




except for the Central Business District (CBD), where there is no maximum or minimum density.

 **Mixed Use Flex.** The Mixed Use Flex designation, which is primarily applied to properties along the Monterey Road corridor north and south of downtown, allows for a mix of residential, commercial, and office uses applied either vertically (i.e., one structure with multiple uses) or horizontally (i.e., structures with different land uses located adjacent to one another). Density should transition from higher to lower at the ends of Monterey corridor. The Mixed Use Flex designation allows 7 to 24 units per acre and a maximum FAR of 0.5. Prior to development of Residential or Mixed-Use projects within the Mixed Use Flex designation a block level master plan is required to identify how commercial uses will be incorporated within the development of the block and how individual development projects will connect with each other. Commercial development may proceed without preparation of a block level master plan consistent with the Commercial designation.

NON-RESIDENTIAL DESIGNATIONS

 **Commercial.** The Commercial designation is primarily located along arterial roadways west of Highway 101 and along the eastern freeway frontage. This designation is intended to allow a wide range of retail businesses, administrative and executive office uses, and professional services, either in stand-alone buildings or as part of shopping centers. The largest concentrations of this designation are found along Monterey Road and at the freeway interchanges, where retail stores are emphasized. The Service Commercial overlay along Monterey Road north of Wright Avenue allows auto-related uses, except for sales. The Commercial designation allows a maximum FAR of 0.6.

 **General Commercial.** This designation is applied to Cochrane Plaza on the south side of Cochrane Road at the freeway. The General Commercial designation is intended to allow a variety of commercial uses. It was established by voter initiative and cannot be changed without a public vote. This designation allows a maximum FAR of 0.5.