

CITY OF SANTA MONICA DESIGN GUIDELINES **DRAFT** 5.15.12

Mixed-Use Corridor Districts

1. MU-B
2. MU-BL
3. NC
4. GC

Multi-Family Residential Districts

5. RL
6. RM
7. RH



City of
Santa Monica[®]

MIXED-USE CORRIDOR DISTRICTS



MIXED-USE CORRIDOR DISTRICTS GOALS

- A. **Transform auto-oriented boulevards** and corridors into vibrant, diverse, and attractive corridors that support a mix of uses and users including pedestrians and bicyclists in order to achieve an active local environment and vital streetscape.
- B. **Promote mixed-use infill development,** intensification, and reuse of underused sites.
- C. **Increase housing** along boulevards and encourage a mix of uses that promotes convenience, economic vitality, fiscal stability, and quality of life.
- D. **Provide buffers and transitions between commercial and residential uses** to preserve both commercial and mixed-use feasibility and residential quality.
- E. **Establish design standards and guidelines** that improve development quality and create distinctive character along mixed-use corridors.

LUCE MIXED-USE CORRIDOR DISTRICTS

- MU-B - Mixed-Use Boulevard
- MU-BL - Mixed-Use Boulevard Low
- GC - General Commercial
- NC - Neighborhood Commercial

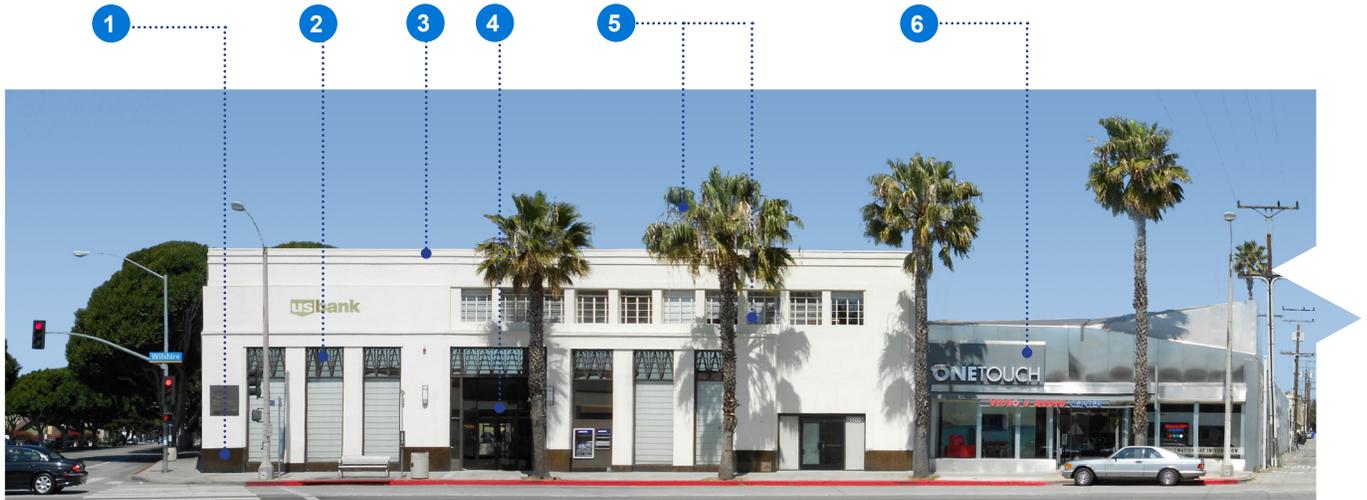


<i>Existing Zoning</i>	<i>LUCE Land Use Designation</i>	<i>Proposed Zoning District</i>
C-2, C-4, CM-3, CM-4, BCD, LMSD, M-1	Mixed-Use Boulevard Low	MU-BL Mixed-Use Boulevard Low
C-3, C-4, C-6, CC, NC Overlay	Mixed-Use Boulevard	MU-B Mixed-Use Boulevard
C-4	General Commercial	GC General Commercial
C-2, C-4, CM-2	Neighborhood Commercial	NC Neighborhood Commercial



MIXED-USE CORRIDOR DISTRICTS

MU-B • MIXED-USE BOULEVARD • EXISTING CONDITIONS



CONTEXT

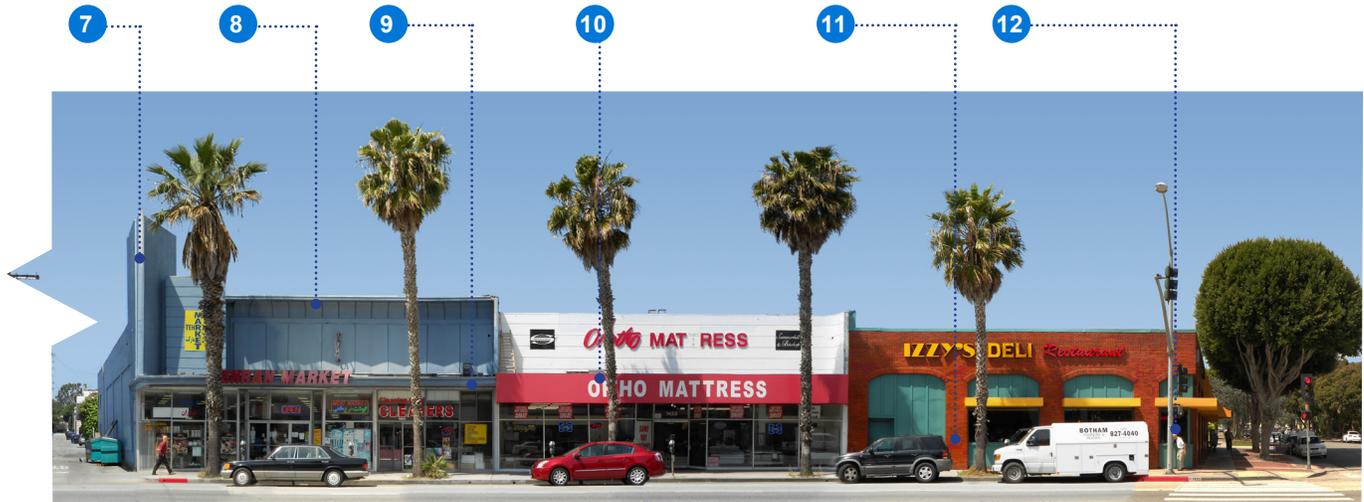
Corridors with the Mixed-Use Boulevard land use designation are **typically framed by one- and two-story flat-fronted buildings**. Buildings are typically **built in 50' and 100' lengths** parallel to the sidewalks, reflective of the original underlying parcelization. **No one architectural style predominates** and the design character is **eclectic**. Storefronts and facades are generally set directly at the back of sidewalks. The architecture of existing buildings, when not utilitarian, utilizes features such as **varying horizontal and vertical rhythms** of windows and building bays, eyebrows above shop fronts, corner treatments, setback entries, sidewalk awnings, pylons, cornices at the skyline, and higher quality materials and details at window and entry surrounds to draw the eye to the façade, create patterns of shade and shadow, and realize visual interest and architectural quality.

EXISTING SITUATION

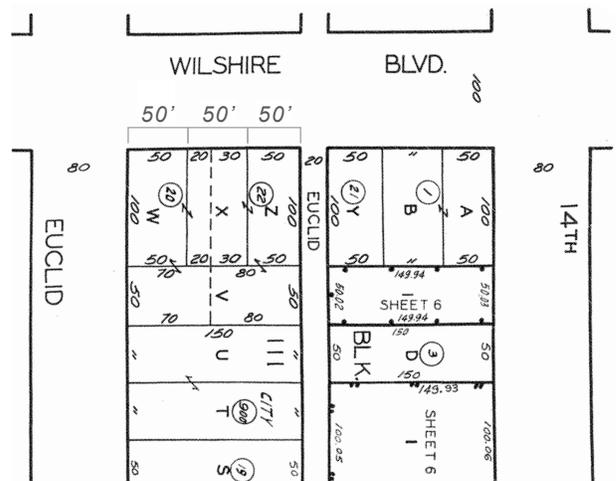
- 1 A **plinth** in a high-quality contrasting material creates a transition between the ground and the wall above.
- 2 **Decorative grills** define a transom that adds detail to a vertical storefront window.
- 3 A **banded cornice** defines the line between the building and the sky.
- 4 **Decorative metal work** at the jamb and transom, a recess that creates a shadow, and high-quality doors, create heightened interest at a building entry.
- 5 Major and minor **horizontal and vertical modules** organize storefront bays and windows to establish a sense of small and large building scales.
- 6 Building elements anticipate accommodation of **signage**.

Case study: Wilshire Boulevard, 14th Street to 15th Street

Other Typical Locations: Lincoln Blvd.
Colorado Ave.



- 7 A **pylon** creates skyline and corner interest.
- 8 A **cornice eyebrow** creates a crisp transition to the sky and a shadow accent at the façade.
- 9 A **storefront eyebrow** accentuates the top of the glass storefront, creates shade at the sidewalk, and marks the transition between outdoors and indoors.
- 10 Architectural expression does not easily accommodate **signage** requirements.
- 11 Consistent placement of facades directly at the back of sidewalk does not well accommodate **buffers and transitions** from public space to private space such as landscape planters, sidewalk dining, and outdoor gathering.
- 12 Regular rhythm of storefront bays and arches frames is more closely **scaled to the size of pedestrians** and contrasts with the larger length of the building face.



The scale of existing buildings in the Mixed-Use Boulevard land use designation is shaped in part by the 50' rhythm of the original parcelization.



MIXED-USE CORRIDOR DISTRICTS

MU-B • MIXED-USE BOULEVARD • STANDARDS

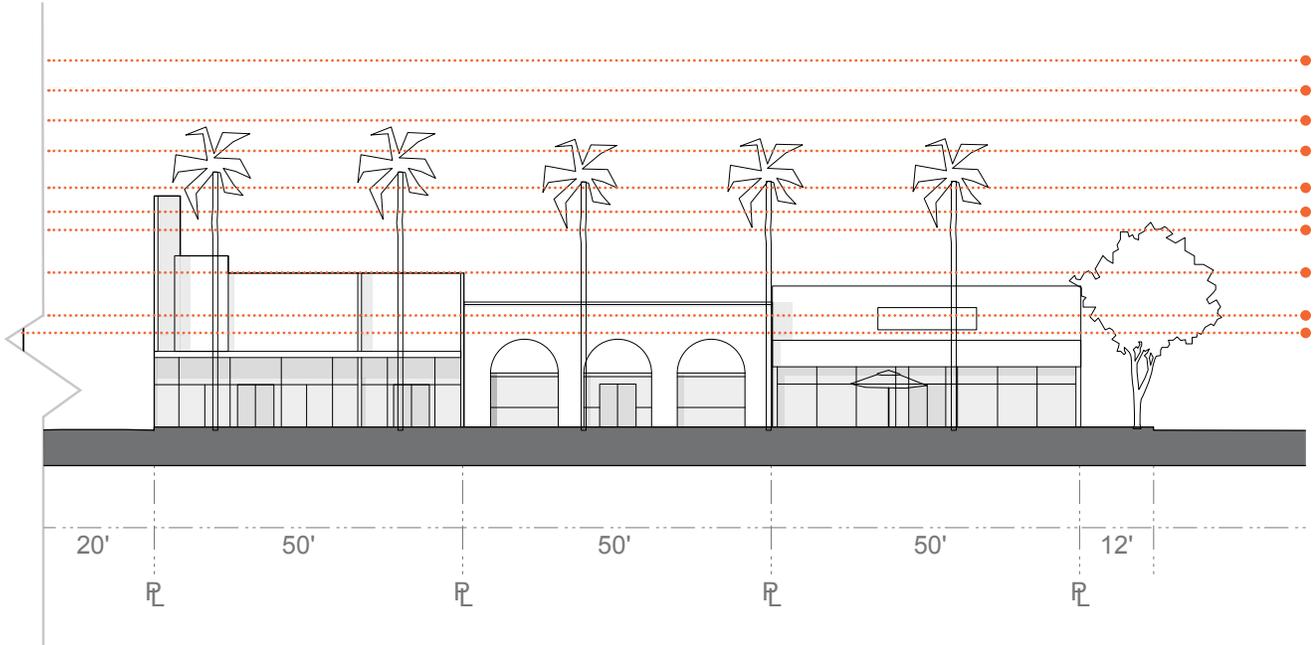


MIXED-USE BOULEVARD ZONE OPPORTUNITY

This district is intended to facilitate the transformation of underutilized and auto-oriented sections of boulevards into vibrant, diverse, and attractive pedestrian friendly mixed-use boulevards that support local-serving retail and a diversity of housing types. The Mixed-Use Boulevard District provides an environment to encourage affordable and workforce housing, step down in height and mass to adjacent residential neighborhoods, and accommodate a variety of local-serving uses. Allowable ground floor uses include local-serving retail uses, service oriented commercial uses, and some small-scale office uses. Residential development is the predominant use above the first floor in certain locations. The maximum base FAR is 1.5 but increases may be permitted up to a total FAR of 2.75 for projects that provide community benefits. This district is consistent with the LUCE's Mixed-Use Boulevard land use designation.

LUCE-DERIVED HEIGHT STANDARDS

- 15' Minimum floor-to-floor height for Tiers 1 and 2
- 18' Minimum Tier 1 floor height with 3' bonus for affordable housing
- 25' Minimum Tier 1 floor height with 7' bonus for affordable housing (All Residential above ground floor)
- 32' Base maximum Tier 1 height
- 35' Maximum Tier 1 height with 3' bonus for affordable housing
- 39' Maximum Tier 1 height with 7' bonus for affordable housing (All Residential above ground floor)
- 45' Maximum Tier 2 height
- 50' Maximum Tier 2 height with bonus for community benefits
- 55' Maximum Tier 3 height with bonus for community benefits
- 60' Maximum Tier 3 height with bonus for fulfilling all affordable housing incentives



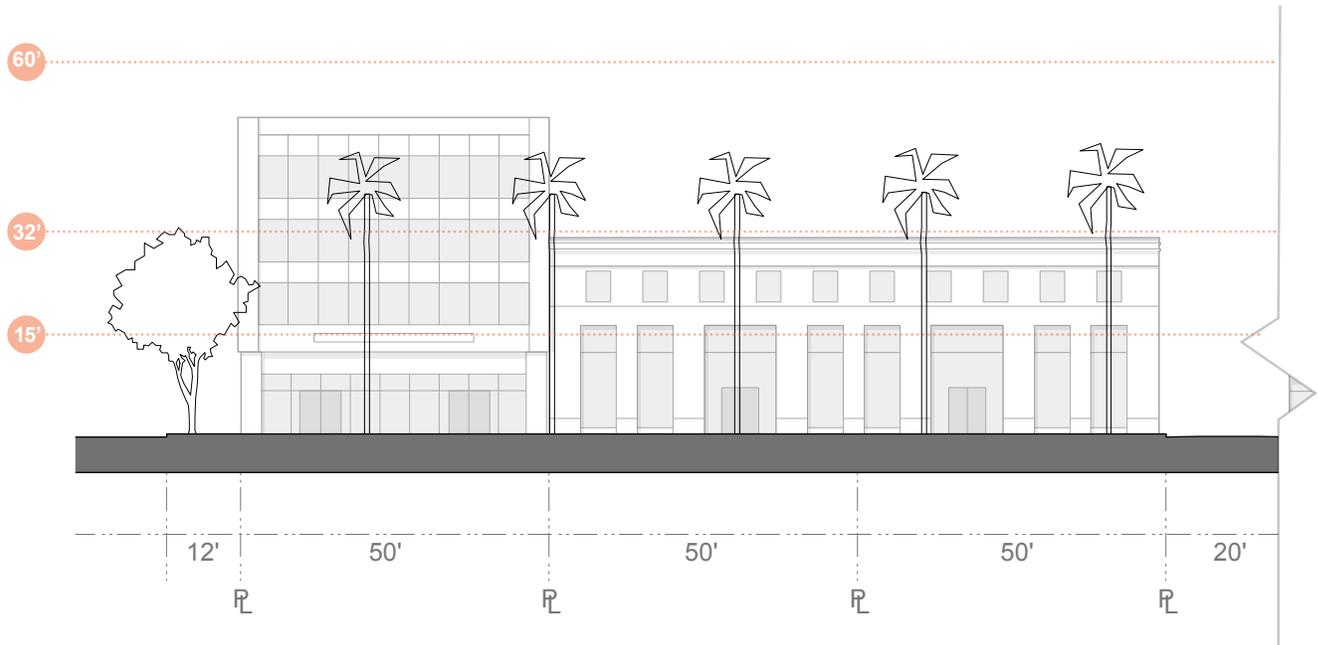
MU-B DRAFT STANDARDS MATRIX

Development Tier	Tier 1	Tier 2	Tier 3
FAR	≤ 1.5 typ.	≤ 2.25 typ.	≤ 2.75 typ.
Overall Height (ft)	≤ 32' (2 stories)	≤ 45' typ. ≤ 50' w/ Community Benefits	≤ 55' typ. ≤ 60' w/ Community Benefits
Facade Height @ Sidewalk (ft)	TBD	TBD	TBD
Setbacks	Above Tier 1 Height		
Envelope Plane @ Residential Conditon PL	≤ 10' setback from PL w/ 45° Plane Inward @ 25' A.G.		



MIXED-USE CORRIDOR DISTRICTS

MU-B • MIXED-USE BOULEVARD • GUIDELINES



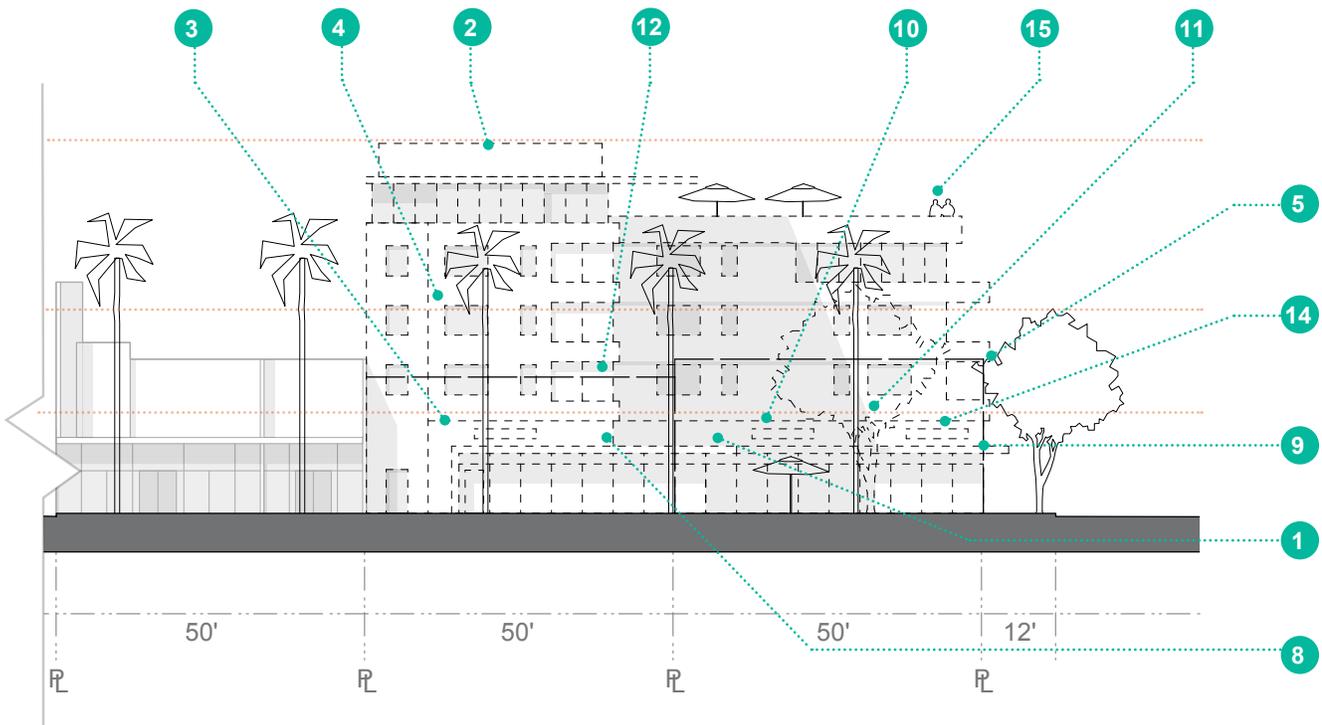
MIXED-USE CORRIDOR DISTRICT CHARACTER

MU-B design guidelines encourage infill architecture to transform automobile-oriented portions of streets into pedestrian-scale mixed-use environments. At the same time, MU-B design guidelines provide a transition between the more intense mixed-uses of major boulevards and quieter surrounding neighborhoods. The MU-B design guidelines facilitate the creation of a building scape with a collage of heights and massing that relate the whole of block faces, as well as each building along the block face, to the individual in the urban environment. Utilizing these design guidelines, new buildings typically feature modestly sized and varied floor plates. Structures are adjusted to step down in height and mass to better relate to street activity as well as adjacent residential neighborhoods. Each building design and architectural alteration seeks to reinforce streetscapes that are landscaped outdoor rooms overlooking sidewalks, building edge plazas, and visible courtyards. Ground floor design incorporates street-oriented shop fronts, entries, and landscaped indoor and outdoor spaces. Overall building design and massing, as well as details and landscape are deployed at a range of scales to invite viewer curiosity from afar and user interest up-close.

MIXED-USE CORRIDOR DESIGN GUIDELINES COMPLIANCE OBJECTIVES

Mixed-use, boulevard-oriented architecture in compliance with the guidelines should:

- 1 Acknowledge building location and orientation** with architectural features.
- 2 Utilize distinct skyline expression** that differentiates individual buildings from adjacent structures.
- 3 Incorporate specific massing and bulk** that acknowledges the dimensions of underlying plots as well as the scales of surrounding buildings.
- 4 Provide building plane modulation** utilizing breaks in building plane, expressions of vertical and/or horizontal details, and reduced upper level floor plates.
- 5 Step down in height and mass** to adjacent residential uses and structures.
- 6 Use materials and color** to convey a sense



of visual interest and detail that enhances building design intent from distant and close-up views.

- 7** **Ensure privacy** of adjacent residential structures.
- 8** **Orient ground floors to public sidewalks** for active building frontages with shop fronts, entries, lobbies, passages to courtyards and small street-facing open spaces and terraces.
- 9** **Include opportunistic physical connections** to pedestrian networks and adjacent and adjoining neighborhoods, alleys, open spaces, and the broader community.
- 10** **Form transitions at building edges** between the ground-level public and private realms where user, pedestrian and bicycle-friendly uses and activities can be accommodated.
- 11** **Use landscape** at the back of sidewalks, plazas, courtyards, and upper level and roof-top open spaces.

- 12** **Integrate building signage** within the architectural detailing and character-defining features.
- 13** **Minimize the presence of parking** by placing parking behind and under building uses.
- 14** **Accommodate local culture** by providing places for and/or integrating art and spaces for informal sidewalk-oriented gathering.
- 15** **Realize use of sustainable technologies** that is seamless with overall building design intent.
- 16** **Accommodate at all ground floor entries** to commonly used spaces at the front, sides, and rear of structures people with disabilities.

Building design and architectural flexibility that deviates from certain design guidelines or standards may be granted when projects comply with a majority of these objectives.



MIXED-USE CORRIDOR DISTRICTS

MU-BL • MIXED USE BOULEVARD LOW • EXISTING CONDITIONS



TYPICAL MIXED-USE CORRIDOR DESIGN GUIDELINES COMPLIANCE OBJECTIVES

Mixed-use, boulevard-oriented architecture in compliance with the guidelines should:

- 1 Acknowledge building location and orientation** with architectural features.
- 2 Utilize distinct skyline expression** that differentiates individual buildings from adjacent structures.
- 3 Incorporate specific massing and bulk** that acknowledges the dimensions of underlying plats as well as the scales of surrounding buildings.
- 4 Provide building plane modulation** utilizing breaks in building plane, expressions of vertical and/or horizontal details, and reduced upper level floor plates.
- 5 Step down in height and mass** to adjacent residential uses and structures.
- 6 Use materials and color** to convey a sense of visual interest and detail that enhances building design intent from distant and close-up views.
- 7 Ensure privacy** of adjacent residential structures.
- 8 Orient ground floors to public sidewalks** for active building frontages with shop fronts, entries, lobbies, passages to courtyards and small street-facing open spaces and terraces.
- 9 Include opportunistic physical connections** to pedestrian networks and adjacent and adjoining neighborhoods, alleys, open spaces, and the broader community.
- 10 Form transitions at building edges** between the ground-level public and private realms where user, pedestrian and bicycle-friendly uses and activities can be accommodated.
- 11 Use landscape** at the back of sidewalks, plazas, courtyards, and upper level and roof-top open spaces.
- 12 Integrate building signage** within the architectural detailing and character-defining features.

Case Study: Colorado Avenue, 19th Street to 20th Street

Other Typical Locations: Wilshire Blvd.
 Santa Monica Blvd.
 Colorado Ave.
 Pico Blvd.



MU-BL DRAFT STANDARDS MATRIX

- 13 Minimize the presence of parking** by placing parking behind and under building uses.
- 14 Accommodate local culture** by providing places for and/or integrating art and spaces for informal sidewalk-oriented gathering.
- 15 Realize use of sustainable technologies** that is seamless with overall building design intent.
- 16 Accommodate at all ground floor entries** to commonly used spaces at the front, sides, and rear of structures people with disabilities.

Building design and architectural flexibility that deviates from certain design guidelines or standards may be granted when projects comply with a majority of these objectives.

Development Tier	Tier 1	Tier 2	Tier 3
FAR	≤ 1.5 typ.	≤ 1.75 typ.	≤ 2.0 typ.
Overall Height (ft)	≤ 32'½ stories ≤ 36'⅓ stories w/ Aft. Hsng.	≤ 36'	≤ 47'
Minimum/Maximum Facade Height @ Sidewalk (ft)	TBD	TBD	TBD
Setbacks & Stepbacks	TBD	TBD	TBD
Envelope Plane @ Residential Conditon PL	≥ 10' setback from PL w/ 45° plane inward @ 25' a.g. @ PL		



MIXED-USE CORRIDOR DISTRICTS

NC • NEIGHBORHOOD COMMERCIAL • EXISTING CONDITIONS



TYPICAL MIXED-USE CORRIDOR DESIGN GUIDELINES COMPLIANCE OBJECTIVES

Mixed-use, boulevard-oriented architecture in compliance with the guidelines should:

- 1 Acknowledge building location and orientation** with architectural features.
- 2 Utilize distinct skyline expression** that differentiates individual buildings from adjacent structures.
- 3 Incorporate specific massing and bulk** that acknowledges the dimensions of underlying plats as well as the scales of surrounding buildings.
- 4 Provide building plane modulation** utilizing breaks in building plane, expressions of vertical and/or horizontal details, and reduced upper level floor plates.
- 5 Step down in height and mass** to adjacent residential uses and structures.
- 6 Use materials and color** to convey a sense of visual interest and detail that enhances building design intent from distant and close-up views.
- 7 Ensure privacy** of adjacent residential structures.
- 8 Orient ground floors to public sidewalks** for active building frontages with shop fronts, entries, lobbies, passages to courtyards and small street-facing open spaces and terraces.
- 9 Include opportunistic physical connections** to pedestrian networks and adjacent and adjoining neighborhoods, alleys, open spaces, and the broader community.
- 10 Form transitions at building edges** between the ground-level public and private realms where user, pedestrian and bicycle-friendly uses and activities can be accommodated.
- 11 Use landscape** at the back of sidewalks, plazas, courtyards, and upper level and roof-top open spaces.
- 12 Integrate building signage** within the architectural detailing and character-defining features.

Case Study: Main Street, Hollister Avenue to Ocean Park Boulevard

Other Typical Locations: Montana Ave.

Pico Blvd.

Ocean Park Blvd.



NC DRAFT STANDARDS MATRIX

- 13 Minimize the presence of parking** by placing parking behind and under building uses.
- 14 Accommodate local culture** by providing places for and/or integrating art and spaces for informal sidewalk-oriented gathering.
- 15 Realize use of sustainable technologies** that is seamless with overall building design intent.
- 16 Accommodate at all ground floor entries** to commonly used spaces at the front, sides, and rear of structures people with disabilities.

Building design and architectural flexibility that deviates from certain design guidelines or standards may be granted when projects comply with a majority of these objectives.

Development Tier	Tier 1	Tier 2	Tier 3
FAR	≤ 1.5 Max. 1.75 w/ req. affordable housing	N/A	N/A
Overall Height (ft)	≤ 32' (2 stories)	N/A	N/A
Facade Height @ Sidewalk (ft)	TBD	N/A	N/A
Setbacks & Stepbacks	TBD	N/A	N/A
Envelope Plane @ Residential Conditon PL	≥ 10' setback from PL w/ 45° plane inward @ 25' a.g. @ PL	N/A	N/A



MIXED-USE CORRIDOR DISTRICTS

GC • GENERAL COMMERCIAL • EXISTING CONDITIONS



TYPICAL MIXED-USE CORRIDOR DESIGN GUIDELINES COMPLIANCE OBJECTIVES

Mixed-use, boulevard-oriented architecture in compliance with the guidelines should:

- 1 Acknowledge building location and orientation** with architectural features.
- 2 Utilize distinct skyline expression** that differentiates individual buildings from adjacent structures.
- 3 Incorporate specific massing and bulk** that acknowledges the dimensions of underlying plats as well as the scales of surrounding buildings.
- 4 Provide building plane modulation** utilizing breaks in building plane, expressions of vertical and/or horizontal details, and reduced upper level floor plates.
- 5 Step down in height and mass** to adjacent residential uses and structures.
- 6 Use materials and color** to convey a sense of visual interest and detail that enhances building design intent from distant and close-up views.
- 7 Ensure privacy** of adjacent residential structures.
- 8 Orient ground floors to public sidewalks** for active building frontages with shop fronts, entries, lobbies, passages to courtyards and small street-facing open spaces and terraces.
- 9 Include opportunistic physical connections** to pedestrian networks and adjacent and adjoining neighborhoods, alleys, open spaces, and the broader community.
- 10 Form transitions at building edges** between the ground-level public and private realms where user, pedestrian and bicycle-friendly uses and activities can be accommodated.
- 11 Use landscape** at the back of sidewalks, plazas, courtyards, and upper level and roof-top open spaces.
- 12 Integrate building signage** within the architectural detailing and character-defining features.

Case Study: Lincoln Boulevard, Pier Avenue to Marine Street

Other Typical Locations: Lincoln Blvd.

Pico Blvd.

Santa Monica Blvd.



GC DRAFT STANDARDS MATRIX

- 13 Minimize the presence of parking** by placing parking behind and under building uses.
- 14 Accommodate local culture** by providing places for and/or integrating art and spaces for informal sidewalk-oriented gathering.
- 15 Realize use of sustainable technologies** that is seamless with overall building design intent.
- 16 Accommodate at all ground floor entries** to commonly used spaces at the front, sides, and rear of structures people with disabilities.

Building design and architectural flexibility that deviates from certain design guidelines or standards may be granted when projects comply with a majority of these objectives.

Development Tier	Tier 1	Tier 2	Tier 3
FAR	≤ 1.25 typ. (2 stories)	≤ 1.5 typ. 1.75-2.0 w/ Community Benefits	N/A
Overall Height (ft)	≤ 32' (2 stories); ≤ 40' w/ 100% Affordable	≤ 35' ≤ 40' w/ 100% Affordable	N/A
Minimum Facade Height @ Sidewalk (ft)	TBD	TBD	N/A
Setbacks & Stepbacks	TBD	TBD	N/A
Envelope Plane @ Residential Conditon PL	≥ 10' setback from PL w/ 45° plane inward @ 25' a.g. @ PL		N/A



RESIDENTIAL MULTI-FAMILY DISTRICTS

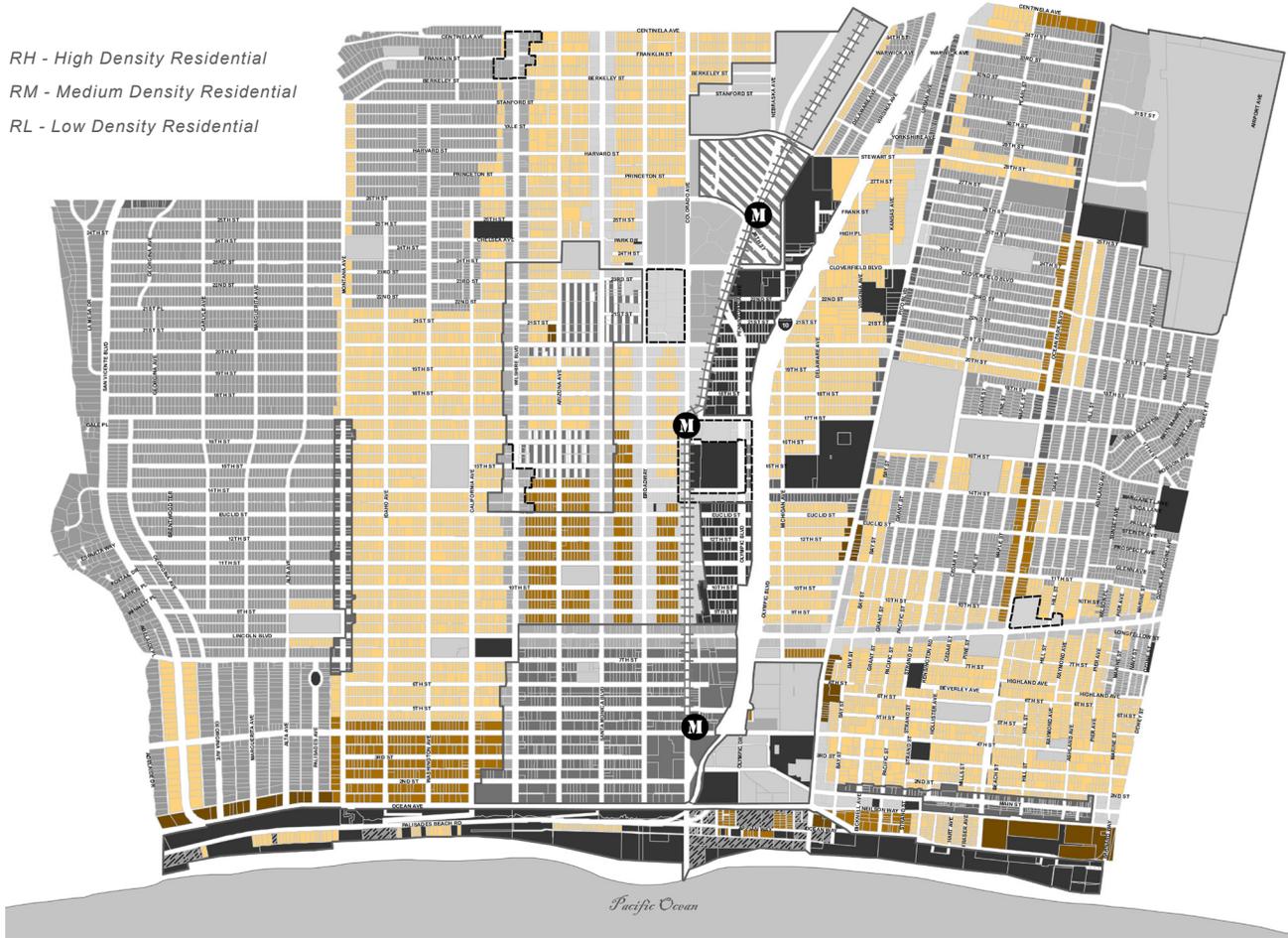


RESIDENTIAL MULTI-FAMILY DISTRICTS GOALS

- A. **Provide a full range of housing options** for the spectrum of Santa Monica lifestyles and ensure housing availability to sustain a diverse labor force.
- B. **Preserve and enhance the City's multi-family residential neighborhoods** and quality of life from impacts related to development, traffic, noise, air quality, and the encroachment of inappropriate commercial activities.
- C. **Protect the livability and aesthetic quality of multi-family neighborhoods** by ensuring that the scale and design of new development and alterations to existing structures are sensitive to the scale, mass, and character of existing neighborhoods, and provide respectful transitions between commercial, mixed, and residential uses.
- D. **Provide sites for institutional residential and neighborhood serving uses** such as day care, parks, community facilities, and neighborhood stores that provide goods and services to support daily life within walking distance of neighborhoods and complement surrounding residential development.
- E. **Ensure adequate light, air, privacy, and open space for each dwelling.**
- F. **Avoid overburdening public infrastructure,** including sewer, water, electricity and schools by an influx and increase of people to a degree larger than the City's geographic limits, tax base, or financial capabilities can reasonably and responsibly accommodate.

LUCE RESIDENTIAL MULTI-FAMILY DISTRICTS

- RH - High Density Residential
- RM - Medium Density Residential
- RL - Low Density Residential

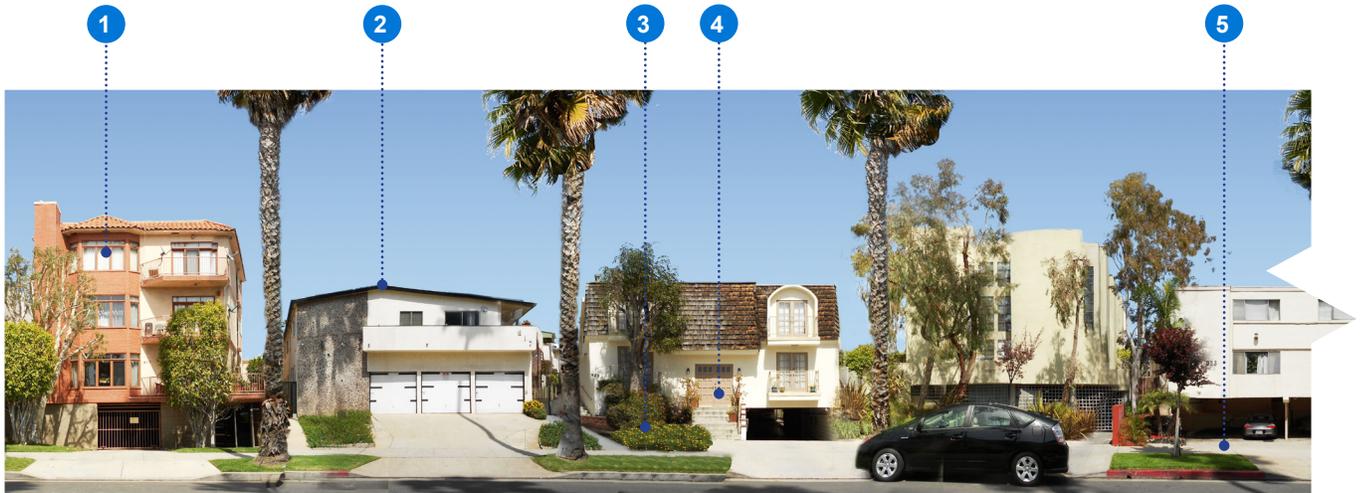


<i>Existing Zoning</i>	<i>LUCE Land Use Designation</i>	<i>Proposed Zoning District</i>
R2B, R-2, RMH	Low Density Housing	RL Low Density Residential
R3R, R-3	Medium Density Housing	RM Medium Density Residential
R-4	High Density Housing	RH High Density Residential



RESIDENTIAL MULTI-FAMILY DISTRICTS

RL • LOW DENSITY RESIDENTIAL • EXISTING CONDITIONS



CONTEXT

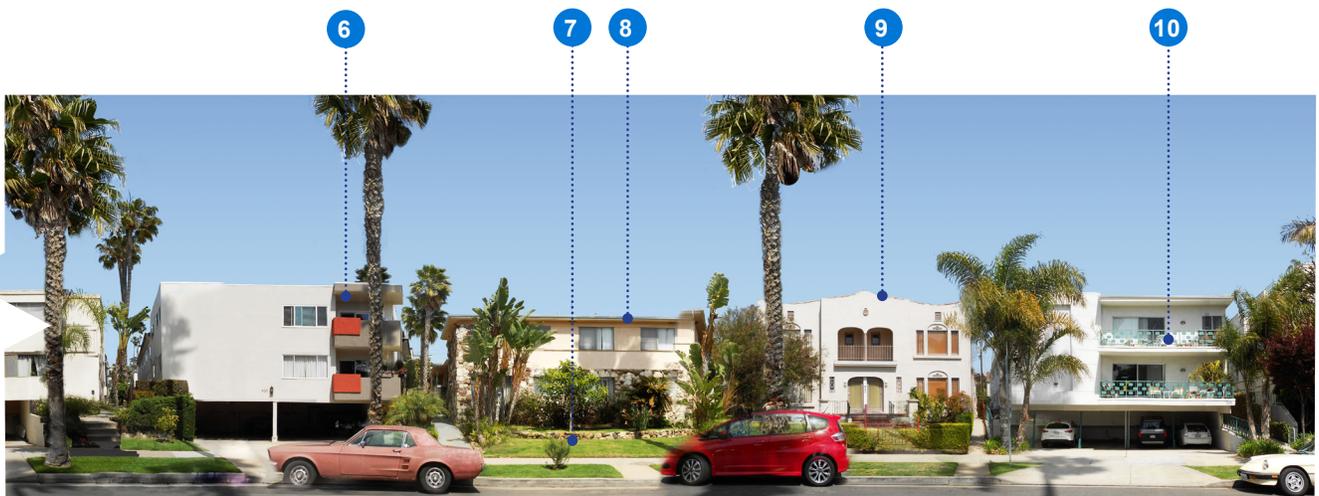
Santa Monica's Low Density Residential (RL) housing districts include one-, two-, and three- story single-family, duplex, triplex, townhouse, low-scale courtyard, and multi-family residential buildings. A wide range of styles, from traditional to contemporary, is seen in the RL areas. In older buildings cars are typically parked to the rear of dwellings. Mid- 20th Century buildings are dominated by at-grade parking open to sidewalks. In most cases landscape at front yards and side yards separates buildings on adjacent lots. Some buildings open onto inner terraces and courts placed in both the center and to the sides of structures. Additional landscaping and mature trees are found within parkways at curbs. The scale in low density residential areas is established first and foremost from the underlying dimensions of the original 50' plats. This parcelization, still typically maintained throughout the area, constrains building footprints. Many multi-family structures incorporate upper-level balconies and terraces, allowing for enjoyment of Santa Monica's beach-city climate. Varied roof forms including pitched roofs, overhangs, as well as flat roofs, create a varied skyline building-by-building along block faces.

EXISTING SITUATION

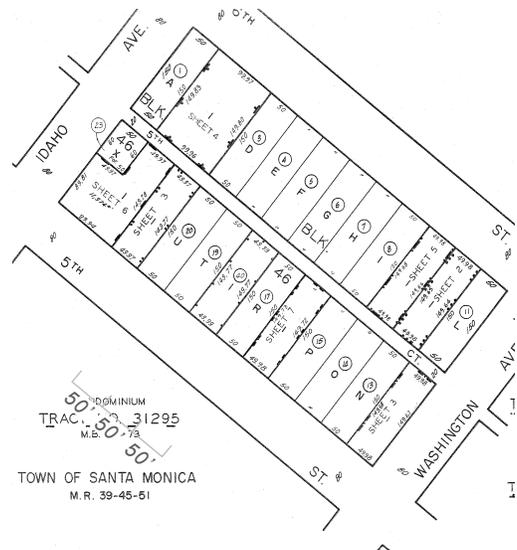
- 1 **Bay windows** reach toward views, while a pitched and hipped roof, vertical chimney expression, and contrasting colors and materials create a sense of expression and detail that mitigate box-like massing.
- 2 **Pitched roof** set perpendicular to sidewalk creates skyline variety along length of block.
- 3 **Front yard landscaping** and on-site tree plantings provide for sense of transition from public sidewalk to front façade.
- 4 **Front stoop** creates separation and privacy between ground plane and first floor level.
- 5 **At-grade parking** dominates front yard and sidewalk and limits landscape opportunities.

Case study: **5th Street, Idaho Ave. to Washington Ave.**

Other Typical Locations: Montana-Wilshire Neighborhood
 Pico Neighborhood
 Ocean Park Neighborhood



- 6** **Balconies** provide visual punctuation to unmodulated flat façade.
- 7** **Typical front yard landscaped setback.** Pedestrian entry to units not visible from sidewalk.
- 8** **Roof overhang** creates strong visual shadow at line between building and sky.
- 9** Entry stoops, second story outdoor rooms, shaped parapet at skyline, and pushed out façade create **architectural expression and sense of detail.**
- 10** **Balconies at upper levels** establish indoor and outdoor relationships at units.



The scale of existing buildings in the Low Density Housing land use designation is shaped in part by the 50' rhythm of the original parcelization.

RESIDENTIAL MULTI-FAMILY DISTRICTS

RL • LOW DENSITY RESIDENTIAL • STANDARDS

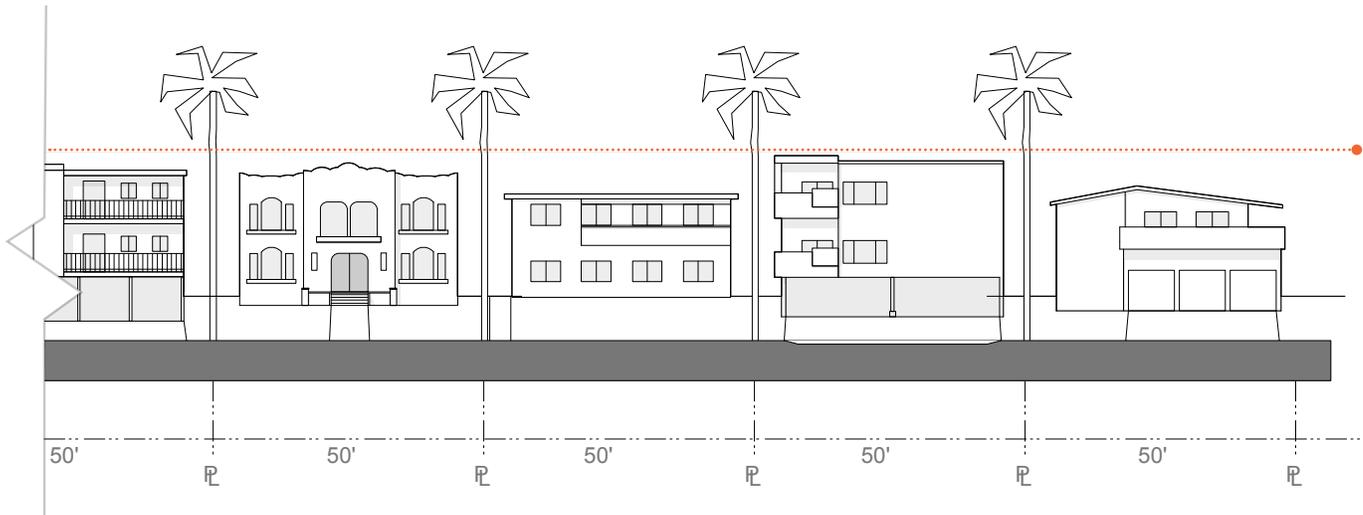


LOW DENSITY RESIDENTIAL ZONE OPPORTUNITY

This zoning district is intended to provide areas for a variety of low-density residential development. Housing types include single-unit housing, duplexes and triplexes, townhouses, and courtyard housing at densities up to 29 units per net acre exclusive of City and State density bonuses. In addition to low-density residential development, this district provides for uses such as transitional housing or hospice facilities, family day care, and neighborhood-serving uses such as childcare, neighborhood grocery stores, and community facilities that may be appropriate in a residential environment. This district is consistent with the LUCE's Low Density Housing land use designation.

LUCE-DERIVED HEIGHT STANDARDS

30' Low Density Residential Maximum height



RL DRAFT STANDARDS MATRIX

Density		≤ 29 D.U./Acre
Max. Height (ft)		≤ 30'
Setbacks	Front	≥ 20'
	Side	≥ 4'
	Rear	≥ 15'



RESIDENTIAL MULTI-FAMILY DISTRICTS

RL • LOW DENSITY RESIDENTIAL • GUIDELINES

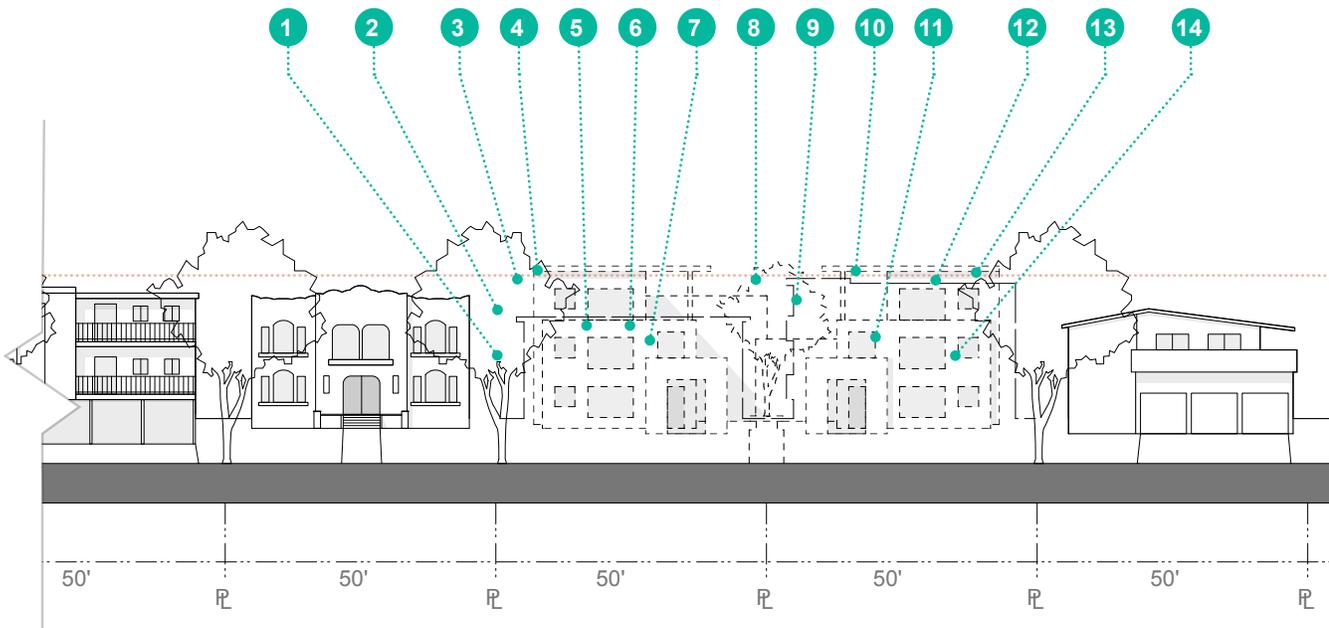


RESIDENTIAL MULTI-FAMILY DISTRICT CHARACTER

Design guidelines for the RL- Low Density Residential designation encourage preservation, conservation, maintenance, and enhancement of existing multi-family communities, streetscapes, setbacks, and buildings. This designation also provides for additions to structures, new multi-family buildings and courtyard housing, and open space and landscape associated with housing that continues the design sensibility and character of existing neighborhoods and blocks. New buildings and additions in RL areas should reflect the scale of the underlying dimensions of the original lots sizes (plats), utilize familiar massing and proportional logics that are seen in the community, relate to or sensitively reinterpret architectural features and components that create the sense of place, and incorporate landscape setbacks and built-form transitions at the fronts, sides, and rear of properties that maintain, continue, and enhance the existing built-form scale. Architectural innovation, creativity, and flexibility are encouraged when additions and new forms are explicitly related to existing design frameworks and forms through demonstration of compliance with a majority of the Multi-family Housing Design Guidelines Compliance Objectives.

MULTI-FAMILY HOUSING DESIGN GUIDELINES COMPLIANCE OBJECTIVES

- 1 Preserve and maintain existing neighborhood form** while allowing new residential development that is consistent with existing community character.
- 2 Acknowledge sense of existing neighborhood place** with landscape surrounds at buildings, utilization of similar setbacks and built-form proportions, and use and/or reinterpretation of neighborhood-defining features.
- 3 Provide built-form transitions** between adjacent buildings with separations for light, air, and privacy utilizing landscaped setbacks, adjustments in bulk and massing, presence of similar building heights and proportions, and continuation of architectural shapes and lines from structure to structure.
- 4 Incorporate massing and bulk** that acknowledges the dimensions of the underlying platting, breaks in built-form based upon this platting, and the scale and proportions of adjacent and surrounding buildings.
- 5 Utilize skyline expression** that distinguishes



the roof forms and upper levels of individual buildings and differentiates adjacent structures from each other.

- 6** **Orient buildings and individual residential entries to public sidewalks** and/or provide visible courtyards, street-facing terraces, and/or open spaces at the fronts and sides of structures.
- 7** **Provide building plane modulation** utilizing breaks in building plane, changes of material, and/or expressions of vertical and/or horizontal details that create shade and shadow patterns.
- 8** **Conserve existing courtyard structures and encourage the design of new buildings utilizing courtyards.**
- 9** **Use climatically appropriate landscape and hardscape** at front yards, side yards, rear yards, courtyards, and upper level and rooftop balconies, terraces, and open spaces to establish indoor-outdoor relationships and active and passive common and private open space.

- 10** **Minimize the presence of parking** by placing automobiles behind and under buildings and providing alley vehicular access to structures.
- 11** **Enhance the sides and rear of buildings,** continuing architectural features and design components on all facades and enhancing alleys with increased landscaping and tree canopy.
- 12** **Realize use of sustainable technologies** that is seamless with overall building design intent.
- 13** **Provide accessibility for people with disabilities** at all ground-level common areas and entries at the front, side, and rear of structures.
- 14** **Enhance local culture** by acknowledging neighborhood design character in new construction, providing spaces for informal gathering, and utilizing the work of local architects, landscape architects, designers, artists, and crafts persons.

Building design and architectural flexibility that deviates from certain design guidelines or standards may be granted when projects comply with a majority of these objectives.



RESIDENTIAL MULTI-FAMILY DISTRICTS

RM • MEDIUM DENSITY RESIDENTIAL • EXISTING CONDITIONS



MULTI-FAMILY HOUSING DESIGN GUIDELINES COMPLIANCE OBJECTIVES

- 1 Preserve and maintain existing neighborhood form** while allowing new residential development that is consistent with existing community character.
- 2 Acknowledge sense of existing neighborhood place** with landscape surrounds at buildings, utilization of similar setbacks and built-form proportions, and use and/or reinterpretation of neighborhood-defining features.
- 3 Provide built-form transitions** between adjacent buildings with separations for light, air, and privacy utilizing landscaped setbacks, adjustments in bulk and massing, presence of similar building heights and proportions, and continuation of architectural shapes and lines from structure to structure.
- 4 Incorporate massing and bulk** that acknowledges the dimensions of the underlying platting and provides breaks in built-form based upon this platting and the scale and proportions of adjacent and surrounding buildings.
- 5 Utilize skyline expression** that distinguishes the roof forms and upper levels of individual buildings and differentiates adjacent structures from each other.
- 6 Orient buildings and individual residential entries to public sidewalks** and/or provide visible courtyards, street-facing terraces, and/or open spaces at the fronts and sides of structures.
- 7 Provide building plane modulation** utilizing breaks in building plane, changes of material, and/or expressions of vertical and/or horizontal details to create shade and shadow patterns.
- 8 Conserve existing courtyard structures and encourage the design of new buildings utilizing courtyards.**
- 9 Use climatically appropriate landscape and hardscape** at front yards, side yards, rear yards, courtyards, and upper level and rooftop balconies, terraces, and open spaces to establish indoor-outdoor relationships and active and passive common and private open space.
- 10 Minimize the presence of parking** by placing automobiles behind and under buildings and providing alley vehicular access to structures.

Case Study: 11th Street, Wilshire Boulevard to Arizona Avenue

Other Typical Locations: Wilshire-Montana Neighborhood
 Mid-City Neighborhood
 Ocean Park Neighborhood



RM DRAFT STANDARDS MATRIX

- 11 Enhance the sides and rear of buildings**, continuing architectural features and design components on all building facades and enhancing alleys with increased landscaping and tree canopy.
- 12 Realize use of sustainable technologies** that is seamless with overall building design intent.
- 13 Provide accessibility for people with disabilities** at all ground-level common areas and entries at the front, side, and rear of structures.
- 14 Enhance local culture** by acknowledging neighborhood design character in new construction, providing spaces for informal gathering, and utilizing the work of local architects, landscape architects, designers, artists, and crafts persons.

Building design and architectural flexibility that deviates from certain design guidelines or standards may be granted when projects comply with a majority of these objectives.

Development Tier		Tier 1	Tier 2	Tier 3
Density		≤ 29 D.U./Acre	≤ 35 D.U./Acre	N/A
Max. Height (ft)		≤ 30'	≤ 40'	N/A
Setbacks	Front	TBD	TBD	N/A
	Side	TBD	TBD	N/A
	Rear	≥ 10' w/ 45° plane from 25' a.g. @ PL	≥ 10' w/ 45° plane from 25' a.g. @ PL	N/A

RESIDENTIAL MULTI-FAMILY DISTRICTS

RH • HIGH DENSITY RESIDENTIAL • EXISTING CONDITIONS



MULTI-FAMILY HOUSING DESIGN GUIDELINES COMPLIANCE OBJECTIVES

- 1 **Preserve and maintain existing neighborhood form** while allowing new residential development that is consistent with existing community character.
- 2 **Acknowledge sense of existing neighborhood place** with landscape surrounds at buildings, utilization of similar setbacks and built-form proportions, and use and/or reinterpretation of neighborhood-defining features.
- 3 **Provide built-form transitions** between adjacent buildings with separations for light, air, and privacy utilizing landscaped setbacks, adjustments in bulk and massing, presence of similar building heights and proportions, and continuation of architectural shapes and lines from structure to structure.
- 4 **Incorporate massing and bulk** that acknowledges the dimensions of the underlying platting, and provides breaks in built-form based upon this platting and the scale and proportions of adjacent and surrounding buildings.
- 5 **Utilize skyline expression** that distinguishes the roof forms and upper levels of individual buildings and differentiates adjacent structures from each other.
- 6 **Orient buildings and individual residential entries to public sidewalks** and/or provide visible courtyards, street-facing terraces, and/or open spaces at the fronts and sides of structures.
- 7 **Provide building plane modulation** utilizing breaks in building plane, changes of material, and/or expressions of vertical and/or horizontal details to create shade and shadow patterns.
- 8 **Conserve existing courtyard structures and encourage the design of new buildings utilizing courtyards.**
- 9 **Use climatically appropriate landscape and hardscape** at front yards, side yards, rear yards, courtyards, and upper level and rooftop balconies, terraces, and open spaces to establish indoor-outdoor relationships and active and passive common and private open space.
- 10 **Minimize the presence of parking** by placing automobiles behind and under buildings and providing alley vehicular access to structures.

Case Study: Ocean Avenue, Alta Avenue to Marguerita Avenue

Other Typical Locations: North of Montana Neighborhood

Pico Neighborhood

Ocean Park Neighborhood



RH DRAFT STANDARDS MATRIX

- 11 Enhance the sides and rear of buildings,** continuing architectural features and design components on all building facades and enhancing alleys with increased landscaping and tree canopy.
- 12 Realize use of sustainable technologies** that is seamless with overall building design intent.
- 13 Provide accessibility for people with disabilities** at all ground-level common areas and entries at the front, side, and rear of structures.
- 14 Enhance local culture** by acknowledging neighborhood design character in new construction, providing spaces for informal gathering, and utilizing the work of local architects, landscape architects, designers, artists, and crafts persons.

Building design and architectural flexibility that deviates from certain design guidelines or standards may be granted when projects comply with a majority of these objectives.

Development Tier		Tier 1	Tier 2	Tier 3
Density		≤ 35 D.U./ Acre	≤ 48 D.U./ Acre	N/A
Max. Height (ft)		≤ 30'	≤ 45'	N/A
Setbacks	Front	TBD	TBD	N/A
	Side	TBD	TBD	N/A
	Rear	≥ 10' w/ 45° plane from 25' a.g. @ PL	≥ 10' w/ 45° plane from 25' a.g. @ PL	N/A

