

FACT SHEET

Mixed-Use District

Summary of the proposed Mixed-Use District, Draft Section 9.03.160 of the RSMZC

Purpose of Mixed-Use District:

- Provide the ability for development projects to combine compatible uses in ways which offer a balance of land uses where people can live, work, shop and dine on a neighborhood scale.
- Plan for a range of housing opportunities to adequately meet the existing and projected needs of the entire community. (Housing Element Goal 1)
- Ensure that new residential development and modifications to existing development continue to honor the master plan's vision of the community in an objective manner. (Housing Element Policy 1.4)

Properties: The following list shows all parcels proposed for the Mixed-Use designation:

Locations: The following locations are listed in the General Plan Housing Element for rezoning to allow Mixed-Use Development.



Properties to be rezoned from Commercial General to Mixed-Use

Address	Existing Use	Acres
22022 El Paseo	BJs Restaurant	1.00
22012 El Paseo	US Bank	0.46
22032 El Paseo	Medical Office Building	2.90
22205 El Paseo	Plaza El Paseo	0.70
22215 El Paseo	Plaza El Paseo	5.54
22235 El Paseo	Plaza El Paseo	2.98
22245 El Paseo	Plaza El Paseo	0.71
22342 El Paseo	Plaza El Paseo	4.11
22372 El Paseo	Plaza El Paseo	1.39
30832 Santa Margarita Pky	Town Center Car Wash	1.03
Properties to be rezoned from Business Park to Mixed-Use		
22342 Avenida Empresa	Office Building	3.88
30021 Tomas	Office Building	1.92

Development Standards: The proposed Mixed-Use development standards are consistent with the commercial and multi-family standards.

Proposed Table 9.03.20 –Mixed-Use Development Standards

Development Standard	Mixed-Use District
Minimum Density	20 units/acre
Maximum Density	35 units/acre
Maximum Floor Area Ratio (FAR)	1.0
Minimum Lot Size	20,000 sf
Maximum Building Height	45 feet
Setbacks	
Adjacent to residential use or district	20 feet
Adjacent to non-residential use or district	20 feet
Adjacent to street	15 feet
Minimum Distance Between Buildings	10 feet
Multi-family Minimum Unit Size	
Studio	500 sf
1-bedroom	600 sf
2-bedroom	700 sf
3-bedroom	800 sf
Min. Common and Private Open Space	Section 9.13.020

Allowed Uses: Uses allowed in the Mixed-Use Zoning District include residential uses found in the Residential High Density (RH) and Commercial General (CG) districts. The following is a partial list; refer to Draft Tables 9.03.18 and 9.03.19 for a full list. Existing uses have been examined and the proposed list of allowable uses will ensure that no existing use becomes non-conforming.

- Multi-family housing
- Retail uses such as shops and personal care services
- General and medical office
- Restaurants and bars
- Commercial recreation