Goals

- Enhance the vibrancy of the Civic Center and regional commercial area by allowing for density that supports mixed uses, restaurants, and retail beyond the standard workday.
- Preserve jobs in industrial areas while allowing flexibility to accommodate new and emerging industries by maintaining current intensity and allowing creative new uses in these zones.
- Connect the stations to employment hubs by encouraging properties located along the bike path to incorporate active uses and orient themselves toward the transit right-of-way.
- Enhance and expand multifamily residential by providing incentives for affordable housing near transit hubs.
- Allow limited neighborhood-serving uses (childcare, etc.) to encourage walkability along the Burbank, Victory, Cedros, Kester, and Hazeltine corridors.

Strategies (* bonus FAR for public benefits)

Commercial Mixed-Use A
- FAR: 3/4* · Max. Height: Restricted by FAR
- Density (sq ft/unit): Restricted by Form

Commercial Mixed-Use B
- FAR: 2/4* · Max. Height: Restricted by FAR
- Density (sq ft/unit): Restricted by Form

Industrial A
- FAR: 2.5/4* · Max. Height: Restricted by FAR

Industrial A*
- FAR: 2.5/4* · Max. Height: Restricted by FAR
- Restrictions: Same form allowed as Industrial A, but no heavy industrial uses

Industrial B
- FAR: 2 · Max. Height: Restricted by FAR
- Density (sq ft/unit): Restricted by Form

Residential A
- FAR: 3/4* · Max. Height: 65’
- Density (sq ft/unit): Restricted by Form

Residential B
- FAR: 3/3.5* · Max. Height: 56’
- Density (sq ft/unit): 400

Residential C
- FAR: 3/3.5* · Max. Height: 45’
- Density (sq ft/unit): 800

Residential Amenity
- FAR: 3/4.5* · Max. Height: 65’
- Density (sq ft/unit): Restricted by Form

Residential Restricted Density
- FAR: 3 · Max. Height: 45’
- Density (sq ft/unit): 1500