

3.1 Introduction

The Mission Boulevard Corridor Specific Plan establishes a Regulating Plan to delineate those areas subject to regulation by the Plan and its Form-Based Code component (see Chapter 4). The Regulating Plan, shown in Figure 3.1, is also the zoning map that identifies the different Transect Zones within the Mission Boulevard Corridor. The Regulating Plan also shows Thoroughfare Types and Special Requirements for all areas subject to the Specific Plan.

3.2 Special Requirements

The Regulating Plan designates the following standards and special requirements:

1. Height Overlay Areas: These designations indicate areas where the height of buildings are modified from the underlying Transect Zone.
2. Commercial Overlay Areas: These designations indicate areas where residential is not allowed on the first floor of development.
3. Mandatory Shopfront Frontage: These designations require that a building shall provide a commercial shopfront at sidewalk level along the entire length of its private frontage. The shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the sidewalk as generally illustrated in Table 5.
4. Recommended Shopfront Frontage: These designations indicate that a building should provide a commercial shopfront at sidewalk level along the entire length of its private frontage. Where provided, the shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the sidewalk as generally illustrated in Table 5.
5. Terminated Vista: These locations indicate that the building should be provided with architectural articulation of a type and character that responds visually to the location, as approved by the review authority. A building located at a Terminated Vista designated on the Regulating Plan should be designed in response to the axis through the use of color, material, massing and height such that visual orientation along the axis is improved and a prominently visible destination is established.

The Regulating Plan also establishes the following Transect Zones within the Mission Boulevard Corridor:

T3	Sub-Urban
T4-1	General Urban 1
T4-2	General Urban 2
T5	Urban Center

Each of these Transect Zones has a distinct character as outlined in Table 1 (Transect Zone Description) in Chapter 4.

Chapter 3 - Regulating Plan

3.3 Transect Zones

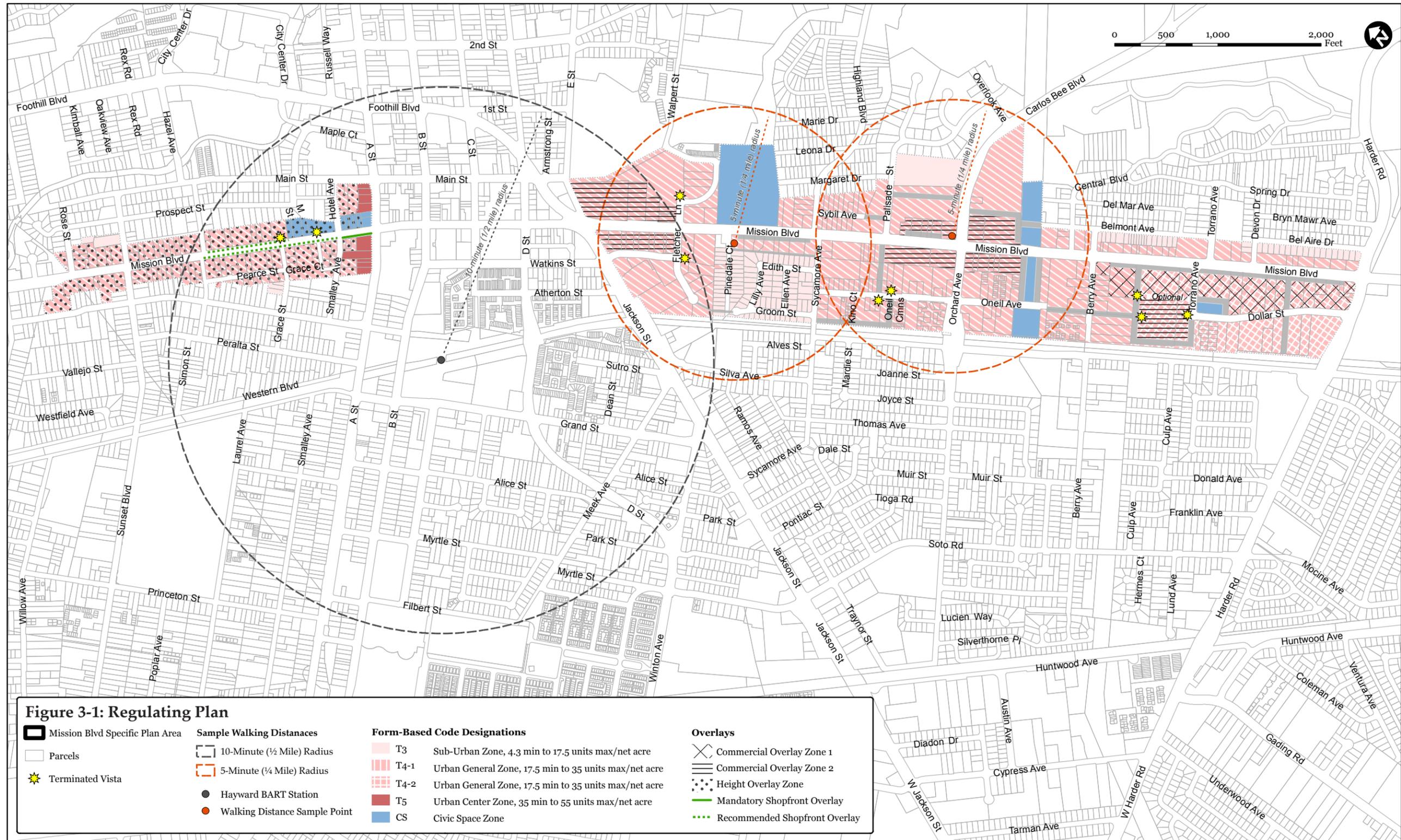
All areas shown within the Regulating Plan boundaries shall be subject to the Mission Boulevard Corridor Specific Plan and Form-Based Code. The Transect Zones are hereby established and shall be shown on the Regulating Plan for the Mission Boulevard Corridor Specific Plan and Form-Based Code area.

3.4 Civic Spaces Zone

The Regulating Plan also establishes the Civic Space (CS) Zone. The purpose of the CS Zone is to provide designated areas for public open space, civic buildings and civic uses.

3.5 Thoroughfare Plans

In addition to the Regulating Plan, the Mission Boulevard Corridor Specific Plan also establishes a Thoroughfare Plan and a New Thoroughfare Plan are shown in Figures 3-2 and 3-3. The Form-Based Code (see Chapter 4) provides details on proposed upgrades to existing thoroughfares and proposed standards for new thoroughfares within the Specific Plan area.



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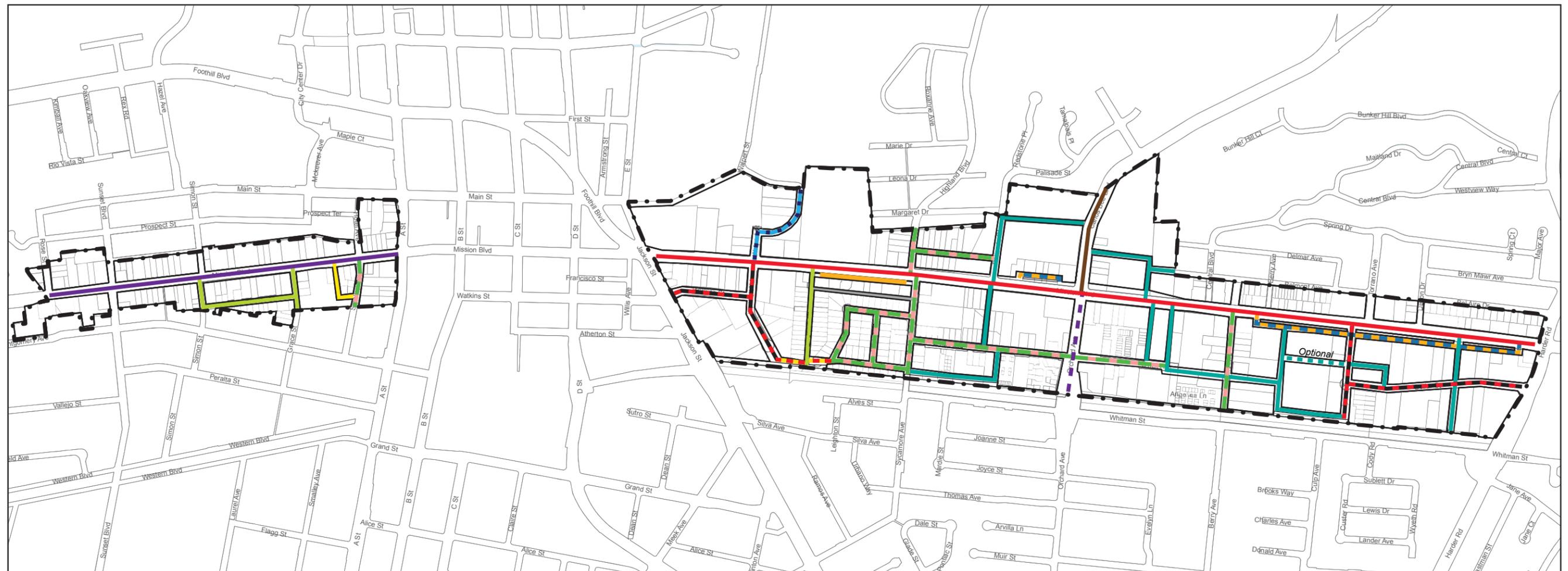
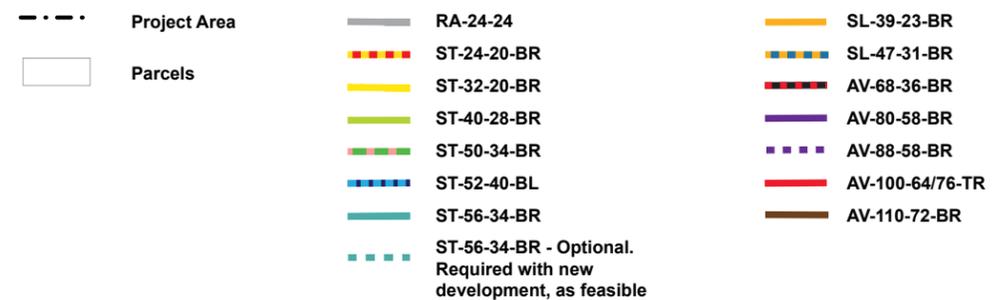


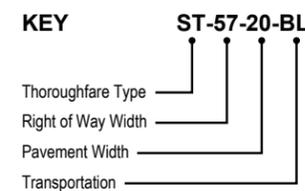
Figure 3-2: Thoroughfare Plan



THOROUGHFARE TYPES

Boulevard :	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Slip Lane:	SL
Rear Alley:	RA
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Passage:	PS
Transit Route:	TR

KEY



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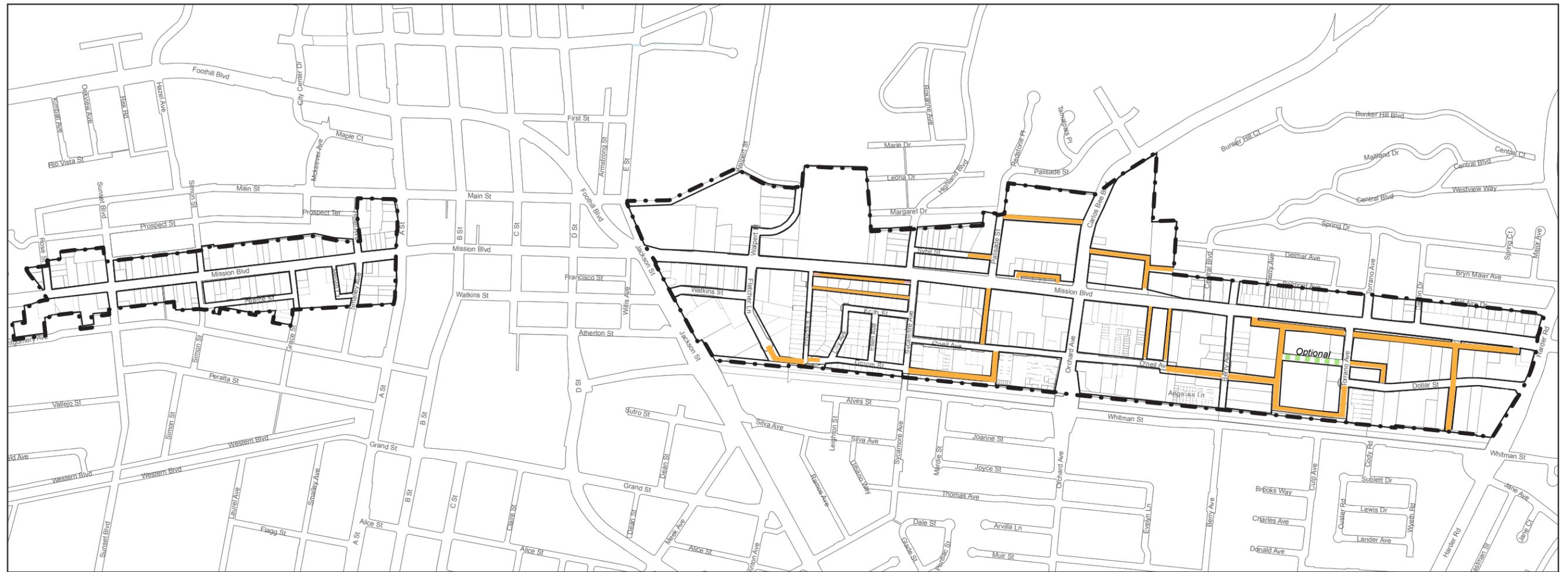


Figure 3-3: New Thoroughfare Plan



- Project Area
- Existing Thoroughfares
- Parcels
- New Thoroughfares
- Optional New Thoroughfare required with new development unless deemed infeasible to accommodate a large single use/building.

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