiples el mismo edificio o en la misma área a través de la superposición o dentro de la misma área a través de adyacencia.

N. Definiciones

Neighborhood Market/Mercado en Vecindad: Un vecindad que sirve tienda de reventa de 8,000 pies cuadrados o menos en el área superficie, principalmente ofreciendo productos alimenticios y de

mercancías orientadas a las necesidades diarias en compras. Puede combinarse con servicios más pequeños de alimentos a escala (por ejemplo, cafetería).

Nursery /Jardinería: Un establecimiento comercial agrícola, donde se reproducen las plantas, crecen o cultivadas las plantas de origen y se ofrecen para su distribución o venta. También incluye los establecimientos dedicados a la venta de estos productos (por ejemplo, vivero de reventa, venta al por mayor) y los invernaderos a escala comercial. No incluye la producción de plantas ornamentales al aire libre en la tierra del sitio. La venta de plantas de casa o de otros productos de vivero íntegramente dentro de un edificio o de efecto invernadero también se incluyen en "Reventa General al por menor."

O. Definiciones

Office/Oficina: Negocios, Servicios, Profesionales y Administración.

Business, Service/Negocios, Servicio: Los establecimientos que prestan servicios directamente a los consumidores. Ejemplos de estos usos incluyen las agencias de empleo, oficinas de agentes de seguros, oficinas de bienes raíces, agencias de viajes, oficinas de servicios públicos, oficinas elegidas oficialmente para satélite, etc Este uso no incluye "servicios financieros" o "cajero automático, banco," que se definen por separado .

Profesional, Administrativo: Tipo-Oficina ocupado por las empresas que prestan servicios profesionales o se dedican a la producción de la propiedad intelectual. Ejemplos de estos usos incluyen: servicios de contabilidad, auditoria y teneduría de libros, agencias de publicidad, abogados, asociaciones empresariales y cámaras de comercio, el arte comercial y de servicios de diseño, contratistas de la construcción (oficina solamente), servicios de asesoramiento, servicios de reportar a la corte, servicios de diseño, incluyendo la arquitectura , ingeniería, arquitectura del paisaje, el urbanismo, las agencias de detectives y otros servicios similares, los médicos, educación, organizaciones de ciencias y de investigación, manejar finanzas e inversión, literarias y agencias de talento, la gestión y de relaciones públicas, servicios de postproducción de los medios de comunicación, servicios de noticias, fotógrafos y estudios de fotografía, la sede de campaña política, psicólogos, secretariado, procesamiento estenográfica, computación, y los servicios temporales de empleados, los agentes de seguridad y de los productos básicos, y oficinas de los escritores y artistas.

P. Definiciones

Park/Parque, Zona de juegos: Un centro de recreación al aire libre que pueden proporcionar una variedad de oportunidades recreativas como juegos infantiles, áreas de espacios abiertos para la recreación pasiva y merendar en el campo, e instalaciones deportivas y de recreación activa.

Parking Fcility/Alquiler de estacionamiento, públicas o privadas: Los estacionamientos o estructuras operado por la Ciudad, o una entidad privada que presta el aparcamiento de pago. No incluye remolque de incautación e instalaciones de almacenamiento.

Personal Services/Servicios Personales: Los establecimientos que prestan servicios no médicos a los individuos por uso primario. Ejemplos de estos usos son: peluquerías y salones de belleza; o el alquiler de la

ropa; limpieza de ropa en seco y recoger la con equipo limitado, electrónica para el hogar y reparación de electrodomésticos pequeños, lavanderías (auto-servicio de lavandería), cerrajeros, masajes (con licencia, terapéuticos, nosexual), salones de uñas, aseo de mascotas sin internado, tiendas de reparación de calzado, sastres, y salones de bronceado. Estos usos pueden incluir también accesorios de venta al por menor de productos relacionados con los servicios proveídos.

Projecting Sign/Proyección Signo: Un signo que no sea un letrero de la pared en forma suspensión, o apoyadas por una estructura y proyección hacia el exterior.

R. Definiciones

Residencial Care/Cuidado Residencial, 6 o menos clientes: Una sola vivienda o la instalación de múltiples unidades con seis o menos clientes, autorizadas o supervisadas por un Estado federal, estatal o local de salud / agencia de bienestar social que brinda atención las 24 horas no médicos de las personas no relacionadas con discapacidades y en la necesidad de los servicios personal, supervisión, o la asistencia esencial para el sostenimiento de las actividades de la vida diaria o para la protección del individuo en un ambiente familiar. No incluye los "Hogares de Cuidado Diario de Niños", que se definen por separado.

Cuidado Residencial, 7 o más clientes: Una sola vivienda o la instalación de múltiples unidades con siete o más clientes, autorizadas o supervisadas por un problema de salud federal, estatal o local o agencia de bienestar social que brinda atención las 24 horas no médicos de las personas no relacionadas con discapacidades y en la necesidad de los servicios de personal, supervisión, o la asistencia esencial para el sostenimiento de las actividades de la vida diaria o para la protección del individuo en un ambiente familiar. No incluye los "Hogares de Cuidado Diario de Niños", que se definen por separado.

Restaurante, Bar, Cafetería: Un negocio de venta al por menor de alimentos listos para comer y / o bebidas para el - o el consumo fuera del establecimiento. Servicios de Drive-thru "no están permitidos en las zonas de FBC, VC y VB. Estos incluyen establecimientos de comida donde los clientes se sirven de un "walk-up pedido contra, ya sea para el consumo dentro o fuera de la premisa (" mostrador de servicio "), los establecimientos donde los clientes se sirven los alimentos en sus mesas para el consumo en las instalaciones (" servicio de mesa"), que también pueden resultar útiles para llevar comida, y los establecimientos con cafés al aire libre y móvil carros de venta. Carros móviles de venta de la propiedad privada están sujetos a todas las normas sanitarias y de seguridad.

S. Definiciones

School, Public or Private/La escuela, pública o privada: Incluye las siguientes instalaciones:

Elemental, Intermedia, Secundaria: Una institución académica pública o privada, incluidas las escuelas de primaria (de kindergarten a sexto grado), intermedia y secundaria (grados 7 º y 8 º), secundarias (grados 9 al 12), y las instalaciones que proporcionan cualquier combinación de esos niveles. También puede incluir alguna de estas escuelas que también proporcionan alojamiento y comida.

Specialized Education Training/Especializada Educación, Entrenamiento: Una escuela que ofrece educación y / o entrenamiento, incluida la tutoría o la formación profesional, en temas limitados.

Ejemplos de estas escuelas son: la escuela de arte, ballet y la escuela de danza, otros Negocios, secretariado, y la escuela profesional, computadoras y escuela de electrónica, la escuela de teatro, escuela de manejo, los establecimientos que proporcionan cursos por correo, escuela de idiomas, artes marciales, escuela de música; escuela profesional (derecho, medicina, etc), y seminarios, religiosas instalaciones de capacitación en el ministerio

No incluye pre-escuelas y centros de cuidado infantil (véase el "Centro de Día"). Véase también la definición de "Studio - Arte, Danza, Artes marciales, música, etc" para las instalaciones de menor escala que ofrece instrucción especializada.

Setbacks/Retraqueo: La distancia obligatoria entre la línea de propiedad y un edificio o pertenencia. Esta área debe quedar libre de estructuras que son superiores a tres pies de exclusión de las cercas, excepto como se indica en las Normas de Desarrollo.

Studio/Estudio: Arte, danza, artes marciales, música, etc: instalaciones a pequeña escala, por lo general con capacidad no superior a dos grupos de estudiantes a la vez, en no más de dos espacios de instrucción. Ejemplos de estas instalaciones son: instrucción individual y de grupo y la formación en las artes, ensayo de producción, fotografía, y el procesamiento de fotografías realizadas sólo por los usuarios de las instalaciones de estudio, entrenamiento de artes marciales, la instrucción y la gimnasia, aeróbic, estudios de gimnasia con no otros productos o equipos. También incluye estudios de producción para los músicos individuales, pintores, escultores, fotógrafos y otros artistas.

T. Definiciones

Theater/Teatro, Cine y Artes Escénicas: Una facilidad interior para el entretenimiento del grupo, excepto los acontecimientos deportivos. Ejemplos de estas instalaciones incluyen: salas civiles, las instalaciones para "vivir" de teatro y conciertos, y cines.

Transparency/Transparencia: El porcentaje de la fachada del edificio que está hecho de vidrio transparente cristal.

Train/Tren/multimodal almacén: Las estaciones de pasajeros para los sistemas de tránsito vehicular y ferroviario, también instalaciones de las terminales que proporcionan mantenimiento y servicio para los vehículos operados en el sistema de tránsito. Incluye autobuses, taxis, trenes, etc.

U. Definiciones

Use Permit/Permiso de Uso: Los términos de Permiso de Uso y Permiso de Uso Condicional se utilizan indistintamente en este documento.

W. Definiciones

Wall Sign/Letreros de Pared: Un letrero que se adjunta a la o pintado en la pared exterior de una estructura que tiene la superficie del letrero aproximadamente paralelo a la pared del edificio.

Wireless/Las telecomunicaciones inalámbricas: Público, comercial y privada transmisión electromagnética y fotoeléctricos, de radiodifusión, repetidor y recepción de emisoras de radio, televisión, telégrafo, teléfono, red de datos y comunicaciones inalámbricas, incluidas las estaciones comerciales de comunicaciones por satélite. Incluye antenas, antenas parabólicas de satélites comerciales, edificios y equipos. No incluye teléfono, telégrafo, cable y servicios de transmisión de televisión que utilizan cableados o conexiones directas por cable.

Window Sign/Letrero de Ventana: Un letrero, pintado, colocado o colocada en el interior o en una ventana expuesta a la vista del público. Un signo interior que se enfrenta a una ventana expuesta a la vista del público y se encuentra dentro de los doce pulgadas de la ventana. Signos de las ventanas no se incluyen horarios de trabajo de operación y los signos de apertura / cierre. Muestra la ventana, como muestra de mercancías que se encuentran más de doce pulgadas de la faz de la ventana, no se consideran signos.

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APPENDICES

Stakeholder Interview Survey Instrument

City of King Historic Corridor Revitalization Plan
Stakeholder Interviews, Survey Instrument

City of King/LWC
Tuesday, July 14, 2009
Wednesday, July 15, 2009

Name of Interviewee: _____

Date: _____

Do you live in the City of King?

If so, how long have you lived in City of King?

If not, where did you move from? How long ago?

What is your role/profession/employment?

1. What do you consider the downtown area to be?

2. What do you like about the downtown area?

3. What do you not like about the downtown area?

4. What type of services would you like to see in downtown area?

5. What are the types of services that are successful downtown?

6. Does downtown parking work well? Can it be improved? How?

7. What is your opinion about events and downtown festivals?

8. If you could envision an ideal City of King in 25 years, what would it look like?

Stakeholder Interview Summary Results

EARTH DESIGN
We help reduce conflict and build consensus.

LWC

City of King Stakeholder Interview Summary

Prepared by Lisa Wise Consulting, Inc. | August 3, 2009

The City of King was recently awarded a CalTrans Environmental Justice Grant (Grant) for strategic planning for the City's historic downtown (Historic Corridor Revitalization Plan). The Plan will provide guidance and recommendations for enhancing business opportunities, jobs, shopping, streetscapes, and other community services and activities. A major component of the Plan will include well-designed, appropriate civic improvements. As such, the Plan will evaluate circulation, streetscape enhancements, and bicycle and pedestrian linkages that add value and beautify the downtown area. The Plan will also propose new development standards for the construction and renovation of downtown buildings that protect the historic character and generate investment opportunity.

A robust and inclusive public participation process will drive the preparation the Plan. Community input is critical to creating a community vision that reflects the City's history and strengthens community identity. Input from stakeholders is essential in developing the Historic Corridor Revitalization Plan. In fact, community outreach to typically underrepresented stakeholders is a major component of the Grant.

The Consultant Team, Earth Design, Inc. and Lisa Wise Consulting, Inc., were pleased to conduct personal interviews with a group of 31 community members. The one-on-one short interviews provided a formal setting to gather feedback from stakeholders representing a variety of interests (see Figure 1). Interviewees were invited to participate based on the recommendations of King City's Community Development Department and its director, Doreen Liberto-Blank.

The Consultant Team will continue to collect input from the community via three Community Workshops (July 29th, September 23rd and early October) for the remainder of this year. The interviews summarized in this report are a key component in understanding the community's vision of its historic downtown corridor.

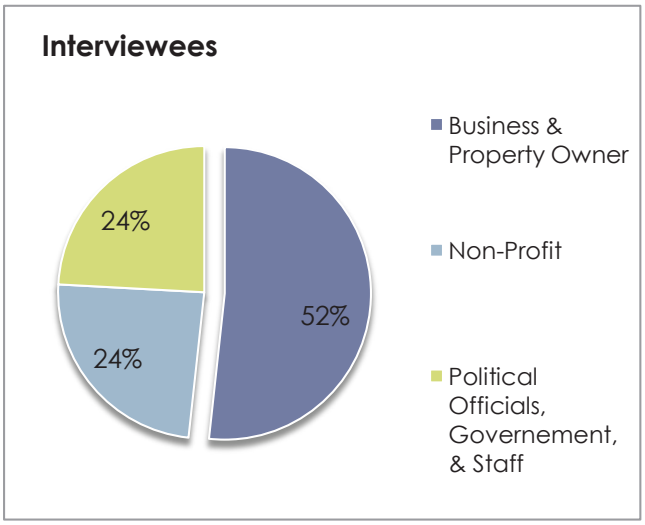


Figure 1

Stakeholder Interview Summary Results, continued

Nature of the Interview Process
The interviews were comprised of general, open-ended questions intended to invite conversation (see Appendix A for the interview instrument). This method relies on interviewees to drive the interview session in an open, conversational manner. The aim of the interviews was to collect information regarding the community's current impression of its existing downtown and also what they envision it to become in the future

The interviews provide a wide range of responses and help develop a picture of the most important issues facing the community's historic downtown corridor.

The design for the fieldwork protocol derives, in part, from Arthur Kleinman, a psychiatrist and medical anthropologist, who established the importance of questions that are informant centered, that honor the informant's perception of a problem and that work toward integrating multiple views of the same problem.

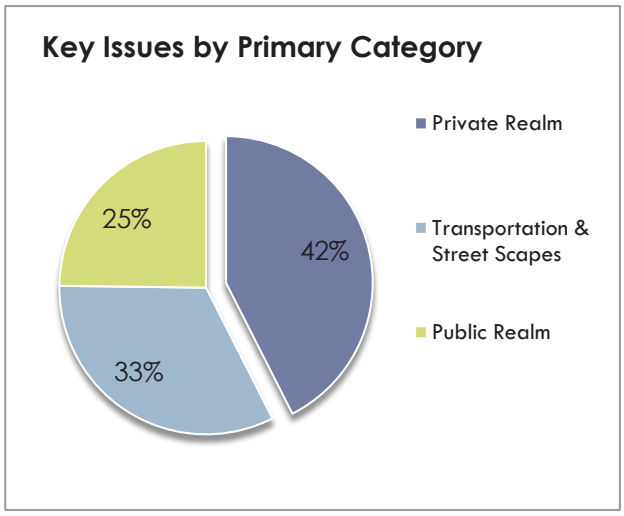
The Interviews
The interviews were conducted over the course of two days (July 14, 2009 and July 15, 2009). A total of 31 people were interviewed in 29 interview sessions. Interviews were conducted by two members of the Consulting Team and lasted approximately 30 minutes each. Interviewers collected basic demographic data on each interviewee including whether or not the interviewee is a resident of the City of King, their professional role and affiliation, and their impressions the historic downtown area.

The consultant team used a standard set of open-ended questions to seek impressions on the existing conditions of the historic downtown corridor which issues should be considered in preparing the new cod

Among interviewees, 52 percent were business and property owners, 24 percent were representatives from non-profit organizations, 24 Political Official, Government, and Staff currently serving the City and/or County (see Figure 1).

Key Issues
Interviewers kept detailed notes of each stakeholder meeting. Notes were subsequently compiled at the office of Lisa Wise Consulting, Inc. (LWC) where "key issues" from each session were recorded.

"Key issues" are specific items mentioned by the interviewee as a relevant matter or point of substance with regard to the historic downtown corridor (see Figure 2). The LWC team, reviewed interview notes, then grouped related issues into categories and sub-categories.



Stakeholder Interview Summary Results, continued

Issues were categorized by subject without noting the interviewees opinions on how the issue should be addressed. For example, one interviewee mentioned "parking" downtown as a problem, while most interviewees mentioned that parking downtown was not a problem. The "key issues" noted in this interview summary hold no inherent positive or negative connotation, but are issues of consideration for the Consultant Team.

The major "key issues" were organized into primary categorizes and corresponding subcategorizes as follows:

Category	Subcategories
Private Realm	Restaurants & Services; Finance & Economics; Shopping; Housing & Mixed Use; Architecture & Design; and Other
Public Realm	*Recreation Programs & Community Center; Plaza & Parks; Festivals, Events & Entertainment; and Other*
Transportation-Streetscapes	*Alternate Transportation Modes (Bus, Bike & Train); Parking, Pedestrian; Streetscapes (Street Furniture, & Landscaping); and Other*

During the interview process the Private Realm represented 42 percent of the issues mentioned. Transportation and Streetscapes represented 33 percent and the Public Realm represented 25 percent of the issues mentioned. Please refer to Figure 2 for a representation of this analysis.

Within the Private Realm primary category, Shopping was the most frequently mentioned, accounting for 23 percent of issues within this category with restaurants and services a coming up closely behind at 22 percent. The Public Realm category was dominated by responses in the subcategory of Festivals, Events & Entertainment at 46 percent. Transportation-Streetscapes issues were mostly regarding parking with 31 percent of the responses[1] and Streetscapes (Street Furniture, & Landscaping) issues comprising 28 percent of the responses. Please see Appendix B for a complete breakdown of the results for these three subcategories.

[11] Due to the nature of CalTrans Environmental Justice Grant, "parking" was a deliberately asked question designed to determine if parking and pedestrian safety needs were being met with the existing conditions in City of King's Historic Downtown. The most respondents stated that parking was not a problem and that pedestrian safety in the Historic Downtown was adequate.

Stakeholder Interview Summary Results, continued

Generally, the three primary "key issues" (Private Realm, Public Realm and Transportation- Streetscapes), were represented similarly by type of interviewee. A slightly higher percentage of Business and Property Owners (44 percent) noted issues regarding the Private Realm than the Political Officials, Government, & Staff, and Non-profit interviewees (both at 41 percent). All three interviewee types were then most concerned with Transportation – Streetscapes followed by the Public Realm.

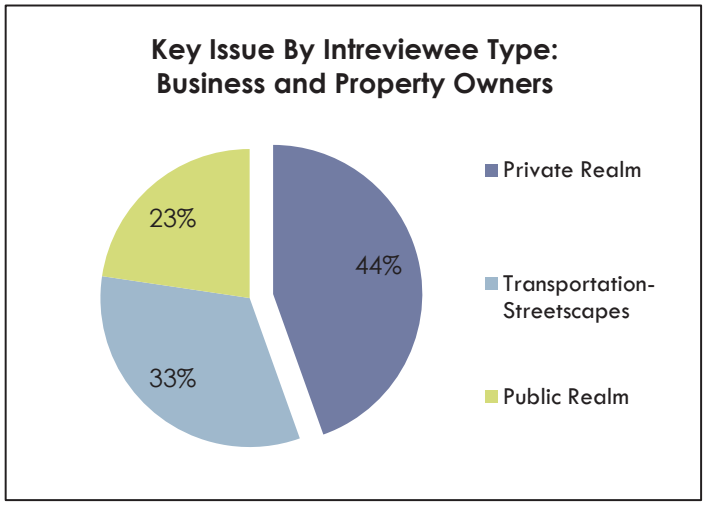


Figure 3

Business and Property Owners were the least concerned with the Public Realm (23 percent) compared to Political Officials, Government & Staff and the nonprofit interviewee types. See Figure 3 for a breakdown of "key issues" mentioned by Business and Property Owners.

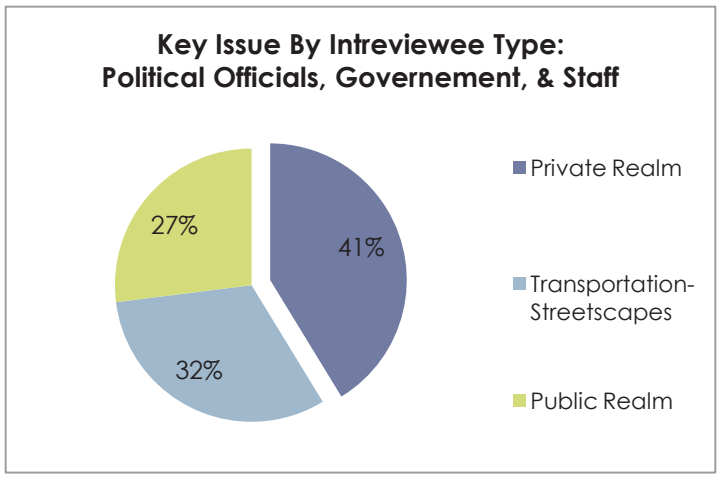
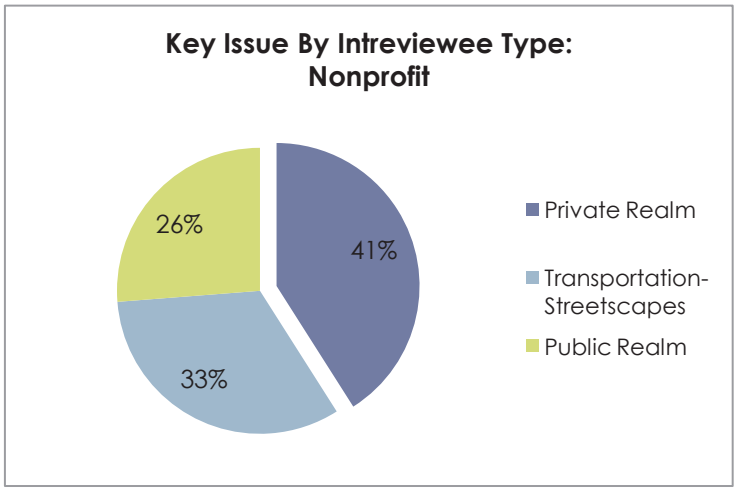


Figure 4

Compared to other interviewee types, the Political officials were the most concerned regarding the Public Realm (27 percent). See Figure 4 for a complete breakdown of "key issues" for Political Officials, Government & Staff.

Non-profit interviewees were just as concerned as the Business and Property Owner with Transportation-Streetscapes. Both reported 33 percent response to this Key Issue. See Figure 5 for a complete breakdown of "key issues" for Non-Profit interviewees.



For a breakdown of the key issue subcategory responses for each interviewee type please contact Lisa Wise Consulting, Inc. at:
(805) 595-11345.

Stakeholder Interview Summary Results, continued

Conclusion
The (31) individuals who participated in the one-on-one stakeholder interviews were mostly enthusiastic and generous with information. While not all individuals were familiar with the intricacies of urban planning, most were generally pleased to be involved in planning process for the Historic Corridor Revitalization Plan. All the respondents were familiar with the City of King and the majority of interviewees had been long time residents (over ten years) or past residents and currently working in the City of King.

The interviews succeeded in providing a first step in community consensus for the Consultant Team. These initial, stakeholder interviews provided a substantive list of key issues and their priorities, and will help guide the Consultant Team on where to focus efforts during the Historic Corridor Revitalization Process.

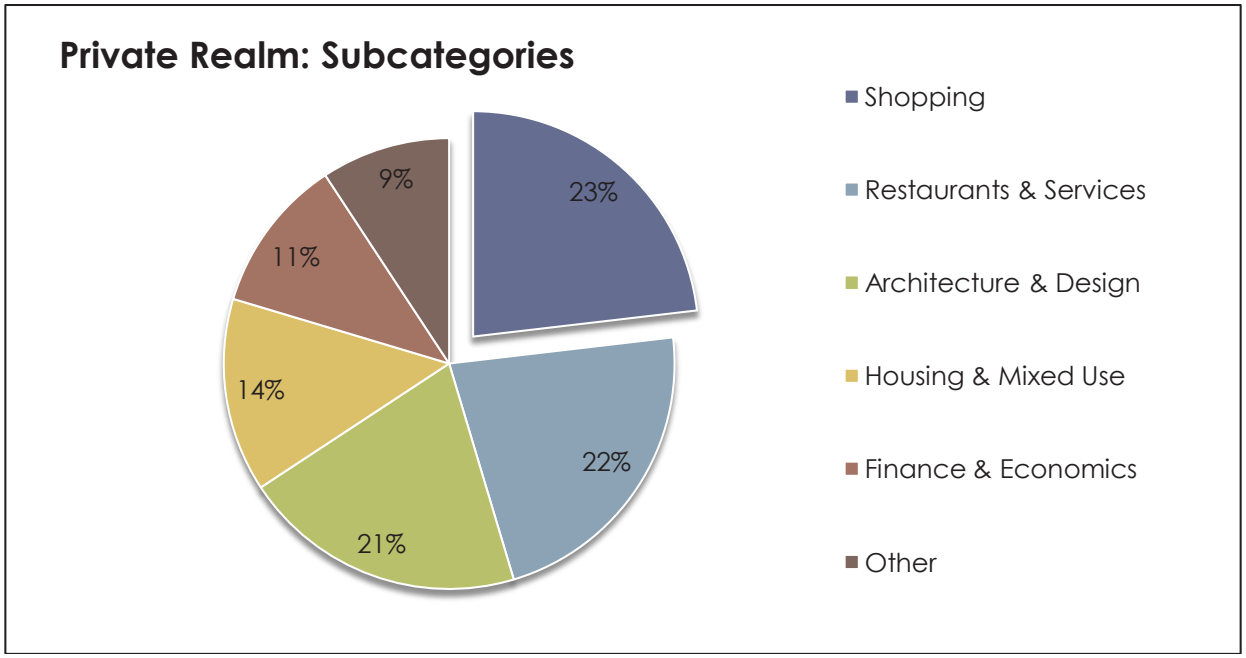
Contact
Please contact the team at Lisa Wise Consulting, Inc. with any questions or comments regarding the interview analysis.

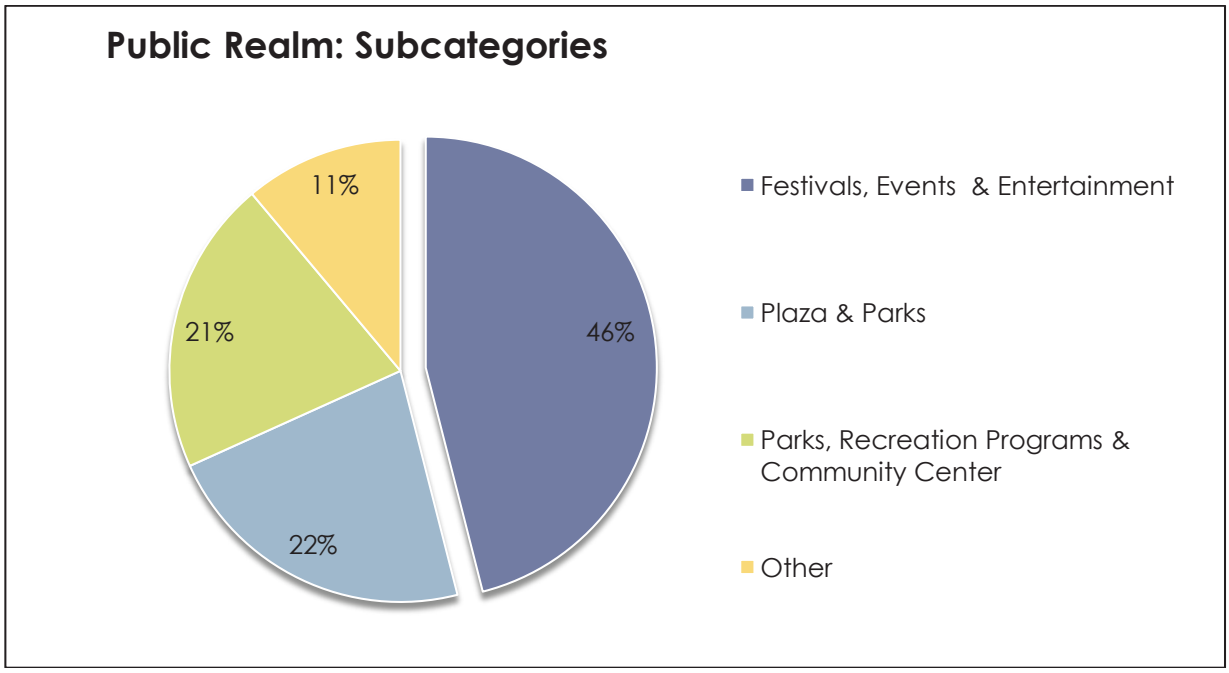
Phone: 805.595.1345
Email: lisa@lisawiseconsulting.com
Address: 983 Osos Street, San Luis Obispo, CA 93401

Figure 5

Stakeholder Interview Summary Results, continued

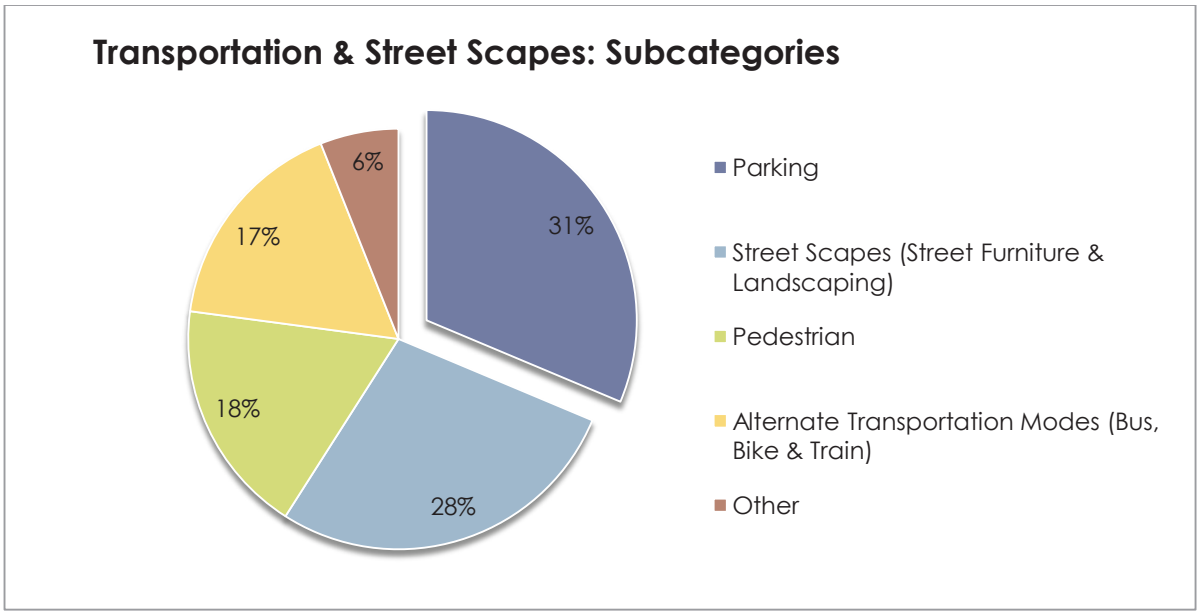
Appendix B: Subcategory Interview Results





Stakeholder Interview Summary Results, continued

Appendix B: Subcategory Interview Results



Workshop 1 Summary

The City conducted the first of three Community Workshops on July 29, 2009, at the City of King's City Hall. Individuals who participated in the one-on-one interview process earlier in the month were invited to attend the kick-off Community Workshop (Workshop 1). In addition, flyers announcing Workshop 1 were placed in store fronts located in the Historic Corridor Revitalization Plan Area (see "Figure 2.4 Workshop 1 Flyer"). In total, 23 community members attended Workshop 1, including the Mayor of the City of King, Jeff Pereira, and the Mayor Pro Tem, Susan Kleber (see "Figure 2.3 Participants at Workshop 1").

The workshop began with a short powerpoint presentation, providing an overview of existing conditions, an explanation of the Plan, and background information on demographics, and community services.

After the presentation, workshop participants broke out into four discussion groups for a facilitated discussion. Each discussion group was provided an aerial map of the City, tracing paper, note paper, pens and stickers. Working with the map, participants were asked to identify the boundary of the downtown area, and what should be preserved and changed within the boundary.

In a round table format, participants were then asked to discuss potential icons or branding that could distinguish the downtown from other towns in the region. Finally, participants discussed the future vision of what the Historic Corridor could become. Once the group discussions were complete, time was allotted for each group to report back their findings to all participants.

Workshop 1 Results

The findings of the workshop were compiled via notes taken by the group discussion leaders and workshop meeting minutes.

1. Identify Boundary, Enhancements and Changes. Workshop participants worked together to define the boundary for the Historic Corridor in the Project Site. The Historic Corridor boundary defined by participants includes Broadway Street from First Street to San Lorenzo Avenue, and Ellis Street to Pearl Street. Some of the residential homes along Ellis Street and Pearl Street are also included in the Historic Corridor.

Participants specified elements within this Historic Corridor boundary that could benefit from certain enhancements. Recommended enhancements were:

- Improve the 300 block of Broadway Street (buildings like Reel Joy and Gas Station).
- Enhance First Street and develop it as a gateway.
- Restore Historic buildings and make an inventory of historic structures.
- Repair, paint and spruce up existing structures.

Participants also made a list of existing elements in the area that should be changed. This list is outlined in "Table 2.2 Existing Conditions and Proposed Changes in the Project Area". Other items participants wanted to see in the Historic Corridor include:

Existing Condition	Change to...
Black gates on store fronts	Develop new design standards for store fronts
Empty lot at Second Street and Broadway	Build a Community Center
Lack of night venues for adults	Create a wine bar or sports bar with a western theme
Medians don't extend the full stretch of Broadway Street	Install landscaped median along full stretch of Broadway Street
Parking in front of businesses	Move parking to the back side of businesses
Parking requirements for businesses	Allow for less stringent requirements
Poor landscaping on First Street	Plant trees and colorful landscaping to create a more lively look
Poor lighting	Place energy efficient antique-looking lamp posts in the Historic Corridor
Streets only used for vehicle traffic	Create flex space for a farmers market and other events
Unified historic district	Establish a Business Improvement District to pay for improvements

- Internet cafes and antique markets;
- Benches, signage, historic markers;
- Hotel, senior living facilities, and three story housing with storefronts on bottom and residential units on top.

2. Generate Branding Ideas. In a round table format, participants discussed ideas for branding to distinguish the downtown from other nearby towns. Participants agreed the branding for the Historic Corridor should remind people of the City's great past. Suggestions for a possible icon included a man on horseback signifying a cowboy or vaquero, or a crop exchange signifying the community working together.

Participants also suggested offering historic tours that would include stops at the City's museums, historical buildings and gardens. Tours could be given on horse and carriages as part of a horse trail or as a paved walking tour. The City of King's connection to Steinbeck and its passenger Train Depot would be an interesting highlight of the tour. Another suggestion for creating an identity for the City was to establish the South County's largest farmers market and antique market. The market could include a crop exchange and highlight the City's agricultural and ranching roots.

3. Establish a Vision for the HCRP. After discussing branding options, participants worked to create a vision for the Historic Corridor. Through discussion, it was decided the Historic Corridor should include clean business frontages with more landscaping along Broadway Avenue and First Street. The vision also included cafés with outdoor seating, and wide, clean, safe sidewalks with benches and trees. Markers delineating the site's historic boundary and unique Latin and Western themed shops could bring another element of interest. More

broadly, the vision is one in which the site has a welcoming feel highlighting its agricultural and ranching heritage.

The Consulting Team created a Vision Statement to guide the HCRP based on these responses from participants during Workshop 1. The Vision Statement is the following:

> *The City of King is colorful, safe, clean and interesting. It is a place for people of all ages and cultures to come and be entertained, welcomed and partake in the multi-cultural agricultural and ranching history.*

The Consulting Team compiled results from Workshop 1 into a composite map, shown in "Figure 2.4 Composite Map of Recommendations from Workshop 1" The composite map illustrates opportunity areas, areas that need to be changed, and areas that need to be enhanced. The composite map includes a number of participants' comments and suggestions.

Workshop 2 Summary

The City conducted the second of three Community Workshops (Workshop 2) on September 23, 2009, at the Salinas County Fair Grounds in King City. Individuals who participated in the one-on-one interview process in July and at the first workshop were invited to Workshop 2. In addition, flyers announcing Workshop 2 were placed in store fronts located in the HCRP Area. Twenty four community members attended the workshop.

The Consultant Team began the workshop by presenting concept plans based on the results of Workshop 1. Following the presentation, workshop attendees participated in a Visual Preference Survey (Survey). The goal of the Survey was to determine what types of buildings and streetscapes were deemed appropriate by the public for the Historic Corridor. The Survey contained 36 images that illustrated design ideas for four categories,1) commercial areas, 2) neighborhoods, 3) streetscapes, and 4) parks and plazas. Participants were asked to rate each image on a scale from negative three (don't like the image) to three (like the image). The full Survey can be found in Appendix D.

After the Survey, community members divided into four groups to review Draft Concept Plan 1, Draft Concept Plan 2, and a number of related issues for the Historic Corridor, including, 1) the Vision Statement and Guiding Objectives, 2) the ideal look and location for the Town Core, Uptown, First Street Corridor, and Neighborhoods, and 3) Mobility and Circulation. The Draft Concept Plans discussed in Workshop 2 are in Appendix C.

Workshop 2 Results

1. Conduct a Visual Preference Survey to determine appropriate design for Historic Corridor. Survey results revealed participants' top visual preferences. "Figure 2.5 Preferred Images from Visual Preference Survey, by Category"shows the top two choices from each category in the Survey. Complete results from the Survey can be found in Appendix E.

2. Modify the Vision Statement and Guiding Objectives. Three of the four groups from the break-out discussion found the Vision Statement and Guiding Objectives needed to be modified. The modified Vision Statement is as follows:

> *The City of King is a clean, multicultural and safe family-oriented community rooted in a strong agricultural, ranching economy. The City celebrates its unique heritage and welcomes a diversity of people to honor its important legacy and future.*

The modified Guiding Objectives for the HCRP are:

1. Acknowledge the historic character and heritage of the City and identify historic buildings with plaques.

2. Attract and maintain a diverse business mix that provides quality products, services, and entertainment.

3. Build effective partnerships between the City, local business owners, and other agencies to ensure economic vitality.

4. Create a safe, pedestrian-oriented, and bike-friendly downtown.

5. Consider parking strategies for economic success.

6. Embrace the multi-cultural, agricultural, and ranching heritage.

7. Initiate a design theme and focused development standards to achieve desired results.

8. Incorporate and enhance arts, culture, entertainment, and public spaces.

9. Provide consumer-friendly, mixed-use development.

10. Promote Broadway Street as City of King's "Main Street."

3. Discuss concepts for the Town Core, Uptown, First Street Corridor, Neighborhoods and Circulation. Two concept plans (traditional and optimal) were generated from Workshop 1 results. These plans, shown in Appendix C, were presented to participants at Workshop 2. Participants were asked to comment on the draft concept plans, and discuss the general purpose and look of each proposed zone. The Uptown District was discussed at the workshop but not included in the final concept plan.

Responses from participants regarding the two concepts were taken into account in the formation of the final concept plan, shown in "Figure 2.7 Preferred Concept Plan Developed from Workshop 2 Results". The final concept plan illustrates proposed locations for the Town Core, Commercial District, First Street Corridor, and Neighborhoods. The final concept plan includes components of both draft concept plans. The Uptown District, which was included in the optimal concept plan, was removed for the final concept plan. The First Street Corridor was included, and the final locations for the Commercial District, Neighborhood General, and Town Core were most similar to those in the traditional concept plan.

Mobility/Circulation

Most participants agreed traffic flow is not a major concern in the Project Site. Most streets are wide and can accommodate traffic flow. Participants did have an issue with the existing median along Broadway Street. According to meeting attendees, the existing median is visually unappealing and causes traffic to back up when delivery trucks stop on the street to serve businesses. Bulb-outs with landscaping were recommended as a potential solution.

First Street Corridor

Land uses converge and intensify at the intersection of First Street and Broadway Street. For this corridor, participants suggested uses including offices, restaurants, wine bars, antique stores, and gallery shops selling local artisan crafts. A hotel located near the train tracks to accommodate potential rail passengers or travelers to King City was also suggested. Participants were also asked if a gateway feature would be appropriate on First Street. Landscaping, a plaza, and a mural were all mentioned as potential gateway options.

Town Core

Meeting atendees discussed the size, location, and look of the Historic Town Core. Participants noted most of the interesting historic structures are located between Second Street and Vanderhurst Avenue. However, most participants concluded the Town Core should not extend further than Russ Street. "Figure 2.6 Preferred

Look and Character for the Town Core, Uptown and Neighborhood Zones" reflects the preferred architectural style of the Town Core, described by participants as multi-cultural with a western emphasis.

Participants discussed closing Second Street between Broadway and Bassett Streets to create a space for a day-time farmers market and an evening event venue with traditional food vendors and local artisans and musicians. Participants opposed to the Second Street closure commented that existing open space, like the underutilized plaza in Town Square should be used prior to creating a street closure.

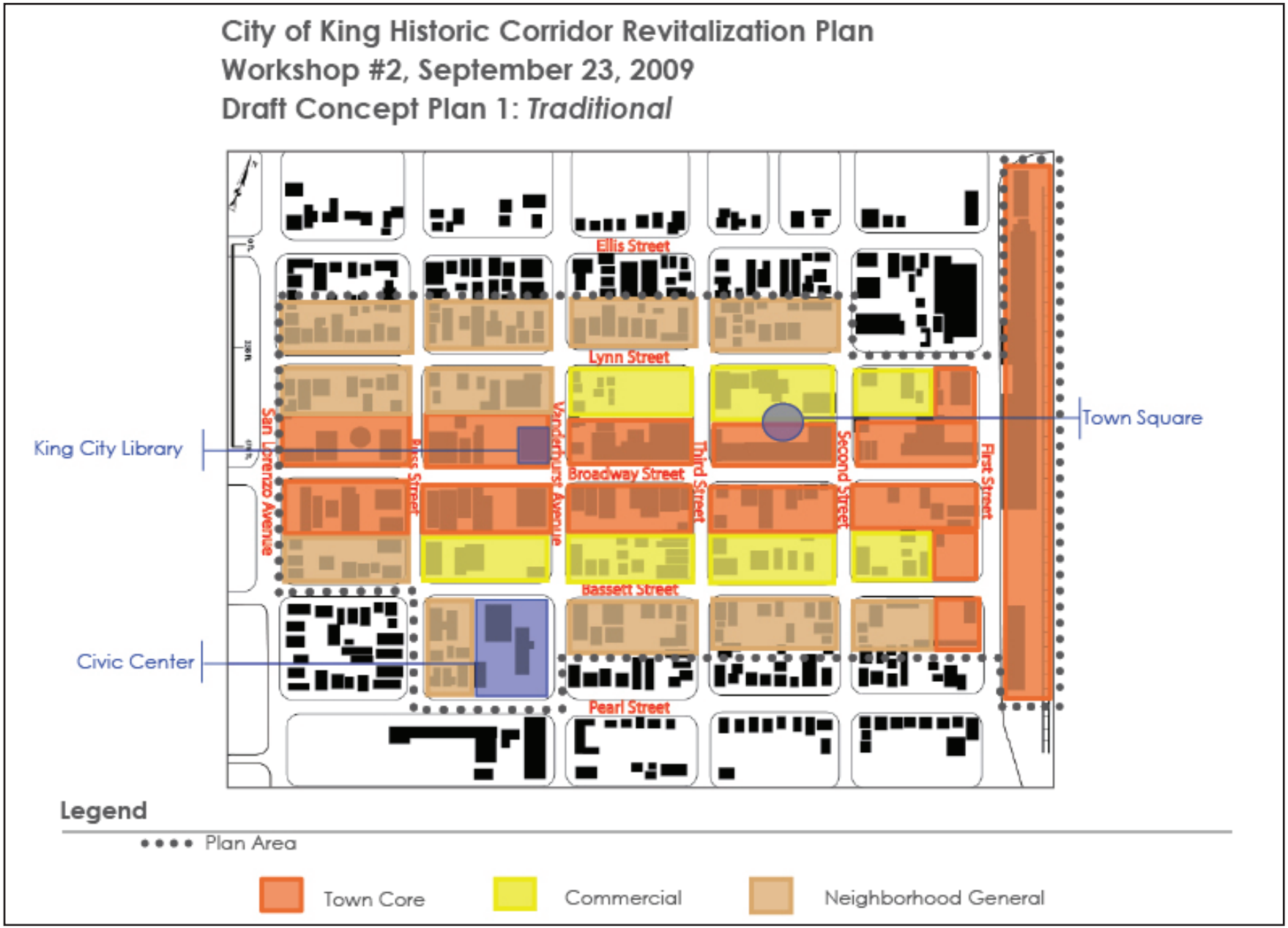
Uptown

Participants were asked to discuss what types of uses and building massing changes would be appropriate in the Uptown District of the Historic Corridor, located along Broadway between Vanderhurst Avenue and San Lorenzo Avenue. Participants wanted Uptown to include more commercial or mixed uses, including buildings with restaurants on the ground level and motels or apartments upstairs. "Figure 2.7 (a and b) Preferred Images for Uptown and Neighborhoods" shows the preferred look for the Uptown District.

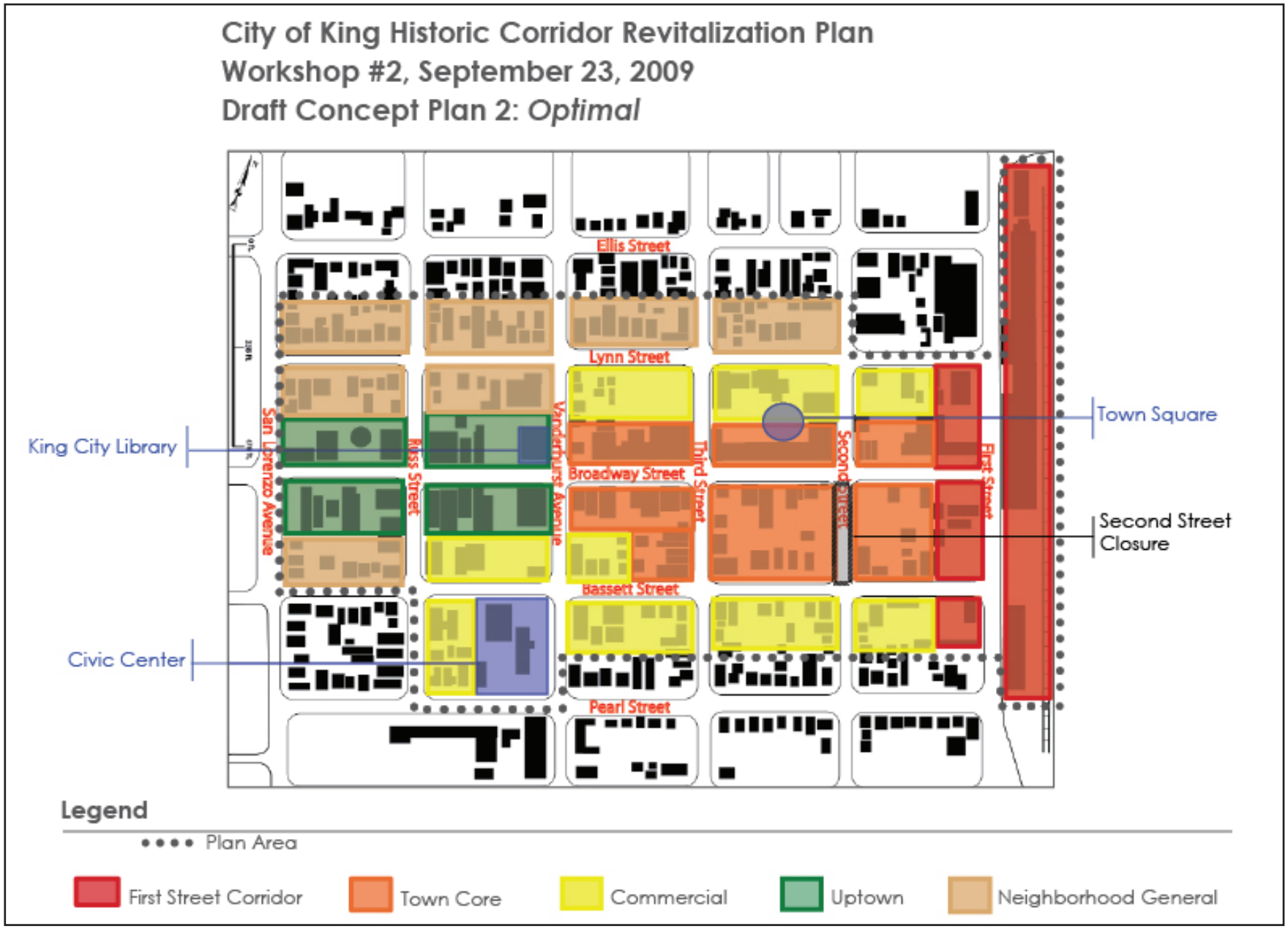
Neighborhoods

Adjacent neighborhoods are included in the historic downtown area. "Figure 2.7 (a and b) Preferred Images for Uptown and Neighborhoods" illustrates preferred design options for these residential neighborhoods. Some participants suggested small businesses should be allowed in these neighborhoods, while others requested a youth center.

Workshops 1 and 2: Draft Concept Plans

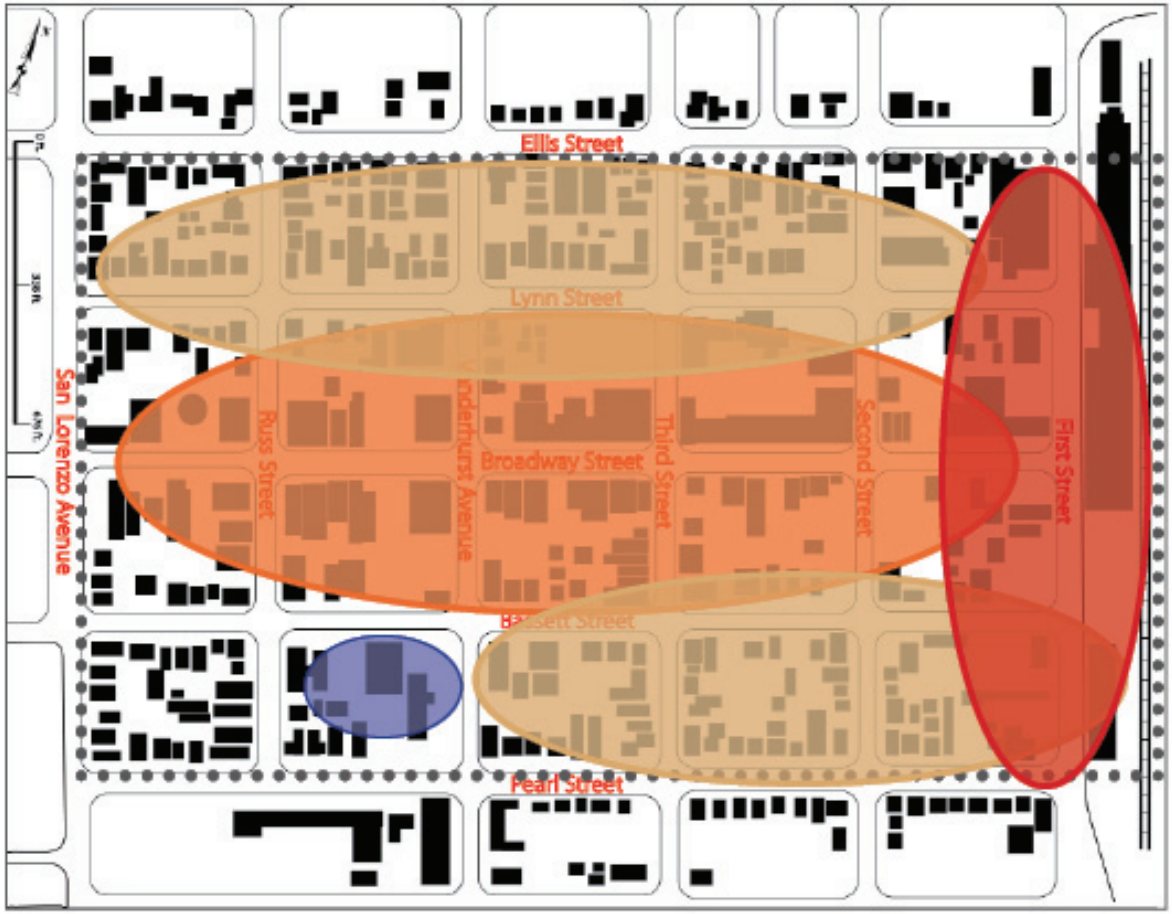


Workshops 1 and 2: Draft Concept Plans



Workshops 1 and 2: Draft Concept Plans

City of King Historic Corridor Revitalization Plan
Workshop #2, September 23, 2009
Draft Vision Diagram



Legend

- Study Area
- Corredor No. 1
- Centro Urbano
- Centro Civico
- Barrio General

Visual Preference Survey

Visual Preference Survey

3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO

Comments: _____

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3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO

Comments: _____

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3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO

Comments: _____

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3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO

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Suitable for Downtown King City? YES NO

Comments: _____

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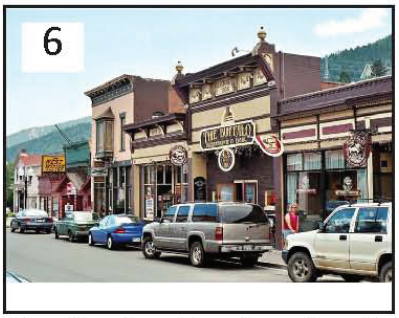

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Suitable for Downtown King City? YES NO

Comments: _____

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King City Historic Corridor Revitalization Plan | Community Workshop #2 | September 23, 2009

Visual Preference Survey, continued

Visual Preference Survey

3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO

Comments: _____

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Suitable for Downtown King City? YES NO

Comments: _____

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3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO

Comments: _____

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3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO

Comments: _____

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3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO

Comments: _____

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3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO

Comments: _____

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King City Historic Corridor Revitalization Plan | Community Workshop #2 | September 23, 2009

Visual Preference Survey, continued

Visual Preference Survey

3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO

Comments: _____

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Suitable for Downtown King City? YES NO

Comments: _____

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Suitable for Downtown King City? YES NO

Comments: _____

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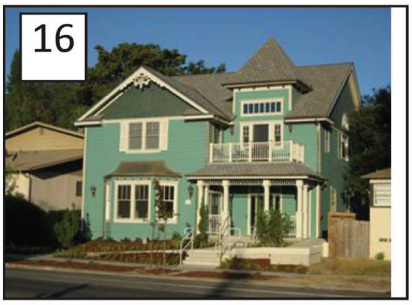

3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO

Comments: _____

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Suitable for Downtown King City? YES NO

Comments: _____

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Suitable for Downtown King City? YES NO

Comments: _____

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Visual Preference Survey, continued

Visual Preference Survey

3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO

Comments: _____

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Suitable for Downtown King City? YES NO

Comments: _____

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3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO

Comments: _____

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Suitable for Downtown King City? YES NO

Comments: _____

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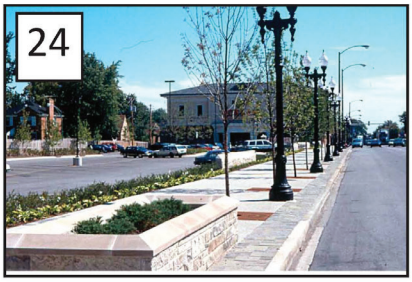

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Suitable for Downtown King City? YES NO

Comments: _____

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King City Historic Corridor Revitalization Plan | Community Workshop #2 | September 23, 2009

Visual Preference Survey, continued

Visual Preference Survey

3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO

Comments: _____

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Suitable for Downtown King City? YES NO

Comments: _____

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3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO

Comments: _____

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3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO

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Suitable for Downtown King City? YES NO

Comments: _____

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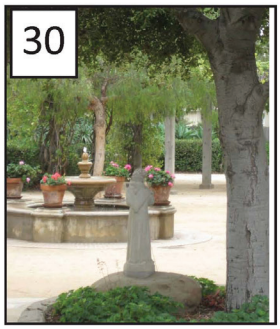

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Suitable for Downtown King City? YES NO

Comments: _____

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Visual Preference Survey, continued

Visual Preference Survey

3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO

Comments: _____

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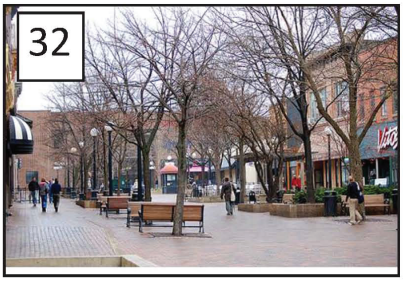

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Suitable for Downtown King City? YES NO

Comments: _____

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Suitable for Downtown King City? YES NO

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3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO

Comments: _____

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3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO

Comments: _____

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3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO

Comments: _____

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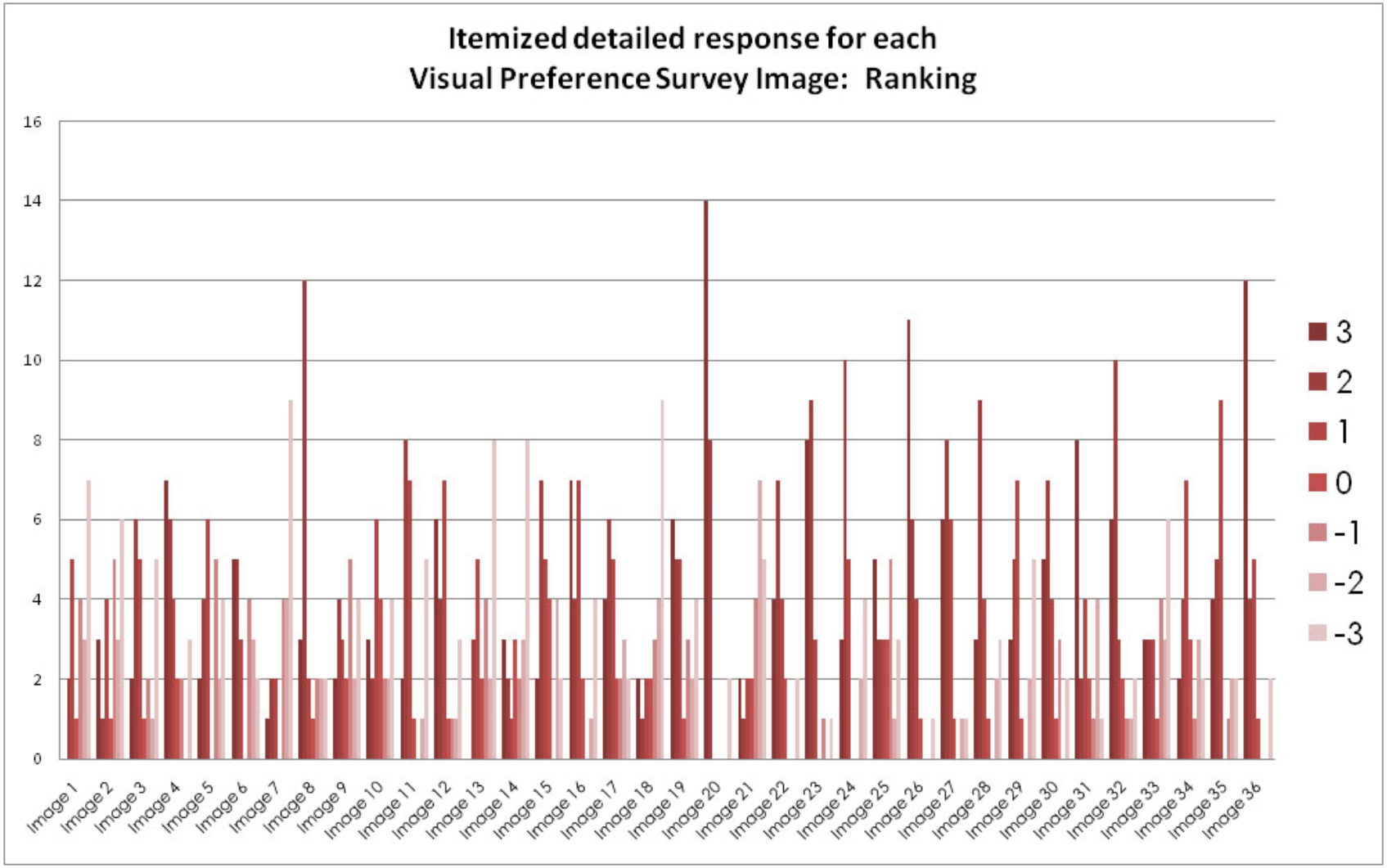
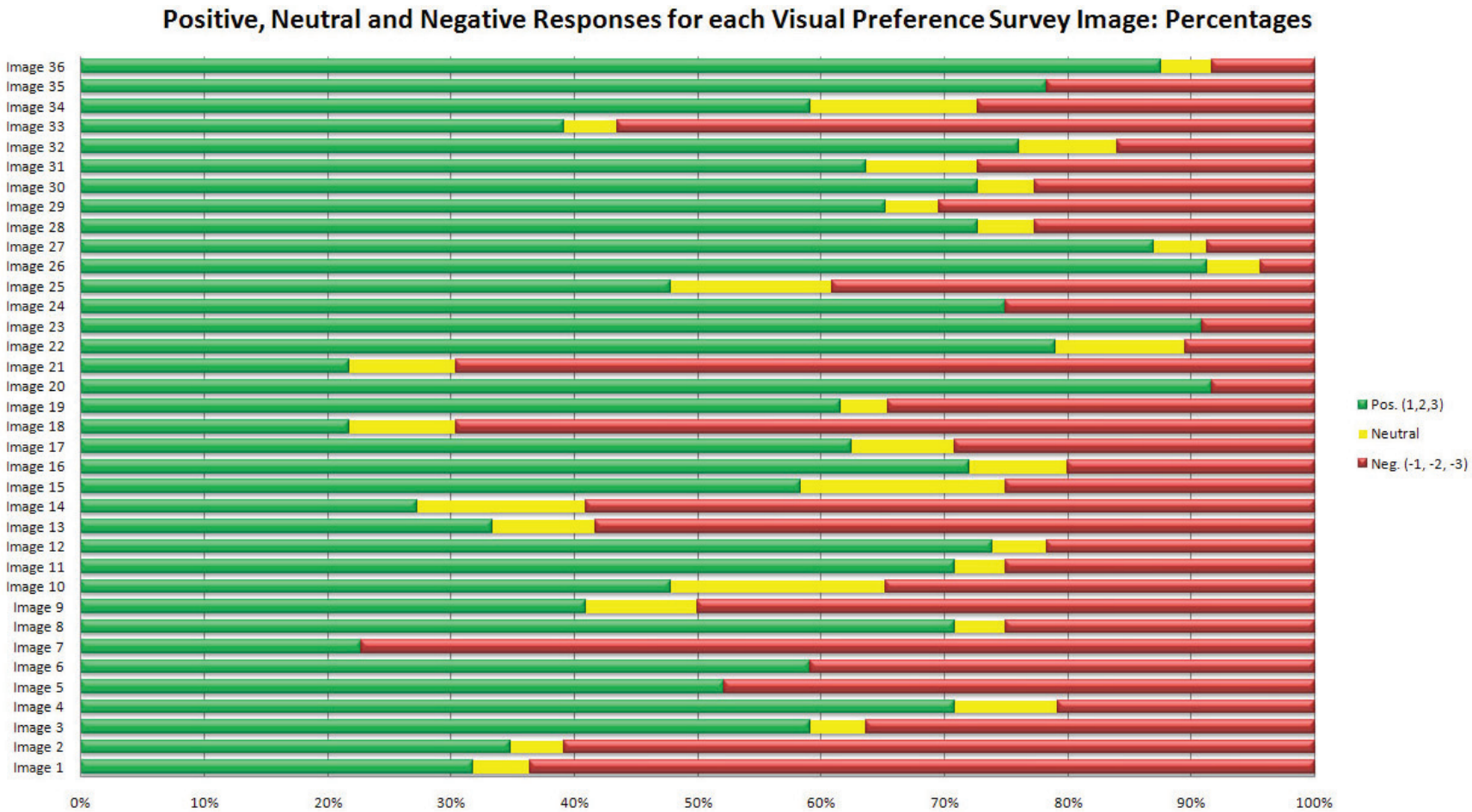
King City Historic Corridor Revitalization Plan | Community Workshop #2 | September 23, 2009

Visual Preference Survey Results



Visual Preference Results, Continued