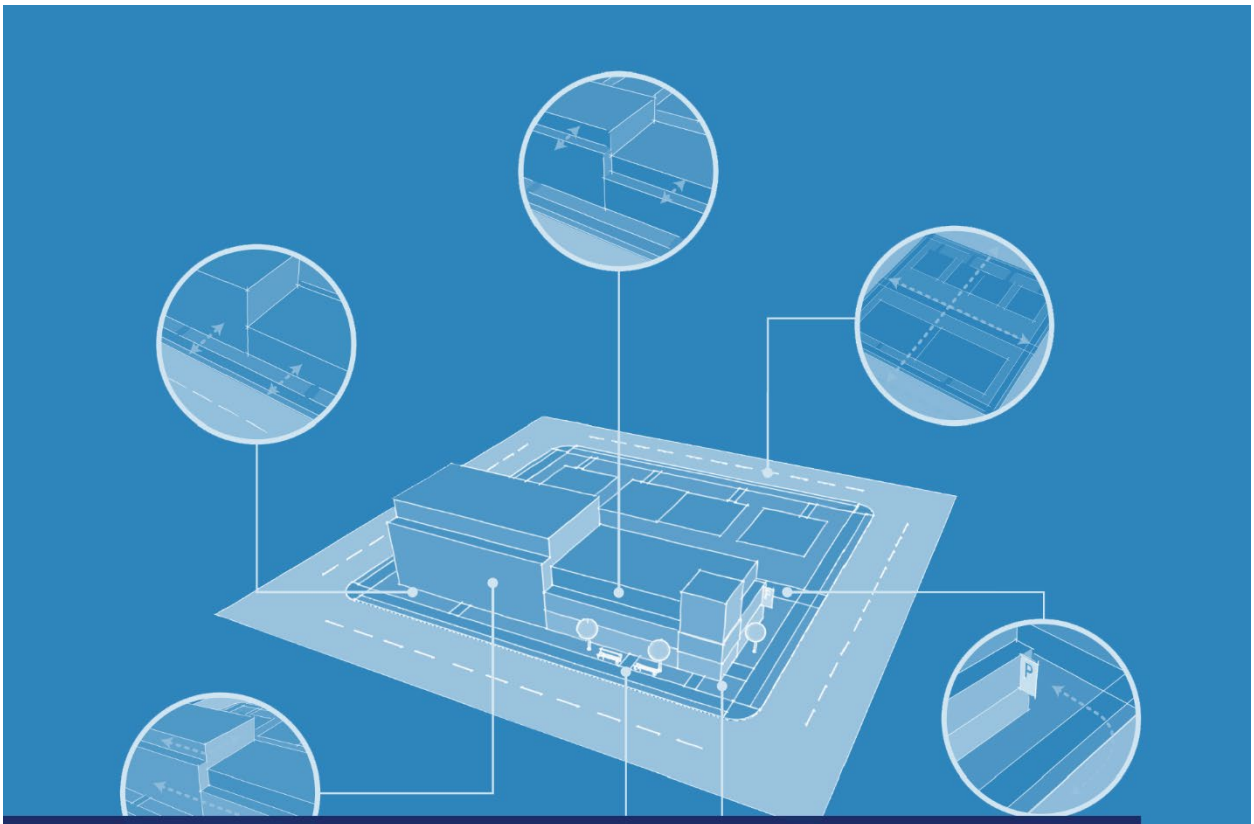

Los Angeles County

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Draft Formatting notes (bolding, highlights, and red formatting will be removed later)

Bold text (except headers) is from current code for reference

Red text is a measurable standard value (number)

Acknowledgments

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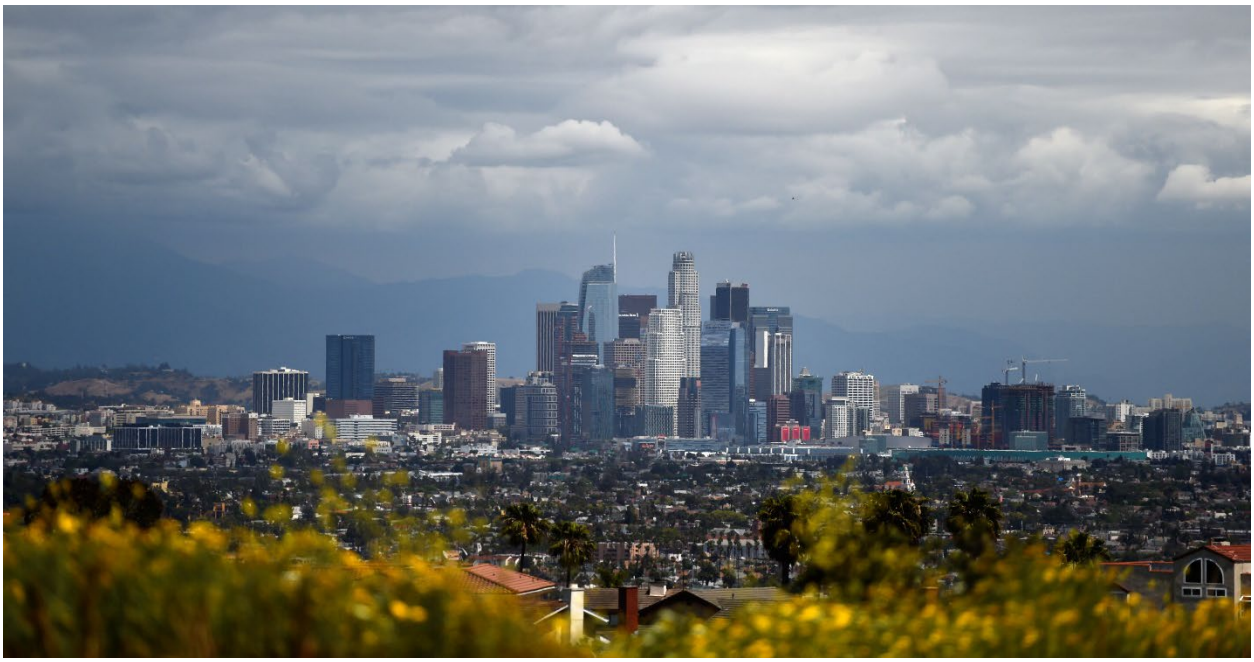
Table of Contents

1 Background

1.1 Introduction



Source: CEO Countywide Communications

The following guiding principles, design guidelines, and development standards have been developed to provide clear, measurable, and objective requirements to guide the design of residential and mixed-use development throughout the County's unincorporated communities. These requirements apply to projects of all scales, ranging from a single parcel to large subdivisions. This document embraces and builds upon existing priorities established by adopted County policies for all the unincorporated urban, suburban, and rural communities throughout the County.

1.1.1 Guiding Principles

These design principles provide high-level guidance for designing and developing the built environment within unincorporated areas while building upon the County's existing core principles:

1. **Design healthy communities that inspire active lifestyles.** Create unique places, spaces, and pathways that encourage physical activity through more walking, bicycling, hiking, exercise, and that promote stronger social cohesion.

2. **Design compact neighborhoods to foster connectivity in suburban and urban areas.** Create mid-to-high density residential and mixed use-neighborhoods and buildings that connect crucial activity centers, employment areas, recreation areas, transit corridors, and station stops.

3. **Design contextually appropriate sites that prioritize preserving the natural environment.** Ensure new development is clustered near existing development and is in harmony with its surrounding buildings and landscapes.

4. **Design with respect for the unique resources of the surrounding natural environment.** Ensure developments protect our prized hillsides, ridgelines, rivers, agricultural areas, coastlines, desert landscaping, and each environment's critical plant and animal habitats.

5. **Design sustainable new developments relative to the site's environmental conditions.** Reduce the energy needed for heating, cooling, and lighting by orienting buildings, landscaping, and open spaces to the sun's path and prevailing winds. Utilize building and landscaping techniques to increase developments' resiliency to wildfire, heat, drought, and floods.

6. **Design the built form to be harmonious but not homogenous.** Promote continuity of architectural scale and rhythm by considering the unique built environment of the surrounding area through scale, massing, materials, color, detail, articulation, ornament.

7. **Design dynamic infill developments to revitalize underutilized commercial areas.** Prioritize development patterns that transition between different uses while enhancing and protecting existing commercial sites. Create a foundation for a neighborhood's economic prosperity and encourage neighborhood scale commercial uses.

8. **Design for growth while preserving the unique character and assets of each community.** Respect each area's architectural and cultural history and account for the needs of residents on all ends of the spectrum, from rural to urban.

1.1.2 Applicability

All new development projects, including projects that propose new structures, and projects that propose additions to existing structures, shall comply with all applicable standards. Some of the standards in this document apply regardless of use while others apply to specific types of residential and mixed-use projects. When a project is located within a community subject to a Community-based plan, Local Coastal Plan, Specific Plan, or Community Standards District, the applicable local design requirements override the requirements of this document, where they conflict. When a project conflicts with another countywide standard, the Director of Regional Planning shall determine which standard applies.

1.1.3 How to use this document

This User Guide document provides guidance for interpreting and applying requirements of the County's zoning code in Section 22.140.540 of Title 22. Standards mentioned in this document should be considered in conjunction with those of other adopted plans and guidelines. The following workflow explains how to ensure a project complies with all the relevant requirements across all documents.

a. Zoning Districts and Development Standards. Identify the project's zoning district (s), which will determine what uses may be established on the project site and the zone-based development standards that will be applicable, including, but not limited to, maximum lot coverage, height, required parking, setbacks, etc.

   i. Zoning Districts: Title 22, Dvision 3

   ii. Development Standards: Title 22, Division 6

   iii. Standards for Specific Zones: Title 22, Division 7

   iv. Resoucres:

      1. Interactive Maps: https://planning.lacounty.gov/gis/interactive

      2. Residential Zones: https://planning.lacounty.gov/luz

b. Community-Based Plans, Programs, and Implementation Tools. Determine if the project is subject to any community-based plans, Specific Plans, Local Coastal Plans, or Community Standards Districts.

   i. If a project is subject to any of these documents, follow the guidance and comply with the standards provided therein.

   ii. For any development or architectural feature not addressed by these documents, refer to this document for applicable development standards.

c. Design Standards. For all projects subject to these standards, proceed with the applicable requirements outlined in this document.

   i. Take note of your context category.

   ii. Take note of your building type (Section 1.3 Residential Building Type).

   iii. Apply design standards required for all buildings/uses and those applicable to your building type.

   iv. Apply context category-specific design standards, which overrule building typology standards, if in conflict.

Exceptions

In rare instances when it is infeasible for a project is to satisfy a required standard, an exception may be possible through a variance or conditional use permit. Consult with County staff for more information.

Illustrations

The diagrams and photos provided throughout the document are for illustrative purposes only and do not mandate specific architectural styles. The County encourages a diversity of architectural styles, construction types, and housing types that align with a community's character and adopted policy documents.

1.2 Context Types

Source: CEO Countywide Communications

Los Angeles County includes 88 incorporated cities and 147 unincorporated areas. The unincorporated areas account for over half of the County's total land area. Large amounts of sparsely populated land cover the unincorporated areas in the northern portion of Los Angeles County. They include the Angeles National Forest, the Los Padres National Forest, and the Mojave Desert. The unincorporated areas in the southern portion of Los Angeles County consist of many non-contiguous land areas often referred to as the County's unincorporated urban islands. East to west, the unincorporated areas span from the San Gabriel Valley inland to the Santa Monica Mountains along the coast.

1.2.1 Area Context

Unincorporated County areas are numerous and diverse. The development standards were developed to embrace flexibility and creativity in design to avoid a "one size fits all approach" to the varied topography and development forms found throughout the County. The standards were also intended to build upon the existing context of our most urban areas, our more traditional suburban communities and our most rural villages. To provide a high-level overview of the existing conditions found in the County, the 147 unincorporated areas were placed into "context categories," described in the sections below, to that generally describe the major topographic features and development character found in that area. While standards do not often directly reference the context categories, it is helpful to acknowledge how an individual development fits in the greater context of its neighborhood by highlighting these key characteristics.

1.2.2 Environments

The following environmental classifications help to differentiate the dozens of unincorporated areas by indicating a prominent topological or ecological feature of the landscape that covers a significant portion of the area. These features often correlate to or result in aspects of the built environment such as particular building types, site development patterns, landscaping strategies, and other elements of a parcel or group of parcels. While a community may encompass more than one classification the most prominent features were used for the purposes of identifying the appropriate environment category.

	This flat land area is surrounded by higher land such as hills and mountains and not within a desert or coastal environment.
	This area interfaces between the land and sea and lies within the Coastal Zone defined by the California Coastal Act.
	An arid environment where transpiration exceeds precipitation; commonly defined as an area receiving 10-inches of rainfall per year or less.
	An area with a sloped terrain of 25% or more, but not within a desert or coastal environment.
	This area lies in both a coastal zone and on sloped terrain.
	An area within a desert environment and on sloped terrain.

1.2.3 Development Intensity

"Development intensity" describes at a high level the concentration of housing as well as the assortment of land uses in the area. While each unincorporated community is unique, each of the 147 unincorpoarted areas fall generally along a simple scale of development intensity from largely comprised of vacant or open space, to containing a mixture of mixed-use, multi-family and single-family housing, and employment uses connected by a system of highways and other major roadways. Open

space is land that has been officially protected from development and preserved for uses such as conservation or recreation. Vacant land is generally unoccupied and may or may not be developable based on various site conditions and other regulations.

90% or more of the unincorporated area is Agriculture, Open Space, or Vacant. No housing or very few single-family housing parcels. Few or no roadways, roadways typically lack sidewalks.

60% or more of the unincorporated area is Agriculture, Open Space, or Vacant. Almost entirely single-family, typically on larger lots. Roadways may lack curbs and sidewalks. Development concentrates on one or a few areas.

20% or more of the unincorporated area is Commercial, Office, Institutional, or Industrial. A majority of the land use is single-family with some multi-family and limited or no mixed-use. Residential areas may include many roadways with cul-de-sacs and sidewalks.

30% or more of the unincorporated area is Commercial, Office, Institutional, or Industrial; minimal land is vacant. A mixture of single-family, multi-family, and mixed-use. Roadways typically form a consistent grid. Most roads have sidewalks.

1.3 Residential Building Types

Source: CEO Countywide Communications

LA County has various residential building types across each of the four development intensities to support a diverse range of uses. These building types have been organized into three categories based on the number of units and how each unit is typically accessed: Single Unit, Multi-Unit (Private Entry), Multi-Unit (Common Entry).

1.3.1 Overview

Table 1.3-A summarizes the building types for which standards are provided. A single lot may contain multiple buildings, and each building may vary in type. Refer to the zoning code and General, Area, or Community Plan for height and density limits and other development standards. See Section 3.3 for a cross-reference table of applicable standards by building type.

Table 1.3-A Building Types

Category	Description	Applicable Building Types
Single Unit	Developments with a single dwelling unit and its associated structures (i.e., sheds, garages, etc.).	• Single-Family Dwelling Unit
Multi-unit (Private Entry)	Developments with multiple dwelling units where residents can access each unit directly either (a) via a private external entry or (b) via a small vestibule on the ground floor. Units may be attached, either sharing a party wall or stacked (i.e., duplex, townhouse), or may be detached (i.e. bungalow courts). Units may be aligned to the street or an interior-facing outdoor courtyard or walkway. These units are often referred to as “middle” housing.	• Primary Dwelling Unit with ADU/Two Detached Primary Units • Duplex/Triplex/Fourplex • Townhouse • Bungalow Court • Apartment House
Multi-unit (Common Entry) or Mixed-Use	Developments with multiple dwelling units, the majority of which do not have private entries accessible from the exterior in these building types. Residents typically access their units through internal lobbies and hallways, although a small percentage of units on the ground floor may be accessed by private entrances off the sidewalk. These building types may have other nonresidential uses at the ground floor or upper levels. To be classified as a Mixed-Use building, it must include both residential and commercial uses.	• Apartment House • Courtyard Building • Liner Structure • Flex Block • Tower

1.3.2 Single Unit

The Single Unit building type describes a development which contains a single dwelling unit and any accessory structures with the exception of accessory dwelling units.

1.3.2.1 Single-Family Dwelling Unit

A single-family dwelling unit (or single detached house) is one of the most common residential building typologies in Los Angeles County. The dwelling sits on a single lot and is typically unattached to any other structure though the lot may also include accessory buildings and uses. (Figure 1-1 to Figure 1-3)

Figure 1-1 Illustrative model of Single Detached House. Source: Gruen Associates

Figure 1-2 Left: San Clemente, CA. Source: Gruen Associates. Right: Culver City, CA. Source: Gruen Assciates

Figure 1-3 Left: Modern desert home. Pioneertown, CA. Source: Lance Gerber (Flickr.com) Right: Hillside home. Palos Verdes Peninsula, CA. Source: Gruen Associates

1.3.3 Multi-Unit (Private Entry)

Multi-Unit (Private Entry) developments contain multiple dwelling units where residents can access each unit directly either (a) via a private external entry or (b) via a small vestibule on the ground floor. Units may be attached, either sharing a party wall or stacked (i.e., duplex, townhouse), or may be detached (i.e. bungalow courts). Units may be aligned to the street or an interior-facing outdoor courtyard or walkway. These units are often referred to as “middle” housing.

1.3.3.1 Primary Dwelling Unit with Accessory Dwelling Unit/Two Detached Primary Units

Accessory Dwelling Units (ADUs) are secondary residential units that may be free-standing, located in or above a detached garage or existing structure, or attached to the primary dwelling with independent exterior access. Junior Accessory Dwelling Units (JADUs) are units contained entirely within an existing single-family residence (including an attached garage) and have independent exterior access. (Figure 1-4 and Figure 1-5)

The California HOME Act (Senate Bill 9) permits properties within single-family zones to have up to two primary units on an individual parcel. Two primary units on a single lot that are detached from one another fall under this building type; two attached primary units are classified a duplex (see 1.3.3.2).

Figure 1-4 Illustrative model of detached ADU behind main dwelling. Source: Gruen Associates

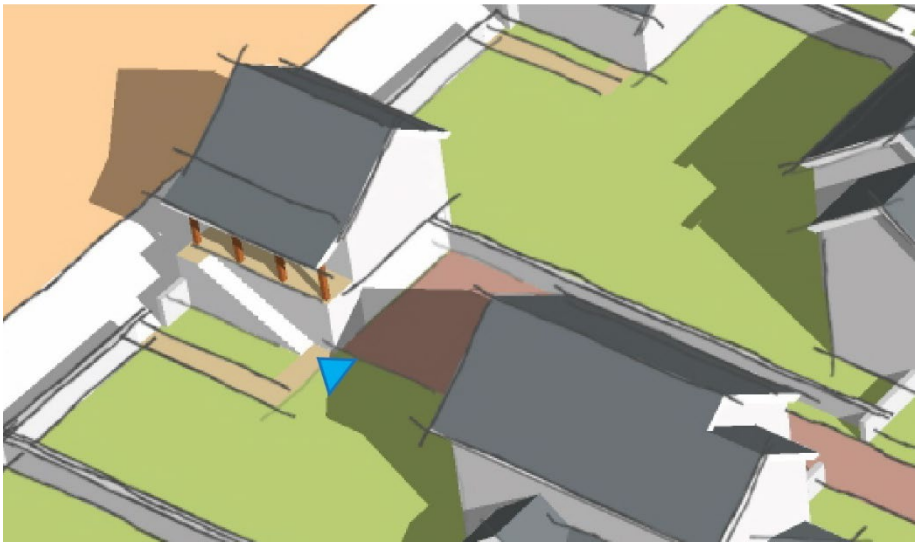


Figure 1-5 Left: ADU located above garage Source: Gruen Associates Right: Detached ADU. Source: Gruen Associates

1.3.3.2 Duplex/Triplex/Fourplex

A two-family residence (duplex) is a building containing two dwelling units in one building excluding primary dwelling units with an attached ADU (see 1.3.3.1). Duplexes may be attached side-by-side or stacked on top of the other. While a duplex contains two units, a triplex includes three units and a fourplex consists of four units. Since a duplex, triplex, or fourplex can have the appearance of a single-family home, they can easily integrate into the character of a single-family neighborhood. Residents may enter through a small vestibule on the ground floor that leads to multiple units or through individual entrances along the front and sides of the building. (Figure 1-6 and Figure 1-7)

Figure 1-6 Illustrative model of triplex Source: Gruen Associates

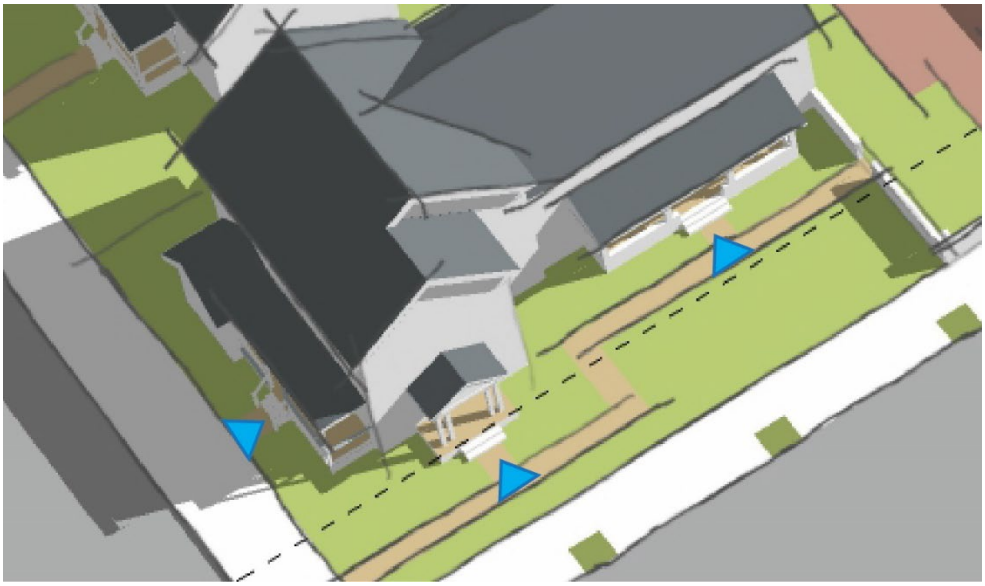


Figure 1-7 Left: Duplex. Los Angeles, CA. Source: Gruen Associates. Right: Duplex. Los Angeles, CA. Source: Gruen Associates

1.3.3.3 Townhouse

Townhouses (also known as rowhouses) are single-family dwellings that share a common wall with other single-family dwelling units on one or two sides and capable of being placed on a separate lot. (Figure 1-8 and Figure 1-9)

Figure 1-8 Illustrative model of attached townhomes with alley access. Source: Gruen Associates

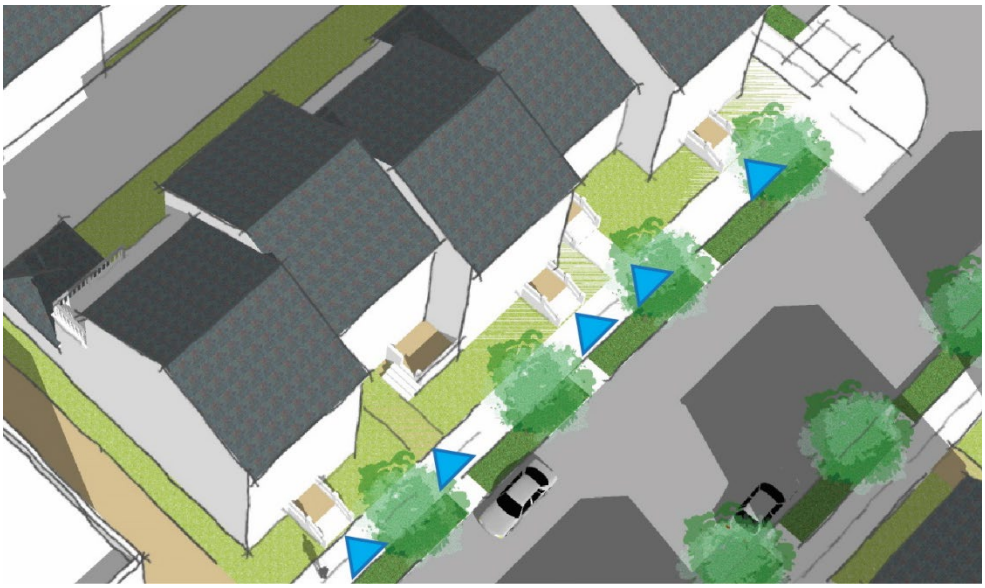


Figure 1-9 Left: Townhouses in Marina del Rey, CA. Source: Gruen Associates. Right: Townhouses in Chino, CA. Source: Gruen Associates.

1.3.3.4 Bungalow Court

Bungalow courts consist of multiple detached buildings organized around a shared courtyard, typically designed in lower-density bungalow style (1-2 stories). Each bungalow may include multiple units, such in a duplex or triplex configuration. In addition to the shared courtyard, each unit or building may have its own private yard. (Figure 1-10 and Figure 1-11)

Figure 1-10 Illustrative model of a bungalow courtyard. Source: Gruen Associates

Figure 1-11. Left: Bungalow Court. Redlands, CA. Source: Gruen Associates. Right: Bungalow Court. Duarte, CA. Source: Gruen Associates

1.3.3.5 Apartment House (Private Entry)

“Apartment house” is a catch-all term for a building, or a portion of a building, that is designed or used for occupancy by three or more families living independently of each other, and contains three or more dwelling units. Many of the other building types identified in this section can be considered apartment houses, such as triplexes and bungalow courts. An apartment house can provide access to individual units private entries, or may provide access to units through shared or common entry points (see 1.3.4.1 Apartment House (Common Entry)).

1.3.4 Multi-Unit (Common Entry) or Mixed-Use

Multi-Unit (Common Entry) building types contain several independent dwelling units that are accessed from one or more common entry points. The majority of units do not have private entries accessible from the exterior of the building and residents typically access their units through internal lobbies and hallways, although a small percentage of units on the ground floor may be accessed by private entrances off the sidewalk.

Any of the following building types could potentially be mixed use. “Mixed-use” shall refer to any development which has at least one non-residential use such as retail space, office space, public use, or other another commercial use in addition to residential units.

1.3.4.1 Apartment House (Common Entry)

“Apartment house” is a catch-all term for a building, or a portion of a building, that is designed or used for occupancy by three or more families living independently of each other, and contains three or more dwelling units. As all of the following building types contain 3 or more units, they are all also considered apartment houses.

1.3.4.2 Courtyard Buildings

Courtyard Buildings are similar to Bungalow Courts, except the units are fully attached and arranged in higher densities, typically 2-5 stories in height. Instead of private backyards, open space typically comes as a shared courtyard. (Figure 1-12 and Figure 1-13)

Figure 1-12 Illustrative model of Courtyard Building. Source: Gruen Associates.

Figure 1-13 Courtyard Buildings. Left: Claremont, CA. Right: Monrovia, CA. Source: Gruen Associates.

1.3.4.3 Liner Structure (Wrap)

Liner structures are single-loaded (units located along only one side of a corridor) and are used to screen the blank façades of free-standing or podium parking structures. Live-work units, loft-style residential units, common amenities for residential uses, or commercial uses may occupy the ground floor. (Figure 1-14 and Figure 1-15)

Figure 1-14 Illustrative model of Liner Structure. Source: Gruen Associates.

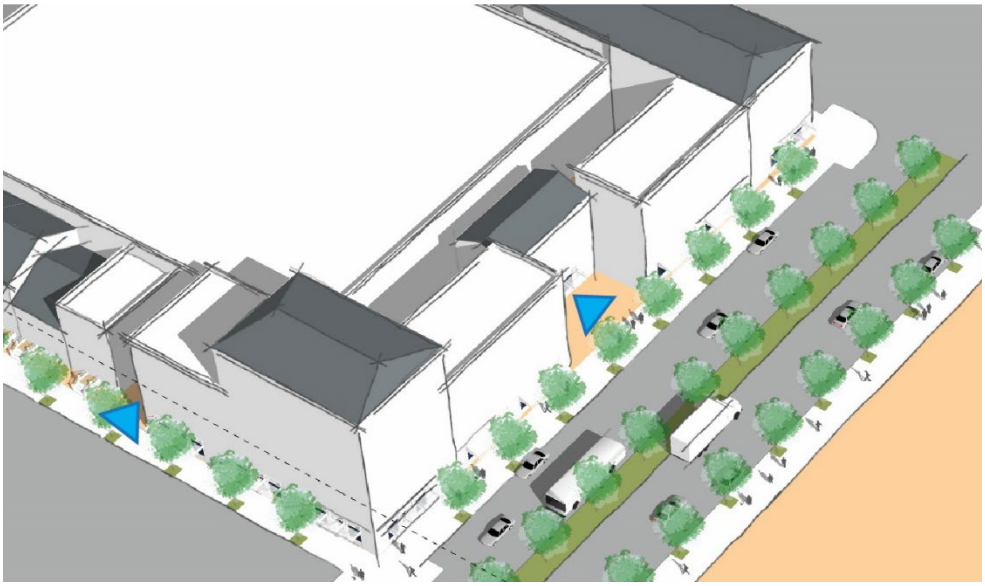


Figure 1-15 Commercial liner structures. Left: Boulder, CO. Right: San Diego, CA. Source: Gruen Associates

1.3.4.4 Flex Block

Flex Block is a general, catch-all term for one of the most common modern apartment or condominium building types. These buildings are typically 3 to 7 stories in height and have a podium. Parking for flex block buildings is typically provided in a structure above or below grade. Buildings may be all-residential or include a mix of street-facing commercial units. Units are typically double loaded (units located along both sides of a corridor). (Figure 1-16 and Figure 1-17)

Figure 1-16 Illustrative Model of Flex Block. Source: Gruen Associates

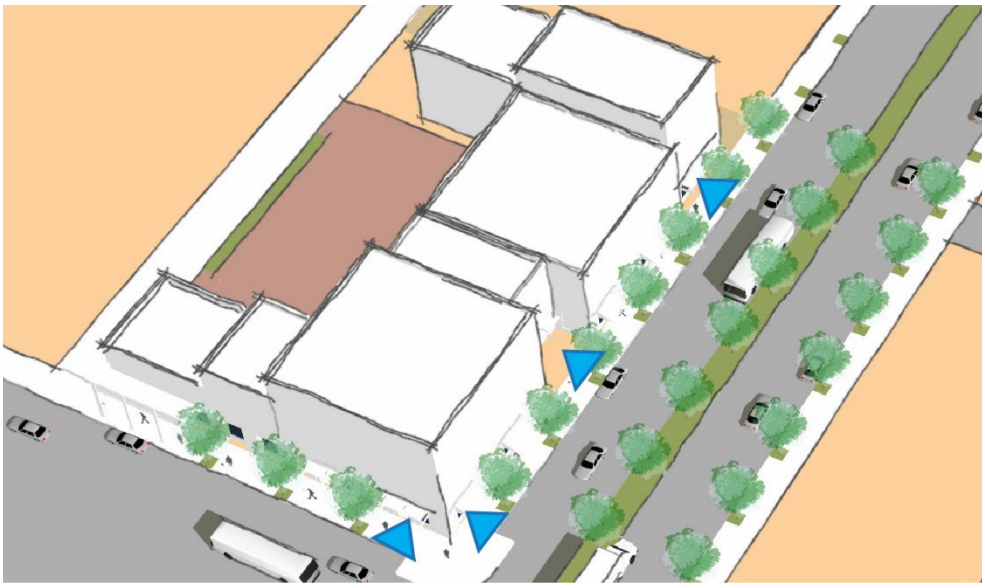
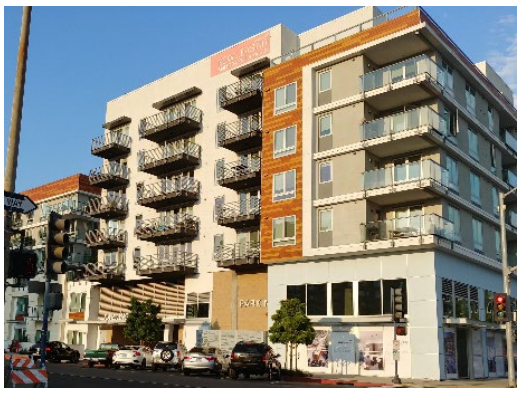


Figure 1-17 Flex Blocks. Left: Los Angeles, CA. Right: Long Beach, CA. Source: Gruen Associates



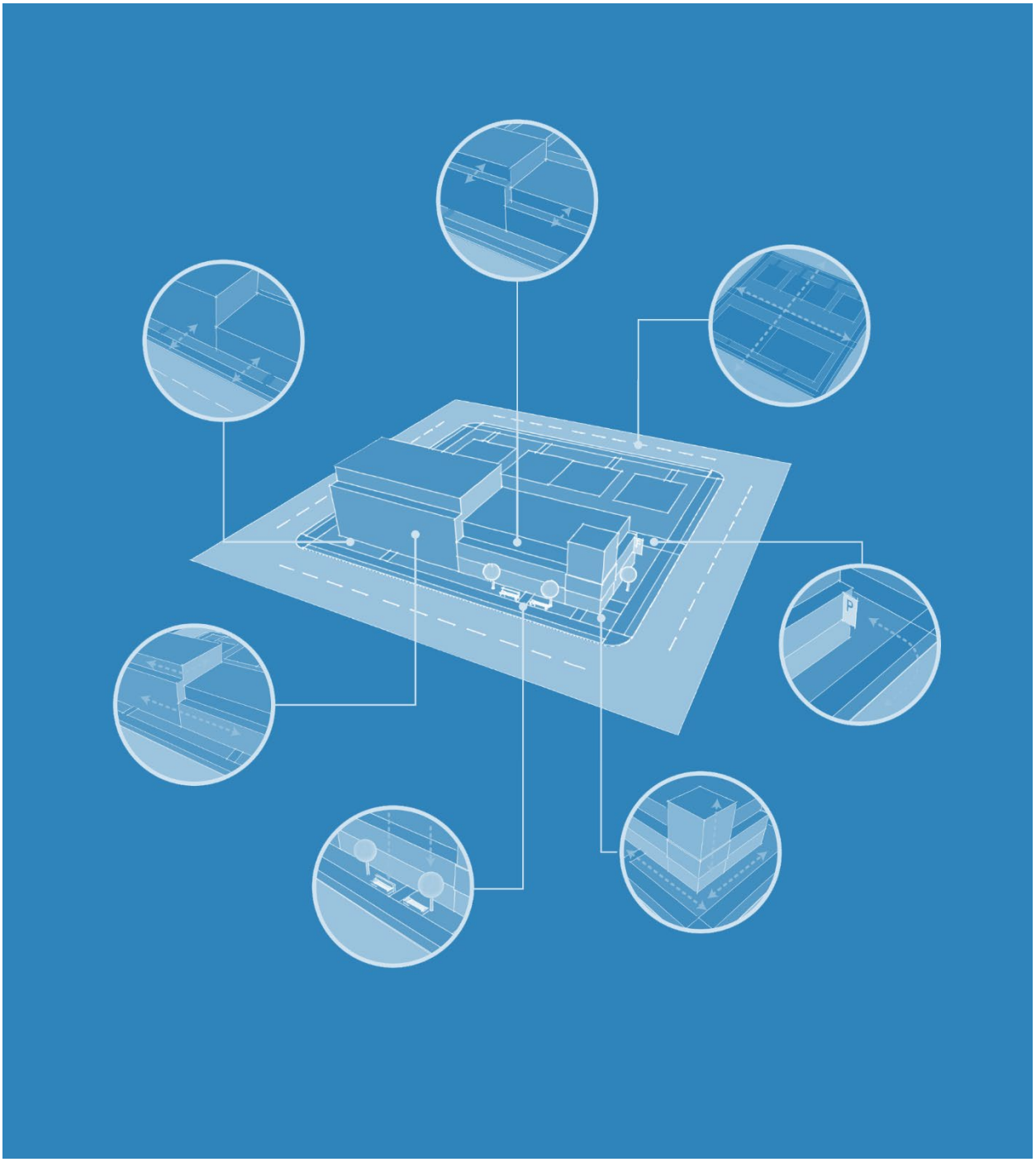
1.3.4.5 Tower (Mid-Rise and High-Rise)

Towers are structures (7 stories or more) that surround a common set of elevators and stairwells. Several residential units can be located on a single floor plate in several configurations, from studio to four-bedroom units. A diverse mix of residential, office, retail, or hotel can occupy the towers, with separate entrances provided for each use. An amenity deck that includes a terrace, barbecue, pools, gyms, and other features is typically included and maintained by the landlord or association. (Figure 1-18 and Figure 1-19)

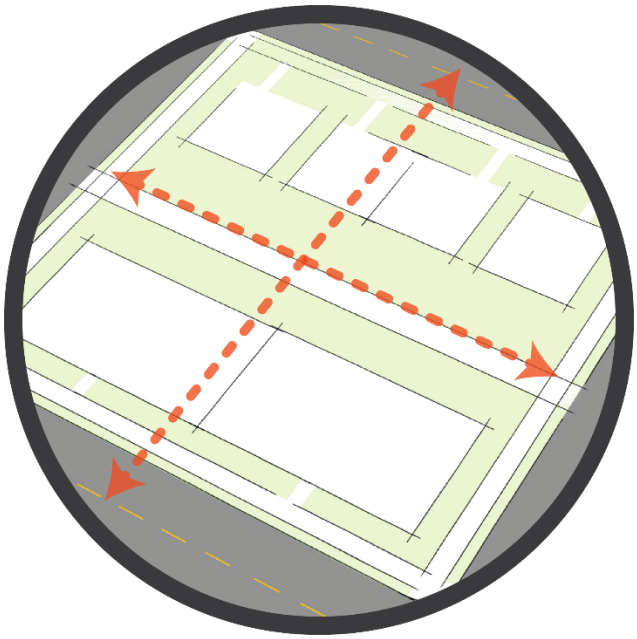
Figure 1-18 Illustrative model of the tower. Source: Gruen Associates

Figure 1-19 Tower structure. Left: San Pedro, CA. Right: Los Angeles, CA. Source: Gruen Associates

2 Standards



2.1 Relationship to the Surroundings



Each development site design lays the groundwork for the buildings, landscaping, and additional site features. When a site has a strong relationship with its surroundings, it enhances the community character of the neighborhood.

2.1.1 Building Envelope and Site Design

Intent

The intent of this section is to ensure the scale of development relates to the established context and desired future character of the area. Applicants will combine all applicable zoning constraints to define a building envelope that creates a three-dimensional volume where development can occur.

Standards

a. Exceptions. The Director may reduce setbacks and modify building height limits as an incentive to maintain the developable area of a site and improve the site's pedestrian circulation, building articulation, and parking location.

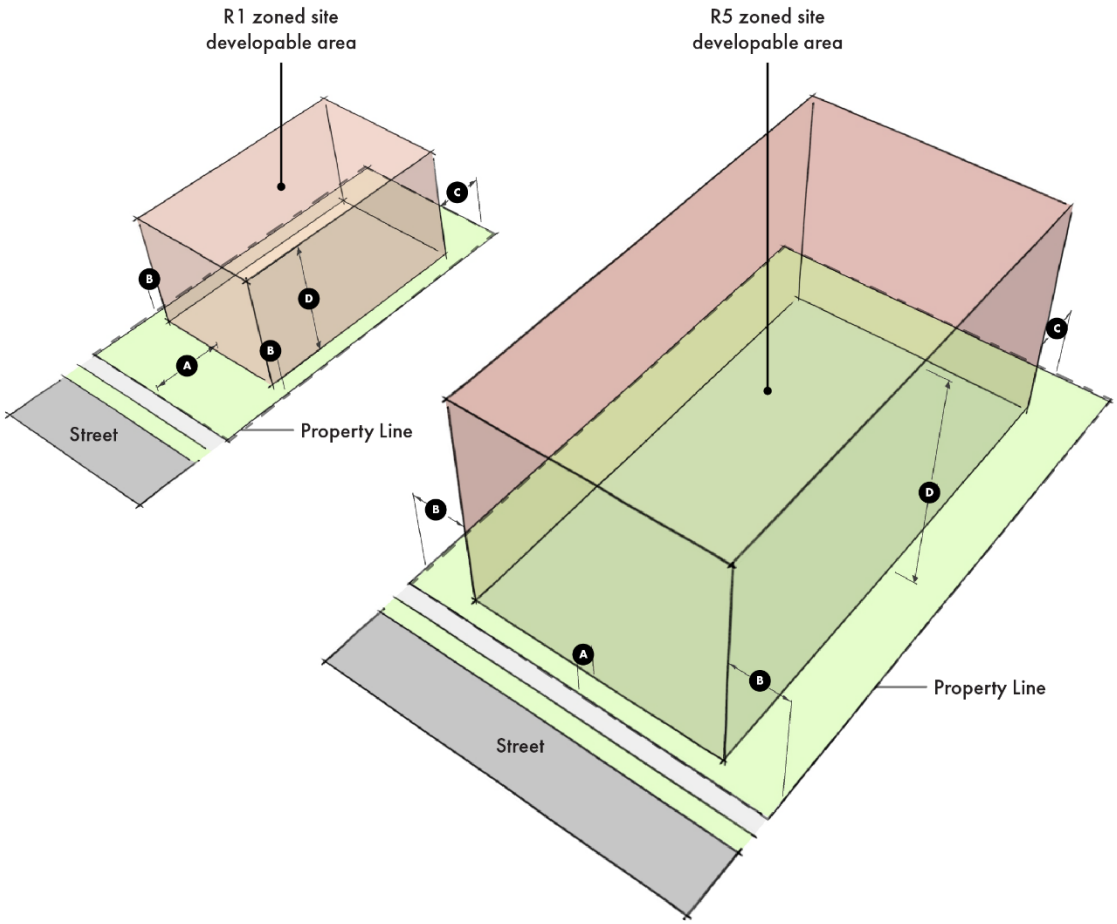
b. Constraints. The site design shall adhere to all applicable zoning requirements such as setbacks, building height, open space, and parking requirements in determining the developable area of a site (Figure 2-1), unless this document modifies these requirements or per a. Exceptions above.

c. State Requirements. State requirements shall be considered for residential development.

d. Hillside Considerations. All sites shall work with its natural topography to avoid dramatic and unnecessary grade changes by adhering to the guidelines established by the County of Los Angeles Department of Public Works Grading Guidelines and the Hillside Design Guidelines.

Example

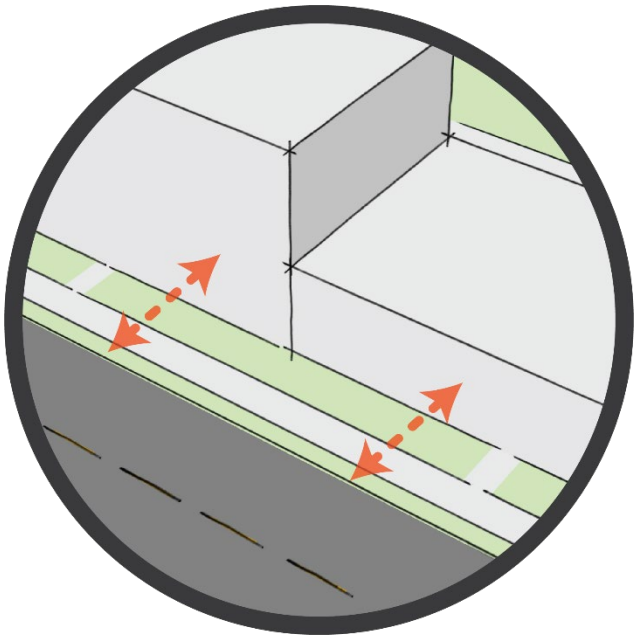
Figure 2-1 Illustration of developable area of a typical 50'x100' single-unit residential lot in an R1 zone versus a typical 100'x150' multi-unit lot in an R5 zone, after setbacks and height limits are accounted for. Source: Gruen Associates



Description	Dimension for R1 *	Dimension for R5 *
A Front yard setback	20' min	5' min
B Side yard setback	5' min	15' min
C Rear yard setback	15' min	15' min
D Building height	35' max	65' max

** Dimensions for a typical 50' x100' lot in an R1 zone and a typical 100'x150' lot in an R5 zone. Actual requirements may vary based on zoning, prevailing setbacks, additional overlays, and incentives.*

2.2 Relationship to the Street



When a site has a strong relationship with its primary adjacent street, it creates a comfortable experience for pedestrians and residents. The space between the curb and the building frontage helps engage with the pedestrian environment while providing a buffer between the sidewalk and adjacent uses where needed. Well-defined pathways, paving, and landscaping make a smooth transition between public and private areas.

2.2.1 Building and Site Access

Intent

This section prescribes standards that ensure projects are designed to foster walkable, livable, and healthy neighborhoods to enhance the comfort of residents and the experience of the public. The standards establish a strong relationship to the street, as classified by the County in §21.24.065 and §21.24.090 of the zoning code with some modifications to improve the pedestrian environment along the street. The desired outcome of implementing these standards is to:

- Design sites that inspire active lifestyles by making it easier for residents to walk and bike to and from their homes.
- Provide direct pedestrian and bicycle connections to the adjoining rights-of-way, including sidewalks, trails, etc. and within and around the project.
- Encourage pedestrian and other forms of non-vehicular mobility/activity for users of all ages and abilities by ensuring pathways are spacious, well-maintained, accessible, and safe.

Standards

a. Exceptions. Reserved.

b. Direct Pedestrian Access. All buildings shall have a minimum of one direct pedestrian pathway from the adjoining primary street sidewalk (or public-right-of-way where sidewalks are not present) to the front entrance of the building(s), courtyard, or individual unit facing the street. Pedestrian paths shall create connections between all structures, entries, facilities, amenities, and parking areas on site.

    i. If the site has multiple buildings, a system of pedestrian pathways on the property shall connect all building entrances to the sidewalk along the street. (Figure 2-2)

    ii. Where the street classification is rural, and a sidewalk in the public right-of-way is not required by other County approved plans, a clear pedestrian pathway shall connect the building entrance to the street shoulder, unless the street is Pearlblossom Highway.

    iii. All pedestrian paths on private property shall be a minimum of four feet wide and lit with lights or bollards on at least one side of the path. Lighting shall provide two-foot candles for the entire length and width of the path at the walking surface. (Figure 2-3). Where such property is located in the Rural Outdoor Lighting District, all lighting shall comply with applicable standards.

    iv. Where primary pedestrian paths or walkways cross, overlap, or run immediately adjacent to parking areas, driveways, or fire lanes, the space prioritized for pedestrian use shall be defined by changes in material, color, or a combination of both. (Figure 2-4)

c. Trail Access. For trail locations that adjoin private property, refer to the Los Angeles County Trail Manual maintained by Parks and Recreation and the County's Board adopted regional trails network that provides connectivity to recreation.

Examples

Figure 2-2 Example of homes oriented toward the primary street directly connected to the sidewalk. Chino, CA. Source: Gruen Associates.

Figure 2-3. Decorative paving and lights, Marina Del Rey, CA

Figure 2-4 Change in material for pedestrian path through a parking lot. Chino, CA. Source: Gruen Associates.

2.2.2 Front Yards and Building Orientation: Single-Unit or Multi-Unit (Private Entry)

Intent

The intent of this section is to enhance the walkable environment along public streets and in residential neighborhoods through private property site design. The current County urban street standard for a residential, interior and collector street is 12 feet of public right-of-way between the curb and the private property line, which is considered adequate for creating a walkable environment with a sidewalk and landscaped parkway or trees in tree wells shading the sidewalk (Figure 2-7, B, C, and D). The current County street standard for rural streets and for urban primary and secondary highways lacks space for a walkable pedestrian environment and necessitate improvements on private property to create a walkable to compensate. This section addresses cases where the County public right-of-way does not accommodate adequate width for a pleasant walking experience by expanding the walking area and/or planting trees for shade within the required setbacks on private property.

Standards

a. Exceptions. Reserved

b. Orientation. The frontage of all Single-Unit or Multi-Unit (Private Entry) buildings shall have at least one primary pedestrian entrance along the frontage oriented to face the primary adjoining street or internal open space such as a courtyard or paseo. See section 2.3.1 and 2.3.2 for more details.

c. Canopy Tree Requirement. If a residential use is proposed on a property the private property shall provide a minimum of 1 required canopy tree per 40' of frontage (excluding driveways and walkways) in the first 4' of the front setback area, unless there are constraints such as hillside constraints as defined by Chapter 22.104 (Hillside Management Areas) or conflicts with fuel modification zones as defined in Chapter 32 (Fire Code) adjacent to the street (Figure 2-8) if any of the following conditions apply:

    i. The property is adjacent to a street classified as a limited secondary highway or parkway where no sidewalks or curbs and gutters are required.

    ii. The property is adjacent to a street classified as a residential, interior local or collector street which does not have at least 12' of public right-of-way between the curb and the private property and does not have street trees for shade (similar to Figure 2-7).

    iii. The proposed building type is a Single-Unit or Multi-Unit (Private Entry) and the property is adjacent to a major and secondary highway which has a sidewalk width of 8' or less at the curb.

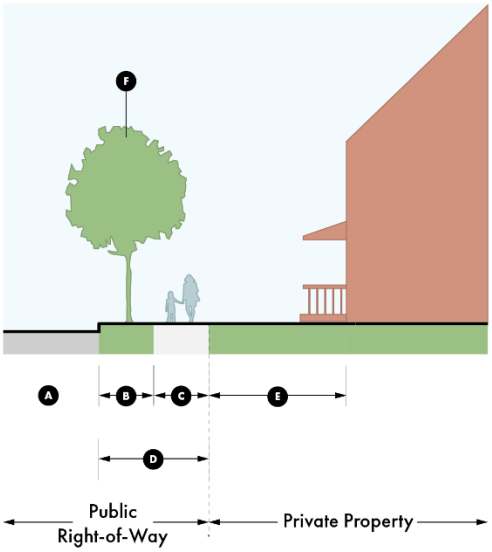
d. Tree Sizes. All trees planted on site to meet the requirements above shall adhere to species and sizes in Chapter 22.126 Tree Planting Requirements of the zoning code and Section 3.5 Trees and Plants List.

Examples

Figure 2-5. Sidewalk at the curb without trees in the parkway but trees present in private property front setback along sidewalk. Source: Gruen Associates

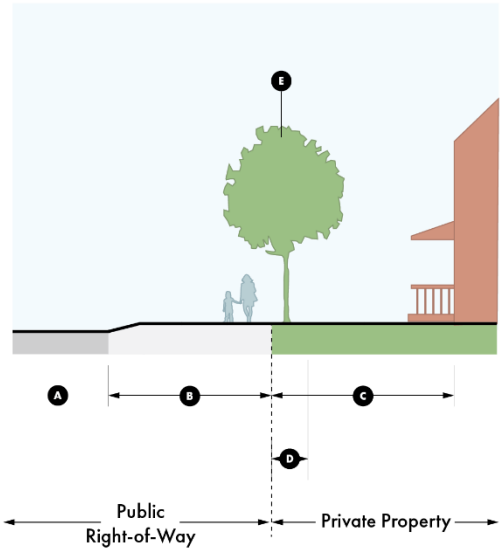
Figure 2-6 Landscaped parkway between sidewalk and curb with trees. Tarzana, CA. Source: Gruen Associates

Figure 2-7 County urban standard for residential, interior local, or collector streets for Single-Unit and Multi-Unit (Private Entry) when landscaped parkway with street trees present (applies to intensity 3 and 4). Source: Gruen Associates



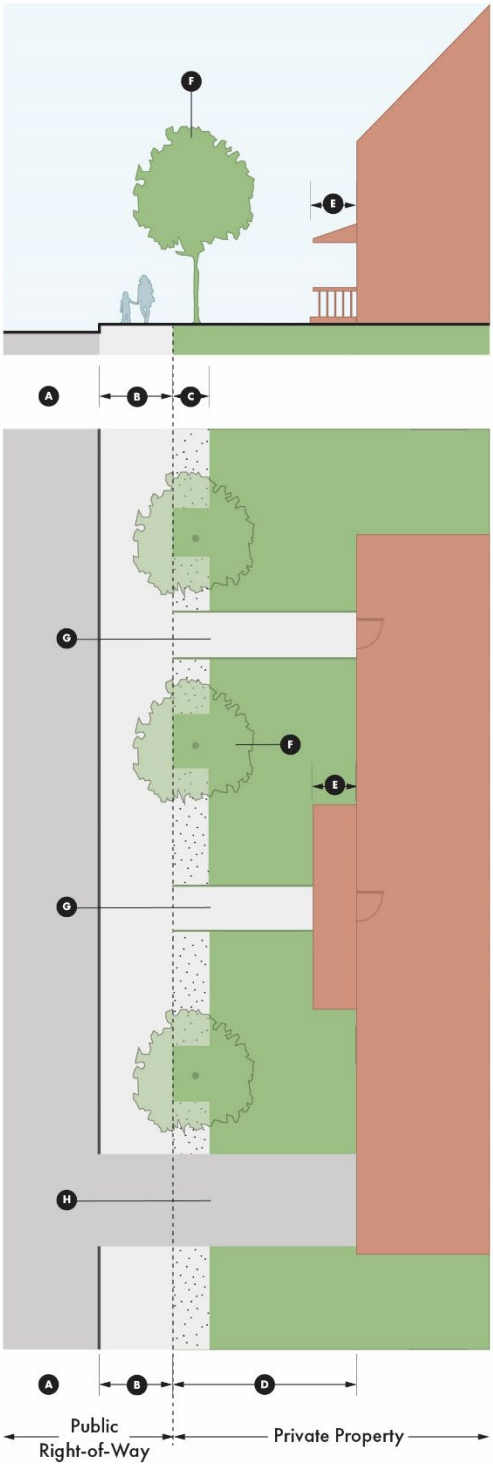
Description	Dimension
A Residential, interior or collector street	Varies
B Landscaped parkway (in right-of-way)	5'-7'
C Existing sidewalk (in right-of-way)	5'-7'
D Total public realm (in right-of-way)	12'
E Required front setback depending on residential zone	5'-20'
F Canopy tree for shade	

Figure 2-8 For rural streets in Intensity 1 and 2, canopy tree in the front setback when no sidewalk or street trees are provided in public right of way. Source: Gruen Associates.



Description	Dimension
A Limited secondary highway or parkway	Varies
B Shoulder and inverted shoulder	14'
C Required front setback depending on residential zone	5'-20'
D Required front setback used for tree	4'
E Canopy tree for shade	

Figure 2-9 Relationship to major and secondary highways for Single-Unit and Multi-Unit (Private Entry) in Development Intensity 3 and 4. Source: Gruen Associates



Description	Dimension
A Major or secondary highway	64'-84'
B Standard County minimum sidewalk (in right-of-way)	8'
C Area for landscaping and trees adjacent to sidewalk on private property. Provide trees if no street trees provided at curb in public right-of-way	4' min. (within the required front yard setback)
D Total front setback	15-20'
E Porch or stoop allowed in setback	5' max
F Canopy trees for shade	
G Break in landscaping for pedestrian access to entrance(s) of building(s).	
H Driveway (optional)	

2.2.3 Front Yards and Building Orientation: Multi-Unit (Common Entry) or Mixed-Use

Intent

The intent of this section is to create a pleasant and inviting space for pedestrians and provide an adequate paved area between the building frontage and the street so that there is enough room for site amenities. If the adjacent sidewalk and parkway is 8 feet wide or less, these standards compensate for the narrow pedestrian area by including an additional paved setback on the private property and require that the front setback be used for amenities and landscaping. The goal is to have a total distance of 12'-18' between the curb and the ground floor of the building, although the actual total distance may vary depending on context and right-of-way conditions.

Standards

a. Exceptions. Reserved.

b. Orientation. The frontage of all Multi-Unit (Common Entry) or Mixed-Use buildings shall have at least one primary pedestrian entrance along the frontage oriented to the primary adjoining streets or open space. See section 2.3.1 Primary Entryways for more details.

c. Setbacks

   i. Adjacent to limted secondary highways: Where not already required by the underlying zoning, developments adjacent to limited secondary highways shall provide the following front yard setbacks:

      1. Intensity Level 3 and 4. 5' minimum at the ground floor of buildings over 35' with no minmum for buildings 35' tall or shorter. (Figure 2-10) 10' maximum.

      2. Intensity Level 1 and 2. 15' maximum.

   ii. Adjacent to major and secondary highways: Developments adjacent to major or secondary highways shall shall provide the following front yard setbacks:

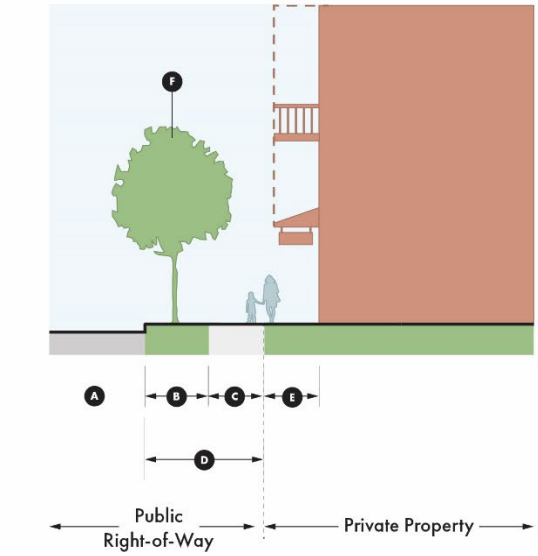
      1. Intensity Level 3 and 4. 5' minimum and 10' maximum.

      2. Intensity level 1 and 2. 15' minimum.

d. Setback usage. Mixed-Use projects shall use the front setback for landscaping, outdoor dining, building entries, and other pedestrian amenities. (Figure 2-11) See 2.3.3 Ground Floor Pedestrian-Oriented Strategies: Multi-Unit (Common Entry) or Mixed-Use.

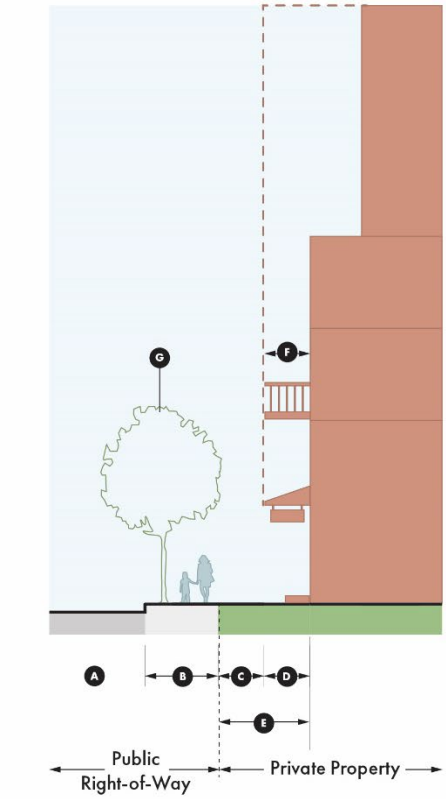
Examples

Figure 2-10 Relationship to the urban residential, entrance, collector, and local interior streets for Multi-Unit (Common Entry) and Mixed-Use properties with additional paved setback area. Dotted lines illustrate how upper floors may extend to the property line.



Description	Dimension
A Residential entrance, interior local, or collector street (except rural)	34'-40'
B Landscaped parkway	5'-7'
C Existing or required sidewalk	5' min
D Total public realm	12' min
E Ground floor setback area to allow for additional sidewalk and pedestrian amenities for a mixed use project and stoop or porch for large multi-unit if total public realm less than 12'	5' min 15' max intensity 1 and 2 10' max intensity 3 and 4
F Canopy tree for shade in right of way	

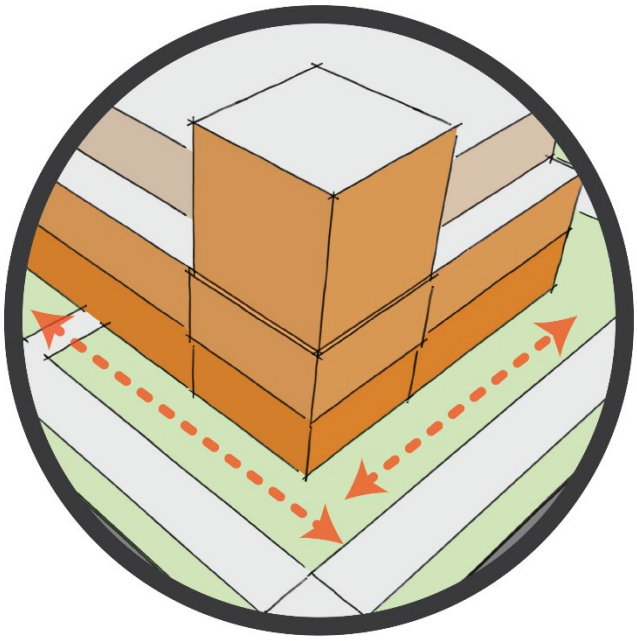
Figure 2-11 Relationship to major and secondary highways for Multi-Unit (Common Entry) and Mixed-Use properties. Dotted lines illustrate how upper floors may extend to the front setback line. Source: Gruen Associates



Description	Dimension
A Major or secondary highway	64'-84'
B Existing sidewalk/parkway	8'
C Required front setback for R5 and MXD to extend sidewalk	5' min *
D Setback at ground level for outdoor dining, pedestrian amenities, and landscaping	5' max**
E Total ground floor setback from the property line	10' max***
F Features such as balconies or entrance canopy and building area above the ground floor	5' max
G Additional trees in public right-of-way optional but recommended if feasible	

** increased from 0' to 5' for the mixed use zone*
*** except for courtyards and publicly accesible open space*

2.3 Ground Floor Treatments



Contrasting architectural details and articulations help visually reinforce shared and individual building entrances, making it easier for pedestrians to locate them from the public right-of-way. The ground floor is an essential interface between the pedestrian environment and private property. When well-designed, it promotes pedestrian activity and connections within the site and surrounding neighborhood.

2.3.1 Primary Entryway

Intent

The intent of this section is to ensure that primary entryways to a building are located near to and facing the public right-of-way to encourage pedestrian activity to and from the building. The primary pedestrian entrance is the main entrance to a building that most pedestrians are expected to use. The entryways may be recessed or projecting and include the door and surrounding areas such as porches. Standards in this section also ensure entrances are separate from vehicle areas, well lit, appropriately scaled, and well-defined for pedestrian safety and comfort.

Standards

a. Exceptions. Reserved.

b. Pedestrian entryways. All street-facing buildings shall have at least one primary pedestrian entrance that meets the following requirements. At least one primary pedestrian entrance shall:

   i. Face the sidewalk at front yard of the subject property. If the proposed building includes an interior courtyard with an entrance located on such a street, the pedestrian entrance may face such courtyard.

   ii. Not be oriented to face or take access from a vehicle parking area.

   iii. Be lit with a minimum of one light fixture. The light shall provide a minimum of 2 foot-candles on the ground, within a minimum of 5 feet from the entryway door.

c. Entryway articulation. All primary building entryways shall incorporate at least two of the entryway articulation strategies listed in Table 2.3-A.

Table 2.3-A Entryway Articulation Strategies

Entryway Façade Articulation (select at least two)	Minimum Dimensions (each)	Examples
A covered porch in front of the doorway	5 feet wide, 5 feet deep	Figure 2-16 Figure 2-17
Another form of weather protection such as an overhead projection, awning, or canopy instead of a covered porch	5 feet wide, 3 feet deep	Figure 2-14 Figure 2-15
Entryway recessed from the building façade to create a landing area	3 feet deep	Figure 2-18

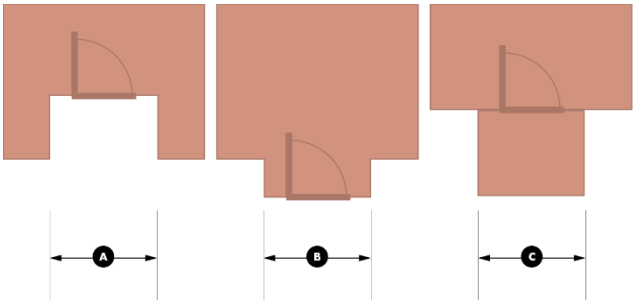
Table 2.3-A Entryway Articulation Strategies		
Entryway Façade Articulation (select at least two)	Minimum Dimensions (each)	Examples
For multi-unit residential only buildings: an entryway raised on a stoop from the pedestrian pathway	6 feet wide, 4 feet deep The stoop shall have at least one stair step and shall meet applicable accessibility requirements. If an accessible ramp is required it shall be integrated with the stoop.	Figure 2-16
The entryway includes a window on the door or adjacent to the door	2 feet wide, 6-inch-tall window	Figure 2-18
Contrasting color, material, or transparency	Extending 6 feet horizontally from each side of entry door	Figure 2-15

d. Entryway widths. All primary building entryways areas (recessed, projecting, or porches) shall meet the applicable minimum width dimensions as listed in Table 2.3-B.

Table 2.3-B Entryway Width Dimensions		
Building Entry Type	Minimum Dimensions (each)	Examples
Single-Unit or Multi-Unit (Private entry)	5 feet wide	Figure 2-12
Multi-Unit (Common entry) or the primary entry for residential component of the Mixed-Use project	8 feet wide	Figure 2-13

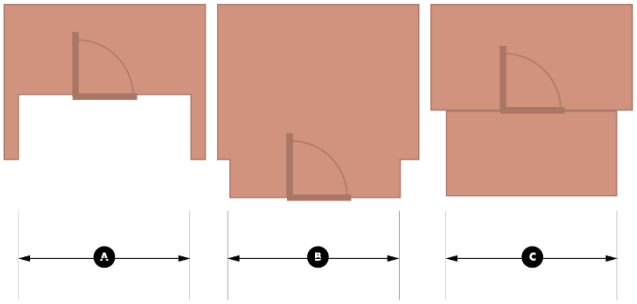
Examples

Figure 2-12 Entryway width for Single-Unit or Multi-Unit (Private entry). Source: Gruen Associates



Description	Dimension
A Recessed Entryway	5' min
B Projecting Entryway	5' min
C Patio at Entryway	5' min

Figure 2-13 Entryway width for Multi-Unit (Common entry). Source: Gruen Associates.



Description	Dimension
A Recessed Entryway	8' min
B Projecting Entryway	8' min
C Patio at Entryway	8' min

Figure 2-14 Entryway weather projection. Portland, OR. Source: Gruen Associates

Figure 2-15 Entryway weather protection and extended transparency on either side of the door. Tarzana, CA. Source: Gruen Associates

Figure 2-16 Covered front porches. Chino, CA. Source: Gruen Associates

Figure 2-17 Covered front porch with a stoop. Tarzana, CA. Source: Gruen Associates

Figure 2-18 Recessed entryways. Portland, OR. Source: Gruen Associates

2.3.2 Ground Floor Privacy: Multi-Unit (Private Entry)

Intent

The intent of this section is to ensure that projects include features that provide a sense of privacy to residents of units which have a primary entrance directly accessed from a street or sidewalk, other public right-of-way, or internal open space through the use of a raised stoop, porch, or patio, fencing, or other forms of screening.

Standards

a. Exceptions. Reserved.

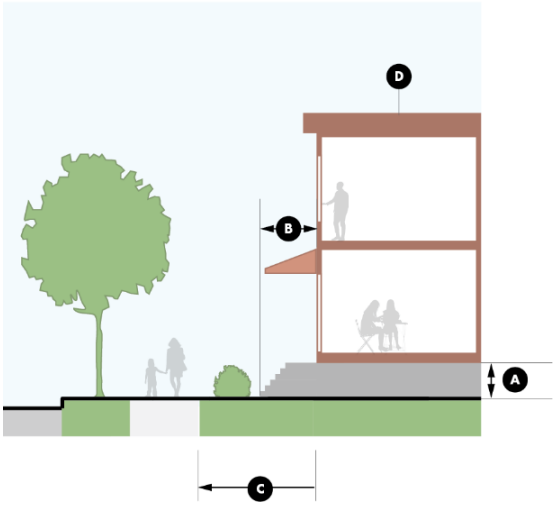
b. Entryway Privacy. Mitigate privacy concerns for residents by implementing at least two of the strategies listed in Table 2.3-C for any unit accessed directly from a public sidewalk or internal open space such as a courtyard or paseo.

Table 2.3-C Entryway Privacy Mitigation Strategies

Privacy Mitigation (select at least two)	Dimensions (each)	Examples
Elevate a ground floor unit	Between 1-3 feet high	Figure 2-19
Recess the entry of a ground floor unit	3 feet deep minimum	Figure 2-18
Rotate the doorway of a ground floor unit perpendicular to the street.	Rotated 90 degrees from the street.	Figure 2-20
Include a stoop, porch, or patio which may be covered by an awning, canopy, or recessed entrance	May project a maximum of 5 feet into front setback area.	Figure 2-21
Incorporate a fence, wall, or hedge around the individual stoop, porch, or patio when adjacent to front or corner side yards	42 inches high maximum from the sidewalk elevation and comply with §22.110.070 of the code	Figure 2-22
Provide operable interior or exterior window coverings (shades, blinds, shutters)	100% of the windows on the ground floor	Figure 2-20

Examples

Figure 2-19 Ground floor of Multi-Unit (Private Entry) adjacent to a public sidewalk and street. Source: Gruen Associates



Description	Dimension
A Elevated residential ground floor	1' - 3'
B Projection into front yard setback	5' max
C Front yard setback	10' or less
D Single-Unit or Multi-Unit (Private Entry) Residence	

Figure 2-20 Ground floor residential units adjacent to the public sidewalk elevated with fenced patios and doors turned perpendicular to the sidewalk and interior blinds or shades. Pasadena, CA. Source: Gruen Associates

Figure 2-21 Ground floor residential units with enclosed patios and individual gates, accessible from an internal paseo. Pasadena, CA. Source: Gruen Associates

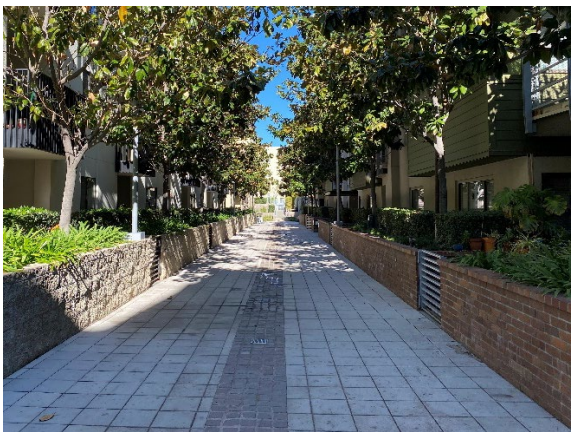


Figure 2-22 Covered patio for ground-floor residential unit adjacent to a public street. San Diego, CA. Source: Gruen Associates

2.3.3 Ground Floor Pedestrian-Oriented Strategies: Multi-Unit (Common Entry) or Mixed-Use

Intent

The intent of this section is to ensure projects create an engaging and vibrant pedestrian experience along the sidewalk by creating visual interest and well-defined and appropriately sized uses along the ground floor of mixed-use and commercial buildings. For example, generous amounts of transparency at the ground level helps create visual interest for pedestrians and business patrons while contributing to neighborhood safety. Ground floor uses typically include retail,restaurants, or other non-residential uses in a mixed-use project or lobbies, gyms, or live-work spaces in a multi-unit residential-only building.

Standards

a. Exceptions. Reserved.

b. Transparency. The ground floor of a Multi-Unit (Common Entry) or Mixed-Use Building shall provide transparent and non-tinted windows and doors to avoid obscuring visibility and to create a direct visual connection between pedestrians outside and activities occurring inside the building. (Figure 2-23 and Figure 2-24) as follows:

   i. Residential-Only. Buildings with residential uses at the ground floor shall have a minimum transparency of 30% along the ground level façade facing a street or internal courtyard.

   ii. Mixed-use. Buildings with retail, restaurants, or other commercial uses at the ground floor shall have a minimum transparency of 50% along the ground level façade facing a street or internal courtyard.

   iii. Window and Door Openings. To count towards this transparency requirement, the ground floor window or door opening shall have a maximum sill height of 24 inches above grade and a minimum head height of 6 feet 8 inches above grade.

   iv. Exception. Buildings which have frontage on a primary or secondary highway that has average noise levels above 65 dB as measured at the front property line may reduce the minimum percentage of wall area along that frontage devoted to windows to 10% if the building includes an internal courtyard to provide light and air into spaces fronting the street.

c. Parking: Parking shall not be visible on the ground floor (see section 2.7 Vehicle Parking Facilities).

d. Pedestrian-oriented strategies. Multi-unit (common entry) or Mixed-Use buildings that face a highway, street, or sidewalk shall implement at least one of the pedestrian-oriented strategies listed in Table 2.3-D along the total ground floor building frontage facing a highway, street, or sidewalk. (Figure 2-23 to Figure 2-25)

Table 2.3-D Pedestrian Oriented Strategies	
Strategy (select at least one)	Minimum Dimensions (each)
Provide a publicly accessible courtyard, forecourt, plaza, or outdoor dining area along the street front. The space may be open to the sky, shaded, recessed into the building, or under an arcade or colonnade.	Minimum depth of 5 feet. Minimum area in square feet is determined by the following formula: Linear feet of building x 2.5 (Example: a 100 ft long building requires 250 square feet of area for the courtyard while a 200 ft long building requires 500 square feet)
Incorporate retail, restaurants, residential lobbies, exercise rooms, community rooms, offices, studios, living rooms, dining rooms, live/work spaces, or a combination along the ground floor.	Occupies at least 50% of the ground floor area and must meet transparency requirements in 2.3.3(c) above.
Include public art in publicly visible areas along the ground floor (as defined in section 22.246.090 - Public Art in Private Development Program)	Spans a minimum length of 10% of the building frontage and minimum height 80% of the of the ground floor.
Provide publicly accessible landscaped areas with seating, shading, and site illumination	See 2.6.4 Site Furnishings: Multi-Unit (Common Entry) or Mixed Use

Examples

Figure 2-23 Mixed-use with restaurant uses located on the ground floor. Denver, CO. Source: Gruen Associates

Figure 2-24 Mixed-use with the gym located on the ground floor. Long Beach, CA. Source: Gruen Associates

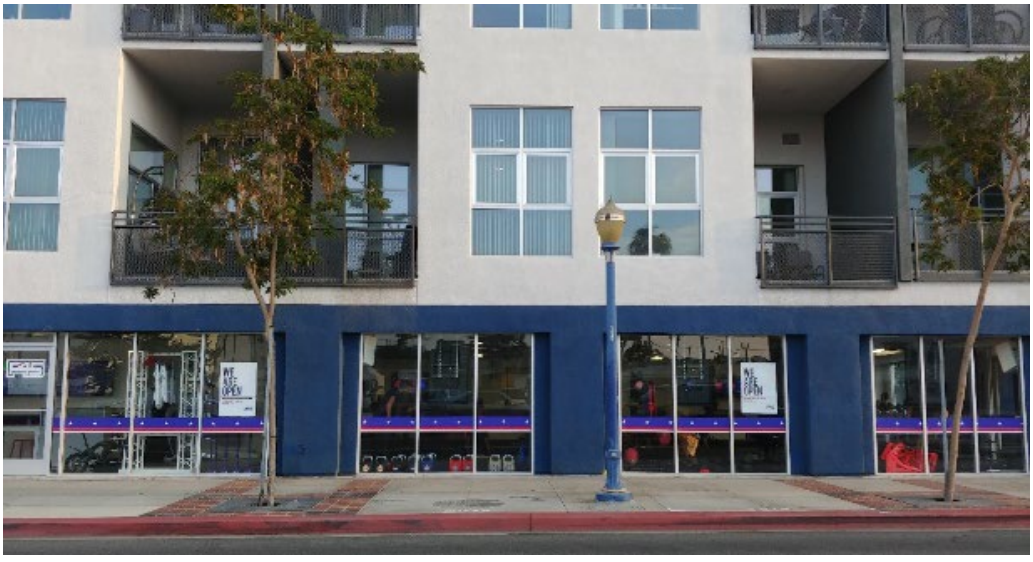


Figure 2-25 Commercial ground floor shopfronts facing a pedestrian paseo. Culver City, CA. Source: Gruen Associates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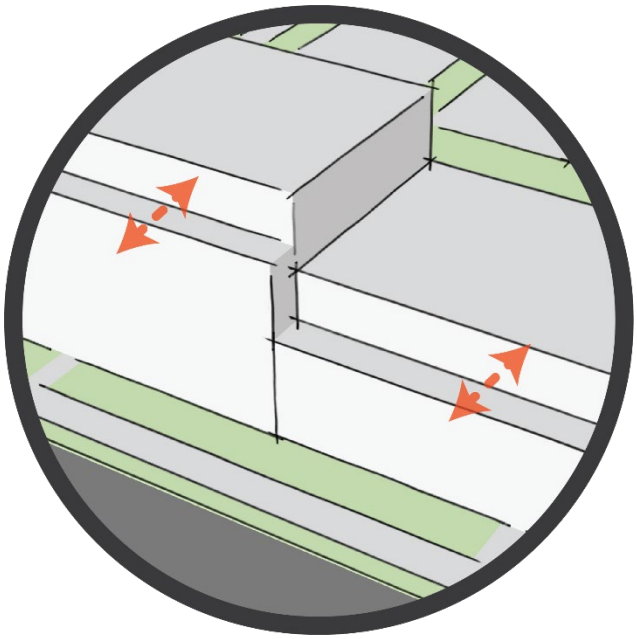
2.4 Building Articulation



The building design contributes to the visual environment and appeal of the street and neighborhood. Human-scaled design enhances the site and prevents the building from appearing bulky and overbearing within the context of its surrounding neighborhoods. Articulation adds visual interest and breaks up visually monotonous large blank walls by including design features such as recessed windows, balconies, offset planes, step-backs, vertical or horizontal modulations, or other architectural accents.

2.4.1 Horizontal and Vertical Variety

Intent

Articulation is the act of breaking up of large, otherwise featureless spaces, masses or volumes of a building. 360-degree design incorporates techniques that consider all sides of a building and approaches the design of spaces holistically. The intent of this section is to ensure project's design is considerate of its surroundings in all directions by articulating all building façades with architectural detailing and modulations. Application of these standards will:

- Create visual interest, shadow lines, and variations in depth that correspond to interior building programming, such as wall offsets, bays, projections, recesses, courtyards, stair towers, balconies, or similar architectural details.
- Break up large projects into multiple buildings of varying sizes and heights to avoid bulky buildings with monotonous forms.
- Divide larger buildings into visually smaller sections to prevent the appearance of a massive structure along the street.

Standards

a. Exceptions. Reserved.

b. Façade variety. All building façades over 20 feet long **facing a street, highway,** alley **or corner of such street or highway** shall incorporate articulation and architectural detailing that meets all of the following criteria:

   i. The façade wall shall include articulation or architectural detailing a minimum of every 30 feet horizontally, on average, distributed across the width of each street, highway, or alley-facing building façade, as defined in Table 2.4-A. (Figure 2-26)

   ii. Corner buildings shall incorporate articulation and accents along both street fronts.

c. Articulation and Architectural detailing. All street-facing building façades shall implement at least three of the detailing strategies listed in Table 2.4-A.

Table 2.4-A Articulation and Architectural Detailing Strategies		
Accent type (select at least three)	Minimum Requirements (each)	Examples
Projected or recessed entryway	24 square feet on the ground floor, 2 feet feep	Figure 2-29
Weather protection or Shading Device over windows (awnings, louvers, or canopies)	3 feet deep for 50% of the windows	Figure 2-30

Table 2.4-A Articulation and Architectural Detailing Strategies		
Accent type (select at least three)	Minimum Requirements (each)	Examples
Variation in window sizes	20% of windows shall posses at least 50% change in depth or 20% change in size (square feet) between two floors	Figure 2-26
Recessed Windows	6 inches deep for over 50% of the façade window area	Figure 2-27
Bay Windows	2 feet projection for 10% of windows	Figure 2-29
Sill and/or lintel articulation	6 inches high, 4 inches deep for 50% of windows	Figure 2-28
Projected window surrounds	6 inches high, 4 inches wide, 4 inches deep for 50% of windows	Figure 2-33
Provide increased fenestration (windows and doors)	Covers at least 20% of total wall area	Figure 2-26
Project, recess, or step-back on an upper floor	7 feet deep entire length of façade	Figure 2-26
Offset plane from the primary façade	2 feet deep in at least 20% of façade area	Figure 2-27
Variation in roof height	4 feet high along at least 20% of façade length	Figure 2-28
Plazas or Courtyards	See Table 2.3-D Pedestrian Oriented Strategies	Figure 2-32
Textured materials with relief, such as brick or wood siding	See section 2.5.1 Façade Materials	Figure 2-31
Different materials or colors	3 different materials or colors	Figure 2-30
Horizontal banding or material	Projected or recessed 6 inches entire length of the building	Figure 2-34

d. Articulation of interior building façades. A development or subdivision with multiple buildings facing internal private roadways and paseos/courtyards shall incorporate at least two of the accent types in the menu above.

e. Vertical recess, gap, or opening. Any multi-unit or mixed-use building facing a public street or right-of-way with a length of 150 feet or longer shall be divided by a vertical opening, gap, or recessed plane with a total minimum floor area of at least 24 square feet with a minimum width of 8 feet and depth of 3 feet and encompassing all floors. (Figure 2-35)

Examples

Figure 2-26 A large block-scale building is broken up into smaller visual sections with variation in color, material, façade depth, recessed windows over 20% fenestration, and varied window sizes and roof heights. Pasadena, CA. Source: Gruen Associates.

Figure 2-27. Recessed window and offset plane. Source: Gruen Associates

Figure 2-28 Covered porch, change in roof height, and sill/lintel articulation. Chino, CA. Source: Gruen Associates

Figure 2-29 Entryway projection with balconies. Marina Del Rey, CA. Source: Gruen Associates

Figure 2-30 Change in façade material, balcony, varied window sizes and shading device. Santa Monica, CA. Source: Gruen Associates

Figure 2-31 Bay windows with brick façade. Portland, OR. Source: Gruen Associates

Figure 2-32 Courtyard. Fullerton, CA. Source: Gruen Associates

Figure 2-33 Projecting window surrounds in affordable housing building. Los Angeles, CA. Source: Gruen Associates

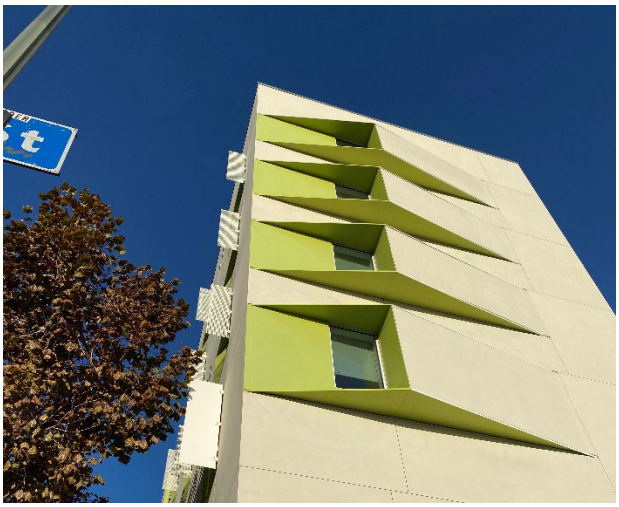
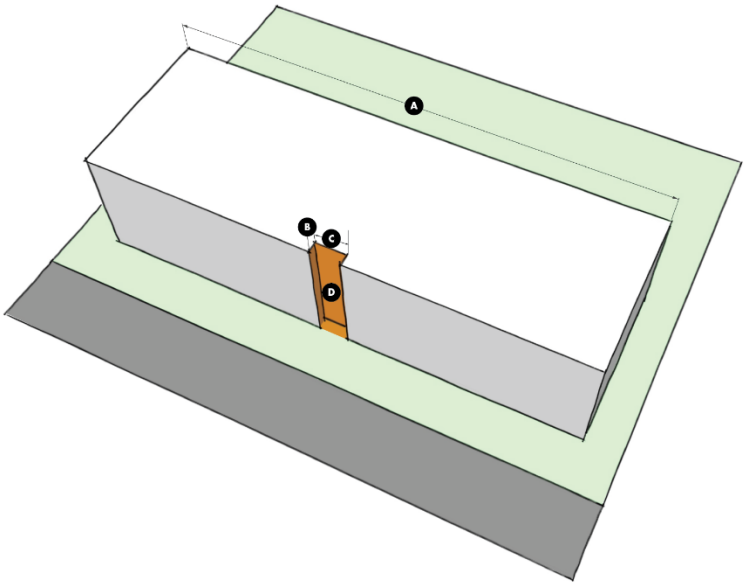


Figure 2-34 Horizontal slab banding. San Diego, CA. Source: Gruen Associates

Figure 2-35 For buildings above 150’ in length, one vertical opening with a total of 24 square feet minimum. Source: Gruen Associates



Description	Dimension
A Building Length	>150’
B Opening Depth	3' min
C Opening Width	8' min
D Opening Area (encompassing all floors)	24 sq ft min

Figure 2-36 Example of vertical massing break and upper story step-back. Long Beach, CA. Source: Gruen Associates


Upper Floor Stepback
Vertical Massing Break
ALAMITOS
NOW OPEN
ALAMITOS

2.4.2 Horizontal and Vertical Variety: Multi-Unit (Common Entry) or Mixed-Use

Intent

The intent of this section is to reduce the visual bulk of tall buildings by ensuring façades are designed so that they differentiate between base, middle, and top floors. If the height of proposed structures exceeds that of the maximum allowable height of the immediately surrounding lots, buildings are required to use transitional design elements such as step-backs to provide scale reductions and visual relief and to create a harmonious transition between a taller building and shorter adjacent buildings.

Standards

a. Exceptions. Reserved.

b. Base, Middle, and Top. All buildings four stories or taller shall define a base, middle, and top by selecting a minimum of two strategies listed in Table 2.4-B. None of the below listed features may project into public right-of-way.

Table 2.4-B Base, Middle, and Top Strategies

Strategy (select at least two)	Minimum Dimensions (each)	Examples
Incorporate ground floor awnings, porches, stoops, arcades, or canopies that project horizontally from the façade and shade windows	5 feet deep 50% of frontage (applies to both fronts where located on a corner)	Figure 2-37
Step-back upper-floor façade horizontally from the floor below starting at third floor along front façade	Recessed 3 feet from the primary façade for 80% of the length of the façade	Figure 2-38
Recessed building frontage at the ground floor horizontally from upper floors	Recessed 3 feet from the primary façade for 80% of the length of the façade	Figure 2-61
Vary the façade material, texture, or pattern on the ground floor from the upper floors/top floors.	80% coverage of the façade wall area on the ground floor	Figure 2-37 Figure 2-38
Select a different façade color on the ground floor from the upper floors/top floor.	80% coverage of the façade wall area on the ground floor	Figure 2-37 Figure 2-39

Table 2.4-B Base, Middle, and Top Strategies		
Strategy (select at least two)	Minimum Dimensions (each)	Examples
Vary the size or depth of windows, balconies, or awnings across the building's base, middle and top	50% change in depth or 20% change in size (square feet) between ground-floor and upper floors	Figure 2-37 Figure 2-39
Crown the building with a horizontal element, projecting parapet, or cornice.	2 feet tall along the entire roofline	Figure 2-37 Figure 2-39
Provide sloped or visible roof	Slope ratio of 1:4 (height: length)	Figure 2-42
Increase floor-to-floor height of the building's top floor	2 feet taller than average height of all floors below top floor and above ground floor.	Figure 2-39
Increase floor-to-floor height of the building's ground floor, with associated increase in windows.	2 feet taller than the ground floor height required	Figure 2-38
Include an overhang on an upper-floor that projects horizontally from the façade	Projecting 2 feet from the primary façade for 80% of the length of the façade	Figure 2-38
Sheltered Walkway, Arcade, Colonnade	8 feet wide	Figure 2-40
Exposed columns	Along 75% of the façade	Figure 2-41

c. Transition to lower height. The portion of any building sharing a common side or rear lot line with property that has a maximum allowable building height of 35 feet or less shall have a step-back from that common side or rear lot line so that the height of a multi-unit (common entry) or mixed-use building is no greater than 45 feet at the edge of the building wall facing that common lot line, and shall be recessed back one foot for every additional foot in building height, up to a maximum height of 65 feet. (Figure 2-43)

    i. Exception: If the height of the building is less than the distance to the common lot line, upper floor step-back along the common lot line is not required. (Figure 2-44)

Examples

Figure 2-37 Design elements combined to define the base, middle, and top. Lake Oswego, OR. Source: Gruen Associates

Figure 2-38 Design elements combined to define the base, middle, and top. San Diego, CA. Source: Gruen Associates

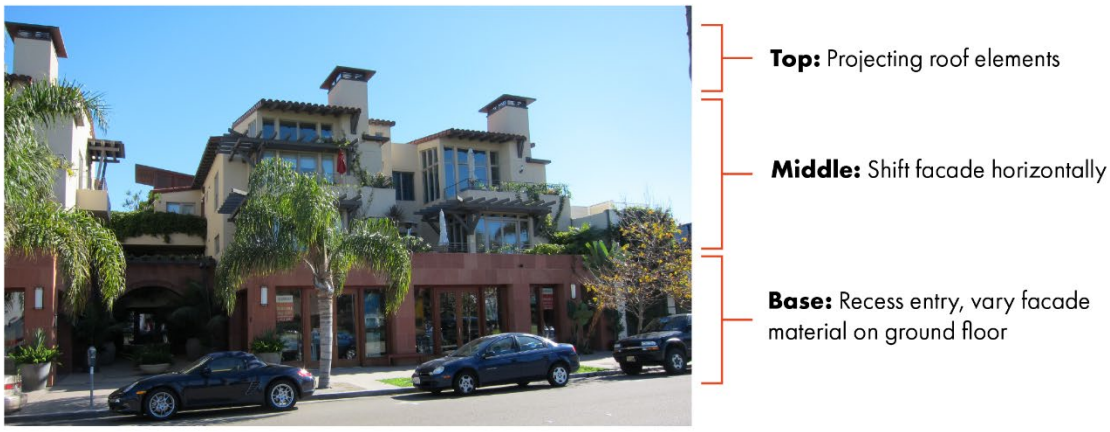


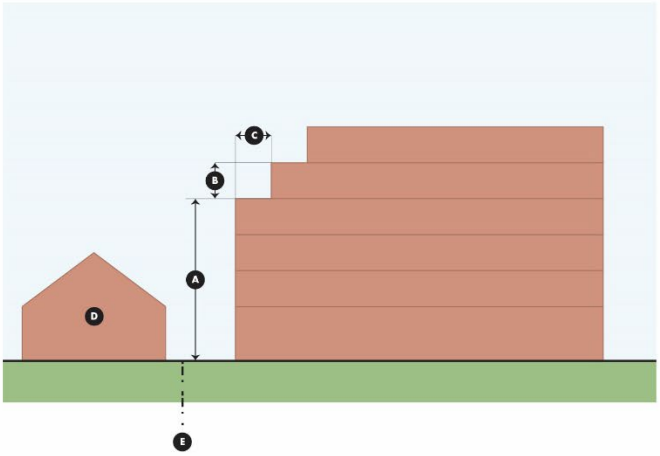
Figure 2-39 Design elements combined to define the base, middle, and top. San Jose, CA. Source: Gruen Associates

Figure 2-40 Sheltered walkway with horizontal window band, tile roof. Riverside, CA. Source: Gruen Associates

Figure 2-41 Exposed columns, awnings and increased height on ground floor. West Hollywood, CA. Source: Gruen Associates.

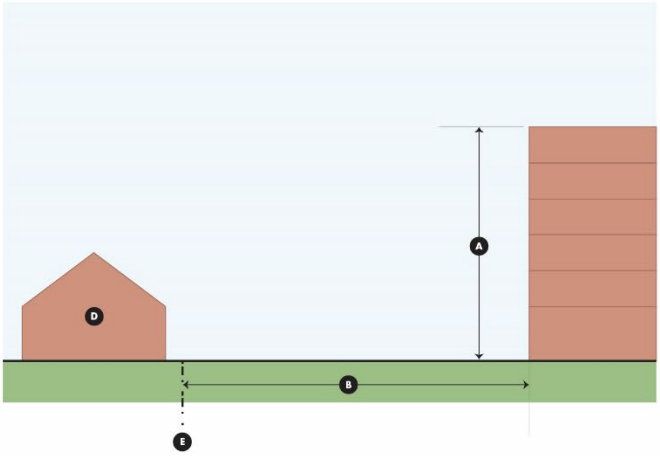
Figure 2-42 Sloped roofs. Los Angeles, CA. Source: Gruen Associates

Figure 2-43 Example 65 ft tall building adjacent to a lot that has a lot that has a maximum building height of 35’ or less with additional step-backs and vertical breaks if the distance between the two buildings is less than the total height of the building



Description	Dimension
A Maximum height without stepback adjacent to a lot that has a maximum allowable building height of 35’ or less	45' max
B Example additional height	10'
C Example additional stepback	10'
D Single-Unit or Duplex	
E Common lot line between buildings	

Figure 2-44 Example of 65 ft tall building adjacent to a lot that has a maximum building height of 35’ or less (or separated by an alley) which does not require upper floor step-backs because it has a horizontal distance from the common lot line greater than the height of the building. Source: Gruen Associates



Description	Dimension
A Height adjacent to a lot that has a maximum allowable building height of 35’ or less	Less than B.
B Distance from adjacent lot that has a maximum allowable building height of 35’ or less	Greater than A.
C Example additional stepback	10'
D Single-Unit or Duplex	
E Common lot line between buildings	

2.4.3 Corner Treatments: Multi-Unit (Common Entry) or Mixed-Use

Intent

A building located on the corner of a street intersection offers the opportunity to create a community focal point through the use of a variety of techniques such as creating a robust visual mass, an inviting usable private open space, or a public plaza. The intent of this section is to ensure buildings located at the corner of a major intersection incorporate design features that address the corner and have prominent building entrances at the corner.

Standards

a. Exceptions. Reserved.

b. Treatments. Corner sites located at the intersection of two streets classified as major or secondary highways and with a building height greater than 35' shall incorporate at least one of the corner treatment strategies listed in Table 2.4-C.

Table 2.4-C Corner Treatment Strategies

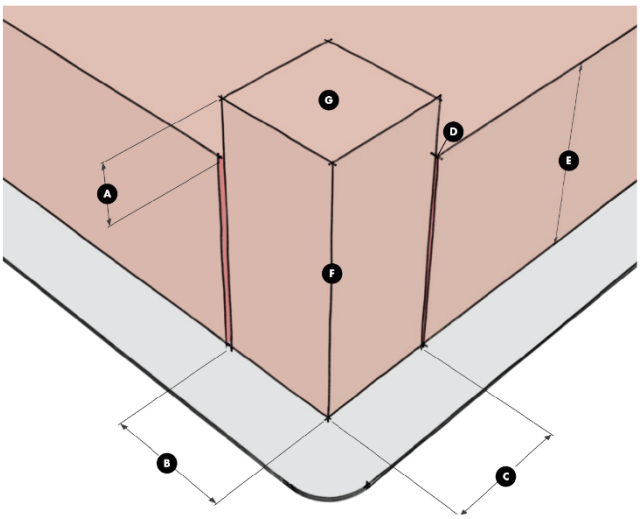
Corner Treatment (select at least one)	Minimum Dimensions (each)	Examples
A building tower	Projects a minimum of 5' or maximum of 10' above the height of the building with the exception of vertical protusions such as mechanical equipment, and elevator towers 20' wide and 20' deep mass, articulated by a recess or projection of 2' wide and 2' deep from the primary building mass.	Figure 2-45 Figure 2-46
Projected corner balconies adjacent to dwelling units on each residential floor above the first floor	Project from each façade at a corner of the building mass by a minimum of 3' and a minimum of 5' in length on each façade facing the street.	Figure 2-47 Figure 2-48
Recess the corner façades horizontally from the rest of the building	Minimum of 20 feet along both sides of the building corner	Figure 2-49 Figure 2-50

Table 2.4-C Corner Treatment Strategies		
Corner Treatment (select at least one)	Minimum Dimensions (each)	Examples
	Recessed a minimum of 2 feet from the adjacent façade plane	
Pop out the corner façades horizontally from the rest of the building	Minimum of 20 feet along both sides of the building corner Projecting a minimum of 2 feet from the adjacent façade plane	Figure 2-51 Figure 2-52
Lower the height of the corner area to be vertically recessed from the rest of the building	Lowered portion of the corner is a minimum of 20 feet along both sides of the building corner Recessed vertically a minimum of 5 feet from the height of the adjacent façade plane	Figure 2-53 Figure 2-54
Increase corner glazing for windows and doors.	Increased a minimum of 10% for a minimum of 20 feet along both sides of the building corner Minimum of 80% of the building height	Figure 2-55 Figure 2-56
Round the corner of the building façade instead of meeting at a 90-degree angle	Minimum of 20 feet along both sides of the building corner Minimum of 80% of the building height	Figure 2-57 Figure 2-58
A change in material, color, fenestration type or a combination, on the frontage along both sides of the corner	Extends horizontally a minimum of 20 feet both sides of the building corner and vertically for a minimum of 80% of the building height	Figure 2-59 Figure 2-60

Table 2.4-C Corner Treatment Strategies		
Corner Treatment (select at least one)	Minimum Dimensions (each)	Examples
Recessed ground floor (if not already done elsewhere)	Recessed 3 feet from the primary façade for 80% of the length of the façade	Figure 2-61 Figure 2-62
Awnings or canopies at the corner (if not already done elsewhere)	5 feet deep 50% of frontage	Figure 2-63 Figure 2-64
Signage at the corner above the ground floor	See 22.114.130 Projecting Business Signs	 Figure 2-64
A corner entry plaza that extends the pedestrian way at the intersection with special decorative paving of private property, landscape planters, and an entrance to the building. The corner plaza open space shall be designed for either of the following uses: As part of a residential building, a publicly accessible outdoor space with seating, canopy trees, small shade structures, and/or recreational facilities As part of a mixed-use building, an outdoor dining area connected to an adjacent restaurant on the ground floor. The outdoor area may be partially covered by a canopy or awning but must be open to the air on two sides.	Minimum dimension of 20' and a minimum area of 200 square feet. May be open to the sky or covered by overhangs or awnings	Figure 2-65 Figure 2-66 Figure 2-67 Figure 2-68 Figure 2-69
Other, if approved by the Director of Planning		

Examples

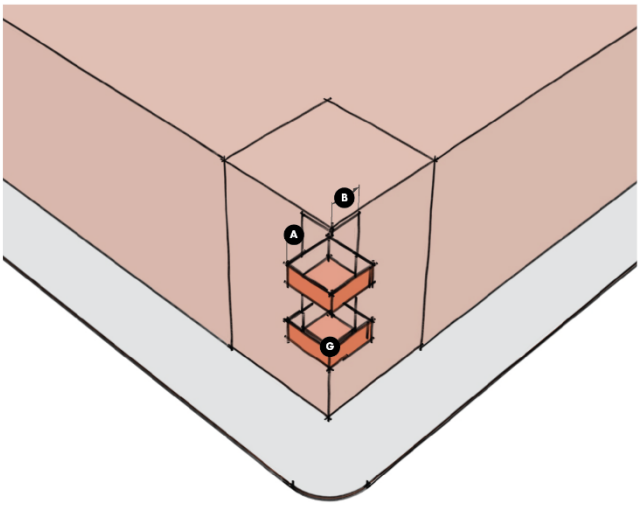
Figure 2-45 Corner Tower or Staircase. Source: Gruen Associates



Description	Dimension
A Projection above max building height	10' max
B Corner mass facade	20' min
C Corner mass facade	20' min
E Recessed notch	2' x 2' min
F Building height	35' min
G Tower or staircase articulated from building	
H Top may be flat or with sloped roof	

Figure 2-46 Corner tower projection on upper floors at Santana Row. San Jose, CA. Source: Gruen Associates

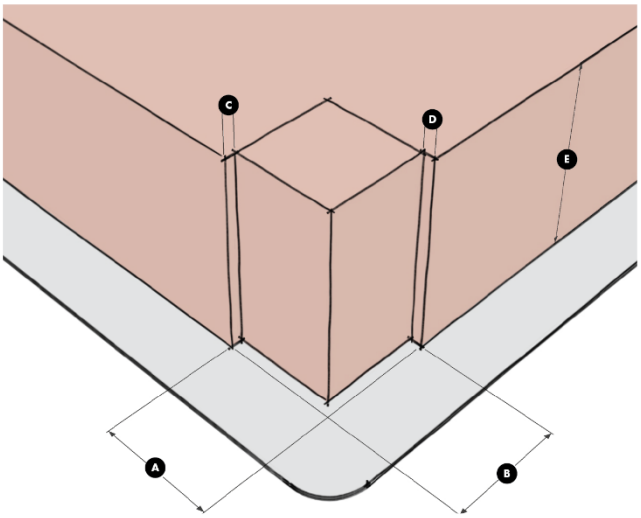
Figure 2-47 Corner balconies on upper floors. Source: Gruen Associates



Description	Dimension
A Projection from facade	10' max
B Length of wall with balcony	20' min
C Balcony for upper floor corner unit	

Figure 2-48 Example corner tower with balconies. Long Beach, CA. Source: Gruen Associates

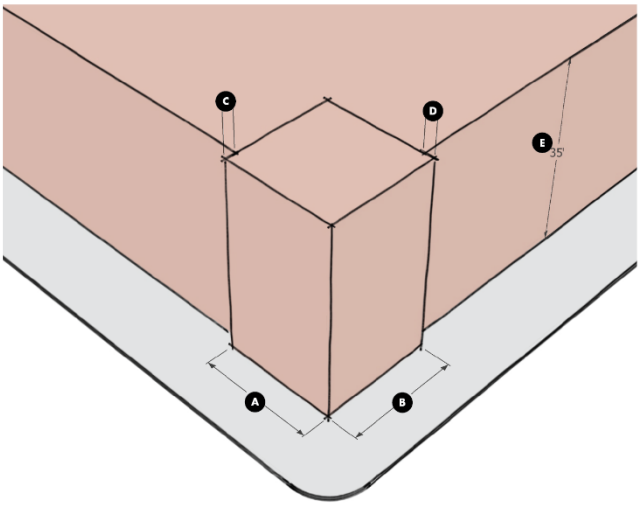
Figure 2-49 Recessed corner from façade. Source: Gruen Associates



Description	Dimension
A Corner facade width	20' min
B Corner facade depth	20' min
C Corner facade recessed horizontally	2' min
D Corner facade recessed horizontally	2' min
E Building height	35' min

Figure 2-50 Corner façades recessed from taller tower. Santa Monica, CA. Source: Gruen Associates

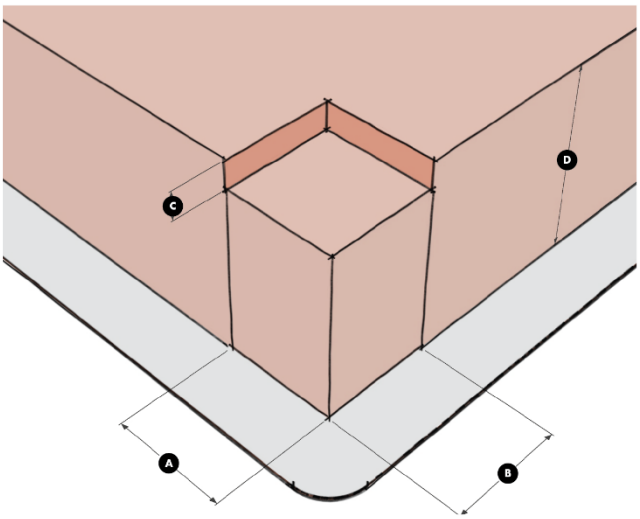
Figure 2-51 Corner popped out from rest of façade. Source: Gruen Associates



Description	Dimension
A Corner facade width	20' min
B Corner facade depth	20' min
C Projection from facade	2' min
D Projection from facade	2' min
E Building height	35' min

Figure 2-52 Corner façades popping out at the corner. Pasadena, CA. Source: Gruen Associates

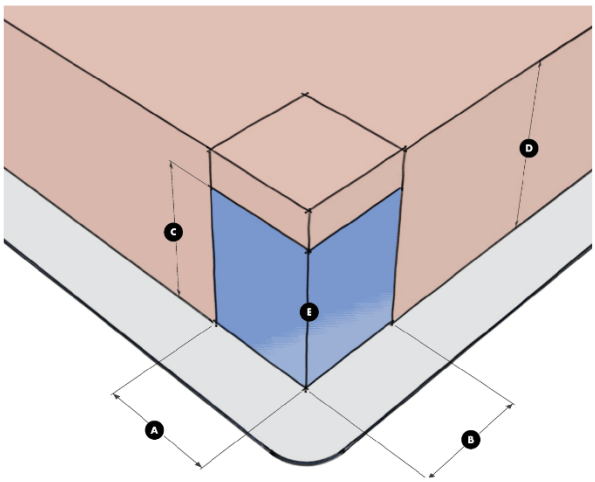
Figure 2-53 Corner lower that the roof of the rest of the building. Source: Gruen Associates.



Description	Dimension
A Corner facade width	20' min
B Corner facade depth	20' min
C Corner recessed vertically from roof	5' min
D Building height	35' min

Figure 2-54 Corner of building shorter in height than the rest of the building. Pasadena, CA. Source: Gruen Associates

Figure 2-55 Glazing for windows and doors around the corner.



Description	Dimension
A Corner facade width	20' min
B Corner facade depth	20' min
C Glazing vertical coverage	80% min of building height
D Building height	35' min
E Corner glazing for windows and doors	

Figure 2-56 Increased glazing around the corner of the building and a rounded corner. Long Beach, CA. Source: Gruen Associates

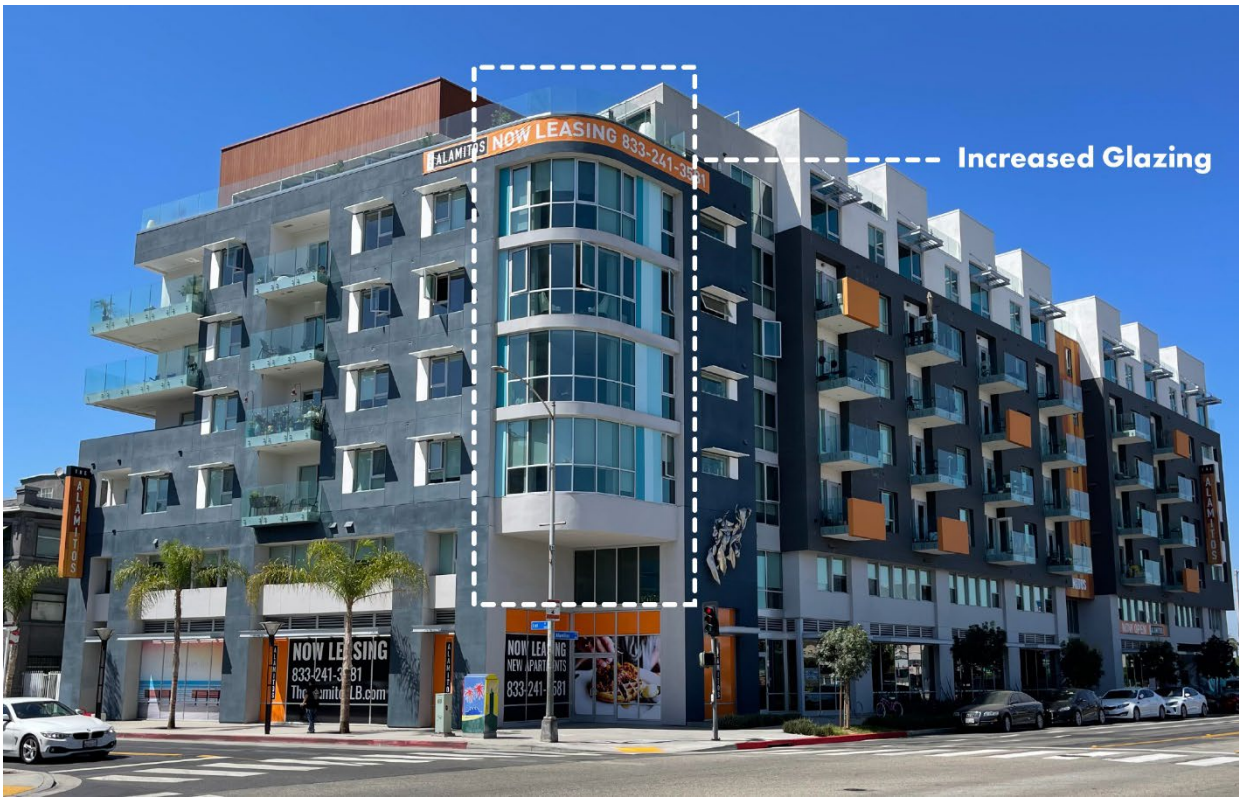
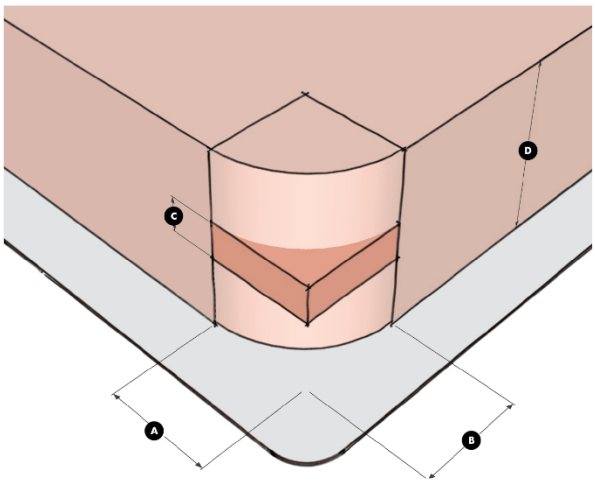


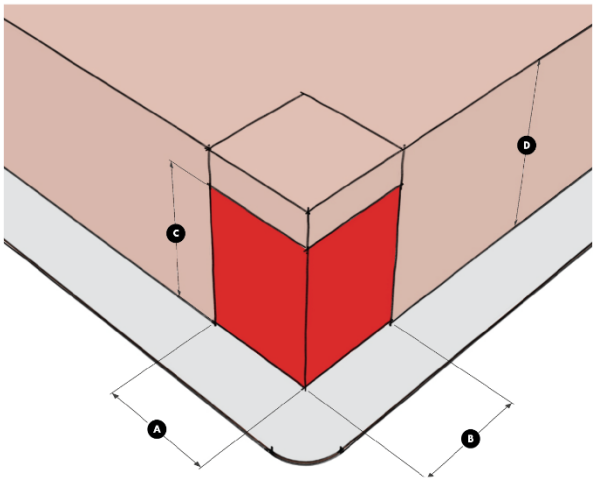
Figure 2-57 Rounded corner, with 20% of the corner left un-rounded. Source: Gruen Associates.



Description	Dimension
A Corner facade width	20' min
B Corner facade depth	20' min
C Un-rounded portion of corner	20% max of building height
D Building height	35' min

Figure 2-58 Building with rounded corner. Budapest, Hungary. Source: Globetrotter19 (wikimedia.org)

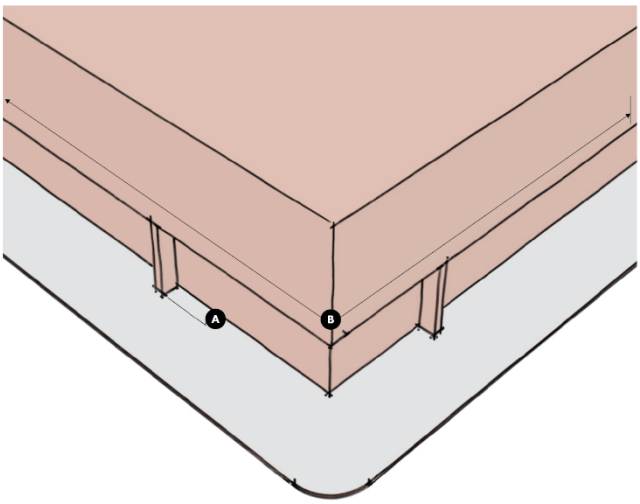
Figure 2-59 Change in material at the corner for 80% of the building height. Source: Gruen Associates.



Description	Dimension
A Corner facade width	20' min
B Corner facade depth	20' min
C Change in facade color or material vertical coverage	80% min of building height
D Building height	35' min

Figure 2-60 Change in material and color at the corner. Long Beach, CA. Source: Gruen Associates

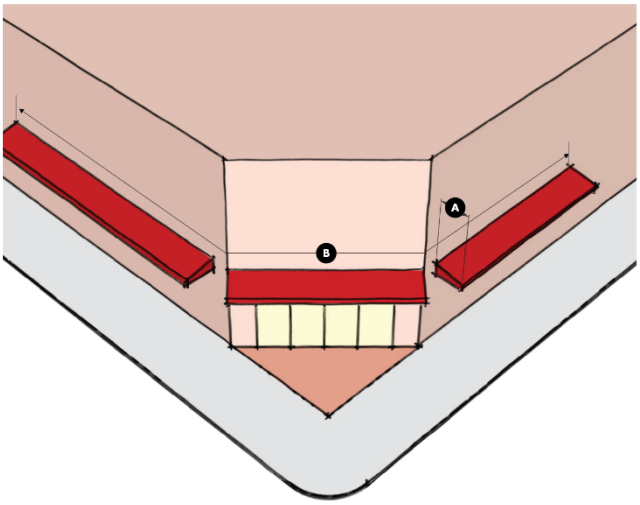
Figure 2-61 Recessed ground floor 3 feet for 80% of the building frontage. Source: Gruen Associates.



Description	Dimension
A Ground floor recessed horizontally	3' min
B Frontage with recessed ground floor	80% of building frontage

Figure 2-62 Recessed ground floor. San Pedro, CA. Source: Gruen Associates

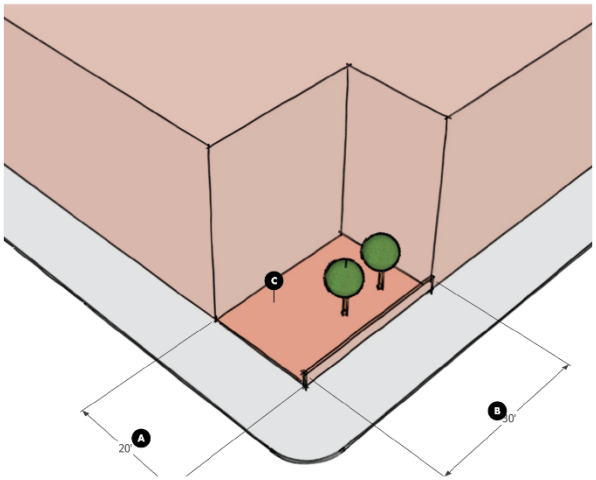
Figure 2-63 Five-foot-deep awning covering 50% of the building frontage. Source: Gruen Associates



Description	Dimension
A Awning depth	5' min
B Frontage with awning coverage	50% min of building frontage

Figure 2-64 Awning, corner entry, and signage at the corner. West Hollywood, CA. Source: Gruen Associates

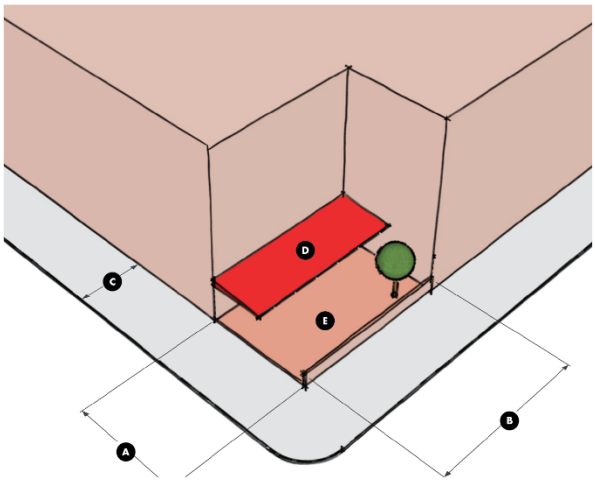
Figure 2-65 Open space for Residential use. Source: Gruen Associates



Description	Dimension
A Open space width	20' min
B Open space depth	30' min
C Publicly accessible open space for residential projects	

Figure 2-66 Example open space at corner. Los Angeles, CA. Source: Gruen Associates

Figure 2-67 Open space for an outdoor dining area. Source: Gruen Associates



Description	Dimension
A Open space width	20' min
B Open space depth	30' min
C Sidewalk (preferred)	12' min
D Retractable awning or canopy allowed if open on two sides	
E Outdoor dining area connected to an adjacent restaurant on the ground floor of a mixed use project	

Figure 2-68 Example of the outdoor dining area at the corner. San Diego, CA. Source: Gruen Associates

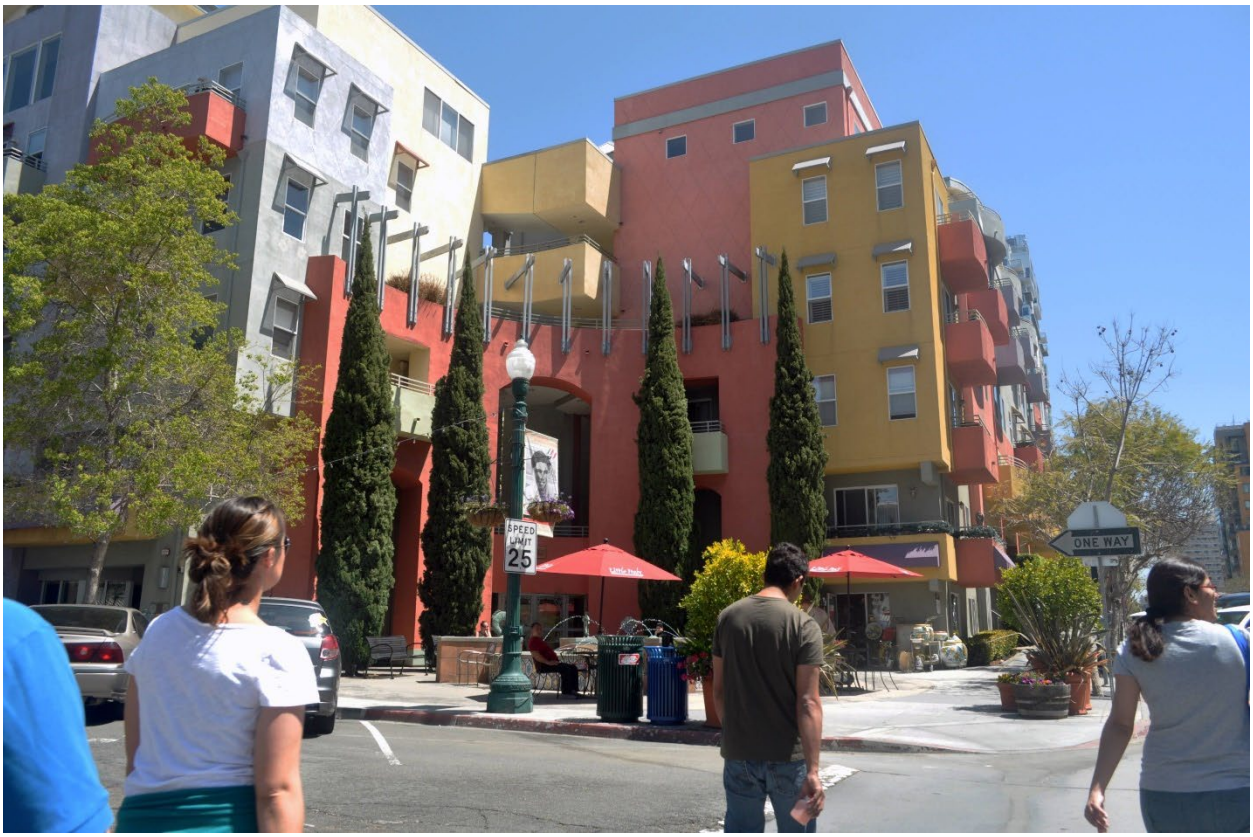
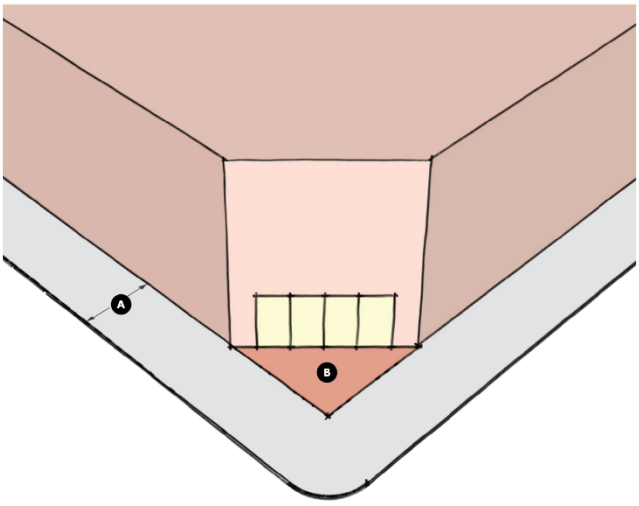
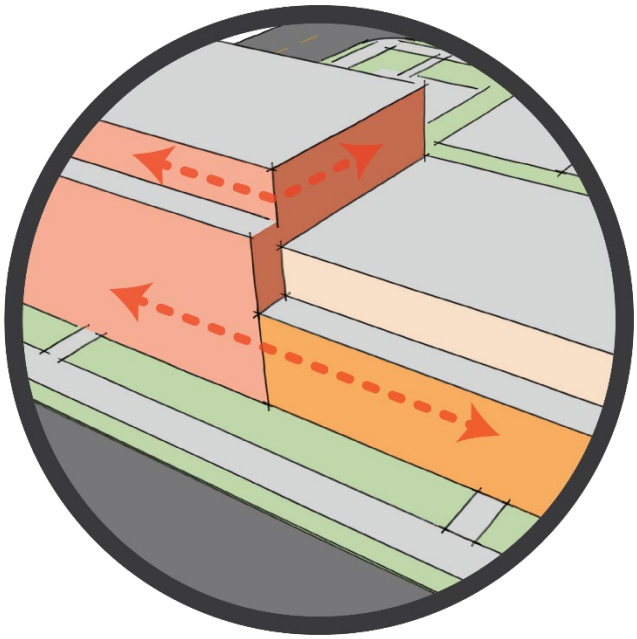


Figure 2-69 - Corner Plaza at the intersection. Source: Gruen Associates



Description	Dimension
A Sidewalk (preferred)	12' min
B Plaza at intersection	45° angle

2.5 Building Façade Details



A building's exterior skin, the façade, sets the stage for the look and feel of a development. It is also the primary form of protection against external weather elements. A high-quality façade is both aesthetically refined and durable. Strike a balance between appropriate levels of fenestration for privacy and visual interest. Unique forms, shapes, façades, street-facing structures, windows, and cultural features from the area create character within the community and encourage pedestrian activity.

2.5.1 Façade Materials

Intent

The intent of this section is to ensure buildings are designed holistically by considering the use of materials for sides of a building equally, not just the frontage. Standards in this section require projects to consider views of the building from all sides to create a cohesive architectural idea and enhance the surrounding neighborhood in all directions.

Standards

a. Exceptions. Reserved.

b. Material Variety. All buildings shall include a minimum of two materials, colors, or textures.

   i. One of the two materials, colors, or textures shall be used on a minimum of 10% of the building façade.

   ii. Fenestration shall not count towards the material requirement.

c. Material Continuity. Building façades shall be treated as a whole and finished with similar materials on all sides to provide continuity; however, the percentages of each material may vary. To avoid a superficially tacked-on appearance, building façade materials shall not change at a vertical external corner of a building. Instead, materials shall adhere to one or more of the following conditions (Figure 2-70 and Figure 2-71):

   i. Continue around the vertical external corner for a minimum distance of 4 feet.

   ii. End a minimum of 4 feet from a vertical external corner.

   iii. Transparent metal screens and railings which project a minimum of 6 inches from the main building façade are exempt from the material change requirements.

d. Color. Paint color changes on a continuous material may occur at any point along the façade, including at vertical external corners (Figure 2-71).

   i. Exceptions. Single Unit, Primary Units, and ADU buildings are exempt from this requirement.

e. Prohibited Materials. Façades shall not use any of the following prohibited materials on more than 2% of the visible surfaces:

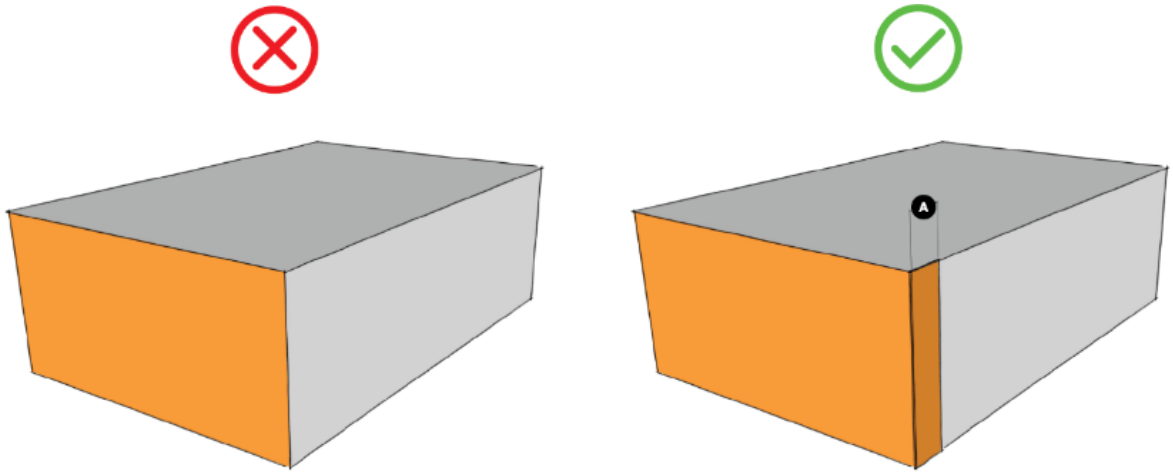
   i. Polished metal or glossy plastic with a Light Reflective Value (LRV) over 60.

   ii. Plywood (Rated Construction Grade, C or D).

   iii. Stucco with a sand finish of less than 20/20.

Examples

Figure 2-70 Left: Material change ends at the vertical corner of a building. Right: The material continues around the corner of a building. Source: Gruen Associates



Description	Dimension
A Facade material continues around the corner of a building	4 feet minimum

Figure 2-71 Façade material and color changes. Examples from Pasadena, West Hollywood, and Los Angeles. Source: Gruen Associates.

2.5.2 Energy Efficiency

Intent

The intent of this section is to orient windows and doors for solar efficiency and toward public streets, rather than inward. The desired outcome of implementing these standards is to:

- Provide adequate opportunities for natural lighting and ventilation with openable windows and doors.
- Ensure rooftops can adequately support the installation of solar power panels in the future.

Standards

a. Exceptions. Reserved.

b. Green Building. All residential buildings shall adhere to the Title 31 – Green Building Standards of the Los Angeles County Code.

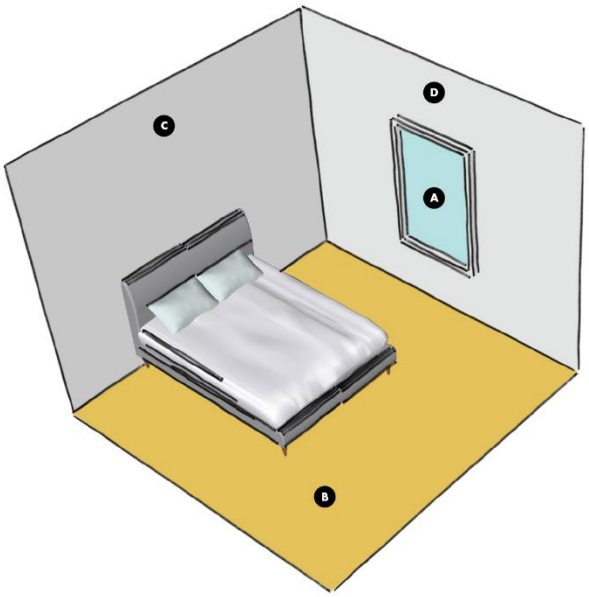
c. Natural Lighting. All habitable rooms (rooms for living, sleeping, eating, or cooking) shall be provided with natural light by means of exterior glazed windows, doors, clearstories, skylights, or a combination. The exterior glazed surface area shall be a minimum of 10% of the floor area of the attached rooms or a minimum area of 10 square feet, whichever is larger. (Figure 2-72)

d. Natural Ventilation. All habitable rooms shall be provided with natural ventilation by means of openable exterior windows or doors with an area not less than 5% of the floor area of such rooms, or a minimum of 5 square feet, whichever is larger. Units with multiple exposures shall include a minimum of one openable window on each exposure.

e. Solar Readiness. All buildings shall comply with the requirements of Section 110.10 Mandatory Requirements for Solar Ready Buildings of the California Building Energy Efficiency Standards as applicable.

Examples

Figure 2-72 Exterior glazing as a proportion of the habitable room's floor area. Source: Gruen Associates



Description	Dimension
A Exterior glazed surface area	10% of floor area or 10 sq ft min
B Floor of attached habitable room	
C Interior wall	
D Exterior wall	

2.5.3 Balconies and Patios: Multi-Unit (Private Entry), Multi-Unit (Common Entry) or Mixed-Use

Intent

The intent of this section is to design private open space for residents to encourage socialization, provide ample light and fresh air for the residents, and add dimensional variety to the façade.

Standards

a. Exceptions. Primary Dwelling Unit with ADU(s) and Two Detached Primary Units projects are exempt from this section.

b. Access. Private balconies and patios shall be directly accessible from the residential unit (Figure 2-73 to Figure 2-80).

c. Location. Patios and balconies may be located along exterior building walls, along internal walls facing courtyards, or a combination of both.

d. Ground Floor Units. If residential units are located on the ground level or a podium, provide private patios for a minimum of 25% of those units on the ground floor or podium. Each patio shall be a minimum of 100 square feet in area and 7 feet deep.

e. Upper Floor Units. Buildings shall provide the required amount of private full balconies, Juliette balconies, or a mix of both for upper floor units as listed in .

Table 2.5-A Upper Floor Unit Balconies Requirements	
Balcony type (Choose one)	Percent of upper floor units
Full balconies only	25% minimum
Juliette balconies only	50% minimum
Combination of full balconies and Juliette balconies	10% minimum full balconies and 30% minimum Juliette balconies

f. Full Balcony Dimensions. Any full balcony designed to satisfy the requirements of (c.) above shall meet the following dimensions.

   i. Balconies shall be a minimum of 5 feet deep.

   ii. The height of the balcony area shall not be less than the ceiling height of the adjoining floor.

iii. The number of bedrooms in the attached unit shall determine the minimum square footage of each balcony.

Table 2.5-B Full Balcony Dimensions	
Number of bedrooms	Minimum Balcony Area (each)
0 bedrooms (Studio)	45 square feet
One bedroom	75 square feet
Two bedroom or more	100 square feet

g. Juliette Balcony Dimensions. Any Juliette balcony designed to satisfy the requirements of (c.) above shall meet the following dimensions. (Figure 2-75)

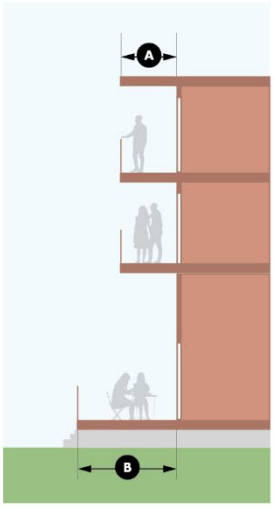
i. Barrier or railing shall project outward a minimum of 3 inches from the building façade.

ii. Barrier or railing shall extend beyond the sides of the doorway a minimum of 3 inches from each side of the connecting door frame.

Examples

Figure 2-73 Balcony and ground floor patio dimensions. Source: Gruen Associates

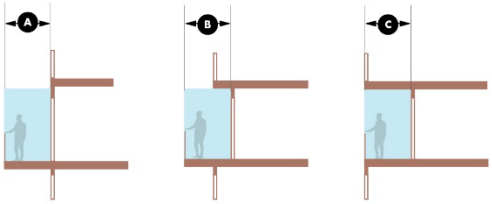
Private upper floor balcony and ground floor patio



Description	Dimension
A Balcony depth	5' min
B Patio depth	8' min

Figure 2-74 Cantilevered, semi-recessed, and recessed balconies. Source: Gruen Associates

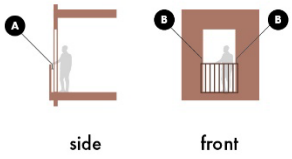
Cantilevered, semi-recessed, and recessed balconies



Description	Dimension
A Cantilevered balcony depth	5' min
B Semi-recessed balcony depth	5' min
C Recessed balcony depth	5' min

Figure 2-75 Juliette balcony (side and front views). Source: Gruen Associates

Juliette balcony



Description	Dimension
A Projection from building facade	3 inches min
B Extension beyond sides of doorway	3 inches min (each side)

Figure 2-76 Ground floor patios and upper floor balconies. Marina Del Rey, CA. Source: Gruen Associates

Figure 2-77 Ground floor patios for townhomes. Venice, CA. Source: Gruen Associates

Figure 2-78 Cantilevered balconies on upper floors. San Pedro, CA. Source: Gruen Associates

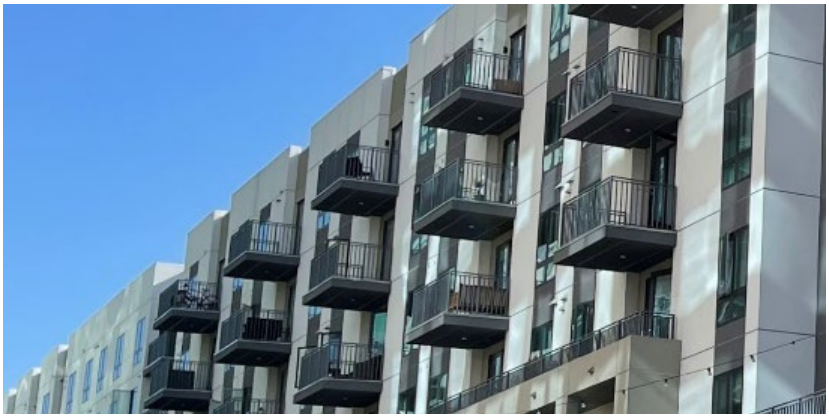


Figure 2-79 Semi-recessed balconies on upper floors. Marina Del Rey, CA. Source: Gruen Associates

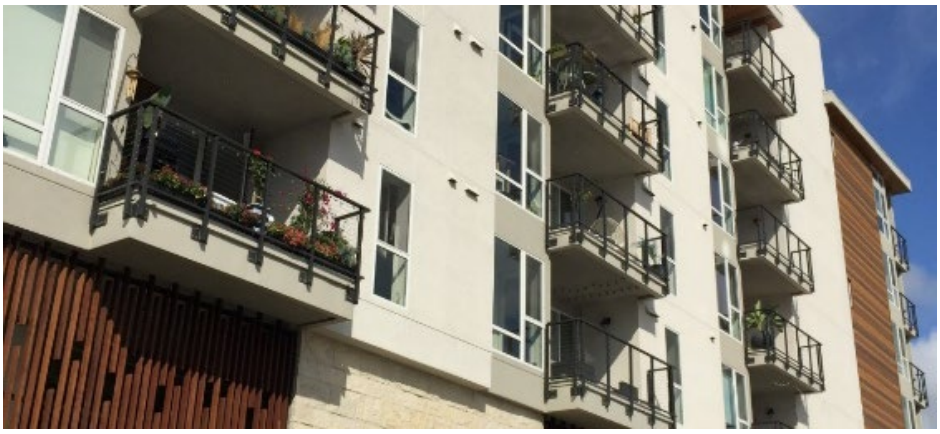


Figure 2-80 Recessed balconies. Marina Del Rey, CA. Source: Gruen Associates

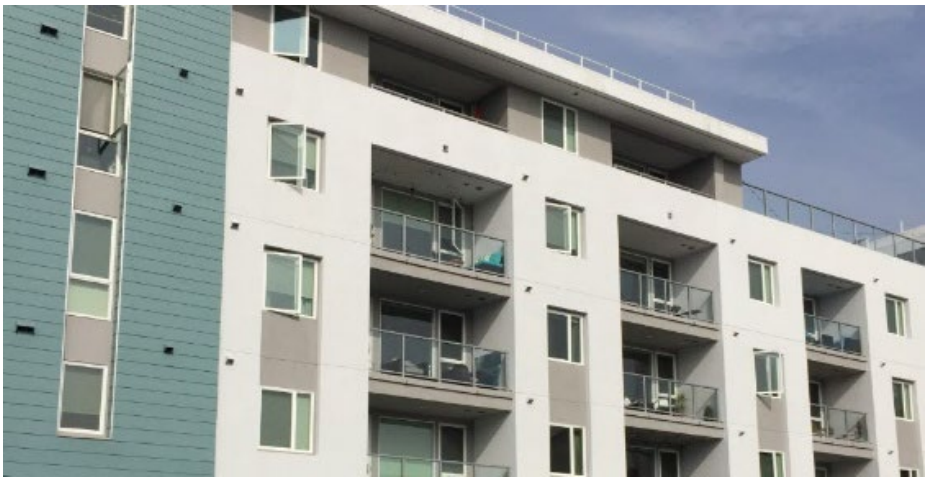
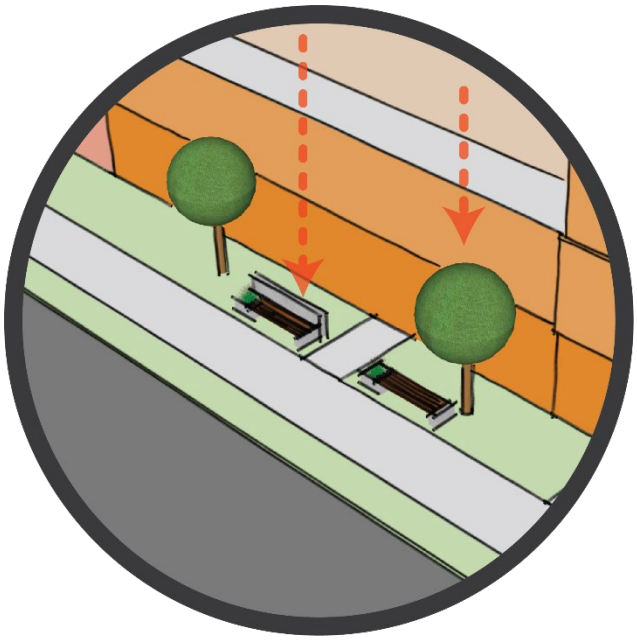


Figure 2-81 Juliette balconies for the top floor units and full balconies for the middle floor units. Santa Monica, CA. Source: Gruen Associates

2.6 Landscape and Screening



Outdoor areas are an important element of a development and when designed thoughtfully, help foster a sense of community. Landscaping contributes to the character and aesthetic value of the area. Screening with walls and fences help define public and private spaces. Well-furnished spaces create the physical infrastructure for community gathering, socialization, and recreation.

2.6.1 Trees and Plants

Intent

On-site landscaping that complements the architecture and form of the building creates a welcoming environment for residents and pedestrians. The intent of this section is to ensure developments use landscaping to create a buffer between new development and adjacent lower-intensity/smaller scale uses and soften the appearance of large massing along the street. Landscaping techniques can also increase a development's resiliency to wildfire, heat, drought, and floods.

Standards

a. Exceptions. Reserved.

b. Tree Planting Requirements. All projects shall adhere to the Chapter 22.126 Tree Planting Requirements of the zoning code in addition to the requirements in this section.

c. Coverage. A minimum of 20 percent of the lot area not used for buildings (such as setbacks and open space) shall be landscaped with a combination of trees, ground cover, shrubbery, planters, or flowers.

    i. Required landscaping within parking lots does not count toward this coverage requirement.

    ii. Pedestrian walkways, plazas, and outdoor dining areas may be developed in the landscaped area and counts towards the minimum landscaped area requirement.

d. Plant species. At least 80 percent of the onsite trees and plants shall be selected from the list of options in the Trees and Plants List contained in the user guide, which indicates appropriate species for each of the environmental context areas.

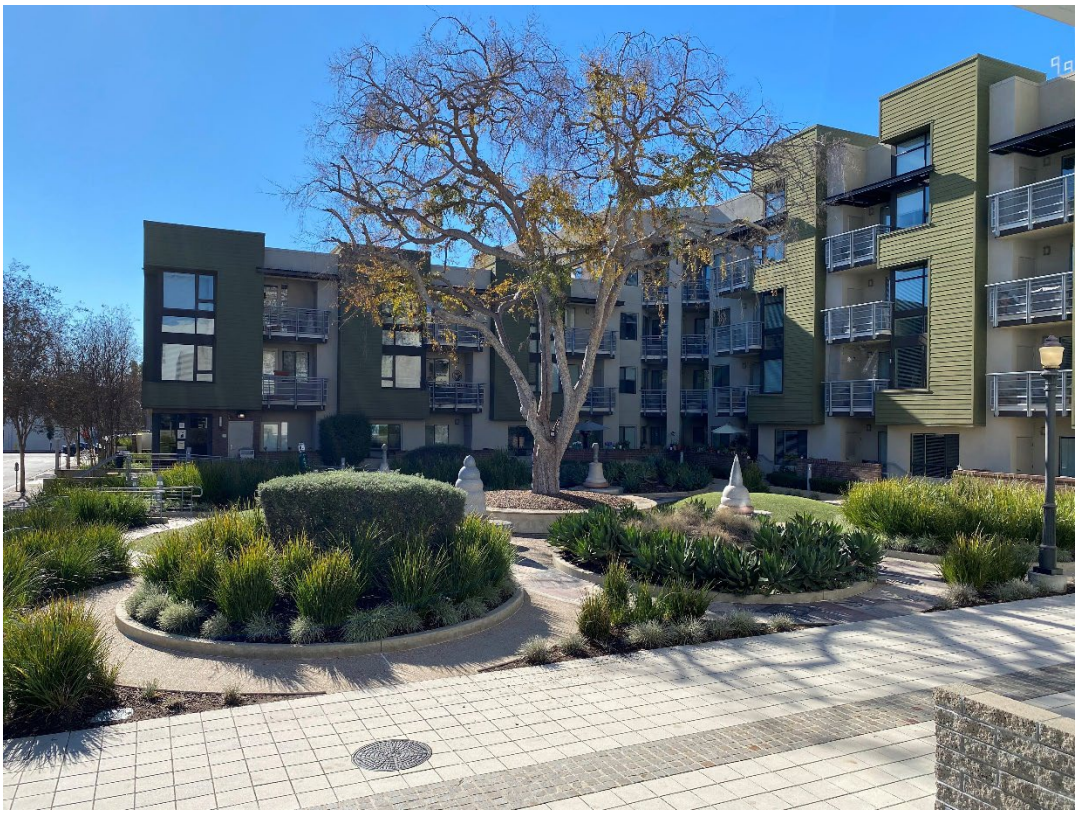
    i. If a development project proposes plants that are not on this list, those plants shall be native or drought tolerant and must be approved by the Director.

    ii. Noxious weeds, as defined by California Department of Food and Agriculture, are prohibited. See the Encycloweedia for more information.

Examples

Figure 2-82 Example common area with a mix of hard scape and landscape. Culver City, CA. Source: Gruen Associates

Figure 2-83 Residential open space with a mix of hardscape and landscape. Pasadena, CA. Source: Gruen Associates



2.6.2 Walls and Fences

Intent

The intent of this section is to require walls and fences are designed to be architecturally integrated into the design of the building. Walls and fences can help to define the transition between public and private property and can make an area safer and more inviting. These standards observe reasonable height limits that allow for both privacy and visibility.

Standards

a. Exceptions. Reserved.

b. Height and Location. The height of a wall, fence, or other physical border adjacent to the public street right-of-way or within the front yard setback shall be a maximum of 42 inches in height. (Figure 2-84)

   i. Fences and free-standing walls are prohibited along street frontages in mixed-use developments except to enclose an outdoor dining area or open space area such as a private residential patio. Planter boxes, and other similar amenities may also enclose an outdoor dining area or open space.

   ii. The wall or fence in the front yard setback shall be placed a minimum of one foot from the edge of a public sidewalk, if present, with landscaping to buffer the wall.

c. Transparency. Fence design may include a combination of solid planes and open fencing. Any fence in the front yard setback over 3 feet tall shall be a minimum of 50 percent transparent along the frontage. (Figure 2-85)

d. Materials. Fences shall be constructed of wood, wood composite, concrete, masonry, clay, aluminum, iron, steel, or glass. The use of barbed wire, electrified fence, and chain-link fence in conjunction with any fence, wall, roof, or hedge is prohibited unless required by any local, state, or federal regulation, as applicable.

Examples

Figure 2-84 Fences with transparency along the frontage. Chicago, IL. Source: Gruen Associates

Figure 2-85 Fence around patio with a mix of solid and transparent materials. Los Angeles, CA. Source: Gruen Associates

2.6.3 Screening: Multi-Unit (Private Entry), Multi-Unit (Common Entry), or Mixed Use

Intent

The intent of this section is to ensure developments screen communal trash, mechanical equipment, and utilities from view as well as to ensure security bars and grilles do not detract from the pedestrian experience.

Standards

a. Exceptions. Reserved.

b. Trash Enclosures. All projects shall comply with Chapter 22.132 Green Zones Ordinance.

c. Mechanical Equipment and Utilities. Air conditioning units, vents, and antennae shall be integrated into the building, placed underground, on a rooftop, in a side yard, or in a rear yard (where permitted by other provisions of the County Code).

    i. If air conditioning units or vents are located on the front façade, it shall not project more than 6 inches from the face of the building.

    ii. If on a rooftop or in a yard, the equipment must be screened from view from the street with a wall, fence, or landscaping.

d. Security Bars & Grilles. When installed, all security bars or grilles shall be installed on the inside of the building.

    i. Horizontally folding accordion grilles installed on the outside of a storefront are prohibited.

    ii. Building security grilles shall be:

        1. Side-storing concealed interior grilles that are not visible from the exterior of the building when not in use (during business hours), or

        2. Roll-up shutters or grilles which can be concealed in the architectural elements of the building.

2.6.4 Site Furnishings: Multi-Unit (Common Entry) or Mixed Use

Intent

The intent of this section is to:

- Ensure common outdoor areas such as courtyards, terraces, and rooftop open space have high quality site furnishings that encourage resident socialization and are usable for both active and passive recreation.
- Provide secure bicycle parking so residents feel comfortable leaving their bicycle unattended.
- Locate bicycle parking in an easily accessible area to encourage frequent usage.
- Provide sufficient illumination for safety and visibility without negatively impacting surrounding areas.

Standards

a. Exceptions. Reserved.

b. Site Furnishings. If common recreational spaces are provided, developments shall provide at least three of the active and passive amenities listed in Table 2.6-A within the common recreational spaces (Figure 2-86 to Figure 2-91):

Table 2.6-A Site Furnishing Strategies	
Site Furnishings/Amenities	Minimum requirements
Bench located in common open spaces or along shared internal pedestrian pathways	1 for every 100 square feet of public recreational space
Small trash can (55-gallon or smaller, does not include required residential trash receptacles or dumpsters)	1 for every 400 square feet of public recreational space
Table with at least two movable chairs shaded by trees or an overhead canopy	1 for every 400 square feet of public recreational space
Picnic table with attached seating shaded by an attached umbrella, trees, or an overhead canopy	1 for every 400 square feet of public recreational space
Barbeque grill	1 for every 800 square feet of public recreational space
Outdoor exercise equipment	75 square feet per 2,000 square feet of public recreational space
Playground	75 square feet per 2,000 square feet of public recreational space

Table 2.6-A Site Furnishing Strategies	
Site Furnishings/Amenities	Minimum requirements
Swimming pool with pool deck	10 feet by 20 feet
Sport facility or court (tennis, volleyball, basketball, pickleball, golf, croquet, dog run, etc.)	1 for each development

c. Bicycle Parking. In addition to the requirements of Section 22.112.100 of the County Code, bicycle parking shall also comply with the following requirements:

   i. Bicycle parking racks and corrals shall support the bicycle frame at two points.

   ii. Short-term bicycle parking shall be located outside the building and within 50 feet of either the main pedestrian entrance or the nearest off-street automobile parking space. For developments with multiple pedestrian entrances, the required number of short-term bicycle parking shall be distributed evenly around each pedestrian entrance.

d. Outdoor Lighting. All outdoor light fixtures installed in a private development project shall be shielded to avoid night sky light pollution and spill-over to surrounding residential areas. Outdoor lights shall also adhere to the requirements of the Chapter 22.80 Rural Outdoor Lighting District in the zoning code, if applicable.

Examples

Figure 2-86 Bench in San Diego, CA. Source: Gruen Associates

Figure 2-87 Tables with movable chairs. Sebastopol, CA. Source: Gruen Associates

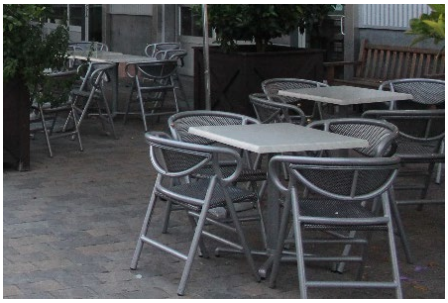


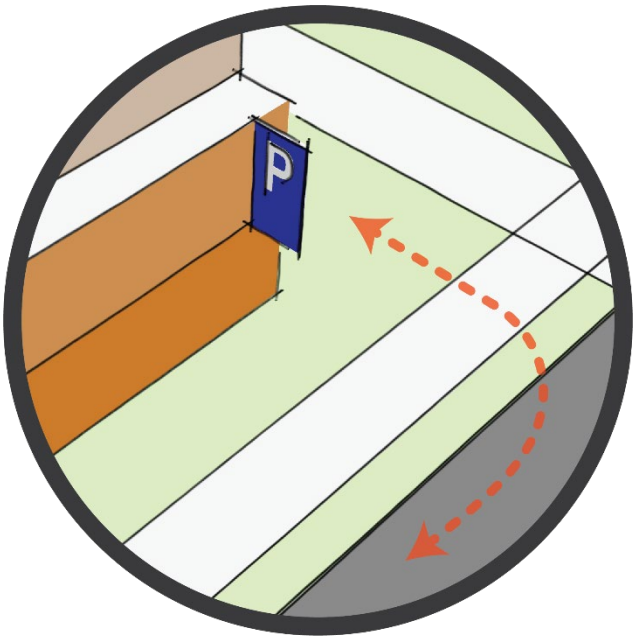
Figure 2-88 Picnic table with attached seating. Los Angeles, CA. Source: Gruen Associates

Figure 2-89 Outdoor exercise equipment. Los Angeles, CA. Source: Gruen Associates

Figure 2-90 Playground. Source: Gruen Associates

Figure 2-91 Tennis courts. Los Angeles, CA. Source: Gruen Associates

2.7 Vehicle Parking Facilities



Consider the experience of residents, employees, and visitors as they travel to and from the site. Pedestrian access and connectivity for modes of active transportation such as cycling should be prioritized and the vehicle driveway curb cuts across sidewalks minimized. Design parking facilities to meet the needs of residents, employees, and visitors while not detracting from the character of the surrounding neighborhood. A parking structure or garage that is subordinate to the primary building prioritizes the needs of people over parked cars and creates a more pedestrian-friendly environment.

2.7.1 Parking Location and Access

Intent

The intent of this section is to foster a pedestrian oriented environment between the street and the building and to maintain and enhance the visual character of residential neighborhoods by minimizing the dominance of parking areas. In areas with high pedestrian activity, especially in mixed-use, high-density residential and commercial areas, buildings should be located near the street sidewalk with parking located in the rear, side, or underground, and screened from view if at grade. These standards require parking be located away from or screened from the public right-of-way. These standards shall not require a project to provide on-site vehicle parking spaces where the spaces are not otherwise required by the County Code.

Standards

a. Exceptions. Reserved.

b. Existing Standards. All parking facilities shall adhere to applicable standards of Chapter 22.112 (Parking) of the zoning code and the following standards below. (Figure 2-92 and Figure 2-93)

c. Parking locations. No vehicle parking shall be located in the required front yard, corner side yard, or any additional area of a lot situated between the road and the building or structure closest to the street adjacent to the primary frontage.

    i. Passenger vehicles, including pickup trucks, may be parked in driveways that lead to or previously led to a garage located in the required yard areas of private entry projects.

    ii. Primary garages or surface lots shall not be located closer to the front property line than the front door of the dwelling, except if the site is located in a Hillside Management Area as defined by the County's Hillside Management Area Ordinance, parking may be situated closer to the front property line than the front door.

    iii. Detached or attached parking structures (such a garages and carports) may encroach into side or rear yard setbacks if the structure is at least 75' from front property line

    iv. Parking that is located underground may encroach in setbacks and be situated between the fronting building and the road.

d. Parking access with side street or alley. If a site is adjacent to an alley or corner, parking areas shall be accessed from the alley or side street except in the following conditions:

    i. If the project site abuts an improved alley less than 20' wide, parking may be accessed from the primary street.

    ii. If the project site sits on a corner lot with two street frontages and has a total gross building area of 200,000 square feet or more, parking access is allowed on both frontages.

iii. If the side street is classified as a major or secondary highway, parking may be accessed from the primary street.

e. Parking access without side street or alley. If there is no alley or side street access available, parking may be accessed from the primary adjoining street.

f. Loading and Service Areas. Loading docks and service areas shall be oriented to the side and rear of the building. If this is not feasible due to site conditions any loading or service areas shall be entirely behind a solid roll up door. Passenger loading areas may be located along the front of the building.

Examples

Figure 2-92 Acceptable locations for vehicle parking garages and access. Shown here on a lot with a single unit but the same location and access standards apply for multi-unit properties as well. Source: Gruen Associates

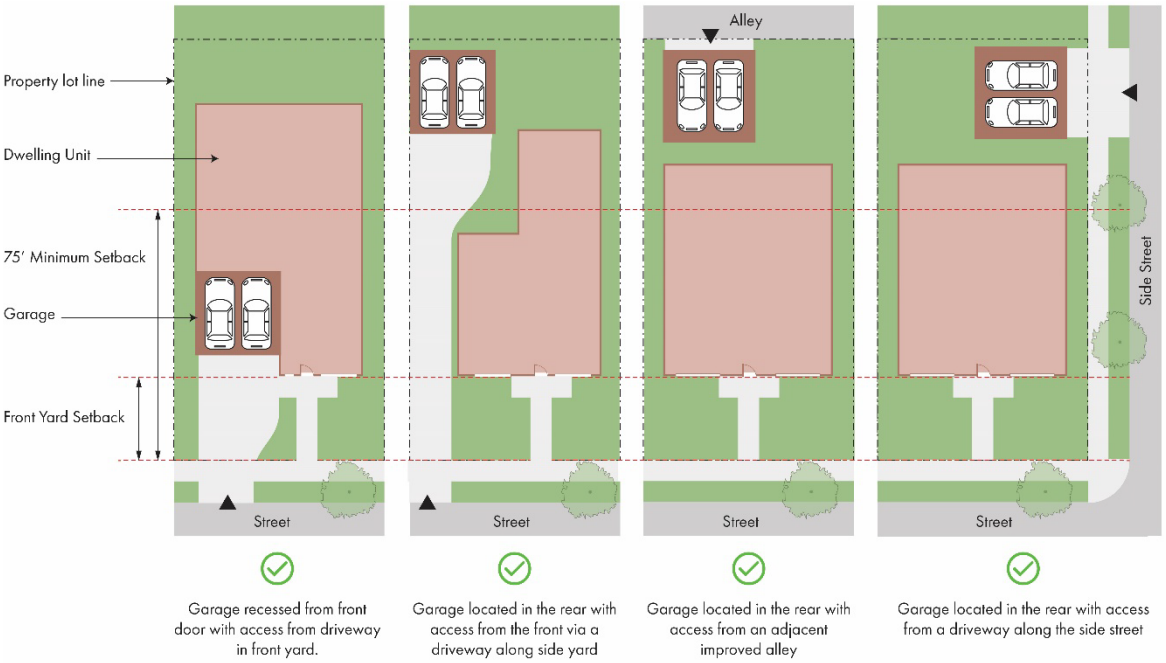
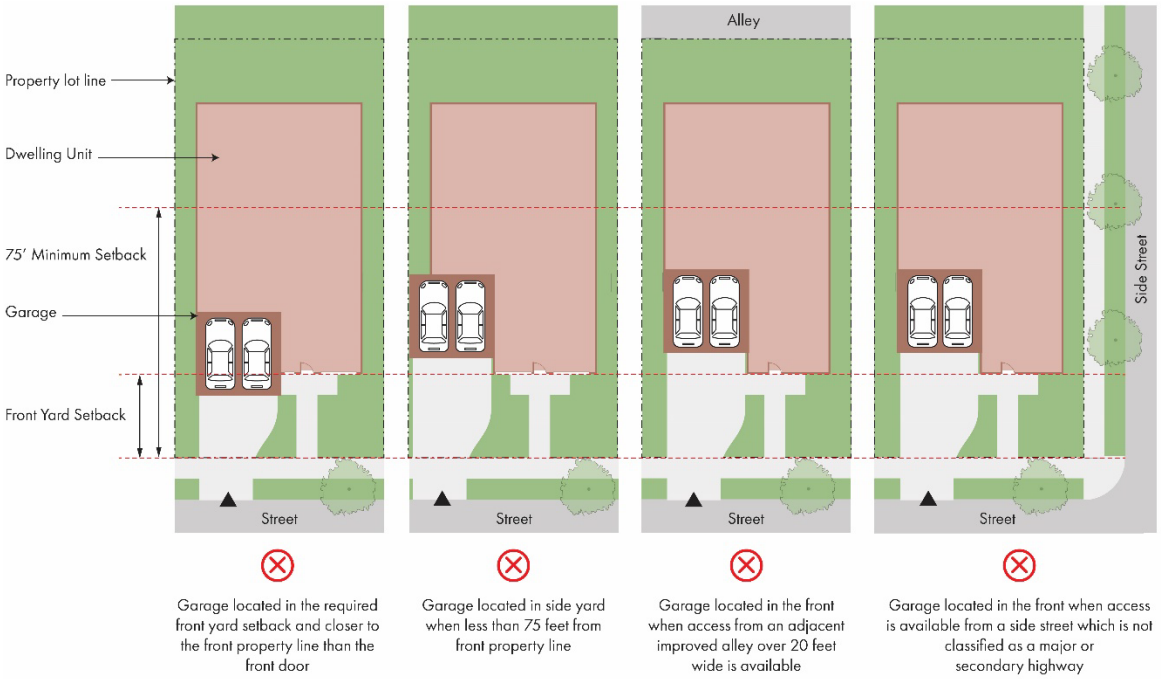


Figure 2-93 Unacceptable locations for vehicle parking garages and access. Shown here on a lot with a single unit but the same location and access standards apply for multi-unit properties as well. Source: Gruen Associates



2.7.2 Parking: Single-Unit or Multi-Unit (Private Entry) with 4 units or fewer

Intent

The intent of this section is to de-emphasize the visual prominence of a garage attached to homes with 1-4 dwelling units. The desired outcome of implementing these standards is to:

- Ensure the main entrance for pedestrians is more prominent than the garage.
- Create a safer and more pedestrian-friendly neighborhood from the sidewalk by minimizing curb cuts and minimize garages from blocking the residents' view of the primary street from the inside. (Figure 2-94 to Figure 2-98)

Standards

a. Exceptions. Reserved.

b. Non-street-facing parking. Attached or Detached garage or covered parking located in the rear, underground, or accessed from the side street shall be

   i. Required for all lots 100 feet or wider along the frontage.

   ii. Accessible by an alley or side driveway from the primary street.

c. Street-facing parking. Garages facing the street and located to the side of or below the dwelling it serves shall

   i. Only be allowed if access or physical constraints (such as being located in a Hillside Management Area) make it infeasible to locate it in the rear.

   ii. Occupy no more than 50% of the total building frontage length facing a street.

      1. Exception. If the project is located on a narrow lot as defined in Section 22.110.130 B of Title 22, the garage facing the street shall occupy no more than 80% of the total building frontage length facing the street.

   iii. The front plane of a garage wall facing the street shall be set back from the front of the longest street-facing wall of the building frontage in a manner consistent with one of the conditions listed in Table 2.7-A

Table 2.7-A Garage Setbacks		
Conditions (select one)	Setback from front plane of dwelling unit	Figure
Frontage without a covered entry way porch	5 feet minimum	Figure 2-94
Frontage with an entryway porch that meets the following conditions:	0 feet minimum	Figure 2-94

Table 2.7-A Garage Setbacks		
Conditions (select one)	Setback from front plane of dwelling unit	Figure
• The porch must have minimum dimensions of 8 feet wide, 5 feet deep • The porch must have an overhead canopy soffit no more than 12 feet above the floor of the porch.		

iv. Corner driveways shall be a minimum of 26’ wide if access is provided to units on both sides.

Examples

Figure 2-94 If a garage door faces the street, the front plane of the garage shall be setback from the front porch or patio and occupy no more than 50% of the building frontage. Source: Gruen Associates

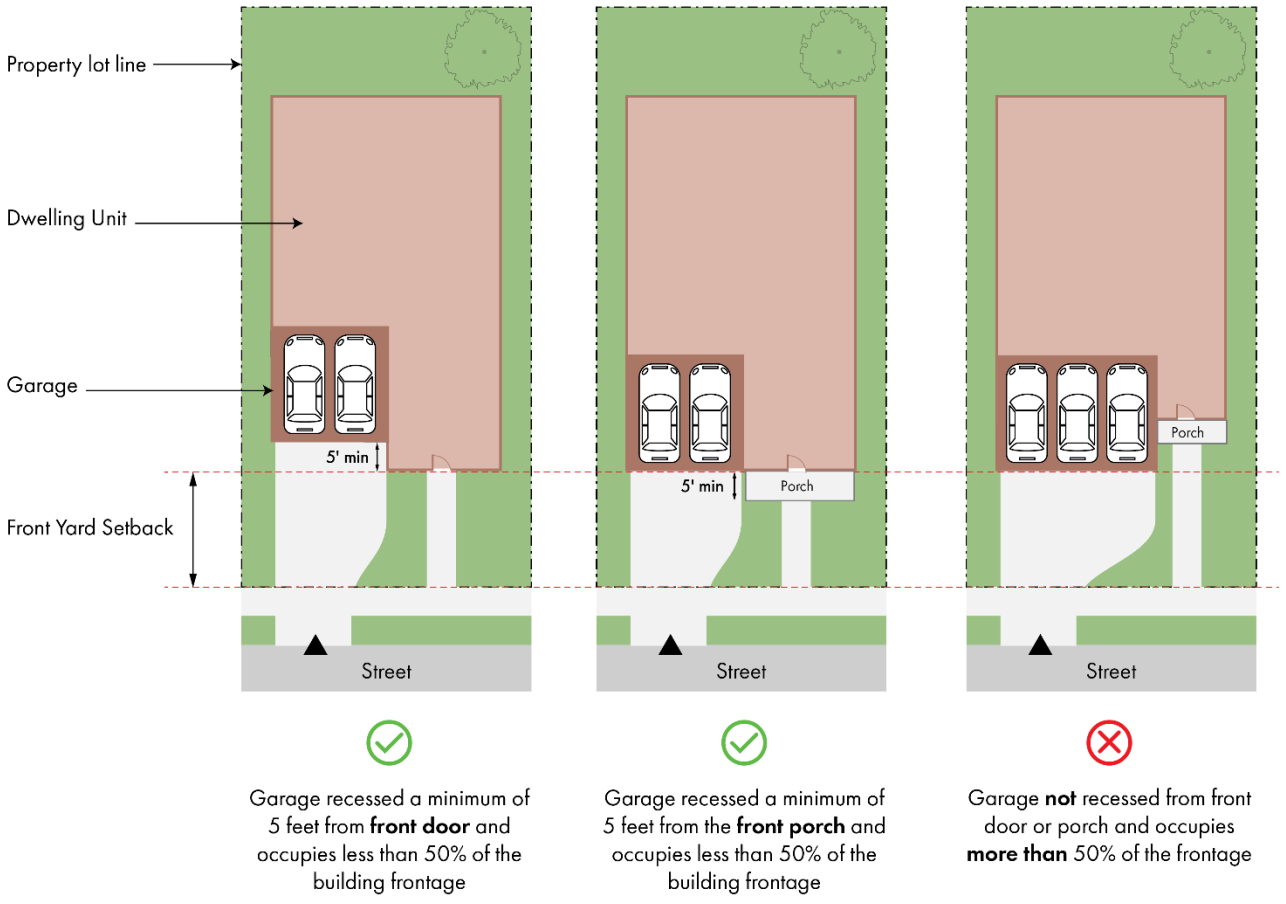


Figure 2-95 Garage located in rear of home away from street accessed by a shared side driveway. Culver City, CA. Source: Gruen Associates

Figure 2-96 Single detached house with parking garage in front occupying 50% or less of the building frontage and recessed behind the porch. Venice, CA. Source: Gruen Associates

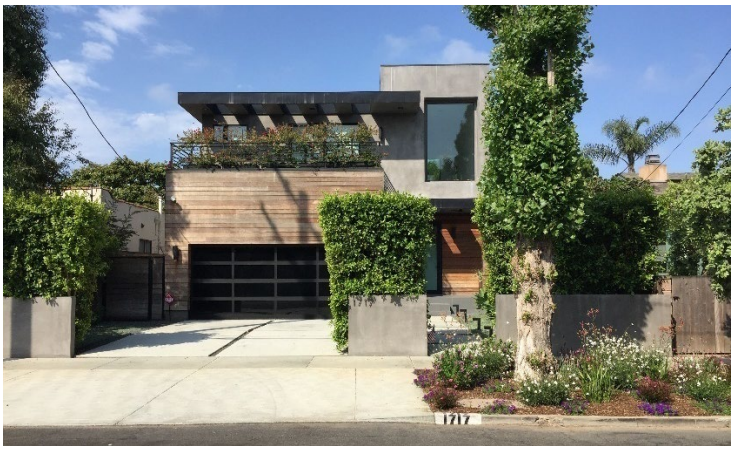


Figure 2-97 Unacceptable garage size and placement. Garage occupies over 50% of building frontage and projects in front of front door and front porch. Brea, CA. Source: Gruen Associates

Figure 2-98 Single-unit with garages occupying no more than 50% of the building frontage width and recessed from porch. Portland, OR. Source: Sightline Institute (Flickr.com)

2.7.3 Parking: Multi-Unit (Private Entry) with 5 or more units

Intent

The intent of this section is to consolidate vehicular access areas for multiple units by utilizing common driveways. This section also:

- Minimizes the appearance and impervious surfaces of driveways and vehicular parking areas.
- Ensures vehicular access does not conflict with pedestrians, sidewalks, and street curb cuts.

Standards

a. Exceptions. Townhouses and bungalow courts with parking consolidated in a lot or structure instead of individual garages are exempt from the following standards.

b. Common Driveways. In addition to all requirements in Section 22.112, projects shall provide shared common driveways for vehicular access.

   i. Alley-abutting lots shall use the alley for vehicle access. (Figure 2-99)

   ii. For townhouses where on-site parking is provided, a T-shaped or L-shaped shared private driveway shall be provided if the project site sits on a mid-block lot (not abutting an alley). (Figure 2-100 and Figure 2-104).

   iii. Variations in the configurations of shared common driveways and a shared common private driveway with the adjoining property owner may be allowed if approved by the Director of Public Works (Figure 2-99 to Figure 2-101)

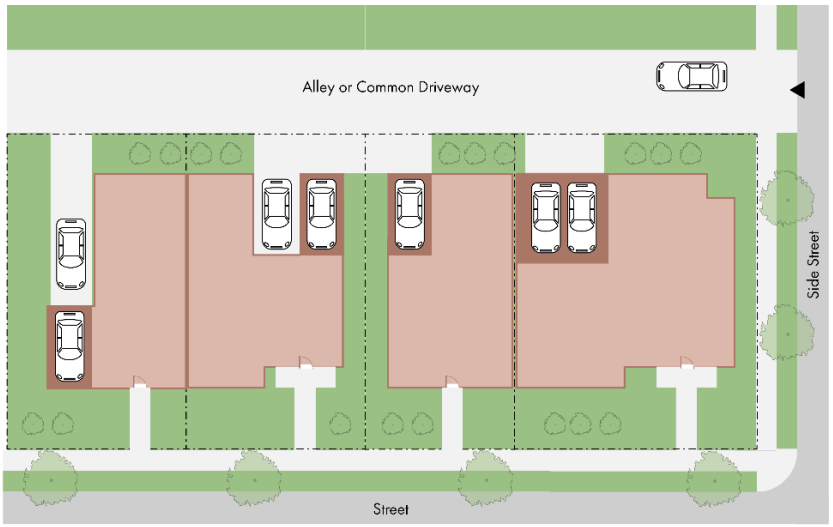
   iv. For Bungalow Courts a L-shaped or U-shaped common drive shall be permitted if the project is a mid-block lot (not abutting on an alley or side street) (Figure 2-103). A U-shaped common drive may have two curb cuts on the primary street, each a maximum of 20’ wide if the common drive is one way. A 5’ minimum landscape buffer shall be provided around the perimeter of the property adjacent to the common drive unless the common drive is shared with an adjacent adjoining property.

   v. When a property has a lot depth less than 90’ and has primary street access, the standards for single unit access shall be followed for driveway locations.

c. Parking Frontage. Street-fronting units shall locate individual garage doors away from the street. (Figure 2-99 to Figure 2-103)

Examples

Figure 2-99 Alley-abutting lots shall use the alley for vehicle access. Source: Gruen Associates



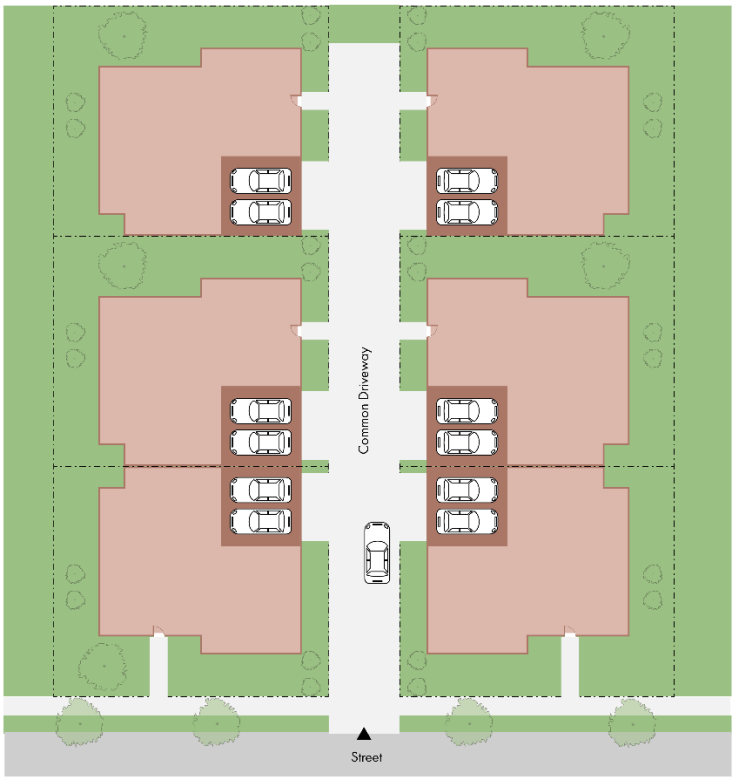
Alley or common driveway provides access to individual parking from side street of compact lot homes

Figure 2-100 Top: T-shaped common driveway. Bottom: L-shaped common driveway. Source: Gruen Associates

T-shaped common driveway provides access to individual parking from one driveway along the street front

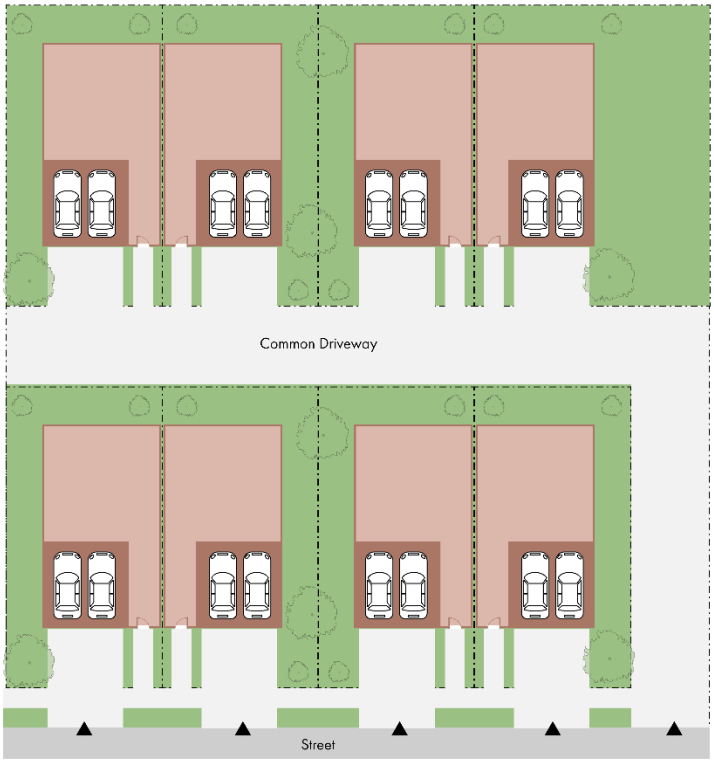
L-shaped common driveway provides access to individual parking from one side of the development

Figure 2-101 Shared common driveway between two adjacent lots. Source: Gruen Associates



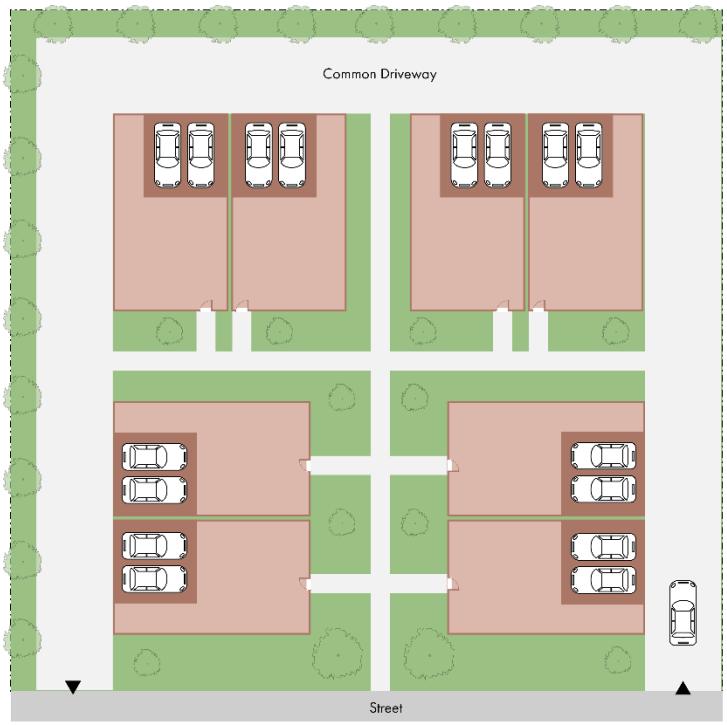
I-shaped common driveway provides access to individual parking from one driveway along the street front

Figure 2-102. Unacceptable layout with multiple individual driveways along street-facing units instead of utilizing a common driveway. Source: Gruen Associates

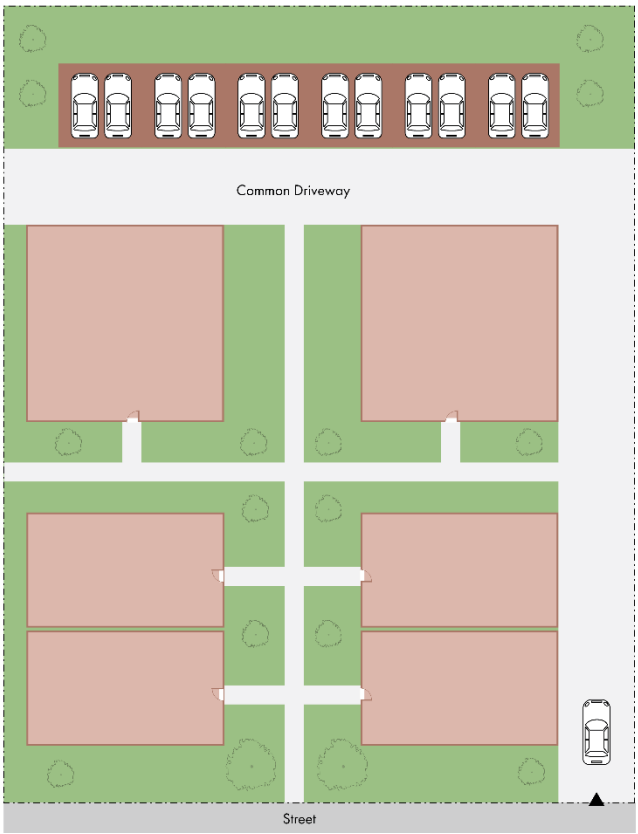


Units along the street have individual driveways instead of utilizing a common driveway

Figure 2-103 Common driveways for bungalow courts. Source: Gruen Associates



U-shaped common driveway around the edge of the site in a bunglaow court preserves the center for a courtyard space and allows for shared driveway with adjoining units.



L-shaped common driveway around the edge of the site with shared parking for units in the rear preserves the center for a courtyard space

Figure 2-104 Parking for small lot homes provided along shared common driveway or alley. Los Angeles, CA. Source: Gruen Associates

Figure 2-105 Parking garages accessed from the rear for townhomes. Playa Vista, CA. Source: Gruen Associates.

Figure 2-106 Parking for townhomes accessed via shared side driveway at rear. Riverside, CA. Source: Sightline Institute (Flickr.com)

2.7.4 Parking Structures: Multi-Unit (Common Entry) or Mixed-Use

Intent

The intent of this section is to minimize the visual dominance of parking lots and structures in order to maintain and enhance the visual character of residential neighborhoods. For multi-unit (common entry) and mixed-use buildings, parking garages or parking structures are preferred as opposed to parking lots to reduce the land area dedicated to parking, when feasible. These standards also require the design of clear dedicated access points for pedestrians.

Standards

a. Exceptions. Reserved.

b. Parking frontage. Areas dedicated to vehicle use along the frontage (driveways, garage openings, loading entries, or utility access) shall be limited by the width of the lot, measured along the side adjacent to the street.

   i. Lots with a width of 100 feet or less shall not have more than one garage entrance on the front of a building.

   ii. Lots with a width of over 100 feet shall have no more than one garage entrance on the front of a building every 100 feet of lot width.

   iii. Each garage entrance shall not exceed 25 feet in width unless wider is required by Federal, State or County requirements.

c. Screening. Above-ground parking structures adjacent to a public street shall be internalized, wrapped with other active ground-floor uses (retail, office, or residential), or screened along the street, so parked cars and drive aisles are only visible at access points for vehicles and pedestrians (Figure 2-107 - Figure 2-109). When it is not feasible to line the ground level with active uses the façades of street-fronting parking structures shall be screened from view of the street or sidewalk using at least one of the strategies listed in Table 2.7-B or a combination of those strategies totaling 80% of the façade area.

Table 2.7-B Parking Screening Strategies

Parking Screening Strategy	Minimum coverage	Figure
Perforated panels, mesh, breeze blocks, or other decorative materials with articulation and openings integrated into the structure's design	80% façade area coverage	Figure 2-110 Figure 2-112
Landscaped vine screens, landscape berms and/or columnar trees	80% façade area coverage	Figure 2-114
Public art mural or sculpture	80% façade area coverage	Figure 2-111

Table 2.7-B Parking Screening Strategies		
Parking Screening Strategy	Minimum coverage	Figure
Vertical or horizontal fins	80% façade area coverage	Figure 2-115

d. Projections. All pedestrian entryways into a parking structure shall be highlighted by incorporating all of the projecting elements listed in Table 2.7-C, located within 12 feet of the top or side edge of the entryway:

Table 2.7-C Parking Entry Projections	
Parking Entry Projections	Minimum Dimensions (each)
Weather protection such as an overhead projection, awning, or canopy	4 feet wide, 3 feet deep
Wayfinding signage	12" wide and 2 feet tall
Two lights	2 foot candles at the ground covering 5 feet of entryway and compatible with Rural Outdoor Lighting requirements where applicable

Examples

Figure 2-107 Plan view of a parking structure wrapped with other uses around the perimeter. (Source: Gruen Associates)

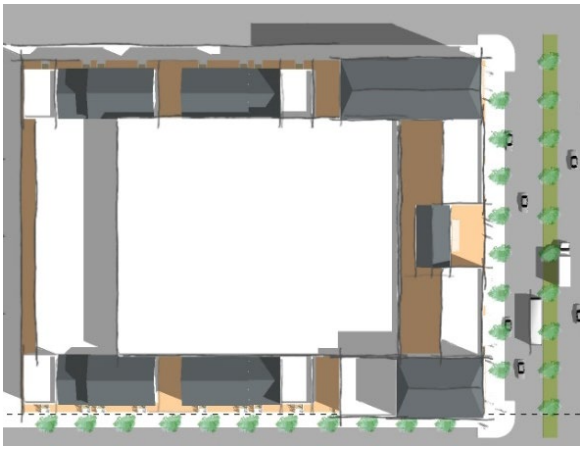


Figure 2-108 Apartment complex with parking wrapped with residential uses in West Fox Hills, aerial view. Los Angeles, CA. Source: Google Earth

Figure 2-109 Mixed-use building with commercial uses on the ground floor, residential above, and internalized parking accessed from the rear, view from the primary street. Los Angeles, CA. Source: Gruen Associates

Figure 2-110 Example of ground floor parking completely screened from view with decorative masonry breeze blocks. Marina Del Rey, CA. Source: Gruen Associates

Figure 2-111 Screened parking structure with mesh and sculptural art element. Los Angeles, CA. Source: Gruen Associates

Figure 2-112 Parking structure screened with articulated openings. Miami, FL. Source: Phillip Pessar (via flickr.com)

Figure 2-113 Ground level parking garage screened with concrete blocks with openings for air flow. Source: Gruen Associates

Figure 2-114 Example parking garage screened with vines. Pasadena, CA. Source: Gruen Associates

Figure 2-115 Vertical shade fins. Santa Monica, CA. Source: Gruen Associates

2.7.5 Surface Parking Lots: Multi-Unit (Common Entry) or Mixed-Use

Intent

The intent of this section is to provide a pleasant pedestrian experience when surface parking is required or when structured parking is infeasible. These standards ensure pedestrian safety and comfort when moving through the parking lot and require the provision of trees for shade.

Standards

a. Exceptions. Reserved.

b. Existing Standards. All surface parking lots shall adhere to the standards of 22.112.080 Parking Design in addition to the following standards below.

c. Parking Lot Trees. Surface parking lots shall be planted with trees meeting the requirements of Chapter 22.126 (Tree Planting Requirements) of the County Code.

   i. The required trees shall be evenly distributed within the interior parking lot area. They shall be planted within raised curbed planter islands at least four feet wide on all sides.

   ii. As an alternative, the trees may be placed in several locations on the lot in bioswales, landscaping, or other appropriate stormwater management areas.

d. Pedestrian Amenities. Surface parking lots shall incorporate a pedestrian pathway, through or adjacent to the parking lot, to the main building it is associated with. Surface parking lots shall also incorporate at least one of the pedestrian amenities listed in Table 2.7-D.

Table 2.7-D Pedestrian Amenities

Parking lot pedestrian amenities	Minimum requirements	Example
Structures or trees for shade along the length of the pedestrian pathway (trees are in addition to those required by the Tree Planting Ordinance).	At least 2 structures or trees with a canopy width of 5 feet	Figure 2-116 Figure 2-117
Patterned paving, change in material, or striping at crosswalks	6 feet wide	Figure 2-116 Figure 2-118
Lighting along the length of the primary pedestrian pathway leading to the building (and compatible with tree planning	2 foot-candles at the ground	Figure 2-116 Figure 2-119 Figure 2-118

e. Green Design Strategies. Surface parking lots shall implement at least one of the green design strategies listed in Table 2.7-E, except where not feasible due to water table levels, contamination, or permeability of the soil.

Table 2.7-E Green Design Strategies		
Design strategy (at least one)	Minimum requirements	Example
Bioswale or bioretention area	8 feet wide by 16 feet long, 1 for every 8 parking spots	Figure 2-119
Landscape islands	8 feet wide by 16 feet long 1 for every 8 parking spots	Figure 2-120
Porous pavement	50 % of parking area	Figure 2-121 Figure 2-122
Permeable concrete pavers	50 % of parking area	Figure 2-119
Reflective pavement	50 % of parking area	Figure 2-123

Examples

Figure 2-116 Surface parking lot with pedestrian friendly amenities. Source: Gruen Associates

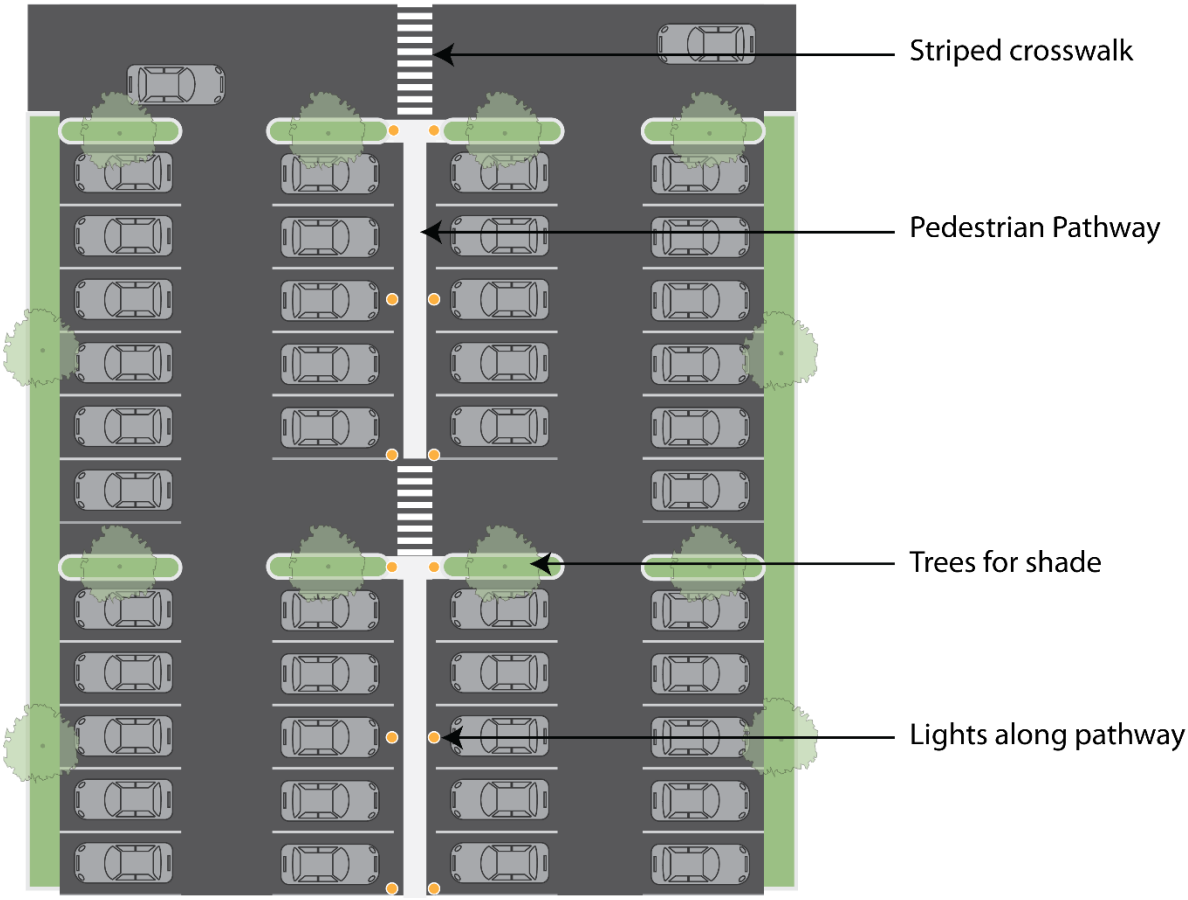


Figure 2-117 Dedicated pedestrian walkway through parking lot with patterned paving and shade structure. Chino, CA. Source: Gruen Associates

Figure 2-118 Parking lot with pedestrian scale lighting and concrete pavers. Anaheim, CA. Source: Gruen Associates

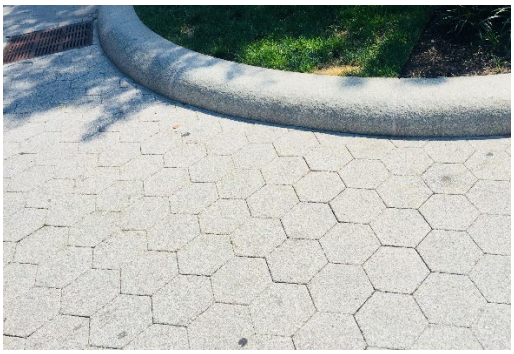
Figure 2-119 Bioswale with native grasses. Thousand Oaks, CA. Source: Gruen Associates

Figure 2-120 Parking lot with landscaped island. Portland, OR. Source: Gruen Associates

Figure 2-121 Porous resin bound decomposed granite. Long Beach, CA. Source: Gruen Associates

Figure 2-122 Parking lot with permeable pavers. Chino Creek, CA. Source: Gruen Associates

Figure 2-123 High solar reflectance pavers mitigating heat island effect. Governors Island, NY. Source: Gruen Associates



3 Appendix

Source: Scott Graham (Unsplash.com)

This section includes several reference documents to help an applicant identify standards applicable to a project. The glossary defines various terms used throughout this document. Reference tables for the standards are organized by building type. Worksheets can be used to take notes and help organize the requirements specific to a project. The table of applicable plans lists the additional requirements each community may be subject to. And finally, the Bibliography lists the various documents and materials consulted in preparing this document.

3.1 Glossary

Accessory Dwelling Unit: As defined in Section 22.14.010.

Accessory Dwelling Unit, Junior: As defined in Section 22.14.010.

Arcade: A covered walkway with a line of columns, posts, or arches along one side and attached to a building on the opposite side.

Articulation: Breaking up of large, otherwise featureless spaces, masses or volumes.

Basin: A flat land area surrounded by higher land such as hills and mountains.

Bollard: A single low post, or one of a series, set to prevent motor vehicles from entering an area. May or may not include an integrated light.

Bioswale: A vegetated, shallow, landscaped depression designed to capture, treat, and infiltrate stormwater runoff as it moves downstream.

Bioretention Area: Bio-retention areas are typically depressed areas that capture and treat stormwater from adjacent impervious surfaces with soil media and vegetation. Stormwater runoff is filtered by the plants and infiltrates into the local aquifer or is captured and released into an suitable outlet.

Building envelope: Refers to the maximum 3-dimensional volume a building may occupy on a site or parcel, measured by taking the site or parcel area excluding required setbacks extruded to the maximum height allowed by the zone.

Building type: An illustrative category describing the general form of a building. A building may fall under one or more building types, and a development may be comprised of several building types.

Bungalow Courts: A development which consists of multiple detached buildings organized around a shared courtyard. Each building may include multiple units, such in a duplex or triplex configuration.

Coastal: That portion in the County of Los Angeles of the land, offshore islands, and water area of the State of California as shown on the detailed coastal maps prepared by the California Coastal Commission pursuant to Chapters 2 and 2.5 of the Coastal Act of 1976, as amended.

Community: For the purposes of this document, a community is an unincorporated area with a name and boundaries within Los Angeles County.

Courtyard Building: A building consisting of multiple attached units that provides common open space in the form of a shared, often times central, courtyard.

Cornice: Any molded projection which crowns or finishes the part to which it is affixed.

Desert: An arid environment where transpiration exceeds precipitation; commonly defined as an area receiving 10-inches of rainfall per year or less.

Discretionary review: Refers to Type II, Type III, or Type IV Reviews or any project review process by County staff, commission, or board that is not ministerial and includes consideration of non-objective criteria. This process requires a public hearing and may require public notification of such hearing. See 22.224.020 - Type Review Characteristics for more details.

Double-Loaded Units: Residential units located along both sides of a corridor.

Duplex: See "two family residence" as defined in Section 22.14.130.

Environment (context): The environment classification indicates a prominent topological or ecological feature of the landscape that covers a significant portion of the unincorporated area.

Façade: A building's exterior skin which sets the stage for the look and feel of a development and serves as the primary form of protection against external weather elements.

Fenestration: The arrangement, proportioning, and design of windows and doors in a building.

Flex Block: Overarching term for one of the most common modern apartment or condominium building types. These are typically 3 to 7 stories in height, double loaded and/or single loaded, and on a podium with parking below. Buildings may be all-residential or include a mix of street-facing retail or commercial units.

Foot-Candles: As defined in Section 22.14.180.

Fourplex: Four dwelling units in one building, attached side-by-side or stacked on top of the other.

Frontage: The exterior building wall on the side of the building that fronts or is oriented towards a public street, highway, or parkway. Frontage shall be measured continuously along the building wall for the entire length of the business establishment, including any portion not parallel to the remainder of the wall.

Hillside: For the purposes of this document, a categorization of a community with an averaged sloped terrain of 25% or more.

Hillside constraints. As defined in Section 22.14.080.

Hillside Management Area: Specific areas with 25% or greater natural slopes as defined by the County's Hillside Management Ordinance. The Hillside Design Guidelines are required for development in HMAs, unless exempted under the Ordinance's provisions.

Infill development: Infill development is characterized by new construction or major additions to an existing development in an area that is largely developed or that is surrounded by other buildings.

Light Reflectance Value (LRV): A scale that determines the quantity of light reflected when a surface is illuminated and used to identify how much light a color reflects or absorbs.

Liner Structure: A building or portion of a building that contains single-loaded units used to screen the blank façades of free-standing or podium parking structures.

Massing: The organization of the building's overall volume.

Ministerial review: Refers to any review which qualifies as a Type I Review which requires the Director of Planning to verify that a proposed use, structure, or development of land complies with all applicable provisions of Title 22. See 22.224.020 - Type Review Characteristics for more details.

Mixed-Use: As defined in Section 22.14.130.

Multi-unit (Private Entry): A development with multiple dwelling units where residents can access each unit directly either (a) via a private external entry or (b) via a small vestibule on the ground floor. Units may be attached or may be detached.

Multi-unit (Common Entry): A development where the majority of individual residential units do not have private entries accessible from the exterior. Residents typically access their units through internal lobbies and hallways, although a small percentage of units on the ground floor may be accessed by private entrances off the sidewalk. The building may have other nonresidential uses at the ground floor or upper levels.

Night sky light pollution: Lighting systems that cast unnecessary light rays into the sky above as to interfere with birds and star gazing.

Outdoor dining: As defined in Section 22.14.150.

Paseo: See "pedestrian paseo" as defined in Section 22.14.160.

Podium: 1- or 2-story concrete (reinforced or post tension) structure at the base of a building on the ground floor that allows several stories of light-frame wood framing above it.

Pedestrian-Scale: Elements of the built environment that are comfortable to an average human size and perception.

Pervious: Permeable such as the seepage of water through a porous material, such as soil.

Right-of-way: Any street, avenue, boulevard, highway, sidewalk or alley or similar place which is owned or controlled by a governmental entity.

Significant Ecological Area (SEA): Officially designated areas within LA County with irreplaceable biological resources. The SEA Program objective is to conserve genetic and physical diversity within LA County by designating biological resource areas that are capable of sustaining themselves into the future.

Setback: The minimum distance between a property line and the building, or portion thereof, as required by ordinance or code.

Site Design: The placement of buildings, parking areas, landscaped areas, on-site pedestrian and vehicle circulation and access.

Site Furnishings: Objects such as benches, drinking fountains, and trash receptacles placed along a walkway or street to increase pedestrian comfort.

Single-Family Residence: As defined in 22.14.190.

Single-Loaded Units: Residential units located along only one side of a corridor.

Single-Unit: Building developments with a single dwelling unit and its associated structures (i.e., sheds, garages, etc.).

Soffit: The exposed siding, wood, or other material underneath a roof's overhang.

Storefront: The façade or entryway of a retail store typically including one or more display windows and located on the ground floor or street level of a commercial building.

Step-back: The recessing of the upper floor(s) of the building.

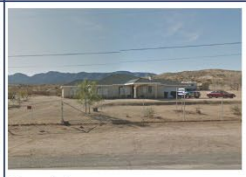
Townhouse: As defined in Section 22.14.130.

Triplex: Three dwelling units in one building, attached side-by-side or stacked on top of the other.

3.2 Additional Background

3.2.1 Community Contexts

Table 3.2-A Example photos of communities by environmental context and development intensity categories

Environments	Development Intensities: Intensity 4	Intensity 3	Intensity 2	Intensity 1
Basin(B)	 Florence-Firestone	 West Fox Hills	None	None
Desert (D)	None	 Desert View Highlands	 Pearblossom	None
Desert Hillside (D)(H)	None	None	 Acton	None
Hillside (H)	 Baldwin Hills	 Monte Nido	 West Chatsworth	 Sylmar Island
Coastal Hillside (C)(H)	None	None	 Topanga	 Santa Catalina Island
Coastal(C)	 Marina del Rey	None	 Two Harbors	 Ballona Wetlands

This table lists all of the unincorporated communities in Los Angeles County and the assigned context categories (environment and development intensity). The County may update this table in the future to reflect changing development patterns in a community.

Table 3.2-B - Communities and their associated context categories		
Community Name	Environment	Intensity
Acton	Desert Hillside	2
Agoura	Hillside	2
Agua Dulce	Hillside	2
Alondra Park	Basin	3
Alpine	Hillside	2
Altadena	Basin	3
Antelope Acres	Desert	2
Antelope Valley	Desert Hillside	2
Avocado Heights	Basin	3
Baldwin Hills	Hillside	4
Ballona Wetlands	Coastal	1
Bandini Islands	Basin	4
Big Pines	Hillside	1
Bouquet Canyon	Hillside	2
Calabasas (adjacent)	Hillside	3
Castaic	Hillside	3
Central Antelope Valley	Hillside	2
Cerritos Islands	Basin	3
Charter Oak	Basin	3
Citrus	Basin	3
Cold Creek	Hillside	2
Cornell	Hillside	3
Corral Canyon	Hillside	3
Covina Islands	Basin	3
Craftsman’s Corner	Hillside	3

Table 3.2-B - Communities and their associated context categories		
Community Name	Environment	Intensity
Crystalaire	Desert	2
Del Aire	Basin	3
Del Sur	Desert	2
Desert View Highlands	Desert	3
East Azusa	Hillside	2
East Irwindale	Basin	3
East La Mirada	Basin	3
East Los Angeles	Basin	4
East Pasadena – East San Gabriel	Basin	3
East Rancho Dominguez	Basin	3
East San Dimas	Basin	3
El Dorado	Desert	3
El Nido	Coastal Hillside	2
Elizabeth Lake	Hillside	2
Encinal	Coastal Hillside	2
Fairmont	Desert	2
Florence-Firestone	Basin	4
Forrest Park	Hillside	2
Franklin Canyon	Hillside	1
Gilmore Island	Basin	4
Glendora Islands	Hillside	1
Gorman	Hillside	2
Green Valley	Hillside	3
Hacienda Heights	Hillside	3
Hasley Canyon	Hillside	3

Table 3.2-B - Communities and their associated context categories		
Community Name	Environment	Intensity
Hawthorne Island	Basin	3
Hi Vista	Desert	2
Juniper Hills	Desert Hillside	2
Kagel/Lopez Canyons	Hillside	2
Kinneloa Mesa	Hillside	2
La Crescenta – Montrose	Basin	3
La Rambla	Basin	4
Ladera Heights / Viewpark – Windsor Hills	Hillside	4
Lake Hughes	Hillside	2
Lake Los Angeles	Desert	3
Lakeview	Desert	3
Lang	Hillside	2
Las Flores	Coastal Hillside	2
Lennox	Basin	4
Leona Valley	Desert Hillside	2
Liberty Canyon	Hillside	3
Littlerock	Desert	3
Llano	Desert	2
Lobo Canyon	Hillside	3
Long Beach Island	Basin	3
Lynwood Island	Basin	4
Malibou Lake	Hillside	3
Malibu Bowl	Hillside	3
Malibu Vista	Coastal Hillside	2

Table 3.2-B - Communities and their associated context categories		
Community Name	Environment	Intensity
Marina Del Rey	Coastal	4
Mayflower Village	Basin	3
Monte Nido	Hillside	3
NE Antelope Valley	Desert	2
NE La Verne	Hillside	3
NE San Dimas	Hillside	1
Nicholas Flat	Coastal Hillside	2
North Claremont	Hillside	1
North El Monte	Basin	3
North Pomona	Basin	3
North Whittier	Hillside	2
Oat Mountain	Hillside	2
Old Topanga	Hillside	3
Paradise	Hillside	1
Pearblossom	Desert	2
Pellissier Village	Basin	3
Pepperdine University	Coastal Hillside	2
Quartz Hill	Desert	3
Rancho Dominguez	Basin	4
Redman	Desert	2
Roosevelt	Desert	2
Rowland Heights	Hillside	3
San Clemente Island	Coastal Hillside	1
San Pasqual	Basin	3
Santa Catalina Island	Coastal Hillside	1

Table 3.2-B - Communities and their associated context categories		
Community Name	Environment	Intensity
Santa Clarita Valley	Hillside	1
Santa Monica Mountains Coastal Zone	Coastal Hillside	2
Santa Monica Mountains North Area	Hillside	2
SE Antelope Valley	Desert Hillside	2
Seminole Hot Springs	Hillside	2
Soledad –	Hillside	1
South Diamond Bar	Hillside	1
South El Monte Island	Basin	3
South Monrovia Islands	Basin	3
South San Gabriel	Basin	3
South San Jose Hills	Basin	3
South Walnut	Basin	3
South Whittier – Sunshine Acres	Basin	3
Stevenson Ranch	Hillside	3
Stokes Canyon	Hillside	2
Sulphur Springs	Hillside	1
Sun Village	Desert	3
Sylmar Island	Hillside	1
Three Points	Hillside	2
Topanga	Coastal Hillside	2
Triunfo Canyon	Hillside	3
Tuna Canyon	Hillside	1
Twin Lakes	Hillside	3
Two Harbors	Coastal	2
Universal City	Hillside	4

Table 3.2-B - Communities and their associated context categories		
Community Name	Environment	Intensity
Val Verde	Hillside	3
Valinda	Basin	3
Valyermo	Desert Hillside	2
Vincent	Basin	3
W Athens – Westmont	Basin	4
W Rancho Dominguez – Victoria	Basin	3
Walnut Islands	Hillside	3
Walnut Park	Basin	3
West Carson	Basin	3
West Chatsworth	Hillside	2
West Claremont	Basin	3
West Fox Hills	Basin	3
West Los Angeles (Sawtelle VA)	Basin	4
West Puente Valley	Basin	3
West San Dimas	Basin	3
West Whittier – Los Nietos	Basin	3
Westfield	Hillside	3
Westhills	Hillside	3
White Fence Farms	Desert	3
Whittier Narrows	Basin	3
Willowbrook	Basin	3
Wrightwood	Hillside	1

3.3 Standards by Building Type Categories

This section is provided as a cross-reference for applicable design standards for each of the main building type categories.

3.3.1 Single Unit

Section	Description	Page
2.1.1	Building Envelope and Site Design	**28**
2.2.1	Building and Site Access	**31**
2.2.2	Front Yards and Building Orientation: Single-Unit or Multi-Unit (Private Entry)	**33**
2.3.1	Primary Entryway	**40**
2.4.1	Horizontal and Vertical Variety	**53**
2.5.1	Façade Materials	**84**
2.6.1	Trees and Plants	**95**
2.6.2	Walls and Fences	**97**
2.7.1	Parking Location and Access	**105**
2.7.2	Parking: Single-Unit or Multi-Unit (Private Entry) with 4 units or fewer	**108**

3.3.2 Multi-Unit (Private Entry)

3.3.3 Multi-Unit (Common Entry) or Mixed Use

3.4 Design Standards Worksheet

Use the following worksheet to help organize your project's design and development requirements. This worksheet is not all-inclusive. Your site may be subject to additional requirements based on the zoning code. Your site may also be subject to other standards based on the location of your site (for instance, if the site is within a Community Standards District). If the standard below conflicts with a local standard, the local standard takes precedence. Check with DRP staff for more information.

3.4.1 Instructions

A. Basic Site Requirements

List the essential details about your site, its surroundings, desired building type, and intended use. Having this collection in one place can make it easier to quickly see if a standard applies to your project as you read through the requirements.

B. Project Specific Requirements

Compare the applicable requirements to your project proposal**.** In the "Required by Design Standards" column, gather the measurable standards relevant to your project based on this document. Rows without a pre-filled value will be unique to your project, and you may need to calculate the value based on your design. Rows with a pre-filled value and grey background in the Required column are consistent across projects, when applicable, as defined in section 2 of this Design Standards document.

If a local plan or overlay applies to your site, your requirements may differ. Note any overriding standards from zoning code or local plans in the "Prevailing Standards" column.

In the Provided column, track how your project proposal meets the most restrictive requirements. Some standards will require selecting from a menu of options. Write "N/A" if a standard does not apply to the project or community. The Notes column is available for your convenience for additional remarks, such as which prevailing standard is being applied.

C. Reference Images

Compile relevant images of maps, photos of the site, drawings, and renderings.

D. Additional Notes

Use this area to jot down any additional notes or explanations as needed, such as when a local plan overrides a standard in the zoning or this document.

3.4.2 Blank Worksheet

A. Basic Site Requirements

Question	Answer (or N/A if not applicable)
1. Site Info	
What is your site's address?	
a. What is the Assessor ID Number(s)? https://maps.assessor.lacounty.gov/m/	
What is the zoning of your site? https://planning.lacounty.gov/znet	
What is the size of your site? (acres and square feet)	
What is the length of your site adjacent to the primary street? (ft)	
Is your site located on a corner lot? (yes/no)	
Is a subdivision of the site proposed? (yes/no)	
2. Community (See https://planning.lacounty.gov/gisnet)	
What community is the site located in?	
Is the site located in a Significant Ecological Area (SEA)? (yes/no)	
Is the site located in a Hillside Management Area (HMA)? (yes/no)	
What local Area Plan, Community Plan, Specific Plan, Local Coastal Plan, and/or Community Standards District applies to this site, if any?	
Is the site in a Very High Fire Hazard Severity Zone (VHFHSZ)?	
Is the site in a FEMA 100-Yr Flood zone?	
3. Building Type (See section 1.3 Residential Building Types)	

What type of building(s) are you proposing (i.e. single unit, duplex, townhouse, etc.)?	
How will the building(s) be used? (Residential only, mixed-use, or other?)	
How will the development include private entry or common entry dwellings?	

B. Project Specific Requirements

Standard	Required by Design Standards (or N/A)	Prevailing Standard (if applicable)	Provided (or N/A)	Notes (optional)
1. Building Envelope & Required Amenities (See zoning code)				
Front yard setback (ft)	min max	min		
Side yard setback (ft)	Refer to zoning	min		
Rear yard setback (ft)	Refer to zoning	min		
Building height (ft)	Refer to zoning	max		
Open space (sq ft)	Refer to zoning	min		
Number of bicycle parking spaces	Refer to zoning	min		
Number of vehicle parking spaces	Refer to zoning	min		
Number of trees on site	Refer to zoning	min		

Standard	Required by Design Standards (or N/A)	Prevailing Standard (if applicable)	Provided (or N/A)	Notes (optional)
2. Relationship to the Street (See section 2.2)				
Number of primary pedestrian pathways from sidewalk or street to front entrance	1 min			
Width pedestrian pathways (ft)	4 min			
Lighting along pedestrian pathways (foot candles)	2 min			
Number of primary pedestrian entrances oriented parallel to the street	1 min			
Number of canopy trees in the front setback	min			
3. Ground Floor (See section 2.3)				
Number of primary pedestrian entrances	1 min			
Number of lights illuminating the pedestrian entrance	1 min			
Light within 5 feet provided by pedestrian entrance light (foot-candles)	2 min			
Entryway articulation strategies (select at least two and list them below)	2 min			
1.				
2.				
Entryway width (ft)	min			

Standard	Required by Design Standards (or N/A)	Prevailing Standard (if applicable)	Provided (or N/A)	Notes (optional)
Privacy mitigation strategies for ground floor units (select at least two and list below)	2 min			
1.				
2.				
Floor-to-floor height of ground floor in mixed use development (ft)	14 min			
Transparency of ground floor (% of windows on the ground floor)	min			
Sill height of window (in)	24 max			
Head height of window (in)	80 min			
Pedestrian oriented strategy (select one and list below)	1 min			
1.				
4. Building Articulation (See section 2.4)				
Horizontal wall-length without articulation (ft)	30 max			
Articulation and Architectural detailing accents on street-facing building façades (select at least three and list below)	3 min			
1.				
2.				
3.				
Articulation and Architectural detailing accents on interior building	2 min			

Standard	Required by Design Standards (or N/A)	Prevailing Standard (if applicable)	Provided (or N/A)	Notes (optional)
façades (select at least two and list below)				
1.				
2.				
Vertical recess, gap or opening (sq ft)	24 min			
Base, middle, and top strategies (select at least two and list below)	2 min			
1.				
2.				
Height adjacent to R1 or R2 zoned lot (ft)	45 min			
Distance between building in R5 zone and adjacent R1 or R2 zoned lot (ft)	min			
Corner treatment strategy (select at least one and list below)	1 min			
1.				
5. Building Façade Details (See section 2.5)				
Number of different materials, colors, or textures incorporated on the façade	2 min			
Material change distance from a vertical external corner (ft)	4 min			
Prohibited materials on visible surface of the façade (sq ft)	max			

Standard	Required by Design Standards (or N/A)	Prevailing Standard (if applicable)	Provided (or N/A)	Notes (optional)
Total area of exterior glazing for natural lighting of habitable rooms (sq ft)	min			
Total area of openable exterior windows or doors for natural ventilation (sq ft)	min			
Number of patios for ground floor units	min			
Number of upper floor units with full balconies	min			
Number of upper floor units with Juliette balconies	min			
Full balcony depth (ft)	5 min			
Full balcony floor area for studio unit (sq ft)	45 min			
Full balcony floor area for one-bedroom unit (sq ft)	75 min			
Full balcony floor area for two-bedroom unit (sq ft)	100 min			
Juliette balcony projection from façade (in)	3 min			
Juliette balcony extended beyond the door frame (in)	3 min			
7. Landscape and Screening (see section 2.6)				
Landscaped lot land area (sq ft)	min			
Number of onsite trees and plants from Trees and Plants list	min			

Standard	Required by Design Standards (or N/A)	Prevailing Standard (if applicable)	Provided (or N/A)	Notes (optional)
Height of border, wall, or fence adjacent to the public right-of-way (in)	42 max			
Distance of border, wall, or fence from the adjacent public sidewalk (ft)	3 max			
Fence transparency (sq ft)	min			
Height of trash bin enclosure wall (in)	5 min 6 max			
Air conditioning or vents projecting on front façade (in)	6 max			
Active and passive site furnishing types (select at least two and list below)	2 min			
1.				
2.				
Number of points of contact on bike parking rack	2 min			
Distance from short-term bicycle parking from the main pedestrian entrance or nearest off-street automobile parking space (ft)	50 max			
8. Vehicle Parking Facilities (see section 2.7)				
Parking access points along the primary adjoining street	max			

Standard	Required by Design Standards (or N/A)	Prevailing Standard (if applicable)	Provided (or N/A)	Notes (optional)
Building frontage length with a street-facing garage entrance (ft)	max			
Garage door plane setback from the front plane of dwelling unit (ft)	min			
Common driveway width (ft)	max			
Number of garage entrances per 100 feet of lot width	1 max			
Each garage entrance width (ft)	25 max			
Above-ground parking structure screening strategy (select at least one)	1 min			
1.				
Width of weather projection above the pedestrian entryway to parking structure (ft)	4 min			
Depth of weather projection above the pedestrian entryway to parking structure (ft)	3 min			
Parking structure wayfinding signage width (ft)	2 min			
Parking structure wayfinding signage height (ft)	3 min			
Pedestrian entrance to parking structure lighting (foot-candles)	2 min			
Number of trees in the surface parking lot	min			

Standard	Required by Design Standards (or N/A)	Prevailing Standard (if applicable)	Provided (or N/A)	Notes (optional)
Parking lot pedestrian amenities (select at least one and list below)	1 min			
1.				
Width of each raised curbed planter island for trees in the surface parking lot (ft)	4 min			
Length of each raised curbed planter island for trees in the surface parking lot (ft)	4 min			
Width of pedestrian walkways from surface parking to structures with structures or trees for shade (ft)	5 min			
Width of patterned paving, change in material, or striping at surface parking crosswalks (ft)	6 min			
Surface parking lot green design strategy (select at least one)	1 min			
1.				

C. Reference Images

Image Description	Included (yes, no or N/A)
Screenshot of site from GIS-NET (https://rpgis.isd.lacounty.gov/Html5Viewer/index.html?viewer=GISNET_Public.GIS-NET_Public)	
Satellite view imagery from Google Maps (or similar service)	
Photo of the site taken on site	
Photo of the site from Google Street View or similar	
Surveyor's Map	
Site Plan diagram of the proposed new development	
Floor plans	
Elevations	
Details of materials, screening of parking, fences	
Renderings of each building façade	

3.5 Trees and Plants List

3.5.1 Trees

See attachment

3.5.2 Shrubs

See attachment

3.5.3 Ground Covers

See attachment

3.5.4 Perennials, Grasses, Ferns

See attachment

3.5.5 Edibles

See attachment

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