

Street Address	Central Avenue Specific Plan (District)	Downtown Civic Center Master Plan	Downtown Civic Center Phase II	Zoning	General Plan	Residential Conversion Encouraged?	Approval Mechanism for Residential Conversion	Requirements for Commercial Development
5349 Phillips	1			CG	CG	No	S.C.U.P.	Note 5
5365 Phillips	1			CG	CG	No	S.C.U.P.	Note 5
5383 Phillips	1			CG	CG	No	S.C.U.P.	Note 5
5252 Francis	1			CG	CG	No	S.C.U.P.	Note 5
5240 Francis	1			CG	CG	No	S.C.U.P.	Note 5
5222 Francis	1			CG	CG	No	S.C.U.P.	Note 5
5208 Francis	1			CG	CG	No	S.C.U.P.	Note 5
11436 Central	1			CPD-CG	CG	No	S.C.U.P.	Note 5
11488 Central	1			CPD-CG	CG	No	S.C.U.P.	Note 5
11546 Central	1			CPD-CG	CG	No	S.C.U.P.	Note 5
11565 Central	1			CPD-CG	CG	No	S.C.U.P.	Note 5
11590 Central	1			CPD-CG	CG	No	S.C.U.P.	Note 5
11713 Central	1			CPD-CG	CG	No	S.C.U.P.	Note 5
11713 1/2 Central	1			CPD-CG	CG	No	S.C.U.P.	Note 5
12663 Central	4			CG	CG	No	None	Note 1, Note 3
12671 Central	4			CG	CG	No	None	Note 1, Note 3
12681 Central	4			CG	CG	No	None	Note 1, Note 3
12689 Central	4			CG	CG	No	None	Note 1, Note 3
12697 Central	4			CG	CG	No	None	Note 1, Note 3
12705 Central	4			CG	CG	No	None	Note 1, Note 3
12713 Central	4			CG	CG	No	None	Note 1, Note 3
12748 Central	4A			CG	CG	Yes	S.C.U.P.	Note 2
12762 Central	4A			CG	CG	Yes	S.C.U.P.	Note 2
12770 Central	4A			CG	CG	Yes	S.C.U.P.	Note 2
12778 Central	4A			CG	CG	Yes	S.C.U.P.	Note 2
13039 Central	4		Subdistrict 4	CG	CG	Yes	S.C.U.P.	Note 4
13049 Central	4		Subdistrict 4	CG	CG	Yes	S.C.U.P.	Note 4
13058 Central	4		Subdistrict 4	CG	CG	Yes	S.C.U.P.	Note 4
13572 Central	7			SC	SI	No	S.C.U.P.	Note 5
13582 Central	7			SC	SI	No	S.C.U.P.	Note 5
13590 Central	7			SC	SI	No	S.C.U.P.	Note 5
12837 7th	4		Subdistrict 5	CG	CG	No	None	Note 7
12841 7th	4		Subdistrict 5	CG	CG	No	None	Note 7
12845 7th	4		Subdistrict 5	CG	CG	No	None	Note 7
12931 7th	4		Subdistrict 8	CG	CG	No	None	Note 1, Note 6
12939 7th	4		Subdistrict 8	CG	CG	No	None	Note 1, Note 6

RESIDENTIAL CONVERSION MATRIX

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12949 7th	4		Subdistrict 8	CG	CG	No	None	Note 1, Note 6
12965 7th	4		Subdistrict 8	CG	CG	No	None	Note 1, Note 6
12971 7th	4		Subdistrict 8	CG	CG	No	None	Note 1, Note 6
12979 7th	4		Subdistrict 8	CG	CG	No	None	Note 1, Note 6
13001 7th	4		Subdistrict 8	CG	CG	No	None	Note 1, Note 6
13023 7th	4		Subdistrict 8	CG	CG	No	None	Note 1, Note 6
13031 7th	4		Subdistrict 8	CG	CG	No	None	Note 1, Note 6
13065 7th	4		Subdistrict 8	CG	CG	No	None	Note 1, Note 6
13071 7th	4		Subdistrict 8	CG	CG	No	None	Note 1, Note 6
13079 7th	4		Subdistrict 8	CG	CG	No	None	Note 1, Note 6
12652 9th	4			CG	CG	No	None	Note 1, Note 3
12660 9th	4			CG	CG	No	None	Note 1, Note 3
12670 9th	4			CG	CG	No	None	Note 1, Note 3
12678 9th	4			CG	CG	No	None	Note 1, Note 3
12686 9th	4			CG	CG	No	None	Note 1, Note 3
12696 9th	4			CG	CG	No	None	Note 1, Note 3
12706 9th	4			CG	CG	No	None	Note 1, Note 3
12712 9th	4			CG	CG	No	None	Note 1, Note 3
12728 9th	4			CG	CG	No	None	Note 1, Note 3
12922, 12924, 12926 9th	4		Subdistrict 9	CPD-CG	CG	No	None	Note 1, Note 6
12928, 12930, 12932 9th	4		Subdistrict 9	CPD-CG	CG	No	None	Note 1, Note 6
12940 A through F	4		Subdistrict 9	CG	CG	No	None	Note 1, Note 6
12950 9th	4		Subdistrict 9	CG	CG	No	None	Note 1, Note 6
12958 9th	4		Subdistrict 9	CG	CG	No	None	Note 1, Note 6
12966 9th	4		Subdistrict 9	CG	CG	No	None	Note 1, Note 6
12968 9th	4		Subdistrict 9	CG	CG	No	None	Note 1, Note 6
12972 9th	4		Subdistrict 9	CG	CG	No	None	Note 1, Note 6
12980 9th	4		Subdistrict 9	CG	CG	No	None	Note 1, Note 6
12986 9th	4		Subdistrict 9	CG	CG	No	None	Note 1, Note 6
13002 9th	4		Subdistrict 9	CPD-CG	CG	No	None	Note 1, Note 6
13016 9th	4		Subdistrict 9	CG	CG	No	None	Note 1, Note 6
13024 9th	4		Subdistrict 9	CG	CG	No	None	Note 1, Note 6
13032 9th	4		Subdistrict 9	CG	CG	No	None	Note 1, Note 6
13040 9th	4		Subdistrict 9	CG	CG	No	None	Note 1, Note 6
13052 9th	4		Subdistrict 9	CG	CG	No	None	Note 1, Note 6
13056 9th	4		Subdistrict 9	CG	CG	No	None	Note 1, Note 6
13058 9th	4		Subdistrict 9	CG	CG	No	None	Note 1, Note 6

RESIDENTIAL CONVERSION MATRIX

13066 9th	4	Subdistrict 9	CG	CG	No	None	Note 1, Note 6
13072 9th	4	Subdistrict 9	CG	CG	No	None	Note 1, Note 6
13082 9th	4	Subdistrict 9	CG	CG	No	None	Note 1, Note 6
13086 9th	4	Subdistrict 9	CG	CG	No	None	Note 1, Note 6
13201 9th	5A	Subdistrict 9	CG	CG	Yes	S.C.U.P.	Note 2

Note 1: District Four (Central Avenue Specific Plan) has a minimum lot size for new development of 20,000 square feet, or 4 residential lots with a minimum of 96 feet of frontage on Central Avenue for an area where residential uses and/or buildings still exist. The conversion of the property to a commercial use is considered new development based upon the requirements of the Central Avenue Specific Plan.

Note 2: The urban design goal of this sub-district is to preserve the unique historic character of the residential structures by encouraging their restoration and permitting their conversion to administrative and professional office uses.

Note 3: Where through-lot development does not occur, uses that face 7th or 9th Street should be office, professional office, etc., rather than retail or service commercial. These uses should either occur in remodeled residential buildings or in new buildings which have the appearance of a single family home.

Note 4: Residential buildings are encouraged to remain with commercial uses, according to the DCCMP (which supersedes the CASP). To retain the historical scale and character, this subdistrict is envisioned with one-story buildings that abut the front and side property lines. While parcels may be assembled for larger development, this small scale ambience should nevertheless be maintained through design. Residential buildings by contrast should retain their front and side yard setbacks even with commercial uses. Parking is located in the back with access from the alleys and B and C Streets.

Note 5: The principal land use designated for this district is commercial directed to regional rather than purely local or neighborhood needs. The urban design intent is to break up the linearity that "strip type" development might cause.

Note 6: The urban design goal of this sub-district is to protect and enhance the existing historical single family neighborhood.

Note 7: This area is envisioned to retain existing commercial uses which require large buildings and/or land parcels. The large scale buildings and parcels of this area are intended to contrast with the traditional scale of commercial uses and buildings on Central Ave. south of Riverside Dr.

****Note 8: A jumpstart meeting is required prior to submitting for a residential conversion. A meeting with Planning & Building is required prior to issuing a business license.**