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APPENDIX A | USE CLASSIFICATIONS

The following use classifications reflect the particular characteristics of the Baylands and the intent of this Specific Plan. While these use classifications may not be unique to this Specific Plan, the associated definitions shall only be used with respect to this Specific Plan and its application to the Baylands. In the case of conflict between these classifications and similar classifications or definitions in other City documents, plans, or regulations, the classifications of this Specific Plan shall govern the understanding of these terms as they are used in this Specific Plan and applied to the Baylands Specific Plan Area.

Public and Semipublic Uses

Clubs or Lodges. Meeting, recreational, or social facilities of a private or nonprofit organization primarily for use by members or guests; including residential accommodations that are available to members or guests on a temporary basis, but excluding residential hotels. This classification includes union halls, social clubs, and youth centers.

Cultural Institutions. Institutions engaged primarily in the performing arts or in production, display, or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis. This classification includes performing arts centers for theater, dance, and events; museums; historical sites; art galleries; and libraries.

Day Care. Any facility that provides non-medical care to one or more persons on a less than 24- hour basis. This classification includes nursery schools, preschools, day care centers for children or adults, and any other day care facility licensed or certified by the State of California.

Educational Research and Development. Facilities engaged in industrial or scientific research and product development of an educational nature and associated with a recognized public or private educational institution, but not including the controlled production of high technology electronic, industrial or scientific products or commodities for sale.

Exhibition/Convention Center. A non-profit or for-profit facility used for the exhibition of various trade products and services, the exhibition of various seasonal events, or the assemblies or meetings of the members or representatives of a group. This classification does not include clubs, lodges, or other meeting facilities of private or non-profit groups that are primarily used by group members.

Government Offices and Facilities. Administrative, clerical, or public contact offices of a government agency, including postal offices, together with incidental storage and maintenance of vehicles.

Parks and Recreation. Noncommercial parks, playgrounds, gymnasium, recreation facilities, and open spaces. This classification includes community centers, playing fields, courts, swimming pools, picnic facilities, public marinas, as well as related food concessions.

Police Firing Range. Indoor or outdoor locations designed for the safe discharge of firearms for the purpose of instructing and training members of the Police Department and authorized public safety officials.

Residential Uses

Duplex/Single Family. A residential structure with a maximum of 50 feet in height. These buildings are freestanding or paired units with a 4th story penthouse space not to exceed 1/2 of the third level. Lots may be paired to create duplex buildings with average 3' side setbacks for each or to create freestanding Single Family homes with average 3' side setbacks in each side.

Multi-Family High. A residential structure that includes multiple dwelling units, with a maximum of 270 feet in height. Multi-Family High buildings may have ground floor retail and active pedestrian environments at specified locations. They are only allowed in High Density Residential zones.

Multi-Family Low. A residential structure of a maximum of 50 feet in height, which provides for stacked units in buildings of no more than 22 units. These may consist of Townhome units over single story flats or stacked townhomes, with an allowable 4th story roof deck and penthouse space not to exceed 1/2 of the third level. They are allowed in Low Density Residential zones.

Multi-Family Mid. A residential structure that includes multiple dwelling units, with a of maximum of 110 feet in height. Multi-Family Mid buildings have required Active Ground Floor retail and active pedestrian environments at specified locations. They are allowed in High and Mid Density Residential zones

Residential Amenities. Common space within The Baylands which are provided for the exclusive use of residents and guests of residents of a building for recreation or social purposes. This space can include, but not limited to, facilities such as fitness center, swimming pool, clubhouse, etc.

Residential Flex-Space. Allowed non-residential uses at ground floor of residential units. Uses within allowed Flex-Space must be owned, managed and operated by the owner of the residential dwelling above. All commercial revenue generated within Flex-Space uses must be distributed to the owner of the dwelling unit above and is not counted against the Baylands' 6.5 million square feet of commercial maximum requirement.

Townhomes. A residential structure with a maximum of 50 feet in height and varying lot widths and depths. These buildings are allowed a 4th story roof deck and penthouse space not to exceed 1/2 of the third level. These townhomes are parked below grade, or in at-grade garages.

Commercial Uses

Active Ground Floor Use. Required and allowed non-residential uses at ground floor of high density residential and commercial parcels on the West Side. Required Active Ground Floor areas must have retail, restaurants, commercial, or public/semi-public uses. In areas designated allowed AGF, such uses may also be located, but are not required.

Alcoholic Beverage Sales. The retail sale, for on- or off-premises consumption, of liquor, beer, wine, or other alcoholic beverages, but excluding full-service restaurants.

Animal Services. Boarding and grooming and/or medical care for small animals on a commercial basis. Grooming and boarding of animals for no more than 30 days. This classification does not include dog walking and similar pet care services that are not carried out at a fixed location.

Automobile/Vehicle Sales and Services

- Automobile/Vehicle Sales. Sale of automobiles, motorcycles, trucks, and similar equipment, including storage and incidental maintenance.
- Automobile Rentals. Rental of automobiles, including storage and incidental maintenance.
- Car Wash. Washing, waxing, or cleaning of automobiles or similar light vehicles.

Banks and Other Financial Institutions. Establishments that provide retail banking, credit, and mortgage services to individuals and businesses. This classification includes banks, savings and loan establishments, check cashing, and currency exchange outlets.

Business Services. Establishments providing building maintenance, document delivery, mail receiving and boxes, graphic arts, drafting, blueprinting, typesetting, copying, desktop publishing and photographic services. This classification excludes professional, executive, management, or administrative services classified as an office use.

Convenience Stores. Retail store serving the daily or occasional needs of the residents of the immediate area with a variety of goods such as groceries, meats, beverages, dairy products, patent medicines, etc.

Eating and Drinking Establishments. Businesses that are primarily engaged in serving prepared food or beverages for consumption on or off the premises.

- Full Service. Restaurants providing food and beverage services to patrons who order and are served while seated (table service), and pay after eating. Takeout service may be provided.
- Limited Service. Restaurants providing food and beverage services to patrons who order and pay before eating. Food and beverages may be consumed on the premises, taken out, or delivered. No table service is provided. This classification includes cafes, fast-food outlets, pizza delivery, snack bars, and takeout eating places.
- With Live Entertainment. Musical, theatrical, song or dance, scene, or performance for the purpose of amusing a guest or patron, on a scheduled basis more than 3 times a calendar year, regardless of whether the performers are compensated.
- With Outdoor Seating. Provision of outdoor dining facilities on the same property or in the adjacent public right-of-way.

Food and Beverage Sales. Retail sales of food and beverages for offsite preparation and consumption. Typical uses include supermarkets, specialty food stores, delicatessens, or convenience markets. This category also includes large-scale stores that sell food items and beverages in bulk, and also may sell bulk household and office products.

Hardware Store. Facility primarily engaged in the retail sale of hardware, including but not limited to tools, builder's hardware, plumbing and electrical supplies, housewares and household appliances, and paint and glass.

Hospitality. Establishments offering transient lodging and which may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. This classification includes hotels, suite hotels, and extended-stay hotels that provide in-room kitchen facilities but are intended for occupancy of a limited duration. This classification also includes lodging associated with an office or other commercial use that is provided to visiting employees, clients, and/or guests for a limited duration.

Theater. An indoor performance venue that hosts live entertainment such as concerts, theater performances plays, speaker series and television broadcasts. Theaters typically include a stage on one end with seating oriented to face the stage, which might be arranged with balconies and boxes on multiple levels in addition to the orchestra (or ground-floor) level. Seating may be fixed or adaptable.

Research and Development. Establishments primarily engaged in the research, development, and controlled production of high technology electronic, industrial, or scientific products or commodities for sale. This classification includes biotechnology firms and manufacturers of nontoxic computer components.

Transportation, Utilities and Infrastructure Uses

Accessory use. Part of the operation of buildings, business, utilities, infrastructure, and the maintenance and functionality of open spaces. These uses can be attached or detached from the principal structure and can be outdoor (not enclosed) or fully enclosed or partially enclosed. They are located in the same parcel as the principal building and their uses are always supportive, incidental and subordinate to the uses of the principal use.

Energy Storage. Facility dedicated to capturing energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production. This process can come in the form of rechargeable battery systems that store energy from solar arrays and provide that energy to a home or business.

Car Barn. Large garage structure for the housing and maintenance of shared vehicles, streetcars, railroad cars, buses or other transit vehicles.

Commercial EV charging station. Charging locations, which include Electric Vehicle Supply Equipment (EVSE) that supplies electric energy for the recharging of electric vehicles.

Commercial Parking. Surface parking and associated structures to accommodate vehicular parking for special events, commuter buses, construction equipment and trucks.

Communications Facilities. Broadcasting, recording, and other communication services accomplished through electronic or telephonic mechanisms. This classification includes radio, television, or recording studios, switching centers, and cable television transmitting stations.

Renewable Energy Generation. Facilities that use various technologies to convert energy from renewable sources to electricity. Renewable energies (or renewables) are ways to generate energy from natural resources. These resources may include geothermal, hydrogen, solar, and wind.

Transmission Towers. A structure designed to support one or more reception/transmission systems. Examples of transmission towers include, but shall not be limited to, radio towers, television towers, telephone exchange/microwave relay towers, and cellular telephone transmission/personal communications systems towers.

Transportation Mobility Hub. Mobility hubs are places where multiple travel options come together, along with supportive amenities, services, and technology. They are typically located around transit stops and stations with the goal of providing seamless first-last mile solutions to deliver commuters from transit stop to destination.

Transportation Passenger Terminals. Facilities for passenger transportation operations. This classification includes rail stations, bus terminals, urban and regional transit stations, and scenic and sightseeing facilities, but does not include airports, heliports, or seaports.

Laboratory, Commercial. Medical or dental laboratory services or photographic, analytical, or testing services in an establishment. This classification also includes laboratory spaces for high end technological and biotechnological research.

Life Science. Commercial space dedicated to the research, development and manufacturing of pharmaceuticals, biotechnology-based medicines, medical devices, biomedical technologies, food processing, and other products that improve the lives of organisms.

Light Manufacture or Maker Space. A communal public workshop space in which people with shared interests, especially in the different fields of art and craft, can gather to work on small personal projects while sharing ideas, equipment, and knowledge.

Maintenance and Repair Services. Establishments providing repair services for personal and household goods, such as household appliances, computers, television, audio or video equipment, office machines, furniture, home and garden equipment, footwear and leather goods, or building maintenance services. This classification excludes maintenance and repair of automobiles and other vehicles and equipment.

Offices. Firms or organizations that primarily provide professional, executive, management, or administrative services, such as accounting, advertising, architectural, city planning, computer software consulting, data management, engineering, environmental analysis, insurance, interior design, investment, graphic design, landscape design, law and real estate offices. This classification includes offices for a physician, dentist or chiropractor, as well as medical/dental laboratories incidental to the medical office use. It excludes banks and savings and loan associations and offices that are incidental to retail, production, storage, or other activities.

Parking Structures. Lots and garages offering parking to the public for a fee when such use is not incidental to another activity. These garages can be both, above ground or below grade structures.

Personal Instructional Services. Provision of instructional services or facilities, including photography, fine arts, crafts, dance or music studios, driving schools, diet centers, martial arts, yoga and fitness studios, but excludes uses classified as colleges, public or private.

Personal Services. Provision of recurrently needed services of a personal nature. This classification includes barber and beauty shops, tanning salons, seamstresses, tailors, shoe repair, dry cleaners (excluding industrial laundering plants), and the like.

Plant Services. Land, buildings or structures, or portions thereof, where trees, shrubs or other plants are grown for the purpose of retail or wholesale trade. A Plant Nursery may include the accessory sale of soil, planting materials, fertilizers, garden equipment, ornaments and similar material.

Recreation and Entertainment. Provision of paying participant or spectator recreation or entertainment. This classification includes fitness and recreational sports centers, including gymnasiums, handball, racquetball, tennis club facilities, ice or roller skating rinks, swimming or wave pools; movie theaters; bowling centers; miniature golf courses; amusement arcades; etc.

Retail Sales. Establishments engaged in sales of goods, including, but not limited to: furniture and home furnishings; artistic works; electronics and appliances; clothing and shoes; jewelry, luggage and leather goods; sporting goods and hobbies; books, periodicals, and music; tobacco sales; department stores; and miscellaneous goods, such as florists, office supplies and stationary, gifts and novelties, etc. This classification includes the retail sale or rental of merchandise not specifically listed under another use classification.

Sewer Lift Station. Facility designed to move wastewater from lower to higher elevation through pipes. Key elements of lift stations include a wastewater receiving well (wet-well), often equipped with a screen or grinding to remove coarse materials; pumps and piping with associated valves; motors; a power supply system; an equipment control and alarm system; and an odor control system and ventilation system.

Water Storage Tank. Structure or vessel including piping that is installed or constructed above, below or partially sunk into land or water for the purpose of storage of water in excess of 200 liters.

Water Treatment/Recycling Facility. A facility that will provide tertiary treatment of wastewater for reuse on-site to supplement the treatment of combined sewer/stormwater provided by the municipal wastewater treatment facility, located off-site. The facility may consist of either a mechanical scalping plant or a natural scalping plant which utilizes constructed wetlands as part of the treatment process.

APPENDIX B | GLOSSARY

The following terms and definitions may be unique to this Specific Plan and reflect the particular characteristics of the Baylands and the intent of this Specific Plan. In addition to the terms listed below, terms may be explicitly or implicitly defined within the body of the Specific Plan in a manner that may be unique or distinct from other City usage. The terms and corresponding definitions of this Specific Plan shall only be used with respect to this Specific Plan and its application to the Baylands. In the case of conflict between these terms and definitions and similar or identical terms and their respective definitions in other City documents, plans, or regulations, the definitions in this Specific Plan shall govern the understanding of these terms as they are used in this Specific Plan and applied to the Baylands Planning Area.

Articulation. The use of changes in plane, windows, material, color, or entries to express a building's form and provide visual interest.

Biotech. Commercial use potentially assigned to parcels in the Baylands site. This use is mainly dedicated to the exploration of biological processes for industrial and other purposes, involving the use of living systems and organisms to develop or make products.

Building Transparency. The area of the building façade that is transparent—i.e., composed of clear glass—allowing views into and out of the building.

Building Frontage. Along each designated street, public right-of-way or plaza, a minimum percentage of the building is required to have facade within setback ranges. The two-dimensional area of building façade that is parallel to a street, plaza or public space and falls within the setback range is added together and divided by the total parcel frontage and average height to calculate the percentage of frontage. All such frontages must be occupied by a primary or secondary use and cannot be a parking structure without Active Ground Floor uses.

Building Height. The maximum distance in feet allowed for a particular building. The height shall be measured from the lowest adjacent grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped or vaulted roof.

Buffer Zone. Parcels designated as areas serving to separate parcels or zones that are of different uses. They can also create transitions or a protective space from one area to another within the project.

Façade. The face of a building, usually the front.

Facility. An installation created to serve a particular function, such as for bicycles, pedestrians, or vehicles. A facility may also be a building built to serve a particular function, such as a convention center.

Finished Grade. The natural or revised grade exterior to all buildings or structures created by any proposed development.

Floor Area. The gross horizontal areas of all floors of a building measured from the interior face of the exterior walls or columns, but excluding any area where the floor to ceiling height is less than six feet.

Green Shared Street. A residential street in which the living environment predominates rather than vehicular infrastructure. Through the physical alteration of the street, the green shared street provides space for cars while fully accommodating the needs of residents. The main goal of a green shared street is to change the way streets are used and to improve the quality of life in residential streets by designing them for people, not just for traffic.

Ground Floor Use. There are two types of ground floor use areas; active ground floor or typical building uses. Retail, restaurants, public services, etc, must be provided at required 'Active Ground Floor' zones and may be provided in other areas designated allowable 'Active Ground Floor'. Frequent entries and lobbies are encouraged in the residential areas.

Leadership in Energy & Environmental Design (LEED). A green building certification standard providing third-party verification that a building or community was designed and built using performance standards such as energy savings, water efficiency, improved indoor environmental quality, and use of local, reused, or renewable sources of materials. Through the earning of points based on credits, a project may meet a range from "Certified" to the highest level of "Platinum." The system was developed and is overseen by the U.S. Green Building Council (USGBC).

Liner. Building or structure designated to mask an above-grade parking structure. Liner is only required at specific locations in The Baylands and includes uses such as Active Ground Floor, Commercial, and Residential.

Lot or Parcel. A piece of land occupied or capable of being occupied by a use, building, or group of buildings and accessory buildings and uses, together with such open spaces and lot areas and widths as are required by this plan, and having frontage on a street or private way.

Mixed-Use Development. As used in this Specific Plan, mixed use development refers to an integrated development containing a combination of commercial, residential and/ or public and semipublic activities and adhering to a comprehensive plan and located on a single tract of land, or on two or more tracts of land which may be separated only by a street or other right-of-way, or which may be contained in a single building.

Mobility Hubs. Mobility hubs are places where multiple travel options come together, along with supportive amenities, services, and technology. They are typically located around transit stops and stations with the goal of providing seamless first-last mile solutions for people who opt not to drive.

Natural Feature. Any tree, plant, water feature, soil, or rock outcropping. This element can be designed or undesigned.

Parapet. An extension of a façade above the primary level of a flat roof that often serves to define and ornament a building top as well as to screen rooftop equipment.

Parking. References to parking are intended to regulate parking facilities, which may include indoor and outdoor private property belonging to a house, the side of the road where on-street parking is allowed, a parking lot, indoor and outdoor multi-level structures, and shared underground parking facilities. Parking may also refer to storage facilities for other vehicles, such as bicycles. In this Specific Plan, parking, used in the context of parking space requirements, refers to the provision of off-street spaces for vehicles, although parking for bicycles may be included as part of the incorporation of LEED standards. Below-grade parking structures are preferred in all cases and should be used to reduce the height of any above-grade structures when possible. The required parking ratios are designed to encourage transit use for commuting to and from employment areas and commercial centers. Individual unit garages are only allowed in Low Density Townhome units. Surface off street parking is allowed only in Campus zones.

Projections. Any architectural element that may protrude into the public right-of-way, setback, or build-to line beyond the building façade.

Setback Zone. A zone within a parcel parallel to a corresponding lot line, which is the boundary of any specified front, side, or rear yard, or a zone otherwise established to govern the location of buildings, structures, or uses. Where no minimum front, side, or rear yards are specified, the setback zone shall be coterminous with the corresponding lot line. All buildings have a minimum setback. Designated building types or locations may also have a maximum setback to create a more urban environment. These min/max ranges define the zone for required frontage. In no case shall surface parking occupy land between street and building, but for Campus areas. The setback shall be measured from the property line.

Sidewalk Zones. Sidewalks in Baylands consist of two zones: the through zone and the furnishing zone. The through zone provides space for pedestrians to move along the street. The furnishing zone is located next to the through zone and serves as a buffer between people walking and people biking or driving, and may be used for landscaping, street furniture, utility access, shuttle or transit stops, bike parking, wayfinding elements, or other uses depending on need.

Stoop. A small staircase leading to the entrance of a residential building or other building which primarily functions to raise the entrance above the ground level to provide a formal entrance and add privacy.

Story. A portion of a building between the surface of any floor and the surface of the floor next above it, or, if there is no floor above it, the space between such floor and the ceiling next above it.

Street Frontage. Along each designated street, public right-of-way or plaza a minimum percentage of the building is required to have facade within the required setback ranges. The two dimensional area of building façade that is parallel to a street, plaza or public space and falls within the setback range will be added together and divided by the total parcel frontage and average height to calculate the percentage of frontage. All such frontages must be occupied by a primary or secondary use and cannot be a parking structure without ground floor retail.

Sustainability. With reference to development, sustainability is defined as “meeting the needs of the present without compromising the ability of future generations to meet their own needs.” Recommendations for sustainable development generally include the consideration of environmental, social, and economic demands. In architecture, sustainability is synonymous with “green” building that integrates energy, water and waste efficiency strategies, creates native landscape habitat and improves the health and wellbeing of the community.

Tower. A portion of a building that penetrates or exceeds a plane or the height of its surroundings. Towers are allowed only in designated land uses and building types and may be occupied only by allowable uses.

Transit Oriented Development. Urban development that maximizes the amount of residential, business and leisure space within walking distance of public transport. It promotes a symbiotic relationship between dense, compact urban form and public transport use.

Transparency. The amount of a building facade that is composed of clear glass or other transparent or semi-transparent material that allows visibility of the interior from the outside. Transparency is particularly important in ground-floors and the promotion of pedestrian-oriented streetscapes.

