



- Subarea A: Neighborhood Conservation**
 Maintain the current prevailing scale and character of these blocks;
 Improve the pedestrian environment
- Subarea B: Mixed Use Boulevards**
 Locate mostly around subway stations
 Allow live/work and low impact manufacturing workshops
 Maximum Height 50 feet - Except for hospital uses
 Maximum Floor Area Ratio: 2.0/1
- Subarea C: Community Center**
 Locate along Major Commercial Corridors
 Allow live/work and low impact manufacturing workshops
 Maximum height 75 ft
 Maximum FAR: 3.0/1 (4.5/1 for hospitals only)
 Only hospitals by right may go to 3.0/1 FAR & 100 ft
 Hospitals may go to 4.5/1 FAR & 200 ft with special project approval
- Subarea D: Industrial/Commercial**
- Subarea E: Community Facilities**
 Current School sites, City owned land and the Caltrans right of way
- Subarea F: Large Scale Highway Oriented Commercial**
 Locate along Major Commercial Corridors
 Locate within 1500 feet of a subway portal
 Locate within 1500 feet of freeway on & off ramps
 Locate on existing sites greater than 3.5 acres
 Allow commercial project sites with nationally recognized
 commercial retail tenants and over 100,000 SF
 Max Height 75'
 Max FAR 3.1/1 (4.5/1 for hospitals only)
 Only Hospitals by right may go to 3.0/1 for & 100'
 Hospitals may go to 4.5/1 for & 200' with special project approval
- M
Subway Portal

Map I

Vermont/Western Transit Oriented District Specific Plan

(Station Neighborhood Area Plan)

CPC 00-1976

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