

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

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July 18, 2023

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**PUBLIC HEARING ON THE RESIDENTIAL
DESIGN STANDARDS ORDINANCE
PROJECT NO. PRJ2021-03654-(1-5)
ADVANCE PLANNING PROJECT NO. RPPL2021010116
PROJECT LOCATION: COUNTYWIDE
(ALL SUPERVISORIAL DISTRICTS) (3-VOTES)**

SUBJECT

The proposed Residential Design Standards Ordinance (Ordinance) will amend Los Angeles County Code (County Code) Title 22 (Planning and Zoning) (Title 22) to incorporate development standards applicable to residential projects, including mixed-use projects that include a residential component, throughout the unincorporated County. The development standards are intended to ensure residential projects are designed in a manner that integrates them into existing neighborhood contexts and to foster walkable, livable, and healthy neighborhoods that enhance the comfort of residents and the experience of the public.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Find that the adoption of the Ordinance is exempt from the California Environmental Quality Act (CEQA);
2. Indicate its intent to adopt the Ordinance (Advance Planning Project No. RPPL2021010116) as recommended by the Regional Planning Commission (RPC); and
3. Instruct County Counsel to prepare the necessary documents for the Ordinance and submit them to the Board of Supervisors (Board) for its consideration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On June 1, 2021, the Board approved a contract with Gruen Associates to assist the Department of Regional Planning (Regional Planning) in preparing Residential Design Standards to promote a built environment that is safe, accessible, and attractive.

The proposed Ordinance is a response to various state laws that direct how local jurisdictions can approve residential projects. One such law, SB 35, required the County to approve residential projects that met certain criteria through a ministerial process. The County's By-Right Housing Ordinance implements the requirements of this law at the County level by allowing many residential projects to be approved through a ministerial process. Another such law, SB 330, further directed how local jurisdictions can approve residential projects. For example, this law requires that local jurisdictions can only subject residential projects to objective design standards.

Taken together, these state laws and the County's implementing ordinances significantly reduced Regional Planning Staff's discretion when reviewing residential projects. Therefore, amending Title 22 to require that residential projects comply with specific, objective development standards, as defined by the state, is the only way to empower Regional Planning Staff to ensure that a residential project is well designed.

The proposed Ordinance applies to new single-family residences (SFRs) and additions to existing SFRs, new multi-family residences with more than one housing unit (MFRs) and additions to existing MFRs, and new mixed-use projects that include a residential component. The proposed Ordinance does not apply to interior remodels that do not add square footage or change the building footprint, rebuilds of existing buildings, non-conforming uses, and mobile and manufactured homes.

The proposed Ordinance's primary aim is to ensure a baseline level of design quality while offering design flexibility and options for property owners, architects, and designers. In many instances, a development standard can be met by implementing one of several identified options. The proposed Ordinance provides clear and easily implementable design standards based on building typology, use, and scale. The standards build upon existing adopted policies to improve residential projects by promoting a high-quality built environment, responding to community and environmental contexts, and equitably supporting all mobility types.

The development standards include flexibility and a range of design options to avoid a "one size fits all" approach and acknowledge the wide variety of environments in the unincorporated County. The development standards are grouped into the following categories: building site and access; front yards and building orientation; ground floor treatments; building articulation; balconies and patios; building façade details; landscaping, walls, fences, and screening; and vehicle parking facilities.

This proposed Ordinance applies throughout the unincorporated County. However, if a development standard in the Ordinance conflicts with community-specific zoning requirements, such as Community Standards Districts and Specific Plans, the community-specific zoning requirements will prevail. Additionally, future community-specific planning efforts can rely upon the Ordinance's development standards to address design-related development issues.

On April 5, 2023, the RPC held a public hearing and voted unanimously to recommend adoption of the proposed Ordinance by the Board. A summary of the RPC proceedings is included as

Attachment 4. The RPC's resolution is included as Attachment 5.

Implementation of Strategic Plan Goals

The proposed Ordinance supports the County's Strategic Plan Goal I: Make Investments that Transform Lives and Goal II: Foster Vibrant and Resilient Communities. The proposed Ordinance will improve the design of residential projects throughout the unincorporated County to ensure they are designed in a manner that integrates them into existing neighborhood contexts and to ensure that residential projects are designed to foster walkable, livable, and healthy neighborhoods that enhance the comfort of all residents and the experience of the public.

FISCAL IMPACT/FINANCING

Adoption of the proposed Ordinance will not result in any significant new costs to Regional Planning or other County departments and agencies.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In addition to the public hearing conducted by RPC on April 5, 2023, a public hearing before the Board is required pursuant to County Code Section 22.232.040.B.1 and California Government Code Section 65856. Required notice was given pursuant to the procedures and requirements set forth in County Code Section 22.222.180.

ENVIRONMENTAL DOCUMENTATION

The proposed Ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) and is consistent with the finding by the State Secretary for Natural Resources or by local guidelines that this activity is covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The proposed Ordinance does not trigger or prompt the construction or alteration of facilities nor does it alter the intended land uses and development intensities planned for at any location by the General Plan, its component Area, Community, and Specific Plans, or by Title 22. These regulations do not create a change in land use or density for any of the properties located within the unincorporated County. Future development subject to the Ordinance has either already been evaluated under CEQA at the Plan level or will undergo CEQA review as part of a discretionary review process at the project-specific level consistent with CEQA requirements.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Adoption of the proposed Ordinance will not significantly impact County services.

CONCLUSION

For further information, please contact Cameron Robertson, Senior Planner, at (213) 893-7047 or

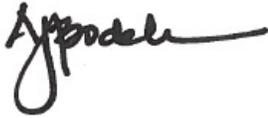
The Honorable Board of Supervisors

7/18/2023

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crobertson@planning.lacounty.gov.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Amy Bodek", with a long horizontal flourish extending to the right.

Amy J. Bodek, AICP

Director

AJB:DD:MG:KAF:lm

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works
Fire Department
Public Health
Parks and Recreation



RESIDENTIAL DESIGN STANDARDS ORDINANCE

Project Summary

The Residential Design Standards Ordinance provides clear, measurable, and objective requirements to guide the design of residential projects throughout the County's unincorporated communities. The ordinance will apply to residential projects of all scales, ranging from single-family residences to high-density multi-family and mixed-use projects and everything in between. These residential 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), and Multi-Unit (Common Entry) or Mixed Use. The Residential Design Standards Ordinance applies specific design standards that address different aspects of the building to these building types. These standards are generally categorized around the following topics:

1. Building and Site Access
2. Front Yards and Building Orientation
3. Ground Floor Treatments
4. Building Articulation
5. Building Façade Details
6. Landscaping, Walls, Fences, and Screening
7. Vehicle Parking Facilities

In recognition of the variety of architectural styles present throughout the County and style preferences, many of the standards can be satisfied by selecting from menus of options provided in the ordinance.

Alongside the ordinance will be a user guide that can help applicants understand and navigate the ordinance. The user guide will include guiding principles that build upon priorities established by existing County policies as well as other tools to help applicants apply the relevant standards to their projects.

To learn more about this project and provide comments, please visit the project website at: <https://planning.lacounty.gov/Residentialdesign>

For more information or to submit comments, please email us at: design@planning.lacounty.gov

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to implement design standards for residential development, which will add new definitions, establish new land use regulations countywide, and include minor modifications to existing Title 22 provisions.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.14.010 is hereby amended to read as follows:

22.14.010 A.

...

Aquaculture. A form of agriculture that involves the controlled growing and harvesting of fish, shellfish, and/or plants in marine, brackish, and/or fresh water. Aquaculture products are agricultural products, and aquaculture facilities and land uses shall be treated as agricultural facilities and land uses in all planning and permit-issuing decisions governed by this Title 22.

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

...

Area of special flood hazard. The land within a flood plain, as identified by the Flood Insurance Rate Map (FIRM) of Los Angeles County, subject to a one percent or greater chance of flooding in any given year.

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

...

SECTION 2. Section 22.14.020 is hereby amended to read as follows:

22.14.020 B.

...

Bicycle parking.

Bicycle parking space. A permanently maintained bicycle rack or other similar device which is designed for the secure storage of a standard size bicycle.

Bicycle rack. A fixture on which one or more bicycles can be secured.

Long-term bicycle parking. Bicycle parking intended for a period of two hours or longer, appropriate for residents, employees, transit users, and visitors to hotels in the nearby areas.

Short-term bicycle parking. Bicycle parking intended for a period of two hours or less, appropriate for persons making short visits to commercial establishments such as grocery and convenience stores, restaurants, coffee shops, bars and clubs, and offices such as medical, dental, and post offices.

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 a suitable outlet.

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

...

Body piercing parlor. Any place of business where body piercing occurs.

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.

...

Building. A structure that has a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals, belongings, or property.

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 or structure, nonconforming due to use. Any primary or accessory building or structure that was lawfully established and in compliance with all applicable ordinances and laws at the time the ordinance codified in Title 22 or any amendment thereto became effective, but which, due to the application of this Title 22 or any amendment thereto, is designed for a use not listed as a principal, accessory, or temporary use in the zone in which it is located. This term shall also include buildings or structures designed for uses reclassified from one permit or review to a more restrictive permit or review. This term does not include a building or structure located in the Coastal Zone which is consistent with the provisions of this Title 22 with the exception of obtaining a Coastal Development Permit.

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 Court: 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.

...

SECTION 3 Section 22.14.030 is hereby amended to read as follows:

22.14.030 C.

...

Cool pavement. As defined in Section 202 of the California Green Building Standards Code, this term includes, but is not limited to, high albedo pavements and coatings, vegetative surfaces, porous or pervious pavements that allow water infiltration, and pavements shaded by trees and other sources of shade.

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

...

County Code. The Los Angeles County Code.

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

...

SECTION 4 Section 22.14.040 is hereby amended to read as follows:

22.14.040 D.

...

Domestic violence shelter. Housing that offers temporary accommodations and services to survivors of domestic violence, as defined in Section 18291(c) of the California Welfare and Institutions Code.

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

...

SECTION 5 Section 22.14.060 is hereby amended to read as follows:

22.14.060 F.

Façade: A building's exterior face that expresses the character of the building and serves as the primary form of protection against external weather elements.

...

Farmworker housing complex. Farmworker housing other than a farmworker dwelling unit that:

Contains a maximum of 36 beds if the housing consists of any group living quarters, such as barracks or a bunkhouse, and is occupied exclusively by farmworkers; or

Contains a maximum of 12 residential units, occupied exclusively by farmworkers and their households, if the housing does not consist of any group living quarters.

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

Flex Block: A term for a common modern apartment or condominium building type. These are typically three to seven 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.

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Fire Department. References to Fire Department shall mean the County of Los Angeles Fire Department, unless otherwise specified.

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

...

Freeway. A highway where the owners of abutting lands have limited, restricted, or no right or easement of access to or from their abutting lands. Such highway is identified to be in conformance with the California Streets and Highways Code. This term includes principal roadways, interchange roadways connecting one freeway with another, and entrance and exit ramps connecting the freeway with other highways, but does not include frontage roadways.

Frontage: The exterior building wall on the side of the building that fronts or is oriented towards a public or private 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.

...

SECTION 6 Section 22.14.090 is hereby amended to read as follows:

22.14.090 I.

...

Income.

Area median income. The current median annual household income for Los Angeles County, as estimated yearly by the United States Department of Housing and Urban Development or as published by the California Department of Housing and Community Development.

Extremely low income. An annual income for a household which does not exceed 30 percent of the area median income, as specified by Section 50106 of the California Health and Safety Code.

Lower income. An annual income for a household which does not exceed 80 percent of the area median income, as specified by Section 50079.5 of the California Health and Safety Code. "Low Income" shall mean the same as "Lower Income."

Middle income. An annual income for a household that does not exceed 150 percent of the area median income.

Moderate income. An annual income for a person or a family which does not exceed 120 percent of the area median income.

Very low income. An annual income for a household which does not exceed 50 percent of the area median income, as specified by Section 50105 of the California Health and Safety Code.

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.

...

SECTION 7

Section 22.14.120 is hereby amended to read as follows:

22.14.120 L.

...

Library Facilities Mitigation Fee. The following terms are defined solely for Chapter 22.266 (Library Facilities Mitigation Fee):

Appropriated. The authorization by the Board to make expenditures and incur obligations for specific purposes.

Capital improvement plan. A plan indicating the approximate location, size, time of availability, and estimates of cost for all library facilities to be financed with library facilities mitigation fees. A capital improvement plan shall be adopted and annually updated by the Board in accordance with Section 66002 of the California Government Code.

Library facilities. Public library improvements and public library services and community amenities, the need for which is directly or indirectly generated by a residential development project, including, but not limited to, acquiring, through purchase, lease, lease-purchase, installment purchase, or otherwise, improving, constructing, altering, repairing, augmenting, equipping, and furnishing real property, buildings, equipment, materials, and other facilities for the conduct of public library services and programs; providing collection development and maintenance, including acquiring books, magazines, newspapers, audio-visual, electronic media, and other informational materials; and all other auxiliary work which may be required to carry out that work, such as administrative, engineering, architectural, and legal work performed in connection with establishing, implementing, and monitoring such projects, indirect costs, and

other incidental expenses of providing those library facilities, or all or any combination thereof.

Library planning area. One of seven planning areas, the boundaries of which are depicted in the "Report on Proposed Developer Fee Program for Library Facilities—Prepared by the County of Los Angeles Public Library, October 1998" on file in the Executive Office of the Board, each of which includes related territories in the unincorporated portions of the County of Los Angeles which are within the service area of the Public Library. The seven library planning areas are:

Planning Area 1: Santa Clarita Valley

Planning Area 2: Antelope Valley

Planning Area 3: West San Gabriel Valley

Planning Area 4: East San Gabriel Valley

Planning Area 5: Southeast

Planning Area 6: Southwest

Planning Area 7: Santa Monica Mountains

Mitigation fee. A monetary exaction other than a tax or special assessment that is collected under the terms of Chapter 22.266 (Library Facilities Mitigation Fee) to provide funds for library facilities related to a residential development project.

Residential development project. Any activity which requires approval by the County resulting in the issuance of grading, building, plumbing, mechanical,

or electrical permits, or certificates of occupancy to construct or change the use of a building or property for residential use.

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.

...

Limited secondary highway. A highway identified on the Highway Plan which provides access to low-density settlements, ranches, and recreation areas, with a standard improvement of 64 feet of right-of-way, with two traffic lanes. The right-of-way may be increased to 80 feet for improvements where traffic or drainage conditions warrant.

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.

...

SECTION 8 Section 22.14.130 is hereby amended to read as follows:

22.14.130 M.

...

Massage establishment. Means any premises where massage, massage services, or massage therapy are given.

Massing: The perception of the general shape, size, and form of a building, which in turn, defines both the interior space and the exterior shape of the building..

...

Multi-family housing. This term includes "supportive housing" and "transitional housing."

Apartment house. 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. The following are types of dwelling units in an apartment house:

Apartment, bachelor. A dwelling unit that combines sleeping, living, cooking, and dining facilities into one habitable room. This term includes "light housekeeping room."

Apartment, efficiency. A dwelling unit that combines sleeping, living, cooking, and dining facilities into two habitable rooms, only one of which shall be a kitchen. This term includes "single apartment" and "efficiency living unit."

Apartment, one-bedroom. A dwelling unit that contains a maximum of three habitable rooms, only one of which shall be a kitchen.

Apartment, two or more bedrooms. A dwelling unit that contains more than three habitable rooms, only one of which shall be a kitchen.

Townhouse. A single-family dwelling unit sharing a common wall with other single-family dwelling units on one or two sides and capable of being placed on a separate lot. This term includes "row house."

Two-family residence. A building containing two dwelling units, other than a single-family residence with an attached accessory dwelling unit. This term includes "duplex."

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.

Multi-unit (Private Entry): A development with multiple primary 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. This definition does not include developments with one primary dwelling unit and one or more accessory dwelling units (ADUs or JADUs).

...

SECTION 9 Section 22.14.160 is hereby amended to read as follows:

22.14.160 P.

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Parkway. A road identified on the Highway Plan that has park-like features with landscaping and a right-of-way of at least 80 feet.

Paseo: See “pedestrian paseo” as defined in Section 22.14.160.

...

Pedestrian paseo. A landscaped walkway accessible to the public, located outside of a public right-of-way or private roadway, where motorized vehicles are prohibited. A pedestrian paseo shall be a minimum of five feet in width, provide

amenities such as appropriate lighting, benches, and water features, and be designed to maximize visibility of the paseo from public view points.

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

...

Person. An individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, business trust, receiver, or syndicate. This term includes the County, any other county, city and county, municipality, district, or other political subdivision, or any other group or combination acting as a unit.

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

Podium: One- or two-story structure at the base of a building on the ground floor that allows several stories of light-frame wood framing above it.

...

SECTION 10 Section 22.14.180 is hereby amended to read as follows:

22.14.180 R.

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Ridgeline. The line formed by the meeting of the tops of sloping surfaces of land.

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

...

SECTION 11 Section 22.14.190 is hereby amended to read as follows:

22.14.190 S.

...

Sensitive use. A land use where individuals are most likely to reside or spend time, including dwelling units, schools and school yards - including trade schools, public and private schools, faith-based and secular schools, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, licensed care facilities, shelters, and daycares or preschools as accessory to a place of worship, that are permitted in the zones where they are located. A sensitive use shall not include a caretaker residence.

Setback: The minimum distance between a property line and the building, or portion thereof. See "Yard."

...

Single-family residence on a compact lot. The following terms are defined solely for the purpose of Section 22.140.585 (Single-Family Residences on Compact Lots):

Compact lot. A fee-simple, single-family residential lot less than 5,000 square feet in size, created within a compact lot subdivision. A parking-only lot or driveway lot created within such subdivision, if any, shall not be considered a compact lot. Undersized lots, underwidth lots, substandard lots or lots with the required area and/or width modified by a Housing Permit (Chapter 22.166), a Conditional Use Permit (Chapter 22.158), or a Variance (Chapter 22.194) shall not be considered compact lots if such lots are not shown on a tentative map and on the final map or parcel map with the words "DIVISION OF LAND FOR COMPACT LOT PURPOSES ONLY" printed on the face of the map.

Compact lot subdivision. A division of land that creates fee-simple, single-family residential lots, each containing an area of less than 5,000 square feet. Such

division of land shall be subject to the requirements set forth in Section 21.24.375 (Compact Lot Subdivisions).

Habitable space. An area used for sleeping, living, cooking, or dining purposes. This space excludes closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, foyers, storage space, utility rooms, garages, carports, and similar spaces.

Mechanical parking stackers. Mechanical lift equipment that allows the stacking of two automobiles. Such equipment shall comply with all applicable building standards code requirements as approved by the Public Works, Building and Safety Division.

Parking-only lot. A commonly-owned lot designated for parking purposes in a compact lot subdivision.

Private common driveway. A privately owned and maintained driveway located on a strip of land, connecting two or more compact lots to a public street. Each user of a private common driveway may own part of said driveway and has the legal right to use the entire driveway, or one owner may own the entire private common driveway, and, by a recorded easement, establish the other users' right to use the driveway for ingress, egress, drainage, sewer, water, utilities, right to grade, and maintenance purposes only.

Private usable open space. An area designed and intended to be used for active or passive recreation, located at the ground level on an individual compact lot.

Shade plan. See "Tree planting requirements."

Tree species list. See "Tree planting requirements."

Uncovered parking area. See "Tree planting requirements."

Yard, internal. A yard that is parallel to the interior lot line created within a compact lot subdivision, except that a yard that fronts a private common driveway shall not be considered an internal yard. For example, see Figure 22.14-E, below.

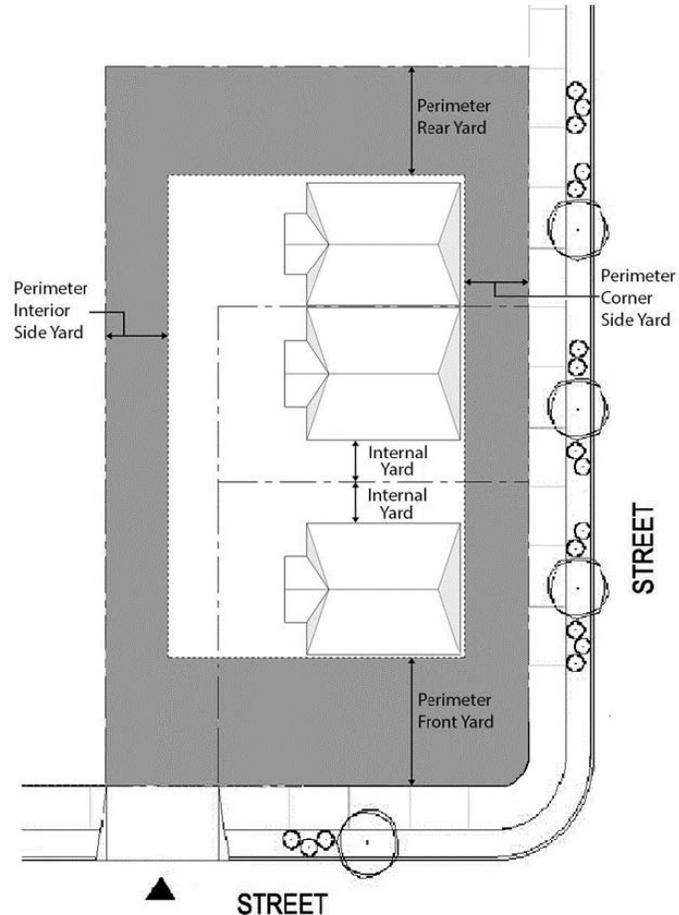
Yard, perimeter corner side. A yard that is parallel to the corner side lot line of the perimeter of a compact lot subdivision. For example, see Figure 22.14-E, below.

Yard, perimeter front. A yard that is parallel to the front lot line of the perimeter of a compact lot subdivision. For example, see Figure 22.14-E, below.

Yard, perimeter interior side. A yard that is parallel to the interior side lot line of the perimeter of a compact lot subdivision. For example, see Figure 22.14-E, below.

Yard, perimeter rear. A yard that is parallel to the rear lot line of the perimeter of a compact lot subdivision. For example, see Figure 22.14-E, below.

FIGURE 22.14-E: YARDS WITHIN COMPACT LOT SUBDIVISION



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

Single-Unit: Building developments with a single primary dwelling unit and its accessory structures (i.e., sheds, garages, etc.), including accessory dwelling units (ADUs and JADUs).

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, street, or in an open space to increase pedestrian comfort.

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Small wild animal rehabilitation facility. A facility that is accessory to a single-family residence in any specified Residential or Agricultural Zone and used for the temporary care of sick, injured, and/or orphaned small wild animals until such animals are nursed back to health and can be returned to their native habitat.

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

...

Station. A stopping place or facility in a transportation system designed or intended to be used for the receiving or discharging of passengers and cargo. This place or facility shall not provide for the storage of the conveyance vehicle and shall not include any accessory facilities other than a shelter and ticketing facilities for passengers. This term includes "train station," "bus station," and any similar transit station.

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

...

Stockpile area. Shall have the same meaning as "Temporary storage area."

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 or mixed-use building.

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SECTION 12 Section 22.14.200 is hereby amended to read as follows:

22.14.200 T.

...

Theater. An enclosed building or auditorium used for public assembly and/or group entertainment, including sport events, theatrical performances, concerts and recitals, circuses, stock shows, movies, and conventions.

Tower: Structures (seven stories or more) that surround a common set of elevators and stairwells.

...

Tree planting requirements. The following terms are defined solely for Chapter 22.126 (Tree Planting Requirements) and Section 22.140.585 (Single-Family Residences on Compact Lots):

Shade plan. A landscape plan that depicts and quantifies the amount of tree shade for a development site.

Tree species list. The list of tree species prepared and maintained by the Director.

Uncovered parking area. The uncovered impervious surface areas of a parking lot that includes parking stalls, pedestrian loading areas, driveways within the property line, areas for vehicular maneuvering, and walkways within the parking lot, but excludes areas covered by solar panels or truck loading areas, and display, sales, service and vehicle storage areas associated with uses such as automobile dealerships.

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

...

Primary Units, Detached: Structurally detached primary dwelling units where more than one primary dwelling unit is present on a single lot.

...
SECTION 13 Section 22.16.030.C is hereby amended to read as follows:
 ...

TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
...						
Residential Uses						
...						
Convents and monasteries	CUP	CUP	-	CUP	-	Convents and monasteries
Density-controlled developments ¹⁶	CUP	CUP	-	CUP	-	Section 22.140.170 , 22.140.520
...						
Group homes for children						
Facilities serving six or fewer persons	P	P	P	P	P	
Facilities serving seven or more persons	CUP	CUP	-	CUP	-	
Mobilehome parks ¹⁶	CUP	CUP	-	CUP	-	Section 22.140.370 , 22.140.520
...						
Residential substance use recovery facilities						
Serving six or fewer persons	P	P	P	P	P	
Serving seven or more persons	CUP	CUP	-	CUP	-	
Single-family residences ¹⁶	SPR	SPR	CUP	CUP	CUP	Section 22.140.580 , 22.140.520
Small family homes for children	P	P	P	P	P	
Townhouses ¹⁶	CUP	CUP	-	CUP	-	Section 22.140.600 , 22.140.520

...

TABLE 22.16.030-C: ACCESSORY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
Access to property lawfully used for a purpose not permitted in the zone ¹	SPR	SPR	SPR	SPR	-	Access to property lawfully used for a purpose not permitted in the zone ¹
Accessory buildings and structures, unless more	As determined by the principal use					Sections 22.110.030 , 22.110.040

specifically regulated by this Title 22							
Accessory dwelling units ²	SPR	SPR	SPR	SPR	SPR		Section 22.140.640, 22.140.520
...							
On-site, excluding projects where the Review Authority has previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project	CUP	CUP	SPR / CUP	CUP	CUP		Section 22.140.240, 22.140.520
Guest houses	SPR	SPR	-	-	-		Section 22.140.250, 22.140.520
...							

...

SECTION 14 Section 22.18.030.C is hereby amended to read as follows:

...

TABLE 22.18.030-B: PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
...							
Residential Uses							
...							
Convents and monasteries, where on the same lot as a legally established church or school	CUP	CUP	CUP	SPR	SPR	SPR	
Density-controlled developments ⁸	CUP	CUP	CUP	-	-	-	Section 22.140.170, 22.140.520
...							
Mobilehome parks ⁸	CUP	CUP	CUP	CUP	CUP	CUP	Section 22.140.370, 22.140.520
Multi-family housing ⁸							
Apartment houses	-	-	SPR 4, 10 , 11/ CUP 5	SPR	SPR	SPR	22.140.520

Townhouses	CUP	CUP	SPR _{4,9} / CUP ₅	SPR ₉	SPR ₉	SPR ₉	Section 22.140.600 , 22.140.520
Two-family residences	-	-	SPR	SPR	SPR	-	22.140.520
...							
Rooming and boarding houses	-	-	-	CUP	SPR	SPR	
Single-family residences ⁸	SPR	SPR	SPR	SPR	SPR	-	Section 22.140.580 , 22.140.520
Single-family residences on compact lots ⁸	-	-	CUP	CUP	CUP	-	Section 22.140.585 , 22.140.520
...							

...

TABLE 22.18.030-C: ACCESSORY USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
Access to property lawfully used for a purpose not permitted in the zone ¹	SPR	SPR	SPR	SPR	SPR	SPR	Access to property lawfully used for a purpose not permitted in the zone ¹
Accessory buildings and structures, unless more specifically regulated by this Title 22	As determined by the principal use						Sections 22.110.030 , 22.110.040
Accessory dwelling units	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.640 , 22.140.520
...							
On-site, excluding projects where the Review Authority has previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project	CUP	CUP	CUP	CUP	CUP	CUP	Section 22.140.240 , 22.140.520
Guest houses	SPR	SPR	SPR	SPR	SPR	-	Section 22.140.250 , 22.140.520
...							

...

SECTION 15 Section 22.20.030.C is hereby amended to read as follows:

...

TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Residential Uses								
...								
Facilities serving seven or more persons	CUP	CUP	CUP	CUP	CUP	CUP	-	
Joint live and work units ^{25, 27}	SPR 18 / CUP 26	SPR 18 / CUP 26	SPR 18 / CUP 26	SPR 18 / CUP 26	CUP	SPR 18 / CUP 26		Section 22.140.320 , 22.140.520
Mixed use developments ^{25, 27}	SPR 18 / CUP 26	SPR 18 / CUP 26	SPR 18 / CUP 26	SPR 18 / CUP 26	CUP	SPR 18 / CUP 26	-	Section 22.140.350 , 22.140.520
Mobilehome parks ²⁵	CUP	CUP	CUP	CUP	CUP	-	-	Section 22.140.370 , 22.140.520
Multi-family housing ²⁵								
Apartment houses	SPR 18, 29, 30 / CUP 26	SPR 18, 29, 30 / CUP 26	SPR 18, 29, 30 / CUP 26	SPR 18, 29, 30 / CUP 26	SPR 29, 30 / CUP	SPR 18, 29, 30 / CUP 26	-	22.140.520
Townhouses	SPR 18,28 / CUP 26	SPR 18,28 / CUP 26	SPR 18,28 / CUP 26	SPR 18,28 / CUP 26	CUP	SPR 18,28 / CUP 26	-	Section 22.140.600 , 22.140.520
Two-family residences	SPR 18 / CUP 26	SPR 18 / CUP 26	SPR 18 / CUP 26	SPR 18 / CUP 26	CUP	-	-	22.140.520
...								
Rooming and boarding houses	CUP	CUP	CUP	CUP	CUP	CUP	-	
Single-family residences ²⁵	CUP	CUP	CUP	CUP	CUP	-	CUP	Section 22.140.580 , 22.140.520
...								

...

TABLE 22.20.030-C: ACCESSORY USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations

Access to property lawfully used for a purpose not permitted in the zone ¹	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Accessory buildings and structures, unless more specifically regulated by this Title 22	As determined by the principal use							Sections 22.110.030 , 22.110.040
Accessory dwelling units	SPR	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.650 , 22.140.520
...								
On-site, excluding projects where the Review Authority has previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project	CUP	CUP	CUP	CUP	CUP	CUP	CUP	Section 22.140.240
Guest houses	CUP	CUP	CUP	CUP	CUP	-	CUP	Section 22.140.250 , 22.140.520
...								

...

SECTION 16 Section 22.22.030.C is hereby amended to read as follows:

...

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	M-1.5	M-2	M-2.5	Additional Regulations
...					
Residential uses					
Mobilehome parks ²⁰	CUP	-	CUP	-	Section 22.140.370 , 22.140.520
...					

...

SECTION 17 Section 22.24.030.C is hereby amended to read as follows:

...

TABLE 22.24.030-B: PRINCIPAL USE REGULATIONS FOR RURAL ZONES
--

	C-RU	MXD-RU	Additional Regulations
...			
Residential Uses			
...			
Group homes for children			
Facilities serving six or fewer persons	P	P	
Facilities serving seven or more persons	CUP	CUP	
Joint live and work units ^{13, 14}	SPR	SPR	Section 22.140.320 , 22.140.520
Mixed use developments ^{13, 14}			22.140.520
Single-family residences	SPR ¹	-	Section 22.140.580 , 22.140.520
Mixed use developments, vertical or horizontal ^{13, 14}			
Apartment houses, up to five units	-	SPR	Section 22.140.360 , 22.140.520
Apartment houses, more than five units	-	CUP	Section 22.140.360 , 22.140.520
Single-family residences	-	SPR	Sections 22.140.360 , 22.140.580 , 22.140.520
Townhouses	-	SPR	Section 22.140.360 , 22.140.520
Two-family residences	-	SPR	Section 22.140.360 , 22.140.520
Mobilehome parks ¹³	CUP	CUP	Section 22.140.370 , 22.140.520
Multi-family housing ¹³			22.140.520
Apartment houses	-	SPR ^{14, 15} / CUP ¹¹	22.140.520
...			

...

TABLE 22.24.030-C: ACCESSORY USE REGULATIONS FOR RURAL ZONES			
	C-RU	MXD-RU	Additional Regulations
Access to property lawfully used for a purpose not permitted in the zone ¹	SPR	SPR	Access to property lawfully used for a purpose not permitted in the zone ¹
Accessory buildings and structures, unless more specifically regulated by this Title 22	As determined by the principal use		Sections 22.110.030 , 22.110.040
Accessory dwelling units ²	SPR	SPR	Section 22.140.640 , 22.140.520
...			

...

SECTION 18

Section 22.26.030.C is hereby amended to read as follows:

...

TABLE 22.26.030-B: PRINCIPAL USE REGULATIONS FOR ZONE MXD		
		Additional Regulations
...		
Residential Uses		
...		
Group homes for children		
Facilities serving six or fewer persons	P	P
Facilities serving seven or more persons	CUP	CUP
Joint live and work units ^{13, 14}	SPR	Section 22.140.320 , 22.140.520
Mixed use developments ^{13, 14}		22.140.520
Mixed use developments with residential and commercial components ^{7, 8}	SPR	Section 22.140.580 , 22.140.520
Multifamily housing		
Apartment houses ⁷	SPR	22.140.520
Townhouses ⁷	SPR	22.140.520
Two-family residences ¹	SPR	22.140.520
...		
Rooming and boarding houses	SPR	
Single-family residences ¹	SPR	Section 22.140.580 , 22.140.520
...		

...

TABLE 22.26.030-D: ACCESSORY USE REGULATIONS FOR ZONE MXD		
		Additional Regulations
Accessory buildings and structures, unless more specifically regulated by this Title 22	As determined by the principal use	Sections 22.110.030 , 22.110.040
Access to property lawfully used for a purpose not permitted in Zone MXD	SPR	
Accessory dwelling units	SPR	Section 22.140.640 , 22.140.520
...		

...

SECTION 19 Section 22.26.030 is hereby amended to read as follows:

22.26.030 – Mixed Use Development Zone

...

D. Development Standards. New sensitive uses developed in the permitted zones and located adjacent to existing, legally-established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with Division 7, Chapter 22.134 (Sensitive Uses) in addition to the standards below. Where standards in Chapter 22.134 and this Section are in conflict, the more restrictive shall apply. In addition to the requirements in Section 22.140.520, all new development in Zone MXD shall be subject to the following development standards:

...

SECTION 20 Section 22.110.090 is hereby amended to read as follows:

22.110.090 – Projections into Yards.

...

D. Porches, Platforms, Landings, and Decks.

1. Uncovered porches, platforms, landings, and decks, including any access stairs exceeding an average height of one foot, which do not extend above the level of the first floor may project a maximum distance of three feet into required interior side yards, and a maximum distance of five feet into required front, rear, and corner side yards, provided that:

a. Such porches, platforms, landings, and decks shall not be closer than two feet to any lot or highway line; and

b. Such porches, platforms, landings, and decks are open and unenclosed; provided, that an openwork railing not to exceed three and one-half feet in height may be installed.

2. Porches, platforms, landings, and decks may be covered provided that in addition to the requirements in Subsection 22.110.090.D.1:

a. Such covered porches may project a maximum distance of three feet into required interior side yards and a maximum distance of five feet into required front, rear, and corner side yards;

b. Such covered porches, platforms, landings, and decks shall not be closer than two feet to any lot or highway line; and

c. Such covered porches do not extend above the level of the first floor or 12 feet, whichever is lower;

...

SECTION 21 Section 22.112.100 is hereby amended to read as follows:

22.112.100 – Bicycle Parking Spaces and Bicycle Facilities.

...

D. Development Standards for Bicycle Parking Spaces

...

4. Location of Bicycle Parking Spaces.

a. Short-Term. Short-term bicycle parking spaces shall be:

i. Located to be visible from public areas such as public streets, store fronts, sidewalks, and plazas, and to be convenient to the target users of the bicycle parking to the maximum extent feasible;

ii. ~~Installed as close to a structure's main entrance as feasible~~ Installed as close to a structure's main entrance 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;

...

SECTION 22 Section 22.140.350 is hereby amended as follows:

22.140.350 – Mixed Use Development in Commercial Zones

A. Mixed Use Development in Zones C-H, C-1, C-2, C-3, and C-M.

...

2. Applicability. In addition to the requirements of Section 22.140.520,

~~¶~~this Subsection A applies to mixed use developments in Zones C-H, C-1, C-2, C-3, and C-M.

...

B. Mixed Use Development in Zone C-MJ.

1. Applicability. In addition to the requirements of Section 22.140.520,

~~¶~~this Subsection B applies to mixed use developments in Zone C-MJ.

...

SECTION 23 Section 22.140.360 is hereby amended as follows:

22.140.360 – Mixed Use Developments in Zone MXD-RU

A. General. In addition to the requirements of Section 22.140.520, this

Section applies to mixed use developments in Zone MXD-RU.

...

SECTION 24 Section 22.140.520 is hereby added to read as follows:

22.140.520 – Residential Design Standards

A. Intent. This Section prescribes standards that ensure that residential development is designed to foster walkable, livable, and healthy neighborhoods that enhance the comfort of residents and the experience of the public. 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 development; and 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.

B. Applicability. All residential development projects, including projects that are wholly new or that propose additions to existing structures, shall comply with all applicable standards in this Section. These standards should be applied alongside other requirements of this Title 22, particularly the provisions of Division 7, and shall not supersede any conflicting development standards prescribed by State laws. State laws may supersede the regulations set forth in this Chapter, such as but not limited to floor area, setbacks, building height, or number of building stories. If a residential development project is also subject to a Community Standards District, Specific Plan, or other zoning overlay, such standards shall apply instead. Where a Community Standards District, Specific Plan, or other zoning overlay is silent, this Section shall

apply. Where conflicts arise or it is unclear which competing standard applies to a development project, the Director shall determine the applicable standards.

C. This Section shall not apply to:

1. Interior remodels that do not add square footage or change the existing building footprint or envelope.
2. Renovations, rebuilds, maintenance, or other construction authorized by Chapter 22.172 – Non-Conforming Uses, Buildings and Structures.
3. Mobilehomes and manufactured homes where provisions in this Chapter regulate Building Articulation, Building Façade Details, and Balconies and Patios.

D. Modifications. Modification of Development Standards.

1. Requests to deviate from any of the development standards contained in this Section shall be subject to the following permitting requirements:
 - a. Minor Conditional Use Permit – to deviate from one standard contained in this Section and subject to the requirements of Chapter 22.160.
 - b. Conditional Use Permit – to deviate from two standards contained in this Section and subject to the requirements of Chapter 22.158.
 - c. Variance – to deviate from three or more development standards contained in this Section and subject to the requirements of Chapter 22.194.
2. Additional Findings. In addition to the findings required for the Minor Conditional Use Permit, Conditional Use Permit, and Variance, any request for deviation from the development standards contained in this Section shall also substantiate the following:

a. The requested modification(s) promotes high quality design of the subject building(s) and contributes to and is cohesive with the surrounding built and natural environment.

b. The requested modification(s) result in a design that considers all sides of the building(s).

c. The requested modification(s) result in a design that encourages pedestrian and other forms of non-vehicular mobility/activity for users of all ages and abilities.

E. Building Types. All residential development is categorized into one of three building types as defined in Table 22.140.520 – A below. The development standards in this Section are organized around these building types as noted in each Subsection below. Only those standards listed in the section corresponding to a particular building type in a residential development project apply.

<u>TABLE 22.140.520 – A. BUILDING TYPES</u>		
<u>Category</u>	<u>Description</u>	<u>Applicable Building Types</u>
<u>Single Unit</u>	<u>Developments with a single dwelling unit and its accessory structures (i.e., sheds, garages, etc.), including accessory dwelling units.</u>	<ul style="list-style-type: none"> • <u>Single-Family Dwelling Unit</u> • <u>Primary Dwelling Unit with ADU or JADU</u>
<u>Multi-Unit (Private Entry)</u>	<u>Developments with multiple dwelling units where residents can access each unit directly either (a) via a</u>	<ul style="list-style-type: none"> • <u>Two Detached Primary Units</u> • <u>Duplex/Triplex/Fourplex</u> • <u>Townhouse</u>

	<p><u>private external entry or (b) via a small vestibule on the ground floor.</u></p> <p><u>Units may be attached, either sharing a party wall or stacked (i.e., duplex, townhouse), or may be detached (i.e. bungalow courts).</u></p> <p><u>Units may be aligned to the street or an interior-facing outdoor courtyard or walkway. These units are often referred to as “middle” housing.</u></p>	<ul style="list-style-type: none"> • <u>Bungalow Court</u> • <u>Apartment House</u> • <u>Others as determined by the Director</u>
<p><u>Multi-Unit (Common Entry) and Mixed-Use</u></p>	<p><u>Developments with multiple dwelling units, the majority of which do not have private entries accessible from the exterior in these building types.</u></p> <p><u>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.</u></p> <p><u>These building types may have other nonresidential uses at the ground floor or upper levels. To be classified</u></p>	<ul style="list-style-type: none"> • <u>Apartment House</u> • <u>Courtyard Building</u> • <u>Liner Structure</u> • <u>Flex Block</u> • <u>Tower</u> • <u>Others as determined by the Director</u>

	<p><u>as a Mixed-Use building, it must include both residential and commercial uses.</u></p>	
--	--	--

F. Single-Unit Standards.

1. Applicability. All residential development projects consisting of only one primary dwelling unit, including projects that are wholly new or that propose additions to existing structures, shall comply with all applicable standards in this Section. Projects that consist of one primary dwelling unit and one or more accessory dwelling units (including ADUs and JADUs) are included in this section.

2. Additional Standards. In addition to the provisions below, the standards for any specific use identified in Division 7 – Standards for Specific Uses shall also apply.

3. Building and Site Access.

a. Intent. The intent of this Subsection is to enhance the environment along public and private streets and in residential neighborhoods by ensuring that pedestrians, cyclists, and other non-motorists are provided with safe and pleasant access to residential buildings.

b. Direct Pedestrian Access. All buildings shall have a minimum of one direct pedestrian pathway from an adjoining 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.

i. Where a sidewalk in the public right-of-way is not required by other County approved plans, a pedestrian pathway connecting the building entrance to the street shoulder shall be provided.

ii. Where the primary building is located more than 100 feet from the front property line, the direct pedestrian pathway to the primary building entrance may be provided through a vehicle driveway.

iii. When a development has one primary unit and one or more accessory dwelling units, the direct pedestrian access can be shared by all units on the property.

4. Front Yards and Building Orientation.

a. Intent. The intent of this Subsection is to enhance the environment along streets and in residential neighborhoods through private property site design (FIGURE 22.140.520 – A, B, C, and D).

b. Orientation. The primary dwelling unit of all Single-Unit buildings shall have at least one primary pedestrian entrance along the frontage oriented toward the primary adjoining street. See Subsection 22.140.520.F.5.b. (Primary Entryways). If an accessory dwelling unit is located between the primary dwelling and the front property line, the primary entrance shall be oriented toward the street.

c. Canopy Tree Requirement. A residential development shall provide a minimum of one canopy tree per lot in the first four feet of the front yard setback area adjacent to the street (FIGURE 22.140.520 – B). Additionally, a residential development shall provide an additional one canopy tree per each 40 linear feet of lot frontage above 40 feet. Trees planted to meet this requirement shall count toward

satisfying the requirements Chapter 22.126 (Tree Planting). This requirement shall not apply if any of the following conditions exist in those areas of the lot adjacent to the street (FIGURE 22.140.520 – B):

- i. The site is constrained by topography as defined by Chapter 22.104 (Hillside Management Areas); or
- ii. There are conflicts with fuel modification requirements as defined in Chapter 32 (County Fire Code).
- iii. The property fronts a street classified as a limited secondary highway or parkway where no sidewalks or curbs and gutters are required.
- iv. The property fronts an existing unimproved street or private drive.
- v. The property fronts a street or highway in which street or parkway trees in the right-of-way are required (similar to FIGURE 22.140.520 – A).

FIGURE 22.140.520 – A: County standard for residential, interior local, or collector streets for Single-Unit and Multi-Unit (Private Entry) developments where a landscaped parkway with street trees is provided in the public right-of-way.

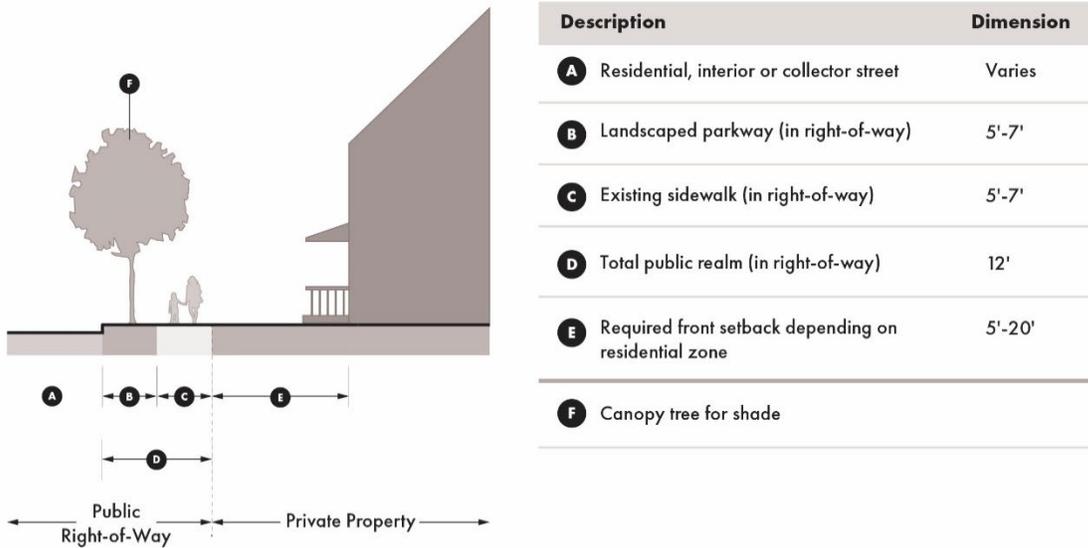


FIGURE 22.140.520 – B: County standard for Single-Unit and Multi-Unit (Private Entry) developments when no sidewalk or street trees are provided in the public right-of-way.

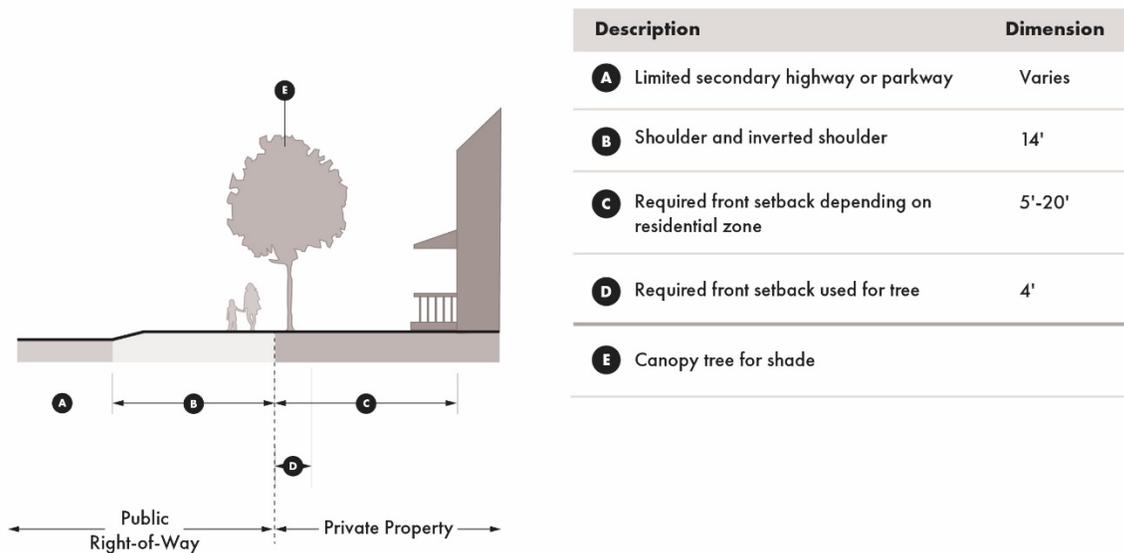
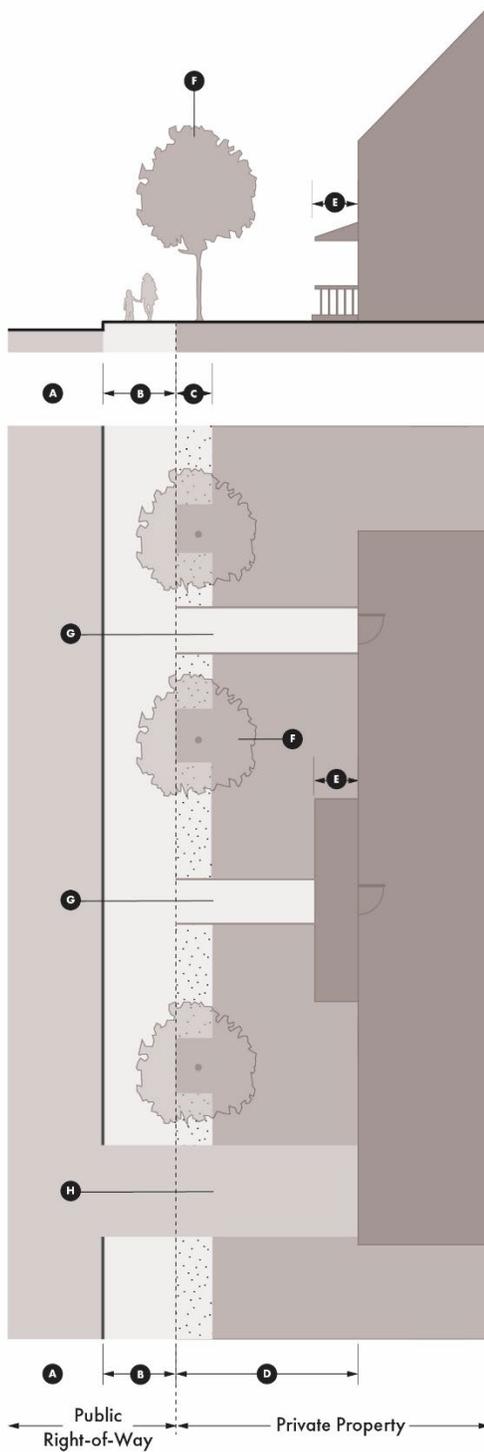


FIGURE 22.140.520 – C: County standard for Single-Unit and Multi-Unit (Private Entry) fronting major and secondary highways where a sidewalk is provided without street trees.



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)	

d. Tree Sizes. All trees planted on site to meet the requirements above shall adhere to species and sizes required by Chapter 22.126 (Tree Planting).

5. Ground Floor Treatments.

a. Intent. The intent of this Subsection is to ensure that primary entryways to as the primary building are oriented toward the public right-of-way to encourage pedestrian activity to and from the building. On corner lots, the primary pedestrian entrance may be along the frontage oriented toward either adjoining street.

b. Primary entryways. All street-fronting primary buildings shall have at least one primary pedestrian entrance that meets all of the following requirements.:

i. Be oriented to the front lot line 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.

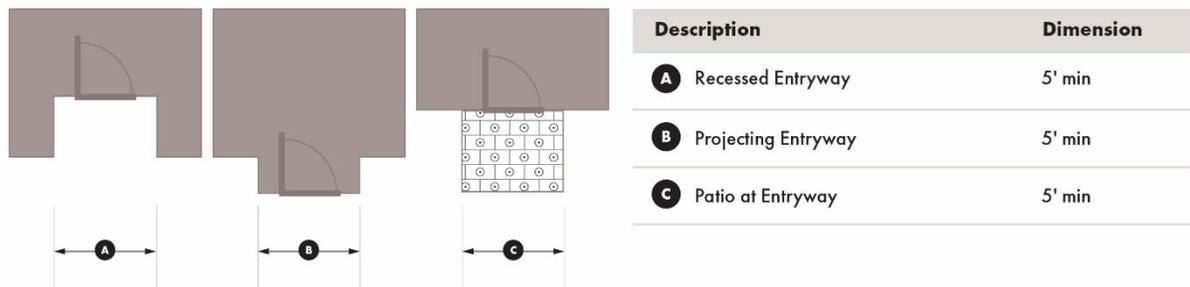
iii. Be lit with a minimum of one light fixture. The light shall provide a minimum of two foot-candles on the ground within a minimum of five feet from the entryway door.

c. Entryway articulation. The primary entryways of all primary buildings shall incorporate at least two of the entryway articulation strategies listed in Table 22.140.520 – B.

TABLE 22.140.520 – B. ENTRYWAY ARTICULATION STRATEGIES (SINGLE UNIT)	
<u>Entryway Façade Articulation (select at least two)</u>	<u>Minimum Dimensions (each)</u>
<u>A covered porch in front of the doorway</u>	<u>5 feet wide, 5 feet deep</u>
<u>Another form of weather protection such as an overhead projection, awning, or canopy instead of a covered porch</u>	<u>5 feet wide, 3 feet deep</u>
<u>Entryway recessed from the building façade to create a landing area</u>	<u>3 feet deep</u>
<u>The entryway includes a window on the door or adjacent to the door</u>	<u>2 feet wide, 6-inch-tall window</u>
<u>Contrasting color, material, or transparency</u>	<u>Extending 6 feet horizontally from each side of entry door</u>

d. Entryway widths. The primary entryway areas (recessed, projecting, or porches) of all primary buildings shall be at least 5 feet wide as shown in FIGURE 22.140.520 – D.

FIGURE 22.140.520 – D: Entryway width for Single-Unit or Multi-Unit (Private Entry).



5. Building Articulation.

a. Intent. The intent of this Subsection is to ensure that the design of a residential development is considerate of its surroundings in all directions by breaking up large, otherwise featureless spaces, masses, or volumes on all building façades with architectural detailing and modulations.

b. Façade variety. The building façades of all primary buildings 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 the following criteria:

i. The façade wall shall include at least one articulation or architectural detailing strategy and shall include an additional strategy for every 30 linear feet of horizontal building facade, distributed across the width of each street, highway, or alley-facing building façade utilizing the strategies in Table 22.140.520 – C. Strategies used to satisfy this requirement shall not be used to satisfy another requirement within this Section.

ii. Primary buildings facing two frontages, such as on corner lots, shall incorporate articulation and architectural detailing along each frontage with at least 20 linear feet of horizontal building length.

<u>TABLE 22.140.520 – C. ARTICULATION AND ARCHITECTURAL DETAILING</u>	
<u>STRATEGIES (SINGLE UNIT)</u>	
<u>Accent type (select at least one plus one per 30 linear feet)</u>	<u>Minimum Requirements (each)</u>
<u>Weather protection or Shading Device over windows (awnings, louvers, or canopies)</u>	<u>3 feet deep for 50% of the windows</u>
<u>Variation in window sizes</u>	<u>20% of windows shall possess at least 50% change in depth or 20% change in size (square feet) between two floors</u>
<u>Recessed Windows</u>	<u>6 inches deep for over 50% of the façade window area</u>
<u>Bay Windows</u>	<u>2 feet projection for 10% of windows</u>
<u>Sill and/or lintel articulation</u>	<u>6 inches high, 4 inches deep for 50% of windows</u>
<u>Projected window surrounds</u>	<u>6 inches high, 4 inches wide, 4 inches deep for 50% of windows</u>
<u>Provide increased fenestration (windows and doors)</u>	<u>Covers at least 20% of total wall area</u>
<u>Project, recess, or step-back on an upper floor</u>	<u>7 feet deep entire length of façade</u>
<u>Offset plane from the primary façade</u>	<u>2 feet deep in at least 20% of façade area</u>

<u>TABLE 22.140.520 – C. ARTICULATION AND ARCHITECTURAL DETAILING STRATEGIES (SINGLE UNIT)</u>	
<u>Accent type (select at least one plus one per 30 linear feet)</u>	<u>Minimum Requirements (each)</u>
<u>Variation in roof height</u>	<u>4 feet high along at least 20% of façade length</u>
<u>Plazas or Courtyards</u>	<u>See Table 22.140.520 – H in Section 22.140.520.G.3, below</u>
<u>Textured materials with relief, such as brick or wood siding</u>	<u>See E.5.b. Façade Variety</u>
<u>For Multi-Unit (Common Entry) and Mixed-Use buildings: Different materials or colors</u>	<u>3 different materials or colors</u>
<u>Horizontal or vertical banding or material</u>	<u>Projected or recessed 6 inches entire length of the building</u>
<u>Project building slabs on each floor of building</u>	3 feet minimum for 75% of the floors Slab projections may be used as balconies, provided they meet all required balcony dimensions

6. Building Façade Details

a. Intent. The intent of this Subsection is to ensure primary buildings are designed holistically on all sides to create a cohesive architectural idea

and enhance the surrounding neighborhood in all directions by considering the use of materials for sides of a building equally, not just the frontage.

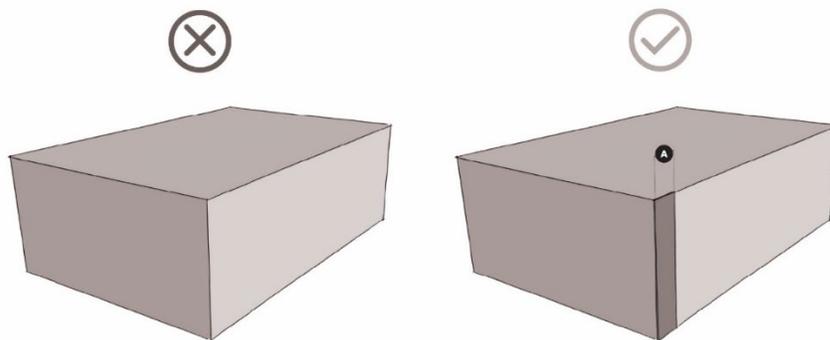
b. Façade Material Variety. All primary buildings shall include a minimum of two materials, colors, or textures along facades.

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. Primary 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 22.140.520 – E):

[FIGURE 22.140.520 – E: Left: Material change ends at the vertical corner of a building. Right: The material continues around the corner of a building.](#)



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

- i. Continue around the vertical external corner for a minimum distance of 4 feet, or
 - ii. End a minimum of 4 feet from a vertical external corner; and
 - 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. Prohibited Materials. The façades of primary buildings shall not use any of the following 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. This provision shall not apply to buildings situated more than 50 feet from the front property line.
- e. Energy Efficiency. The primary buildings of single-unit developments shall comply with the following to promote flexibility and encourage energy efficiency.
- i. 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.

ii. Natural Ventilation. Unless prohibited by other codes (e.g., the Building Code, Fire Code, etc.), 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 five square feet, whichever is larger. Units with multiple exposures shall include a minimum of one openable window on each exposure.

iii. 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.

7. Landscaping, Walls, Fences, and Screening

a. Intent. The intent of this Subsection is to ensure developments utilize landscaping, walls, and fences that are designed to be in harmony with adjacent lower-intensity/smaller scale uses, soften the appearance of large massing along the street, allow for both privacy and visibility, and increase a development's resiliency to wildfire, heat, drought, and floods.

b. Trees and Plants.

i. Coverage. A minimum of 20 percent of the lot area not used for buildings and structures (such as setbacks and open space) and up to 5,000 square feet shall be landscaped with a combination of trees, ground cover, shrubbery, planters, or flowers. Areas of existing landscaping and naturally occurring vegetation may count toward this requirement.

(1) Pedestrian walkways may be developed in the landscaped area and count towards the minimum landscaped area requirement.

ii. Plant species. At least 80 percent of the on-site landscaping coverage area shall consist of trees and plants native to southern California or non-invasive and drought tolerant plants as approved by the Director. This provision does not apply to those plants grown for personal consumption.

c. Walls and Fences.

i. Transparency. Fence design may include a combination of solid planes and/or open fencing.

ii. Materials. Fences shall be constructed of wood, wood composite, concrete, masonry, clay, aluminum, iron, steel, or glass. The use of barbed or razor wire, electrified fence, and chain-link and wired fence in conjunction with any fence, wall, roof, or hedge is prohibited unless required by any local, state, or federal regulation, as applicable. Notwithstanding the foregoing, chain-link or wired fencing may be permitted with an approved facility for the containment of animals as long as the fencing is not installed along the perimeter of the lot.

d. Screening.

i. Trash Enclosures. All residential development projects that include trash enclosures shall comply with Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste).

ii. Mechanical Equipment and Utilities: Fire Department backflow prevention devices, water meters, transformers, and other utility-related equipment are prohibited in the front yard unless completely screened in a manner that is incorporated into the design of the development. This provision does not apply to water tanks and landscaping equipment such as irrigation and sprinkler control systems.

(1) 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.

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

(3) If mechanical equipment and utilities are not visible from the front property line, screening is not required.

8. Vehicle Parking Facilities.

a. Intent. The intent of this Subsection is to foster a pedestrian oriented environment between the street and the primary building and to maintain and enhance the visual character of residential neighborhoods by minimizing the visual dominance of parking areas.

b. Parking Locations. In addition to the standards that follow, the primary building of Single-Unit developments shall comply with Section 22.112.040 (Vehicle Parking), unless located underground.

i. Garages or uncovered surface parking lots shall not be located closer to the front property line than the front door of the building closest to the front property line and shall comply with one of the conditions listed in Table 22.140.520 – D, except if the site is located in a Hillside Management Area or as otherwise allowed by this Title 22, in which case parking may be situated closer to the front property line than the front door. See FIGURES 22.140.520 – F, 22.140.520 – G, and 22.14.520 – H for examples of acceptable garage locations.

<u>TABLE 22.140.520 – D. GARAGE SETBACKS</u>		
<u>Conditions (select one)</u>	<u>Garage setback from front plane of dwelling unit</u>	<u>Figure</u>
<u>Dwelling unit frontage without a covered entryway porch</u>	<u>5 feet minimum</u>	<u>FIGURE 22.140.520 – 0</u>
<u>Dwelling unit frontage with an entryway porch that meets the following conditions:</u> <ul style="list-style-type: none"> • <u>The porch must have minimum dimensions of 8 feet wide, 5 feet deep</u> • <u>The porch must have an overhead canopy soffit no more than 12 feet above the floor of the porch.</u> 	<u>0 feet minimum</u>	<u>FIGURE 22.140.520 – 0</u>

ii. Garages shall make up no more than 50% of the total building frontage length, unless the development is located on a narrow lot as defined in Section 22.110.130.B, in which case the garage facing the street shall occupy no more than 80% of the total building frontage length of the dwelling unit and garage combined facing the street.

FIGURE 22.140.520 – F: Acceptable locations for vehicle parking garages and access.

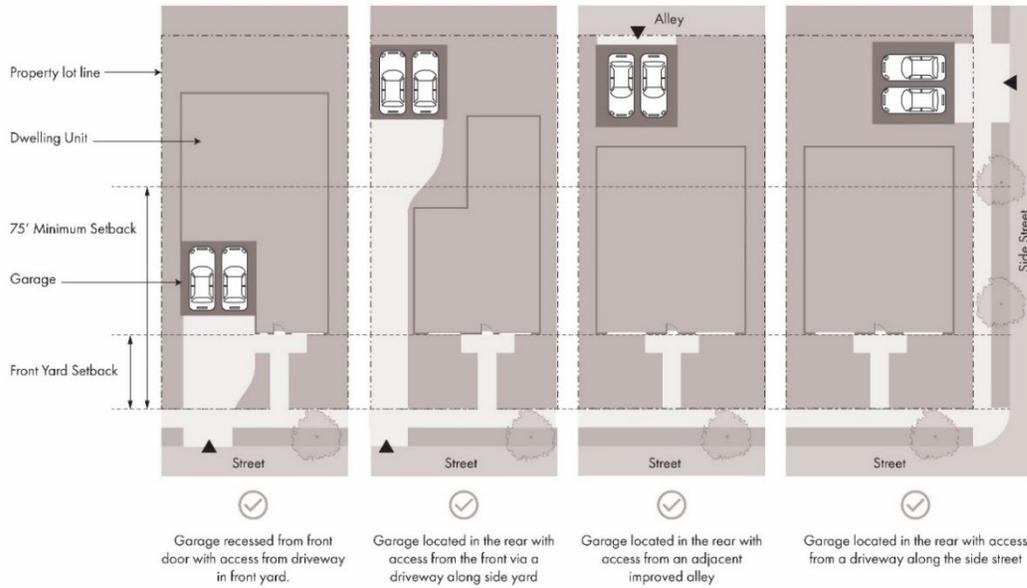


FIGURE 22.140.520 – G: Unacceptable locations for vehicle parking garages and access.

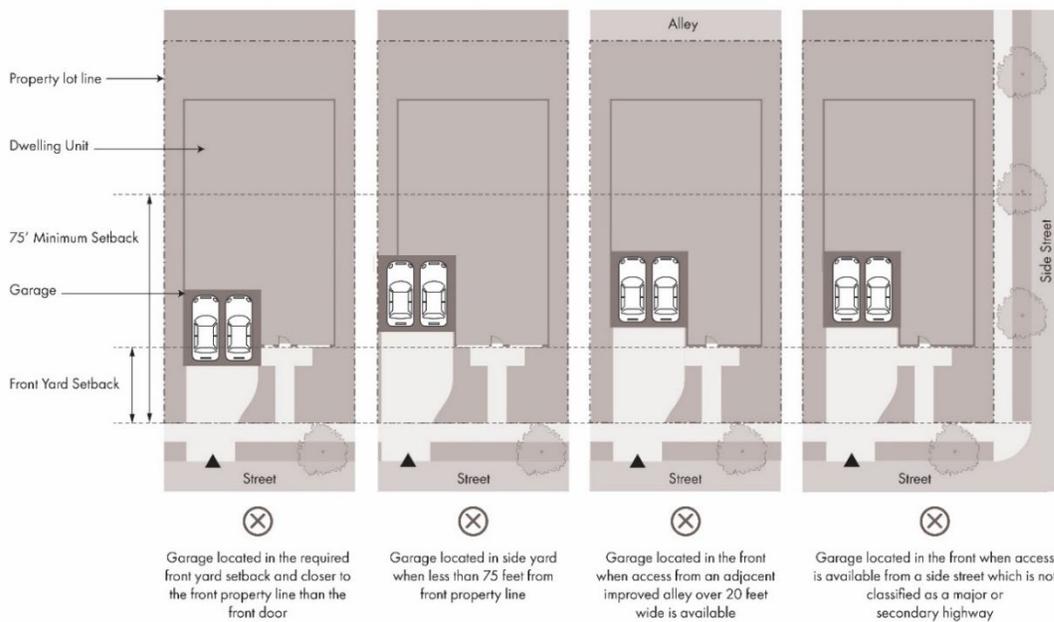
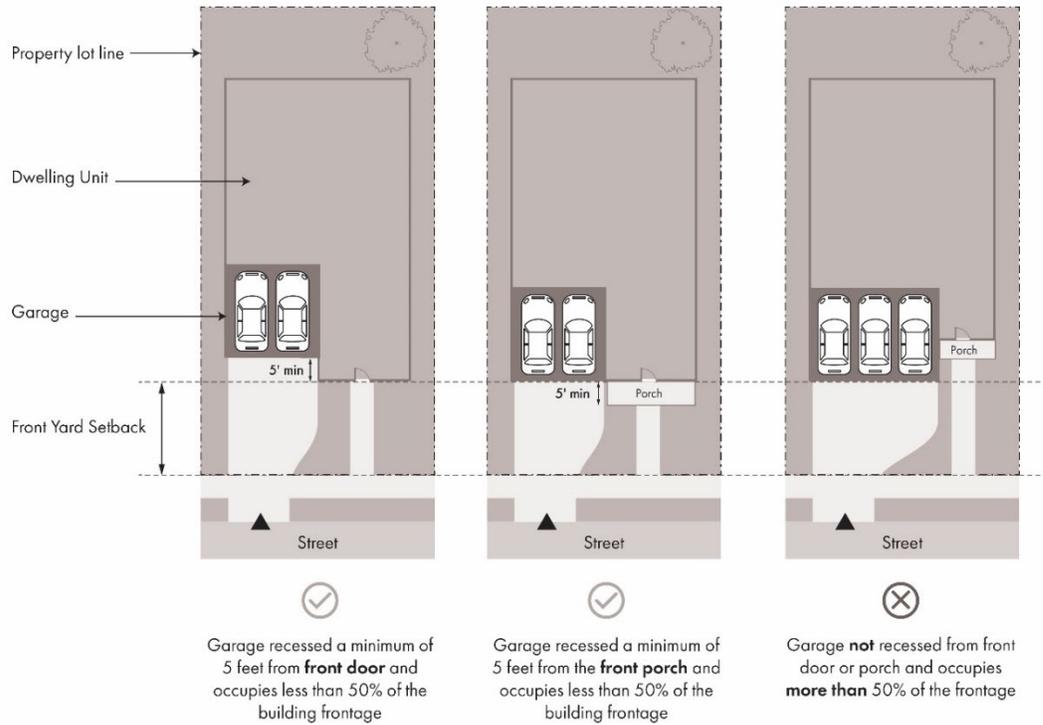


FIGURE 22.140.520 – H: If a garage door faces the street, the front plane of the garage shall be setback from the front porch or patio and occupy no more than 50% of the building frontage.



iii. Garages on lots with 100 feet or more of frontage

shall:

- (1) Provide non-street-facing parking, whether attached or detached, when located along the primary street frontage; or
- (2) Provide parking that is located in the rear of the lot as allowed by this Title 22.

G. Multi-Unit (Private Entry) Standards.

- 1. Applicability. All residential development projects consisting of multiple primary dwelling units where residents can access each unit directly via a

private external entry or via a small vestibule on the ground floor shall comply with all applicable standards in this Section.

2. Additional Standards. In addition to the provisions below, the standards for any specific use identified in Division 7 – Standards for Specific Uses shall also apply.

3. Building and Site Access.

a. Intent. The intent of this Subsection is to enhance the environment along public and private streets and in residential neighborhoods by ensuring that pedestrians, cyclists, and other non-motorists are provided with safe and pleasant access to residential buildings.

b. Direct Pedestrian Access. All buildings shall have a minimum of one direct pedestrian pathway from all adjoining street sidewalks (or public-rights-of-way where sidewalks are not present) to the front entrance of the building(s), courtyard, or individual unit facing the street.

i. Where a sidewalk in the public right-of-way is not required by other County approved plans, a pedestrian pathway connecting the building entrance to the street shoulder shall be provided.

4. Front Yards and Building Orientation

a. Intent. The intent of this Subsection is to enhance the environment along streets and in residential neighborhoods through private property site design (FIGURE 22.140.520 – A, B, C, and D).

b. Orientation. All Multi-Unit (Private Entry) buildings shall have at least one primary pedestrian entrance along the frontage oriented toward the primary adjoining street. See Subsection F.5.b.

c. Canopy Tree Requirement. A residential development shall provide a minimum of one canopy tree per lot in the first four feet of the front yard setback area adjacent to the street (FIGURE 22.140.520 – B). Additionally, a residential development shall provide an additional one canopy tree per each 40 linear feet of lot frontage above 40 feet. Trees planted to meet this requirement shall count toward satisfying the requirements Chapter 22.126 (Tree Planting). This requirement shall not apply if any of the following conditions exist in those areas of the lot adjacent to the street (FIGURE 22.140.520 – B):

i. The site is constrained by topography as defined by Chapter 22.104 (Hillside Management Areas); or

ii. There are conflicts with fuel modification requirements as defined in Chapter 32 (County Fire Code).

iii. The property fronts a street or highway in which street or parkway trees in the right-of-way are required (similar to FIGURE 22.140.520 – A).

d. Tree Sizes. All trees planted on site to meet the requirements above shall adhere to species and sizes required by Chapter 22.126 (Tree Planting).

5. Ground Floor Treatments.

a. Intent. The intent of this Subsection is to ensure that primary entryways to a building are oriented toward the public right-of-way to encourage pedestrian activity to and from the building.

b. Primary 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. Be oriented to the right-of-way from the 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 22.140.520

- E.

<u>TABLE 22.140.520 – E. ENTRYWAY ARTICULATION STRATEGIES (MIXED-USE (PRIVATE ENTRY))</u>	
<u>Entryway Façade Articulation (select at least two)</u>	<u>Minimum Dimensions (each)</u>
<u>A covered porch in front of the doorway</u>	<u>5 feet wide, 5 feet deep</u>

<u>TABLE 22.140.520 – E. ENTRYWAY ARTICULATION STRATEGIES (MIXED-USE (PRIVATE ENTRY))</u>	
<u>Entryway Façade Articulation (select at least two)</u>	<u>Minimum Dimensions (each)</u>
<u>Another form of weather protection such as an overhead projection, awning, or canopy instead of a covered porch</u>	<u>5 feet wide, 3 feet deep</u>
<u>Entryway recessed from the building façade to create a landing area</u>	<u>3 feet deep</u>
<u>The entryway includes a window on the door or adjacent to the door</u>	<u>2 feet wide, 6-inch-tall window</u>
<u>Contrasting color, material, or transparency</u>	<u>Extending 6 feet horizontally from each side of entry door</u>
<u>An entryway raised on a stoop from the pedestrian pathway</u>	<u>6 feet wide, 4 feet deep</u> <u>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.</u>

d. Entryway widths. All primary building entryways areas (recessed, projecting, or porches) shall be at least 5 feet wide as shown in FIGURE 22.140.520 – D.

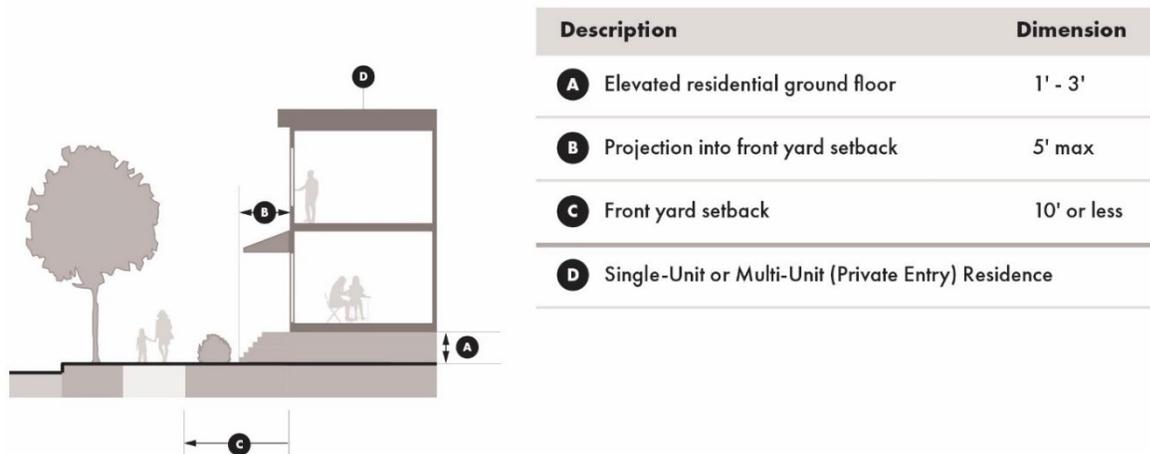
e. Ground floor privacy. Multi-Unit (Private Entry)

developments in which some units take pedestrian access from the right-of-way (such as townhouse style developments) or internal open space (such as a courtyard or paseo) shall mitigate privacy concerns for residents by implementing employ at least two of the strategies outlined in TABLE 22.140.520 – F.

<u>Table 22.140.520 – F. Entryway Privacy Mitigation Strategies</u>		
<u>Privacy Mitigation (select at least two)</u>	<u>Dimensions (each)</u>	<u>Examples</u>
<u>Elevate a ground floor residential unit</u>	<u>Between 1-3 feet high</u>	<u>FIGURE</u> <u>22.140.520</u> <u>-1</u>
<u>Recess the entry of a ground floor residential unit</u>	<u>3 feet deep minimum</u>	
<u>Rotate the doorway of a ground floor residential unit perpendicular to the street.</u>	<u>Rotated 90 degrees from the street.</u>	
<u>Include a stoop, porch, or patio which may be covered by an awning, canopy, or recessed entrance</u>	<u>May project a maximum of 5 feet into front setback area.</u>	
<u>Incorporate a fence, wall, or hedge around the individual stoop, porch, or patio when adjacent to front or corner side yards</u>	<u>42 inches high maximum from the sidewalk elevation and comply with §22.110.070 of the code</u>	

<p><u>Provide operable interior or exterior window coverings (shades, blinds, shutters)</u></p>	<p><u>100% of the windows on the ground floor</u></p>	
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FIGURE 22.140.520 – I: Ground floor of Multi-Unit (Private Entry) adjacent to a public sidewalk and street.



6. Building Articulation.

a. Intent. The intent of this Subsection is to ensure that the design of a residential development is considerate of its surroundings in all directions by breaking up large, otherwise featureless spaces, masses, or volumes on all building façades with architectural detailing and modulations.

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 the following criteria:

i. The façade wall shall include at least two articulation or architectural detailing strategies and shall include an additional articulation or

architectural detailing for every 30 linear feet of horizontal building facade, distributed across the width of each street, highway, or alley-facing building façade utilizing the strategies in Table 22.140.520 – G. Strategies used to satisfy this requirement shall not be used to satisfy another requirement within this Section.

<u>TABLE 22.140.520 – G. ARTICULATION AND ARCHITECTURAL DETAILING STRATEGIES (MULTI-UNIT (PRIVATE ENTRY))</u>	
<u>Accent type (select at least one plus one per 30 linear feet)</u>	<u>Minimum Requirements (each)</u>
<u>Weather protection or Shading Device over windows (awnings, louvers, or canopies)</u>	<u>3 feet deep for 50% of the windows</u>
<u>Variation in window sizes</u>	<u>20% of windows shall possess at least 50% change in depth or 20% change in size (square feet) between two floors</u>
<u>Recessed Windows</u>	<u>6 inches deep for over 50% of the façade window area</u>
<u>Bay Windows</u>	<u>2 feet projection for 10% of windows</u>
<u>Sill and/or lintel articulation</u>	<u>6 inches high, 4 inches deep for 50% of windows</u>
<u>Projected window surrounds</u>	<u>6 inches high, 4 inches wide, 4 inches deep for 50% of windows</u>
<u>Provide increased fenestration (windows and doors)</u>	<u>Covers at least 20% of total wall area</u>

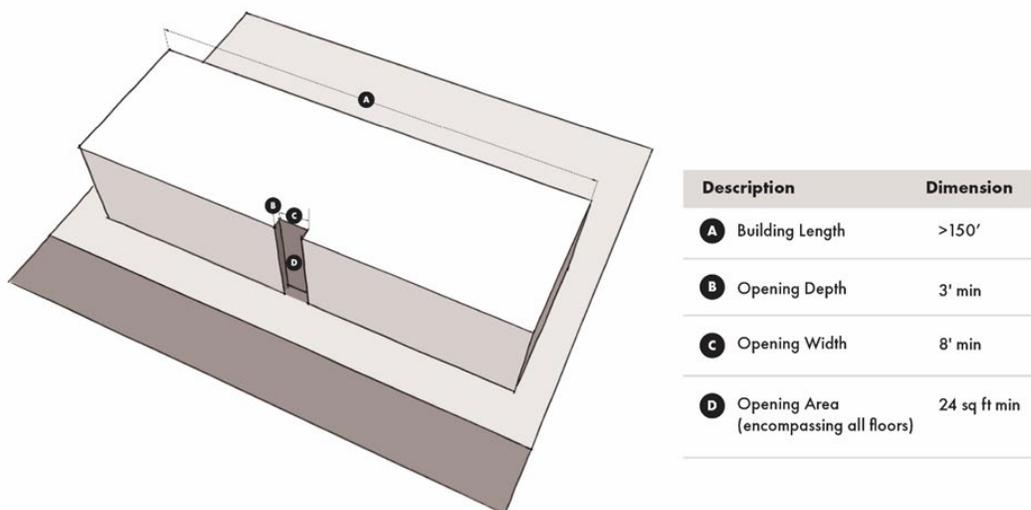
<u>TABLE 22.140.520 – G. ARTICULATION AND ARCHITECTURAL DETAILING STRATEGIES (MULTI-UNIT (PRIVATE ENTRY))</u>	
<u>Accent type (select at least one plus one per 30 linear feet)</u>	<u>Minimum Requirements (each)</u>
<u>Project, recess, or step-back on an upper floor</u>	<u>7 feet deep entire length of façade</u>
<u>Offset plane from the primary façade</u>	<u>2 feet deep in at least 20% of façade area</u>
<u>Variation in roof height</u>	<u>4 feet high along at least 20% of façade length</u>
<u>Plazas or Courtyards</u>	<u>See Table 22.140.520 – H in Section 22.140.520.G.3, below</u>
<u>Textured materials with relief, such as brick or wood siding</u>	<u>See E.5.b. Façade Variety</u>
<u>For Multi-Unit (Common Entry) and Mixed-Use buildings: Different materials or colors</u>	<u>3 different materials or colors</u>
<u>Horizontal or vertical banding or material</u>	<u>Projected or recessed 6 inches entire length of the building</u>
<u>Project building slabs on each floor of building</u>	3 feet minimum for 75% of the floors Slab projections may be used as balconies, provided they meet all required balcony dimensions

ii. Buildings facing two frontages, such as on corner lots, shall incorporate articulation and architectural detailing along each frontage with at least 20 linear feet of horizontal building length.

c. Articulation of interior building façades. A development or subdivision comprised of multiple buildings facing internal private roadways and paseos/courtyards shall incorporate at least two of the accent types in Table 22.140.520 – G.

d. Vertical recess, gap, or opening. Any multi-unit building facing a public or private 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 22.140.520 – J)

FIGURE 22.140.520 – J: For buildings above 150’ in length, one vertical opening with a total of 24 square feet minimum.



7. Building Façade Details.

a. Intent. The intent of this Subsection is to ensure buildings are designed holistically on all sides to create a cohesive architectural idea and enhance the surrounding neighborhood in all directions by considering the use of materials for sides of a building equally, not just the frontage.

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

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 22.140.520 – E in Section 22.140.520.E.6.c):

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

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

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.

iv. Color. Paint color changes on a continuous material may occur at any point along the façade, including at vertical external corners.

d. 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.

e. Energy Efficiency.

i. 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.

ii. Natural Ventilation. Unless prohibited by other codes (e.g., the Building Code, Fire Code, etc.), 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.

iii. 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.

8. Balconies and Patios.

a. Intent. The intent of this Subsection is to provide usable private open space for residents to encourage socialization, provide ample light and fresh air for the residents, and add dimensional variety to building façades.

b. Exceptions. The following types of Multi-Unit (Private Entry) development are exempt from this Subsection:

i. Residential development consisting only of a Primary Dwelling Unit with ADU(s);

ii. Residential development consisting of only two detached Primary Units;

iii. Residential development consisting of up to four attached dwelling units where the development provides an aggregate of at least 100 square feet of on-ground, on-site open space per unit.

c. Access. Private balconies and patios shall be directly accessible from the residential unit (FIGURE 22.140.520 – K to FIGURE 22.140.520 M).

FIGURE 22.140.520 – K: Balcony and ground floor patio dimensions.

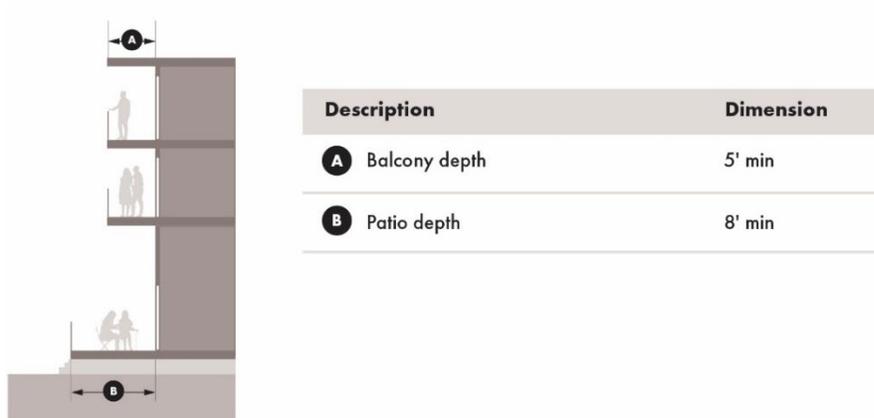
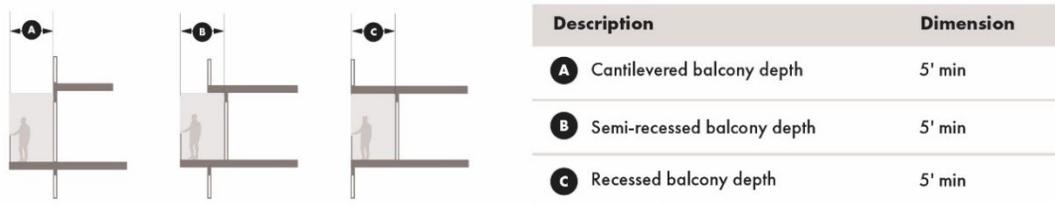


FIGURE 22.140.520 – L: Cantilevered, semi-recessed, and recessed balconies.



i. Location. Patios and balconies shall be provided as outlined in Table 22.140.520 – H. Required balconies may be located along exterior building walls, along internal walls facing courtyards, or a combination of both.

ii. 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.

iii. 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 22.140.520 – G.

<u>Table 22.140.520 – G. UPPER FLOOR UNIT BALCONY REQUIREMENTS</u>	
<u>Balcony type (select one)</u>	<u>Percent of upper floor units</u>
<u>Full balconies only</u>	<u>25% minimum</u>
<u>Juliette balconies only</u>	<u>50% minimum</u>
<u>Combination of full balconies and Juliette balconies</u>	<u>10% minimum full balconies and 30% minimum Juliette balconies</u>

iv. Full Balcony Dimensions. Any full balcony designed to satisfy the requirements of this Subsection shall meet the following dimensions:

- (1) Balconies shall be a minimum of 5 feet deep.
- (2) The height of the balcony area shall not be less

than the ceiling height of the adjoining floor.

- (3) The number of bedrooms in the attached unit

shall determine the minimum square footage of each balcony as defined in Table

22.140.520 – H.

<u>TABLE 22.140.520 – H. FULL BALCONY DIMENSIONS</u>	
<u>Number of bedrooms</u>	<u>Minimum Balcony Area (each)</u>
<u>0 bedrooms (Studio)</u>	<u>45 square feet</u>
<u>One bedroom</u>	<u>75 square feet</u>
<u>Two bedroom or more</u>	<u>100 square feet</u>

v. Juliette Balcony Dimensions. Any Juliette balcony designed to satisfy the requirements of this Subsection shall meet the following dimensions. (FIGURE 22.140.520 – M, above)

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

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

9. Landscaping and Screening.

a. Intent. The intent of this Subsection is to ensure developments utilize landscaping, walls, and fences that are designed to be in harmony with adjacent lower-intensity/smaller scale uses, soften the appearance of large massing along the street, allow for both privacy and visibility, and increase a development's resiliency to wildfire, heat, drought, and floods.

b. Trees and Plants.

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

(1) Required landscaping within parking lots does not count toward this coverage requirement.

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

ii. Plant species. At least 80 percent of the onsite landscaping coverage area shall consist of trees and plants native to southern California or non-invasive and drought tolerant as approved by the Director. This provision does not apply to those plants grown for personal consumption.

c. Walls and Fences.

i. 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.

ii. Materials. Fences shall be constructed of wood, wood composite, concrete, masonry, clay, aluminum, iron, steel, or glass. The use of barbed or razor 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.

d. Screening.

i. Trash Enclosures. All residential development projects that include trash enclosures shall comply with Chapter 22.132 (Storage Enclosure Requirements for Recycling And Solid Waste).

ii. Mechanical Equipment and Utilities: Fire Department backflow prevention devices, water meters, transformers, and other utility-related equipment are prohibited in the front yard unless completely screened in a manner that is incorporated into the design of the development. This provision does not apply to landscaping equipment such as irrigation and sprinkler control systems.

(1) 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.

(2) If on a rooftop or in a yard, the equipment shall be screened from view from the street with a wall, fence, or landscaping.

e. 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.

10. Vehicle Parking Facilities.

a. Intent. The intent of this Subsection 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 visual dominance of parking areas.

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

c. Parking Locations. In addition to the standards that follow, Single-Unit developments shall comply with Section 22.112.040 (Vehicle Parking)

(FIGURE 22.140.520 – F, FIGURE 22.140.520 – G, and FIGURE 22.140.520 – H), unless located underground.

i. Garages or surface parking lots shall not be located closer to the front property line than the front door of the building closest to the front property line and shall comply with one of the conditions listed in Table 22.140.520 – D, except if the site is located in a Hillside Management Area or as otherwise allowed by this Title 22, in which case parking may be situated closer to the front property line than the front door. See FIGURES 22.140.520 – F, 22.140.520 – G, and 22.140.520 – H for examples of acceptable garage locations.

ii. 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:

(1) If the development site abuts an improved alley less than 20 feet wide.

(2) If the development 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.

(3) If the side street is classified as a major or secondary highway.

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

iv. Garage Placement.

(1) Applicability. This Subsection shall apply only to developments with one to four dwelling units. (FIGURE 22.140.520 – H and FIGURE 22.140.520 – N to FIGURE 22.140.520 – Q).

(2) Garages on lots with 100 feet or more of frontage shall:

(a) Provide non-street-facing parking, whether attached or detached, when located along the primary street frontage; or

(b) Provide parking that is located in the rear of the lot as allowed by this Title 22.

(3) Street-facing parking. Garages facing the street and located to the side of or below the primary dwelling unit shall:

(a) 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 or face away from the street.

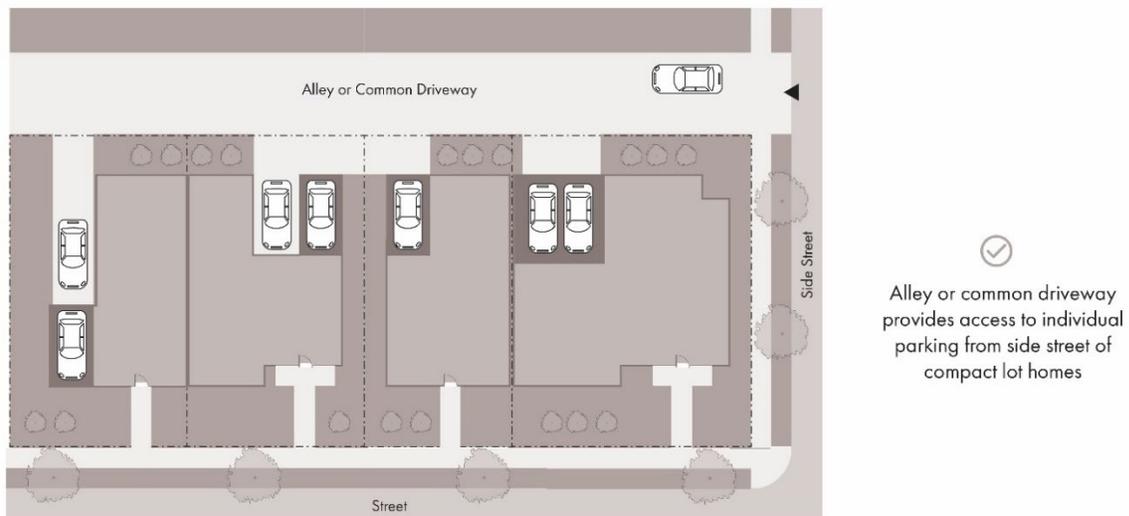
(b) Occupy no more than 50% of the total building frontage length of the dwelling unit and garage combined facing a street, unless the development is located on a narrow lot as defined in Section 22.110.130.B, in which case the garage facing the street shall occupy no more than 80% of the total building frontage length of the dwelling unit and garage combined facing the street.

(c) 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 dwelling unit frontage in a manner consistent with one of the conditions listed in Table 22.140.520 – D.

d. Common Driveways. In addition to all requirements in Section 22.112, developments shall provide shared common driveways for vehicular access. Common driveways shall comply with all applicable provisions of the Los Angeles County Fire Code (Title 32).

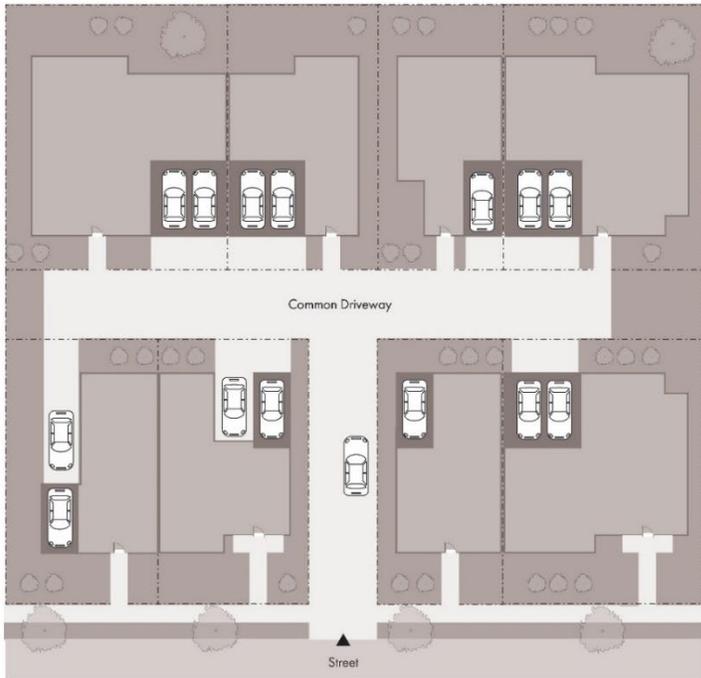
i. Alley-abutting lots shall use the alley for vehicle access. (FIGURE 22.140-520 – N)

FIGURE 22.140.520 – N: Alley-abutting lots shall use the alley for vehicle access.

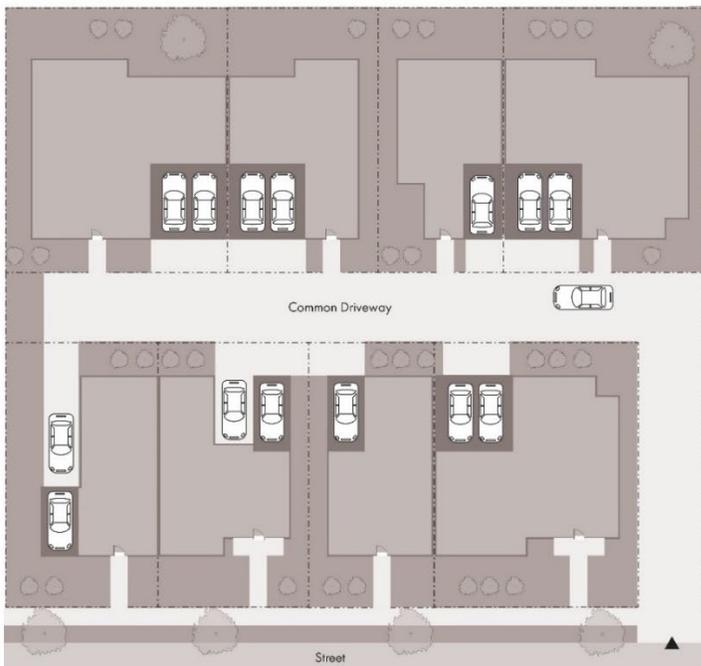


ii. For townhouses where on-site parking is provided, a T-shaped or L-shaped shared private driveway shall be provided if the development site sits on a mid-block lot (not abutting an alley). (FIGURE 22.140.520 – P and FIGURE 140-520 – O, below).

FIGURE 22.140.520 – O: Top: T-shaped common driveway. Bottom: L-shaped common driveway.



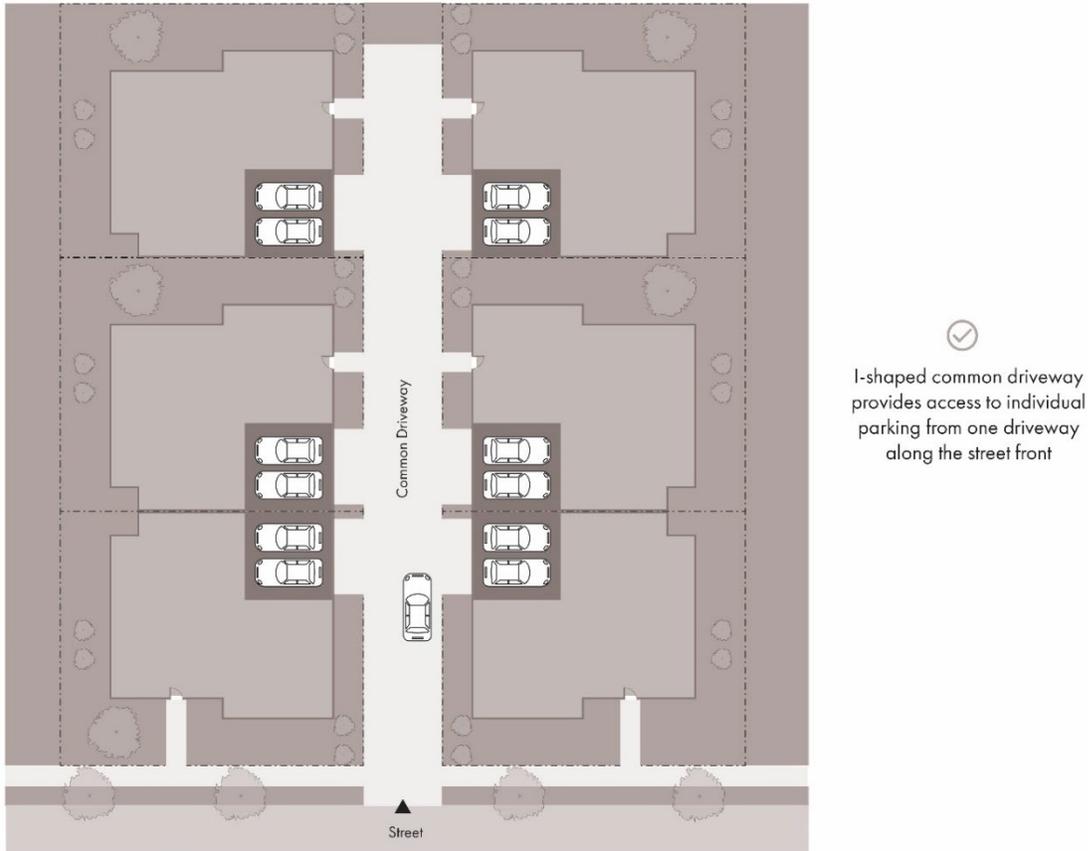
T-shaped common driveway provides access to individual parking from one driveway along the street front



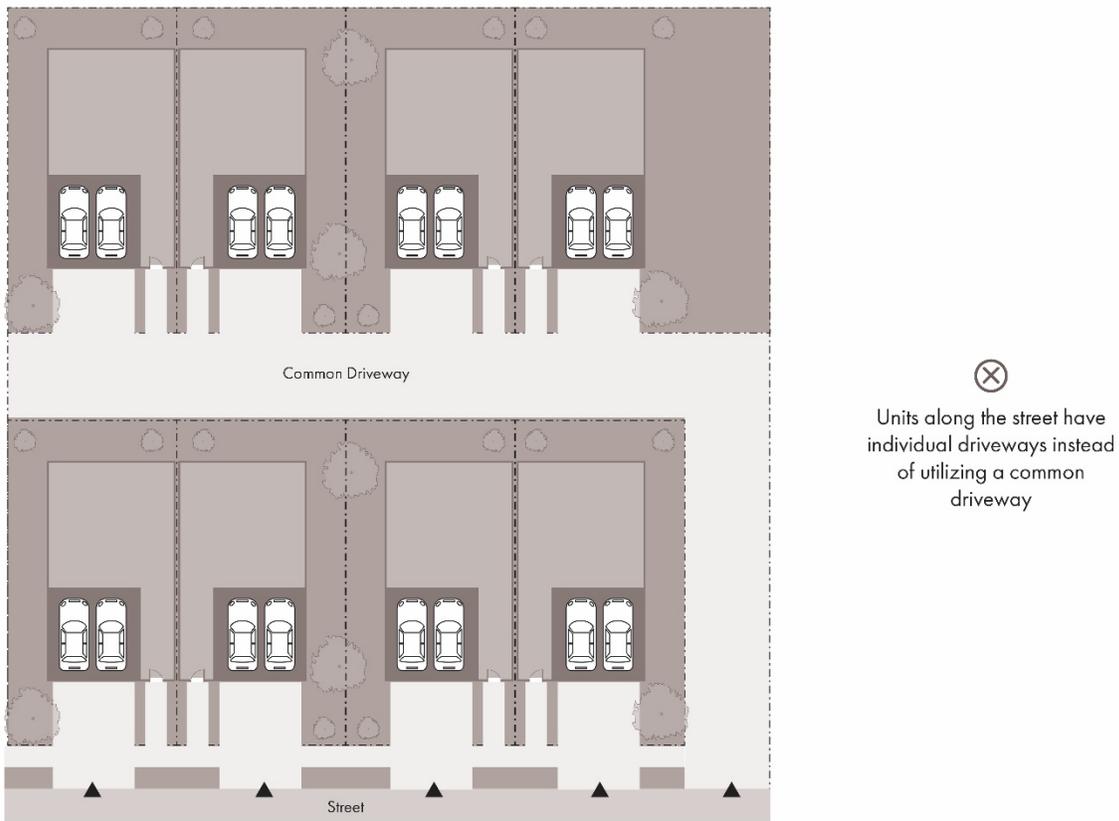
L-shaped common driveway provides access to individual parking from one side of the development

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 22.140.520 – P to FIGURE 140.520 – Q).

[FIGURE 22.140.520 – P: Shared common driveway between two adjacent lots.](#)

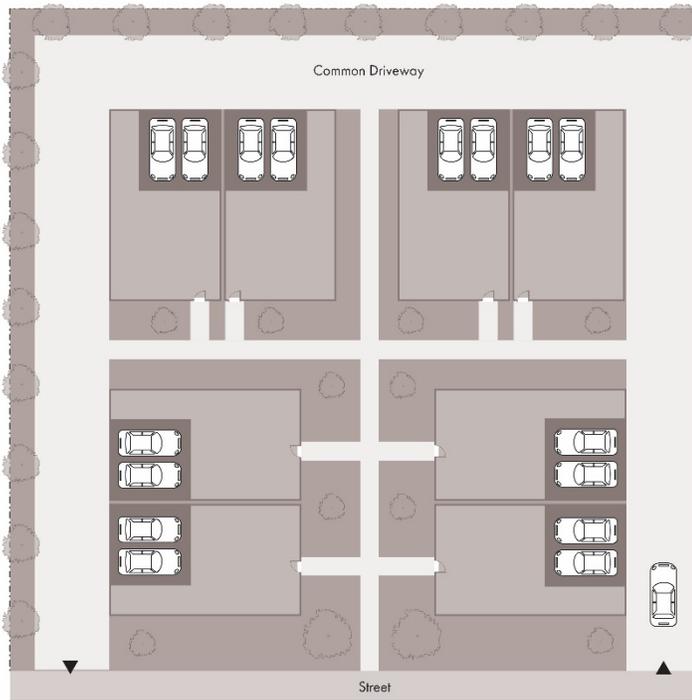


[FIGURE 22.140.520 – Q: Unacceptable layout with multiple individual driveways along street-facing units instead of utilizing a common driveway.](#)

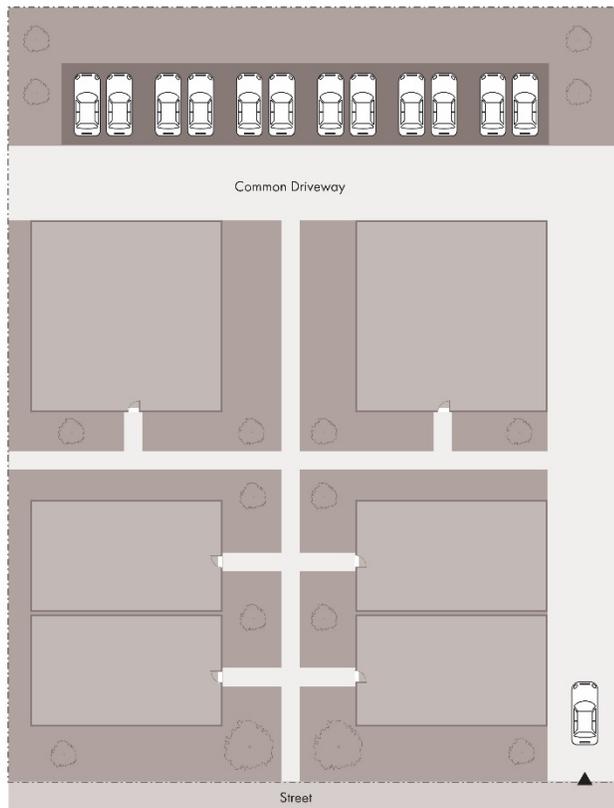


iv. For Bungalow Courts, a L-shaped or U-shaped common drive shall be permitted if the development is a mid-block lot (not abutting on an alley or side street) (FIGURE 22.140.520 – R). A U-shaped common drive may have two curb cuts on the primary street, each a maximum of 20’ wide if the common drive 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.

FIGURE 22.140.520 – R: Common driveways for bungalow courts.



U-shaped common driveway around the edge of the site in a bungalow 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

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.

e. Parking Frontage. Street-fronting units shall locate individual garage doors away from the street (FIGURE 22.140.520 – N to FIGURE 22.140.520 – R, above).

H. Multi-Unit (Common Entry) and Mixed-Use Standards.

1. Applicability. All residential developments consisting of multiple dwelling units, the majority of which are typically accessed through internal lobbies and hallways and not directly from exterior of the building(s), shall comply with all applicable standards in this Section.

2. Additional Standards. In addition to the provisions below, the standards for any specific use identified in Division 7 – Standards for Specific Uses shall also apply.

3. Building and Site Access:

a. Intent. The intent of this Subsection is to enhance the environment along public and private streets and in residential neighborhoods by ensuring that pedestrians, cyclists, and other non-motorists are provided with safe and pleasant access to residential buildings.

b. Direct Pedestrian Access. All buildings shall have a minimum of one direct pedestrian pathway from all adjoining street sidewalks (or public-rights-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 be provided to

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 be provided to connect all building entrances to the sidewalk along the street.

ii. Where a sidewalk in the public right-of-way is not required by other County approved plans, a pedestrian pathway connecting the building entrance to the street shoulder shall be provided.

iii. All pedestrian paths on private property shall be a minimum of five 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. 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.

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.

4. Front Yards and Building Orientation.

a. Intent. The intent of this Subsection is to enhance the environment along streets and in residential neighborhoods through private property site design (FIGURE 22.140.520 – A, B, C, and D).

b. Orientation. The frontage of all Multi-Unit (Common Entry) and Mixed-Use buildings shall have at least one primary pedestrian entrance along the frontage oriented to the primary adjoining streets or open space. See Subsection D.2.a.

c. Setbacks.

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

(1) In the R-5 and MXD Zone:

(a) For buildings with a height less than 35 feet, no minimum setback at the ground floor is required unless the total width of the sidewalk and parkway is narrower than ten feet. (FIGURE 22.140.520 – S).

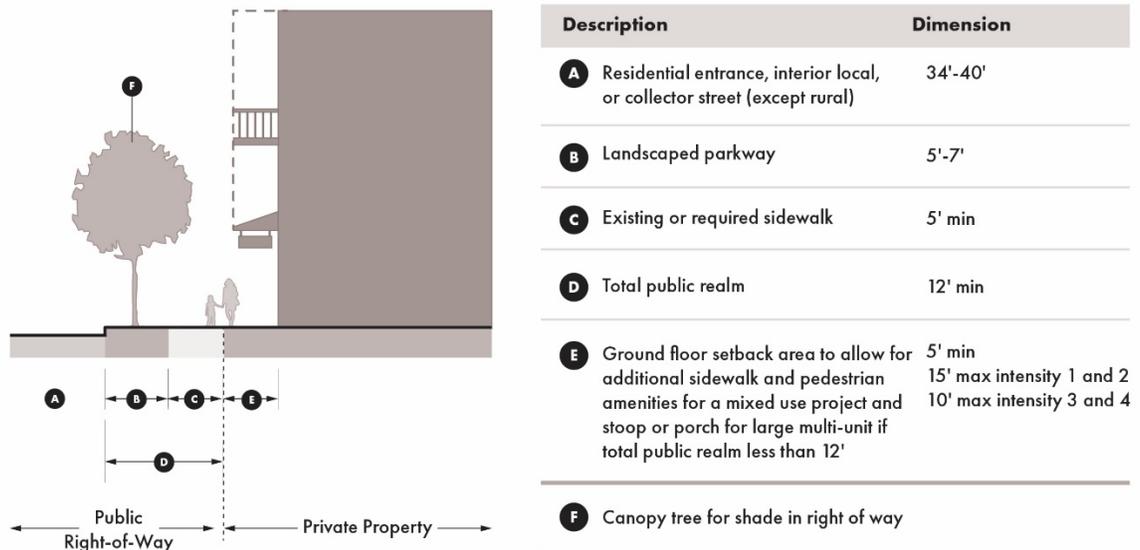
(b) For buildings with a height greater than 35 feet, a setback of at least five feet at the ground floor shall be provided.

(c) No building shall have a setback greater than 10 feet at the ground floor.

(2) In all other zones:

(a) The setback at the ground floor shall be a maximum of 15 feet.

FIGURE 22.140.520 – S: 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.



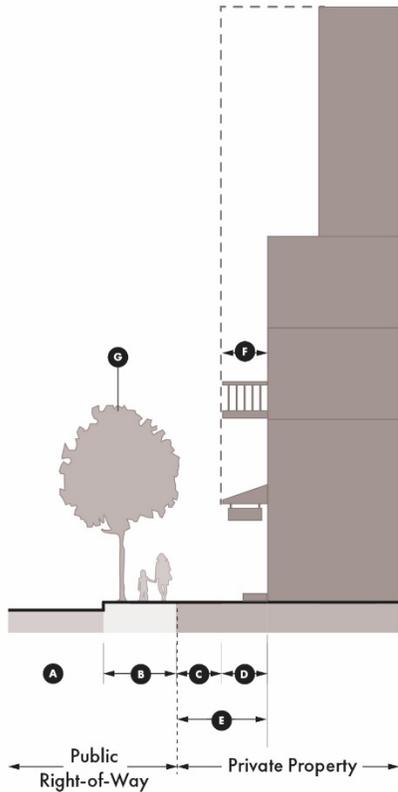
ii. Adjacent to major and secondary highways: Where not already required by the underlying zoning, developments adjacent to major or secondary highways shall provide the following front yard setbacks:

(1) In the R-5 and MXD zones the front yard setback shall be no less than five feet and no more than 10 feet at the ground level.

(2) In all other zones the setback at the ground floor shall be a minimum of 15 feet.

iii. Setback Usage in Mixed-Use Developments. Mixed-Use developments shall use the front setback for landscaping, outdoor dining, building entries, and other pedestrian amenities (FIGURE 22.140.520 – T). See Subsection G.3.e, below (Ground Floor Pedestrian-Oriented Strategies).

FIGURE 22.140.520 – T: 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.



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

5. Ground Floor Treatments.

a. Intent. The intent of this Subsection is to ensure that primary entryways to a building are oriented toward the public right-of-way to encourage pedestrian activity to and from the building.

b. Primary 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.

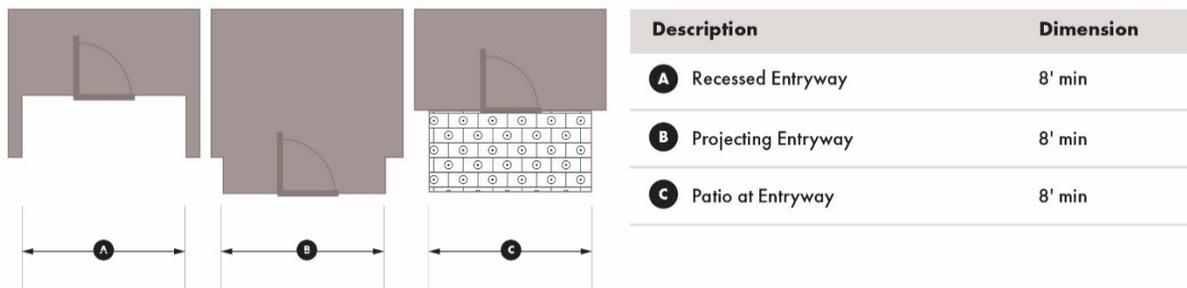
c. Entryway articulation. All primary building entryways shall incorporate at least two of the entryway articulation strategies listed in Table 22.140.520 – I of Section 22.140.520.E.4.c, above.

<u>TABLE 22.140.520 – I. ENTRYWAY ARTICULATION STRATEGIES (MULTI-UNIT (COMMON ENTRY))</u>	
<u>Entryway Façade Articulation (select at least two)</u>	<u>Minimum Dimensions (each)</u>
<u>A covered porch in front of the doorway</u>	<u>5 feet wide, 5 feet deep</u>
<u>Another form of weather protection such as an overhead projection, awning, or canopy instead of a covered porch</u>	<u>5 feet wide, 3 feet deep</u>
<u>Entryway recessed from the building façade to create a landing area</u>	<u>3 feet deep</u>
<u>The entryway includes a window on the door or adjacent to the door</u>	<u>2 feet wide, 6-inch-tall window</u>

TABLE 22.140.520 – I. ENTRYWAY ARTICULATION STRATEGIES (MULTI-UNIT (COMMON ENTRY))	
<u>Entryway Façade Articulation (select at least two)</u>	<u>Minimum Dimensions (each)</u>
<u>Contrasting color, material, or transparency</u>	<u>Extending 6 feet horizontally from each side of entry door</u>
<u>An entryway raised on a stoop from the pedestrian pathway</u>	<u>6 feet wide, 4 feet deep</u> <u>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.</u>

d. Entryway widths. All primary building entryways areas (recessed, projecting, or porches) shall be at least 8 feet wide as shown in FIGURE 22.140.520 – U, below.

[FIGURE 22.140.520 – U: Entryway width for Multi-Unit \(Common Entry\).](#)



e. Ground Floor Pedestrian-Oriented Strategies.

i. Transparency. The ground floor of a Multi-Unit (Common Entry) and 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 as follows:

(1) 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. However, if these buildings have frontage on a primary or secondary highway that has average noise levels above 65 dB as measured at the front property line, the minimum percentage of wall area along that frontage devoted to windows may be reduced to 10% if the building includes an internal courtyard to provide light and air into spaces fronting the street.

(2) 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.

(3) 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.

ii. Parking: Parking shall not be visible on the ground floor (see D.6. Vehicle Parking Facilities).

iii. Pedestrian-oriented strategies. Buildings that face a highway, street, or sidewalk shall implement at least one of the pedestrian-oriented

strategies listed in Table 22.140.520 – J along the total ground floor building frontage facing a highway, street, or sidewalk.

<u>TABLE 22.140.520 – J. PEDESTRIAN ORIENTED STRATEGIES</u>	
<u>Strategy (select at least one)</u>	<u>Minimum Dimensions (each)</u>
<u>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.</u>	<u>Minimum depth of 5 feet.</u> <u>Minimum area in square feet is determined by the following formula:</u> <u>Linear feet of building x 2.5</u> <u>(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)</u>
<u>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.</u>	<u>Occupies at least 50% of the ground floor area and must meet transparency requirements in H.5.e.i above.</u>
<u>Include public art in publicly visible areas along the ground floor (as defined in Section 22.246.090 - Public Art in Private Development Program)</u>	<u>Spans a minimum length of 10% of the building frontage and minimum height 80% of the of the ground floor.</u>

<p><u>Provide publicly accessible landscaped areas with seating, shading, and site illumination</u></p>	<p><u>See Subsection G.7.e, below (Site Furnishings: Multi-Unit (Common Entry) and Mixed-Use)</u></p>
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6. Building Articulation

a. Intent. The intent of this Subsection is to ensure that the design of a residential development is considerate of its surroundings in all directions by breaking up large, otherwise featureless spaces, masses, or volumes on all building façades with architectural detailing and modulations.

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 the following criteria:

i. The façade wall shall include at least two articulation or architectural detailing strategies and shall include an additional 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 utilizing the strategies in Table 22.140.520 – K, above. Strategies used to satisfy this requirement shall not be used to satisfy another requirement within this Section.

<u>TABLE 22.140.520 – K. ARTICULATION AND ARCHITECTURAL DETAILING STRATEGIES (MULTI-UNIT (COMMON ENTRY))</u>	
<u>Accent type (select at least one plus one per 30 linear feet)</u>	<u>Minimum Requirements (each)</u>
<u>Weather protection or Shading Device over windows (awnings, louvers, or canopies)</u>	<u>3 feet deep for 50% of the windows</u>
<u>Variation in window sizes</u>	<u>20% of windows shall possess at least 50% change in depth or 20% change in size (square feet) between two floors</u>
<u>Recessed Windows</u>	<u>6 inches deep for over 50% of the façade window area</u>
<u>Bay Windows</u>	<u>2 feet projection for 10% of windows</u>
<u>Sill and/or lintel articulation</u>	<u>6 inches high, 4 inches deep for 50% of windows</u>
<u>Projected window surrounds</u>	<u>6 inches high, 4 inches wide, 4 inches deep for 50% of windows</u>
<u>Provide increased fenestration (windows and doors)</u>	<u>Covers at least 20% of total wall area</u>
<u>Project, recess, or step-back on an upper floor</u>	<u>7 feet deep entire length of façade</u>
<u>Offset plane from the primary façade</u>	<u>2 feet deep in at least 20% of façade area</u>

<u>TABLE 22.140.520 – K. ARTICULATION AND ARCHITECTURAL DETAILING STRATEGIES (MULTI-UNIT (COMMON ENTRY))</u>	
<u>Accent type (select at least one plus one per 30 linear feet)</u>	<u>Minimum Requirements (each)</u>
<u>Variation in roof height</u>	<u>4 feet high along at least 20% of façade length</u>
<u>Plazas or Courtyards</u>	<u>See Table 22.140.520 – H in Section 22.140.520.G.3, below</u>
<u>Textured materials with relief, such as brick or wood siding</u>	<u>See E.5.b. Façade Variety</u>
<u>For Multi-Unit (Common Entry) and Mixed-Use buildings: Different materials or colors</u>	<u>3 different materials or colors</u>
<u>Horizontal or vertical banding or material</u>	<u>Projected or recessed 6 inches entire length of the building</u>
<u>Project building slabs on each floor of building</u>	3 feet minimum for 75% of the floors Slab projections may be used as balconies, provided they meet all required balcony dimensions

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

c. Articulation of interior building façades. A development or subdivision comprised of multiple buildings facing internal private roadways and

paseos/courtyards shall incorporate at least two of the accent types in Table 22.140.520 – C in Section 22.140.520.E.5.b, above.

d. Vertical recess, gap, or opening. Any Multi-Unit or Mixed-Use building facing a public or private 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 22.140.520 – J in Section 22.140.520.F.2.b, above)

e. 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 22.140.520 – IK. None of the below listed features may project into public right-of-way.

<u>TABLE 22.140.520 – K. BASE, MIDDLE, AND TOP STRATEGIES</u>	
<u>Strategy (select at least two)</u>	<u>Minimum Dimensions (each)</u>
<u>Incorporate ground floor awnings, porches, stoops, arcades, or canopies that project horizontally from the façade and shade windows</u>	<u>5 feet deep 50% of frontage (applies to both frontages on corner lots)</u>
<u>Step-back upper-floor façade horizontally from the floor below starting at third floor along front façade</u>	<u>Recessed 3 feet from the primary façade for 80% of the length of the façade</u>

<u>TABLE 22.140.520 – K. BASE, MIDDLE, AND TOP STRATEGIES</u>	
<u>Strategy (select at least two)</u>	<u>Minimum Dimensions (each)</u>
<u>Recessed building frontage at the ground floor horizontally from upper floors</u>	<u>Recessed 3 feet from the primary façade for 80% of the length of the façade</u>
<u>Vary the façade material, texture, or pattern on the ground floor from the upper floors/top floors.</u>	<u>80% coverage of the façade wall area on the ground floor</u>
<u>Select a different façade color on the ground floor from the upper floors/top floor.</u>	<u>80% coverage of the façade wall area on the ground floor</u>
<u>Vary the size or depth of windows, balconies, or awnings across the building’s base, middle and top</u>	<u>50% change in depth or 20% change in size (square feet) between ground-floor and upper floors</u>
<u>Crown the building with a horizontal element, projecting parapet, or cornice.</u>	<u>2 feet tall along the entire roofline</u>
<u>Provide sloped or visible roof</u>	<u>Slope ratio of 1:4 (height: length)</u>
<u>Increase floor-to-floor height of the building’s top floor</u>	<u>2 feet taller than average height of all floors below top floor and above ground floor.</u>
<u>Increase floor-to-floor height of the building’s ground floor, with associated increase in windows.</u>	<u>2 feet taller than the ground floor height required</u>

<u>TABLE 22.140.520 – K. BASE, MIDDLE, AND TOP STRATEGIES</u>	
<u>Strategy (select at least two)</u>	<u>Minimum Dimensions (each)</u>
<u>Include an overhang on an upper floor that projects horizontally from the façade</u>	<u>Projecting 2 feet from the primary façade for 80% of the length of the façade</u>
<u>Sheltered Walkway, Arcade, Colonnade</u>	<u>8 feet wide</u>
<u>Exposed columns</u>	<u>Along 75% of the façade</u>

f. 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) and 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 22.140.520 – V).

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 22.140.520 – W)

FIGURE 22.140.520 – V: 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.

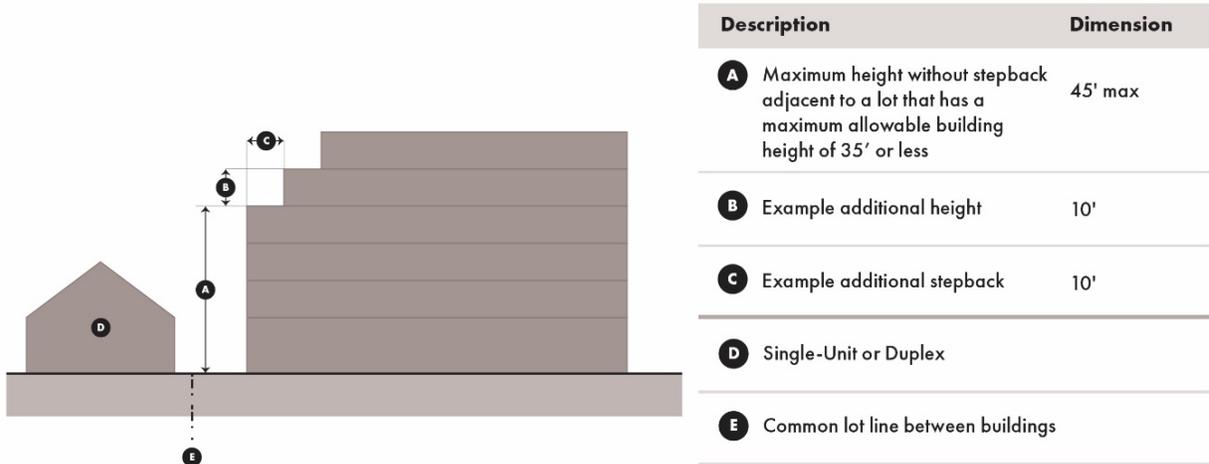
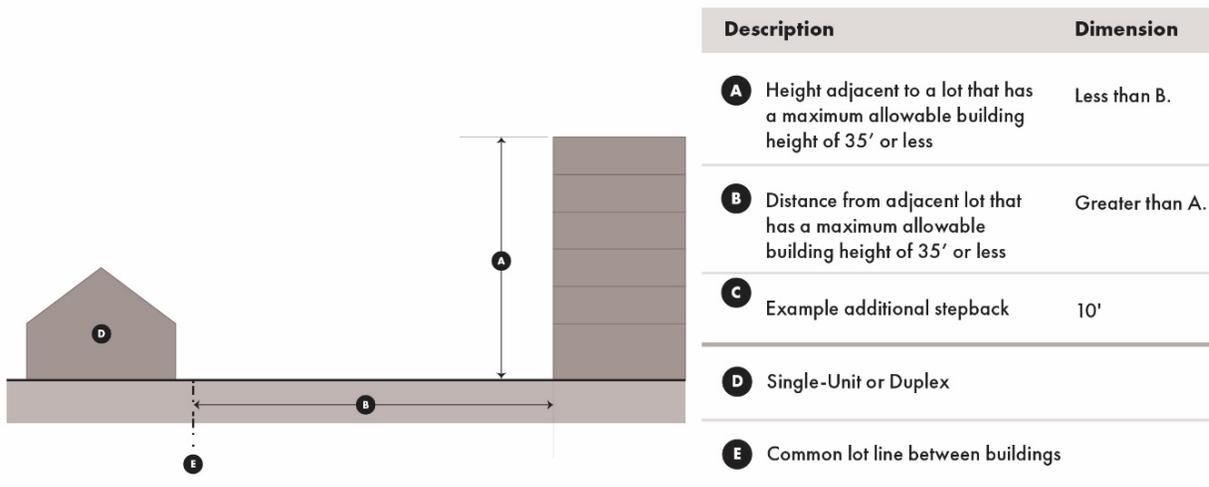


FIGURE 22.140.520 – W: Example of 65 ft tall building adjacent to a lot that has a maximum building height of 35’ or less (or separated by an alley) which does not require upper floor step-backs because it has a horizontal distance from the common lot line greater than the height of the building.



g. Corner Treatments.

i. 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 22.140.520 – L.

<u>TABLE 22.140.520 – L. CORNER TREATMENT STRATEGIES</u>		
<u>Corner Treatment (select at least one)</u>	<u>Minimum Dimensions (each)</u>	<u>Examples</u>
<u>A building tower</u>	<u>Projects a minimum of 5' or maximum of 10' above the height of the building with the exception of vertical protrusions 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.</u>	<u>FIGURE 22.140.520 – X</u>

<u>TABLE 22.140.520 – L. CORNER TREATMENT STRATEGIES</u>		
<u>Corner Treatment (select at least one)</u>	<u>Minimum Dimensions (each)</u>	<u>Examples</u>
<u>Projected corner balconies adjacent to dwelling units on each residential floor above the first floor</u>	<u>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.</u>	<u>FIGURE 22.140.520 – Y</u>
<u>Recess the corner façades horizontally from the rest of the building</u>	<u>Minimum of 20 feet along both sides of the building corner</u> <u>Recessed a minimum of 2 feet from the adjacent façade plane</u>	<u>FIGURE 22.140.520 – Z</u>
<u>Pop out the corner façades horizontally from the rest of the building</u>	<u>Minimum of 20 feet along both sides of the building corner</u> <u>Projecting a minimum of 2 feet from the adjacent façade plane</u>	<u>FIGURE 22.140.520 – AA</u>

<u>TABLE 22.140.520 – L. CORNER TREATMENT STRATEGIES</u>		
<u>Corner Treatment (select at least one)</u>	<u>Minimum Dimensions (each)</u>	<u>Examples</u>
<u>Lower the height of the corner area to be vertically recessed from the rest of the building</u>	<u>Lowered portion of the corner is a minimum of 20 feet along both sides of the building corner</u> <u>Recessed vertically a minimum of 5 feet from the height of the adjacent façade plane</u>	<u>FIGURE 22.140.520 – BB</u>
<u>Increase corner glazing for windows and doors.</u>	<u>Increased a minimum of 10% for a minimum of 20 feet along both sides of the building corner</u> <u>Minimum of 80% of the building height</u>	<u>FIGURE 22.140.520 – CC</u>
<u>Round the corner of the building façade instead of meeting at a 90-degree angle</u>	<u>Minimum of 20 feet along both sides of the building corner</u> <u>Minimum of 80% of the building height</u>	<u>FIGURE 22.140.520 – DD</u>

<u>TABLE 22.140.520 – L. CORNER TREATMENT STRATEGIES</u>		
<u>Corner Treatment (select at least one)</u>	<u>Minimum Dimensions (each)</u>	<u>Examples</u>
<u>A change in material, color, fenestration type or a combination, on the frontage along both sides of the corner</u>	<u>Extends horizontally a minimum of 20 feet both sides of the building corner and vertically for a minimum of 80% of the building height</u>	<u>FIGURE 22.140.520 – EE</u>
<u>Recessed ground floor (if not already done elsewhere)</u>	<u>Recessed 3 feet from the primary façade for 80% of the length of the façade</u>	<u>FIGURE 22.140.520 – FF</u>
<u>Awnings or canopies at the corner (if not already done elsewhere)</u>	<u>5 feet deep 50% of frontage</u>	<u>FIGURE 22.140.520 – GG</u>
<u>Signage at the corner above the ground floor</u>	<u>See 22.114.130 Projecting Business Signs</u>	
<u>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</u>	<u>Minimum dimension of 20' and a minimum area of 200 square feet. May be open to the sky or</u>	<u>FIGURE 22.140.520 – HH</u>

<u>TABLE 22.140.520 – L. CORNER TREATMENT STRATEGIES</u>		
<u>Corner Treatment (select at least one)</u>	<u>Minimum Dimensions (each)</u>	<u>Examples</u>
<p><u>building. The corner plaza open space shall be designed for either of the following uses:</u></p> <p><u>As part of a residential building, a publicly accessible outdoor space with seating, canopy trees, small shade structures, and/or recreational facilities</u></p> <p><u>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.</u></p>	<p><u>covered by overhangs or awnings</u></p>	<p><u>FIGURE 22.140.520 – II</u></p> <p><u>FIGURE 22.140.520 – JJ</u></p>
<p><u>Other, if approved by the Director of Planning</u></p>		

FIGURE 22.140.520 – X: Corner Tower or Staircase.

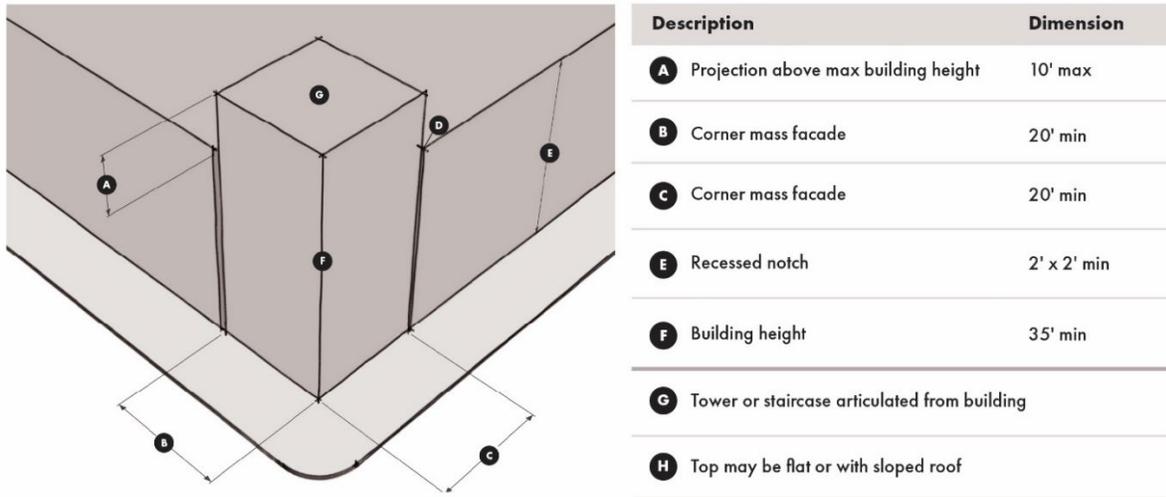


FIGURE 22.140.520 – Y: Corner balconies on upper floors.

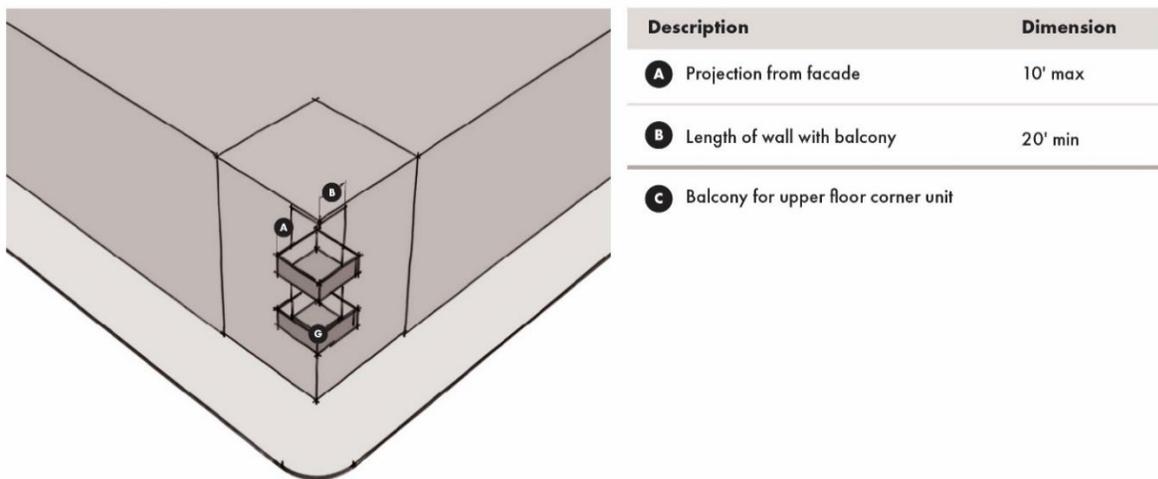


FIGURE 22.140.520 – Z: Recessed corner from façade.

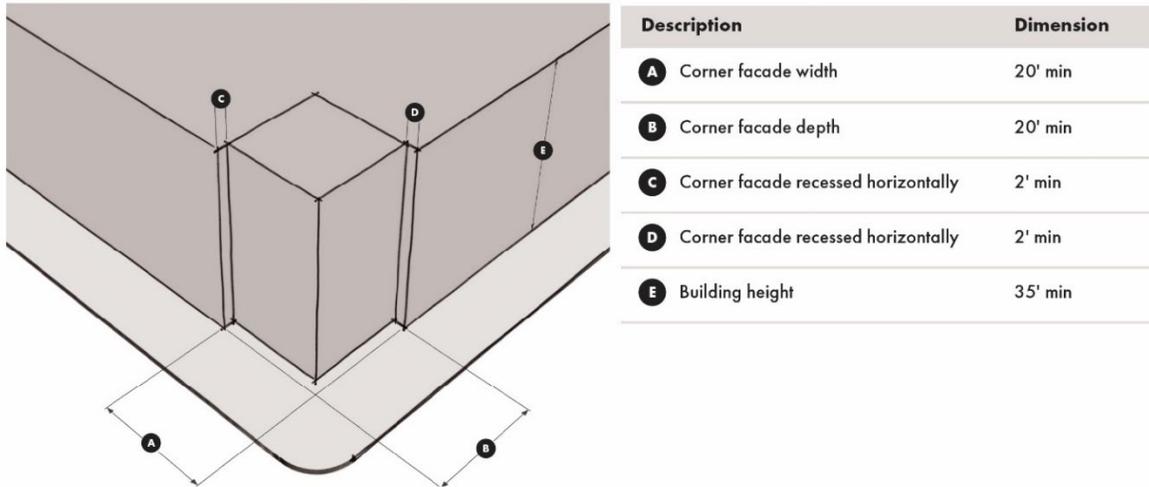


FIGURE 22.140.520 – AA: Corner popped out from rest of façade.

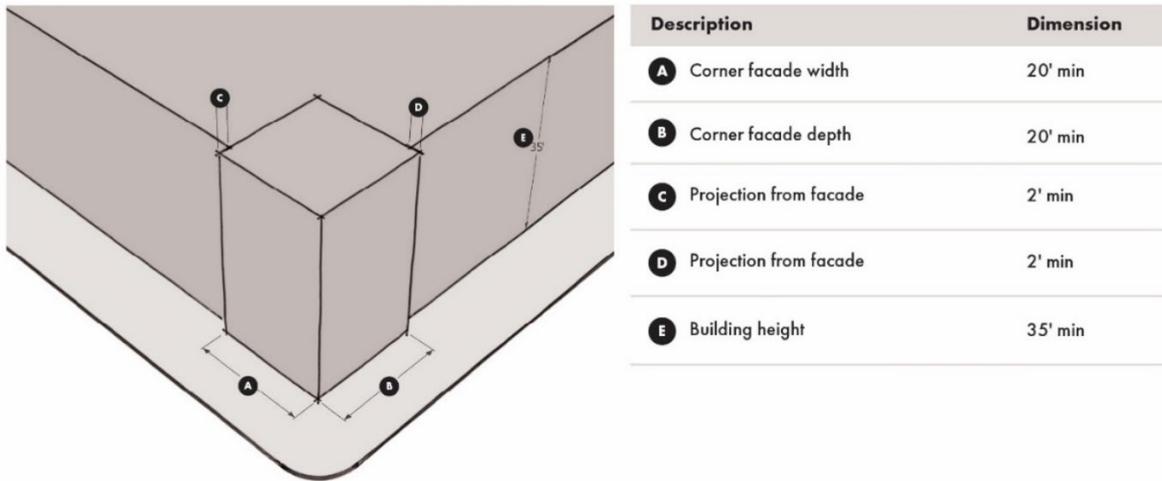


FIGURE 22.140.520 – BB: Corner lower that the roof of the rest of the building.

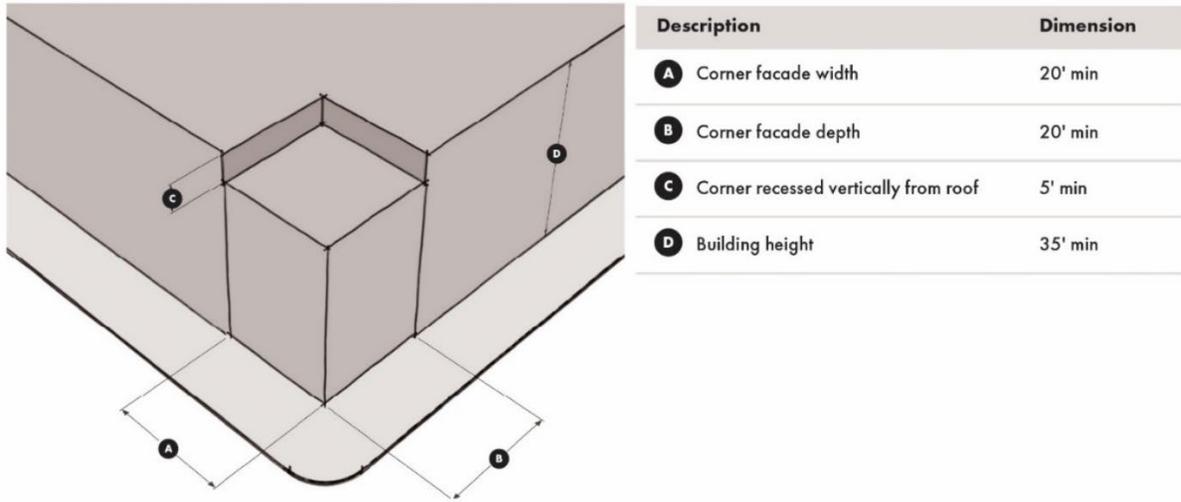


FIGURE 22.140.520 – CC: Glazing for windows and doors around the corner.

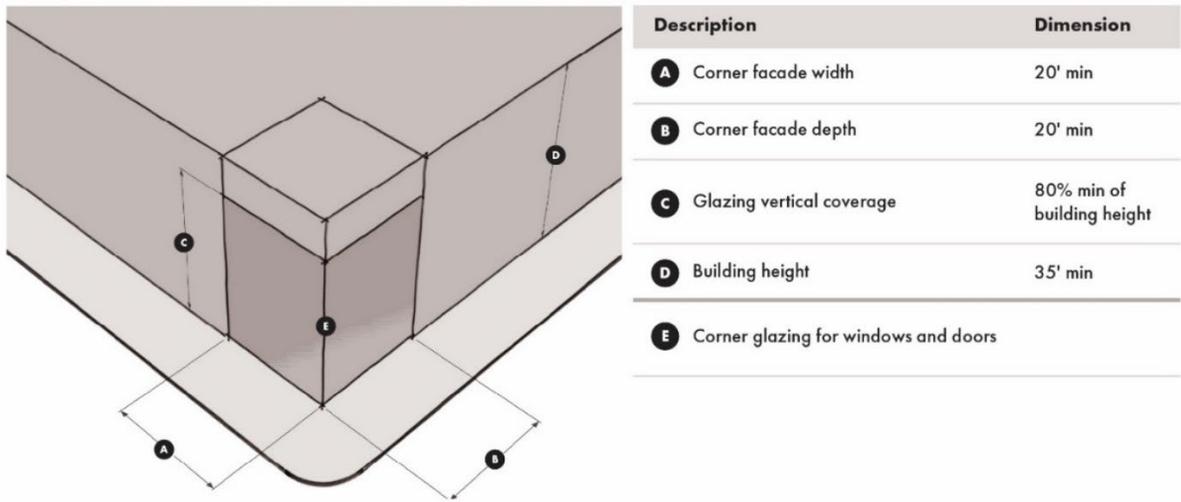
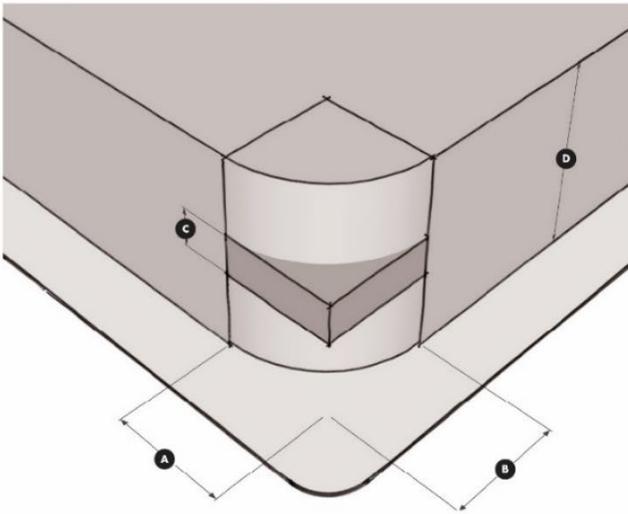
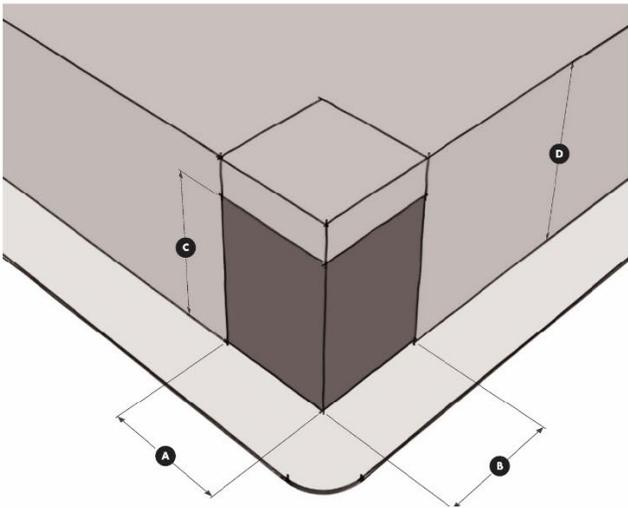


FIGURE 22.140.520 – DD: Rounded corner, with 20% of the corner left un-rounded.



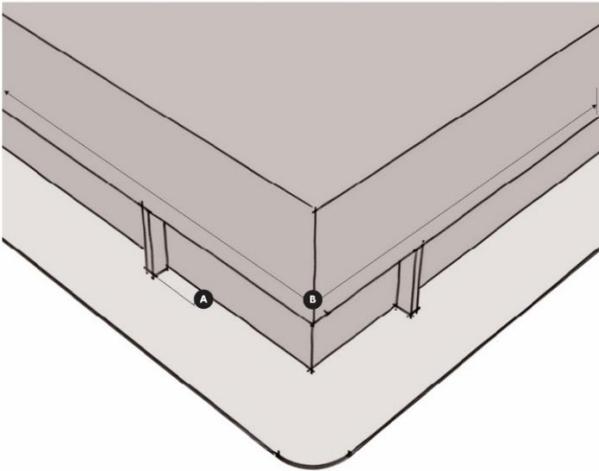
Description	Dimension
A Corner facade width	20' min
B Corner facade depth	20' min
C Un-rounded portion of corner	20% max of building height
D Building height	35' min

FIGURE 22.140.520 – EE: Change in material at the corner for 80% of the building height.



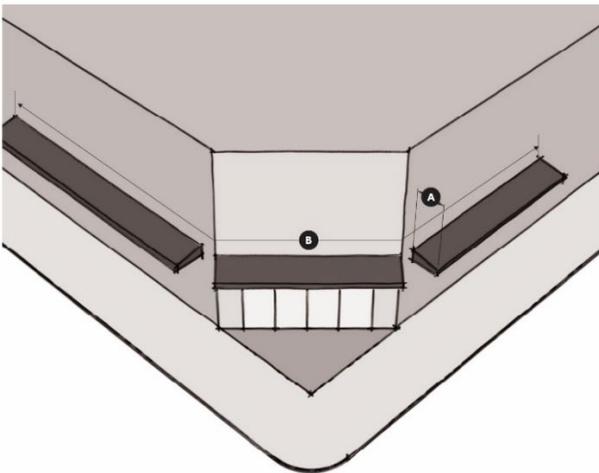
Description	Dimension
A Corner facade width	20' min
B Corner facade depth	20' min
C Change in facade color or material vertical coverage	80% min of building height
D Building height	35' min

[FIGURE 22.140.520 – FF: Recessed ground floor 3 feet for 80% of the building frontage.](#)



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

[FIGURE 22.140.520 – GG: Five-foot-deep awning covering 50% of the building frontage.](#)



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

FIGURE 22.140.520 – HH: Open space for Residential use.

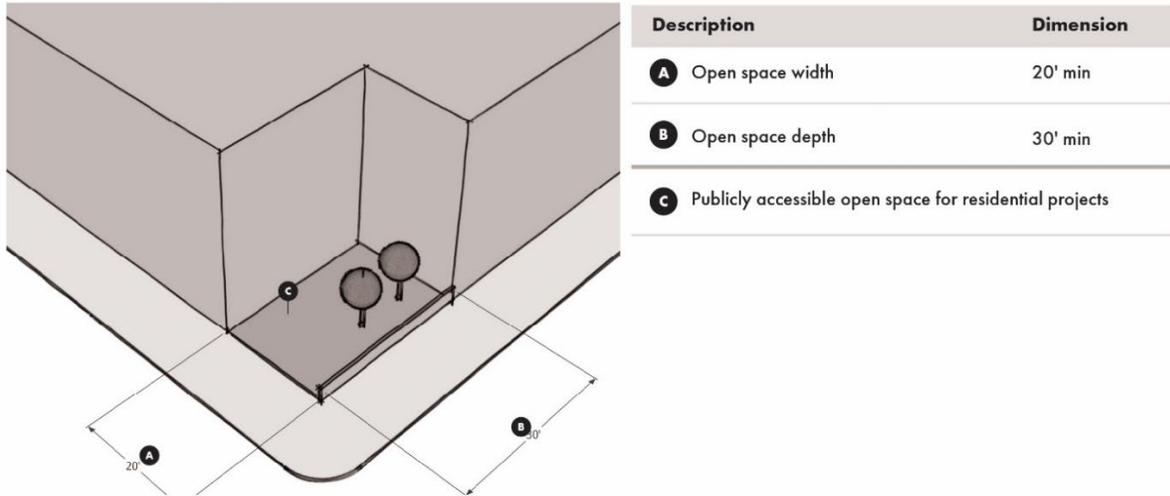


FIGURE 22.140.520 – II: Open space for an outdoor dining area.

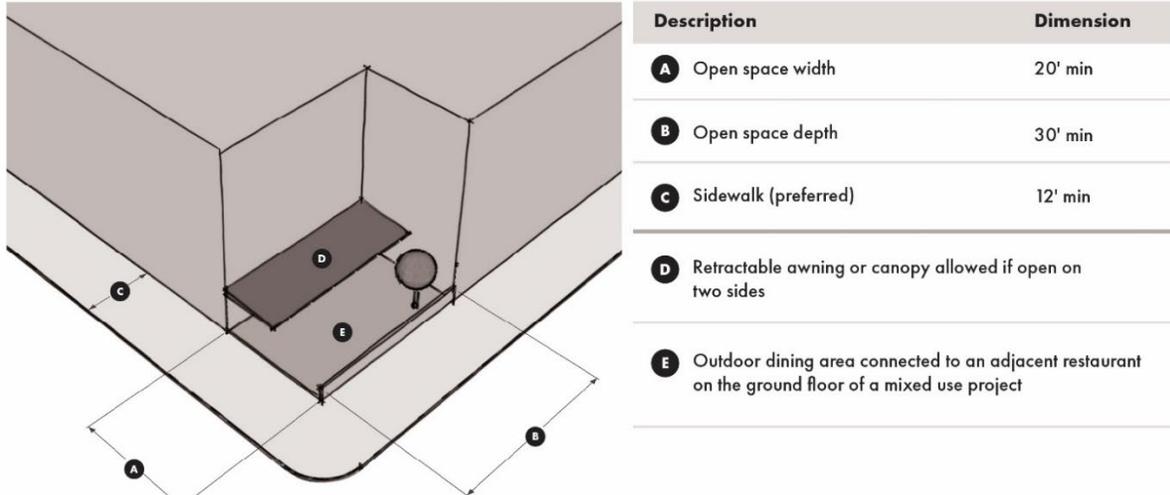
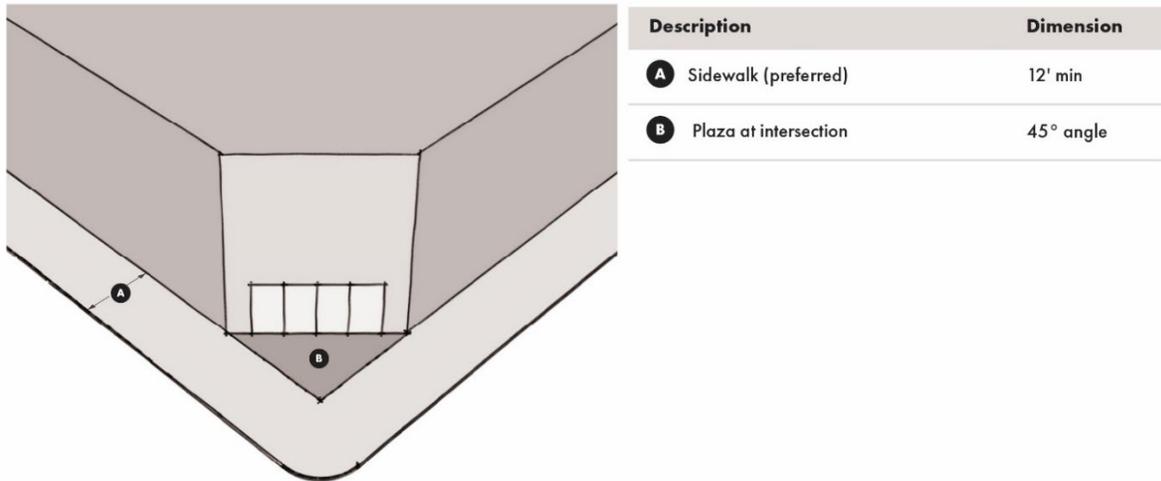


FIGURE 22.140.520 – JJ: Corner Plaza at the intersection.

7. Building Façade Details.

a. Intent. The intent of this Subsection is to ensure buildings are designed holistically on all sides to create a cohesive architectural idea and enhance the surrounding neighborhood in all directions by considering the use of materials for sides of a building equally, not just the frontage.

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

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 22.140.520 – E in Section 22.140.520.E.6.c):

- i. Continue around the vertical external corner for a minimum distance of 4 feet, or
 - ii. End a minimum of 4 feet from a vertical external corner; and
 - 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.
 - iv. Color. Paint color changes on a continuous material may occur at any point along the façade, including at vertical external corners.
- d. 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.
- e. Energy Efficiency.
- i. 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.

ii. Natural Ventilation. Unless prohibited by other codes (e.g., the Building Code, Fire Code, etc.), 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.

iii. 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.

8. Balconies and Patios.

a. Intent. The intent of this Subsection is to provide usable private open space for residents to encourage socialization, provide ample light and fresh air for the residents, and add dimensional variety to building façades.

b. Access. Private balconies and patios shall be directly accessible from the residential unit (FIGURE 22.140.520 – K to FIGURE 22.140.520 – M in Section 22.140.520.F.4.c, above).

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 22.140.520 – F in Section 22.140.520.F.4.c, above.

f. Full Balcony Dimensions. Any full balcony designed to satisfy the requirements of this subsection 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 as defined in Table 22.140.520 – G in Section 22.140.520.F.4.c, above.

g. Juliette Balcony Dimensions. Any Juliette balcony designed to satisfy the requirements of this subsection shall meet the following dimensions.

(FIGURE 22.140.520 – M)

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.

9. Landscaping, Walls, Fences, Screening, and Site Furnishing

a. Intent. The intent of this Subsection is to ensure developments utilize landscaping, walls, and fences that are designed to be in harmony with adjacent lower-intensity/smaller scale uses, soften the appearance of large

massing along the street, allow for both privacy and visibility, and increase a development's resiliency to wildfire, heat, drought, and floods.

b. Trees and Plants.

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

(1) Required landscaping within parking lots does not count toward this coverage requirement.

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

ii. Plant species. At least 80 percent of the onsite landscaping coverage area shall consist of trees and plants native to southern California or non-invasive and drought tolerant as approved by the Director.

c. Walls and Fences.

i. Enclosures. 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. Such fences, walls, planter boxes, and other similar amenities shall not exceed 42 inches in height.

(1) If located in the front yard setback, the wall, fence, or similar feature shall be placed a minimum of one foot from the edge of a public sidewalk, if present, with landscaping to buffer the wall.

ii. 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.

iii. Materials. Fences shall be constructed of wood, wood composite, concrete, masonry, clay, aluminum, iron, steel, or glass. The use of barbed or razor 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.

d. Screening.

i. Trash Enclosures. All residential development projects that include trash enclosures shall comply with Chapter 22.132 (Storage Enclosure Requirements for Recycling And Solid Waste).

ii. Mechanical Equipment and Utilities: Fire Department backflow prevention devices, water meters, transformers, and other utility-related equipment are prohibited in the front yard unless completely screened in a manner that is incorporated into the design of the development. This provision does not apply to landscaping equipment such as irrigation and sprinkler control systems.

(1) 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.

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

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

(1) Horizontally folding accordion grilles installed on the outside of a storefront are prohibited.

(2) Building security grilles shall be:

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

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

e. Site Furnishings.

i. Amenities. If common recreational spaces are provided, developments shall provide at least three of the active and passive amenities listed in Table 22.140.520 – M within the common recreational spaces:

<u>TABLE 22.140.520 – M. SITE FURNISHING STRATEGIES</u>	
<u>Site Furnishings/Amenities (select at least three)</u>	<u>Minimum requirements</u>
<u>Bench located in common open spaces or along shared internal pedestrian pathways</u>	<u>1 for every 100 square feet of common recreational space</u>
<u>Small trash can (55-gallon or smaller, does not include required residential trash receptacles or dumpsters)</u>	<u>1 for every 400 square feet of common recreational space</u>

<u>TABLE 22.140.520 – M. SITE FURNISHING STRATEGIES</u>	
<u>Site Furnishings/Amenities (select at least three)</u>	<u>Minimum requirements</u>
<u>Table with at least two movable chairs shaded by trees or an overhead canopy</u>	<u>1 for every 400 square feet of common recreational space</u>
<u>Picnic table with attached seating shaded by an attached umbrella, trees, or an overhead canopy</u>	<u>1 for every 400 square feet of common recreational space</u>
<u>Barbeque grill</u>	<u>1 for every 800 square feet of common recreational space</u>
<u>Outdoor exercise equipment</u>	<u>75 square feet per 2,000 square feet of common recreational space</u>
<u>Playground</u>	<u>75 square feet per 2,000 square feet of common recreational space</u>
<u>Swimming pool with pool deck</u>	<u>10 feet by 20 feet (swimming pools with pool decks shall comply with all provisions of the California Building Code (Title 24), including Section 3114B which requires a minimum continuous and unobstructed 4-foot pool deck extending completely around the pool).</u>

<u>TABLE 22.140.520 – M. SITE FURNISHING STRATEGIES</u>	
<u>Site Furnishings/Amenities (select at least three)</u>	<u>Minimum requirements</u>
<u>Sport facility or court (tennis, volleyball, basketball, pickleball, golf, croquet, dog run, etc.)</u>	1 <u>for each development</u>

f. Outdoor Lighting. All outdoor light fixtures installed on the exterior of buildings where visible from surrounding properties shall be shielded to avoid spill-over to surrounding residential areas. Additionally, outdoor light fixtures shall be shielded to avoid night sky light pollution. Where applicable, outdoor lights shall also adhere to the requirements of the Rural Outdoor Lighting District (Chapter 22.80).

10. Vehicle Parking Facilities

a. Intent. The intent of this Subsection 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 visual dominance of parking areas.

b. Parking locations. Pursuant to Section 22.112.040.C.1, 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. (FIGURE 22.140.520 – F and FIGURE 22.140.520 – G in Section 22.140.520.E.8.b, above), unless located underground.

i. Garages or surface parking lots shall not be located closer to the front property line than the front door of the building closest to the front

property line and shall comply with one of the conditions listed in Table 22.140.520 – D, except if the site is located in a Hillside Management Area or as otherwise allowed by this Title 22, in which case parking may be situated closer to the front property line than the front door. See FIGURES 22.140.520 – F, 22.140.520 – G, and 22.140.520 – H for examples of acceptable garage locations.

ii. 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:

(1) If the development site abuts an improved alley less than 20 feet wide.

(2) If the development 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.

(3) If the side street is classified as a major or secondary highway.

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

c. 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.

d. Parking Structures

i. 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.

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

(2) 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.

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

ii. Screening. Above-ground parking structures adjacent to a public or private 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. 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 22.140.520 – N or a combination of those strategies totaling 80% of the façade area.

<u>TABLE 22.140.520 – N. PARKING SCREENING STRATEGIES</u>	
<u>Parking Screening Strategy (select at least one)</u>	<u>Minimum coverage</u>
<u>Perforated panels, mesh, breeze blocks, or other decorative materials with articulation and openings integrated into the structure’s design</u>	<u>80% façade area coverage</u>

<u>TABLE 22.140.520 – N. PARKING SCREENING STRATEGIES</u>	
<u>Parking Screening Strategy (select at least one)</u>	<u>Minimum coverage</u>
<u>Landscaped vine screens, landscape berms and/or columnar trees</u>	<u>80% façade area coverage</u>
<u>Public art mural or sculpture</u>	<u>80% façade area coverage</u>
<u>Vertical or horizontal fins</u>	<u>80% façade area coverage</u>

iii. Projections. All pedestrian entryways into a parking structure shall be highlighted by incorporating all of the projecting elements listed in Table 22.140.520 – O. All entry projections shall be located within 12 feet of the top or side edge of the entryway:

<u>TABLE 22.140.520 – O. PARKING ENTRY PROJECTIONS</u>	
<u>Parking Entry Projections</u>	<u>Minimum Dimensions (each)</u>
<u>Weather protection such as an overhead projection, awning, or canopy</u>	<u>4 feet wide, 3 feet deep</u>
<u>Wayfinding signage</u>	<u>12” wide and 2 feet tall</u>
<u>Two lights</u>	<u>2-foot candles at the ground covering 5 feet of entryway and compatible with Rural Outdoor Lighting requirements where applicable</u>

e. Surface Parking Lots.

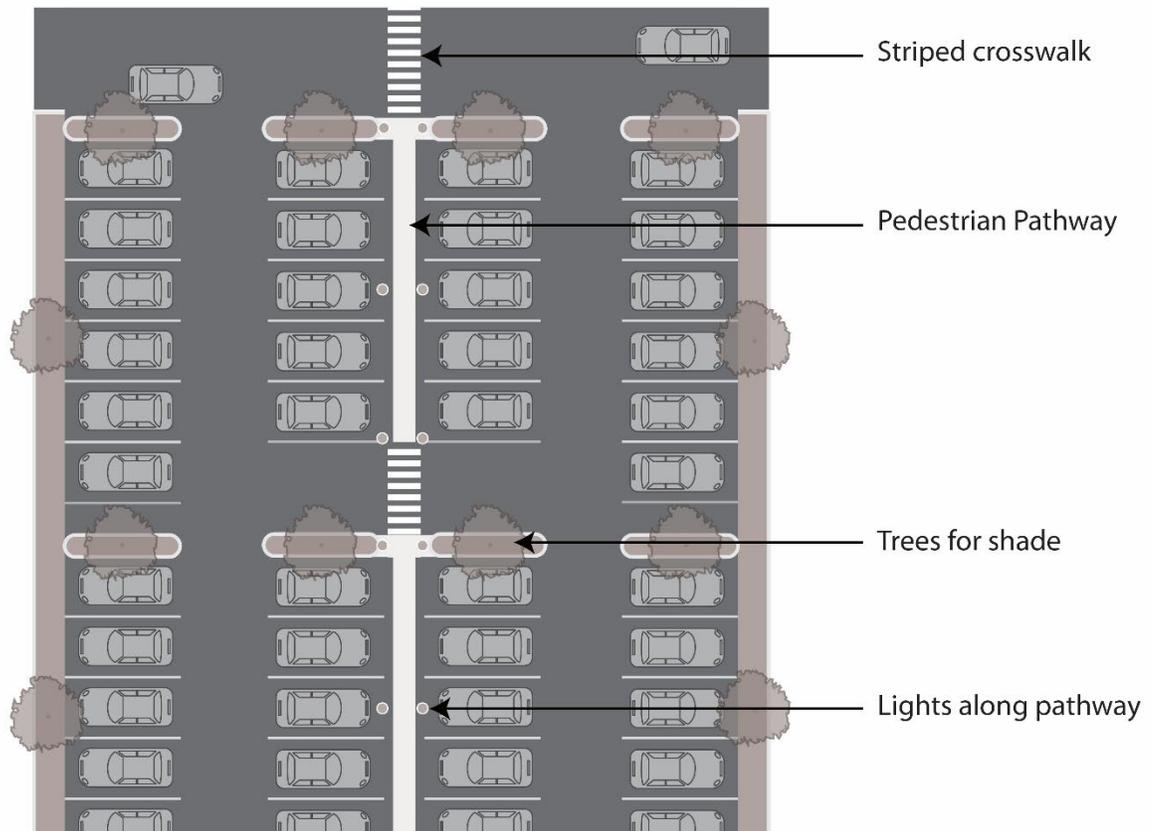
i. Existing Standards. All surface parking lots shall comply with Section 22.112.080 Parking Design in addition to the following standards below. Where conflicts exist between these requirements and Title 26 (Building) Code requirements, the Title 26 (Building) Code shall prevail. Surface parking lots shall also comply with all applicable provisions of the Los Angeles County Fire Code (Title 32).

(1) 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 22.140.520 – P (see FIGURE 22.140.520 – MM).

<u>TABLE 22.140.520 – P. PEDESTRIAN AMENITIES</u>		
<u>Parking lot pedestrian amenities (select at least one)</u>	<u>Minimum requirements</u>	<u>Example</u>
<u>Structures or trees for shade along the length of the pedestrian pathway (trees are in addition to those required by the Tree Planting Ordinance).</u>	<u>At least 2 structures or trees with a canopy width of 5 feet</u>	FIGURE 22.140.520 – MM
<u>Patterned paving, change in material, or striping at crosswalks</u>	<u>6 feet wide</u>	FIGURE 22.140.520 –
<u>Lighting along the length of the primary pedestrian pathway leading to the</u>	<u>2 foot-candles at the ground</u>	FIGURE 22.140.520 – MM

<u>TABLE 22.140.520 – P. PEDESTRIAN AMENITIES</u>		
<u>Parking lot pedestrian amenities (select at least one)</u>	<u>Minimum requirements</u>	<u>Example</u>
<u>building (and compatible with tree planning</u>		

FIGURE 22.140.520 – MM: Surface parking lot with pedestrian friendly amenities.



(2) Green Design Strategies. Surface parking lots shall implement at least one of the green design strategies listed in Table 22.140.520 – Q, except where not feasible due to water table levels, contamination, or permeability of

the soil. Where the building code requires the use of any of these strategies in parking lots, compliance with building code requirements will satisfy this standard.

<u>TABLE 22.140.520 – Q. GREEN DESIGN STRATEGIES</u>	
<u>Design strategy (select at least one)</u>	<u>Minimum requirements</u>
<u>Bioswale or bioretention area</u>	<u>8 feet wide by 16 feet long,</u> <u>1 for every 8 parking spots</u>
<u>Landscape islands</u>	<u>8 feet wide by 16 feet long</u> <u>1 for every 8 parking spots</u>
<u>Porous pavement</u>	<u>50 % of parking area</u>
<u>Permeable concrete pavers</u>	<u>50 % of parking area</u>
<u>Reflective pavement</u>	<u>50 % of parking area</u>

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: March 23, 2023

HEARING DATE: April 5, 2023 AGENDA ITEM: 6

PROJECT NUMBER: PRJ2021-03654-(1-5)

PERMIT NUMBER(S): Advance Planning Project No. RPPL2021010116

SUPERVISORIAL DISTRICT: 1-5

PROJECT LOCATION: Countywide

PROJECT PLANNER: Cameron Robertson, Regional Planner
crobertson@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff (“Staff”) recommends that the Regional Planning Commission (“RPC”) adopt the attached resolution recommending approval to the County of Los Angeles Board of Supervisors of the Residential Design Standards Ordinance (“Ordinance”), Project No. PRJ2021-03654-(1-5), Advance Planning Project No. RPPL2021010116.

Staff recommends the following motions:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

RESOLUTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE ATTACHED RESOLUTION RECOMMENDING APPROVAL TO THE COUNTY OF LOS ANGELES BOARD OF SUPERVISORS OF THE RESIDENTIAL DESIGN STANDARDS ORDINANCE, PROJECT NUMBER PRJ2021-03654-(1-5), ADVANCE PLANNING CASE NUMBER RPPL2021010116.

PROJECT DESCRIPTION

A. Project

The proposed Ordinance will amend Los Angeles County Code (“County Code”) Title 22 (Planning and Zoning) (“Title 22”) to incorporate development standards applicable to residential projects, including mixed-use projects that include a residential component, throughout the unincorporated County. The development standards are intended to improve the design of residential projects, to ensure residential projects are designed in a manner that integrates them into existing neighborhood contexts, and to ensure that residential projects are designed to foster walkable, livable, and healthy neighborhoods that enhance the comfort of residents and the experience of the public.

The Ordinance’s primary aim is to ensure a baseline level of design quality while offering design flexibility and options for property owners, architects, and designers. In many instances, a development standard can be met by implementing one of several identified options. The Ordinance provides clear and easily implementable design standards based on building typology, use, and scale. The standards build upon existing adopted policies to improve residential projects by promoting a high-quality built environment, responding to community and environmental contexts, and equitably supporting all mobility types.

The project includes a User Guide (Appendix E) and additional implementation resources to facilitate the approval process for applicants and Staff.

B. Project Background

The Ordinance is a response to various state laws that direct how local jurisdictions can approve residential projects. One such law, SB 35, required the County to approve residential projects that met certain criteria through a ministerial process. The County’s By-Right Housing Ordinance implements the requirements of this law at the County level by allowing many residential projects to be approved through a ministerial process. Another such law, SB 330, further directed how local jurisdictions can approve residential projects. For example, this law requires that local jurisdictions can only subject residential projects to objective design standards.

Taken together, these state laws and the County’s implementing ordinances significantly reduced Staff’s discretion when reviewing residential projects. Therefore, amending Title 22 to require that residential projects comply with specific, objective development standards, as defined by the state, is the only way to empower Staff to ensure that a residential project is well designed.

C. Major Elements and Key Components

The Ordinance applies to new single-family residences (“SFRs”) and additions to existing SFRs, new multi-family residences with more than one housing unit (“MFRs”) and additions to existing MFRs, and new mixed-use projects that include a residential component. The Ordinance does not apply to interior remodels that do not add square

footage or change the building footprint, rebuilds of existing buildings, non-conforming uses, and mobile and manufactured homes.

The development standards include flexibility and a range of design options to avoid a “one size fits all” approach and acknowledge the wide variety of environments in the unincorporated County. The Ordinance categorizes residential projects into three building typologies and applies standards accordingly. These building typologies are:

1. **Single-unit buildings.** Developments with a single housing unit and its associated structures.
2. **Multi-unit (private entry) buildings.** Developments with multiple housing units where residents can access each unit directly.
3. **Multi-unit (common entry) or mixed-use buildings.** Developments with multiple housing units where most of the units do not have private entries and are typically accessed through internal lobbies and hallways.

The development standards are grouped into the following categories:

1. **Building site and access.** Standards intended to enhance the walkable environment along public streets and in residential neighborhoods by ensuring that pedestrians, cyclists, and other non-motorists are provided with safe and pleasant access to residential buildings.
2. **Front yards and building orientation.** Standards intended to enhance the walkable environment along streets and in residential neighborhoods through private property site design.
3. **Ground floor treatments.** Standards intended to ensure that primary entryways to a building are oriented toward the public right-of-way, which encourages pedestrian activity to and from the building.
4. **Building articulation.** Standards intended to ensure that the design of a residential project is considerate of its surroundings in all directions by breaking up large and otherwise featureless spaces, masses, or volumes on all building facades with architectural detailing and modulations.
5. **Balconies and patios.** Standards intended to provide usable private open space for residents to ensure ample light and fresh air, encourage socialization, and add dimensional variety to building facades.
6. **Building façade details.** Standards intended to ensure that buildings are designed holistically on all sides to create a cohesive architectural idea and enhance the surrounding neighborhood in all directions by equally considering the use of materials on all sides of a building instead of just considering the use of materials on the building frontage.
7. **Landscaping, walls, fences, and screening.** Standards intended to ensure developments utilize landscaping, walls, and fences that are designed to be in harmony with adjacent lower-intensity/small scale uses, soften the appearance of

large massing along the street, allow for both privacy and visibility, and increase a development's resiliency to wildfire, heat, drought, and floods.

8. **Vehicle parking facilities.** Standards intended 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 visual dominance of parking areas.

D. Relationship to Community-Specific Zoning Requirements.

This Ordinance applies throughout the unincorporated County. However, if a development standard in the Ordinance conflicts with community-specific zoning requirements, such as Community Standards Districts and Specific Plans, the community-specific zoning requirements will prevail. Additionally, future community-specific planning efforts can rely upon the Ordinance's development standards to address design-related development issues.

ANALYSIS

A. Draft Ordinance

The public review draft of the Ordinance was published on the project website (<https://planning.lacounty.gov/Residentialdesign/documents>) on January 26, 2023.

B. General Plan Consistency

The project supports numerous policies in the General Plan aimed at creating development that is compatible with the existing character of neighborhoods. The following policies of the General Plan are applicable to the project:

- *Policy LU 9.1: Promote community health for all neighborhoods.*
- *Policy LU 10.3: Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.*
- *Policy LU 10.4: Promote environmentally-sensitive and sustainable design.*
- *Policy LU 10.6: Encourage pedestrian activity through the following:*
 - *Designing the main entrance of buildings to front the street;*
 - *Incorporating landscaping features;*
 - *Limiting masonry walls and parking lots along commercial corridors and other public spaces;*
 - *Incorporating street furniture, signage, and public events and activities; and*
 - *Using wayfinding strategies to highlight community points of interest.*
- *Policy LU 10.9: Encourage land uses and design that stimulate positive and productive human relations and foster the achievement of community goals.*

- *Policy LU 11.1: Encourage new development to employ sustainable energy practices, such as utilizing passive solar techniques and/or active solar technologies.*
- *Policy AQ 3.6: Support rooftop solar facilities on new and existing buildings.*

The Ordinance's proposed development standards support the General Plan's goals and policies and will align with the countywide goals aimed at ensuring new development is compatible with the character of existing communities. The Ordinance contains development standards intended to guide future residential projects in a manner that simultaneously promotes thoughtful and compatible design and fosters walkable, livable, and healthy neighborhoods that enhance the comfort of residents and the experience of the public, while also providing sufficient flexibility so property owners may still incorporate personal style into a project. The Ordinance promotes pedestrian activity, community health, sustainable building design, and encourages land use design that stimulates community interaction by requiring residential projects to de-emphasize automobiles as the sole and primary means of mobility and make walking and other non-automotive mobility modes more convenient.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15061(b)(3) and is consistent with the finding by the State Secretary for Natural Resources or by local guidelines that this activity is covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment (Exhibit D – Environmental Determination).

The proposed Ordinance does not trigger or prompt the construction or alteration of facilities nor does it alter the intended land uses and development intensities planned for at any location by the General Plan, its component Area, Community, and Specific Plans, or by Title 22. These regulations do not create a change in land use or density for any of the properties located within the unincorporated County. Future development subject to the Ordinance has either already been evaluated under CEQA at the Plan level or will undergo CEQA review as part of a discretionary review process at the project-specific level consistent with CEQA requirements. Therefore, the proposed Ordinance will not have a significant effect on the environment and Staff recommends that the project is exempt from CEQA.

OUREACH AND ENGAGEMENT

1. County Department Comments and Recommendations

The project was reviewed and cleared for public hearing by the Department of Public Works in September 2022 and by the Fire Department and the Department of Public Health in February 2023.

2. Project Outreach and Engagement

Staff conducted the following outreach and engagement activities:

Design Professionals Roundtable

In April 2022, following development of an initial draft of the Ordinance, Staff convened a roundtable of design professionals to solicit input from end users.

RPC Presentation

On November 9, 2022, Staff presented an overview of the Ordinance to the RPC to solicit feedback on the project scope and objectives.

Countywide Virtual Meetings

In November 2022, Staff hosted three countywide virtual meetings for community members. Two of the meetings focused on general information regarding the Ordinance and the third was focused on rural communities and any unique concerns that they may have had regarding the Ordinance. The meetings were recorded and the meeting materials were made available on the project website for public access.

Castaic Town Council Meeting

In February 2023, Staff presented the Ordinance to the Castaic Town Council and answered questions from stakeholders.

Building Industry Association of Southern California (BIA)

In March 2023, Staff presented the Ordinance to the BIA and answered questions from stakeholders.

Office Hours

During December 2022 and January, February, and March 2023, Staff hosted office hours every Monday from 1:00 p.m. to 2:00 p.m. for anyone who wanted to learn more about the Ordinance.

Email Notifications

In November 2022 and January 2023, email notifications regarding the Ordinance were sent to all community members who signed up for project notification and to all community members on LA County Planning's New Ordinances & Code Amendments notification list.

Social Media

In November 2022 and February 2023, the Ordinance and the office hours described above were promoted on LA County Planning's social media channels to broaden outreach.

Postcard Mailing

On February 23, 2023, postcards were mailed to 233 contacts on LA County Planning's Zoned District Courtesy List and CEQA Notification List.

3. Public Comments

1. The Crescenta Valley Town Council, in a letter dated February 21, 2023, indicated that the Ordinance does not reflect the needs of the community and is overly complicated. Staff attempted to meet with the Crescenta Valley Town Council to discuss their comments but were unable to connect to schedule a meeting.
2. The Agua Dulce Town Council, in a letter dated February 27, 2023, expressed concerns that the Ordinance is not compatible with the County's unincorporated rural communities. The letter identified several areas where further clarification was needed or modification to development standards was desired to acknowledge rural living. For example, the Agua Dulce Town Council wanted to ensure that a specific architectural style would be permissible. However, the Ordinance does not regulate, either through prohibition or prescription, the architectural style or language used for residential buildings.

To address these concerns, Staff subsequently modified the portions of the Ordinance applicable to single-family residences. Staff revised the Ordinance to allow the requirement to provide a direct pedestrian pathway from an adjoining street or sidewalk to the front entrance of the building to be met through a vehicle driveway if the primary building is located more than 100 feet from the front property line. Staff removed the pedestrian access exception for Pearblossom Highway so that the standard would consistently apply county-wide. Staff revised the Ordinance to limit the required area of landscaping on a lot to 5,000 square feet and to allow areas with existing landscaping and vegetation to be included in the 5,000-square-foot required area. Staff revised the Ordinance to allow the use of chain link fencing in conjunction with an approved facility for animal containment. Staff also revised the Ordinance's screening requirement for mechanical equipment and utilities to exempt water tanks, mechanical equipment, and utilities that are not visible from the front property line.

3. The Acton Town Council, in a letter dated February 27, 2023, expressed concerns that the Ordinance approached design from a "one size fits all" perspective. However, as noted above, in many instances the Ordinance's requirements can be met by selecting one of several options provided. This approach is intended to provide owners, architects, and designers with flexibility to design a project that suits their needs while still meeting the Ordinance's intent of ensuring high-quality design.

The letter also highlighted a standard prohibiting a specific stucco finish on buildings. Staff subsequently modified the Ordinance to allow this specific stucco finish on SFRs located greater than 50 feet from the front lot line.

The Agua Dulce Town Council and the Acton Town Council raised many similar comments. Therefore, Staff revised the Ordinance to clarify standards regarding pedestrian pathways, landscaping requirements, and chain link fencing allowances, as described above.

To address additional comments provided by the Acton Town Council, Staff subsequently modified other portions of the Ordinance applicable to single-family residences. Staff revised the Ordinance to clarify that the development standards apply to projects fronting both public and private streets and to clarify that surface lots are considered to be uncovered surface parking. Staff revised the Ordinance to exempt buildings situated more than 50 feet from the front property line from the stucco sand finish minimum requirements. In addition, Staff revised the Ordinance to exempt properties fronting an existing unimproved street or private drive from street tree planting requirements.

Report

Reviewed By:



Kevin A. Finkel, AICP, Supervising Planner

Report

Approved By:



Mitch Glaser, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Ordinance
EXHIBIT B	Project Summary
EXHIBIT C	Draft Resolution
EXHIBIT D	Environmental Determination
EXHIBIT E	User Guide
EXHIBIT F	Public Correspondence

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to implement design standards for residential development, which will add new definitions, establish new land use regulations countywide, and include minor modifications to existing Title 22 provisions.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.14.010 is hereby amended to read as follows:

22.14.010 A.

...

Aquaculture. A form of agriculture that involves the controlled growing and harvesting of fish, shellfish, and/or plants in marine, brackish, and/or fresh water. Aquaculture products are agricultural products, and aquaculture facilities and land uses shall be treated as agricultural facilities and land uses in all planning and permit-issuing decisions governed by this Title 22.

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

...

Area of special flood hazard. The land within a flood plain, as identified by the Flood Insurance Rate Map (FIRM) of Los Angeles County, subject to a one percent or greater chance of flooding in any given year.

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

...

SECTION 2. Section 22.14.020 is hereby amended to read as follows:

22.14.020 B.

...

Bicycle parking.

Bicycle parking space. A permanently maintained bicycle rack or other similar device which is designed for the secure storage of a standard size bicycle.

Bicycle rack. A fixture on which one or more bicycles can be secured.

Long-term bicycle parking. Bicycle parking intended for a period of two hours or longer, appropriate for residents, employees, transit users, and visitors to hotels in the nearby areas.

Short-term bicycle parking. Bicycle parking intended for a period of two hours or less, appropriate for persons making short visits to commercial establishments such as grocery and convenience stores, restaurants, coffee shops, bars and clubs, and offices such as medical, dental, and post offices.

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 a suitable outlet.

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

...

Body piercing parlor. Any place of business where body piercing occurs.

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.

...

Building. A structure that has a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals, belongings, or property.

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 or structure, nonconforming due to use. Any primary or accessory building or structure that was lawfully established and in compliance with all applicable ordinances and laws at the time the ordinance codified in Title 22 or any amendment thereto became effective, but which, due to the application of this Title 22 or any amendment thereto, is designed for a use not listed as a principal, accessory, or temporary use in the zone in which it is located. This term shall also include buildings or structures designed for uses reclassified from one permit or review to a more restrictive permit or review. This term does not include a building or structure located in the Coastal Zone which is consistent with the provisions of this Title 22 with the exception of obtaining a Coastal Development Permit.

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 Court: 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.

...

SECTION 3 Section 22.14.030 is hereby amended to read as follows:

22.14.030 C.

...

Cool pavement. As defined in Section 202 of the California Green Building Standards Code, this term includes, but is not limited to, high albedo pavements and coatings, vegetative surfaces, porous or pervious pavements that allow water infiltration, and pavements shaded by trees and other sources of shade.

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

...

County Code. The Los Angeles County Code.

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

...

SECTION 4 Section 22.14.040 is hereby amended to read as follows:

22.14.040 D.

...

Domestic violence shelter. Housing that offers temporary accommodations and services to survivors of domestic violence, as defined in Section 18291(c) of the California Welfare and Institutions Code.

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

...

SECTION 5 Section 22.14.060 is hereby amended to read as follows:

22.14.060 F.

Façade: A building’s exterior face that expresses the character of the building and serves as the primary form of protection against external weather elements.

...

Farmworker housing complex. Farmworker housing other than a farmworker dwelling unit that:

Contains a maximum of 36 beds if the housing consists of any group living quarters, such as barracks or a bunkhouse, and is occupied exclusively by farmworkers; or

Contains a maximum of 12 residential units, occupied exclusively by farmworkers and their households, if the housing does not consist of any group living quarters.

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

Flex Block: A term for a common modern apartment or condominium building type. These are typically three to seven 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.

...

Fire Department. References to Fire Department shall mean the County of Los Angeles Fire Department, unless otherwise specified.

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

...

Freeway. A highway where the owners of abutting lands have limited, restricted, or no right or easement of access to or from their abutting lands. Such highway is identified to be in conformance with the California Streets and Highways Code. This term includes principal roadways, interchange roadways connecting one freeway with another, and entrance and exit ramps connecting the freeway with other highways, but does not include frontage roadways.

Frontage: The exterior building wall on the side of the building that fronts or is oriented towards a public or private 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.

...

SECTION 6 Section 22.14.090 is hereby amended to read as follows:

22.14.090 I.

...

Income.

Area median income. The current median annual household income for Los Angeles County, as estimated yearly by the United States Department of Housing and Urban Development or as published by the California Department of Housing and Community Development.

Extremely low income. An annual income for a household which does not exceed 30 percent of the area median income, as specified by Section 50106 of the California Health and Safety Code.

Lower income. An annual income for a household which does not exceed 80 percent of the area median income, as specified by Section 50079.5 of the California Health and Safety Code. "Low Income" shall mean the same as "Lower Income."

Middle income. An annual income for a household that does not exceed 150 percent of the area median income.

Moderate income. An annual income for a person or a family which does not exceed 120 percent of the area median income.

Very low income. An annual income for a household which does not exceed 50 percent of the area median income, as specified by Section 50105 of the California Health and Safety Code.

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.

...

SECTION 7 Section 22.14.120 is hereby amended to read as follows:

22.14.120 L.

...

Library Facilities Mitigation Fee. The following terms are defined solely for Chapter 22.266 (Library Facilities Mitigation Fee):

Appropriated. The authorization by the Board to make expenditures and incur obligations for specific purposes.

Capital improvement plan. A plan indicating the approximate location, size, time of availability, and estimates of cost for all library facilities to be financed with library facilities mitigation fees. A capital improvement plan shall be adopted and annually updated by the Board in accordance with Section 66002 of the California Government Code.

Library facilities. Public library improvements and public library services and community amenities, the need for which is directly or indirectly generated by a residential development project, including, but not limited to, acquiring, through purchase, lease, lease-purchase, installment purchase, or otherwise, improving, constructing, altering, repairing, augmenting, equipping, and furnishing real property, buildings, equipment, materials, and other facilities for the conduct of public library services and programs; providing collection development and maintenance, including acquiring books, magazines, newspapers, audio-visual, electronic media, and other informational materials; and all other auxiliary work which may be required to carry out that work, such as administrative, engineering, architectural, and legal work performed in connection with establishing, implementing, and monitoring such projects, indirect costs, and

other incidental expenses of providing those library facilities, or all or any combination thereof.

Library planning area. One of seven planning areas, the boundaries of which are depicted in the "Report on Proposed Developer Fee Program for Library Facilities—Prepared by the County of Los Angeles Public Library, October 1998" on file in the Executive Office of the Board, each of which includes related territories in the unincorporated portions of the County of Los Angeles which are within the service area of the Public Library. The seven library planning areas are:

Planning Area 1: Santa Clarita Valley

Planning Area 2: Antelope Valley

Planning Area 3: West San Gabriel Valley

Planning Area 4: East San Gabriel Valley

Planning Area 5: Southeast

Planning Area 6: Southwest

Planning Area 7: Santa Monica Mountains

Mitigation fee. A monetary exaction other than a tax or special assessment that is collected under the terms of Chapter 22.266 (Library Facilities Mitigation Fee) to provide funds for library facilities related to a residential development project.

Residential development project. Any activity which requires approval by the County resulting in the issuance of grading, building, plumbing, mechanical,

or electrical permits, or certificates of occupancy to construct or change the use of a building or property for residential use.

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.

...

Limited secondary highway. A highway identified on the Highway Plan which provides access to low-density settlements, ranches, and recreation areas, with a standard improvement of 64 feet of right-of-way, with two traffic lanes. The right-of-way may be increased to 80 feet for improvements where traffic or drainage conditions warrant.

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.

...

SECTION 8 Section 22.14.130 is hereby amended to read as follows:

22.14.130 M.

...

Massage establishment. Means any premises where massage, massage services, or massage therapy are given.

Massing: The perception of the general shape, size, and form of a building, which in turn, defines both the interior space and the exterior shape of the building..

...

Multi-family housing. This term includes "supportive housing" and "transitional housing."

Apartment house. 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. The following are types of dwelling units in an apartment house:

Apartment, bachelor. A dwelling unit that combines sleeping, living, cooking, and dining facilities into one habitable room. This term includes "light housekeeping room."

Apartment, efficiency. A dwelling unit that combines sleeping, living, cooking, and dining facilities into two habitable rooms, only one of which shall be a kitchen. This term includes "single apartment" and "efficiency living unit."

Apartment, one-bedroom. A dwelling unit that contains a maximum of three habitable rooms, only one of which shall be a kitchen.

Apartment, two or more bedrooms. A dwelling unit that contains more than three habitable rooms, only one of which shall be a kitchen.

Townhouse. A single-family dwelling unit sharing a common wall with other single-family dwelling units on one or two sides and capable of being placed on a separate lot. This term includes "row house."

Two-family residence. A building containing two dwelling units, other than a single-family residence with an attached accessory dwelling unit. This term includes "duplex."

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.

Multi-unit (Private Entry): A development with multiple primary 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. This definition does not include developments with one primary dwelling unit and one or more accessory dwelling units (ADUs or JADUs).

...

SECTION 9 Section 22.14.160 is hereby amended to read as follows:

22.14.160 P.

...

Parkway. A road identified on the Highway Plan that has park-like features with landscaping and a right-of-way of at least 80 feet.

Paseo: See “pedestrian paseo” as defined in Section 22.14.160.

...

Pedestrian paseo. A landscaped walkway accessible to the public, located outside of a public right-of-way or private roadway, where motorized vehicles are prohibited. A pedestrian paseo shall be a minimum of five feet in width, provide

amenities such as appropriate lighting, benches, and water features, and be designed to maximize visibility of the paseo from public view points.

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

...

Person. An individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, business trust, receiver, or syndicate. This term includes the County, any other county, city and county, municipality, district, or other political subdivision, or any other group or combination acting as a unit.

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

Podium: One- or two-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.

...

SECTION 10 Section 22.14.180 is hereby amended to read as follows:

22.14.180 R.

...

Ridgeline. The line formed by the meeting of the tops of sloping surfaces of land.

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

...

SECTION 11 Section 22.14.190 is hereby amended to read as follows:

22.14.190 S.

...

Sensitive use. A land use where individuals are most likely to reside or spend time, including dwelling units, schools and school yards - including trade schools, public and private schools, faith-based and secular schools, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, licensed care facilities, shelters, and daycares or preschools as accessory to a place of worship, that are permitted in the zones where they are located. A sensitive use shall not include a caretaker residence.

Setback: The minimum distance between a property line and the building, or portion thereof. See "Yard."

...

Single-family residence on a compact lot. The following terms are defined solely for the purpose of Section 22.140.585 (Single-Family Residences on Compact Lots):

Compact lot. A fee-simple, single-family residential lot less than 5,000 square feet in size, created within a compact lot subdivision. A parking-only lot or driveway lot created within such subdivision, if any, shall not be considered a compact lot. Undersized lots, underwidth lots, substandard lots or lots with the required area and/or width modified by a Housing Permit (Chapter 22.166), a Conditional Use Permit (Chapter 22.158), or a Variance (Chapter 22.194) shall not be considered compact lots if such lots are not shown on a tentative map and on the final map or parcel map with the words "DIVISION OF LAND FOR COMPACT LOT PURPOSES ONLY" printed on the face of the map.

Compact lot subdivision. A division of land that creates fee-simple, single-family residential lots, each containing an area of less than 5,000 square feet. Such division of land shall be subject to the requirements set forth in Section 21.24.375 (Compact Lot Subdivisions).

Habitable space. An area used for sleeping, living, cooking, or dining purposes. This space excludes closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, foyers, storage space, utility rooms, garages, carports, and similar spaces.

Mechanical parking stackers. Mechanical lift equipment that allows the stacking of two automobiles. Such equipment shall comply with all applicable building standards code requirements as approved by the Public Works, Building and Safety Division.

Parking-only lot. A commonly-owned lot designated for parking purposes in a compact lot subdivision.

Private common driveway. A privately owned and maintained driveway located on a strip of land, connecting two or more compact lots to a public street. Each user of a private common driveway may own part of said driveway and has the legal right to use the entire driveway, or one owner may own the entire private common driveway, and, by a recorded easement, establish the other users' right to use the driveway for ingress, egress, drainage, sewer, water, utilities, right to grade, and maintenance purposes only.

Private usable open space. An area designed and intended to be used for active or passive recreation, located at the ground level on an individual compact lot.

Shade plan. See "Tree planting requirements."

Tree species list. See "Tree planting requirements."

Uncovered parking area. See "Tree planting requirements."

Yard, internal. A yard that is parallel to the interior lot line created within a compact lot subdivision, except that a yard that fronts a private common driveway shall not be considered an internal yard. For example, see Figure 22.14-E, below.

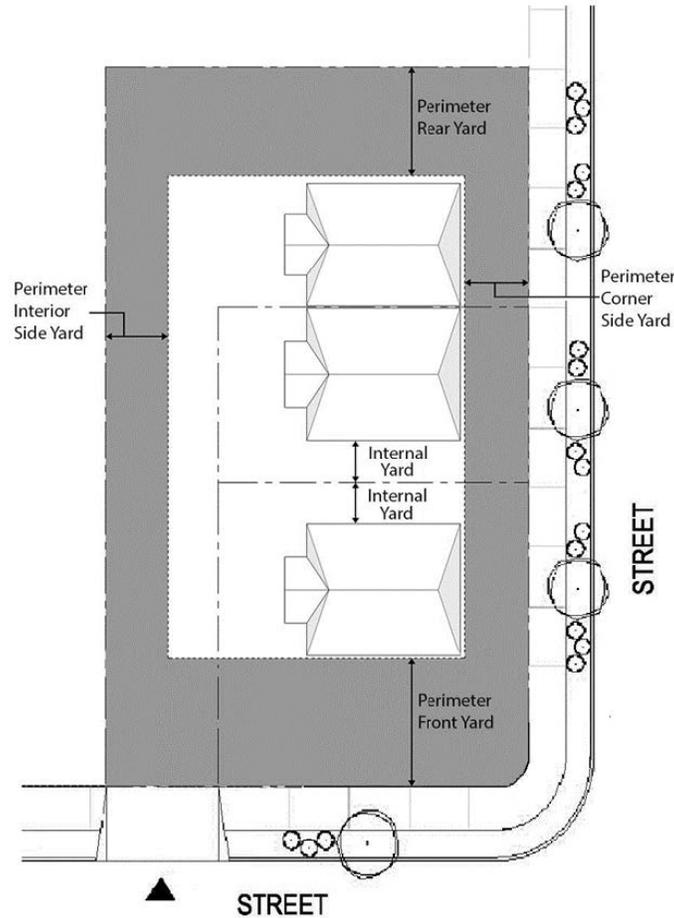
Yard, perimeter corner side. A yard that is parallel to the corner side lot line of the perimeter of a compact lot subdivision. For example, see Figure 22.14-E, below.

Yard, perimeter front. A yard that is parallel to the front lot line of the perimeter of a compact lot subdivision. For example, see Figure 22.14-E, below.

Yard, perimeter interior side. A yard that is parallel to the interior side lot line of the perimeter of a compact lot subdivision. For example, see Figure 22.14-E, below.

Yard, perimeter rear. A yard that is parallel to the rear lot line of the perimeter of a compact lot subdivision. For example, see Figure 22.14-E, below.

FIGURE 22.14-E: YARDS WITHIN COMPACT LOT SUBDIVISION



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

Single-Unit: Building developments with a single primary dwelling unit and its accessory structures (i.e., sheds, garages, etc.), including accessory dwelling units (ADUs and JADUs).

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, street, or in an open space to increase pedestrian comfort.

...

Small wild animal rehabilitation facility. A facility that is accessory to a single-family residence in any specified Residential or Agricultural Zone and used for the temporary care of sick, injured, and/or orphaned small wild animals until such animals are nursed back to health and can be returned to their native habitat.

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

...

Station. A stopping place or facility in a transportation system designed or intended to be used for the receiving or discharging of passengers and cargo. This place or facility shall not provide for the storage of the conveyance vehicle and shall not include any accessory facilities other than a shelter and ticketing facilities for passengers. This term includes "train station," "bus station," and any similar transit station.

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

...

Stockpile area. Shall have the same meaning as "Temporary storage area."

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 or mixed-use building.

...

SECTION 12 Section 22.14.200 is hereby amended to read as follows:

22.14.200 T.

...

Theater. An enclosed building or auditorium used for public assembly and/or group entertainment, including sport events, theatrical performances, concerts and recitals, circuses, stock shows, movies, and conventions.

Tower: Structures (seven stories or more) that surround a common set of elevators and stairwells.

...

Tree planting requirements. The following terms are defined solely for Chapter 22.126 (Tree Planting Requirements) and Section 22.140.585 (Single-Family Residences on Compact Lots):

Shade plan. A landscape plan that depicts and quantifies the amount of tree shade for a development site.

Tree species list. The list of tree species prepared and maintained by the Director.

Uncovered parking area. The uncovered impervious surface areas of a parking lot that includes parking stalls, pedestrian loading areas, driveways within the property line, areas for vehicular maneuvering, and walkways within the parking lot, but excludes areas covered by solar panels or truck loading areas, and display, sales, service and vehicle storage areas associated with uses such as automobile dealerships.

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

...

Primary Units, Detached: Structurally detached primary dwelling units where more than one primary dwelling unit is present on a single lot.

...

SECTION 13 Section 22.16.030.C is hereby amended to read as follows:

...

TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
...						
Residential Uses						
...						
Convents and monasteries	CUP	CUP	-	CUP	-	Convents and monasteries
Density-controlled developments ¹⁶	CUP	CUP	-	CUP	-	Section 22.140.170 , 22.140.520
...						
Group homes for children						
Facilities serving six or fewer persons	P	P	P	P	P	
Facilities serving seven or more persons	CUP	CUP	-	CUP	-	
Mobilehome parks ¹⁶	CUP	CUP	-	CUP	-	Section 22.140.370 , 22.140.520
...						
Residential substance use recovery facilities						
Serving six or fewer persons	P	P	P	P	P	
Serving seven or more persons	CUP	CUP	-	CUP	-	
Single-family residences ¹⁶	SPR	SPR	CUP	CUP	CUP	Section 22.140.580 , 22.140.520
Small family homes for children	P	P	P	P	P	
Townhouses ¹⁶	CUP	CUP	-	CUP	-	Section 22.140.600 , 22.140.520

...

TABLE 22.16.030-C: ACCESSORY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations

Access to property lawfully used for a purpose not permitted in the zone ¹	SPR	SPR	SPR	SPR	-	Access to property lawfully used for a purpose not permitted in the zone ¹
Accessory buildings and structures, unless more specifically regulated by this Title 22	As determined by the principal use					Sections 22.110.030 , 22.110.040
Accessory dwelling units ²	SPR	SPR	SPR	SPR	SPR	Section 22.140.640 , 22.140.520
...						
On-site, excluding projects where the Review Authority has previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project	CUP	CUP	SPR / CUP	CUP	CUP	Section 22.140.240 , 22.140.520
Guest houses	SPR	SPR	-	-	-	Section 22.140.250 , 22.140.520
...						

...

SECTION 14 Section 22.18.030.C is hereby amended to read as follows:

...

TABLE 22.18.030-B: PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
...							
Residential Uses							
...							
Convents and monasteries, where on the same lot as a legally established church or school	CUP	CUP	CUP	SPR	SPR	SPR	
Density-controlled developments ⁸	CUP	CUP	CUP	-	-	-	Section 22.140.170 , 22.140.520
...							
Mobilehome parks ⁸	CUP	CUP	CUP	CUP	CUP	CUP	Section 22.140.370 , 22.140.520
Multi-family housing ⁸							

Apartment houses	-	-	SPR 4, 10 , 11 / CUP 5	SPR	SPR	SPR	22.140.520
Townhouses	CUP	CUP	SPR 4,9 / CUP 5	SPR 9	SPR 9	SPR 9	Section 22.140.600, 22.140.520
Two-family residences	-	-	SPR	SPR	SPR	-	22.140.520
...							
Rooming and boarding houses	-	-	-	CUP	SPR	SPR	
Single-family residences ⁸	SPR	SPR	SPR	SPR	SPR	-	Section 22.140.580, 22.140.520
Single-family residences on compact lots ⁸	-	-	CUP	CUP	CUP	-	Section 22.140.585, 22.140.520
...							

...

TABLE 22.18.030-C: ACCESSORY USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
Access to property lawfully used for a purpose not permitted in the zone ¹	SPR	SPR	SPR	SPR	SPR	SPR	Access to property lawfully used for a purpose not permitted in the zone ¹
Accessory buildings and structures, unless more specifically regulated by this Title 22	As determined by the principal use						Sections 22.110.030 , 22.110.040
Accessory dwelling units	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.640, 22.140.520
...							
On-site, excluding projects where the Review Authority has previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project	CUP	CUP	CUP	CUP	CUP	CUP	Section 22.140.240, 22.140.520
Guest houses	SPR	SPR	SPR	SPR	SPR	-	Section 22.140.250, 22.140.520
...							

...

SECTION 15 Section 22.20.030.C is hereby amended to read as follows:

...

TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Residential Uses								
...								
Facilities serving seven or more persons	CUP	CUP	CUP	CUP	CUP	CUP	-	
Joint live and work units ^{25, 27}	SPR 18 / CUP 26	SPR 18 / CUP 26	SPR 18 / CUP 26	SPR 18 / CUP 26	CUP	SPR 18 / CUP 26		Section 22.140.320 , 22.140.520
Mixed use developments ^{25, 27}	SPR 18 / CUP 26	SPR 18 / CUP 26	SPR 18 / CUP 26	SPR 18 / CUP 26	CUP	SPR 18 / CUP 26	-	Section 22.140.350 , 22.140.520
Mobilehome parks ²⁵	CUP	CUP	CUP	CUP	CUP	-	-	Section 22.140.370 , 22.140.520
Multi-family housing ²⁵								
Apartment houses	SPR 18, 29, 30 / CUP 26	SPR 18, 29, 30 / CUP 26	SPR 18, 29, 30 / CUP 26	SPR 18, 29, 30 / CUP 26	SPR 29, 30 / CUP	SPR 18, 29, 30 / CUP 26	-	22.140.520
Townhouses	SPR 18,28 / CUP 26	SPR 18,28 / CUP 26	SPR 18,28 / CUP 26	SPR 18,28 / CUP 26	CUP	SPR 18,28 / CUP 26	-	Section 22.140.600 , 22.140.520
Two-family residences	SPR 18 / CUP 26	SPR 18 / CUP 26	SPR 18 / CUP 26	SPR 18 / CUP 26	CUP	-	-	22.140.520
...								
Rooming and boarding houses	CUP	CUP	CUP	CUP	CUP	CUP	-	
Single-family residences ²⁵	CUP	CUP	CUP	CUP	CUP	-	CUP	Section 22.140.580 , 22.140.520

...								
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...

TABLE 22.20.030-C: ACCESSORY USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
Access to property lawfully used for a purpose not permitted in the zone ¹	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Accessory buildings and structures, unless more specifically regulated by this Title 22	As determined by the principal use							Sections 22.110.030 , 22.110.040
Accessory dwelling units	SPR	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.650 , 22.140.520
...								
On-site, excluding projects where the Review Authority has previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project	CUP	CUP	CUP	CUP	CUP	CUP	CUP	Section 22.140.240
Guest houses	CUP	CUP	CUP	CUP	CUP	-	CUP	Section 22.140.250 , 22.140.520
...								

...

SECTION 16 Section 22.22.030.C is hereby amended to read as follows:

...

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	M-1.5	M-2	M-2.5	Additional Regulations
...					
Residential uses					
Mobilehome parks ²⁰	CUP	-	CUP	-	Section 22.140.370 , 22.140.520
...					

...

SECTION 17 Section 22.24.030.C is hereby amended to read as follows:

...

TABLE 22.24.030-B: PRINCIPAL USE REGULATIONS FOR RURAL ZONES			
	C-RU	MXD-RU	Additional Regulations
...			
Residential Uses			
...			
Group homes for children			
Facilities serving six or fewer persons	P	P	
Facilities serving seven or more persons	CUP	CUP	
Joint live and work units ^{13, 14}	SPR	SPR	Section 22.140.320 , 22.140.520
Mixed use developments ^{13, 14}			22.140.520
Single-family residences	SPR ¹	-	Section 22.140.580 , 22.140.520
Mixed use developments, vertical or horizontal ^{13, 14}			
Apartment houses, up to five units	-	SPR	Section 22.140.360 , 22.140.520
Apartment houses, more than five units	-	CUP	Section 22.140.360 , 22.140.520
Single-family residences	-	SPR	Sections 22.140.360 , 22.140.580 , 22.140.520
Townhouses	-	SPR	Section 22.140.360 , 22.140.520
Two-family residences	-	SPR	Section 22.140.360 , 22.140.520
Mobilehome parks ¹³	CUP	CUP	Section 22.140.370 , 22.140.520
Multi-family housing ¹³			22.140.520
Apartment houses	-	SPR ^{14, 15} / CUP ¹¹	22.140.520
...			

...

TABLE 22.24.030-C: ACCESSORY USE REGULATIONS FOR RURAL ZONES			
	C-RU	MXD-RU	Additional Regulations
Access to property lawfully used for a purpose not permitted in the zone ¹	SPR	SPR	Access to property lawfully used for a purpose not permitted in the zone ¹
Accessory buildings and structures, unless more specifically regulated by this Title 22	As determined by the principal use		Sections 22.110.030 , 22.110.040
Accessory dwelling units ²	SPR	SPR	Section 22.140.640 , 22.140.520
...			

...

SECTION 18 Section 22.26.030.C is hereby amended to read as follows:

...

TABLE 22.26.030-B: PRINCIPAL USE REGULATIONS FOR ZONE MXD		
		Additional Regulations
...		
Residential Uses		
...		
Group homes for children		
Facilities serving six or fewer persons	P	P
Facilities serving seven or more persons	CUP	CUP
Joint live and work units ^{13, 14}	SPR	Section 22.140.320 , 22.140.520
Mixed use developments ^{13, 14}		22.140.520
Mixed use developments with residential and commercial components ^{7, 8}	SPR	Section 22.140.580 , 22.140.520
Multifamily housing		
Apartment houses ⁷	SPR	22.140.520
Townhouses ⁷	SPR	22.140.520
Two-family residences ¹	SPR	22.140.520
...		
Rooming and boarding houses	SPR	
Single-family residences ¹	SPR	Section 22.140.580 , 22.140.520
...		

...

TABLE 22.26.030-D: ACCESSORY USE REGULATIONS FOR ZONE MXD		
		Additional Regulations
Accessory buildings and structures, unless more specifically regulated by this Title 22	As determined by the principal use	Sections 22.110.030 , 22.110.040
Access to property lawfully used for a purpose not permitted in Zone MXD	SPR	
Accessory dwelling units	SPR	Section 22.140.640 , 22.140.520
...		

...

SECTION 19 Section 22.26.030 is hereby amended to read as follows:

22.26.030 – Mixed Use Development Zone

...

D. Development Standards. New sensitive uses developed in the permitted zones and located adjacent to existing, legally-established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with Division 7, Chapter 22.134 (Sensitive Uses) in addition to the standards below. Where standards in Chapter 22.134 and this Section are in conflict, the more restrictive shall apply. In addition to the requirements in Section 22.140.520, all new development in Zone MXD shall be subject to the following development standards:

...

SECTION 20 Section 22.110.090 is hereby amended to read as follows:

22.110.090 – Projections into Yards.

...

D. Porches, Platforms, Landings, and Decks.

1. Uncovered porches, platforms, landings, and decks, including any access stairs exceeding an average height of one foot, which do not extend above the level of the first floor may project a maximum distance of three feet into required interior side yards, and a maximum distance of five feet into required front, rear, and corner side yards, provided that:

a. Such porches, platforms, landings, and decks shall not be closer than two feet to any lot or highway line; and

b. Such porches, platforms, landings, and decks are open and unenclosed; provided, that an openwork railing not to exceed three and one-half feet in height may be installed.

2. Porches, platforms, landings, and decks may be covered provided that in addition to the requirements in Subsection 22.110.090.D.1:

a. Such covered porches may project a maximum distance of three feet into required interior side yards and a maximum distance of five feet into required front, rear, and corner side yards;

b. Such covered porches, platforms, landings, and decks shall not be closer than two feet to any lot or highway line; and

c. Such covered porches do not extend above the level of the first floor or 12 feet, whichever is lower;

...

SECTION 21 Section 22.112.100 is hereby amended to read as follows:

22.112.100 – Bicycle Parking Spaces and Bicycle Facilities.

...

D. Development Standards for Bicycle Parking Spaces

...

4. Location of Bicycle Parking Spaces.

a. Short-Term. Short-term bicycle parking spaces shall be:

i. Located to be visible from public areas such as public streets, store fronts, sidewalks, and plazas, and to be convenient to the target users of the bicycle parking to the maximum extent feasible;

ii. ~~Installed as close to a structure's main entrance as feasible~~ Installed as close to a structure's main entrance 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;

...

SECTION 22 Section 22.140.350 is hereby amended as follows:

22.140.350 – Mixed Use Development in Commercial Zones

A. Mixed Use Development in Zones C-H, C-1, C-2, C-3, and C-M.

...

2. Applicability. In addition to the requirements of Section 22.140.520,

~~¶~~this Subsection A applies to mixed use developments in Zones C-H, C-1, C-2, C-3, and C-M.

...

B. Mixed Use Development in Zone C-MJ.

1. Applicability. In addition to the requirements of Section 22.140.520,

~~¶~~this Subsection B applies to mixed use developments in Zone C-MJ.

...

SECTION 23 Section 22.140.360 is hereby amended as follows:

22.140.360 – Mixed Use Developments in Zone MXD-RU

A. General. In addition to the requirements of Section 22.140.520, this

Section applies to mixed use developments in Zone MXD-RU.

...

SECTION 24 Section 22.140.520 is hereby added to read as follows:

22.140.520 – Residential Design Standards

A. Intent. This Section prescribes standards that ensure that residential development is designed to foster walkable, livable, and healthy neighborhoods that enhance the comfort of residents and the experience of the public. 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 development; and 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.

B. Applicability. All residential development projects, including projects that are wholly new or that propose additions to existing structures, shall comply with all applicable standards in this Section. These standards should be applied alongside other requirements of this Title 22, particularly the provisions of Division 7, and shall not supersede any conflicting development standards prescribed by State laws. State laws may supersede the regulations set forth in this Chapter, such as but not limited to floor area, setbacks, building height, or number of building stories. If a residential development project is also subject to a Community Standards District, Specific Plan, or other zoning overlay, such standards shall apply instead. Where a Community Standards District, Specific Plan, or other zoning overlay is silent, this Section shall

apply. Where conflicts arise or it is unclear which competing standard applies to a development project, the Director shall determine the applicable standards.

C. This Section shall not apply to:

1. Interior remodels that do not add square footage or change the existing building footprint or envelope.
2. Renovations, rebuilds, maintenance, or other construction authorized by Chapter 22.172 – Non-Conforming Uses, Buildings and Structures.
3. Mobilehomes and manufactured homes where provisions in this Chapter regulate Building Articulation, Building Façade Details, and Balconies and Patios.

D. Modifications. Modification of Development Standards.

1. Requests to deviate from any of the development standards contained in this Section shall be subject to the following permitting requirements:
 - a. Minor Conditional Use Permit – to deviate from one standard contained in this Section and subject to the requirements of Chapter 22.160.
 - b. Conditional Use Permit – to deviate from two standards contained in this Section and subject to the requirements of Chapter 22.158.
 - c. Variance – to deviate from three or more development standards contained in this Section and subject to the requirements of Chapter 22.194.
2. Additional Findings. In addition to the findings required for the Minor Conditional Use Permit, Conditional Use Permit, and Variance, any request for deviation from the development standards contained in this Section shall also substantiate the following:

a. The requested modification(s) promotes high quality design of the subject building(s) and contributes to and is cohesive with the surrounding built and natural environment.

b. The requested modification(s) result in a design that considers all sides of the building(s).

c. The requested modification(s) result in a design that encourages pedestrian and other forms of non-vehicular mobility/activity for users of all ages and abilities.

E. Building Types. All residential development is categorized into one of three building types as defined in Table 22.140.520 – A below. The development standards in this Section are organized around these building types as noted in each Subsection below. Only those standards listed in the section corresponding to a particular building type in a residential development project apply.

<u>TABLE 22.140.520 – A. BUILDING TYPES</u>		
<u>Category</u>	<u>Description</u>	<u>Applicable Building Types</u>
<u>Single Unit</u>	<u>Developments with a single dwelling unit and its accessory structures (i.e., sheds, garages, etc.), including accessory dwelling units.</u>	<ul style="list-style-type: none"> • <u>Single-Family Dwelling Unit</u> • <u>Primary Dwelling Unit with ADU or JADU</u>
<u>Multi-Unit (Private Entry)</u>	<u>Developments with multiple dwelling units where residents can access each unit directly either (a) via a</u>	<ul style="list-style-type: none"> • <u>Two Detached Primary Units</u> • <u>Duplex/Triplex/Fourplex</u> • <u>Townhouse</u>

	<p><u>private external entry or (b) via a small vestibule on the ground floor.</u></p> <p><u>Units may be attached, either sharing a party wall or stacked (i.e., duplex, townhouse), or may be detached (i.e. bungalow courts).</u></p> <p><u>Units may be aligned to the street or an interior-facing outdoor courtyard or walkway. These units are often referred to as “middle” housing.</u></p>	<ul style="list-style-type: none"> • <u>Bungalow Court</u> • <u>Apartment House</u> • <u>Others as determined by the Director</u>
<p><u>Multi-Unit (Common Entry) and Mixed-Use</u></p>	<p><u>Developments with multiple dwelling units, the majority of which do not have private entries accessible from the exterior in these building types.</u></p> <p><u>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.</u></p> <p><u>These building types may have other nonresidential uses at the ground floor or upper levels. To be classified</u></p>	<ul style="list-style-type: none"> • <u>Apartment House</u> • <u>Courtyard Building</u> • <u>Liner Structure</u> • <u>Flex Block</u> • <u>Tower</u> • <u>Others as determined by the Director</u>

	<p><u>as a Mixed-Use building, it must</u></p> <p><u>include both residential and</u></p> <p><u>commercial uses.</u></p>	
--	--	--

F. Single-Unit Standards.

1. Applicability. All residential development projects consisting of only one primary dwelling unit, including projects that are wholly new or that propose additions to existing structures, shall comply with all applicable standards in this Section. Projects that consist of one primary dwelling unit and one or more accessory dwelling units (including ADUs and JADUs) are included in this section.

2. Additional Standards. In addition to the provisions below, the standards for any specific use identified in Division 7 – Standards for Specific Uses shall also apply.

3. Building and Site Access.

a. Intent. The intent of this Subsection is to enhance the environment along public and private streets and in residential neighborhoods by ensuring that pedestrians, cyclists, and other non-motorists are provided with safe and pleasant access to residential buildings.

b. Direct Pedestrian Access. All buildings shall have a minimum of one direct pedestrian pathway from an adjoining 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.

i. Where a sidewalk in the public right-of-way is not required by other County approved plans, a pedestrian pathway connecting the building entrance to the street shoulder shall be provided.

ii. Where the primary building is located more than 100 feet from the front property line, the direct pedestrian pathway to the primary building entrance may be provided through a vehicle driveway.

iii. When a development has one primary unit and one or more accessory dwelling units, the direct pedestrian access can be shared by all units on the property.

4. Front Yards and Building Orientation.

a. Intent. The intent of this Subsection is to enhance the environment along streets and in residential neighborhoods through private property site design (FIGURE 22.140.520 – A, B, C, and D).

b. Orientation. The primary dwelling unit of all Single-Unit buildings shall have at least one primary pedestrian entrance along the frontage oriented toward the primary adjoining street. See Subsection 22.140.520.F.5.b. (Primary Entryways). If an accessory dwelling unit is located between the primary dwelling and the front property line, the primary entrance shall be oriented toward the street.

c. Canopy Tree Requirement. A residential development shall provide a minimum of one canopy tree per lot in the first four feet of the front yard setback area adjacent to the street (FIGURE 22.140.520 – B). Additionally, a residential development shall provide an additional one canopy tree per each 40 linear feet of lot frontage above 40 feet. Trees planted to meet this requirement shall count toward

satisfying the requirements Chapter 22.126 (Tree Planting). This requirement shall not apply if any of the following conditions exist in those areas of the lot adjacent to the street (FIGURE 22.140.520 – B):

- i. The site is constrained by topography as defined by Chapter 22.104 (Hillside Management Areas); or
- ii. There are conflicts with fuel modification requirements as defined in Chapter 32 (County Fire Code).
- iii. The property fronts a street classified as a limited secondary highway or parkway where no sidewalks or curbs and gutters are required.
- iv. The property fronts an existing unimproved street or private drive.
- v. The property fronts a street or highway in which street or parkway trees in the right-of-way are required (similar to FIGURE 22.140.520 – A).

FIGURE 22.140.520 – A: County standard for residential, interior local, or collector streets for Single-Unit and Multi-Unit (Private Entry) developments where a landscaped parkway with street trees is provided in the public right-of-way.

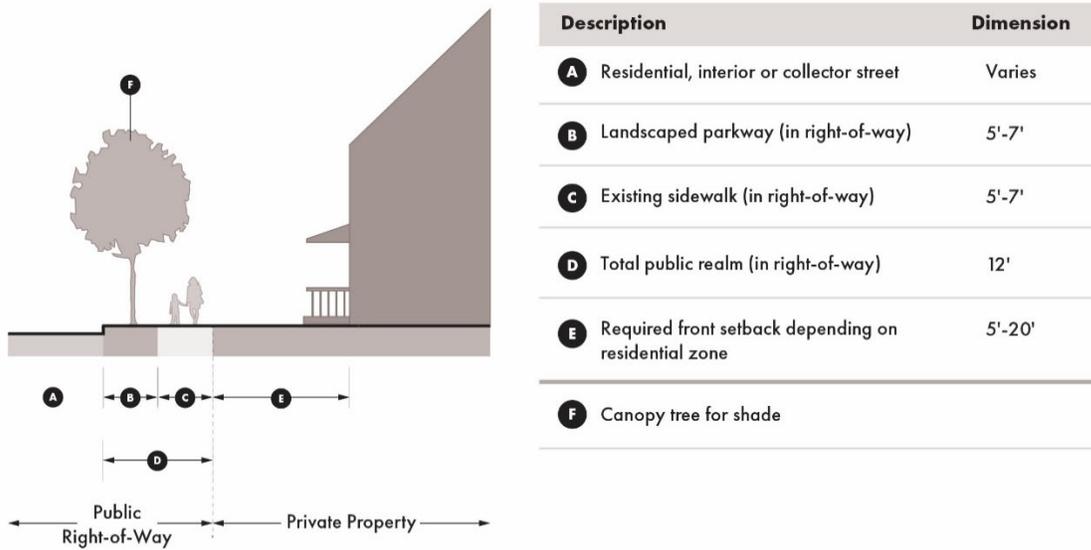


FIGURE 22.140.520 – B: County standard for Single-Unit and Multi-Unit (Private Entry) developments when no sidewalk or street trees are provided in the public right-of-way.

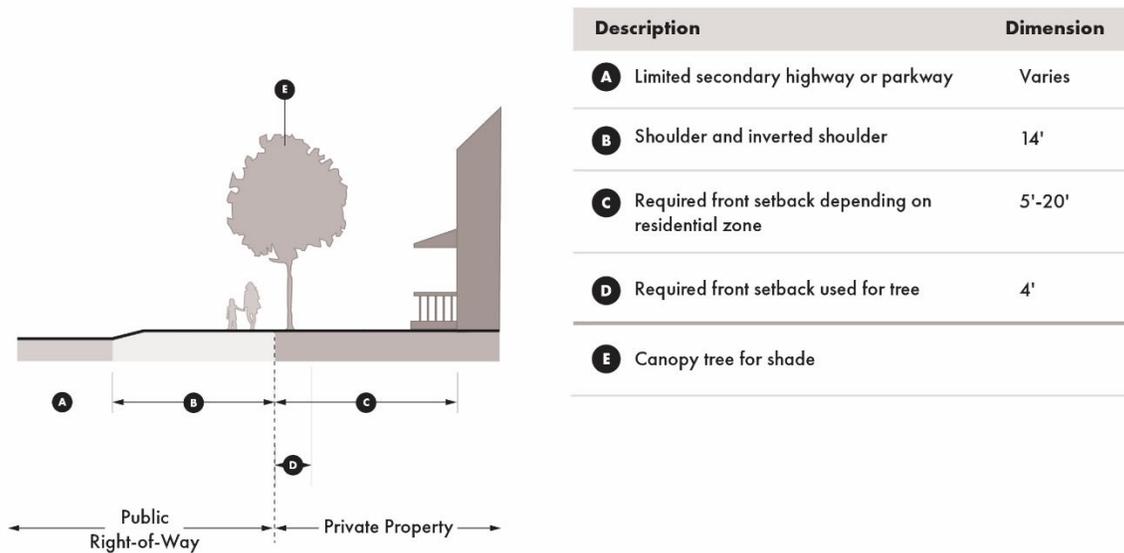
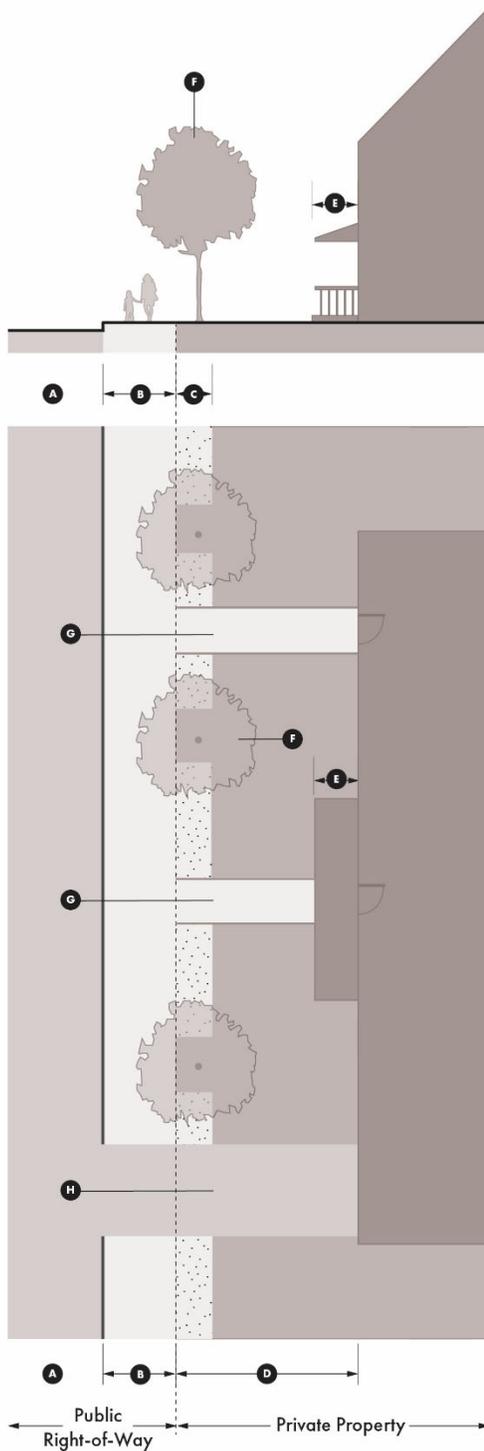


FIGURE 22.140.520 – C: County standard for Single-Unit and Multi-Unit (Private Entry) fronting major and secondary highways where a sidewalk is provided without street trees.



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)	

d. Tree Sizes. All trees planted on site to meet the requirements above shall adhere to species and sizes required by Chapter 22.126 (Tree Planting).

5. Ground Floor Treatments.

a. Intent. The intent of this Subsection is to ensure that primary entryways to as the primary building are oriented toward the public right-of-way to encourage pedestrian activity to and from the building. On corner lots, the primary pedestrian entrance may be along the frontage oriented toward either adjoining street.

b. Primary entryways. All street-fronting primary buildings shall have at least one primary pedestrian entrance that meets all of the following requirements.:

i. Be oriented to the front lot line 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.

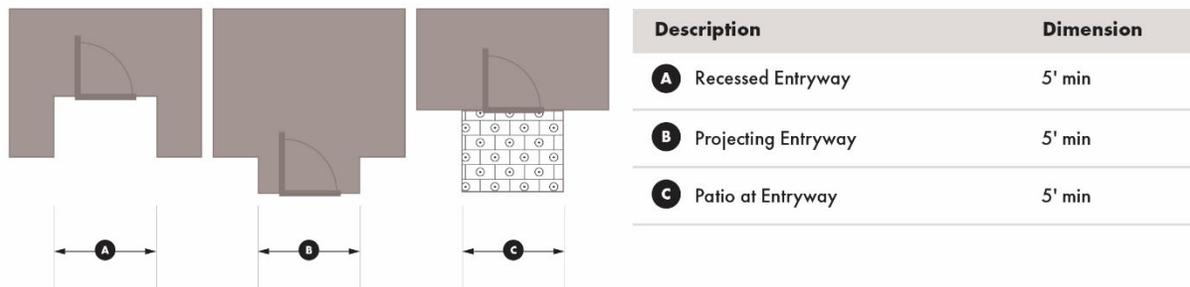
iii. Be lit with a minimum of one light fixture. The light shall provide a minimum of two foot-candles on the ground within a minimum of five feet from the entryway door.

c. Entryway articulation. The primary entryways of all primary buildings shall incorporate at least two of the entryway articulation strategies listed in Table 22.140.520 – B.

TABLE 22.140.520 – B. ENTRYWAY ARTICULATION STRATEGIES (SINGLE UNIT)	
<u>Entryway Façade Articulation (select at least two)</u>	<u>Minimum Dimensions (each)</u>
<u>A covered porch in front of the doorway</u>	<u>5 feet wide, 5 feet deep</u>
<u>Another form of weather protection such as an overhead projection, awning, or canopy instead of a covered porch</u>	<u>5 feet wide, 3 feet deep</u>
<u>Entryway recessed from the building façade to create a landing area</u>	<u>3 feet deep</u>
<u>The entryway includes a window on the door or adjacent to the door</u>	<u>2 feet wide, 6-inch-tall window</u>
<u>Contrasting color, material, or transparency</u>	<u>Extending 6 feet horizontally from each side of entry door</u>

d. Entryway widths. The primary entryway areas (recessed, projecting, or porches) of all primary buildings shall be at least 5 feet wide as shown in FIGURE 22.140.520 – D.

FIGURE 22.140.520 – D: Entryway width for Single-Unit or Multi-Unit (Private Entry).



5. Building Articulation.

a. Intent. The intent of this Subsection is to ensure that the design of a residential development is considerate of its surroundings in all directions by breaking up large, otherwise featureless spaces, masses, or volumes on all building façades with architectural detailing and modulations.

b. Façade variety. The building façades of all primary buildings 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 the following criteria:

i. The façade wall shall include at least one articulation or architectural detailing strategy and shall include an additional strategy for every 30 linear feet of horizontal building facade, distributed across the width of each street, highway, or alley-facing building façade utilizing the strategies in Table 22.140.520 – C. Strategies used to satisfy this requirement shall not be used to satisfy another requirement within this Section.

ii. Primary buildings facing two frontages, such as on corner lots, shall incorporate articulation and architectural detailing along each frontage with at least 20 linear feet of horizontal building length.

<u>TABLE 22.140.520 – C. ARTICULATION AND ARCHITECTURAL DETAILING</u>	
<u>STRATEGIES (SINGLE UNIT)</u>	
<u>Accent type (select at least one plus one per 30 linear feet)</u>	<u>Minimum Requirements (each)</u>
<u>Weather protection or Shading Device over windows (awnings, louvers, or canopies)</u>	<u>3 feet deep for 50% of the windows</u>
<u>Variation in window sizes</u>	<u>20% of windows shall possess at least 50% change in depth or 20% change in size (square feet) between two floors</u>
<u>Recessed Windows</u>	<u>6 inches deep for over 50% of the façade window area</u>
<u>Bay Windows</u>	<u>2 feet projection for 10% of windows</u>
<u>Sill and/or lintel articulation</u>	<u>6 inches high, 4 inches deep for 50% of windows</u>
<u>Projected window surrounds</u>	<u>6 inches high, 4 inches wide, 4 inches deep for 50% of windows</u>
<u>Provide increased fenestration (windows and doors)</u>	<u>Covers at least 20% of total wall area</u>
<u>Project, recess, or step-back on an upper floor</u>	<u>7 feet deep entire length of façade</u>
<u>Offset plane from the primary façade</u>	<u>2 feet deep in at least 20% of façade area</u>

<u>TABLE 22.140.520 – C. ARTICULATION AND ARCHITECTURAL DETAILING STRATEGIES (SINGLE UNIT)</u>	
<u>Accent type (select at least one plus one per 30 linear feet)</u>	<u>Minimum Requirements (each)</u>
<u>Variation in roof height</u>	<u>4 feet high along at least 20% of façade length</u>
<u>Plazas or Courtyards</u>	<u>See Table 22.140.520 – H in Section 22.140.520.G.3, below</u>
<u>Textured materials with relief, such as brick or wood siding</u>	<u>See E.5.b. Façade Variety</u>
<u>For Multi-Unit (Common Entry) and Mixed-Use buildings: Different materials or colors</u>	<u>3 different materials or colors</u>
<u>Horizontal or vertical banding or material</u>	<u>Projected or recessed 6 inches entire length of the building</u>
<u>Project building slabs on each floor of building</u>	3 feet minimum for 75% of the floors Slab projections may be used as balconies, provided they meet all required balcony dimensions

6. Building Façade Details

a. Intent. The intent of this Subsection is to ensure primary buildings are designed holistically on all sides to create a cohesive architectural idea

and enhance the surrounding neighborhood in all directions by considering the use of materials for sides of a building equally, not just the frontage.

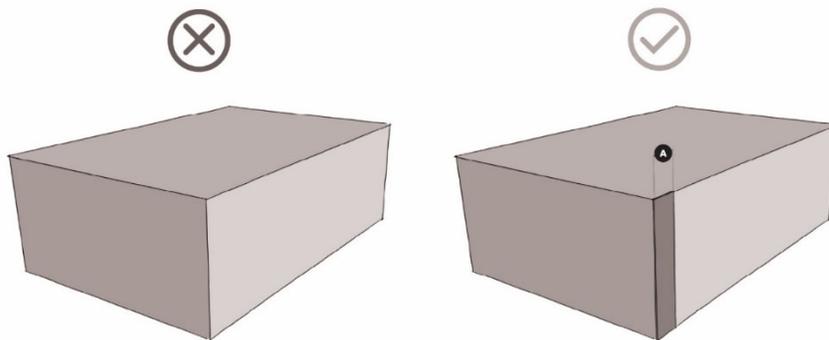
b. Façade Material Variety. All primary buildings shall include a minimum of two materials, colors, or textures along facades.

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. Primary 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 22.140.520 – E):

[FIGURE 22.140.520 – E: Left: Material change ends at the vertical corner of a building. Right: The material continues around the corner of a building.](#)



Description	Dimension
<p>A Façade material continues around the corner of a building</p>	<p>4 feet minimum</p>

- i. Continue around the vertical external corner for a minimum distance of 4 feet, or
 - ii. End a minimum of 4 feet from a vertical external corner; and
 - 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. Prohibited Materials. The façades of primary buildings shall not use any of the following 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. This provision shall not apply to buildings situated more than 50 feet from the front property line.
- e. Energy Efficiency. The primary buildings of single-unit developments shall comply with the following to promote flexibility and encourage energy efficiency.
- i. 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.

ii. Natural Ventilation. Unless prohibited by other codes (e.g., the Building Code, Fire Code, etc.), 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 five square feet, whichever is larger. Units with multiple exposures shall include a minimum of one openable window on each exposure.

iii. 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.

7. Landscaping, Walls, Fences, and Screening

a. Intent. The intent of this Subsection is to ensure developments utilize landscaping, walls, and fences that are designed to be in harmony with adjacent lower-intensity/smaller scale uses, soften the appearance of large massing along the street, allow for both privacy and visibility, and increase a development's resiliency to wildfire, heat, drought, and floods.

b. Trees and Plants.

i. Coverage. A minimum of 20 percent of the lot area not used for buildings (such as setbacks and open space) and up to 5,000 square feet shall be landscaped with a combination of trees, ground cover, shrubbery, planters, or flowers. Areas of existing landscaping and naturally occurring vegetation may count toward this requirement.

(1) Pedestrian walkways may be developed in the landscaped area and count towards the minimum landscaped area requirement.

ii. Plant species. At least 80 percent of the on-site landscaping coverage area shall consist of trees and plants native to southern California or non-invasive and drought tolerant plants as approved by the Director. This provision does not apply to those plants grown for personal consumption.

c. Walls and Fences.

i. Transparency. Fence design may include a combination of solid planes and/or open fencing.

ii. Materials. Fences shall be constructed of wood, wood composite, concrete, masonry, clay, aluminum, iron, steel, or glass. The use of barbed or razor wire, electrified fence, and chain-link and wired fence in conjunction with any fence, wall, roof, or hedge is prohibited unless required by any local, state, or federal regulation, as applicable. Notwithstanding the foregoing, chain-link or wired fencing may be permitted with an approved facility for the containment of animals as long as the fencing is not installed along the perimeter of the lot.

d. Screening.

i. Trash Enclosures. All residential development projects that include trash enclosures shall comply with Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste).

ii. Mechanical Equipment and Utilities: Fire Department backflow prevention devices, water meters, transformers, and other utility-related equipment are prohibited in the front yard unless completely screened in a manner that is incorporated into the design of the development. This provision does not apply to water tanks and landscaping equipment such as irrigation and sprinkler control systems.

(1) 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.

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

(3) If mechanical equipment and utilities are not visible from the front property line, screening is not required.

8. Vehicle Parking Facilities.

a. Intent. The intent of this Subsection is to foster a pedestrian oriented environment between the street and the primary building and to maintain and enhance the visual character of residential neighborhoods by minimizing the visual dominance of parking areas.

b. Parking Locations. In addition to the standards that follow, the primary building of Single-Unit developments shall comply with Section 22.112.040 (Vehicle Parking), unless located underground.

i. Garages or uncovered surface parking lots shall not be located closer to the front property line than the front door of the building closest to the front property line and shall comply with one of the conditions listed in Table 22.140.520 – D, except if the site is located in a Hillside Management Area or as otherwise allowed by this Title 22, in which case parking may be situated closer to the front property line than the front door. See FIGURES 22.140.520 – F, 22.140.520 – G, and 22.14.520 – H for examples of acceptable garage locations.

<u>TABLE 22.140.520 – D. GARAGE SETBACKS</u>		
<u>Conditions (select one)</u>	<u>Garage setback from front plane of dwelling unit</u>	<u>Figure</u>
<u>Dwelling unit frontage without a covered entryway porch</u>	<u>5 feet minimum</u>	<u>FIGURE 22.140.520 – 0</u>
<u>Dwelling unit frontage with an entryway porch that meets the following conditions:</u> <ul style="list-style-type: none"> • <u>The porch must have minimum dimensions of 8 feet wide, 5 feet deep</u> • <u>The porch must have an overhead canopy soffit no more than 12 feet above the floor of the porch.</u> 	<u>0 feet minimum</u>	<u>FIGURE 22.140.520 – 0</u>

ii. Garages shall make up no more than 50% of the total building frontage length, unless the development is located on a narrow lot as defined in Section 22.110.130.B, in which case the garage facing the street shall occupy no more than 80% of the total building frontage length of the dwelling unit and garage combined facing the street.

FIGURE 22.140.520 – F: Acceptable locations for vehicle parking garages and access.

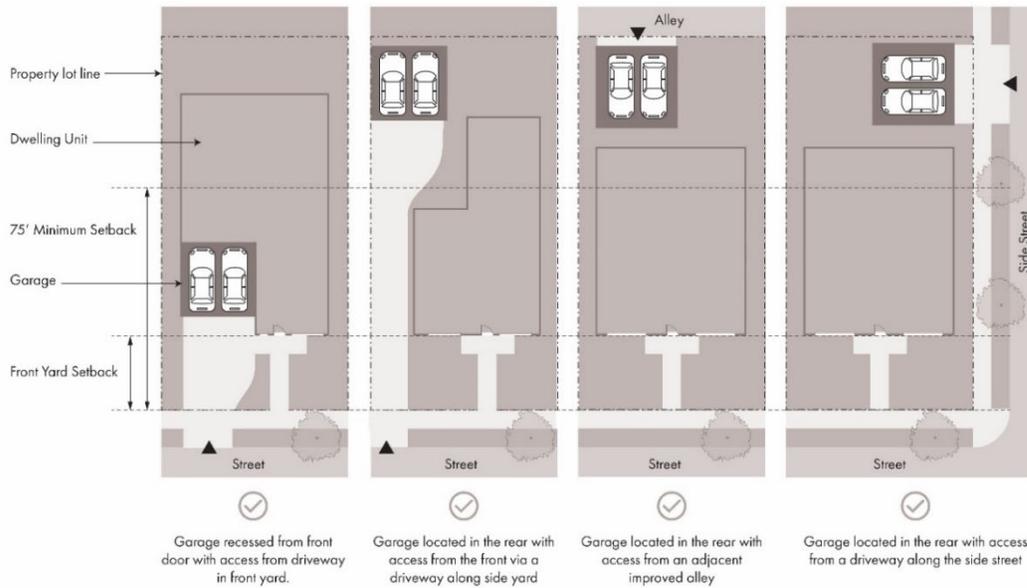


FIGURE 22.140.520 – G: Unacceptable locations for vehicle parking garages and access.

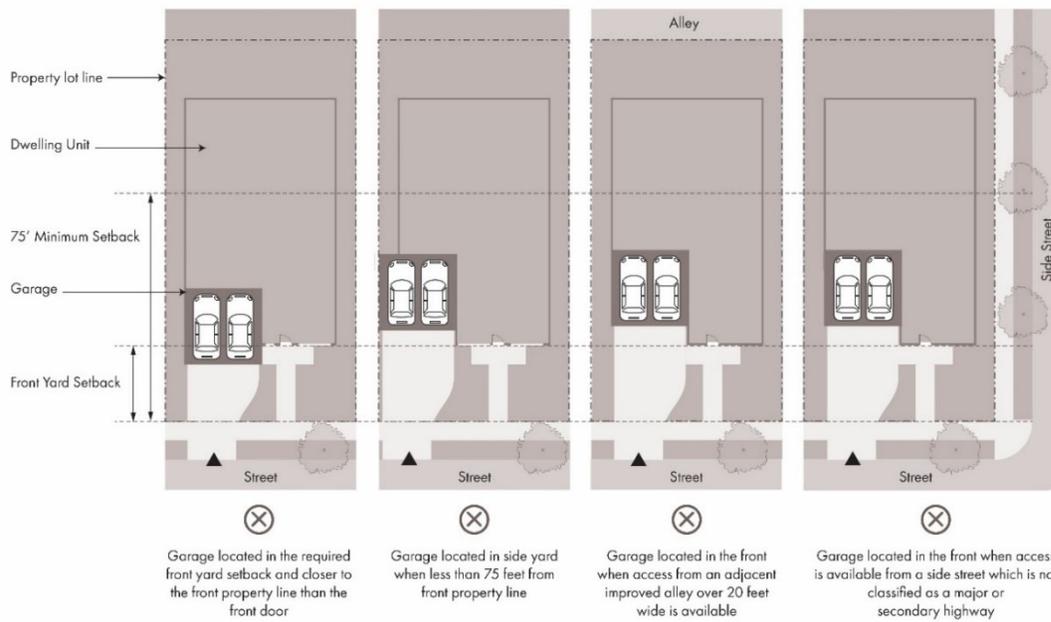
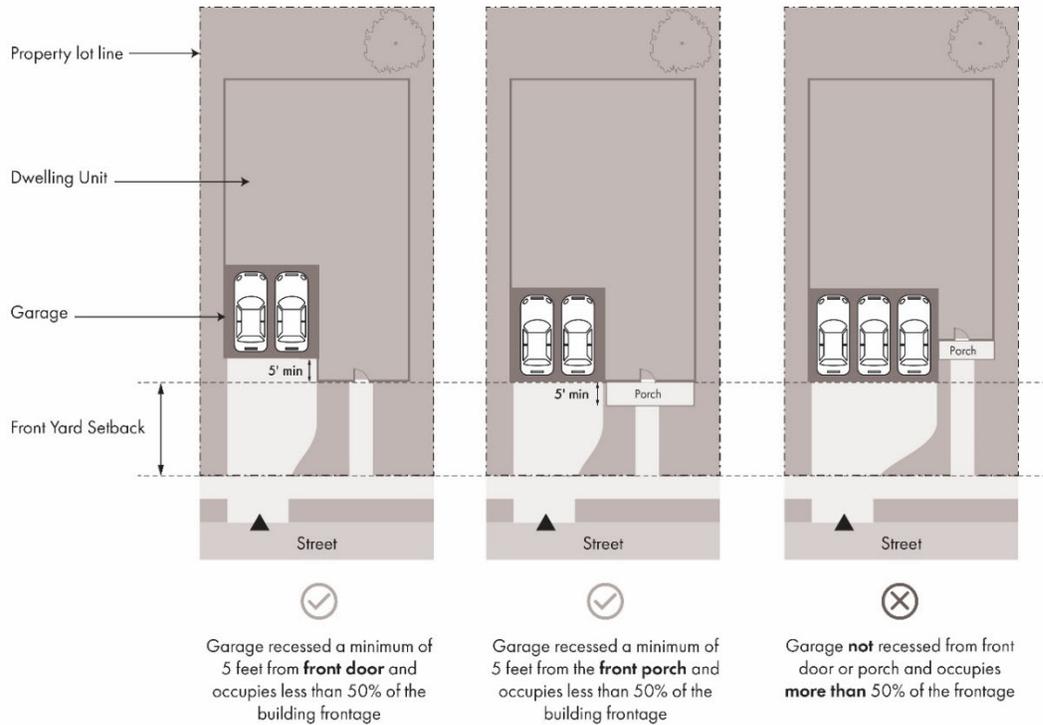


FIGURE 22.140.520 – H: If a garage door faces the street, the front plane of the garage shall be setback from the front porch or patio and occupy no more than 50% of the building frontage.



iii. Garages on lots with 100 feet or more of frontage

shall:

- (1) Provide non-street-facing parking, whether attached or detached, when located along the primary street frontage; or
- (2) Provide parking that is located in the rear of the lot as allowed by this Title 22.

G. Multi-Unit (Private Entry) Standards.

- 1. Applicability. All residential development projects consisting of multiple primary dwelling units where residents can access each unit directly via a

private external entry or via a small vestibule on the ground floor shall comply with all applicable standards in this Section.

2. Additional Standards. In addition to the provisions below, the standards for any specific use identified in Division 7 – Standards for Specific Uses shall also apply.

3. Building and Site Access.

a. Intent. The intent of this Subsection is to enhance the environment along public and private streets and in residential neighborhoods by ensuring that pedestrians, cyclists, and other non-motorists are provided with safe and pleasant access to residential buildings.

b. Direct Pedestrian Access. All buildings shall have a minimum of one direct pedestrian pathway from all adjoining street sidewalks (or public-rights-of-way where sidewalks are not present) to the front entrance of the building(s), courtyard, or individual unit facing the street.

i. Where a sidewalk in the public right-of-way is not required by other County approved plans, a pedestrian pathway connecting the building entrance to the street shoulder shall be provided.

4. Front Yards and Building Orientation

a. Intent. The intent of this Subsection is to enhance the environment along streets and in residential neighborhoods through private property site design (FIGURE 22.140.520 – A, B, C, and D).

b. Orientation. All Multi-Unit (Private Entry) buildings shall have at least one primary pedestrian entrance along the frontage oriented toward the primary adjoining street. See Subsection F.5.b.

c. Canopy Tree Requirement. A residential development shall provide a minimum of one canopy tree per lot in the first four feet of the front yard setback area adjacent to the street (FIGURE 22.140.520 – B). Additionally, a residential development shall provide an additional one canopy tree per each 40 linear feet of lot frontage above 40 feet. Trees planted to meet this requirement shall count toward satisfying the requirements Chapter 22.126 (Tree Planting). This requirement shall not apply if any of the following conditions exist in those areas of the lot adjacent to the street (FIGURE 22.140.520 – B):

i. The site is constrained by topography as defined by Chapter 22.104 (Hillside Management Areas); or

ii. There are conflicts with fuel modification requirements as defined in Chapter 32 (County Fire Code).

iii. The property fronts a street or highway in which street or parkway trees in the right-of-way are required (similar to FIGURE 22.140.520 – A).

d. Tree Sizes. All trees planted on site to meet the requirements above shall adhere to species and sizes required by Chapter 22.126 (Tree Planting).

5. Ground Floor Treatments.

a. Intent. The intent of this Subsection is to ensure that primary entryways to a building are oriented toward the public right-of-way to encourage pedestrian activity to and from the building.

b. Primary 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. Be oriented to the right-of-way from the 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 22.140.520

- E.

<u>TABLE 22.140.520 – E. ENTRYWAY ARTICULATION STRATEGIES (MIXED-USE (PRIVATE ENTRY))</u>	
<u>Entryway Façade Articulation (select at least two)</u>	<u>Minimum Dimensions (each)</u>
<u>A covered porch in front of the doorway</u>	<u>5 feet wide, 5 feet deep</u>

<u>TABLE 22.140.520 – E. ENTRYWAY ARTICULATION STRATEGIES (MIXED-USE (PRIVATE ENTRY))</u>	
<u>Entryway Façade Articulation (select at least two)</u>	<u>Minimum Dimensions (each)</u>
<u>Another form of weather protection such as an overhead projection, awning, or canopy instead of a covered porch</u>	<u>5 feet wide, 3 feet deep</u>
<u>Entryway recessed from the building façade to create a landing area</u>	<u>3 feet deep</u>
<u>The entryway includes a window on the door or adjacent to the door</u>	<u>2 feet wide, 6-inch-tall window</u>
<u>Contrasting color, material, or transparency</u>	<u>Extending 6 feet horizontally from each side of entry door</u>
<u>An entryway raised on a stoop from the pedestrian pathway</u>	<u>6 feet wide, 4 feet deep</u> <u>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.</u>

d. Entryway widths. All primary building entryways areas (recessed, projecting, or porches) shall be at least 5 feet wide as shown in FIGURE 22.140.520 – D.

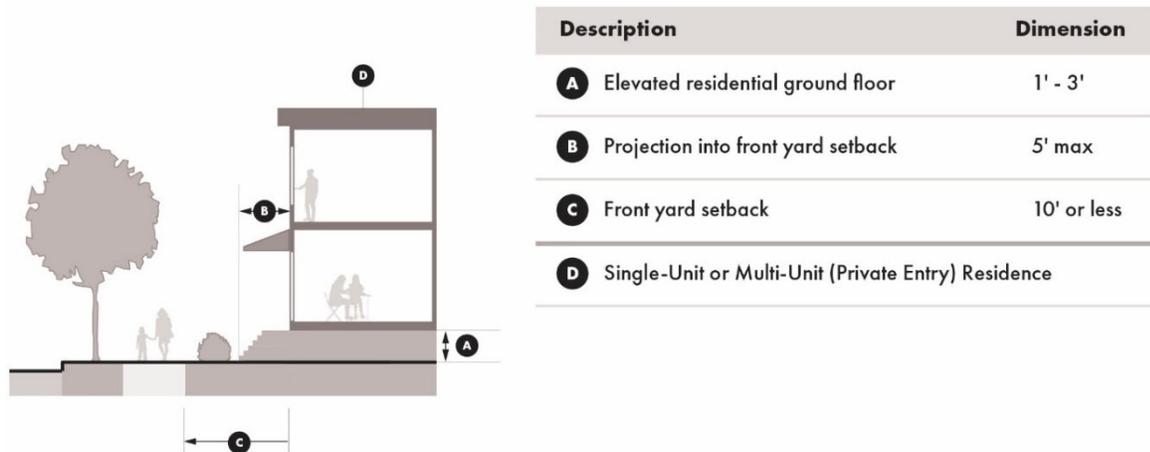
e. Ground floor privacy. Multi-Unit (Private Entry)

developments in which some units take pedestrian access from the right-of-way (such as townhouse style developments) or internal open space (such as a courtyard or paseo) shall mitigate privacy concerns for residents by implementing employ at least two of the strategies outlined in TABLE 22.140.520 – F.

<u>Table 22.140.520 – F. Entryway Privacy Mitigation Strategies</u>		
<u>Privacy Mitigation (select at least two)</u>	<u>Dimensions (each)</u>	<u>Examples</u>
<u>Elevate a ground floor residential unit</u>	<u>Between 1-3 feet high</u>	<u>FIGURE</u> <u>22.140.520</u> <u>-1</u>
<u>Recess the entry of a ground floor residential unit</u>	<u>3 feet deep minimum</u>	
<u>Rotate the doorway of a ground floor residential unit perpendicular to the street.</u>	<u>Rotated 90 degrees from the street.</u>	
<u>Include a stoop, porch, or patio which may be covered by an awning, canopy, or recessed entrance</u>	<u>May project a maximum of 5 feet into front setback area.</u>	
<u>Incorporate a fence, wall, or hedge around the individual stoop, porch, or patio when adjacent to front or corner side yards</u>	<u>42 inches high maximum from the sidewalk elevation and comply with §22.110.070 of the code</u>	

<p><u>Provide operable interior or exterior window coverings (shades, blinds, shutters)</u></p>	<p><u>100% of the windows on the ground floor</u></p>	
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FIGURE 22.140.520 – I: Ground floor of Multi-Unit (Private Entry) adjacent to a public sidewalk and street.



6. Building Articulation.

a. Intent. The intent of this Subsection is to ensure that the design of a residential development is considerate of its surroundings in all directions by breaking up large, otherwise featureless spaces, masses, or volumes on all building façades with architectural detailing and modulations.

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 the following criteria:

i. The façade wall shall include at least two articulation or architectural detailing strategies and shall include an additional articulation or

architectural detailing for every 30 linear feet of horizontal building facade, distributed across the width of each street, highway, or alley-facing building façade utilizing the strategies in Table 22.140.520 – G. Strategies used to satisfy this requirement shall not be used to satisfy another requirement within this Section.

<u>TABLE 22.140.520 – G. ARTICULATION AND ARCHITECTURAL DETAILING STRATEGIES (MULTI-UNIT (PRIVATE ENTRY))</u>	
<u>Accent type (select at least one plus one per 30 linear feet)</u>	<u>Minimum Requirements (each)</u>
<u>Weather protection or Shading Device over windows (awnings, louvers, or canopies)</u>	<u>3 feet deep for 50% of the windows</u>
<u>Variation in window sizes</u>	<u>20% of windows shall possess at least 50% change in depth or 20% change in size (square feet) between two floors</u>
<u>Recessed Windows</u>	<u>6 inches deep for over 50% of the façade window area</u>
<u>Bay Windows</u>	<u>2 feet projection for 10% of windows</u>
<u>Sill and/or lintel articulation</u>	<u>6 inches high, 4 inches deep for 50% of windows</u>
<u>Projected window surrounds</u>	<u>6 inches high, 4 inches wide, 4 inches deep for 50% of windows</u>
<u>Provide increased fenestration (windows and doors)</u>	<u>Covers at least 20% of total wall area</u>

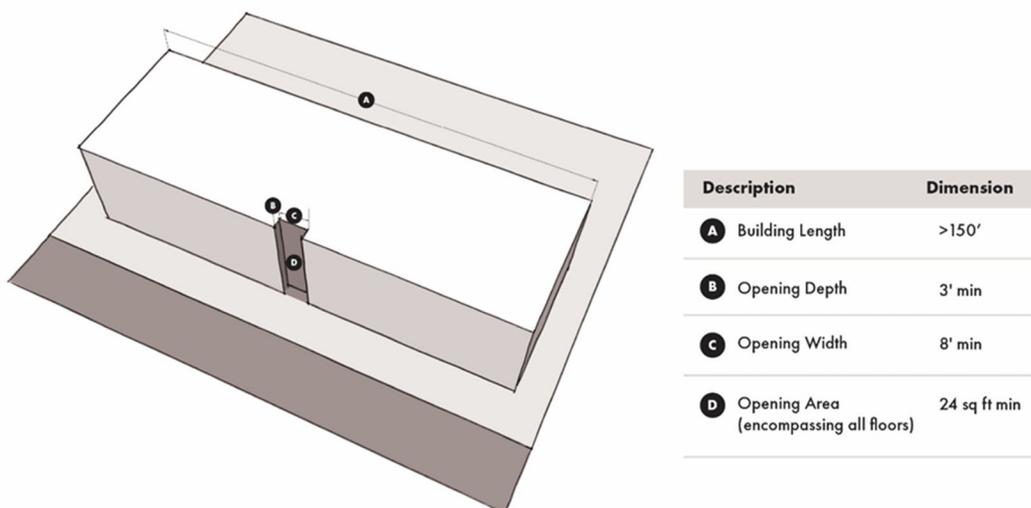
<u>TABLE 22.140.520 – G. ARTICULATION AND ARCHITECTURAL DETAILING STRATEGIES (MULTI-UNIT (PRIVATE ENTRY))</u>	
<u>Accent type (select at least one plus one per 30 linear feet)</u>	<u>Minimum Requirements (each)</u>
<u>Project, recess, or step-back on an upper floor</u>	<u>7 feet deep entire length of façade</u>
<u>Offset plane from the primary façade</u>	<u>2 feet deep in at least 20% of façade area</u>
<u>Variation in roof height</u>	<u>4 feet high along at least 20% of façade length</u>
<u>Plazas or Courtyards</u>	<u>See Table 22.140.520 – H in Section 22.140.520.G.3, below</u>
<u>Textured materials with relief, such as brick or wood siding</u>	<u>See E.5.b. Façade Variety</u>
<u>For Multi-Unit (Common Entry) and Mixed-Use buildings: Different materials or colors</u>	<u>3 different materials or colors</u>
<u>Horizontal or vertical banding or material</u>	<u>Projected or recessed 6 inches entire length of the building</u>
<u>Project building slabs on each floor of building</u>	3 feet minimum for 75% of the floors Slab projections may be used as balconies, provided they meet all required balcony dimensions

ii. Buildings facing two frontages, such as on corner lots, shall incorporate articulation and architectural detailing along each frontage with at least 20 linear feet of horizontal building length.

c. Articulation of interior building façades. A development or subdivision comprised of multiple buildings facing internal private roadways and paseos/courtyards shall incorporate at least two of the accent types in Table 22.140.520 – G.

d. Vertical recess, gap, or opening. Any multi-unit building facing a public or private 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 22.140.520 – J)

FIGURE 22.140.520 – J: For buildings above 150' in length, one vertical opening with a total of 24 square feet minimum.



7. Building Façade Details.

a. Intent. The intent of this Subsection is to ensure buildings are designed holistically on all sides to create a cohesive architectural idea and enhance the surrounding neighborhood in all directions by considering the use of materials for sides of a building equally, not just the frontage.

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

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 22.140.520 – E in Section 22.140.520.E.6.c):

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

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

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.

iv. Color. Paint color changes on a continuous material may occur at any point along the façade, including at vertical external corners.

d. 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.

e. Energy Efficiency.

i. 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.

ii. Natural Ventilation. Unless prohibited by other codes (e.g., the Building Code, Fire Code, etc.), all habitable rooms shall be provided with natural ventilation by means of operable 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 operable window on each exposure.

iii. 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.

8. Balconies and Patios.

a. Intent. The intent of this Subsection is to provide usable private open space for residents to encourage socialization, provide ample light and fresh air for the residents, and add dimensional variety to building façades.

b. Exceptions. The following types of Multi-Unit (Private Entry) development are exempt from this Subsection:

i. Residential development consisting only of a Primary Dwelling Unit with ADU(s);

ii. Residential development consisting of only two detached Primary Units;

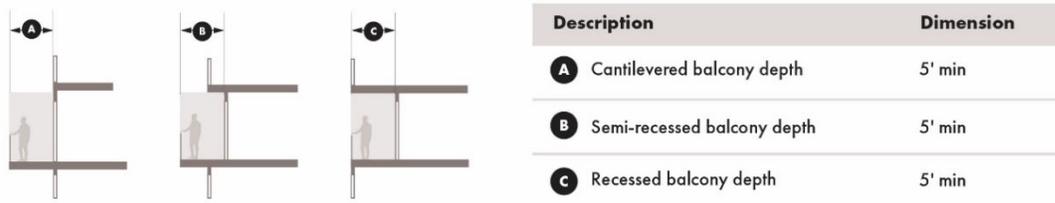
iii. Residential development consisting of up to four attached dwelling units where the development provides an aggregate of at least 100 square feet of on-ground, on-site open space per unit.

c. Access. Private balconies and patios shall be directly accessible from the residential unit (FIGURE 22.140.520 – K to FIGURE 22.140.520 M).

FIGURE 22.140.520 – K: Balcony and ground floor patio dimensions.



FIGURE 22.140.520 – L: Cantilevered, semi-recessed, and recessed balconies.



i. Location. Patios and balconies shall be provided as outlined in Table 22.140.520 – H. Required balconies may be located along exterior building walls, along internal walls facing courtyards, or a combination of both.

ii. 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.

iii. 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 22.140.520 – G.

<u>Table 22.140.520 – G. UPPER FLOOR UNIT BALCONY REQUIREMENTS</u>	
<u>Balcony type (select one)</u>	<u>Percent of upper floor units</u>
<u>Full balconies only</u>	<u>25% minimum</u>
<u>Juliette balconies only</u>	<u>50% minimum</u>
<u>Combination of full balconies and Juliette balconies</u>	<u>10% minimum full balconies and 30% minimum Juliette balconies</u>

iv. Full Balcony Dimensions. Any full balcony designed to satisfy the requirements of this Subsection shall meet the following dimensions:

- (1) Balconies shall be a minimum of 5 feet deep.
- (2) The height of the balcony area shall not be less

than the ceiling height of the adjoining floor.

- (3) The number of bedrooms in the attached unit

shall determine the minimum square footage of each balcony as defined in Table

22.140.520 – H.

<u>TABLE 22.140.520 – H. FULL BALCONY DIMENSIONS</u>	
<u>Number of bedrooms</u>	<u>Minimum Balcony Area (each)</u>
<u>0 bedrooms (Studio)</u>	<u>45 square feet</u>
<u>One bedroom</u>	<u>75 square feet</u>
<u>Two bedroom or more</u>	<u>100 square feet</u>

v. Juliette Balcony Dimensions. Any Juliette balcony designed to satisfy the requirements of this Subsection shall meet the following dimensions. (FIGURE 22.140.520 – M, above)

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

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

9. Landscaping and Screening.

a. Intent. The intent of this Subsection is to ensure developments utilize landscaping, walls, and fences that are designed to be in harmony with adjacent lower-intensity/smaller scale uses, soften the appearance of large massing along the street, allow for both privacy and visibility, and increase a development's resiliency to wildfire, heat, drought, and floods.

b. Trees and Plants.

i. 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.

(1) Required landscaping within parking lots does not count toward this coverage requirement.

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

ii. Plant species. At least 80 percent of the onsite landscaping coverage area shall consist of trees and plants native to southern California or non-invasive and drought tolerant as approved by the Director. This provision does not apply to those plants grown for personal consumption.

c. Walls and Fences.

i. 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.

ii. Materials. Fences shall be constructed of wood, wood composite, concrete, masonry, clay, aluminum, iron, steel, or glass. The use of barbed or razor 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.

d. Screening.

i. Trash Enclosures. All residential development projects that include trash enclosures shall comply with Chapter 22.132 (Storage Enclosure Requirements for Recycling And Solid Waste).

ii. Mechanical Equipment and Utilities: Fire Department backflow prevention devices, water meters, transformers, and other utility-related equipment are prohibited in the front yard unless completely screened in a manner that is incorporated into the design of the development. This provision does not apply to landscaping equipment such as irrigation and sprinkler control systems.

(1) 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.

(2) If on a rooftop or in a yard, the equipment shall be screened from view from the street with a wall, fence, or landscaping.

e. 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.

10. Vehicle Parking Facilities.

a. Intent. The intent of this Subsection 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 visual dominance of parking areas.

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

c. Parking Locations. In addition to the standards that follow, Single-Unit developments shall comply with Section 22.112.040 (Vehicle Parking)

(FIGURE 22.140.520 – F, FIGURE 22.140.520 – G, and FIGURE 22.140.520 – H), unless located underground.

i. Garages or surface parking lots shall not be located closer to the front property line than the front door of the building closest to the front property line and shall comply with one of the conditions listed in Table 22.140.520 – D, except if the site is located in a Hillside Management Area or as otherwise allowed by this Title 22, in which case parking may be situated closer to the front property line than the front door. See FIGURES 22.140.520 – F, 22.140.520 – G, and 22.140.520 – H for examples of acceptable garage locations.

ii. 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:

(1) If the development site abuts an improved alley less than 20 feet wide.

(2) If the development 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.

(3) If the side street is classified as a major or secondary highway.

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

iv. Garage Placement.

(1) Applicability. This Subsection shall apply only to developments with one to four dwelling units. (FIGURE 22.140.520 – H and FIGURE 22.140.520 – N to FIGURE 22.140.520 – Q).

(2) Garages on lots with 100 feet or more of frontage shall:

(a) Provide non-street-facing parking, whether attached or detached, when located along the primary street frontage; or

(b) Provide parking that is located in the rear of the lot as allowed by this Title 22.

(3) Street-facing parking. Garages facing the street and located to the side of or below the primary dwelling unit shall:

(a) 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 or face away from the street.

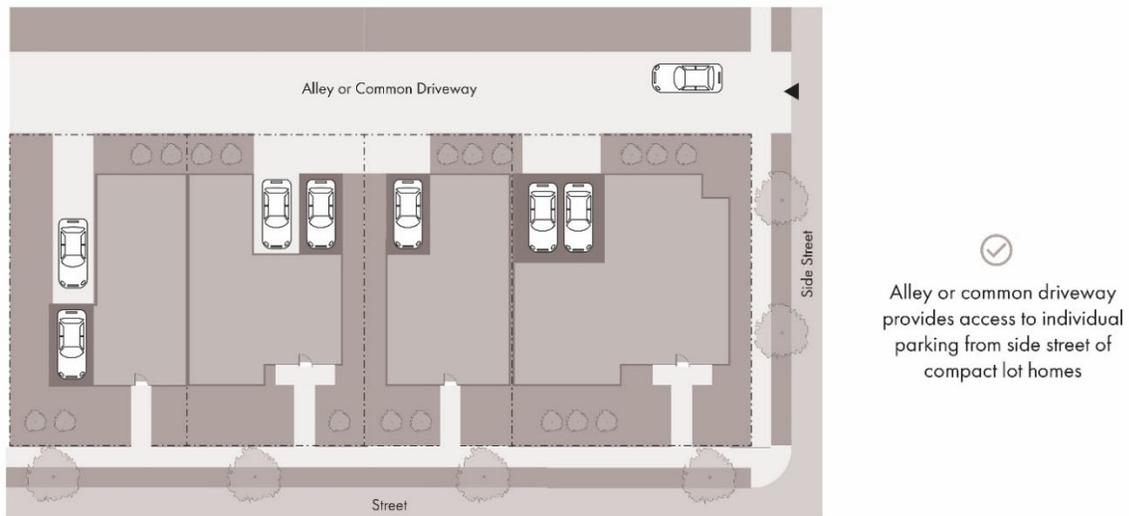
(b) Occupy no more than 50% of the total building frontage length of the dwelling unit and garage combined facing a street, unless the development is located on a narrow lot as defined in Section 22.110.130.B, in which case the garage facing the street shall occupy no more than 80% of the total building frontage length of the dwelling unit and garage combined facing the street.

(c) 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 dwelling unit frontage in a manner consistent with one of the conditions listed in Table 22.140.520 – D.

d. Common Driveways. In addition to all requirements in Section 22.112, developments shall provide shared common driveways for vehicular access. Common driveways shall comply with all applicable provisions of the Los Angeles County Fire Code (Title 32).

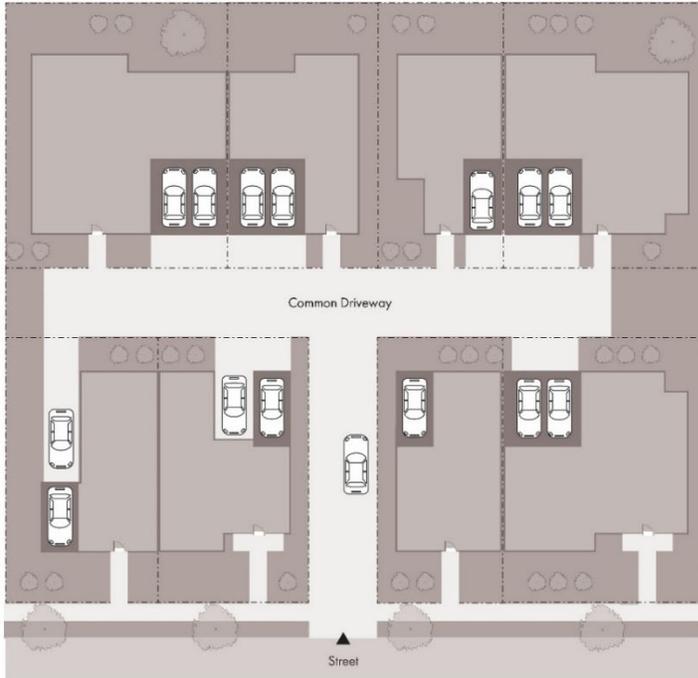
i. Alley-abutting lots shall use the alley for vehicle access. (FIGURE 22.140-520 – N)

FIGURE 22.140.520 – N: Alley-abutting lots shall use the alley for vehicle access.

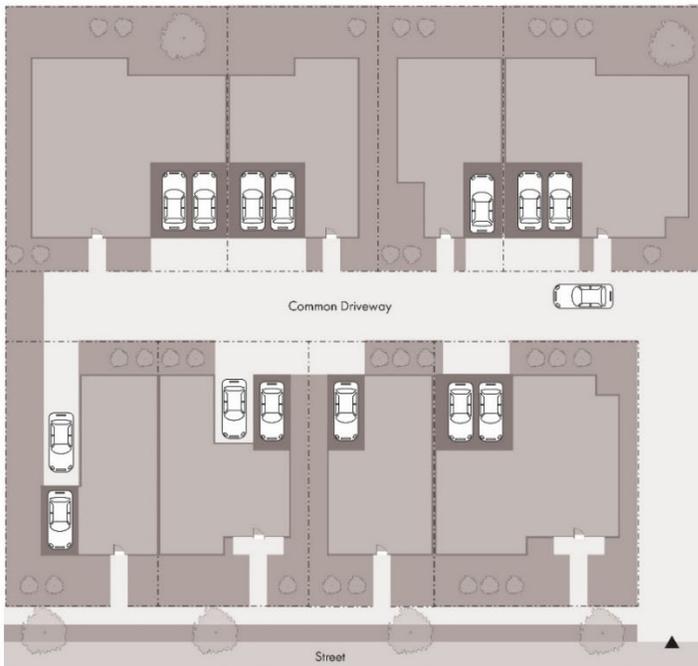


ii. For townhouses where on-site parking is provided, a T-shaped or L-shaped shared private driveway shall be provided if the development site sits on a mid-block lot (not abutting an alley). (FIGURE 22.140.520 – P and FIGURE 140-520 – O, below).

FIGURE 22.140.520 – O: Top: T-shaped common driveway. Bottom: L-shaped common driveway.



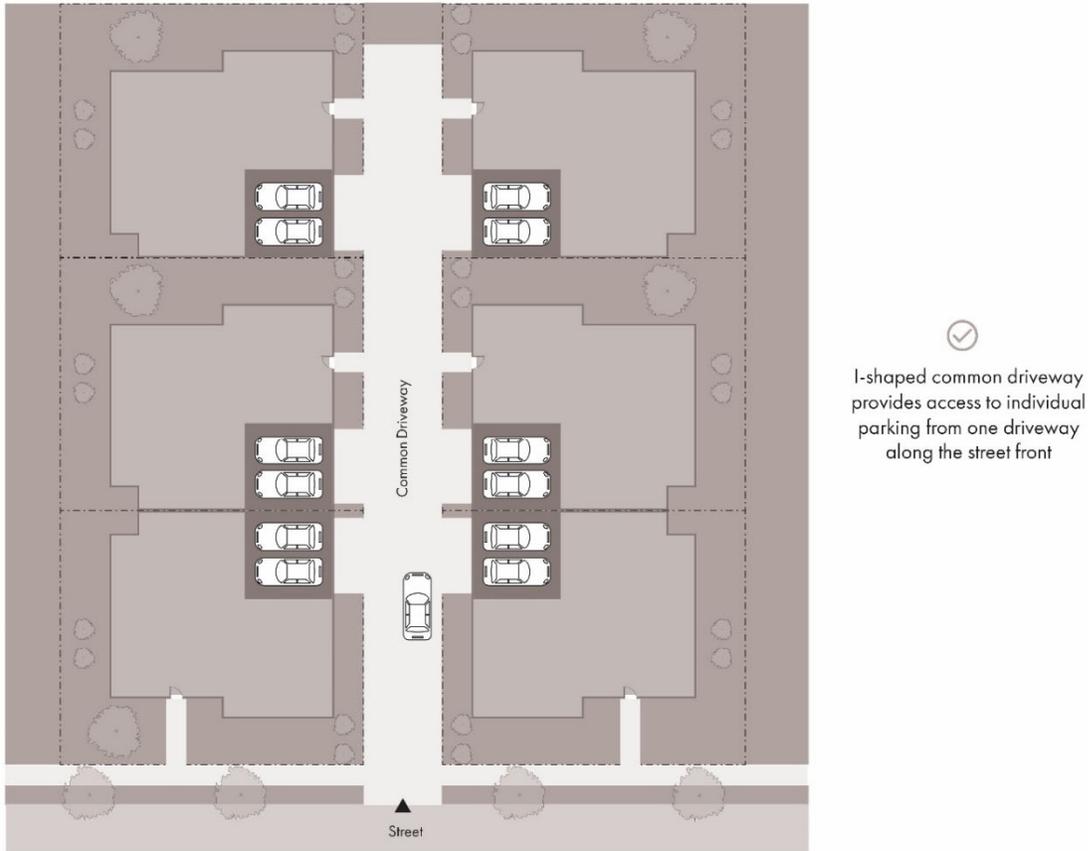
☑
T-shaped common driveway provides access to individual parking from one driveway along the street front



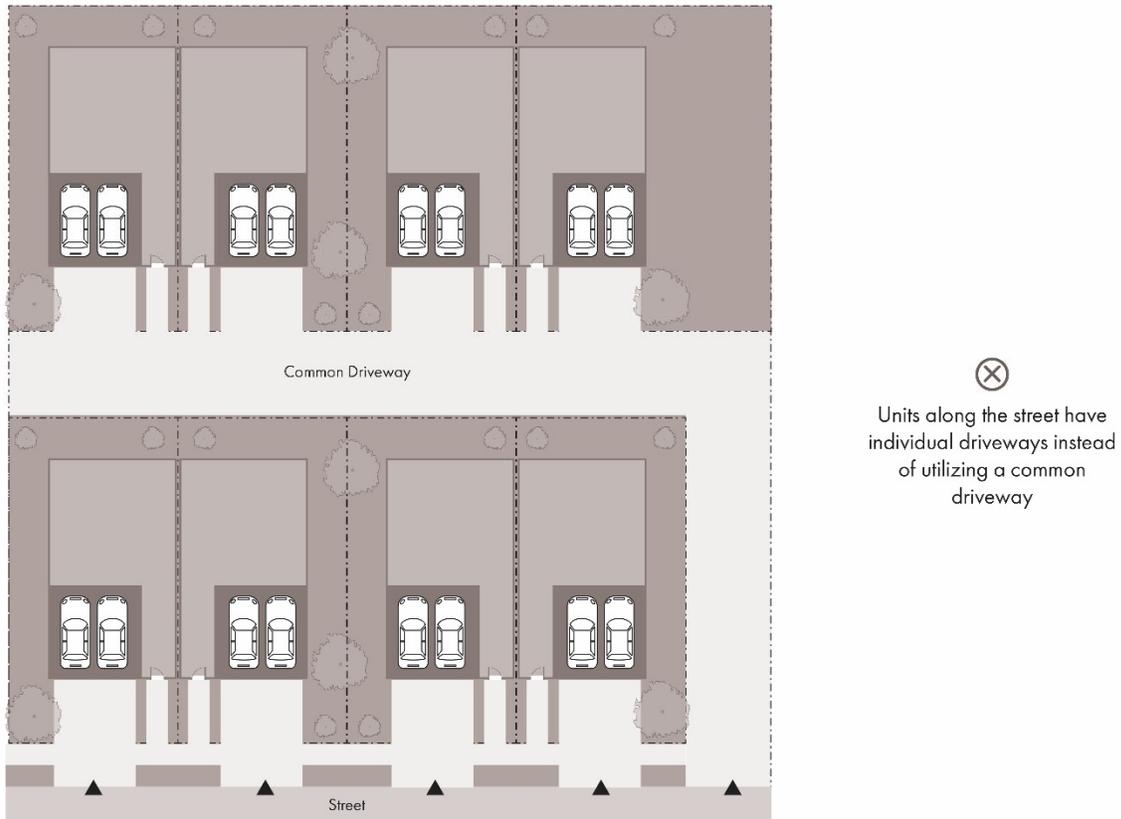
☑
L-shaped common driveway provides access to individual parking from one side of the development

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 22.140.520 – P to FIGURE 140.520 – Q).

[FIGURE 22.140.520 – P: Shared common driveway between two adjacent lots.](#)

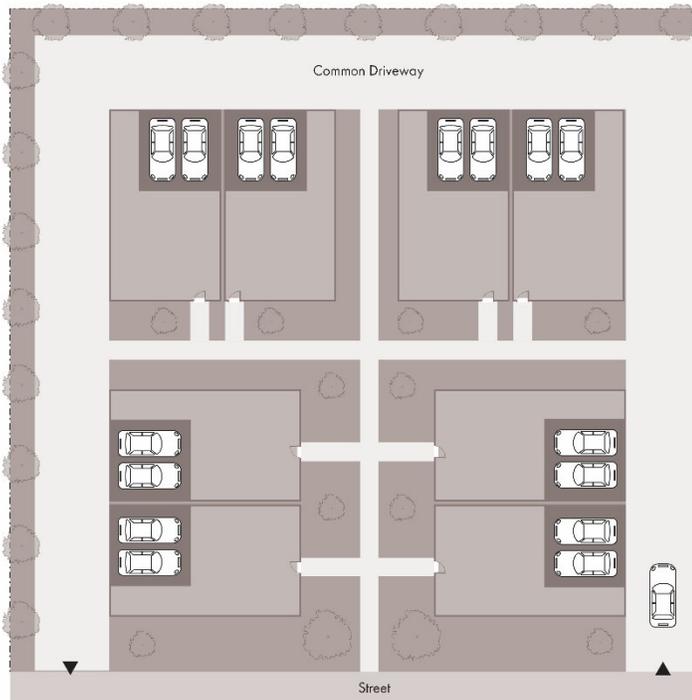


[FIGURE 22.140.520 – Q: Unacceptable layout with multiple individual driveways along street-facing units instead of utilizing a common driveway.](#)

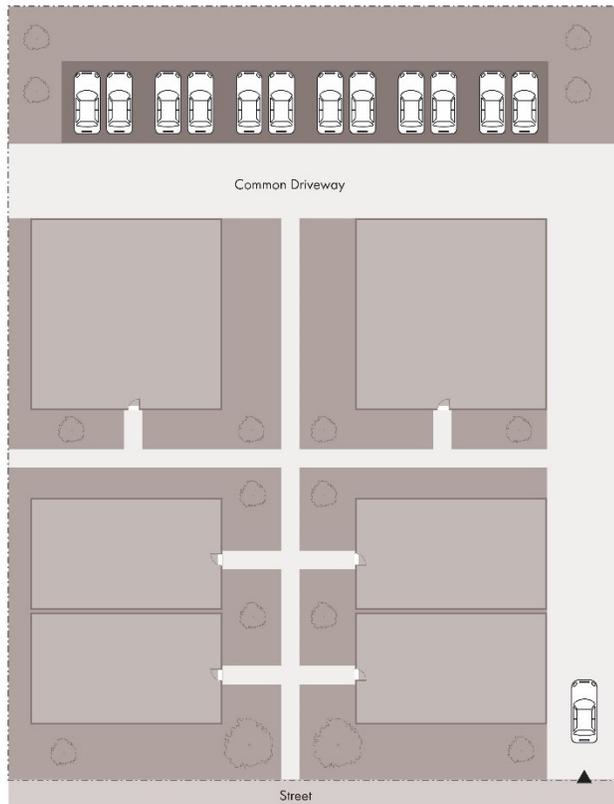


iv. For Bungalow Courts, a L-shaped or U-shaped common drive shall be permitted if the development is a mid-block lot (not abutting on an alley or side street) (FIGURE 22.140.520 – R). A U-shaped common drive may have two curb cuts on the primary street, each a maximum of 20’ wide if the common drive 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.

FIGURE 22.140.520 – R: Common driveways for bungalow courts.



U-shaped common driveway around the edge of the site in a bungalow 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

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.

e. Parking Frontage. Street-fronting units shall locate individual garage doors away from the street (FIGURE 22.140.520 – N to FIGURE 22.140.520 – R, above).

H. Multi-Unit (Common Entry) and Mixed-Use Standards.

1. Applicability. All residential developments consisting of multiple dwelling units, the majority of which are typically accessed through internal lobbies and hallways and not directly from exterior of the building(s), shall comply with all applicable standards in this Section.

2. Additional Standards. In addition to the provisions below, the standards for any specific use identified in Division 7 – Standards for Specific Uses shall also apply.

3. Building and Site Access:

a. Intent. The intent of this Subsection is to enhance the environment along public and private streets and in residential neighborhoods by ensuring that pedestrians, cyclists, and other non-motorists are provided with safe and pleasant access to residential buildings.

b. Direct Pedestrian Access. All buildings shall have a minimum of one direct pedestrian pathway from all adjoining street sidewalks (or public-rights-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 be provided to

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 be provided to connect all building entrances to the sidewalk along the street.

ii. Where a sidewalk in the public right-of-way is not required by other County approved plans, a pedestrian pathway connecting the building entrance to the street shoulder shall be provided.

iii. All pedestrian paths on private property shall be a minimum of five 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. 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.

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.

4. Front Yards and Building Orientation.

a. Intent. The intent of this Subsection is to enhance the environment along streets and in residential neighborhoods through private property site design (FIGURE 22.140.520 – A, B, C, and D).

b. Orientation. The frontage of all Multi-Unit (Common Entry) and Mixed-Use buildings shall have at least one primary pedestrian entrance along the frontage oriented to the primary adjoining streets or open space. See Subsection D.2.a.

c. Setbacks.

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

(1) In the R-5 and MXD Zone:

(a) For buildings with a height less than 35 feet, no minimum setback at the ground floor is required unless the total width of the sidewalk and parkway is narrower than ten feet. (FIGURE 22.140.520 – S).

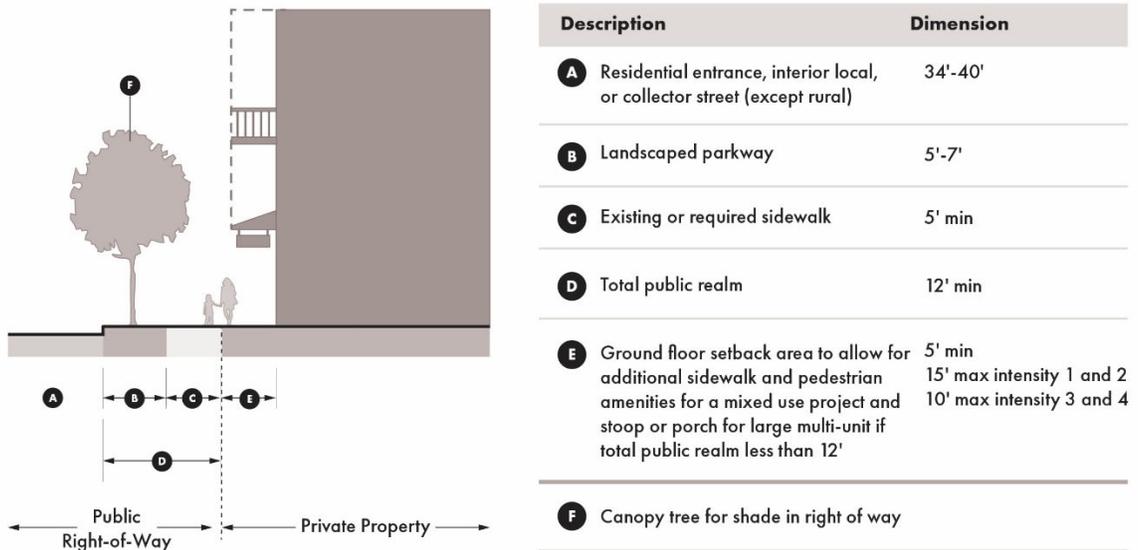
(b) For buildings with a height greater than 35 feet, a setback of at least five feet at the ground floor shall be provided.

(c) No building shall have a setback greater than 10 feet at the ground floor.

(2) In all other zones:

(a) The setback at the ground floor shall be a maximum of 15 feet.

FIGURE 22.140.520 – S: 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.



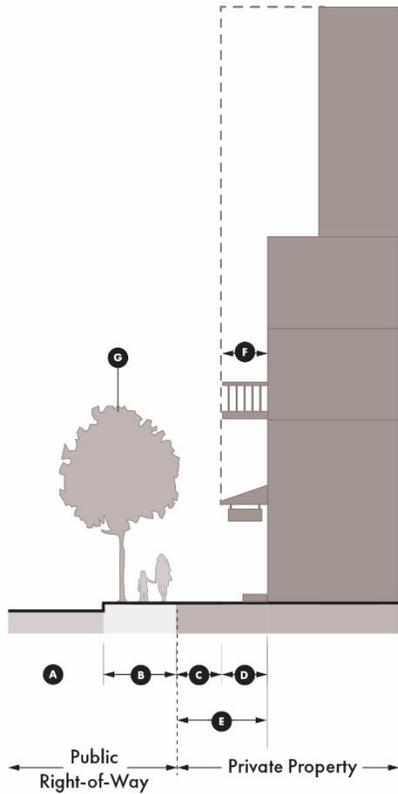
ii. Adjacent to major and secondary highways: Where not already required by the underlying zoning, developments adjacent to major or secondary highways shall provide the following front yard setbacks:

(1) In the R-5 and MXD zones the front yard setback shall be no less than five feet and no more than 10 feet at the ground level.

(2) In all other zones the setback at the ground floor shall be a minimum of 15 feet.

iii. Setback Usage in Mixed-Use Developments. Mixed-Use developments shall use the front setback for landscaping, outdoor dining, building entries, and other pedestrian amenities (FIGURE 22.140.520 – T). See Subsection G.3.e, below (Ground Floor Pedestrian-Oriented Strategies).

FIGURE 22.140.520 – T: 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.



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

5. Ground Floor Treatments.

a. Intent. The intent of this Subsection is to ensure that primary entryways to a building are oriented toward the public right-of-way to encourage pedestrian activity to and from the building.

b. Primary 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.

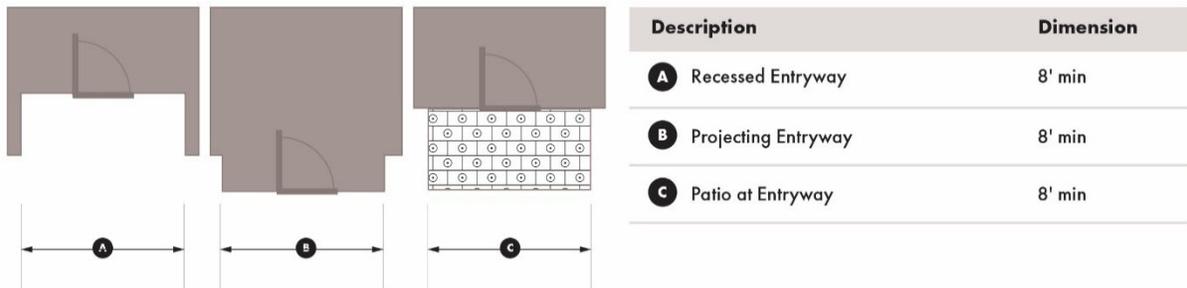
c. Entryway articulation. All primary building entryways shall incorporate at least two of the entryway articulation strategies listed in Table 22.140.520 – I of Section 22.140.520.E.4.c, above.

<u>TABLE 22.140.520 – I. ENTRYWAY ARTICULATION STRATEGIES (MULTI-UNIT (COMMON ENTRY))</u>	
<u>Entryway Façade Articulation (select at least two)</u>	<u>Minimum Dimensions (each)</u>
<u>A covered porch in front of the doorway</u>	<u>5 feet wide, 5 feet deep</u>
<u>Another form of weather protection such as an overhead projection, awning, or canopy instead of a covered porch</u>	<u>5 feet wide, 3 feet deep</u>
<u>Entryway recessed from the building façade to create a landing area</u>	<u>3 feet deep</u>
<u>The entryway includes a window on the door or adjacent to the door</u>	<u>2 feet wide, 6-inch-tall window</u>

TABLE 22.140.520 – I. ENTRYWAY ARTICULATION STRATEGIES (MULTI-UNIT (COMMON ENTRY))	
<u>Entryway Façade Articulation (select at least two)</u>	<u>Minimum Dimensions (each)</u>
<u>Contrasting color, material, or transparency</u>	<u>Extending 6 feet horizontally from each side of entry door</u>
<u>An entryway raised on a stoop from the pedestrian pathway</u>	<u>6 feet wide, 4 feet deep</u> <u>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.</u>

d. Entryway widths. All primary building entryways areas (recessed, projecting, or porches) shall be at least 8 feet wide as shown in FIGURE 22.140.520 – U, below.

FIGURE 22.140.520 – U: Entryway width for Multi-Unit (Common Entry).



e. Ground Floor Pedestrian-Oriented Strategies.

i. Transparency. The ground floor of a Multi-Unit (Common Entry) and 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 as follows:

(1) 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. However, if these buildings have frontage on a primary or secondary highway that has average noise levels above 65 dB as measured at the front property line, the minimum percentage of wall area along that frontage devoted to windows may be reduced to 10% if the building includes an internal courtyard to provide light and air into spaces fronting the street.

(2) 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.

(3) 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.

ii. Parking: Parking shall not be visible on the ground floor (see D.6. Vehicle Parking Facilities).

iii. Pedestrian-oriented strategies. Buildings that face a highway, street, or sidewalk shall implement at least one of the pedestrian-oriented

strategies listed in Table 22.140.520 – J along the total ground floor building frontage facing a highway, street, or sidewalk.

<u>TABLE 22.140.520 – J. PEDESTRIAN ORIENTED STRATEGIES</u>	
<u>Strategy (select at least one)</u>	<u>Minimum Dimensions (each)</u>
<u>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.</u>	<u>Minimum depth of 5 feet.</u> <u>Minimum area in square feet is determined by the following formula:</u> <u>Linear feet of building x 2.5</u> <u>(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)</u>
<u>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.</u>	<u>Occupies at least 50% of the ground floor area and must meet transparency requirements in H.5.e.i above.</u>
<u>Include public art in publicly visible areas along the ground floor (as defined in Section 22.246.090 - Public Art in Private Development Program)</u>	<u>Spans a minimum length of 10% of the building frontage and minimum height 80% of the of the ground floor.</u>

<p><u>Provide publicly accessible landscaped areas with seating, shading, and site illumination</u></p>	<p><u>See Subsection G.7.e, below (Site Furnishings: Multi-Unit (Common Entry) and Mixed-Use)</u></p>
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6. Building Articulation

a. Intent. The intent of this Subsection is to ensure that the design of a residential development is considerate of its surroundings in all directions by breaking up large, otherwise featureless spaces, masses, or volumes on all building façades with architectural detailing and modulations.

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 the following criteria:

i. The façade wall shall include at least two articulation or architectural detailing strategies and shall include an additional 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 utilizing the strategies in Table 22.140.520 – K, above. Strategies used to satisfy this requirement shall not be used to satisfy another requirement within this Section.

<u>TABLE 22.140.520 – K. ARTICULATION AND ARCHITECTURAL DETAILING STRATEGIES (MULTI-UNIT (COMMON ENTRY))</u>	
<u>Accent type (select at least one plus one per 30 linear feet)</u>	<u>Minimum Requirements (each)</u>
<u>Weather protection or Shading Device over windows (awnings, louvers, or canopies)</u>	<u>3 feet deep for 50% of the windows</u>
<u>Variation in window sizes</u>	<u>20% of windows shall possess at least 50% change in depth or 20% change in size (square feet) between two floors</u>
<u>Recessed Windows</u>	<u>6 inches deep for over 50% of the façade window area</u>
<u>Bay Windows</u>	<u>2 feet projection for 10% of windows</u>
<u>Sill and/or lintel articulation</u>	<u>6 inches high, 4 inches deep for 50% of windows</u>
<u>Projected window surrounds</u>	<u>6 inches high, 4 inches wide, 4 inches deep for 50% of windows</u>
<u>Provide increased fenestration (windows and doors)</u>	<u>Covers at least 20% of total wall area</u>
<u>Project, recess, or step-back on an upper floor</u>	<u>7 feet deep entire length of façade</u>
<u>Offset plane from the primary façade</u>	<u>2 feet deep in at least 20% of façade area</u>

<u>TABLE 22.140.520 – K. ARTICULATION AND ARCHITECTURAL DETAILING STRATEGIES (MULTI-UNIT (COMMON ENTRY))</u>	
<u>Accent type (select at least one plus one per 30 linear feet)</u>	<u>Minimum Requirements (each)</u>
<u>Variation in roof height</u>	<u>4 feet high along at least 20% of façade length</u>
<u>Plazas or Courtyards</u>	<u>See Table 22.140.520 – H in Section 22.140.520.G.3, below</u>
<u>Textured materials with relief, such as brick or wood siding</u>	<u>See E.5.b. Façade Variety</u>
<u>For Multi-Unit (Common Entry) and Mixed-Use buildings: Different materials or colors</u>	<u>3 different materials or colors</u>
<u>Horizontal or vertical banding or material</u>	<u>Projected or recessed 6 inches entire length of the building</u>
<u>Project building slabs on each floor of building</u>	3 feet minimum for 75% of the floors Slab projections may be used as balconies, provided they meet all required balcony dimensions

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

c. Articulation of interior building façades. A development or subdivision comprised of multiple buildings facing internal private roadways and

paseos/courtyards shall incorporate at least two of the accent types in Table 22.140.520 – C in Section 22.140.520.E.5.b, above.

d. Vertical recess, gap, or opening. Any Multi-Unit or Mixed-Use building facing a public or private 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 22.140.520 – J in Section 22.140.520.F.2.b, above)

e. 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 22.140.520 – IK. None of the below listed features may project into public right-of-way.

<u>TABLE 22.140.520 – K. BASE, MIDDLE, AND TOP STRATEGIES</u>	
<u>Strategy (select at least two)</u>	<u>Minimum Dimensions (each)</u>
<u>Incorporate ground floor awnings, porches, stoops, arcades, or canopies that project horizontally from the façade and shade windows</u>	<u>5 feet deep 50% of frontage (applies to both frontages on corner lots)</u>
<u>Step-back upper-floor façade horizontally from the floor below starting at third floor along front façade</u>	<u>Recessed 3 feet from the primary façade for 80% of the length of the façade</u>

<u>TABLE 22.140.520 – K. BASE, MIDDLE, AND TOP STRATEGIES</u>	
<u>Strategy (select at least two)</u>	<u>Minimum Dimensions (each)</u>
<u>Recessed building frontage at the ground floor horizontally from upper floors</u>	<u>Recessed 3 feet from the primary façade for 80% of the length of the façade</u>
<u>Vary the façade material, texture, or pattern on the ground floor from the upper floors/top floors.</u>	<u>80% coverage of the façade wall area on the ground floor</u>
<u>Select a different façade color on the ground floor from the upper floors/top floor.</u>	<u>80% coverage of the façade wall area on the ground floor</u>
<u>Vary the size or depth of windows, balconies, or awnings across the building’s base, middle and top</u>	<u>50% change in depth or 20% change in size (square feet) between ground-floor and upper floors</u>
<u>Crown the building with a horizontal element, projecting parapet, or cornice.</u>	<u>2 feet tall along the entire roofline</u>
<u>Provide sloped or visible roof</u>	<u>Slope ratio of 1:4 (height: length)</u>
<u>Increase floor-to-floor height of the building’s top floor</u>	<u>2 feet taller than average height of all floors below top floor and above ground floor.</u>
<u>Increase floor-to-floor height of the building’s ground floor, with associated increase in windows.</u>	<u>2 feet taller than the ground floor height required</u>

<u>TABLE 22.140.520 – K. BASE, MIDDLE, AND TOP STRATEGIES</u>	
<u>Strategy (select at least two)</u>	<u>Minimum Dimensions (each)</u>
<u>Include an overhang on an upper floor that projects horizontally from the façade</u>	<u>Projecting 2 feet from the primary façade for 80% of the length of the façade</u>
<u>Sheltered Walkway, Arcade, Colonnade</u>	<u>8 feet wide</u>
<u>Exposed columns</u>	<u>Along 75% of the façade</u>

f. 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) and 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 22.140.520 – V).

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 22.140.520 – W)

FIGURE 22.140.520 – V: 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.

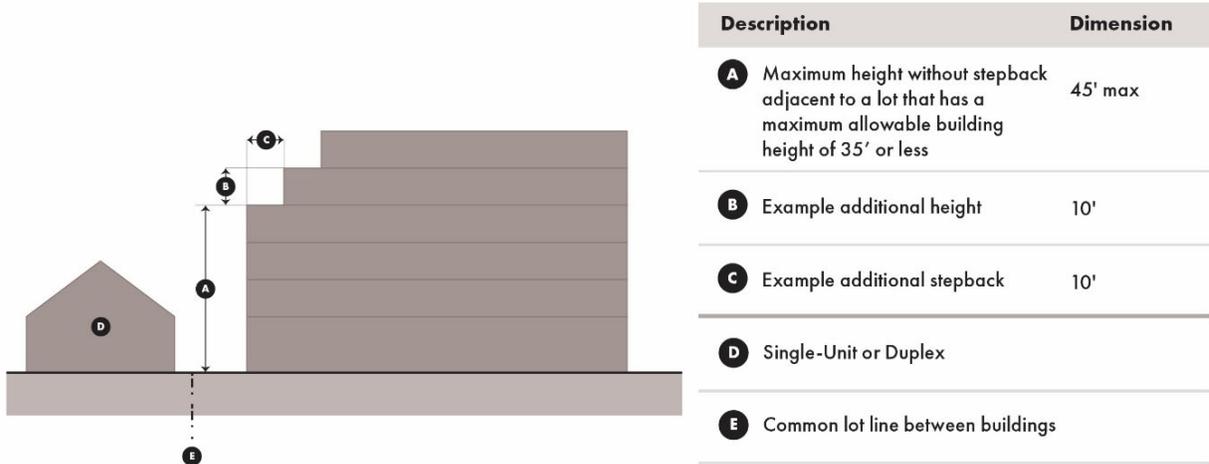
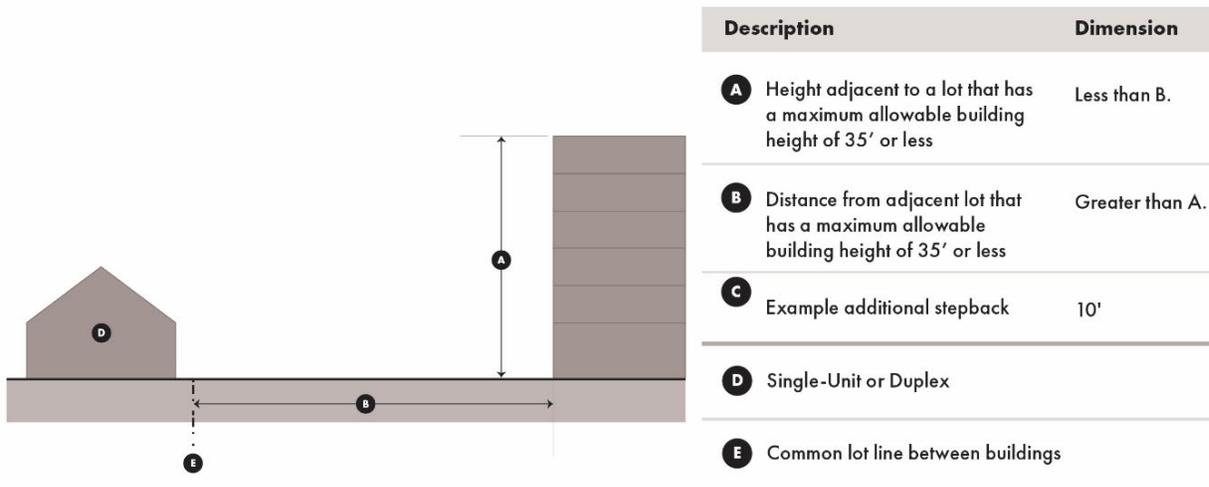


FIGURE 22.140.520 – W: Example of 65 ft tall building adjacent to a lot that has a maximum building height of 35’ or less (or separated by an alley) which does not require upper floor step-backs because it has a horizontal distance from the common lot line greater than the height of the building.



g. Corner Treatments.

i. 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 22.140.520 – L.

<u>TABLE 22.140.520 – L. CORNER TREATMENT STRATEGIES</u>		
<u>Corner Treatment (select at least one)</u>	<u>Minimum Dimensions (each)</u>	<u>Examples</u>
<u>A building tower</u>	<u>Projects a minimum of 5' or maximum of 10' above the height of the building with the exception of vertical protrusions 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.</u>	<u>FIGURE 22.140.520 – X</u>

<u>TABLE 22.140.520 – L. CORNER TREATMENT STRATEGIES</u>		
<u>Corner Treatment (select at least one)</u>	<u>Minimum Dimensions (each)</u>	<u>Examples</u>
<u>Projected corner balconies adjacent to dwelling units on each residential floor above the first floor</u>	<u>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.</u>	<u>FIGURE 22.140.520 – Y</u>
<u>Recess the corner façades horizontally from the rest of the building</u>	<u>Minimum of 20 feet along both sides of the building corner</u> <u>Recessed a minimum of 2 feet from the adjacent façade plane</u>	<u>FIGURE 22.140.520 – Z</u>
<u>Pop out the corner façades horizontally from the rest of the building</u>	<u>Minimum of 20 feet along both sides of the building corner</u> <u>Projecting a minimum of 2 feet from the adjacent façade plane</u>	<u>FIGURE 22.140.520 – AA</u>

<u>TABLE 22.140.520 – L. CORNER TREATMENT STRATEGIES</u>		
<u>Corner Treatment (select at least one)</u>	<u>Minimum Dimensions (each)</u>	<u>Examples</u>
<u>Lower the height of the corner area to be vertically recessed from the rest of the building</u>	<u>Lowered portion of the corner is a minimum of 20 feet along both sides of the building corner</u> <u>Recessed vertically a minimum of 5 feet from the height of the adjacent façade plane</u>	<u>FIGURE 22.140.520 – BB</u>
<u>Increase corner glazing for windows and doors.</u>	<u>Increased a minimum of 10% for a minimum of 20 feet along both sides of the building corner</u> <u>Minimum of 80% of the building height</u>	<u>FIGURE 22.140.520 – CC</u>
<u>Round the corner of the building façade instead of meeting at a 90-degree angle</u>	<u>Minimum of 20 feet along both sides of the building corner</u> <u>Minimum of 80% of the building height</u>	<u>FIGURE 22.140.520 – DD</u>

<u>TABLE 22.140.520 – L. CORNER TREATMENT STRATEGIES</u>		
<u>Corner Treatment (select at least one)</u>	<u>Minimum Dimensions (each)</u>	<u>Examples</u>
<u>A change in material, color, fenestration type or a combination, on the frontage along both sides of the corner</u>	<u>Extends horizontally a minimum of 20 feet both sides of the building corner and vertically for a minimum of 80% of the building height</u>	<u>FIGURE 22.140.520 – EE</u>
<u>Recessed ground floor (if not already done elsewhere)</u>	<u>Recessed 3 feet from the primary façade for 80% of the length of the façade</u>	<u>FIGURE 22.140.520 – FF</u>
<u>Awnings or canopies at the corner (if not already done elsewhere)</u>	<u>5 feet deep 50% of frontage</u>	<u>FIGURE 22.140.520 – GG</u>
<u>Signage at the corner above the ground floor</u>	<u>See 22.114.130 Projecting Business Signs</u>	
<u>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</u>	<u>Minimum dimension of 20' and a minimum area of 200 square feet. May be open to the sky or</u>	<u>FIGURE 22.140.520 – HH</u>

<u>TABLE 22.140.520 – L. CORNER TREATMENT STRATEGIES</u>		
<u>Corner Treatment (select at least one)</u>	<u>Minimum Dimensions (each)</u>	<u>Examples</u>
<p><u>building. The corner plaza open space shall be designed for either of the following uses:</u></p> <p><u>As part of a residential building, a publicly accessible outdoor space with seating, canopy trees, small shade structures, and/or recreational facilities</u></p> <p><u>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.</u></p>	<p><u>covered by overhangs or awnings</u></p>	<p><u>FIGURE 22.140.520 – II</u></p> <p><u>FIGURE 22.140.520 – JJ</u></p>
<p><u>Other, if approved by the Director of Planning</u></p>		

FIGURE 22.140.520 – X: Corner Tower or Staircase.

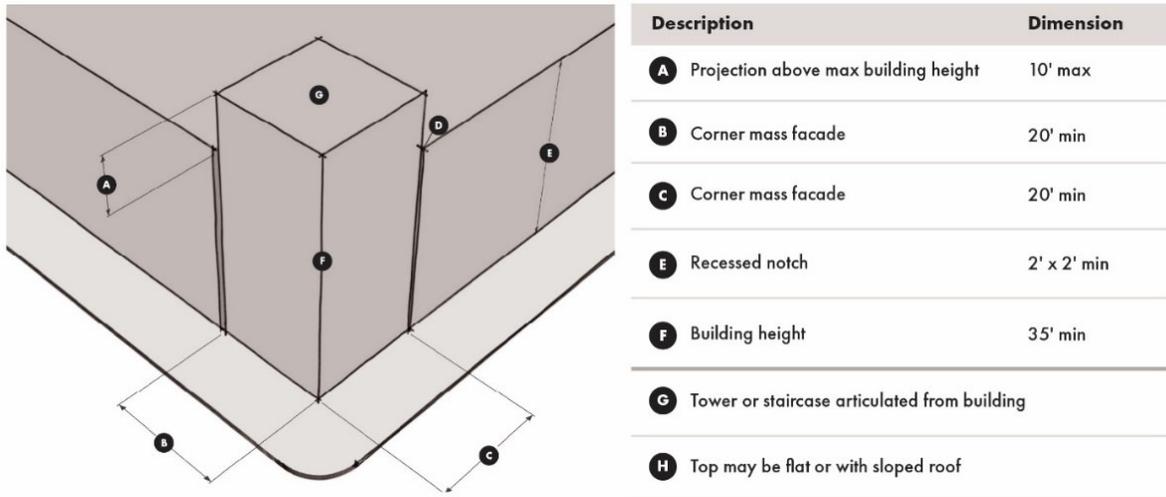


FIGURE 22.140.520 – Y: Corner balconies on upper floors.

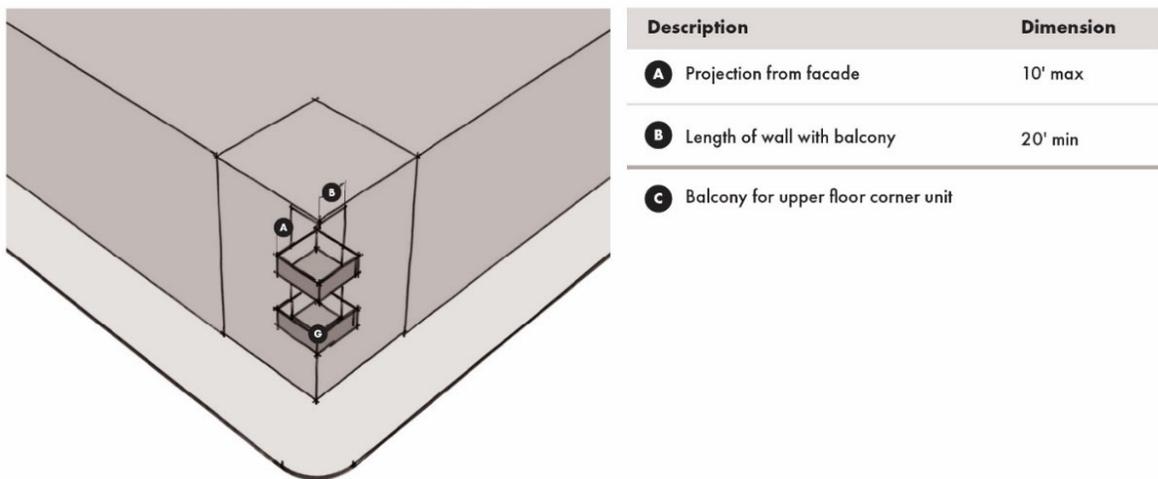


FIGURE 22.140.520 – Z: Recessed corner from façade.

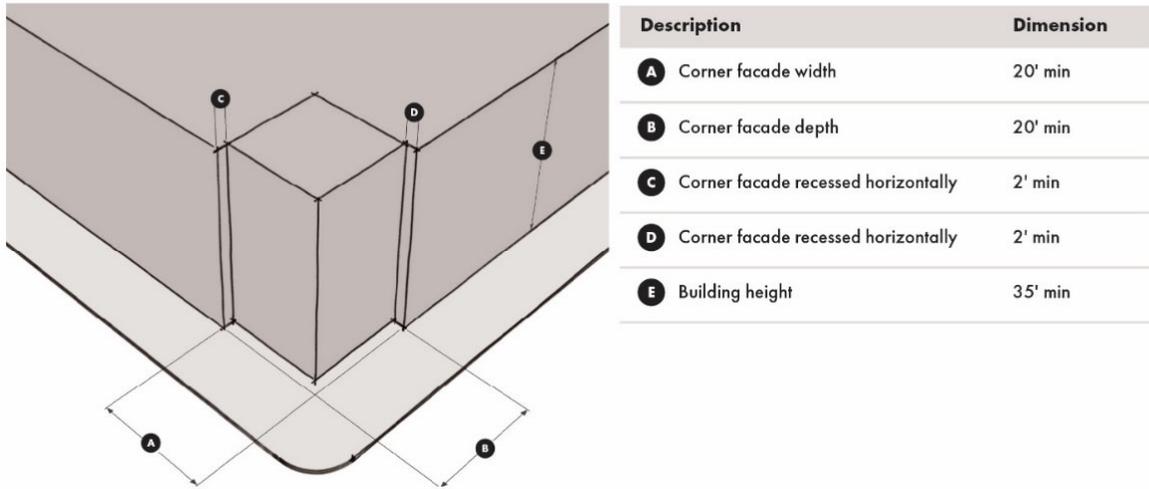


FIGURE 22.140.520 – AA: Corner popped out from rest of façade.

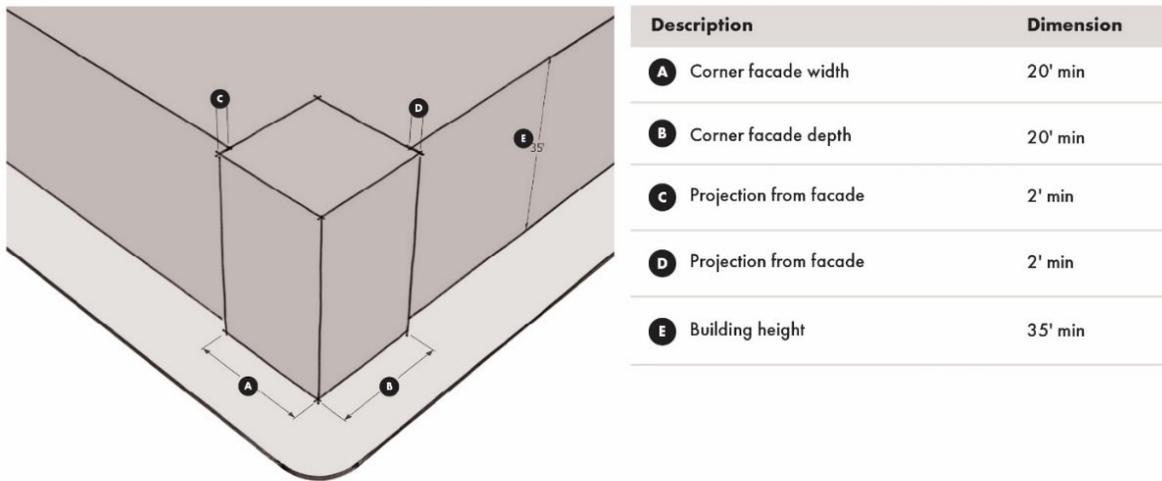


FIGURE 22.140.520 – BB: Corner lower that the roof of the rest of the building.

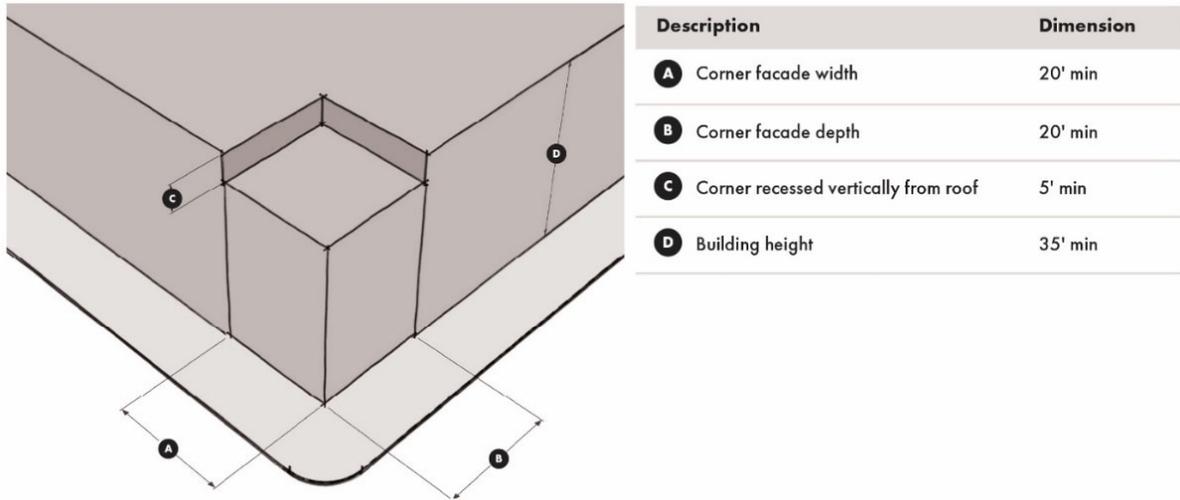


FIGURE 22.140.520 – CC: Glazing for windows and doors around the corner.

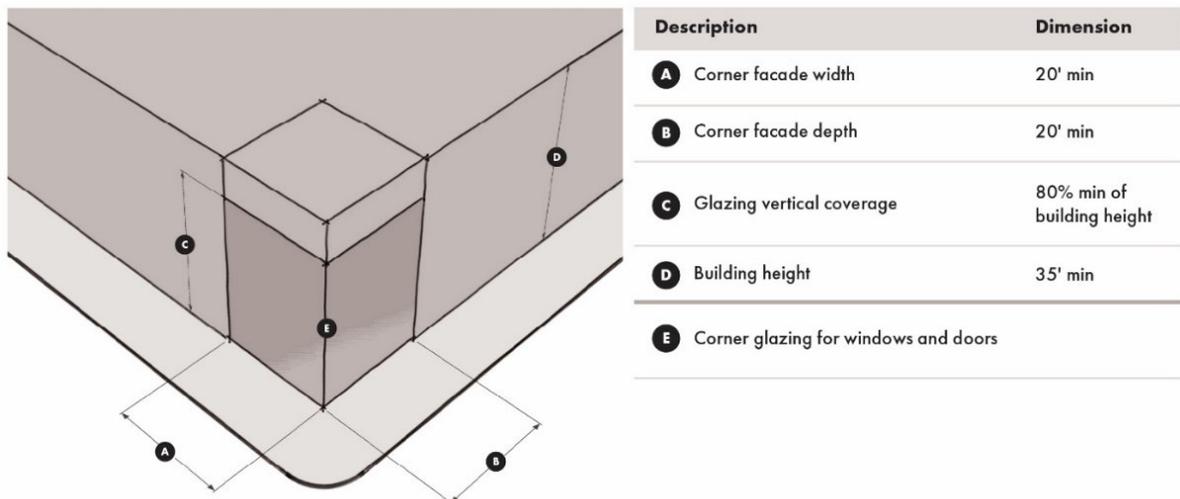
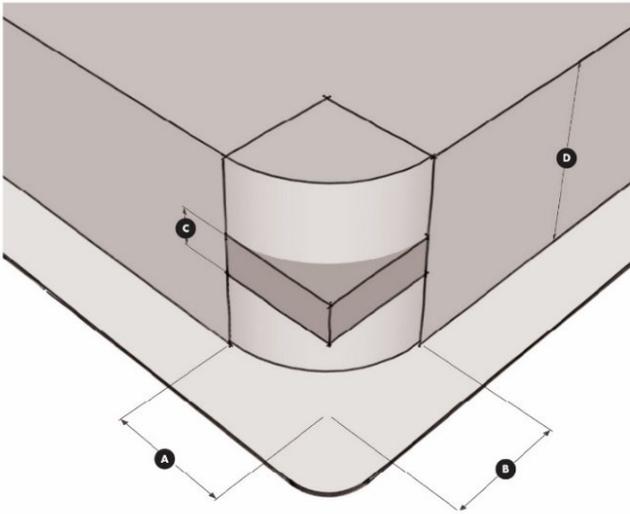
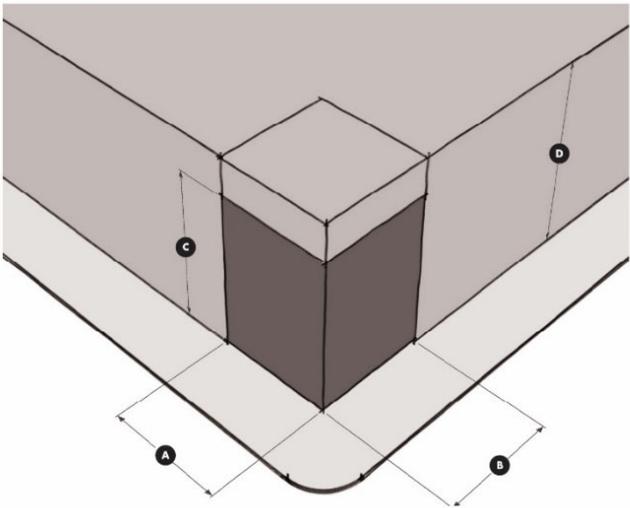


FIGURE 22.140.520 – DD: Rounded corner, with 20% of the corner left un-rounded.



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

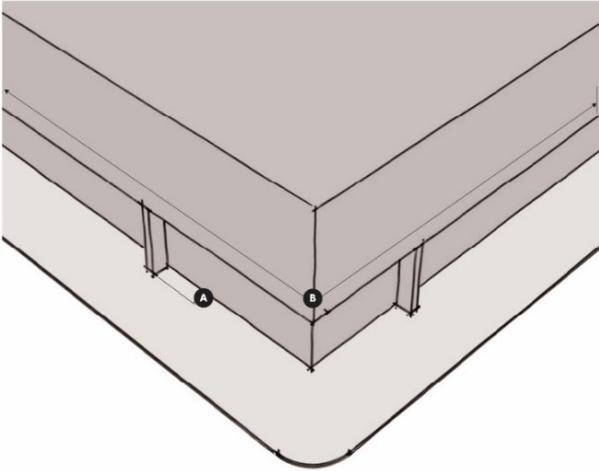
FIGURE 22.140.520 – EE: Change in material at the corner for 80% of the building height.



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 22.140.520 – FF: Recessed ground floor 3 feet for 80% of the building

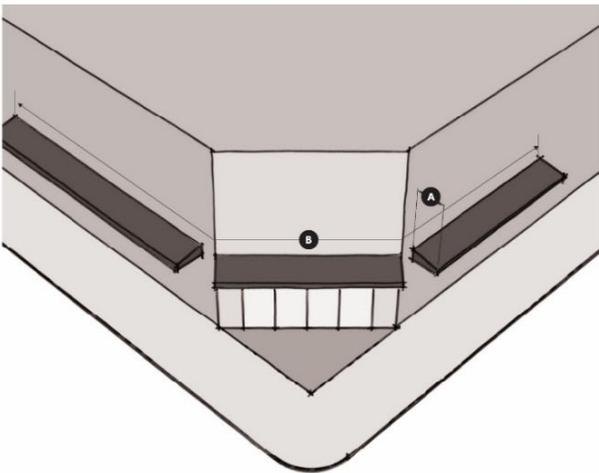
frontage.



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

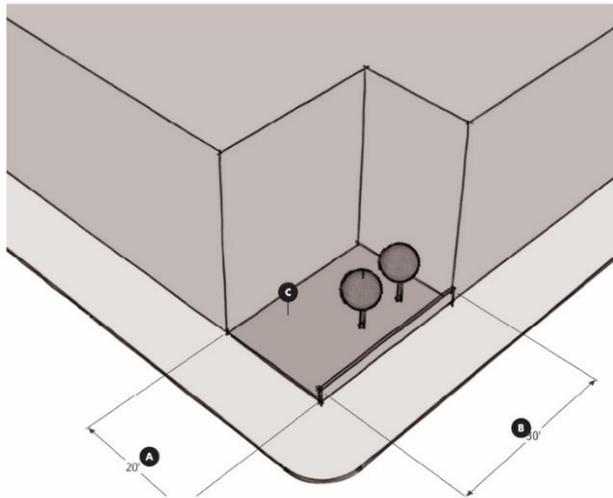
FIGURE 22.140.520 – GG: Five-foot-deep awning covering 50% of the building

frontage.



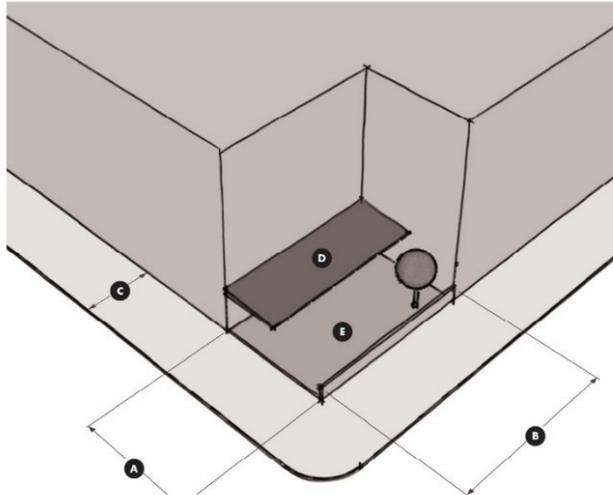
Description	Dimension
A Awning depth	5' min
B Frontage with awning coverage	50% min of building frontage

FIGURE 22.140.520 – HH: Open space for Residential use.

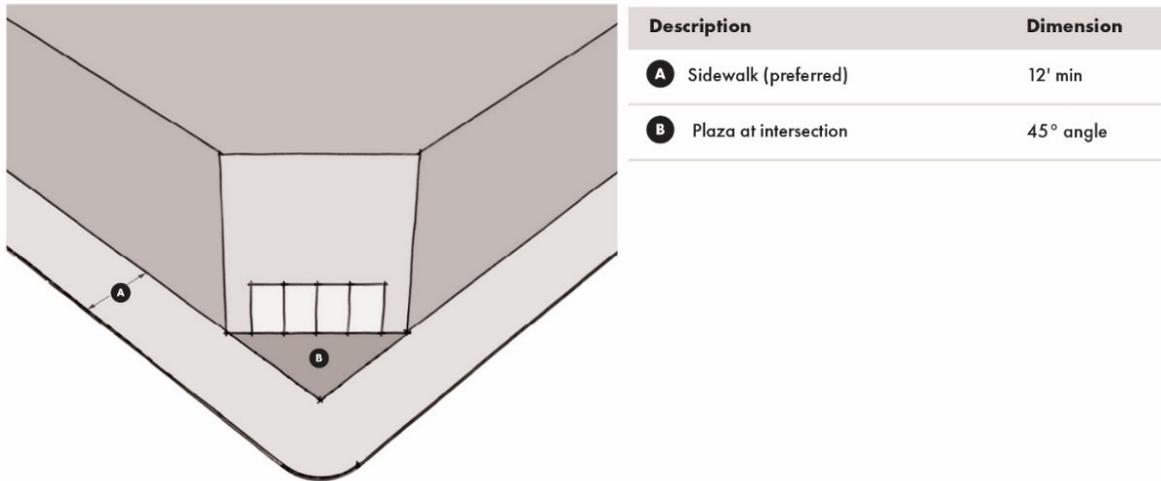


Description	Dimension
A Open space width	20' min
B Open space depth	30' min
C Publicly accessible open space for residential projects	

FIGURE 22.140.520 – II: Open space for an outdoor dining area.



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 22.140.520 – JJ: Corner Plaza at the intersection.

7. Building Façade Details.

a. Intent. The intent of this Subsection is to ensure buildings are designed holistically on all sides to create a cohesive architectural idea and enhance the surrounding neighborhood in all directions by considering the use of materials for sides of a building equally, not just the frontage.

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

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 22.140.520 – E in Section 22.140.520.E.6.c):

- i. Continue around the vertical external corner for a minimum distance of 4 feet, or
 - ii. End a minimum of 4 feet from a vertical external corner; and
 - 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.
 - iv. Color. Paint color changes on a continuous material may occur at any point along the façade, including at vertical external corners.
- d. 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.
- e. Energy Efficiency.
- i. 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.

ii. Natural Ventilation. Unless prohibited by other codes (e.g., the Building Code, Fire Code, etc.), 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.

iii. 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.

8. Balconies and Patios.

a. Intent. The intent of this Subsection is to provide usable private open space for residents to encourage socialization, provide ample light and fresh air for the residents, and add dimensional variety to building façades.

b. Access. Private balconies and patios shall be directly accessible from the residential unit (FIGURE 22.140.520 – K to FIGURE 22.140.520 – M in Section 22.140.520.F.4.c, above).

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 22.140.520 – F in Section 22.140.520.F.4.c, above.

f. Full Balcony Dimensions. Any full balcony designed to satisfy the requirements of this subsection 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 as defined in Table 22.140.520 – G in Section 22.140.520.F.4.c, above.

g. Juliette Balcony Dimensions. Any Juliette balcony designed to satisfy the requirements of this subsection shall meet the following dimensions.

(FIGURE 22.140.520 – M)

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.

9. Landscaping, Walls, Fences, Screening, and Site Furnishing

a. Intent. The intent of this Subsection is to ensure developments utilize landscaping, walls, and fences that are designed to be in harmony with adjacent lower-intensity/smaller scale uses, soften the appearance of large

massing along the street, allow for both privacy and visibility, and increase a development's resiliency to wildfire, heat, drought, and floods.

b. Trees and Plants.

i. 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.

(1) Required landscaping within parking lots does not count toward this coverage requirement.

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

ii. Plant species. At least 80 percent of the onsite landscaping coverage area shall consist of trees and plants native to southern California or non-invasive and drought tolerant as approved by the Director.

c. Walls and Fences.

i. Enclosures. 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. Such fences, walls, planter boxes, and other similar amenities shall not exceed 42 inches in height.

(1) If located in the front yard setback, the wall, fence, or similar feature shall be placed a minimum of one foot from the edge of a public sidewalk, if present, with landscaping to buffer the wall.

ii. 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.

iii. Materials. Fences shall be constructed of wood, wood composite, concrete, masonry, clay, aluminum, iron, steel, or glass. The use of barbed or razor 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.

d. Screening.

i. Trash Enclosures. All residential development projects that include trash enclosures shall comply with Chapter 22.132 (Storage Enclosure Requirements for Recycling And Solid Waste).

ii. Mechanical Equipment and Utilities: Fire Department backflow prevention devices, water meters, transformers, and other utility-related equipment are prohibited in the front yard unless completely screened in a manner that is incorporated into the design of the development. This provision does not apply to landscaping equipment such as irrigation and sprinkler control systems.

(1) 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.

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

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

(1) Horizontally folding accordion grilles installed on the outside of a storefront are prohibited.

(2) Building security grilles shall be:

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

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

e. Site Furnishings.

i. Amenities. If common recreational spaces are provided, developments shall provide at least three of the active and passive amenities listed in Table 22.140.520 – M within the common recreational spaces:

<u>TABLE 22.140.520 – M. SITE FURNISHING STRATEGIES</u>	
<u>Site Furnishings/Amenities (select at least three)</u>	<u>Minimum requirements</u>
<u>Bench located in common open spaces or along shared internal pedestrian pathways</u>	<u>1 for every 100 square feet of common recreational space</u>
<u>Small trash can (55-gallon or smaller, does not include required residential trash receptacles or dumpsters)</u>	<u>1 for every 400 square feet of common recreational space</u>

<u>TABLE 22.140.520 – M. SITE FURNISHING STRATEGIES</u>	
<u>Site Furnishings/Amenities (select at least three)</u>	<u>Minimum requirements</u>
<u>Table with at least two movable chairs shaded by trees or an overhead canopy</u>	<u>1 for every 400 square feet of common recreational space</u>
<u>Picnic table with attached seating shaded by an attached umbrella, trees, or an overhead canopy</u>	<u>1 for every 400 square feet of common recreational space</u>
<u>Barbeque grill</u>	<u>1 for every 800 square feet of common recreational space</u>
<u>Outdoor exercise equipment</u>	<u>75 square feet per 2,000 square feet of common recreational space</u>
<u>Playground</u>	<u>75 square feet per 2,000 square feet of common recreational space</u>
<u>Swimming pool with pool deck</u>	<u>10 feet by 20 feet (swimming pools with pool decks shall comply with all provisions of the California Building Code (Title 24), including Section 3114B which requires a minimum continuous and unobstructed 4-foot pool deck extending completely around the pool).</u>

<u>TABLE 22.140.520 – M. SITE FURNISHING STRATEGIES</u>	
<u>Site Furnishings/Amenities (select at least three)</u>	<u>Minimum requirements</u>
<u>Sport facility or court (tennis, volleyball, basketball, pickleball, golf, croquet, dog run, etc.)</u>	1 <u>for each development</u>

f. Outdoor Lighting. All outdoor light fixtures installed on the exterior of buildings where visible from surrounding properties shall be shielded to avoid spill-over to surrounding residential areas. Additionally, outdoor light fixtures shall be shielded to avoid night sky light pollution. Where applicable, outdoor lights shall also adhere to the requirements of the Rural Outdoor Lighting District (Chapter 22.80).

10. Vehicle Parking Facilities

a. Intent. The intent of this Subsection 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 visual dominance of parking areas.

b. Parking locations. Pursuant to Section 22.112.040.C.1, 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. (FIGURE 22.140.520 – F and FIGURE 22.140.520 – G in Section 22.140.520.E.8.b, above), unless located underground.

i. Garages or surface parking lots shall not be located closer to the front property line than the front door of the building closest to the front

property line and shall comply with one of the conditions listed in Table 22.140.520 – D, except if the site is located in a Hillside Management Area or as otherwise allowed by this Title 22, in which case parking may be situated closer to the front property line than the front door. See FIGURES 22.140.520 – F, 22.140.520 – G, and 22.140.520 – H for examples of acceptable garage locations.

ii. 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:

(1) If the development site abuts an improved alley less than 20 feet wide.

(2) If the development 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.

(3) If the side street is classified as a major or secondary highway.

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

c. 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.

d. Parking Structures

i. 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.

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

(2) 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.

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

ii. Screening. Above-ground parking structures adjacent to a public or private 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. 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 22.140.520 – N or a combination of those strategies totaling 80% of the façade area.

<u>TABLE 22.140.520 – N. PARKING SCREENING STRATEGIES</u>	
<u>Parking Screening Strategy (select at least one)</u>	<u>Minimum coverage</u>
<u>Perforated panels, mesh, breeze blocks, or other decorative materials with articulation and openings integrated into the structure’s design</u>	<u>80% façade area coverage</u>

<u>TABLE 22.140.520 – N. PARKING SCREENING STRATEGIES</u>	
<u>Parking Screening Strategy (select at least one)</u>	<u>Minimum coverage</u>
<u>Landscaped vine screens, landscape berms and/or columnar trees</u>	<u>80% façade area coverage</u>
<u>Public art mural or sculpture</u>	<u>80% façade area coverage</u>
<u>Vertical or horizontal fins</u>	<u>80% façade area coverage</u>

iii. Projections. All pedestrian entryways into a parking structure shall be highlighted by incorporating all of the projecting elements listed in Table 22.140.520 – O. All entry projections shall be located within 12 feet of the top or side edge of the entryway:

<u>TABLE 22.140.520 – O. PARKING ENTRY PROJECTIONS</u>	
<u>Parking Entry Projections</u>	<u>Minimum Dimensions (each)</u>
<u>Weather protection such as an overhead projection, awning, or canopy</u>	<u>4 feet wide, 3 feet deep</u>
<u>Wayfinding signage</u>	<u>12” wide and 2 feet tall</u>
<u>Two lights</u>	<u>2-foot candles at the ground covering 5 feet of entryway and compatible with Rural Outdoor Lighting requirements where applicable</u>

e. Surface Parking Lots.

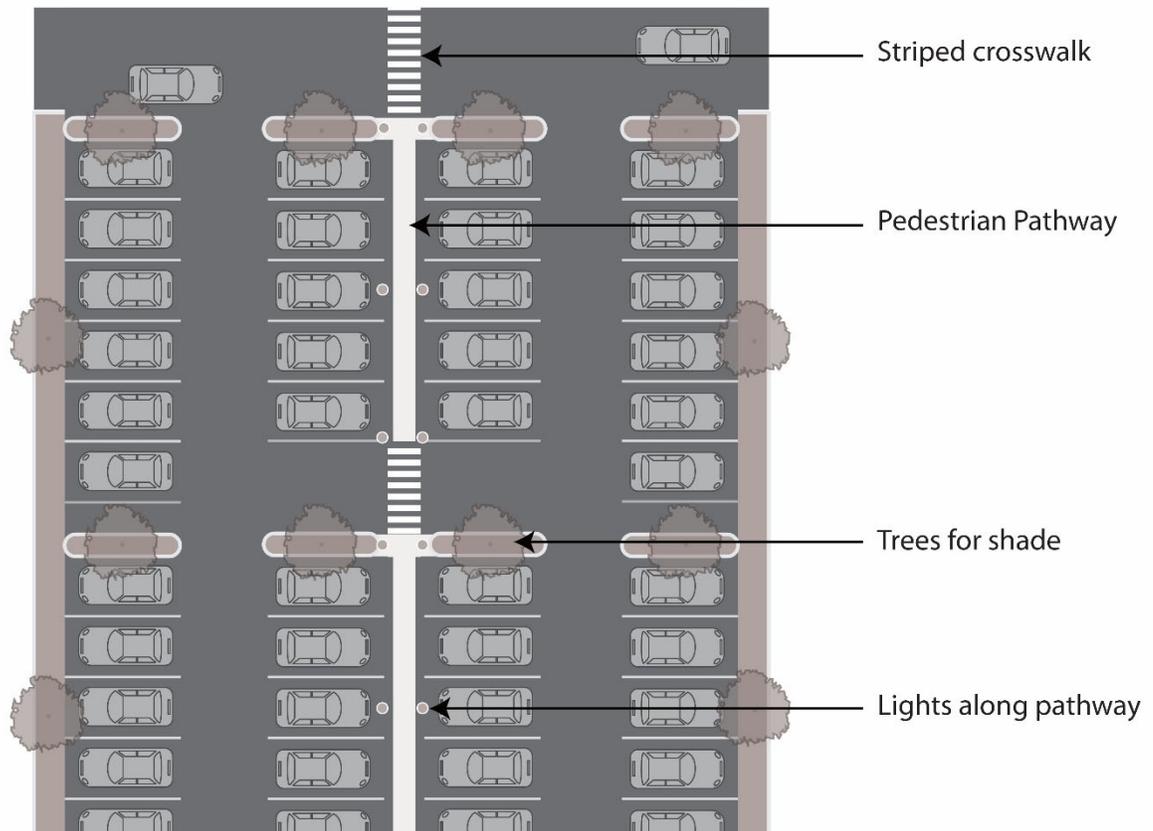
i. Existing Standards. All surface parking lots shall comply with Section 22.112.080 Parking Design in addition to the following standards below. Where conflicts exist between these requirements and Title 26 (Building) Code requirements, the Title 26 (Building) Code shall prevail. Surface parking lots shall also comply with all applicable provisions of the Los Angeles County Fire Code (Title 32).

(1) 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 22.140.520 – P (see FIGURE 22.140.520 – MM).

<u>TABLE 22.140.520 – P. PEDESTRIAN AMENITIES</u>		
<u>Parking lot pedestrian amenities (select at least one)</u>	<u>Minimum requirements</u>	<u>Example</u>
<u>Structures or trees for shade along the length of the pedestrian pathway (trees are in addition to those required by the Tree Planting Ordinance).</u>	<u>At least 2 structures or trees with a canopy width of 5 feet</u>	FIGURE 22.140.520 – MM
<u>Patterned paving, change in material, or striping at crosswalks</u>	<u>6 feet wide</u>	FIGURE 22.140.520 –
<u>Lighting along the length of the primary pedestrian pathway leading to the</u>	<u>2 foot-candles at the ground</u>	FIGURE 22.140.520 – MM

<u>TABLE 22.140.520 – P. PEDESTRIAN AMENITIES</u>		
<u>Parking lot pedestrian amenities (select at least one)</u>	<u>Minimum requirements</u>	<u>Example</u>
<u>building (and compatible with tree planning</u>		

FIGURE 22.140.520 – MM: Surface parking lot with pedestrian friendly amenities.



(2) Green Design Strategies. Surface parking lots shall implement at least one of the green design strategies listed in Table 22.140.520 – Q, except where not feasible due to water table levels, contamination, or permeability of

the soil. Where the building code requires the use of any of these strategies in parking lots, compliance with building code requirements will satisfy this standard.

<u>TABLE 22.140.520 – Q. GREEN DESIGN STRATEGIES</u>	
<u>Design strategy (select at least one)</u>	<u>Minimum requirements</u>
<u>Bioswale or bioretention area</u>	<u>8 feet wide by 16 feet long,</u> <u>1 for every 8 parking spots</u>
<u>Landscape islands</u>	<u>8 feet wide by 16 feet long</u> <u>1 for every 8 parking spots</u>
<u>Porous pavement</u>	<u>50 % of parking area</u>
<u>Permeable concrete pavers</u>	<u>50 % of parking area</u>
<u>Reflective pavement</u>	<u>50 % of parking area</u>



RESIDENTIAL DESIGN STANDARDS ORDINANCE

Project Summary

The Residential Design Standards Ordinance provides clear, measurable, and objective requirements to guide the design of residential projects throughout the County's unincorporated communities. The ordinance will apply to residential projects of all scales, ranging from single-family residences to high-density multi-family and mixed-use projects and everything in between. These residential 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), and Multi-Unit (Common Entry) or Mixed Use. The Residential Design Standards Ordinance applies specific design standards that address different aspects of the building to these building types. These standards are generally categorized around the following topics:

1. Building and Site Access
2. Front Yards and Building Orientation
3. Ground Floor Treatments
4. Building Articulation
5. Building Façade Details
6. Landscaping, Walls, Fences, and Screening
7. Vehicle Parking Facilities

In recognition of the variety of architectural styles present throughout the County and style preferences, many of the standards can be satisfied by selecting from menus of options provided in the ordinance.

Alongside the ordinance will be a user guide that can help applicants understand and navigate the ordinance. The user guide will include guiding principles that build upon priorities established by existing County policies as well as other tools to help applicants apply the relevant standards to their projects.

To learn more about this project and provide comments, please visit the project website at: <https://planning.lacounty.gov/Residentialdesign>

For more information or to submit comments, please email us at: design@planning.lacounty.gov

**DRAFT RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
RESIDENTIAL DESIGN STANDARDS ORDINANCE
PROJECT NO. PRJ2021-03654-(1-5)
ADVANCE PLANNING CASE NO. RPPL2021010116**

WHEREAS, the Regional Planning Commission (“Commission”) of the County of Los Angeles conducted a duly noticed public hearing on April 5, 2023 to consider the Residential Design Standards Ordinance (“Ordinance”), an amendment to Title 22 (Planning and Zoning) of the Los Angeles County Code (“Title 22”) to incorporate development standards applicable to residential development projects, including single-family, multi-family, and mixed use residential projects throughout the unincorporated County, to ensure new residential projects are designed in a manner that integrates into existing neighborhood contexts, and to ensure that residential development is designed to foster walkable, livable, and healthy neighborhoods that enhance the comfort of residents and the experience of the public: and

WHEREAS, the Regional Planning Commission finds as follows:

1. In accordance with County Code Chapter 22.244 (Ordinance Amendments), the Director of the County Department of Regional Planning (“LA County Planning”) initiated the Residential Design Standards Ordinance (“Ordinance”) to incorporate development standards applicable to residential development projects including mixed-use projects throughout the unincorporated County.
2. Unincorporated County has been assigned a Regional Housing Needs Assessment (“RHNA”) allocation of 90,052 housing units for the 2021-2029 Housing Element planning period.
3. State laws, including SB 35 and SB 330, and the County’s By-Right Housing Ordinance direct how residential projects can be approved, require ministerial approval of housing projects that meet certain criteria, and allow only objective design standards to apply.
4. The County received a Local Early Action Planning (“LEAP”) grant to prepare the Ordinance. LEAP grants are awarded for process improvements and the preparation and adoption of planning documents that accelerate housing production and help local jurisdictions meet their assigned RHNA allocations.
5. The proposed Ordinance provides clear and easily implementable design standards based on building typology, use, and scale. The standards build upon existing adopted policies to improve residential projects by promoting a high-quality built environment, responding to community and environmental contexts, and equitably supporting all mobility types.
6. The proposed Ordinance is consistent with and supportive of the goals, policies, and principles of the Los Angeles County General Plan (“General

Plan”), including: Policy LU 10.3 to consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament; Policy LU 10.9 to encourage land uses and design that stimulate positive and productive human relations and foster the achievement of community goals; and Policy LU 9.1 to promote community health for all neighborhoods.

7. The proposed Ordinance will not increase the allowed density or expand the list of allowed land uses within any zone. Therefore, the proposed Ordinance is consistent with other applicable provisions of Title 22.
8. The proposed Ordinance requires residential projects to provide design elements that promote pedestrian activity, environmental health, sustainable building design, and encourages land use design that stimulates community interaction. Approval of the proposed Ordinance will be in the interest of the public health, safety, and general welfare and in conformity with good zoning practice.
9. Pursuant to County Code Section 22.222.120, a public hearing notice was published in 13 local newspapers of general circulation and public hearing notices were mailed to 233 contacts on LA County Planning’s Zoned District Courtesy List and CEQA Courtesy List. The public hearing notice and materials were posted on the project website and promoted through email and social media campaigns.
10. The proposed Ordinance is exempt from the provisions of the California Environmental Quality Act (“CEQA”) and County CEQA Guidelines pursuant to CEQA Guidelines section 15061(b)(3).
11. On April 5, 2023, the Regional Planning Commission conducted a duly-noticed public hearing to **[Reserved for Hearing Proceedings]**.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board hold a public hearing to consider the proposed Ordinance;
2. That the Board find that the proposed Ordinance is exempt from the provisions of CEQA for the reasons in the record;
3. That the Board determine that the proposed Ordinance is compatible with and supportive of the goals and policies of the General Plan and in the interest of public health, safety, and general welfare and in conformity with good zoning practice, and consistent with other applicable provisions of Title 22; and
4. That the Board adopt the proposed Ordinance.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on April 5, 2023.

Elida Luna, Commission Services
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By _____
Lisa Jacobs
Deputy County Counsel
County of Los Angeles

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: April 5, 2023
PROJECT NUMBER: PRJ2021-03654-(1-5)
PERMIT NUMBER(S): Advance Planning Project No. RPPL2021010116
SUPERVISORIAL DISTRICT: 1-5
PROJECT LOCATION: Countywide
CASE PLANNER: Cameron Robertson, Regional Planner
crobertson@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (“CEQA”). The project qualifies as exempt pursuant to CEQA Guidelines section 15061(b)(3) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this activity is covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

The proposed Residential Design Standards Ordinance (“Ordinance”) does not trigger or prompt the construction or alteration of facilities nor does it alter the intended land uses and development intensities planned for at any location by the General Plan, its component Area, Community, and Specific Plans, or by Los Angeles County Code Title 22. These regulations do not create a change in land use or density for any of the properties located within the unincorporated County. Future development subject to the Ordinance has either already been evaluated under CEQA at the Plan level or will undergo CEQA review as part of a discretionary review process at the project-specific level consistent with CEQA requirements. Therefore, the proposed Ordinance will not have a significant effect on the environment; and staff recommends that the project is exempt from CEQA.

SHAPING
TOMORROW

**ATTACHMENT TO NOTICE OF EXEMPTION
COUNTY OF LOS ANGELES
RESIDENTIAL DESIGN STANDARDS ORDINANCE**

1. Project Description

The Los Angeles County Residential Design Standards Ordinance (“Ordinance”) establishes development standards to guide residential development throughout the unincorporated areas of Los Angeles County (“County”). The proposed design standards are intended to result in well designed, sustainable projects that raise the overall design quality of development occurring in the County. The Ordinance amends Los Angeles County Code Title 22 (Planning and Zoning) and proposes new design standards that would apply to residential projects of all scales and typologies, ranging from a single-family residence to multi-family and mixed use residential projects. Existing countywide and community-specific development standards such as density, maximum lot coverage provisions, height, and parking requirements are not modified by the proposed design standards. The proposed design standards build upon the characteristics of both the natural and manmade environment that are unique to each community such as architectural style and scale of existing buildings. The proposed design standards address different elements of site and building design, building orientation, façade articulation, pedestrian connectivity to the public right-of-way, and building materials. No construction activities or specific developments are proposed as part of or prompted by this Ordinance.

2. Description of Project Site

The proposed Ordinance would only apply to the unincorporated areas of Los Angeles County, approximately 65 percent of the total land area in Los Angeles. The County stretches along 75 miles of the Pacific Coast of Southern California and is bordered by Orange County to the southeast, San Bernardino County to the east, Kern County to the north, and Ventura County to the west. It also includes two offshore islands, Santa Catalina Island and San Clemente Island. The unincorporated areas in the northern portion of Los Angeles County are covered by large amounts of sparsely populated and undeveloped land and include the Angeles National Forest, part of the Los Padres National Forest, and the Mojave Desert. The unincorporated areas in the southern portion of Los Angeles County consist of more urban and suburban communities in noncontiguous land areas.

3. Reasons Why This Project is Exempt

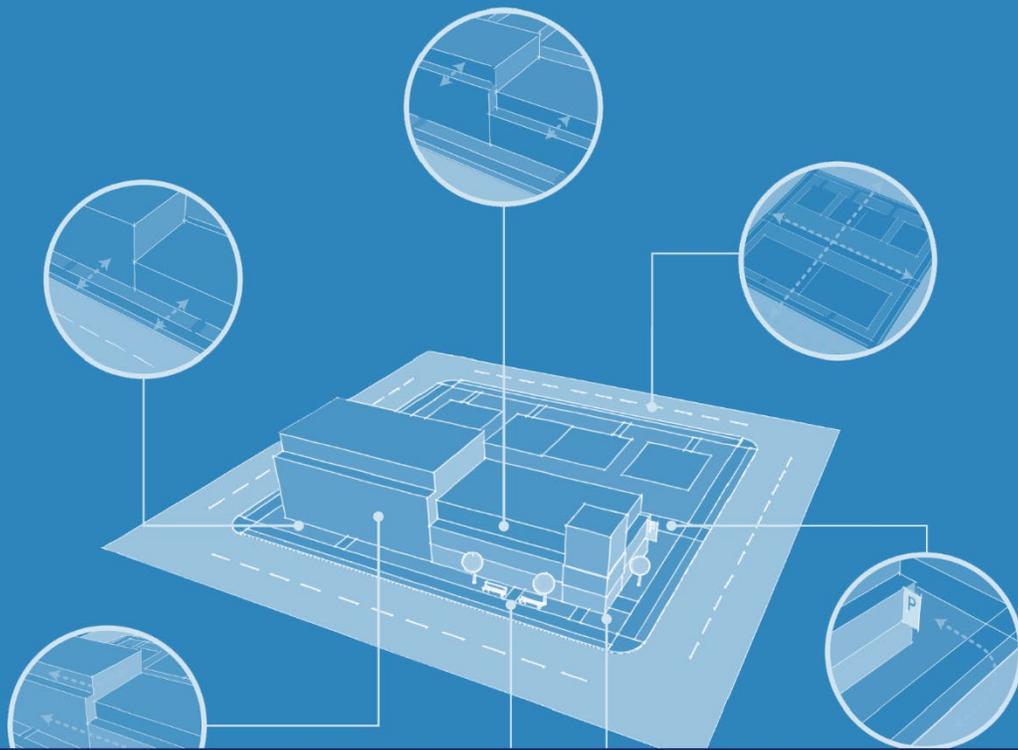
The Ordinance is exempt from California Environmental Quality Act (“CEQA”) per Guidelines Section 15061(b)(3), the “common sense” exemption, because it does not involve the construction or alteration of facilities that will have a significant effect on the environment. The proposed Ordinance does not trigger or prompt the construction or alteration of facilities nor does it alter the intended uses and intensities (including residential densities or building envelopes) planned for at any location by the General Plan, its component Area, Community, and Specific Plans, or by County Code Title 22. The Ordinance does not create a change in land use or density for any of the properties located within the unincorporated County. Future development subject to the ordinance either has already been evaluated under CEQA at the Plan level or will undergo CEQA review as part of a discretionary review process at the project-specific level consistent with CEQA requirements. Therefore, the proposed Ordinance will not have a significant effect on the environment.

**ATTACHMENT TO NOTICE OF EXEMPTION
COUNTY OF LOS ANGELES
RESIDENTIAL DESIGN STANDARDS ORDINANCE**

Section 15601.B.3 (Common Sense)

The activity is covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Pursuant to this section, the proposed Ordinance fits within the general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment. No construction activities or specific developments are proposed as part of the proposed design standards, and future development impacted by the proposed design standards may require discretionary review and be analyzed separately on a project-specific level consistent with CEQA requirements. Therefore, the proposed design standards will not have a significant effect on the environment; and the activity is not subject to CEQA.



Los Angeles County

Design & Development Standards

DRAFT



Los Angeles County Design & Development Standards DRAFT

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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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.

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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, Division 3
 - ii. Development Standards: Title 22, Division 6
 - iii. Standards for Specific Zones: Title 22, Division 7
 - iv. Resources:
 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 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.



Basin

This flat land area is surrounded by higher land such as hills and mountains and not within a desert or coastal environment.



Coastal

This area interfaces between the land and sea and lies within the Coastal Zone defined by the California Coastal Act.



Desert

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



Hillside

An area with a sloped terrain of 25% or more, but not within a desert or coastal environment.



Coastal Hillside

This area lies in both a coastal zone and on sloped terrain.



Desert Hillside

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 unincorporated 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

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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.

**Intensity 1**

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.

**Intensity 2**

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.

**Intensity 3**

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.

**Intensity 4**

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).

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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.).	<ul style="list-style-type: none"> • Single-Family Dwelling Unit
Multi-unit (Private Entry)	<p>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.</p> <p>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.</p>	<ul style="list-style-type: none"> • Primary Dwelling Unit with ADU/Two Detached Primary Units • Duplex/Triplex/Fourplex • Townhouse • Bungalow Court • Apartment House
Multi-unit (Common Entry) or Mixed-Use	<p>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.</p> <p>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.</p>	<ul style="list-style-type: none"> • 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 Associates



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

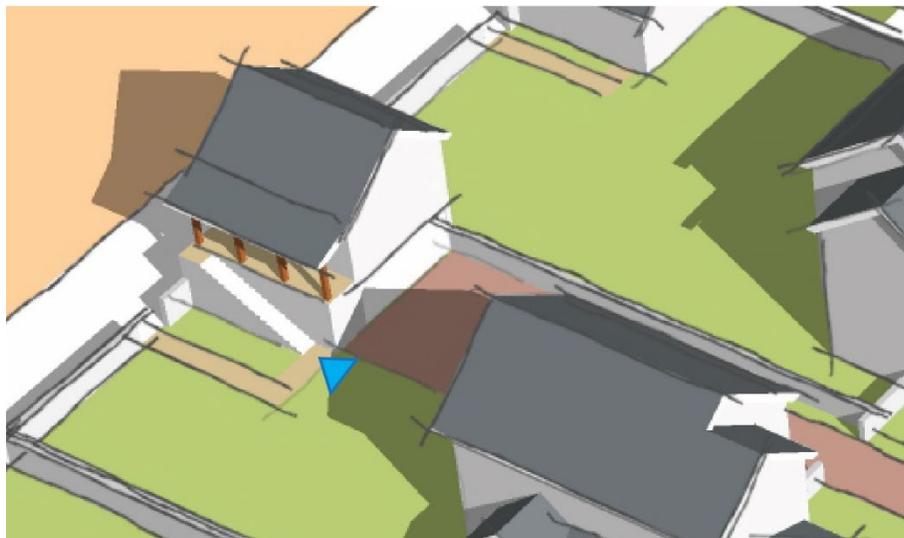


Figure 1-5 Left: ADU located above garage Source: Gruen Associates Right: Detached ADU. Source: Gruen Associates



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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

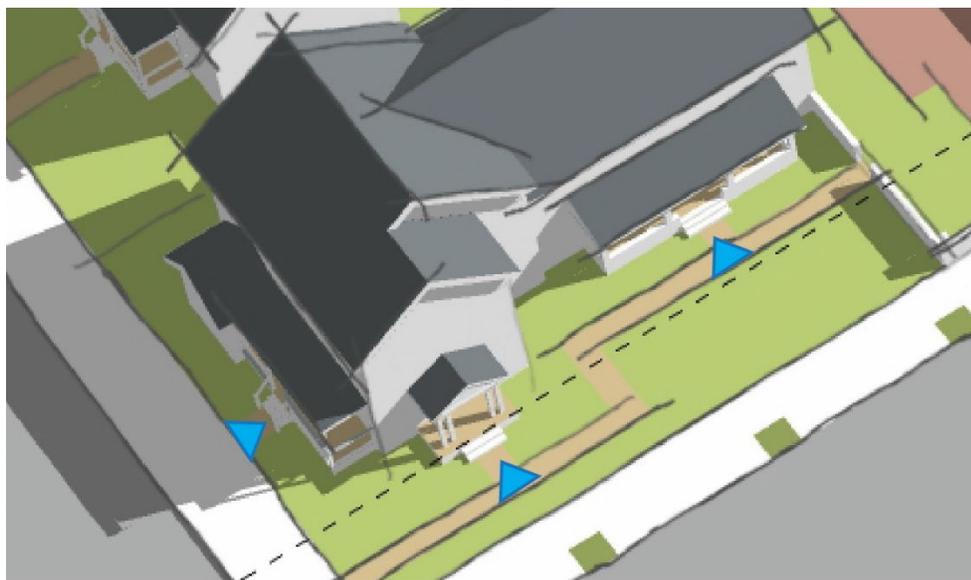


Figure 1-7 Left: Duplex. Los Angeles, CA. Source: Gruen Associates. Right: Duplex. Los Angeles, CA. Source: Gruen Associates



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.



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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 as 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.

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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.

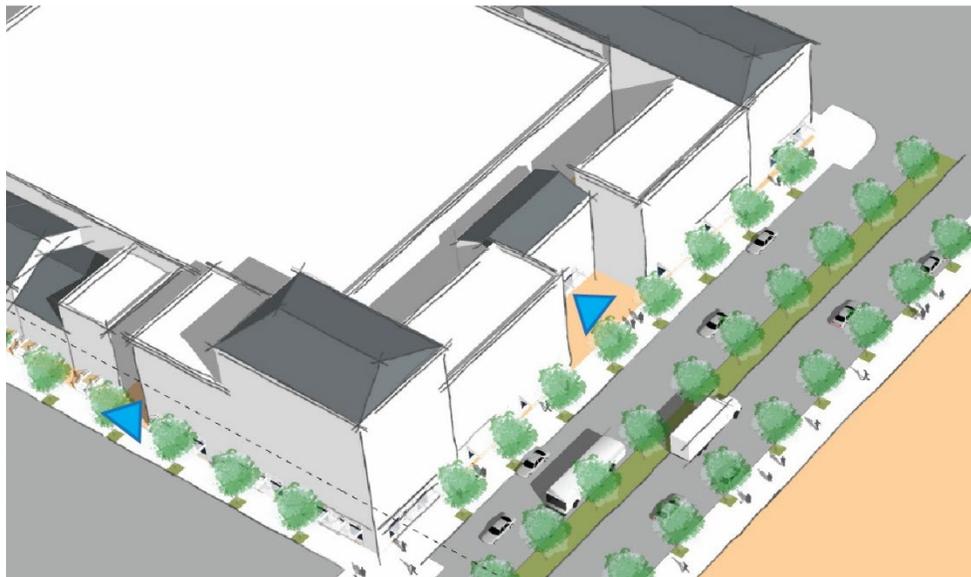


Figure 1-15 Commercial liner structures. Left: Boulder, CO. Right: San Diego, CA. Source: Gruen Associates



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

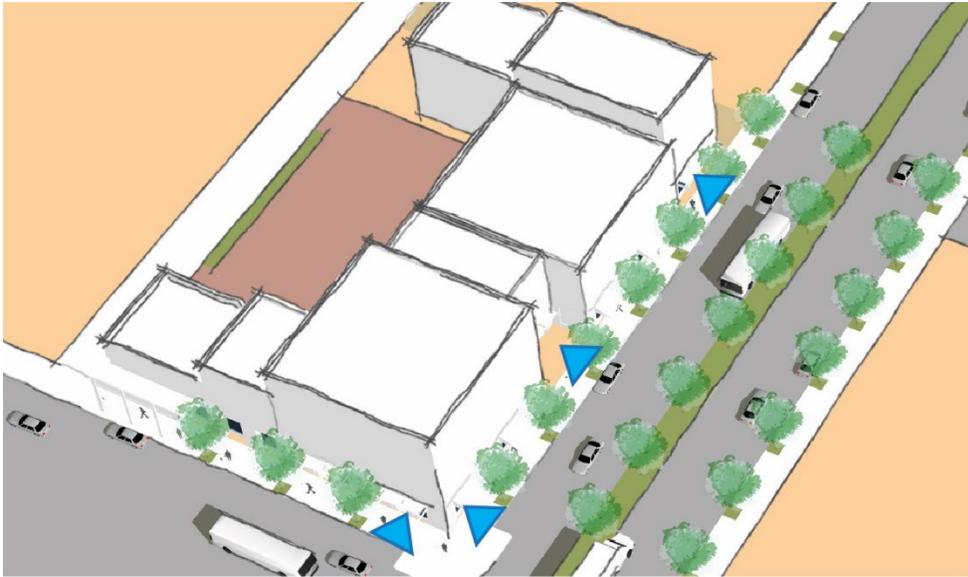


Figure 1-17 Flex Blocks. Left: Los Angeles, CA. Right: Long Beach, CA. Source: Gruen Associates



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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

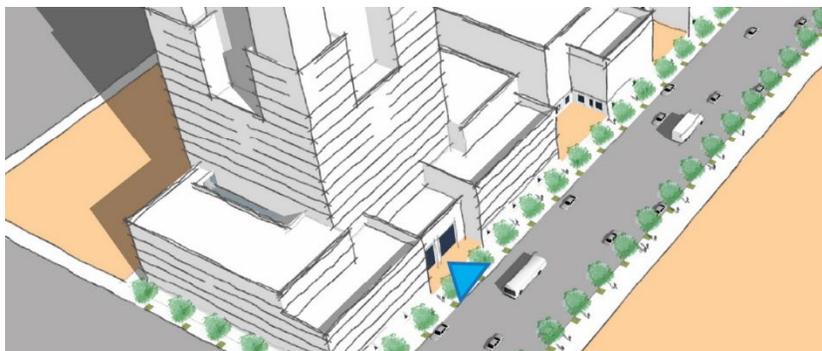
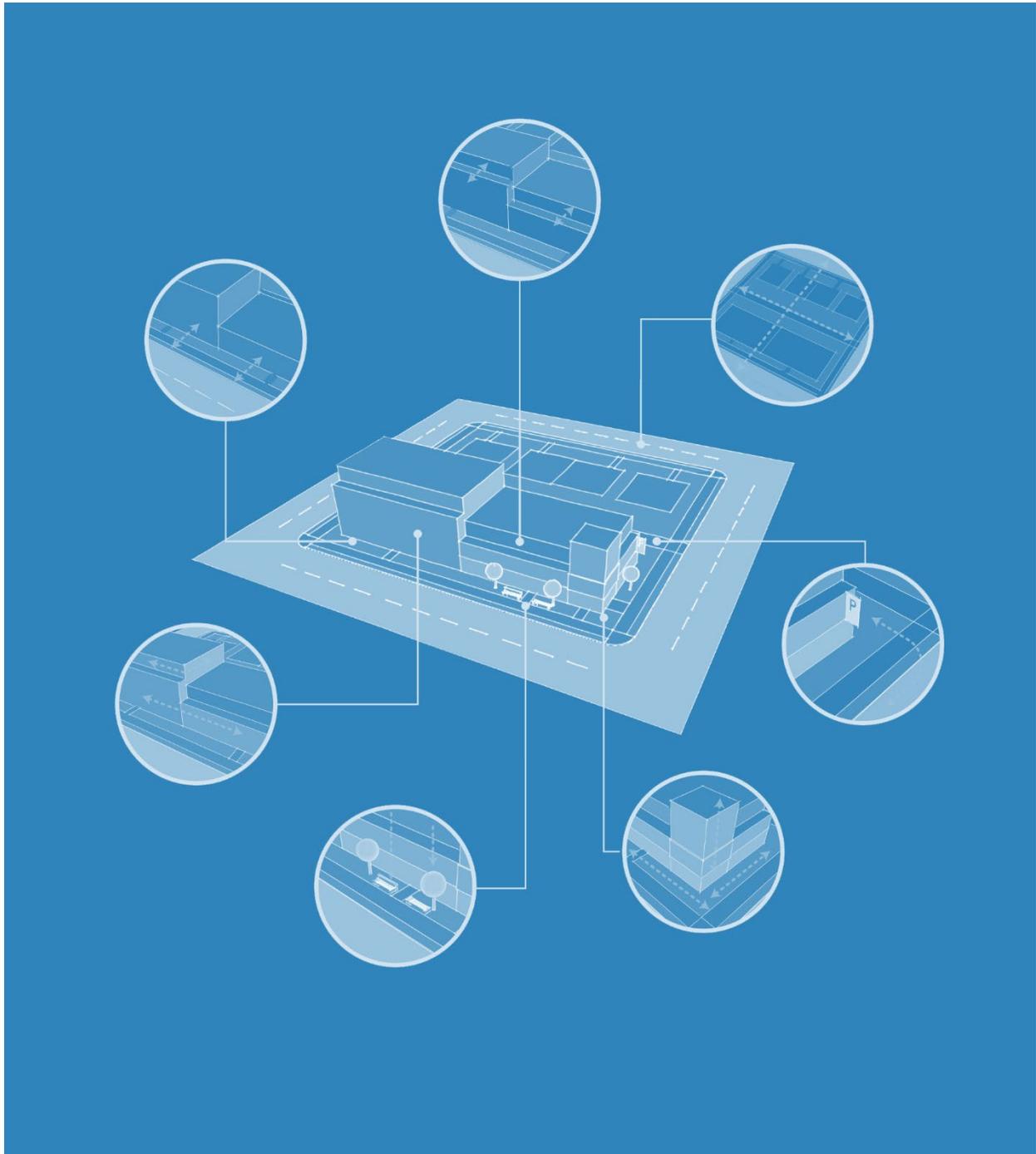


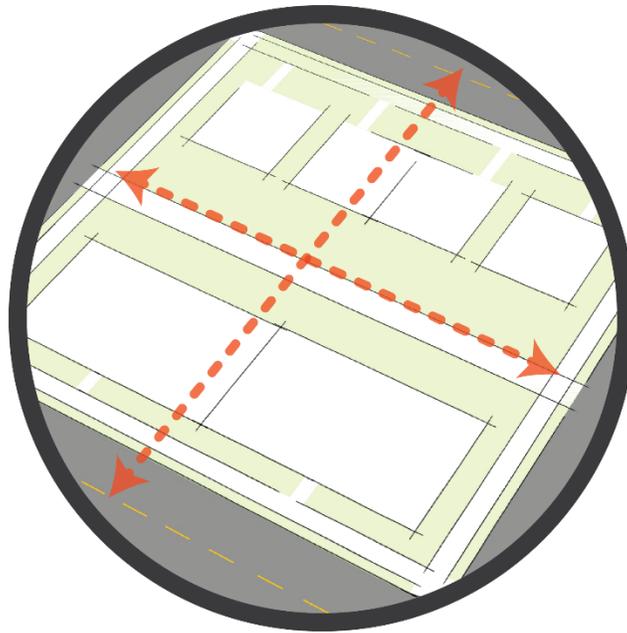
Figure 1-19 Tower structure. Left: San Pedro, CA. Right: Los Angeles, CA. Source: Gruen Associates



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.

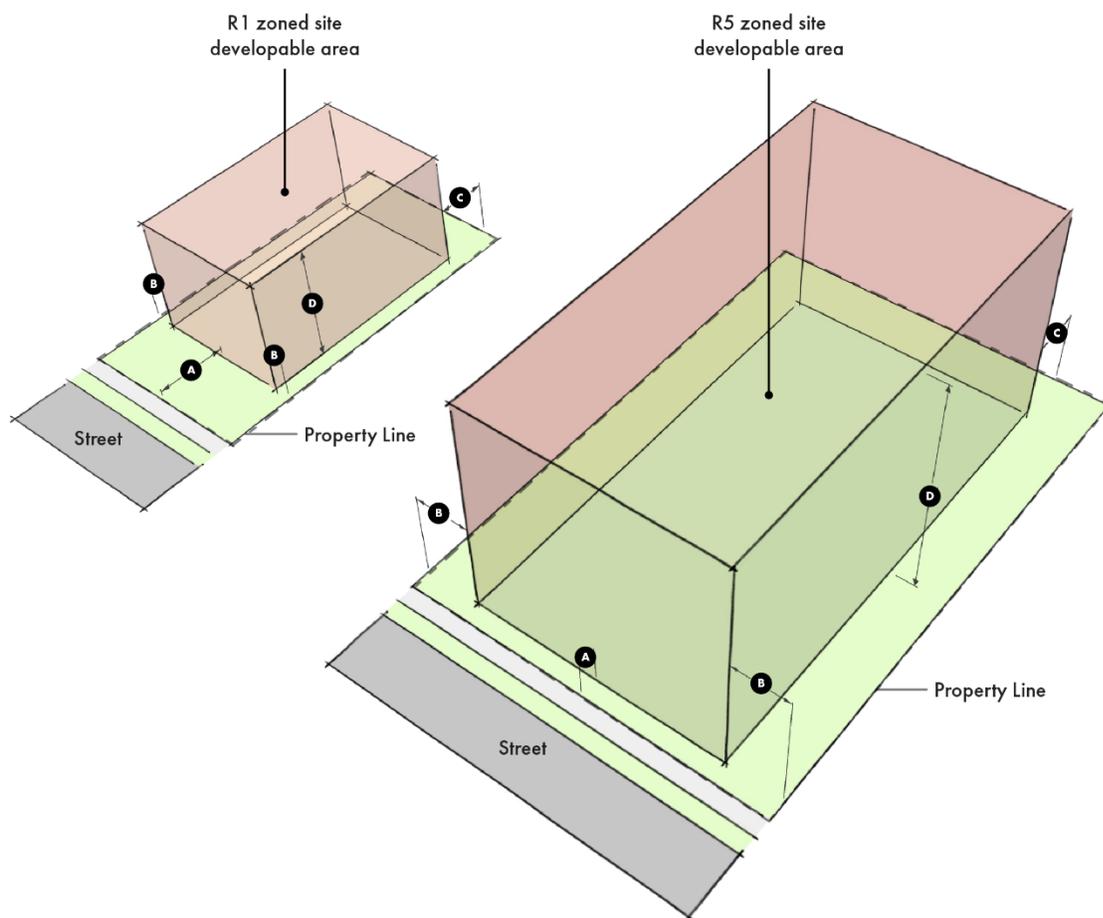
Standards

- 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.

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Example

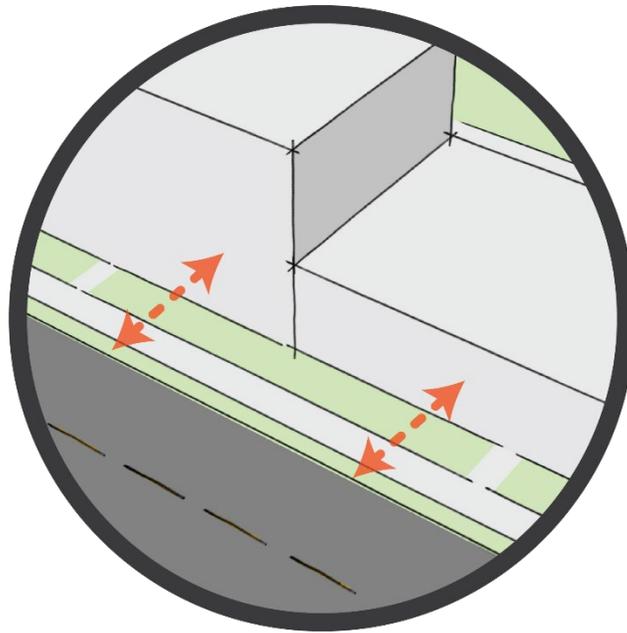
Figure 2-1 Illustration of developable area of a typical 50'x100' single-unit residential lot in an R1 zone versus a typical 100'x150' multi-unit lot in an R5 zone, after setbacks and height limits are accounted for. Source: Gruen Associates



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' x 100' lot in an R1 zone and a typical 100' x 150' 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

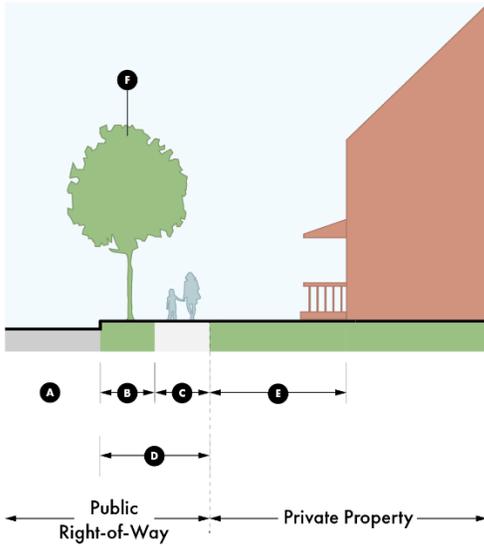


Figure 2-6 Landscaped parkway between sidewalk and curb with trees. Tarzana, CA. Source: Gruen Associates



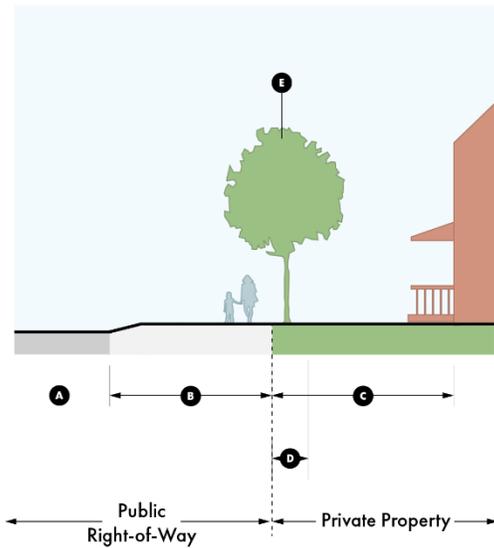
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Figure 2-7 County urban standard for residential, interior local, or collector streets for Single-Unit and Multi-Unit (Private Entry) when landscaped parkway with street trees present (applies to intensity 3 and 4). Source: Gruen Associates



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	

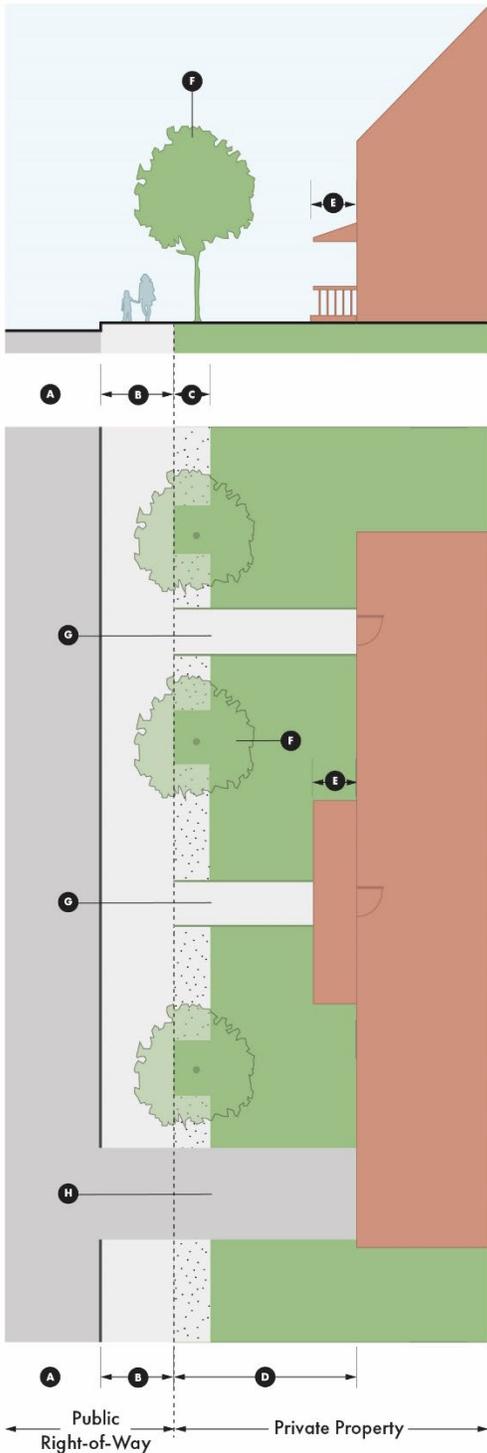
Figure 2-8 For rural streets in Intensity 1 and 2, canopy tree in the front setback when no sidewalk or street trees are provided in public right of way. Source: Gruen Associates.



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	

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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

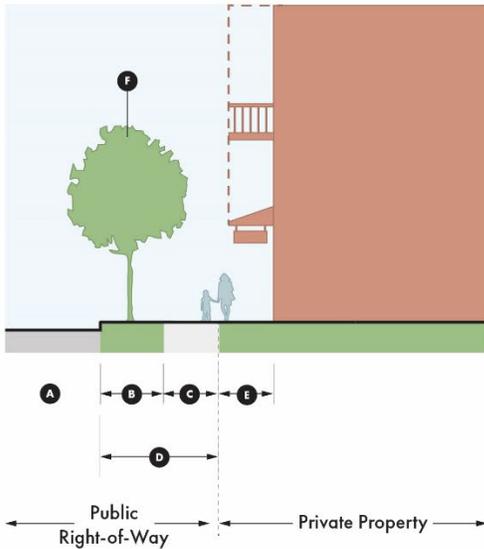
The intent of this section is to create a pleasant and inviting space for pedestrians and provide an adequate paved area between the building frontage and the street so that there is enough room for site amenities. If the adjacent sidewalk and parkway is **8 feet** wide or less, these standards compensate 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 limited 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 minimum 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 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.

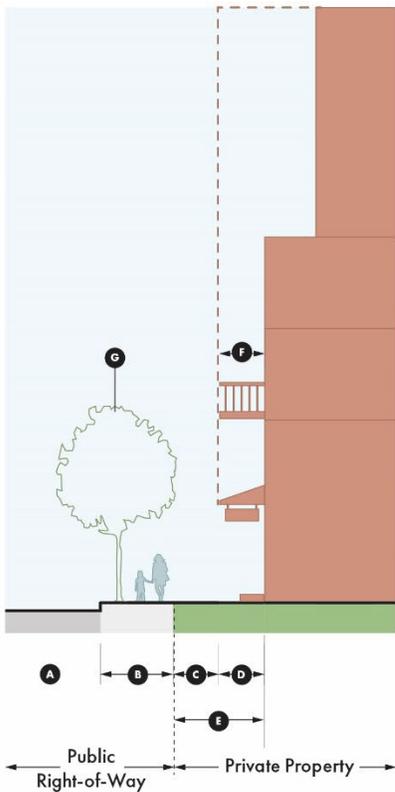
Examples

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

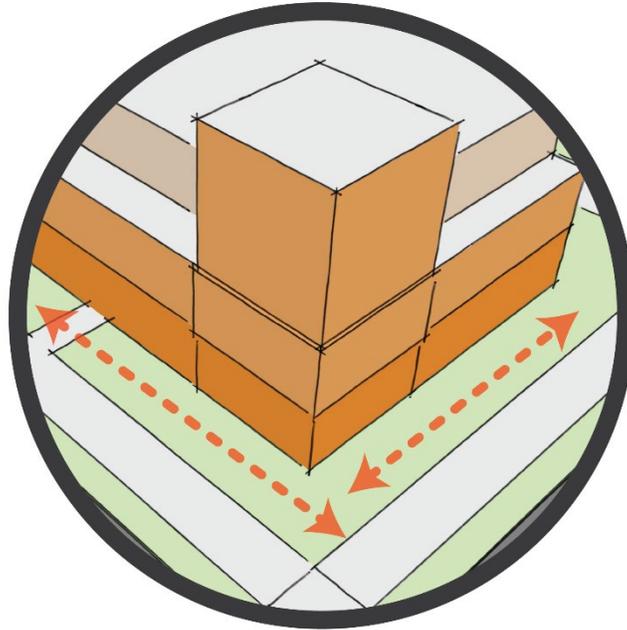


Description	Dimension
A Major or secondary highway	64'-84'
B Existing sidewalk/parkway	8'
C Required front setback for R5 and MXD to extend sidewalk	5' min *
D Setback at ground level for outdoor dining, pedestrian amenities, and landscaping	5' max **
E Total ground floor setback from the property line	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 accessible 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

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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

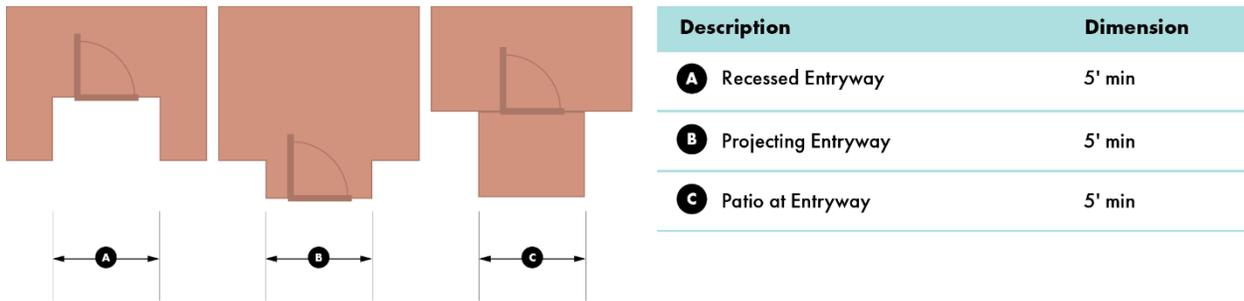


Figure 2-13 Entryway width for Multi-Unit (Common entry). Source: Gruen Associates.

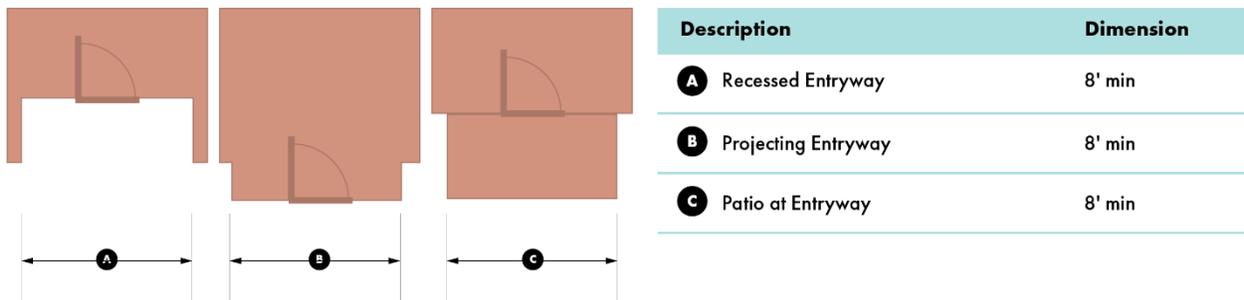


Figure 2-14 Entryway weather projection. Portland, OR. Source: Gruen Associates



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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



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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.

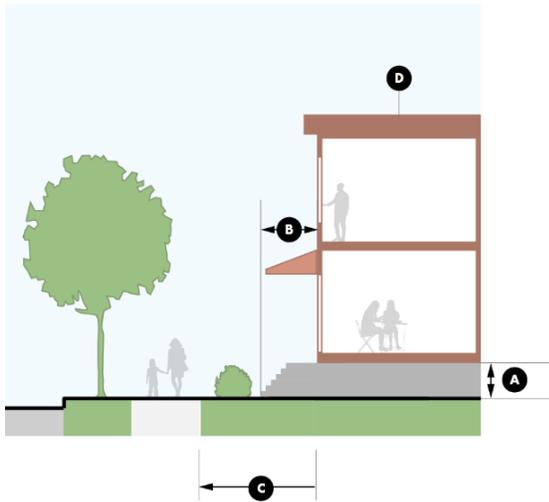
Standards

- 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



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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)

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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.	<p>Minimum depth of 5 feet.</p> <p>Minimum area in square feet is determined by the following formula: Linear feet of building x 2.5</p> <p>(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)</p>
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

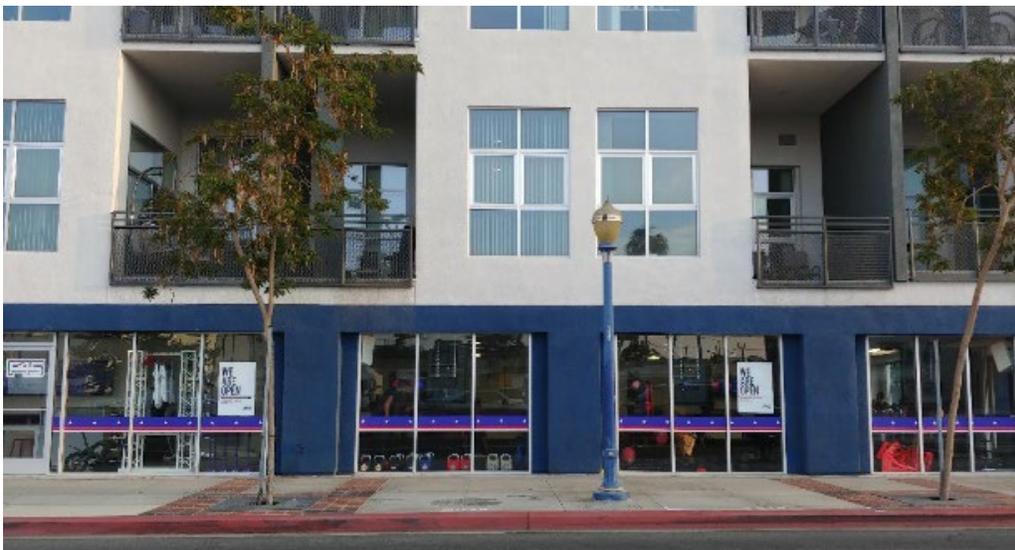
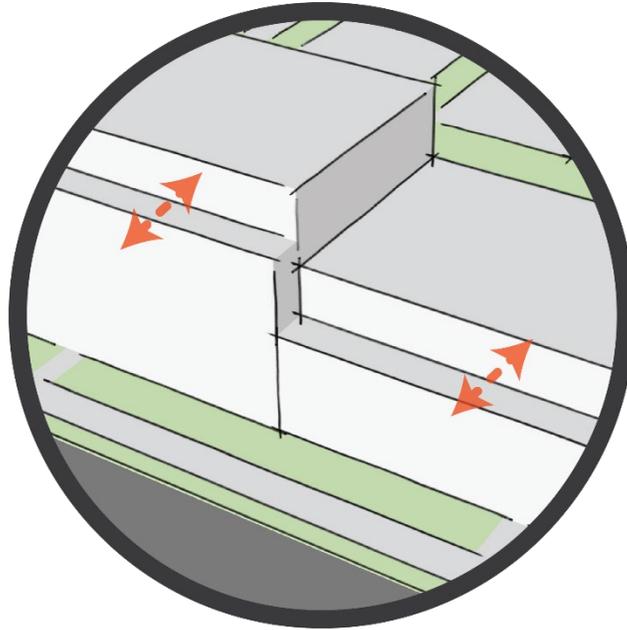


Figure 2-25 Commercial ground floor shopfronts facing a pedestrian paseo. Culver City, CA. Source: Gruen Associates

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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 deep	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

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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 possess 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

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- 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

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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



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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

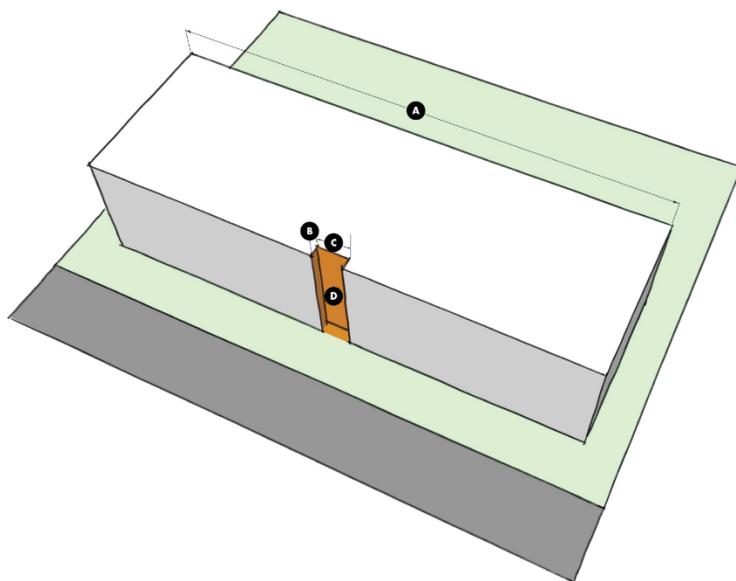


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Figure 2-34 Horizontal slab banding. San Diego, CA. Source: Gruen Associates



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

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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.

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

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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



Top: Change in window size, horizontal crown element

Middle: Facade material change between ground floor and upper floors, balconies

Base: Overhang projection at entry and awnings

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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



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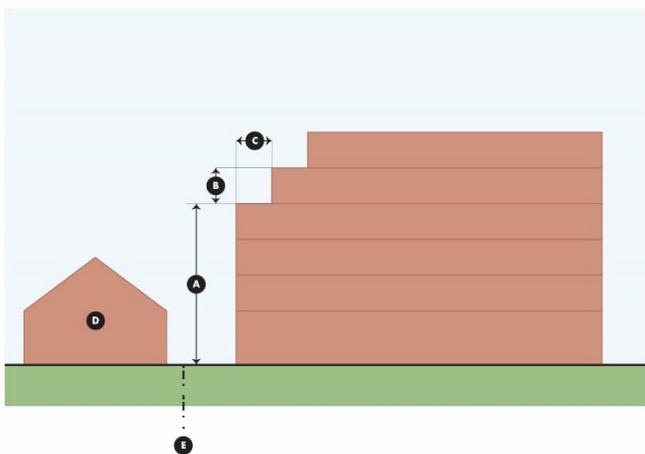
Figure 2-41 Exposed columns, awnings and increased height on ground floor. West Hollywood, CA. Source: Gruen Associates.



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



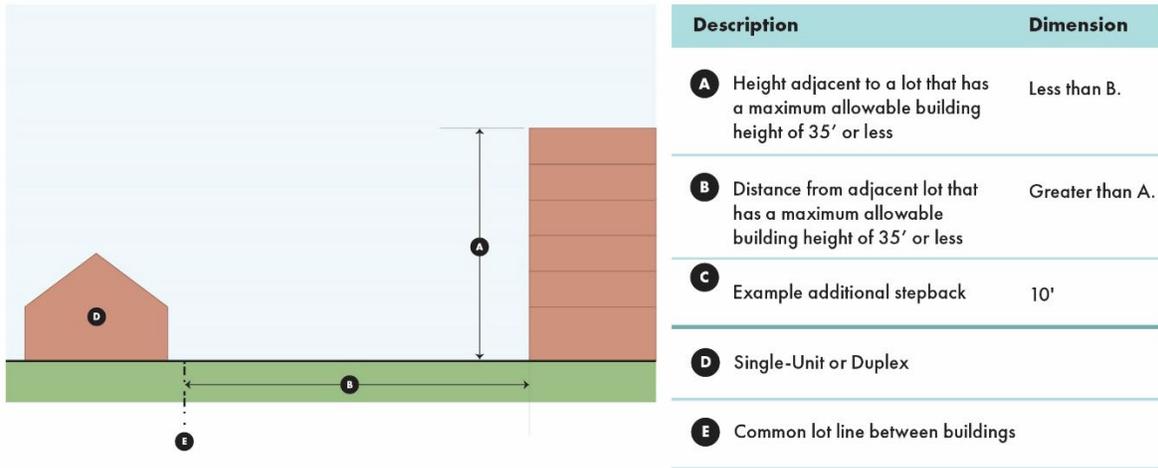
Figure 2-43 Example 65 ft tall building adjacent to a lot that has a lot that has a maximum building height of 35' or less with additional step-backs and vertical breaks if the distance between the two buildings is less than the total height of the building



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	

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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



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.

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 protrusions 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

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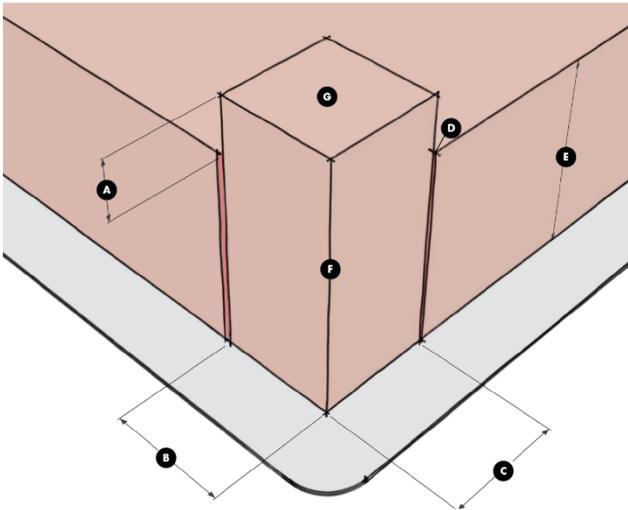
Table 2.4-C Corner Treatment Strategies		
Corner Treatment (select at least one)	Minimum Dimensions (each)	Examples
	Recessed a minimum of 2 feet from the adjacent façade plane	
Pop out the corner façades horizontally from the rest of the building	Minimum of 20 feet along both sides of the building corner 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

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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
<p>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:</p> <p>As part of a residential building, a publicly accessible outdoor space with seating, canopy trees, small shade structures, and/or recreational facilities</p> <p>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.</p>	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



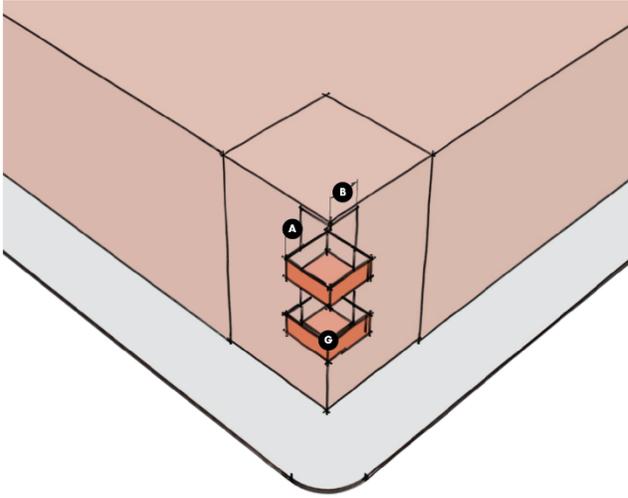
Description	Dimension
A Projection above max building height	10' max
B Corner mass facade	20' min
C Corner mass facade	20' min
E Recessed notch	2' x 2' min
F Building height	35' min
G Tower or staircase articulated from building	
H Top may be flat or with sloped roof	

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



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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



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

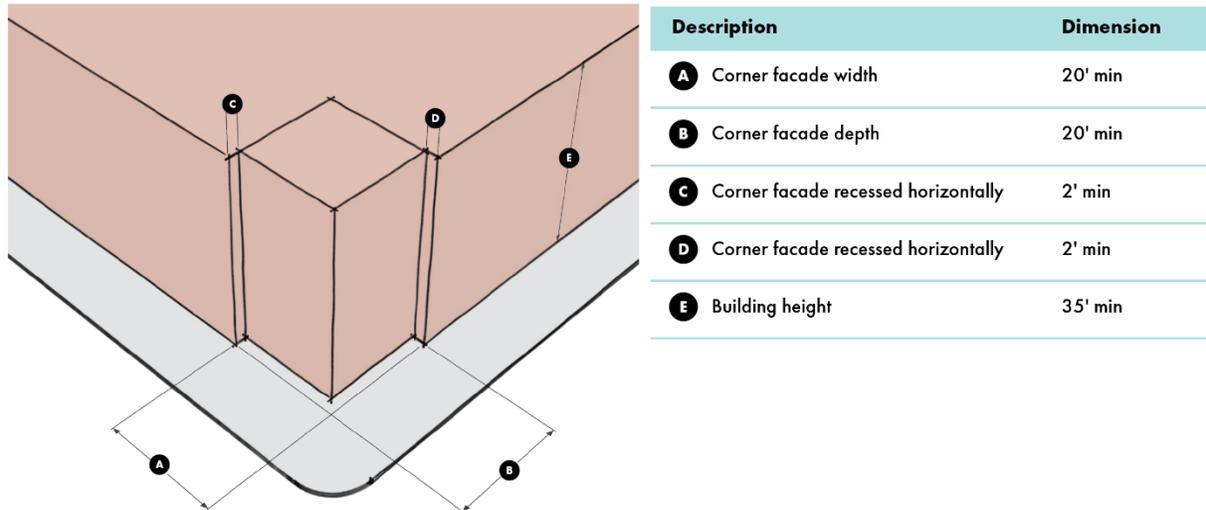


Figure 2-50 Corner façades recessed from taller tower. Santa Monica, CA. Source: Gruen Associates



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

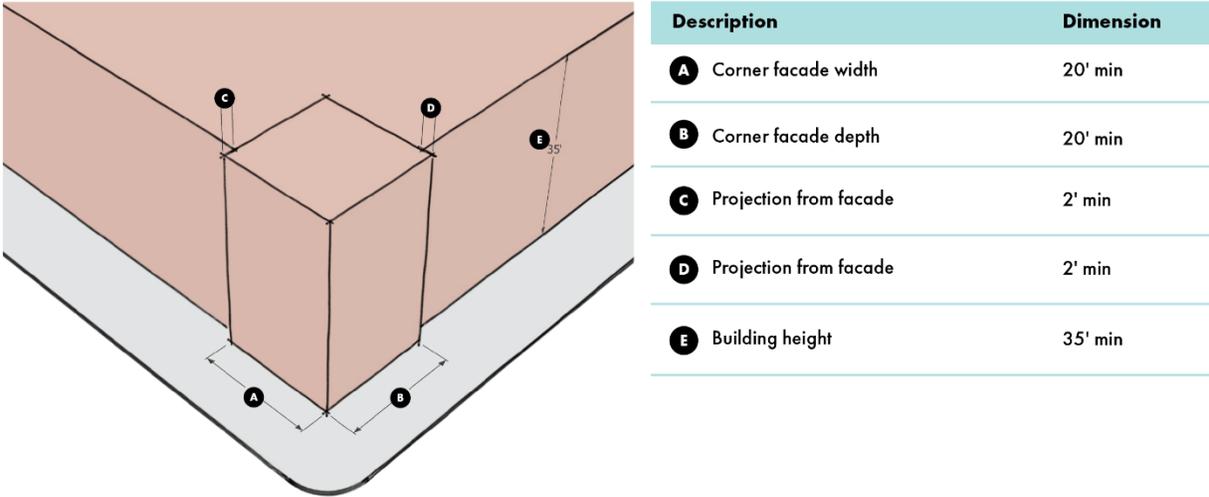


Figure 2-52 Corner façades popping out at the corner. Pasadena, CA. Source: Gruen Associates



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

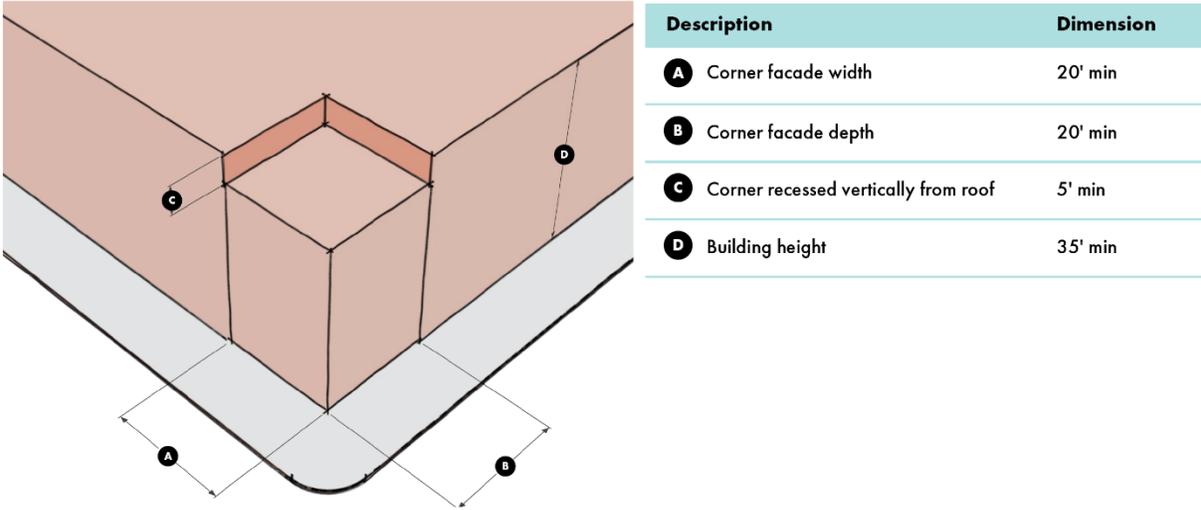


Figure 2-54 Corner of building shorter in height than the rest of the building. Pasadena, CA. Source: Gruen Associates



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

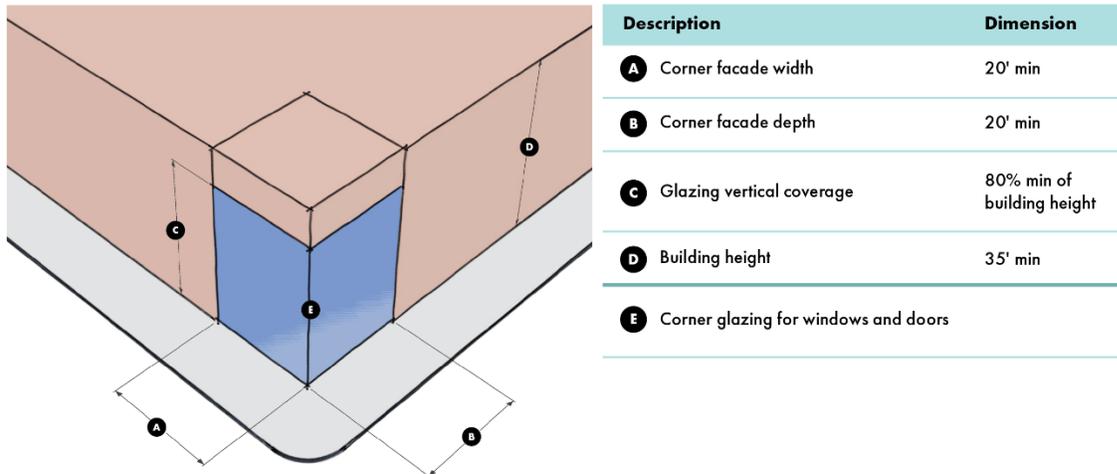
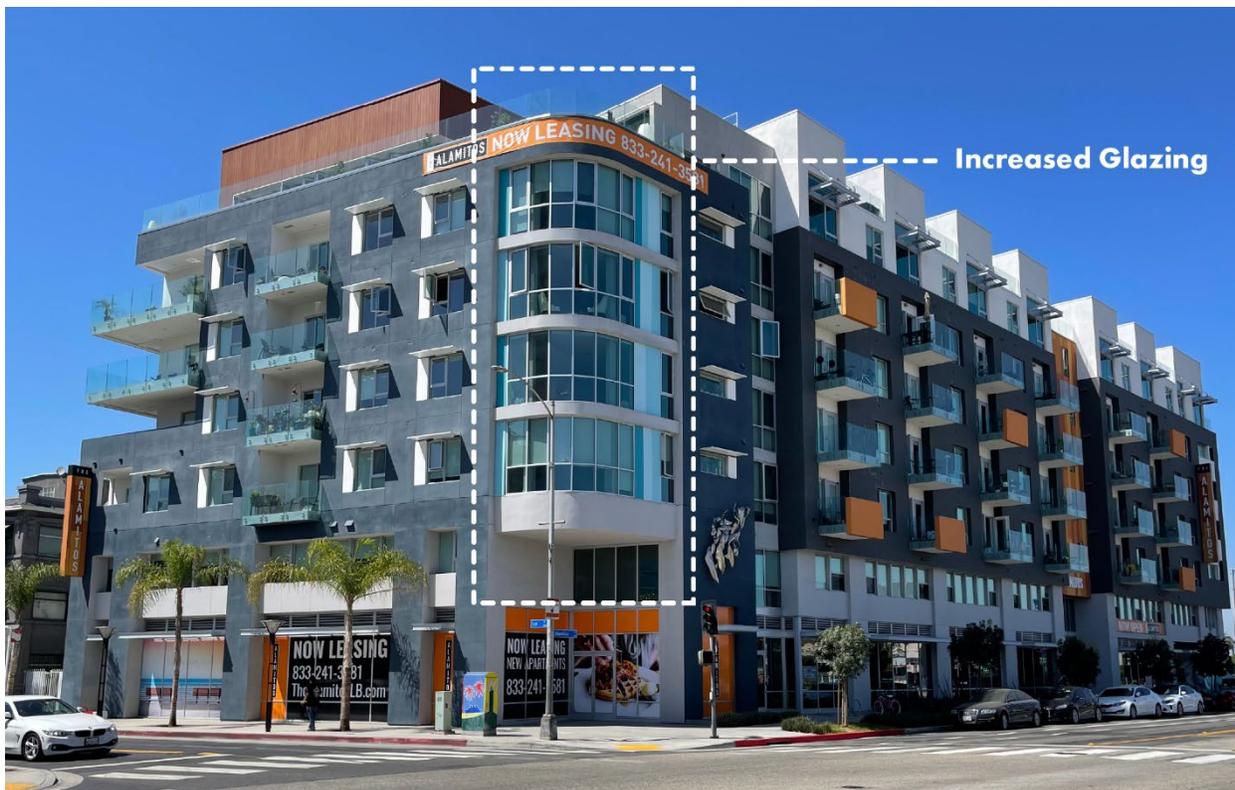


Figure 2-56 Increased glazing around the corner of the building and a rounded corner. Long Beach, CA. Source: Gruen Associates



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

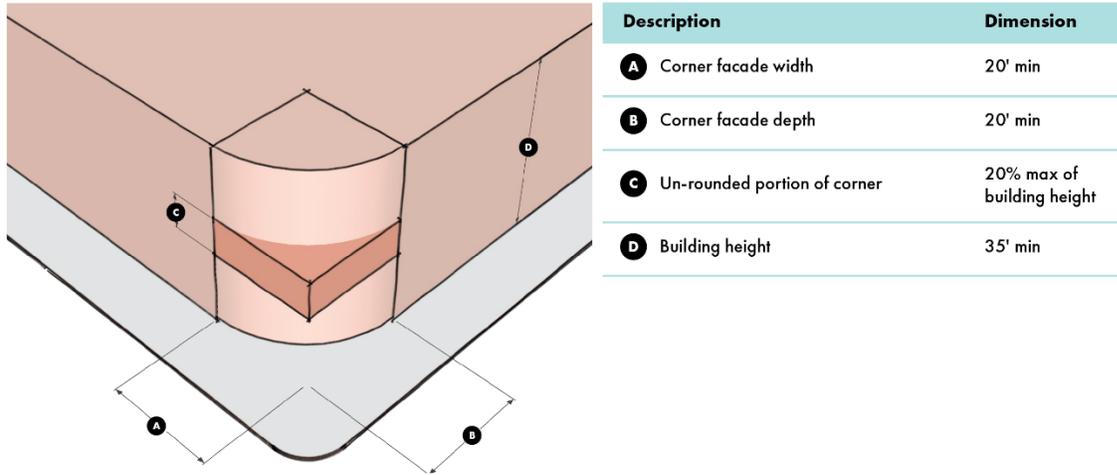


Figure 2-58 Building with rounded corner. Budapest, Hungary. Source: Globetrotter19 (wikimedia.org)



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

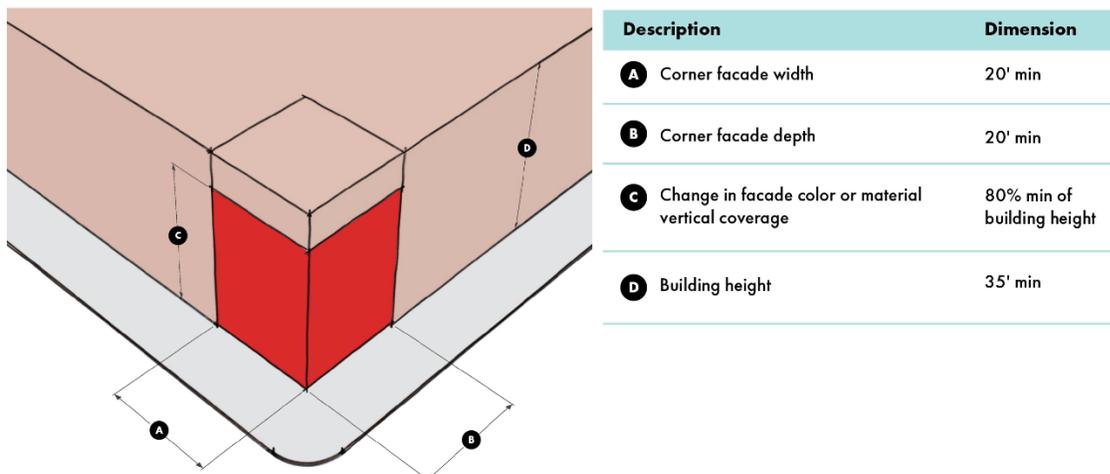
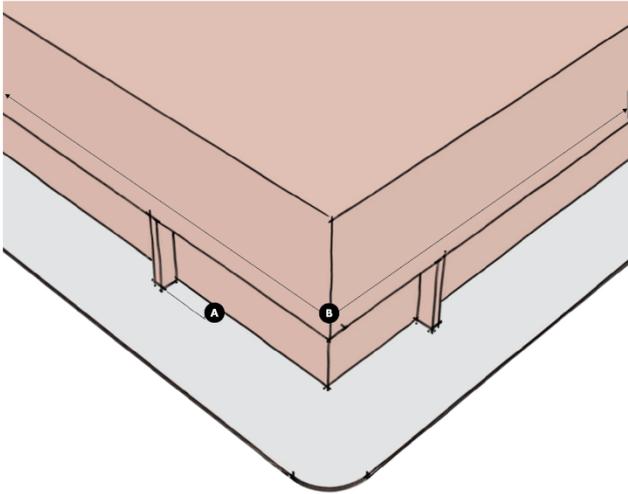


Figure 2-60 Change in material and color at the corner. Long Beach, CA. Source: Gruen Associates



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



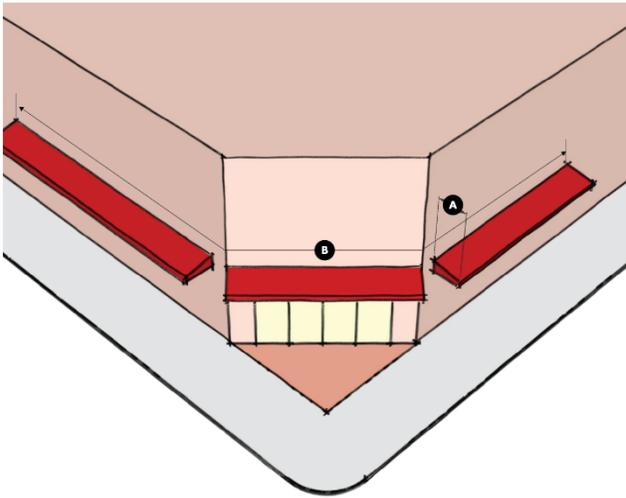
Description	Dimension
A Ground floor recessed horizontally	3' min
B Frontage with recessed ground floor	80% of building frontage

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



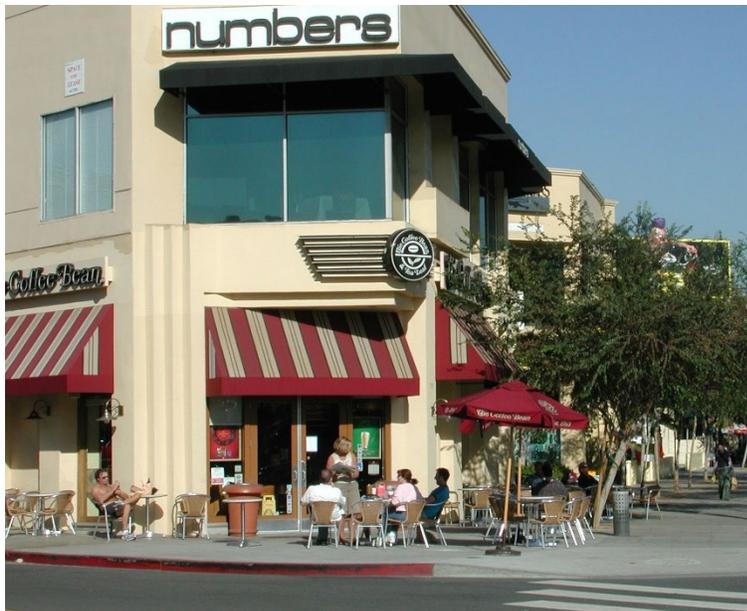
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Figure 2-63 Five-foot-deep awning covering 50% of the building frontage. Source: Gruen Associates



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



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

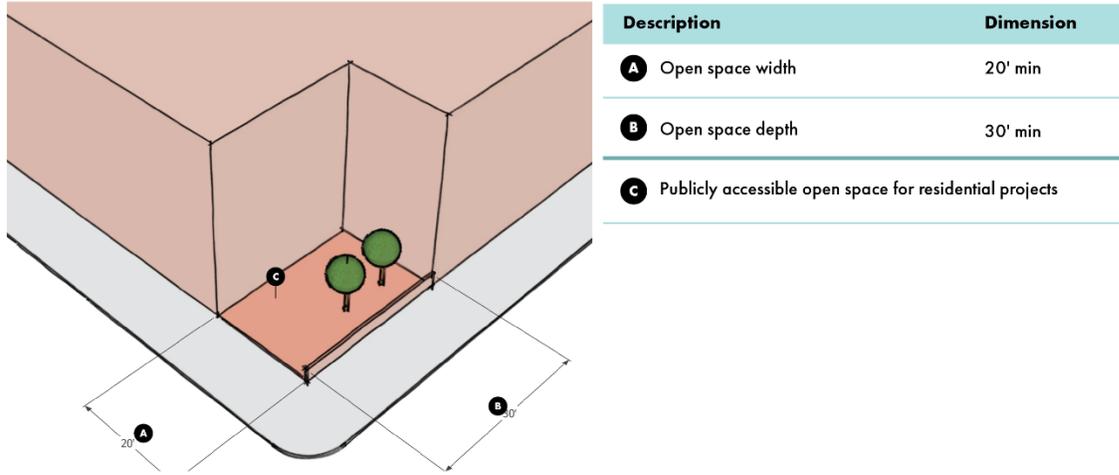


Figure 2-66 Example open space at corner. Los Angeles, CA. Source: Gruen Associates



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

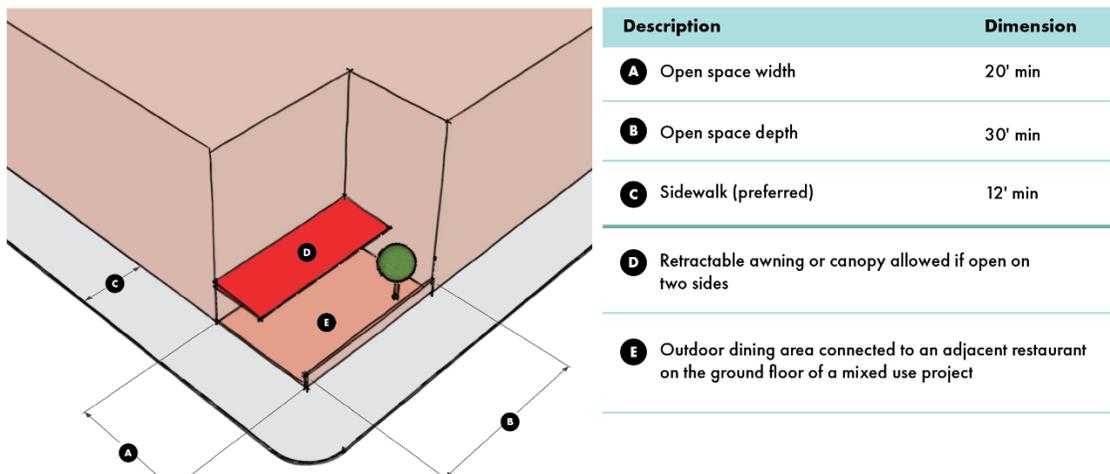
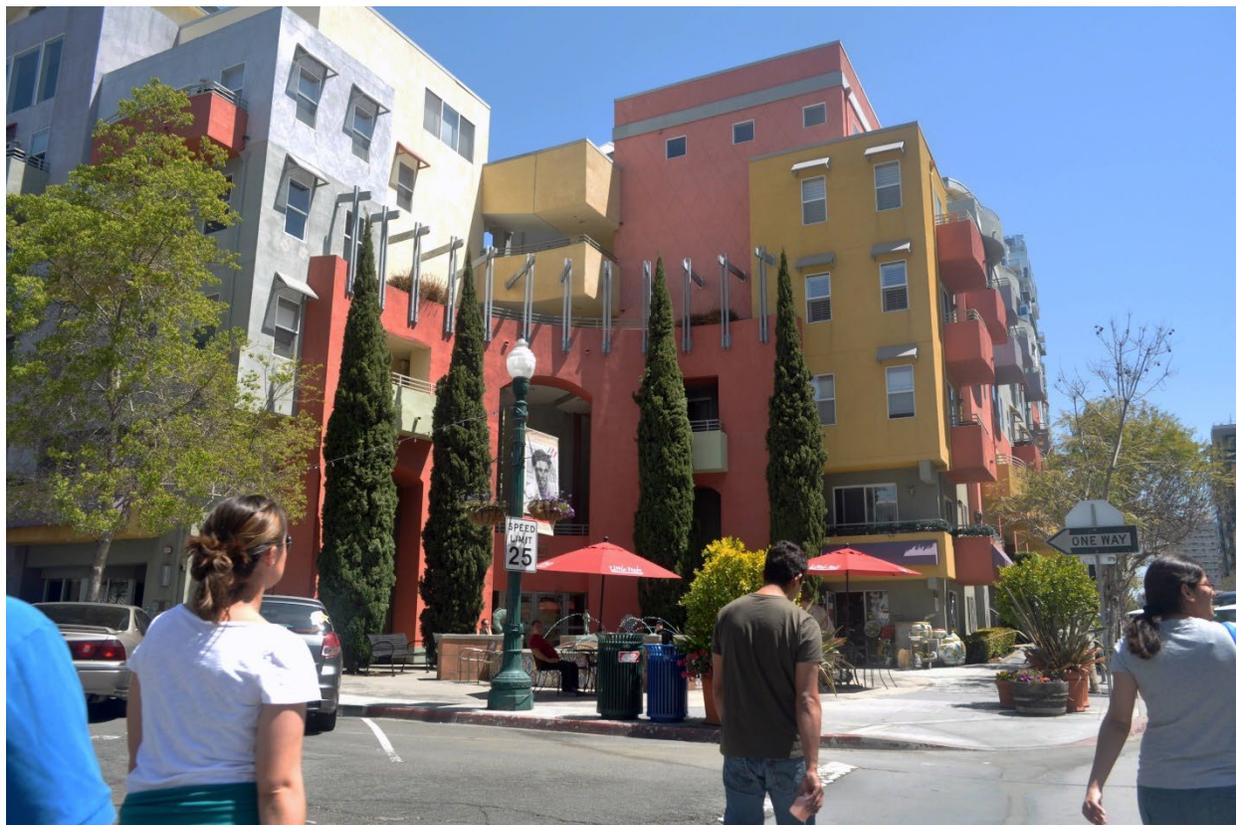
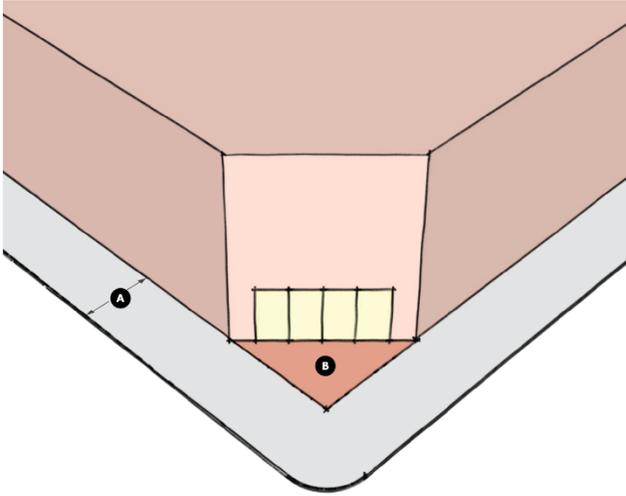


Figure 2-68 Example of the outdoor dining area at the corner. San Diego, CA. Source: Gruen Associates



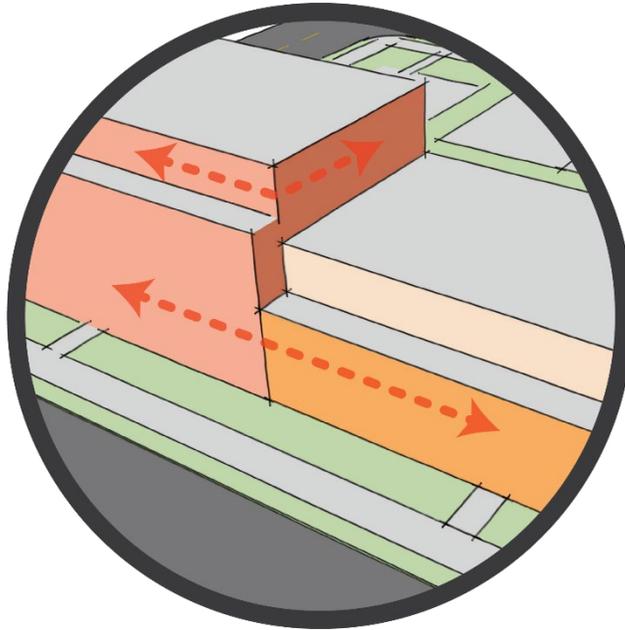
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Figure 2-69 - Corner Plaza at the intersection. Source: Gruen Associates



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

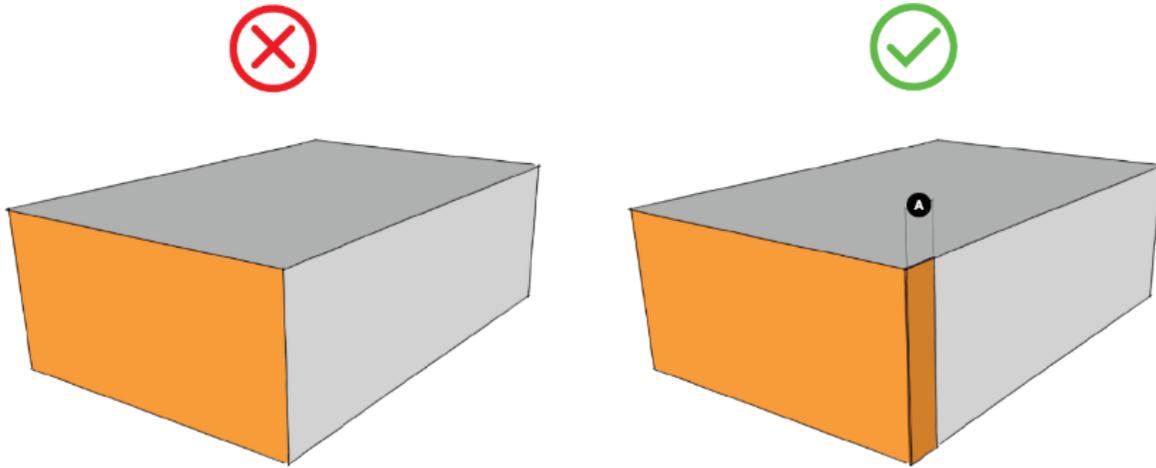
The intent of this section is to ensure buildings are designed holistically by considering the use of materials for sides of a building equally, not just the frontage. Standards in this section require projects to consider views of the building from all sides to create a cohesive architectural idea and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

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



Material wraps around vertical external corner appears integrated into structure.



Material wraps around an external corner and ends on the perpendicular wall.



For multi-family and mixed-use buildings, paint color changes on a continuous material may occur at any point including at the vertical external corners.

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:

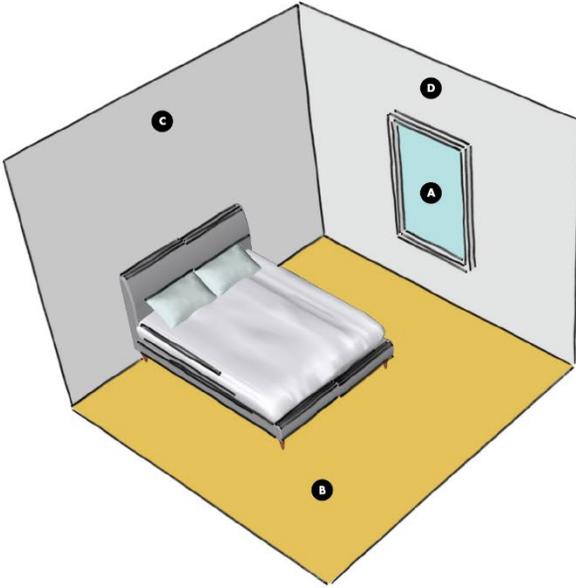
- Provide adequate opportunities for natural lighting and ventilation with openable windows and doors.
- Ensure rooftops can adequately support the installation of solar power panels in the future.

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.

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

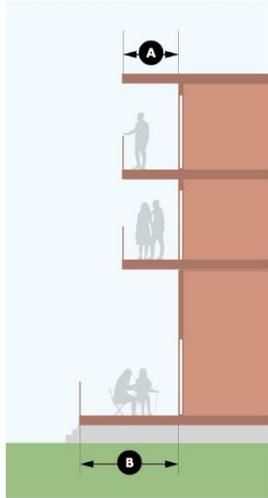
Table 2.5-B Full Balcony Dimensions	
Number of bedrooms	Minimum Balcony Area (each)
0 bedrooms (Studio)	45 square feet
One bedroom	75 square feet
Two bedroom or more	100 square feet

- 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

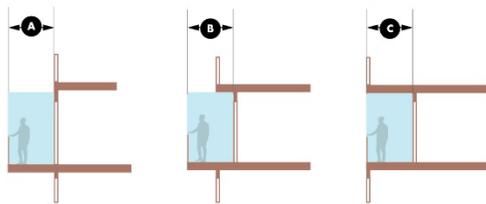
Private upper floor balcony and ground floor patio



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

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

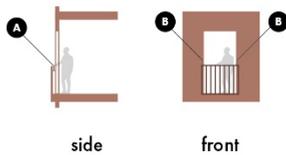
Cantilevered, semi-recessed, and recessed balconies



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)

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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



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



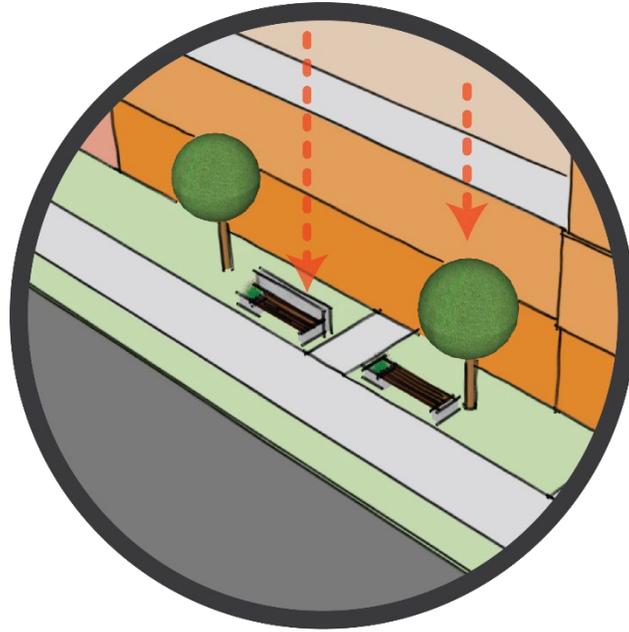
Figure 2-80 Recessed balconies. Marina Del Rey, CA. Source: Gruen Associates



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

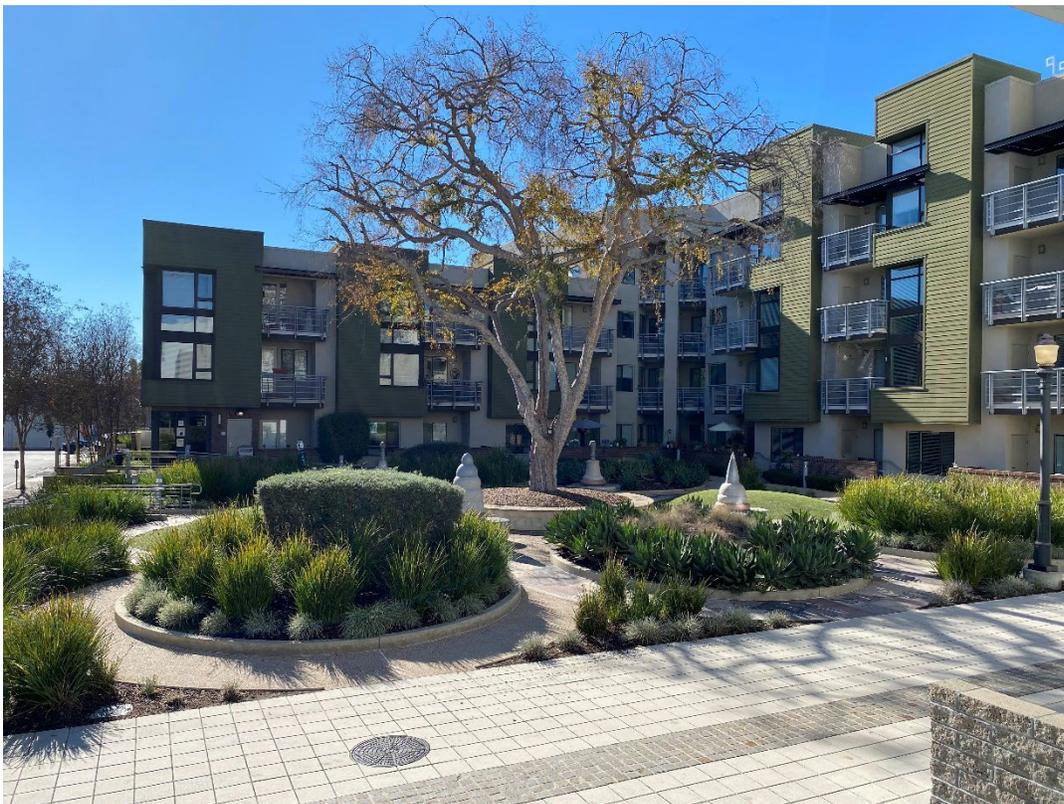
- a. Exceptions. Reserved.
- b. Tree Planting Requirements. All projects shall adhere to the [Chapter 22.126 Tree Planting Requirements](#) of the zoning code in addition to the requirements in this section.
- c. Coverage. A minimum of **20 percent** of the lot area not used for buildings (such as setbacks 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 [Encyclopededia](#) for more information.

Examples

Figure 2-82 Example common area with a mix of hardscape 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

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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

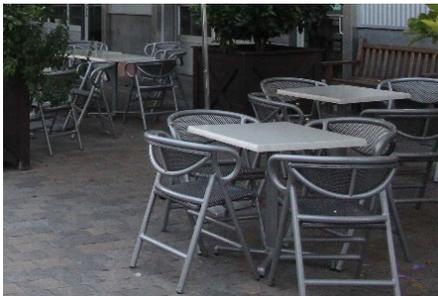


Figure 2-88 Picnic table with attached seating. Los Angeles, CA. Source: Gruen Associates



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



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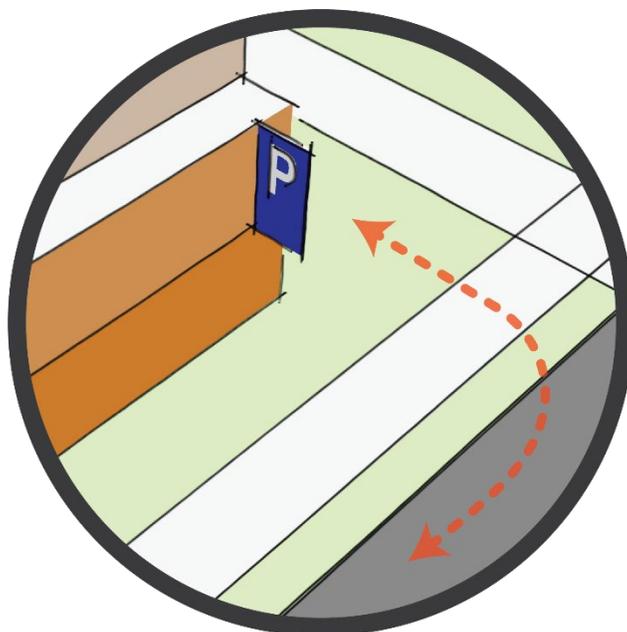
Figure 2-90 Playground. Source: Gruen Associates



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.

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- 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.

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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

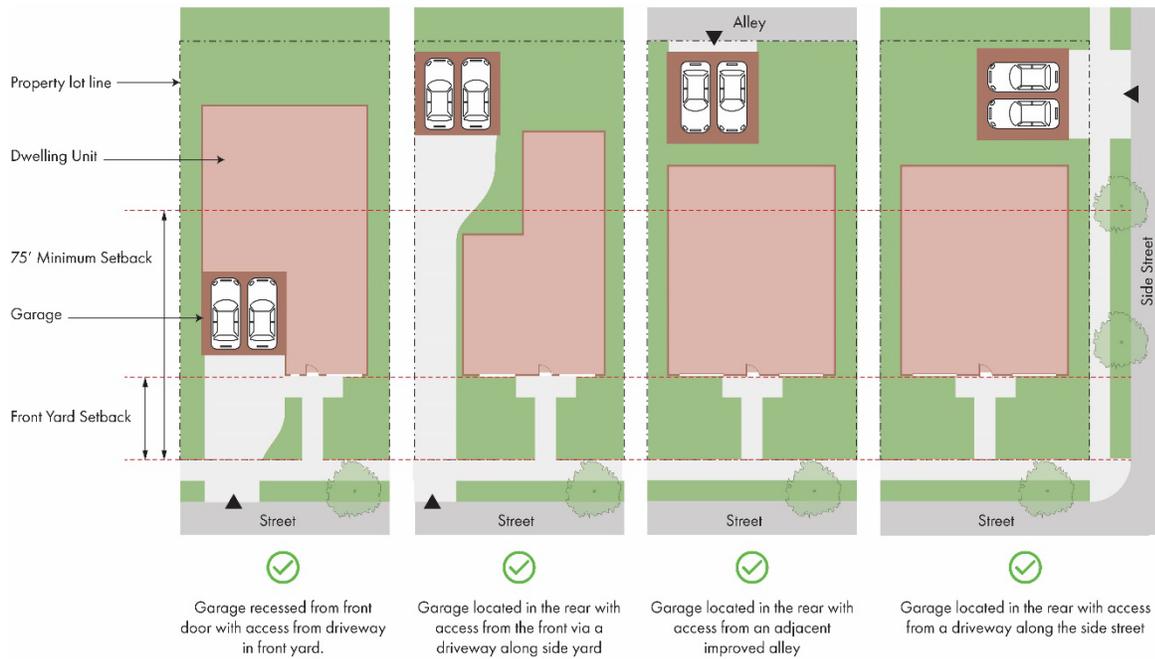
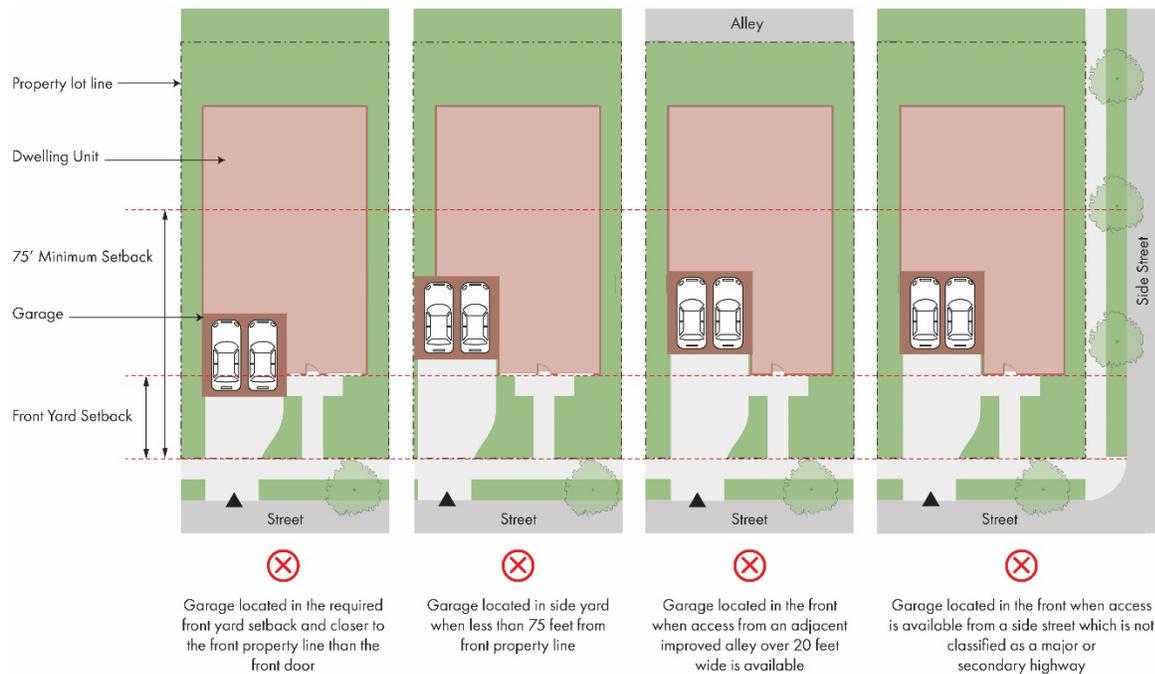


Figure 2-93 Unacceptable locations for vehicle parking garages and access. Shown here on a lot with a single unit but the same location and access standards apply for multi-unit properties as well. Source: Gruen Associates



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

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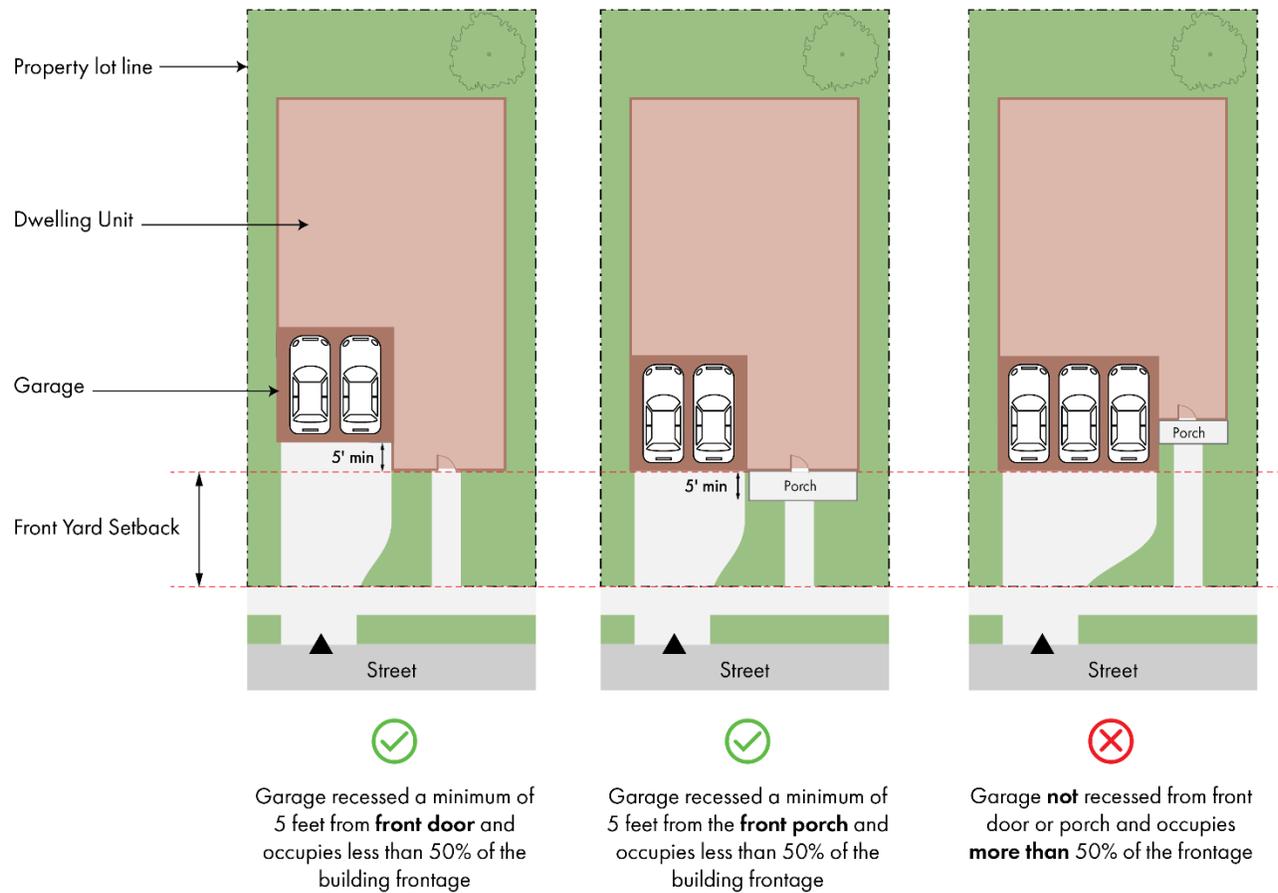
Table 2.7-A Garage Setbacks		
Conditions (select one)	Setback from front plane of dwelling unit	Figure
<ul style="list-style-type: none"> The porch must have minimum dimensions of 8 feet wide, 5 feet deep The porch must have an overhead canopy soffit no more than 12 feet above the floor of the porch. 		

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

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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



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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

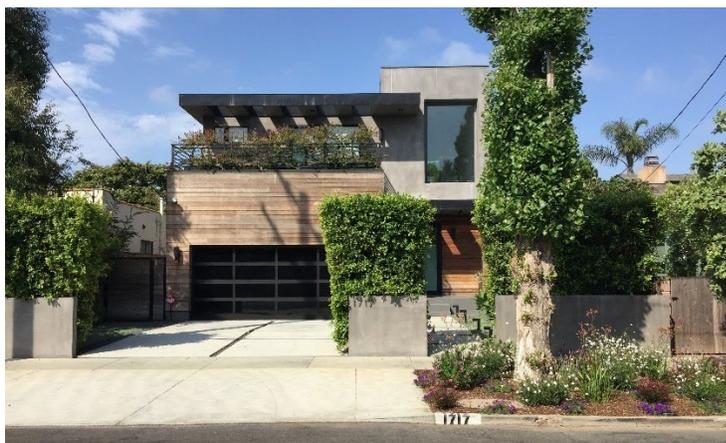


Figure 2-97 Unacceptable garage size and placement. Garage occupies over 50% of building frontage and projects in front of front door and front porch. Brea, CA. Source: Gruen Associates



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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:

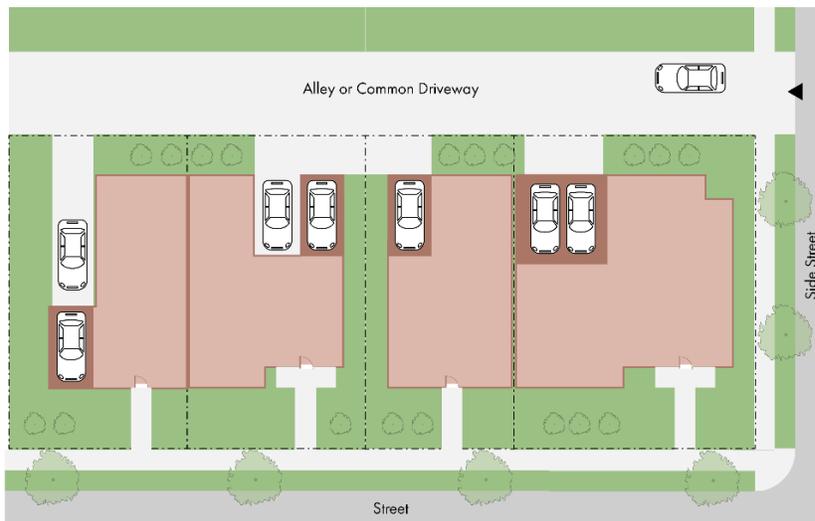
- Minimizes the appearance and impervious surfaces of driveways and vehicular parking areas.
- Ensures vehicular access does not conflict with pedestrians, sidewalks, and street curb cuts.

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

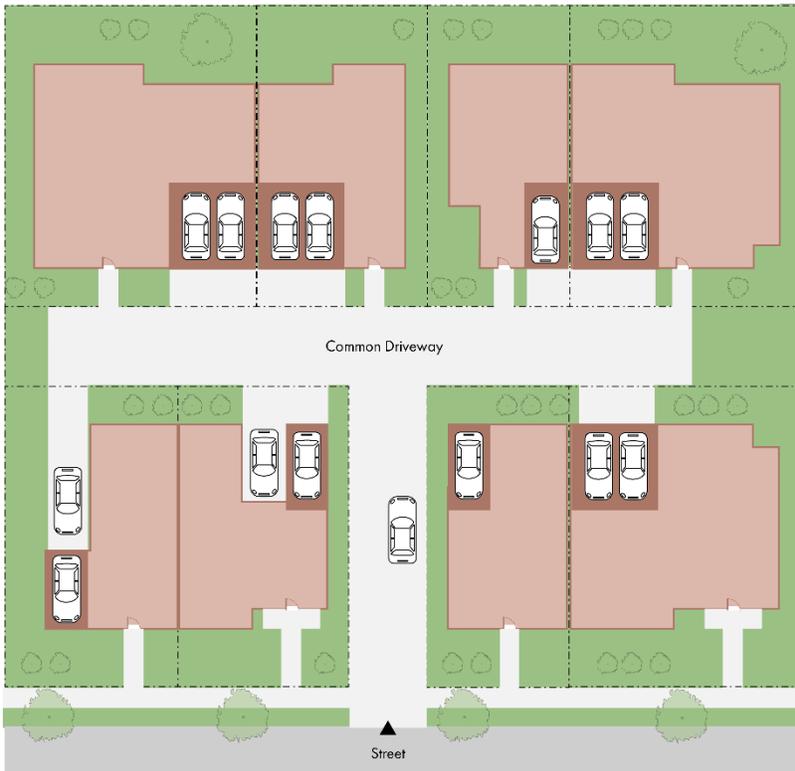
Figure 2-99 Alley-abutting lots shall use the alley for vehicle access. Source: Gruen Associates



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

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



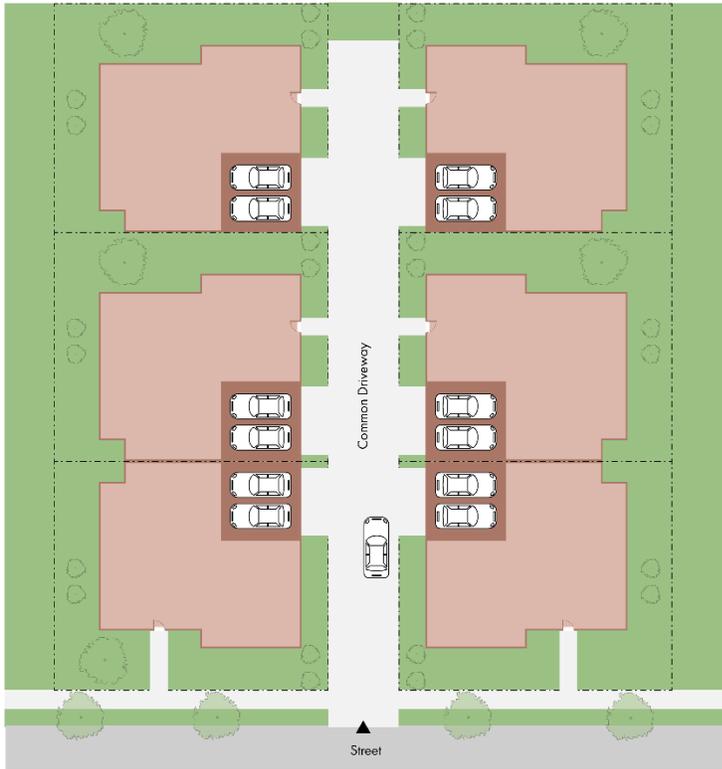
T-shaped common driveway provides access to individual parking from one driveway along the street front



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

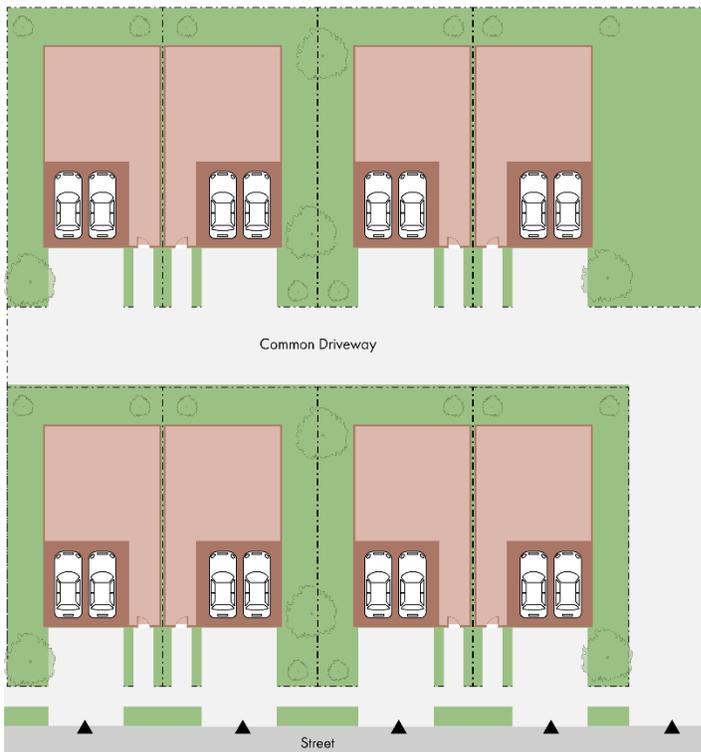
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Figure 2-101 Shared common driveway between two adjacent lots. Source: Gruen Associates



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

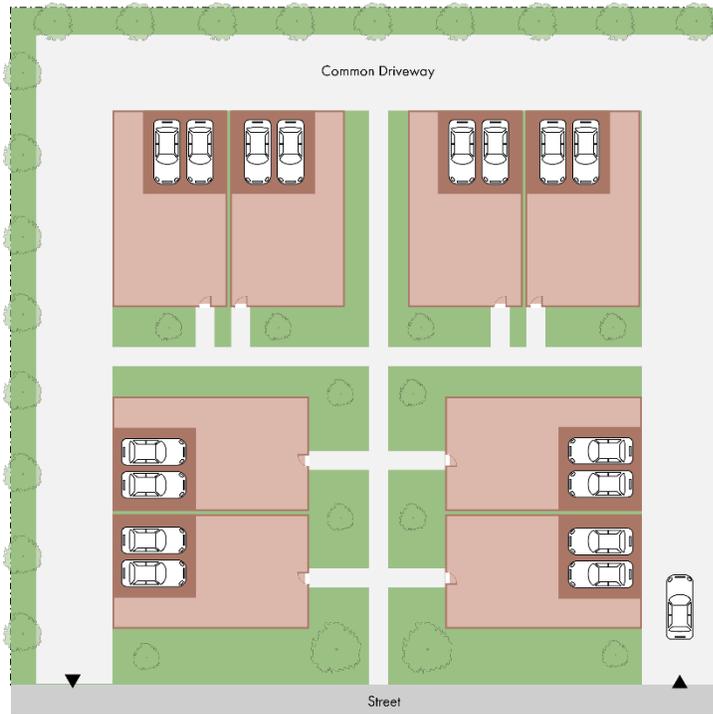
Figure 2-102. Unacceptable layout with multiple individual driveways along street-facing units instead of utilizing a common driveway. Source: Gruen Associates



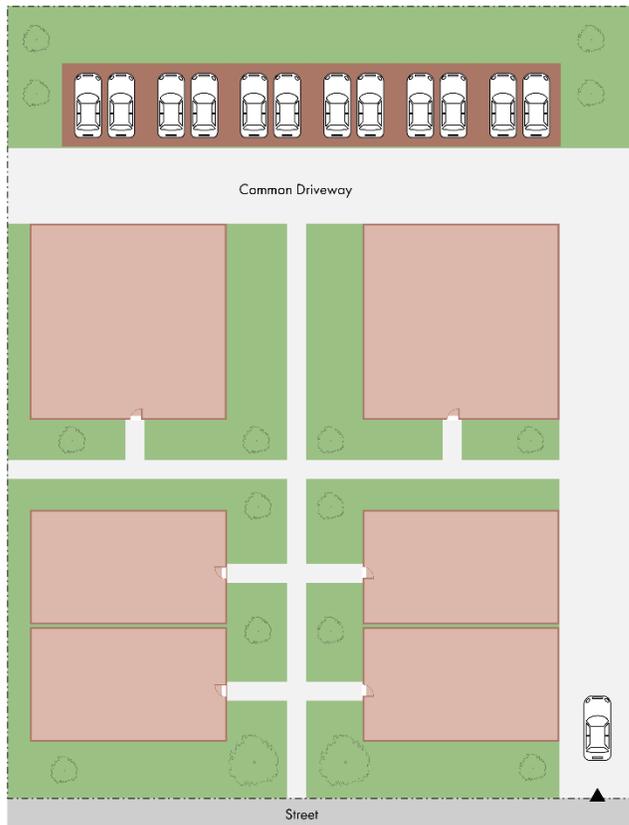
✗
Units along the street have individual driveways instead of utilizing a common driveway

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



U-shaped common driveway around the edge of the site in a bungalow 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

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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.

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

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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)

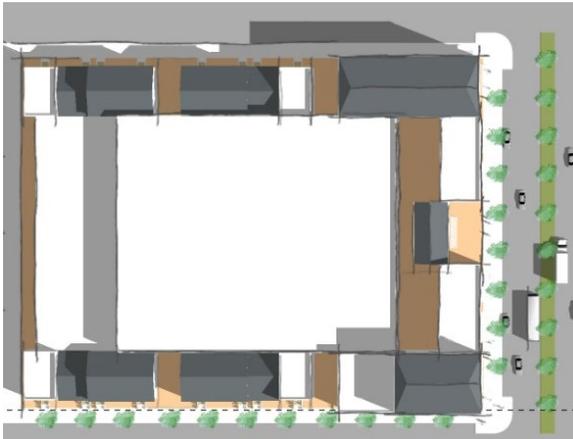


Figure 2-108 Apartment complex with parking wrapped with residential uses in West Fox Hills, aerial view. Los Angeles, CA. Source: Google Earth



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

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



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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



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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.

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

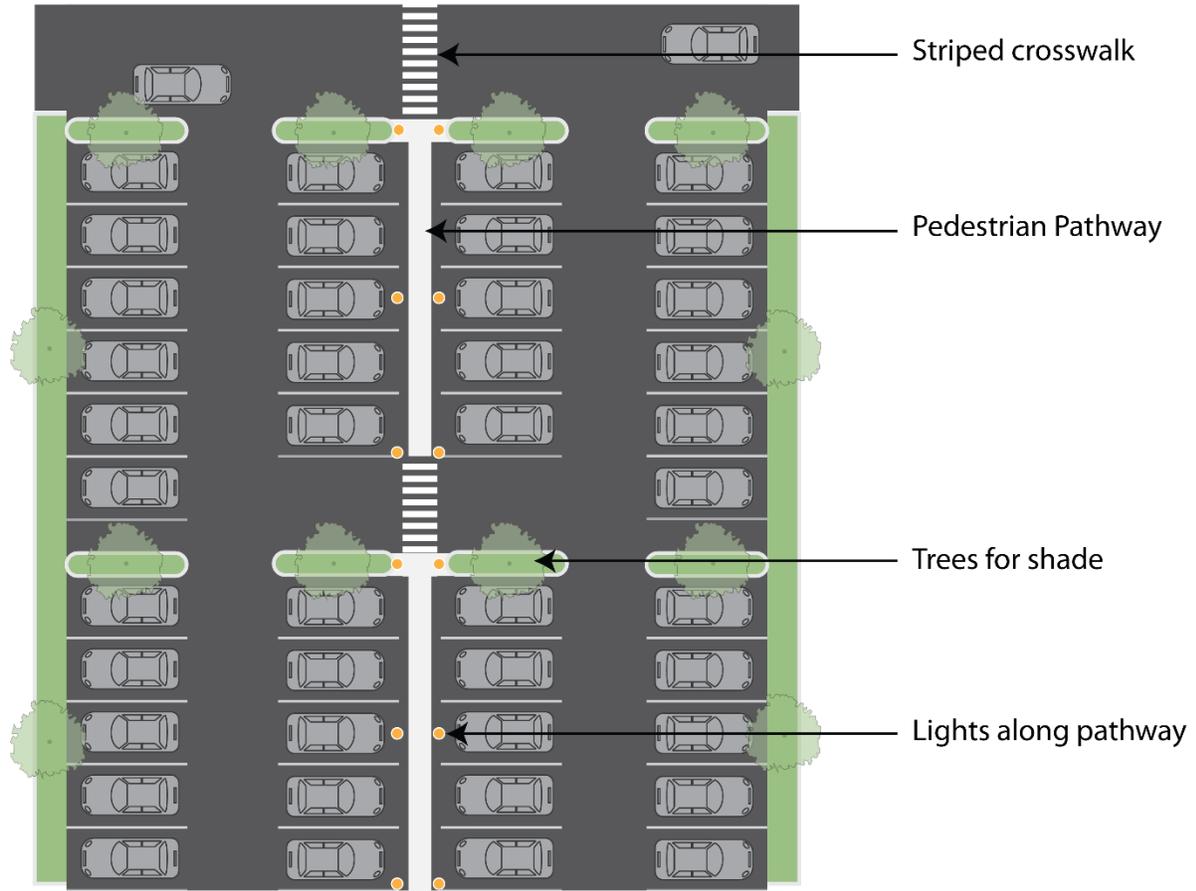
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- e. Green Design Strategies. Surface parking lots shall implement at least one of the green design strategies listed in Table 2.7-E, except where not feasible due to water table levels, contamination, or permeability of the soil.

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



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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



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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

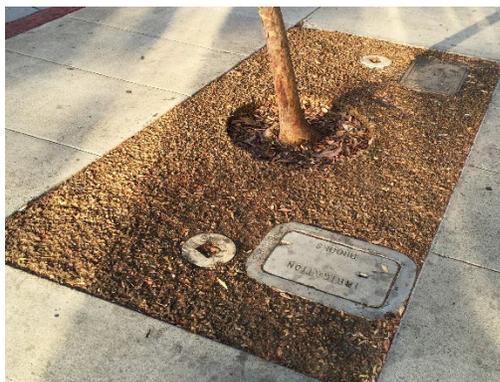


Figure 2-122 Parking lot with permeable pavers. Chino Creek, CA. Source: Gruen Associates



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 a 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.

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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.

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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.

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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.

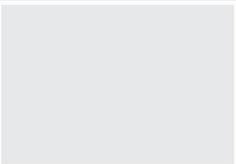
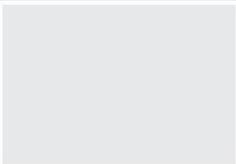
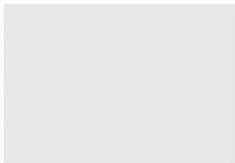
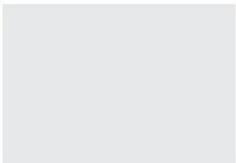
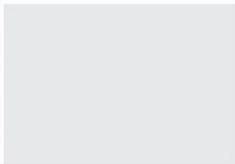
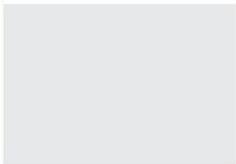
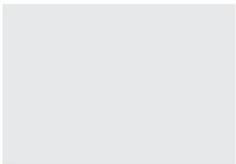
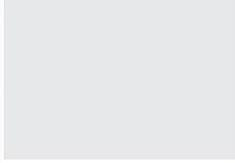
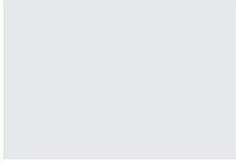
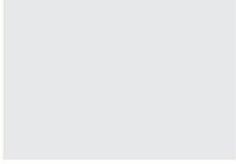
Triplex: Three dwelling units in one building, attached side-by-side or stacked on top of the other.

3.2 Additional Background

3.2.1 Community Contexts

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

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

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.

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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

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Table 3.2-B - Communities and their associated context categories		
Community Name	Environment	Intensity
Crystallaire	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

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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

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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

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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

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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

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3.3.2 Multi-Unit (Private Entry)

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
2.3.2	Ground Floor Privacy: Multi-Unit (Private Entry)	45
2.4.1	Horizontal and Vertical Variety	53
2.4.2	Horizontal and Vertical Variety: Multi-Unit (Common Entry) or Mixed-Use	61
2.5.1	Façade Materials	84
2.5.2	Energy Efficiency	87
2.5.3	Balconies and Patios: Multi-Unit (Private Entry), Multi-Unit (Common Entry) or Mixed-Use	89
2.6.1	Trees and Plants	95
2.6.2	Walls and Fences	97
2.6.3	Screening: Multi-Unit (Private Entry), Multi-Unit (Common Entry), or Mixed Use	99
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
2.7.3	Parking: Multi-Unit (Private Entry) with 5 or more units	113

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3.3.3 Multi-Unit (Common Entry) or Mixed Use

Section	Description	Page
2.1.1	Building Envelope and Site Design	28
2.2.1	Building and Site Access	31
2.2.3	Front Yards and Building Orientation: Multi-Unit (Common Entry) or Mixed-Use	37
2.3.1	Primary Entryway	40
2.3.3	Ground Floor Pedestrian-Oriented Strategies: Multi-Unit (Common Entry) or Mixed-Use	48
2.4.1	Horizontal and Vertical Variety	53
2.4.3	Corner Treatments: Multi-Unit (Common Entry) or Mixed-Use	67
2.5.1	Façade Materials	84
2.5.2	Energy Efficiency	87
2.5.3	Balconies and Patios: Multi-Unit (Private Entry), Multi-Unit (Common Entry) or Mixed-Use	89
2.6.1	Trees and Plants	95
2.6.2	Walls and Fences	97
2.6.3	Screening: Multi-Unit (Private Entry), Multi-Unit (Common Entry), or Mixed Use	99
2.6.4	Site Furnishings: Multi-Unit (Common Entry) or Mixed Use	100
2.7.1	Parking Location and Access	105
2.7.4	Parking Structures: Multi-Unit (Common Entry) or Mixed-Use	119
2.7.5	Surface Parking Lots: Multi-Unit (Common Entry) or Mixed-Use	125

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)	

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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		

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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			

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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			

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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			

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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			

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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			

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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			

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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.				

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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

3.6 Bibliography

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AGUA DULCE TOWN COUNCIL

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Website: www.adtowncouncil.com

February 27, 2023

Mr. Cameron Robertson
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Via Email to: design@planning.lacounty.gov
CRobertson@planning.lacounty.gov

RE: Comments on the Draft Residential Design Standards Ordinance

Dear Mr. Robertson:

The Agua Dulce Town Council (The Council) appreciates the opportunity to submit comments on the Department of Regional Planning's Draft Residential Design Standards Ordinance. We understand the intent of the draft ordinance is to "ensure that residential development is designed to foster walkable, livable, and healthy neighborhoods that enhance the comfort of residents and the experience of the public. 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 development; and 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."

While we understand the desired outcome, we question whether these standards are compatible and harmonious with rural communities. There are distinct differences among urban, suburban and rural communities. Some of those differences include infrastructure, services, traffic circulation, mass transit, multi-use trails, density of development, and the type of physical environment. By having these standards apply to ALL development in Los Angeles County, we question whether rural areas are merely areas waiting to be urbanized or if the rural landscape needs preservation. The Rural Outdoor Lighting District standards are referred to within the Ordinance. The fact that that is included indicates there are clearly understood differences between urban and rural elements.

We appreciate that the draft ordinance does indicate if a project is in a Community Standards District (CSD) that those standards will apply instead. Agua Dulce has a Community Standards District that was established to: "Maintain a dispersed, low-density development pattern to preserve the secluded rural nature of the community; protect the equestrian, agricultural, historical, cultural, archaeological, and geologic characters of the community; protect sensitive resources and areas, including the Vasquez Rocks Natural Area Park, the Santa Clara River, the Angeles National Forest, and the various floodplains, hillsides, ridgelines, rock outcroppings, and the significant ecological areas within the CSD; maintain and

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enhance the pedestrian and equestrian trail system within the CSD, including the Pacific Crest Trail; and minimize the development of urban infrastructure that would alter the rural character of the community, including the development of sewer and water systems, paved streets, street lights, concrete sidewalks, and concrete flood control systems.” The draft ordinance does state that if a standard is not included within the CSD, the draft residential design ordinance will apply. The Council has comments and concerns on some of those standards that are not addressed in the Agua Dulce CSD and we outline them below:

Section 18, 22.140.520 F. 3. b. i. and ii.: Pedestrian Pathway Access, Sidewalks

Please verify the meaning of “direct pedestrian access”, “primary street sidewalk”, “sidewalk” “walkways”, and “vehicle driveway.” Are these paths paved, impervious, permeable or native soil surfaces? There is an exception to Pearblossom Highway. Please explain that exception and why other highways, such as Sierra Highway are not exempted. What are the sidewalk requirements for “flag lots”?

As many of the residences in Agua Dulce have horses and they trail ride directly from their properties, multi-use trail access may be appropriate to connect with a side yard or barn area as opposed to the building entrance. Will this rural accommodation be included?

Section 18, 22.140.520 F. 5.: Building Articulation

The intent of this section is to ensure the design of a residential development is considerate of its surroundings in all directions by breaking up large featureless spaces on all building facades with architectural detailing and modulations. The Council wants to make sure that classic California ranch-style home design and building details are allowed.

Section 18, 22.140.520 F. 6.: Building Façade Details

The intent of this section is to ensure buildings are designed holistically on all sides to create a cohesive architectural idea and enhance the surrounding neighborhood in all directions by considering the use of materials for all sides of a building equally, not just the frontage. As stated above, the Council wants to make sure that classic California ranch-style home design and building details are allowed.

Section 18, 22.140.520 F. 7.: Landscaping, Walls, Fences, and Screening

The intent of this section is to ensure developments utilize landscaping, walls, and fences that are designed to be in harmony with adjacent lower-intensity/smaller scale uses, soften the appearance of large massing along the street, allow both for privacy and visibility, and increase a development’s resiliency to wildfire, heat, drought, and floods.

- **Trees and Plants:** The ordinance requires a minimum of 20 percent of the lot area shall be landscaped. This doesn’t specify if the landscaping is new planting or uses existing landscape elements to be included in the calculation. Based on a 20 percent coverage, on a five acre property that is typical of the Agua Dulce community, 1 full acre would need to be fully landscaped.
- **Walls and Fences:** The section related to Walls and Fences does not differentiate between perimeter fencing and internal fencing use for livestock and domestic animals. The Ordinance prohibits chain-link, barbed wire, and electric fencing. Chain-link fencing is an economical and effective way to fence the property perimeter. It comes in a variety of different gauges and color coatings. Chain-link is see-through, offering good visibility for the property owner to see what is on the other side of exterior perimeter. Many secure dog runs and other domestic animal enclosures are made of chain-link. Barbed wire and electric fences are widely used in rural communities for securing livestock. Both of those methods of fencing are used to keep the animals secure and to keep predatory animals away from livestock. Chain link fencing also withstands the strong Santa Ana winds that are common to our community and is fire resistant, ensuring that property boundaries remain intact after windstorms and wildfires. The Council opposes the prohibition of chain-link, barbed wire, and electric fencing for rural communities.
- **Screening:** The section related to Screening indicates trash enclosures and all mechanical equipment and utilities must be screen from view from the street. Rural properties have a number of different types of mechanical equipment related to this section. Trash dumpsters for livestock manure disposal, water storage tanks, propane tanks, and generators are all rural types

of equipment that need to have access for service. The Council opposes the requirement that all trash enclosures and all mechanical equipment and utilities be screened for rural communities. Consideration also needs to be given to materials used for screening that increases the risk of flammability around critical equipment like propane tanks in a designated high fire hazard severity zone.

The Council respectfully asks that within the proposed Residential Design Ordinance that rural communities are acknowledged and have specific design standards that are suited to their environment. We want to ensure that any development with urban influence would not alter the rural character of our community. This is yet another example of “one size does not fit all” when designing Countywide Ordinances for a large metropolitan area that includes urban, suburban, and rural communities within Los Angeles County. The Rural Outdoor Lighting District takes this into account, and we are asking that something similar be considered. Additionally, we are requesting community engagement in the process going forward. We invite you to present the proposed project at a future Agua Dulce Town Council meeting so there can be effective dialogue with Regional Planning staff and the rural community members. Our meetings are held on the second Wednesday of each month. The Community Meeting begins at 7:00 P.M. and is open to the public. The Council will continue with virtual Zoom meetings and have an in-person meeting once every quarter. Those in-person meetings will be March, June, September, and December at the Agua Dulce Women’s Club, 33201 Agua Dulce Canyon Road, Agua Dulce. Virtual meetings will be via Zoom in Apr, May, July, Oct, and Nov. There is no Council meeting in August. Based on public participation at in-person meetings, we may revisit and amend this schedule and format.

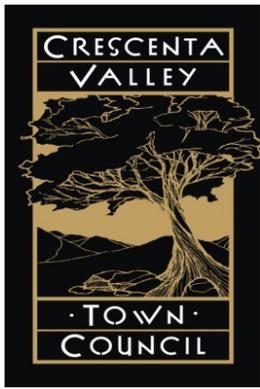
We ask that you carefully review our comments. We look forward to additional community engagement in shaping the future of Residential Design Standards.

Respectfully,

Don Henry

Don Henry, President
Agua Dulce Town Council – 2023

cc: Ms. Stephanie English, 5th District Deputy SEnglish@bos.lacounty.gov
Anish Saraiya, 5th District Planning and Public Infrastructure Deputy ASaraiya@bos.lacounty.gov



CRESCENTA VALLEY TOWN COUNCIL

February 21, 2023

LA County Department of Regional Planning
320 W Temple Street
Los Angeles, CA 90012

RE: Project No. PRJ2021-003654-(1-5)
Draft Residential Design Standards Ordinance

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In response to the Department of Regional Planning's request for feedback on the proposed Draft Residential Design Standards Ordinance, the Crescenta Valley Town Council Land Use Committee met to review the proposed changes.

On February 02, 2023 the LUC passed a motion which is hereby attached to this letter. CVTC is against the County's proposed Draft Ordinance and has unanimously approved the recommendation of the LUC.

Thank you for your continued hard work to ensure that we have input on behalf of our community.

Chris Kilpatrick
President

Harry Leon
Vice President

Kerri Bräutigam
Corresponding Secretary

"A Community that Cares"

Motion passed at the LUC Committee meeting held on February 2, 2023.

After reviewing the **proposed Draft Residential Design Standards Ordinance**, the LUC's recommendation to the CVTC is as follows:

The proposed Draft Residential Design Standards Ordinance does not reflect the needs of our community. The proposed standards are overly complicated, difficult to understand and almost impossible to design a project that will conform. Good design addresses the particular nuances of every site, those challenges are solved thru good thoughtful design, not a set of rules to be reviewed by an entity that is totally unfamiliar with the actual community and property.

The current process for Site Plan review in the county has been backlogged for several years now. The review currently takes between 6-8 months. If these standards are implemented, we can only imagine that the design review would take up to a year to complete. After that review then the applicant will have to go through Plan Check which is another process all together. This is what an applicant has to go through to get a building permit in our community, and all other Unincorporated Areas within the L A County:

1. **Site Plan** review submittal
 - a. Prepare submittal package – drawings and documents
 - b. Possible land survey required.
 - c. Possible geology report required.
2. If there is an oak tree on the property you have to do an Oak Tree submittal and possible Public Hearing.
 - a. Possible arborist report required.
3. Compliance with a local CSD.
4. **Plan check** submittal
 - a. Prepare construction documents- Contractor or Architect
 - b. Possibly a Structural Engineer
 - c. An Engineer to do the Title 24 calculations.
5. Drainage review and submittal
6. Grading review and submittal (If needed)
 - a. A landscape irrigation plan and possibly contracting a Landscape Architect.
7. Fuel modification plan and submittal to the fire department
8. Fire sprinkler plan and submittal to a different division of the fire department
9. Solar plan and submittal
10. Street dedication and right of way approval
11. Water and sewer availability permit and approval
12. If on a septic system, on site location thru drilling for 100% replacement of septic system in the future.
13. If there is any demolition you must get AQMD approval and permits
14. Construction and Demolition Debris Recycling and Reuse Plan Approval
15. Library Fee submittal and approval
16. School fee.

All of these plans get submitted to different divisions in the County of LA. The system is already overly complicated. Having a Design Standards Ordinance that would require a review will add another year to already difficult process. This added review would definitely curtail future housing projects; not to mention that these reviews most likely would end up in a public hearing if the project is big enough. This all results in unreasonable time & unreasonable costs contributing to the housing shortage crisis.

Respectfully submitted,
Land Use Committee for CVTC

From: [Acton Town Council](#)
To: [DRP Residential Design Standards](#); [Acton Town Council](#)
Subject: questions regarding proposed residential design standards
Date: Thursday, January 26, 2023 8:59:09 PM

CAUTION: External Email. Proceed Responsibly.

Kindly clarify the following:

Given that the intent of the proposed standards is to enhance the walkable environment along public streets and in residential neighborhoods by ensuring that pedestrians, cyclists, and other non-motorists are provided with safe and pleasant access to residential buildings, will the standards still apply if a home is not on a public street?

Please define the term "clear pedestrian pathway" as it is contemplated in item (b)(i) on page 20 of the draft ordinance.

Please define the term "surface lot" as it is contemplated on page 31 of the draft ordinance

Please provide an image of, and identify a source for:

- stucco with a sand finish of 20/20.
- stucco with a sand finish less than 20/20
- stucco with a sand finish greater than 20/20.

Is stucco with a sand finish of 20/30 considered to be less than the 20/20 threshold established on page 29? or is it greater than the 20/20 threshold?

Please confirm that, to comply with the "Landscaping, Walls, Fences, and Screening" requirements described on pages 29-30, a property owner who wants to build a home on a 5 acre parcel in Acton will be required to provide at least an acre of landscaping.

Please confirm that, under the restrictions imposed on page 30, chain link fencing will not be permitted on agriculturally zoned parcels that are developed with a single family home in Acton and, if true, please identify economical alternatives to chain link which comply with the restrictions imposed on page 30 and effectively protect animals, livestock, and pets from coyotes, mountain lions, and other predators.

Thank you for your assistance in clarifying these matters

Regards
The Acton Town Council



February 27, 2023

The Los Angeles County Dept. of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012
Electronic Transmission of seven (7) pages to:
design@planning.lacounty.gov

Subject: Draft Residential Design Standards Ordinance

Reference: Announcement Issued by the Department of Regional Planning on January 26, 2023 that the Draft Residential Design Standards Ordinance is Now Available for Public Comment and Review.

The Acton Town Council respectfully submits the following comments on the “Draft Residential Design Standards Ordinance” (“Ordinance”).

The Acton Town Council understands that the Ordinance is intended to ensure that “development is designed to foster walkable, livable, and healthy neighborhoods that enhance the comfort of residents and the experience of the public”. However, and unfortunately, the Ordinance appears to be yet another “one size fits all” effort in which the County “force fits” every unincorporated community into the same set of standards without regard for community context or even practicality limitations. It is clear from the very first page that the Ordinance is entirely “urban-centric” and that its purpose is to address aesthetic concerns that exist only in urban areas. For instance, Figures 22.140.520 A-D depict high density urban residential developments with little open space, paved streets, curbs, gutters, sidewalks and setbacks of only 5-20 feet; these are not the circumstances that exist in rural communities like Acton where 80% of every residential parcel is open space and where requisite 50 foot setback distances maintain a significant separation between pedestrians and residences.

Though the Ordinance only addresses aesthetic concerns that exist in urban areas where overcrowded residential developments are compressed tightly against roadways and walkways, it will nonetheless be inflicted on rural communities and add even more costly and burdensome layers of bureaucracy onto the homebuilding process; it will also

also further impede rural development and contribute to the decay of rural communities. For instance, the Ordinance’s “stucco standard” which prohibits a “sand finish of less than 20/20” will apply to residential projects in Acton even though the 50 foot minimum setback distance will make it *impossible to discern whether a “16/20” stucco was used or a “20/30” stucco was used*¹. It is noted that smooth stucco finishes (like “20/30” and “Santa Barbara”) are high end and expensive to apply; given that the Ordinance appears to prohibit the use of “industry standard” 16/20 stucco in rural areas where pedestrians are too far away to even notice whether a 16/20 stucco is used, one can only conclude that the “stucco standard” imposed by the Ordinance will drive up the price of construction without making any difference to the “pedestrian experience”. This will be particularly problematic in Acton and other communities within very high fire hazard severity zones because stucco is the most commonly used construction material to comply with local fire codes; requiring property owners to put in an expensive and high-end stucco finish will add unnecessary costs and drive home ownership further out of reach. Finally, the requirement that rural residents install expensive, high end stucco finishes is completely impractical; there are few contractors available that have the skill required to properly apply “smooth finish” stucco, and Acton residents have, in the past, had great difficulty finding and hiring such experts. It would be silly for the County to deny a building permit simply because a property owner cannot find a contractor with sufficient expertise in applying “smooth finish” stucco.

The “stucco standard” is merely one of several Ordinance provisions that have no place in rural communities. For example, the Ordinance prohibits “chain link”, wired, and electric fencing; this prohibition is unacceptable. Chain link, wired, and electrified fencing provide the only reasonable means of protecting agricultural animals from mountain lions, coyotes, bobcats, and other predators; furthermore, the alternatives recommended by the Ordinance are either contrary to adopted community standards districts (such as the “masonry” recommendation) or they are infeasible (such as the “glass wall” recommendation) or they provide no protection at all (such as the “wood fence” recommendation). The fencing prohibition included in the Ordinance displays a singular lack of understanding of what is appropriate for rural agricultural areas.

Another aspect of the Ordinance which displays a lack of understanding of rural residential development patterns is found in the “Building Articulation” Section [22.140.520(F)(6)¹] which is supposed to “ensure that the design of a residential development is considerate of its surroundings in all directions by breaking up large, otherwise featureless spaces, masses, or volumes on all building façades with

¹ Incidentally, according to the stucco companies contacted by the Acton Town Council, 16/20 stucco is the industry standard, and while they all produce 16/20, 20/30, and 30/30 stucco materials, we found no stucco companies that sell a 20/20 stucco; so, the “20/20” standard established by the Ordinance does not make sense.

architectural detailing and modulations”. Notably, rural residential development is always low density and is therefore never characterized by “large, otherwise featureless spaces, masses, or volumes”; it is also already “considerate of its surroundings in all directions” because rural residential neighborhoods are mostly open space. In fact, the maximum impervious finished surface area for rural residential lots in Acton is only 21 percent; this means that rural residential lots in Acton are almost entirely empty! Imposing the “Building Articulation” requirements of the Ordinance on rural lands is **pointless** because rural lands do not suffer from the defects that the “Building Articulation” section purports to cure. Furthermore, if this Ordinance is inflicted on rural lands in Acton, it will add yet another costly and burdensome layer of bureaucracy on top of the already stifling development restrictions that exist in Acton; as such, it will further impede rural development and contribute to the decay of rural communities.

Another aspect of the Ordinance which displays a complete lack of understanding of rural residential development patterns is found in the “Building and Site Access” Section [22.140.520(F)(3)] which is intended to “enhance the walkable environment along public streets and in residential neighborhoods by ensuring that pedestrians, cyclists, and other non-motorists are provided with safe and pleasant access to residential buildings.” The requirement that “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” is completely unacceptable; rural residents should never be forced to provide pedestrian access to the buildings on their property. Rural residences support many uses, including animal rescues (dog, horse, big cat, etc.), animal training (equestrian, working dogs, etc.), and agricultural uses (crops, sheep, chickens, alpacas, etc.) most of which are closed to the public and all of which should remain permanently inaccessible to street pedestrians because they involve special facilities and equipment and require a high level of expertise. Thus, for reasons of safety and security, pedestrian access from the street should **never** be established for structures or lands that support these uses. It would be completely inappropriate for the County to adopt any Ordinance which requires rural residents to make pedestrians feel welcome to access the buildings and structures that support their animal and agricultural uses. It is not merely a matter of courtesy; it is also a matter of safety. For instance, it is known with certainty that Shambala rescue *does not want* pedestrians to feel welcome to walk in off the street and visit their lion or other big cat facilities; similarly, the Wolf Rescue *does not want* pedestrians to feel welcome to just stroll in and visit their wolf facilities. The mandatory pedestrian access provisions in the Ordinance which require rural residents to provide pedestrian pathways from the street to the buildings on their property is entirely unacceptable.

Page 20 of the Ordinance requires tree planting for every 40 linear feet of lot frontage; lots are exempted if the requirement conflicts with fuel modification requirements or if they are in a hillside management area or if they front a limited secondary highway or parkway where no sidewalks or curbs and gutters are required. The “parkway”

exemption does not make sense. Section 21.24.065 of the County Code establishes that “Parkways” always have curb and gutter and they are always a minimum of 80 feet wide; this means that they are at least as large as (if not larger than) secondary highways and thus should not be exempted. Furthermore, the exemptions established by this provision of the Ordinance must be expanded to include residential development that fronts on unimproved roads; it also must exempt all rural communities where curb, gutter, and sidewalk infrastructure are expressly and substantially discouraged by adopted planning documents such as the Antelope Valley Area Plan.

The intent of the “Ground Floor Treatment” requirements is to “ensure that primary entryways to a building are oriented toward the public right-of-way to encourage pedestrian activity to and from the building.” However, “pedestrian activity to and from a building” in rural residential areas must be substantially discouraged for safety and security reasons (as discussed above). The “Ground Floor Treatment” section should be revised to reflect this fact.

Pages 24-27 of the Ordinance presents a litany of architectural features which will make a difference in the appearance of residences in urban areas where setback distances are quite small (as little as 5 feet). However, many of the architectural features that are listed will not be particularly discernable at the 50 foot setback distance that is established for rural residential parcels so it is not clear that they should be imposed as a requirement.

The “Landscaping, Walls, Fences, and Screening” Section requires full landscaping on at least 20% of the lot area that is not used for buildings; landscaping must consist of “a combination of trees, ground cover, shrubbery, planters, or flowers.” This requirement has no place in rural residential areas. The notion that a property owner must landscape an acre of land just to be allowed to build a home on a 5 acre lot is simply untenable; it is rendered more so by the fact that most rural residences in the County are in the desert where water is scarce and local well yields are limited. Furthermore, communities like Acton are striving to preserve and maintain native vegetation, so any Ordinance which calls for the elimination of 20% of the native vegetation on a parcel merely for the purpose of replacing it with “a combination of trees, ground cover, shrubbery, planters, or flowers” is reckless and completely unacceptable. In short, property owners should *never* be forced to remove 20% of their native vegetation or extract more groundwater to create and maintain mandatory landscaping that is merely intended to improve “pedestrian experience”.

Page 29 of the Ordinance requires all buildings to comply with “the requirements of Section 110.10 Mandatory Requirements for Solar Ready Buildings of the California Building Energy Efficiency Standards”. This does not go far enough. The Ordinance must require all new residential buildings to install onsite solar facilities and not just merely be “solar ready”.

Page 29 of the Ordinance addresses “Vehicle Parking Facilities” and imposes orientation and other requirements on residential parking areas. It provides exemptions for lots located in hillside management areas, but fails to recognize that other factors should also warrant exemptions. For instance, in rural areas, geologic and drainage hazards can dictate the location and orientation of both homes and parking facilities. Similarly, the location of a residential well and/or the placement of a septic system also dictates the location and orientation of both homes and parking facilities. All of these things must be factored into the design of a rural residential property; therefore, the Ordinance must accommodate these features by including them as factors for which the Ordinance will permit exemptions to the various orientation and placement provisions that it imposes. Furthermore, the locational restrictions and placement provisions imposed by Figure 22.140.520 A – MM seem rather untoward when they are applied to rural residential lots that are typically 125 feet wide or wider. Finally, it is not certain that the vehicle parking provisions and other location restrictions that are imposed by the Ordinance will accommodate the movement and storage of horse trailers, hay trucks, and other large vehicles that are commonly found in rural residential areas; accordingly, the County should conduct a study to make sure that the parking requirements imposed by the Ordinance are actually viable in rural agricultural areas.

It is noted that the Ordinance exempts mobilehomes and manufactured homes from the “Building Articulation”, “Building Façade Details”, and “Balconies and Patios” sections of the design standards (see page 17). This does not go far enough. Many rural residences install inexpensive structures (i.e., barns) to house their agricultural equipment and uses; these structures are constructed from pre-engineered and pre-fabricated components that can never comply with the “Building Articulation”, “Building Façade Details”, and “Balconies and Patios” sections of the design standards. Therefore, pre-engineered accessory structures should also be exempted from the Ordinance’s design standards.

The Ordinance also has a number of typographical errors. For instance, page 18 refers to Table 22.140.520 and states “All residential development is categorized into one of four building types as defined in Table 22.140.520” – the problem is, Table 22.140.520 only identifies three building types, not four. Additionally, page 20 states “Intent. The intent of this Subsection is to ensure that primary entryways to a building are oriented toward the public right-of-way to encourage pedestrian activity to and from the building. for more details. On corner lots... “; there is a non-sequitur in the middle of this paragraph which makes no sense. Additionally, there is a numbering error in Section 22.140.520 (F). Specifically, section 4 on page 20 addresses “Front Yards and Building Orientation”, Section 5 on page 24 addresses “Ground Floor Treatments”, and Section 5 on page 26 addresses “Building Articulation”. The latter section on “Building Articulation” should be numbered as Section 6 and all subsequent Sections (“Building Façade Details”, “Landscaping, Walls, Fences, and Screening”, etc.) should be renumbered accordingly.

Though several hours have already been expended to review the ordinance and prepare this letter, only half of the Ordinance has been reviewed and we have no more time to devote to this matter because there are other equally pressing issues that also merit our attention. It is always burdensome to plod through a lengthy draft Ordinance that will materially impede development and yet not find one single provision that will enhance our community or improve the “rural experience”; it is also clear that the Ordinance was drafted without our input and that it will create only problems for our community, not solutions. More importantly, the Ordinance fails to address extant impediments to “active lifestyles” and “active uses” within rural communities like Acton, so it will not provide “active lifestyle” benefits to Acton or other rural areas.

The Acton Town Council believes that the gap between what the Ordinance provides and what we need as a community to promote an “active lifestyle” is too wide to be reconciled; the Ordinance is entirely “urban centric” and therefore wholly inapplicable to the “rural form”. As such, we have concluded that rural residential neighborhoods should be entirely exempted from the ordinance, and we recommend that the Ordinance be revised as follows:

22.140.520 – Residential Design Standards

A. Intent. This Section prescribes standards that ensure that residential

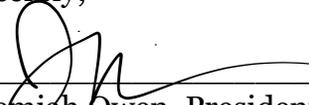
.
. .

B. Applicability. All residential development projects **that are not located on “Rural Lands”**, including projects that are wholly new or that propose additions to existing structures, shall comply with all applicable standards in this Section.

If the County elects to not incorporate this revision, then a new effort must be undertaken by Department of Regional Planning staff to identify the characteristics of rural residential developments which either impede the fostering of walkable, livable, and healthy neighborhoods or reduce the comfort of residents or impair the experience of the public. This will necessarily require staff to visit rural communities like Acton and observe local residential neighborhoods “first hand”. And, if such observations reveal deficiencies, then Acton Town Council members will be happy to work with staff to develop appropriate language that is specifically applicable to the “rural form”; this language can be added to the Ordinance along with other language which exempts rural

residential properties from all of the “urban-centric” provisions that the Ordinance contains.

Sincerely;



Jeremiah Owen, President
The Acton Town Council

**SUPPLEMENTAL
REPORT TO THE REGIONAL PLANNING COMMISSION**

DATE ISSUED: March 30, 2023

HEARING DATE: April 5, 2023 AGENDA ITEM: 6

PROJECT NUMBER: PRJ2021-03654-(1-5)

PERMIT NUMBER(S): Advance Planning Project No. RPPL2021010116

SUPERVISORIAL DISTRICT: 1-5

PROJECT LOCATION: Countywide

CASE PLANNER: Cameron Robertson, Senior Regional Planner
crobertson@planning.lacounty.gov

PROJECT DESCRIPTION

The proposed Residential Design Standards Ordinance (“Ordinance”) will amend Los Angeles County Code (“County Code”) Title 22 (Planning and Zoning) (“Title 22”) to incorporate development standards applicable to residential projects, including mixed-use projects that include a residential component, throughout the unincorporated County. The development standards are intended to improve the design of residential projects, to ensure residential projects are designed in a manner that integrates them into existing neighborhood contexts, and to ensure that residential projects are designed to foster walkable, livable, and healthy neighborhoods that enhance the comfort of residents and the experience of the public.

PUBLIC COMMENTS

The staff report transmitted on March 23, 2023, summarized comment letters sent by the Crescenta Valley, Agua Dulce, and Acton Town Councils. The staff report also identified these letters as an attachment titled “Exhibit F Public Correspondence.” Staff mistakenly did not include these letters with the hearing package transmittal. These comment letters have been posted to the project website along with the rest of the hearing documents and are attached to this supplemental report.

PROJECT OUTREACH AND ENGAGEMENT

On March 29, 2023, staff presented the Ordinance to the Maravilla Community Action Committee (“CAC”) and answered questions from the CAC’s leadership. Questions focused on concerns about a lack of compatibility between new development and existing neighborhoods, parking requirements, and ensuring that new development was thoughtfully designed.

Report
Reviewed By: 
Kevin Finkel, AICP, Supervising Planner

Report
Approved By: 
Mitch Glaser, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT F	Public Correspondence

AGUA DULCE TOWN COUNCIL

33201 Agua Dulce Canyon Road * Box Number 8 * Agua Dulce, CA 91390

Website: www.adtowncouncil.com

February 27, 2023

Mr. Cameron Robertson
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Via Email to: design@planning.lacounty.gov
CRobertson@planning.lacounty.gov

RE: Comments on the Draft Residential Design Standards Ordinance

Dear Mr. Robertson:

The Agua Dulce Town Council (The Council) appreciates the opportunity to submit comments on the Department of Regional Planning's Draft Residential Design Standards Ordinance. We understand the intent of the draft ordinance is to "ensure that residential development is designed to foster walkable, livable, and healthy neighborhoods that enhance the comfort of residents and the experience of the public. 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 development; and 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."

While we understand the desired outcome, we question whether these standards are compatible and harmonious with rural communities. There are distinct differences among urban, suburban and rural communities. Some of those differences include infrastructure, services, traffic circulation, mass transit, multi-use trails, density of development, and the type of physical environment. By having these standards apply to ALL development in Los Angeles County, we question whether rural areas are merely areas waiting to be urbanized or if the rural landscape needs preservation. The Rural Outdoor Lighting District standards are referred to within the Ordinance. The fact that that is included indicates there are clearly understood differences between urban and rural elements.

We appreciate that the draft ordinance does indicate if a project is in a Community Standards District (CSD) that those standards will apply instead. Agua Dulce has a Community Standards District that was established to: "Maintain a dispersed, low-density development pattern to preserve the secluded rural nature of the community; protect the equestrian, agricultural, historical, cultural, archaeological, and geologic characters of the community; protect sensitive resources and areas, including the Vasquez Rocks Natural Area Park, the Santa Clara River, the Angeles National Forest, and the various floodplains, hillsides, ridgelines, rock outcroppings, and the significant ecological areas within the CSD; maintain and

- Don Henry, President
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- Mary Johnson, Secretary
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maryjohnson767@gmail.com
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cyezdall@msn.com
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scottwilliamkeller@gmail.com

enhance the pedestrian and equestrian trail system within the CSD, including the Pacific Crest Trail; and minimize the development of urban infrastructure that would alter the rural character of the community, including the development of sewer and water systems, paved streets, street lights, concrete sidewalks, and concrete flood control systems.” The draft ordinance does state that if a standard is not included within the CSD, the draft residential design ordinance will apply. The Council has comments and concerns on some of those standards that are not addressed in the Agua Dulce CSD and we outline them below:

Section 18, 22.140.520 F. 3. b. i. and ii.: Pedestrian Pathway Access, Sidewalks

Please verify the meaning of “direct pedestrian access”, “primary street sidewalk”, “sidewalk” “walkways”, and “vehicle driveway.” Are these paths paved, impervious, permeable or native soil surfaces? There is an exception to Pearblossom Highway. Please explain that exception and why other highways, such as Sierra Highway are not exempted. What are the sidewalk requirements for “flag lots”?

As many of the residences in Agua Dulce have horses and they trail ride directly from their properties, multi-use trail access may be appropriate to connect with a side yard or barn area as opposed to the building entrance. Will this rural accommodation be included?

Section 18, 22.140.520 F. 5.: Building Articulation

The intent of this section is to ensure the design of a residential development is considerate of its surroundings in all directions by breaking up large featureless spaces on all building facades with architectural detailing and modulations. The Council wants to make sure that classic California ranch-style home design and building details are allowed.

Section 18, 22.140.520 F. 6.: Building Façade Details

The intent of this section is to ensure buildings are designed holistically on all sides to create a cohesive architectural idea and enhance the surrounding neighborhood in all directions by considering the use of materials for all sides of a building equally, not just the frontage. As stated above, the Council wants to make sure that classic California ranch-style home design and building details are allowed.

Section 18, 22.140.520 F. 7.: Landscaping, Walls, Fences, and Screening

The intent of this section is to ensure developments utilize landscaping, walls, and fences that are designed to be in harmony with adjacent lower-intensity/smaller scale uses, soften the appearance of large massing along the street, allow both for privacy and visibility, and increase a development’s resiliency to wildfire, heat, drought, and floods.

- **Trees and Plants:** The ordinance requires a minimum of 20 percent of the lot area shall be landscaped. This doesn’t specify if the landscaping is new planting or uses existing landscape elements to be included in the calculation. Based on a 20 percent coverage, on a five acre property that is typical of the Agua Dulce community, 1 full acre would need to be fully landscaped.
- **Walls and Fences:** The section related to Walls and Fences does not differentiate between perimeter fencing and internal fencing use for livestock and domestic animals. The Ordinance prohibits chain-link, barbed wire, and electric fencing. Chain-link fencing is an economical and effective way to fence the property perimeter. It comes in a variety of different gauges and color coatings. Chain-link is see-through, offering good visibility for the property owner to see what is on the other side of exterior perimeter. Many secure dog runs and other domestic animal enclosures are made of chain-link. Barbed wire and electric fences are widely used in rural communities for securing livestock. Both of those methods of fencing are used to keep the animals secure and to keep predatory animals away from livestock. Chain link fencing also withstands the strong Santa Ana winds that are common to our community and is fire resistant, ensuring that property boundaries remain intact after windstorms and wildfires. The Council opposes the prohibition of chain-link, barbed wire, and electric fencing for rural communities.
- **Screening:** The section related to Screening indicates trash enclosures and all mechanical equipment and utilities must be screen from view from the street. Rural properties have a number of different types of mechanical equipment related to this section. Trash dumpsters for livestock manure disposal, water storage tanks, propane tanks, and generators are all rural types

of equipment that need to have access for service. The Council opposes the requirement that all trash enclosures and all mechanical equipment and utilities be screened for rural communities. Consideration also needs to be given to materials used for screening that increases the risk of flammability around critical equipment like propane tanks in a designated high fire hazard severity zone.

The Council respectfully asks that within the proposed Residential Design Ordinance that rural communities are acknowledged and have specific design standards that are suited to their environment. We want to ensure that any development with urban influence would not alter the rural character of our community. This is yet another example of “one size does not fit all” when designing Countywide Ordinances for a large metropolitan area that includes urban, suburban, and rural communities within Los Angeles County. The Rural Outdoor Lighting District takes this into account, and we are asking that something similar be considered. Additionally, we are requesting community engagement in the process going forward. We invite you to present the proposed project at a future Agua Dulce Town Council meeting so there can be effective dialogue with Regional Planning staff and the rural community members. Our meetings are held on the second Wednesday of each month. The Community Meeting begins at 7:00 P.M. and is open to the public. The Council will continue with virtual Zoom meetings and have an in-person meeting once every quarter. Those in-person meetings will be March, June, September, and December at the Agua Dulce Women’s Club, 33201 Agua Dulce Canyon Road, Agua Dulce. Virtual meetings will be via Zoom in Apr, May, July, Oct, and Nov. There is no Council meeting in August. Based on public participation at in-person meetings, we may revisit and amend this schedule and format.

We ask that you carefully review our comments. We look forward to additional community engagement in shaping the future of Residential Design Standards.

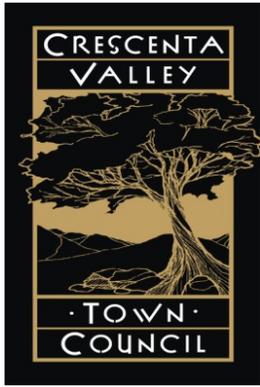
Respectfully,

Don Henry

Don Henry, President
Agua Dulce Town Council – 2023

cc: Ms. Stephanie English, 5th District Deputy SEnglish@bos.lacounty.gov
Anish Saraiya, 5th District Planning and Public Infrastructure Deputy ASaraiya@bos.lacounty.gov

CRESCENTA VALLEY TOWN COUNCIL



February 21, 2023

LA County Department of Regional Planning
320 W Temple Street
Los Angeles, CA 90012

RE: Project No. PRJ2021-003654-(1-5)
Draft Residential Design Standards Ordinance

Chris Kilpatrick
President

Harry Leon
Vice President

Jeffrey Rodriguez
Recording Secretary

Donna Libra
Treasurer

Kerri Lewin Bräutigam
Corresponding Secretary

COUNCIL MEMBERS

Aram Ordubegian

Elizabeth Ahlers

Dede Mueller

Frida Baghdassairan

Ted Yu
1st Alternate

Dr. Young Suh
2nd Alternate

In response to the Department of Regional Planning’s request for feedback on the proposed Draft Residential Design Standards Ordinance, the Crescenta Valley Town Council Land Use Committee met to review the proposed changes.

On February 02, 2023 the LUC passed a motion which is hereby attached to this letter. CVTC is against the County’s proposed Draft Ordinance and has unanimously approved the recommendation of the LUC.

Thank you for your continued hard work to ensure that we have input on behalf of our community.

Chris Kilpatrick
President

Harry Leon
Vice President

Kerri Bräutigam
Corresponding Secretary

“A Community that Cares”

Motion passed at the LUC Committee meeting held on February 2, 2023.

After reviewing the **proposed Draft Residential Design Standards Ordinance**, the LUC's recommendation to the CVTC is as follows:

The proposed Draft Residential Design Standards Ordinance does not reflect the needs of our community. The proposed standards are overly complicated, difficult to understand and almost impossible to design a project that will conform. Good design addresses the particular nuances of every site, those challenges are solved thru good thoughtful design, not a set of rules to be reviewed by an entity that is totally unfamiliar with the actual community and property.

The current process for Site Plan review in the county has been backlogged for several years now. The review currently takes between 6-8 months. If these standards are implemented, we can only imagine that the design review would take up to a year to complete. After that review then the applicant will have to go through Plan Check which is another process all together. This is what an applicant has to go through to get a building permit in our community, and all other Unincorporated Areas within the L A County:

1. **Site Plan** review submittal
 - a. Prepare submittal package – drawings and documents
 - b. Possible land survey required.
 - c. Possible geology report required.
2. If there is an oak tree on the property you have to do an Oak Tree submittal and possible Public Hearing.
 - a. Possible arborist report required.
3. Compliance with a local CSD.
4. **Plan check** submittal
 - a. Prepare construction documents- Contractor or Architect
 - b. Possibly a Structural Engineer
 - c. An Engineer to do the Title 24 calculations.
5. Drainage review and submittal
6. Grading review and submittal (If needed)
 - a. A landscape irrigation plan and possibly contracting a Landscape Architect.
7. Fuel modification plan and submittal to the fire department
8. Fire sprinkler plan and submittal to a different division of the fire department
9. Solar plan and submittal
10. Street dedication and right of way approval
11. Water and sewer availability permit and approval
12. If on a septic system, on site location thru drilling for 100% replacement of septic system in the future.
13. If there is any demolition you must get AQMD approval and permits
14. Construction and Demolition Debris Recycling and Reuse Plan Approval
15. Library Fee submittal and approval
16. School fee.

All of these plans get submitted to different divisions in the County of LA. The system is already overly complicated. Having a Design Standards Ordinance that would require a review will add another year to already difficult process. This added review would definitely curtail future housing projects; not to mention that these reviews most likely would end up in a public hearing if the project is big enough. This all results in unreasonable time & unreasonable costs contributing to the housing shortage crisis.

Respectfully submitted,
Land Use Committee for CVTC

From: [Acton Town Council](#)
To: [DRP Residential Design Standards](#); [Acton Town Council](#)
Subject: questions regarding proposed residential design standards
Date: Thursday, January 26, 2023 8:59:09 PM

CAUTION: External Email. Proceed Responsibly.

Kindly clarify the following:

Given that the intent of the proposed standards is to enhance the walkable environment along public streets and in residential neighborhoods by ensuring that pedestrians, cyclists, and other non-motorists are provided with safe and pleasant access to residential buildings, will the standards still apply if a home is not on a public street?

Please define the term "clear pedestrian pathway" as it is contemplated in item (b)(i) on page 20 of the draft ordinance.

Please define the term "surface lot" as it is contemplated on page 31 of the draft ordinance

Please provide an image of, and identify a source for:

- stucco with a sand finish of 20/20.
- stucco with a sand finish less than 20/20
- stucco with a sand finish greater than 20/20.

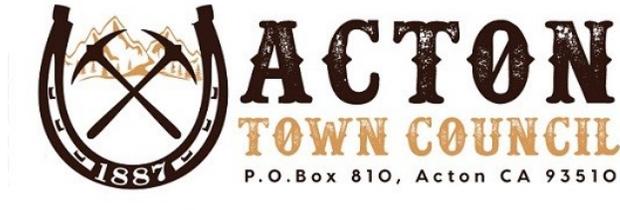
Is stucco with a sand finish of 20/30 considered to be less than the 20/20 threshold established on page 29? or is it greater than the 20/20 threshold?

Please confirm that, to comply with the "Landscaping, Walls, Fences, and Screening" requirements described on pages 29-30, a property owner who wants to build a home on a 5 acre parcel in Acton will be required to provide at least an acre of landscaping.

Please confirm that, under the restrictions imposed on page 30, chain link fencing will not be permitted on agriculturally zoned parcels that are developed with a single family home in Acton and, if true, please identify economical alternatives to chain link which comply with the restrictions imposed on page 30 and effectively protect animals, livestock, and pets from coyotes, mountain lions, and other predators.

Thank you for your assistance in clarifying these matters

Regards
The Acton Town Council



February 27, 2023

The Los Angeles County Dept. of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012
Electronic Transmission of seven (7) pages to:
design@planning.lacounty.gov

Subject: Draft Residential Design Standards Ordinance

Reference: Announcement Issued by the Department of Regional Planning on January 26, 2023 that the Draft Residential Design Standards Ordinance is Now Available for Public Comment and Review.

The Acton Town Council respectfully submits the following comments on the “Draft Residential Design Standards Ordinance” (“Ordinance”).

The Acton Town Council understands that the Ordinance is intended to ensure that “development is designed to foster walkable, livable, and healthy neighborhoods that enhance the comfort of residents and the experience of the public”. However, and unfortunately, the Ordinance appears to be yet another “one size fits all” effort in which the County “force fits” every unincorporated community into the same set of standards without regard for community context or even practicality limitations. It is clear from the very first page that the Ordinance is entirely “urban-centric” and that its purpose is to address aesthetic concerns that exist only in urban areas. For instance, Figures 22.140.520 A-D depict high density urban residential developments with little open space, paved streets, curbs, gutters, sidewalks and setbacks of only 5-20 feet; these are not the circumstances that exist in rural communities like Acton where 80% of every residential parcel is open space and where requisite 50 foot setback distances maintain a significant separation between pedestrians and residences.

Though the Ordinance only addresses aesthetic concerns that exist in urban areas where overcrowded residential developments are compressed tightly against roadways and walkways, it will nonetheless be inflicted on rural communities and add even more costly and burdensome layers of bureaucracy onto the homebuilding process; it will also

also further impede rural development and contribute to the decay of rural communities. For instance, the Ordinance’s “stucco standard” which prohibits a “sand finish of less than 20/20” will apply to residential projects in Acton even though the 50 foot minimum setback distance will make it *impossible to discern whether a “16/20” stucco was used or a “20/30” stucco was used*¹. It is noted that smooth stucco finishes (like “20/30” and “Santa Barbara”) are high end and expensive to apply; given that the Ordinance appears to prohibit the use of “industry standard” 16/20 stucco in rural areas where pedestrians are too far away to even notice whether a 16/20 stucco is used, one can only conclude that the “stucco standard” imposed by the Ordinance will drive up the price of construction without making any difference to the “pedestrian experience”. This will be particularly problematic in Acton and other communities within very high fire hazard severity zones because stucco is the most commonly used construction material to comply with local fire codes; requiring property owners to put in an expensive and high-end stucco finish will add unnecessary costs and drive home ownership further out of reach. Finally, the requirement that rural residents install expensive, high end stucco finishes is completely impractical; there are few contractors available that have the skill required to properly apply “smooth finish” stucco, and Acton residents have, in the past, had great difficulty finding and hiring such experts. It would be silly for the County to deny a building permit simply because a property owner cannot find a contractor with sufficient expertise in applying “smooth finish” stucco.

The “stucco standard” is merely one of several Ordinance provisions that have no place in rural communities. For example, the Ordinance prohibits “chain link”, wired, and electric fencing; this prohibition is unacceptable. Chain link, wired, and electrified fencing provide the only reasonable means of protecting agricultural animals from mountain lions, coyotes, bobcats, and other predators; furthermore, the alternatives recommended by the Ordinance are either contrary to adopted community standards districts (such as the “masonry” recommendation) or they are infeasible (such as the “glass wall” recommendation) or they provide no protection at all (such as the “wood fence” recommendation). The fencing prohibition included in the Ordinance displays a singular lack of understanding of what is appropriate for rural agricultural areas.

Another aspect of the Ordinance which displays a lack of understanding of rural residential development patterns is found in the “Building Articulation” Section [22.140.520(F)(6)¹] which is supposed to “ensure that the design of a residential development is considerate of its surroundings in all directions by breaking up large, otherwise featureless spaces, masses, or volumes on all building façades with

¹ Incidentally, according to the stucco companies contacted by the Acton Town Council, 16/20 stucco is the industry standard, and while they all produce 16/20, 20/30, and 30/30 stucco materials, we found no stucco companies that sell a 20/20 stucco; so, the “20/20” standard established by the Ordinance does not make sense.

architectural detailing and modulations”. Notably, rural residential development is always low density and is therefore never characterized by “large, otherwise featureless spaces, masses, or volumes”; it is also already “considerate of its surroundings in all directions” because rural residential neighborhoods are mostly open space. In fact, the maximum impervious finished surface area for rural residential lots in Acton is only 21 percent; this means that rural residential lots in Acton are almost entirely empty! Imposing the “Building Articulation” requirements of the Ordinance on rural lands is **pointless** because rural lands do not suffer from the defects that the “Building Articulation” section purports to cure. Furthermore, if this Ordinance is inflicted on rural lands in Acton, it will add yet another costly and burdensome layer of bureaucracy on top of the already stifling development restrictions that exist in Acton; as such, it will further impede rural development and contribute to the decay of rural communities.

Another aspect of the Ordinance which displays a complete lack of understanding of rural residential development patterns is found in the “Building and Site Access” Section [22.140.520(F)(3)] which is intended to “enhance the walkable environment along public streets and in residential neighborhoods by ensuring that pedestrians, cyclists, and other non-motorists are provided with safe and pleasant access to residential buildings.” The requirement that “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” is completely unacceptable; rural residents should never be forced to provide pedestrian access to the buildings on their property. Rural residences support many uses, including animal rescues (dog, horse, big cat, etc.), animal training (equestrian, working dogs, etc.), and agricultural uses (crops, sheep, chickens, alpacas, etc.) most of which are closed to the public and all of which should remain permanently inaccessible to street pedestrians because they involve special facilities and equipment and require a high level of expertise. Thus, for reasons of safety and security, pedestrian access from the street should **never** be established for structures or lands that support these uses. It would be completely inappropriate for the County to adopt any Ordinance which requires rural residents to make pedestrians feel welcome to access the buildings and structures that support their animal and agricultural uses. It is not merely a matter of courtesy; it is also a matter of safety. For instance, it is known with certainty that Shambala rescue *does not want* pedestrians to feel welcome to walk in off the street and visit their lion or other big cat facilities; similarly, the Wolf Rescue *does not want* pedestrians to feel welcome to just stroll in and visit their wolf facilities. The mandatory pedestrian access provisions in the Ordinance which require rural residents to provide pedestrian pathways from the street to the buildings on their property is entirely unacceptable.

Page 20 of the Ordinance requires tree planting for every 40 linear feet of lot frontage; lots are exempted if the requirement conflicts with fuel modification requirements or if they are in a hillside management area or if they front a limited secondary highway or parkway where no sidewalks or curbs and gutters are required. The “parkway”

exemption does not make sense. Section 21.24.065 of the County Code establishes that “Parkways” always have curb and gutter and they are always a minimum of 80 feet wide; this means that they are at least as large as (if not larger than) secondary highways and thus should not be exempted. Furthermore, the exemptions established by this provision of the Ordinance must be expanded to include residential development that fronts on unimproved roads; it also must exempt all rural communities where curb, gutter, and sidewalk infrastructure are expressly and substantially discouraged by adopted planning documents such as the Antelope Valley Area Plan.

The intent of the “Ground Floor Treatment” requirements is to “ensure that primary entryways to a building are oriented toward the public right-of-way to encourage pedestrian activity to and from the building.” However, “pedestrian activity to and from a building” in rural residential areas must be substantially discouraged for safety and security reasons (as discussed above). The “Ground Floor Treatment” section should be revised to reflect this fact.

Pages 24-27 of the Ordinance presents a litany of architectural features which will make a difference in the appearance of residences in urban areas where setback distances are quite small (as little as 5 feet). However, many of the architectural features that are listed will not be particularly discernable at the 50 foot setback distance that is established for rural residential parcels so it is not clear that they should be imposed as a requirement.

The “Landscaping, Walls, Fences, and Screening” Section requires full landscaping on at least 20% of the lot area that is not used for buildings; landscaping must consist of “a combination of trees, ground cover, shrubbery, planters, or flowers.” This requirement has no place in rural residential areas. The notion that a property owner must landscape an acre of land just to be allowed to build a home on a 5 acre lot is simply untenable; it is rendered more so by the fact that most rural residences in the County are in the desert where water is scarce and local well yields are limited. Furthermore, communities like Acton are striving to preserve and maintain native vegetation, so any Ordinance which calls for the elimination of 20% of the native vegetation on a parcel merely for the purpose of replacing it with “a combination of trees, ground cover, shrubbery, planters, or flowers” is reckless and completely unacceptable. In short, property owners should *never* be forced to remove 20% of their native vegetation or extract more groundwater to create and maintain mandatory landscaping that is merely intended to improve “pedestrian experience”.

Page 29 of the Ordinance requires all buildings to comply with “the requirements of Section 110.10 Mandatory Requirements for Solar Ready Buildings of the California Building Energy Efficiency Standards”. This does not go far enough. The Ordinance must require all new residential buildings to install onsite solar facilities and not just merely be “solar ready”.

Page 29 of the Ordinance addresses “Vehicle Parking Facilities” and imposes orientation and other requirements on residential parking areas. It provides exemptions for lots located in hillside management areas, but fails to recognize that other factors should also warrant exemptions. For instance, in rural areas, geologic and drainage hazards can dictate the location and orientation of both homes and parking facilities. Similarly, the location of a residential well and/or the placement of a septic system also dictates the location and orientation of both homes and parking facilities. All of these things must be factored into the design of a rural residential property; therefore, the Ordinance must accommodate these features by including them as factors for which the Ordinance will permit exemptions to the various orientation and placement provisions that it imposes. Furthermore, the locational restrictions and placement provisions imposed by Figure 22.140.520 A – MM seem rather untoward when they are applied to rural residential lots that are typically 125 feet wide or wider. Finally, it is not certain that the vehicle parking provisions and other location restrictions that are imposed by the Ordinance will accommodate the movement and storage of horse trailers, hay trucks, and other large vehicles that are commonly found in rural residential areas; accordingly, the County should conduct a study to make sure that the parking requirements imposed by the Ordinance are actually viable in rural agricultural areas.

It is noted that the Ordinance exempts mobilehomes and manufactured homes from the “Building Articulation”, “Building Façade Details”, and “Balconies and Patios” sections of the design standards (see page 17). This does not go far enough. Many rural residences install inexpensive structures (i.e., barns) to house their agricultural equipment and uses; these structures are constructed from pre-engineered and pre-fabricated components that can never comply with the “Building Articulation”, “Building Façade Details”, and “Balconies and Patios” sections of the design standards. Therefore, pre-engineered accessory structures should also be exempted from the Ordinance’s design standards.

The Ordinance also has a number of typographical errors. For instance, page 18 refers to Table 22.140.520 and states “All residential development is categorized into one of four building types as defined in Table 22.140.520” – the problem is, Table 22.140.520 only identifies three building types, not four. Additionally, page 20 states “Intent. The intent of this Subsection is to ensure that primary entryways to a building are oriented toward the public right-of-way to encourage pedestrian activity to and from the building. for more details. On corner lots... “; there is a non-sequitur in the middle of this paragraph which makes no sense. Additionally, there is a numbering error in Section 22.140.520 (F). Specifically, section 4 on page 20 addresses “Front Yards and Building Orientation”, Section 5 on page 24 addresses “Ground Floor Treatments”, and Section 5 on page 26 addresses “Building Articulation”. The latter section on “Building Articulation should be numbered as Section 6 and all subsequent Sections (“Building Façade Details”, “Landscaping, Walls, Fences, and Screening”, etc.) should be renumbered accordingly.

Though several hours have already been expended to review the ordinance and prepare this letter, only half of the Ordinance has been reviewed and we have no more time to devote to this matter because there are other equally pressing issues that also merit our attention. It is always burdensome to plod through a lengthy draft Ordinance that will materially impede development and yet not find one single provision that will enhance our community or improve the “rural experience”; it is also clear that the Ordinance was drafted without our input and that it will create only problems for our community, not solutions. More importantly, the Ordinance fails to address extant impediments to “active lifestyles” and “active uses” within rural communities like Acton, so it will not provide “active lifestyle” benefits to Acton or other rural areas.

The Acton Town Council believes that the gap between what the Ordinance provides and what we need as a community to promote an “active lifestyle” is too wide to be reconciled; the Ordinance is entirely “urban centric” and therefore wholly inapplicable to the “rural form”. As such, we have concluded that rural residential neighborhoods should be entirely exempted from the ordinance, and we recommend that the Ordinance be revised as follows:

22.140.520 – Residential Design Standards

A. Intent. This Section prescribes standards that ensure that residential

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B. Applicability. All residential development projects **that are not located on “Rural Lands”**, including projects that are wholly new or that propose additions to existing structures, shall comply with all applicable standards in this Section.

If the County elects to not incorporate this revision, then a new effort must be undertaken by Department of Regional Planning staff to identify the characteristics of rural residential developments which either impede the fostering of walkable, livable, and healthy neighborhoods or reduce the comfort of residents or impair the experience of the public. This will necessarily require staff to visit rural communities like Acton and observe local residential neighborhoods “first hand”. And, if such observations reveal deficiencies, then Acton Town Council members will be happy to work with staff to develop appropriate language that is specifically applicable to the “rural form”; this language can be added to the Ordinance along with other language which exempts rural

residential properties from all of the “urban-centric” provisions that the Ordinance contains.

Sincerely;



Jeremiah Owen, President
The Acton Town Council

SUPPLEMENTAL MEMO TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: April 4, 2023
HEARING DATE: April 5, 2023 AGENDA ITEM: 6
PROJECT NUMBER: PRJ2021-03654-(1-5)
PERMIT NUMBER(S): Advance Planning Project No. RPPL2021010116
SUPERVISORIAL DISTRICT: 1-5
PROJECT LOCATION: Countywide
CASE PLANNER: Cameron Robertson, Senior Planner
crobertson@planning.lacounty.gov

Item No. 6 is a request to consider the proposed Residential Design Standards Ordinance, which will amend Los Angeles County Code Title 22 (Planning and Zoning) (“Title 22”) to incorporate development standards applicable to residential projects, including mixed-use projects, throughout the unincorporated County. The development standards are intended to improve the design of residential projects, to ensure residential projects are designed in a manner that integrates them into existing neighborhood contexts, and to ensure that residential projects are designed to foster walkable, livable, and healthy neighborhoods that enhance the comfort of residents and the experience of the public.

On April 4, 2023, Staff received an email from the Castaic Area Town Council. The letter was sent to Commission Services on April 3, 2023, and requests that the Castaic Community Standards District (“CSD”) remain as currently written, that minimum parking standards for multi-family developments not be reduced, and that tree requirements meet state and county fire safety standards.

The subject ordinance will not modify or supersede the existing Castaic CSD, will not reduce parking requirements, and maintains compliance with all state and county fire safety requirements.

Report
Reviewed By:



Kevin Finkel, AICP, Supervising Planner

Report
Approved By:



Mitch Glaser, AICP, Assistant Administrator

Enclosed: Public Comment Letter

From: Castaic Area Town Council <castaictowncouncil@gmail.com>
Sent: Monday, April 3, 2023 11:34 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Cc: Julian Garcia <JUGARCIA@dpw.lacounty.gov>; Josephine Gutierrez <JGUTIERR@dpw.lacounty.gov>
Subject: Revised Residential Design Standards Ordinance - Title 22

CAUTION: External Email. Proceed Responsibly.

To: Los Angeles County Department of Regional Planning.

Comment for April 5, 2023 meeting -

Agenda item:

PART IV - PUBLIC HEARING

6. [Project No. 2021-003654-\(1-5\)](#)

[Advance Planning Project No. RPPL2021010116](#) Countywide
Residential Design Standards Ordinance

The Castaic Area town Council is requesting that the Community Standards District (CSD) for Castaic in Title 22 remain as currently written as it properly reflects the rural nature of our community and protects the ridge lines and development standards of our canyons which under the CSD are designated A22 (specifically Hasley Canyon and Violin Canyon). These areas mainly consist of two plus acre horse ranch properties.

Also that the minimum parking standards for multi-family developments not be reduced as we are a community that does not have mass transit other than one bus line that only services limited areas of our town. Residents need adequate parking for their vehicles that they need to commute to work.

We also request that you align the tree requirements to meet Cal-Fire and LACFD fire hazard safety requirements.

Regards,

Bob Lewis

President

Castaic Area Town Council

mailing address: P.O. Box 325, Castaic, CA 91310

[email: castaictowncouncil@gmail.com](mailto:castaictowncouncil@gmail.com)

[web site: www.CastaicTownCouncil.org](http://www.CastaicTownCouncil.org)

**SUMMARY OF PROCEEDINGS
REGIONAL PLANNING COMMISSION
RESIDENTIAL DESIGN STANDARDS ORDINANCE
PROJECT NO. PRJ2021-03654-(1-5)
ADVANCE PLANNING CASE NO. RPPL2021010116**

On April 5, 2023, the Regional Planning Commission (“RPC”) conducted a duly-noticed public hearing to consider the adoption of the proposed Residential Design Standards Ordinance (“Ordinance”), which is an amendment to Title 22 that incorporates development standards applicable to residential projects, including mixed-use projects that include a residential component, throughout the unincorporated County.

Regional Planning Staff (“Staff”) presented the proposed Ordinance and recommended two changes to the proposed Ordinance in response to a comment letter received. The first recommended change was related to the definition of a podium, and the second recommended change was to include structures in the lot coverage calculation related to landscaping requirements. Following Staff’s presentation, one member of the public provided comments related to the provision of affordable housing, changes to parking requirements, and the provision of on-site landscaping and greenery. The RPC asked Staff to respond to these comments and staff clarified that the provision of affordable housing was not within the scope of the proposed Ordinance, that there were no changes to existing parking requirements in the proposed Ordinance, and that there were landscaping requirements included in the proposed Ordinance. Subsequently, the RPC asked about community outreach efforts and suggested how the Department could approach this differently in the future. Staff provided details on the outreach efforts that were conducted and committed to exploring other ways of expanding community outreach for future Countywide ordinances. The RPC also asked about the state of existing community-based zoning overlays throughout the unincorporated County and the breadth of the associated user guide. Lastly, the RPC asked that the user guide include an acknowledgement statement noting that State law may override these standards where there is a conflict.

The RPC closed the public hearing and voted unanimously to recommend adoption of the proposed Ordinance by the Board of Supervisors.

VOTE:

Concurring: Commissioners Hastings, O’Connor, Duarte-White, Louie, Moon

Dissenting: None

Abstaining: None

**DRAFT RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
RESIDENTIAL DESIGN STANDARDS ORDINANCE
PROJECT NO. PRJ2021-03654-(1-5)
ADVANCE PLANNING CASE NO. RPPL2021010116**

WHEREAS, the Regional Planning Commission (“Commission”) of the County of Los Angeles conducted a duly noticed public hearing on April 5, 2023 to consider the Residential Design Standards Ordinance (“Ordinance”), an amendment to Title 22 (Planning and Zoning) of the Los Angeles County Code (“Title 22”) to incorporate development standards applicable to residential development projects, including single-family, multi-family, and mixed use residential projects throughout the unincorporated County, to ensure new residential projects are designed in a manner that integrates into existing neighborhood contexts, and to ensure that residential development is designed to foster walkable, livable, and healthy neighborhoods that enhance the comfort of residents and the experience of the public: and

WHEREAS, the Regional Planning Commission finds as follows:

1. In accordance with County Code Chapter 22.244 (Ordinance Amendments), the Director of the County Department of Regional Planning (“LA County Planning”) initiated the Residential Design Standards Ordinance (“Ordinance”) to incorporate development standards applicable to residential development projects including mixed-use projects throughout the unincorporated County.
2. Unincorporated County has been assigned a Regional Housing Needs Assessment (“RHNA”) allocation of 90,052 housing units for the 2021-2029 Housing Element planning period.
3. State laws, including SB 35 and SB 330, and the County’s By-Right Housing Ordinance direct how residential projects can be approved, require ministerial approval of housing projects that meet certain criteria, and allow only objective design standards to apply.
4. The County received a Local Early Action Planning (“LEAP”) grant to prepare the Ordinance. LEAP grants are awarded for process improvements and the preparation and adoption of planning documents that accelerate housing production and help local jurisdictions meet their assigned RHNA allocations.
5. The proposed Ordinance provides clear and easily implementable design standards based on building typology, use, and scale. The standards build upon existing adopted policies to improve residential projects by promoting a high-quality built environment, responding to community and environmental contexts, and equitably supporting all mobility types.
6. The proposed Ordinance is consistent with and supportive of the goals, policies, and principles of the Los Angeles County General Plan (“General

Plan”), including: Policy LU 10.3 to consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament; Policy LU 10.9 to encourage land uses and design that stimulate positive and productive human relations and foster the achievement of community goals; and Policy LU 9.1 to promote community health for all neighborhoods.

7. The proposed Ordinance will not increase the allowed density or expand the list of allowed land uses within any zone. Therefore, the proposed Ordinance is consistent with other applicable provisions of Title 22.
8. The proposed Ordinance requires residential projects to provide design elements that promote pedestrian activity, environmental health, sustainable building design, and encourages land use design that stimulates community interaction. Approval of the proposed Ordinance will be in the interest of the public health, safety, and general welfare and in conformity with good zoning practice.
9. Pursuant to County Code Section 22.222.120, a public hearing notice was published in 13 local newspapers of general circulation and public hearing notices were mailed to 233 contacts on LA County Planning’s Zoned District Courtesy List and CEQA Courtesy List. The public hearing notice and materials were posted on the project website and promoted through email and social media campaigns.
10. The proposed Ordinance is exempt from the provisions of the California Environmental Quality Act (“CEQA”) and County CEQA Guidelines pursuant to CEQA Guidelines section 15061(b)(3).
11. On April 5, 2023, the Regional Planning Commission conducted a duly-noticed public hearing to **[Reserved for Hearing Proceedings]**.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board hold a public hearing to consider the proposed Ordinance;
2. That the Board find that the proposed Ordinance is exempt from the provisions of CEQA for the reasons in the record;
3. That the Board determine that the proposed Ordinance is compatible with and supportive of the goals and policies of the General Plan and in the interest of public health, safety, and general welfare and in conformity with good zoning practice, and consistent with other applicable provisions of Title 22; and
4. That the Board adopt the proposed Ordinance.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on April 5, 2023.

Elida Luna

Elida Luna, Commission Services
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By *Lisa Jacobs*

Lisa Jacobs
Deputy County Counsel
County of Los Angeles