

APPENDIX A

CRENSHAW CORRIDOR SPECIFIC PLAN DESIGN MANUAL

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INTRODUCTION

The Crenshaw Corridor Specific Plan (Specific Plan) was established to ensure that land uses and developments in the Crenshaw Corridor occur in a manner which improves the functional and aesthetic quality of the Crenshaw Corridor while enhancing and complimenting the surrounding community. The intent of the Specific Plan is to allow the Crenshaw Corridor to function as a vibrant commercial area while providing opportunities for guided development by regulating use, building height and scale, landscaping, parking, type and placement of signs, and site design.

This Design Manual was developed to meet the purpose of the Crenshaw Corridor Specific Plan by providing direction on methods to improve the appearance of commercial and industrial development, commercial developments in TODs, and residential developments of five units or more. The intent of these guidelines and standards in the Design Manual is to provide direction for the design of the Crenshaw Corridor, so that new development and alterations to existing structures make an aesthetic contribution to the built environment, provide public amenities, and enhance neighborhood identity.

Where graphics are used to illustrate design concepts, they should be viewed as illustrations of the guidelines or standards to depict their meaning and intent, and are not meant to convey exact design requirements. Amendments to the Design Manual are subject to approval by the City Planning Commission pursuant to the procedures in LAMC Section 13.08(D).

These design guidelines are in addition to any other applicable design guidelines, including but not limited to the Commercial and Residential Citywide Design Guidelines, and the Small Lot Subdivision Design Guidelines. Where there is an inconsistency between any provision of this Design Manual and other City design guidelines, the Design Manual controls. Where there is an inconsistency with the Specific Plan, the LAMC, or any other ordinance, the ordinance controls.

The Design Manual includes both design requirements and guidelines. Design requirements typically use the word “shall”, an active verb (such as, “provide” or “install”), or a clear directive (“are not permitted,” “are required,” or “is”). Guidelines typically use the word “should” or “consider.” Projects must comply with design requirements and are strongly encouraged to comply with guidelines. In the spirit of affording maximum creativity, projects that do not adhere to the letter of every provision in the Design Manual, but none-the-less demonstrate a clear alternative approach which is superior to and achieves all the prominent objectives of the Design Manual, will be recognized as a valid alternative if found to be in substantial compliance as described below. Section 5 of the Specific Plan, as well as Design Review under LAMC Section

16.50, require substantial compliance with the Design Manual. For design requirements, the Director or appellate body may find substantial compliance with the Design Manual, and the Design Review Board may recommend substantial compliance, when the Project complies with all applicable design requirements. For guidelines, the Director may find substantial compliance, and the Design Review Board may recommend substantial compliance, when the Project meets the intent of the Design Manual and the Specific Plan to enhance the functional and aesthetic quality of the plan area and the surrounding community, including through the use of the methods identified in the Design Manual, where feasible, or through the use of alternative methods meant to accomplish the same purpose.

All Projects seeking an Administrative Clearance in Section 5 of the Specific Plan shall comply with all applicable design requirements in Section IV of this Design Manual and are encouraged, but not required to substantially comply with the guidelines in Sections I-III.

SECTION I. GUIDELINES AND STANDARDS FOR COMMERCIAL AND INDUSTRIAL PROJECTS

The following guidelines apply to all commercial and industrial Projects subject to the Specific Plan.

GENERAL DESIGN GUIDELINES

1. Projects should be designed in order to use the site to its' fullest potential. Outdoor open spaces should be well-defined components of the site design, and are not to be viewed as left over space.
2. Attention should be given to compatibility with adjacent buildings, orientation toward pedestrian and arterial streets, light/shadow, placement of buffers and other elements which promote pedestrian orientation and use.
3. Buildings should be well maintained and not allowed to deteriorate. Painted surfaces should be repainted as often as necessary and graffiti should be immediately removed from buildings. Removal of graffiti is the responsibility of the building owner and/or lessee.
4. Consideration should be given to materials that contribute to energy conservation.

ARCHITECTURAL & BUILDING DESIGN

GUIDELINE 1. Projects should be designed with articulation, which provides variation and visual interest. New development should enhance the street frontage by providing continuity while providing views into businesses located along the pedestrian and arterial streets. The mass, portion, and scale of all new buildings and remodels should be at a pedestrian scale. (Figure B.1)

Guideline 1a. Transparent building elements such as windows and doors should occupy a minimum of 50 percent of the exterior wall surface of the ground floor facade.

Guideline 1b. Transparent building elements such as windows and doors should occupy at least 40 percent of the surface area of the rear elevation of the ground floor portion of any building which has surface parking located to the rear of the structure.

Guideline 1c. All exterior building walls should provide a break in the plane, or a change in material, every 20 feet in horizontal length and every 15 feet in vertical length, created by an articulation or architectural detail, such as:

1. A change in plane of at least six inches for a distance of not more than 20 feet;
2. Recessed entryways, recessed windows, or pop out windows;
3. Porticoes, building overhangs, projections or cantilevered designs;
4. Other architectural features or building materials that create a visual break.

Guideline 1d. For all buildings more than one story in height, a horizontal element should be employed for the full length of the exterior building facade that distinguishes and provides definition for each floor using such elements as:

1. Horizontal molding;
2. Cornice line;
3. Raised stucco designs that are raised at least six inches.

Guideline 1e. Not more than 30 percent of the total exterior surface area of any building facade or of any visible side or rear elevation should be free from architectural features or articulation(s).

Guideline 1f. For buildings more than three stories in height, a five foot front setback should be provided above 45 feet and at corner lots.

GUIDELINE 2. Promote architectural interest while enhancing existing themes or styles.

Guideline 2a. In-fill development should take into consideration, and where appropriate, reflect and/or complement existing themes, colors and use of adjacent parcels.

Guideline 2b. All buildings should apply at least two types of complementary building materials to exterior building facades. Accents such as decorative glass block, brick, or tile, are materials that are encouraged as accents.

Guideline 2c. Building materials such as brick, stone, metal, glass, tile or any similar material should be employed to provide relief to untreated portions of exterior building facades.

Guideline 2d. A variety of paint colors may be used. Color schemes should be simple, harmonious and compliment adjacent structures, particularly where

specific architectural/historical themes exist. Accent colors are encouraged.

Guideline 2e. Desired colors for large-scale areas/projects, should include, but are not limited to, earth-tones such as warm beige and grays.

Guideline 2f. Awnings may be used in moderation to create shade and architectural interest. Awnings should be constructed of high quality, substantial materials, and should be maintained in good condition and replaced periodically. Awning color should complement structure and/or existing architectural/historical theme(s).

Guideline 2g. All paint products, awning fabrics, and other color elements should be durable and fade resistant.

GUIDELINE 3. Promote a feeling of safety while encouraging and enhancing pedestrian orientation.

Guideline 3a. No security barrier should be placed on the exterior of any portion of any facade of any enclosed building. Any security barrier in place on the exterior of the facade of an enclosed building legally permitted prior to the adoption of the Specific Plan may remain in place until a new Certificate of Occupancy is issued for the structure on which the barrier is located. The security barrier shall be removed within 180 days of the date of issuance of the Certificate of Occupancy. Alternative methods such as interior electronic security and fire alarm systems are encouraged.

Guideline 3b. Interior Security Barriers. All security barriers placed on the interiors of the facade of the enclosed buildings should conform to the following standards: (Figure B.2)

1. Security barriers should be screened from public view, integrated into the design of the building and retracted during normal business/operation hours;
2. Vertical or horizontal folding accordion grills in front of building facades are prohibited;
3. Rolled down security barriers should afford views into the establishment.

Guideline 3c. Exterior barriers may be permitted if interior barriers, structurally cannot be installed. The exterior barrier should meet the interior barrier design standards of this Guideline 3b.

GUIDELINE 4. Incorporate architectural, ancillary, and open space features into the overall design of the project.

Guideline 4a. All architectural screening devices should be designed as an integral part of the building architecture.

Guideline 4b. All surface or ground mounted mechanical equipment, including transformers, terminal boxes, pull boxes, air conditioner condensers, gas meters and electric meter cabinets should be screened from public view and/or treated to match the materials and colors of the building which they serve.

Guideline 4c. Courtyards and outdoor areas should include seating/eating areas, landscaping which provides shade, sculpture and/or water elements and should maximize the hours of exposure to the sun to the greatest extent possible.

ROOFS AND ROOFTOP EQUIPMENT

GUIDELINE 5. Rooftop equipment and building appurtenances should be screened from public view or architecturally integrated into the design of the building.

Guideline 5a. Flat Roofs: Building equipment and ducts on flat roofs should be screened from view from any street, public right-of-way or adjacent property. The screening should be solid and match the exterior materials, design, and color of the building.

Guideline 5b. Pitched Roofs: Building equipment and ducts on pitched roofs should be screened from view from any street, public right-of-way or adjacent property. The pitched roof should be designed and constructed to accommodate roof-mounted equipment. A platform should be constructed and recessed into the roof such that one side of the equipment should be below the pitch of the roof. The remainder of the equipment and ducts, which are above the roof pitch should be screen from view.

Guideline 5c. Parapet Roof: The parapet roof should be designed and constructed to accommodate roof-mounted equipment. Any portion of the equipment or ducts, which are above the parapet should be screened from view from any street, public right-of-way or adjacent property. The screening should be solid and match the exterior building material, design, and color of the building.

STORAGE, TRASH AND LOADING AREAS

GUIDELINE 6. Loading, storage and trash areas should be attractive, well-defined and located where there will be minimal negative impact, physical or visual, on pedestrians, the flow of traffic, or adjacent uses. (Figure D.1)

Guideline 6a. A trash enclosure is required for all projects. The enclosure should be designed in conformance to the following requirements:

1. Trash enclosures should be enclosed by a minimum five foot high,

decorative masonry wall.

2. Each trash area should have a separate, enclosed area for recyclable materials.

LIGHT AND GLARE

GUIDELINE 7. Minimize glare upon adjacent properties.

Guideline 7a. On-site lighting should be installed along all vehicular access ways and pedestrian walkways. Such lighting should be directed onto the driveways and walkways within the development and away from adjacent properties.

Guideline 7b. All other on-site lighting should be shielded and directed onto the site. No floodlighting should be located so as to shine directly onto any adjacent residential property. This condition should not preclude the installation of low-level security lighting.

1. All exterior lighting fixtures should be compatible with the architectural design of the building.
2. Indirect lighting or "wall washing" and overhead down lighting is encouraged.

FREESTANDING WALLS

GUIDELINE 8. Provide landscaping for freestanding walls parallel to public streets.

Guideline 8a. Freestanding walls located parallel to and visible from a public street should provide a minimum three-foot wide landscaped buffer for the length of the wall adjacent to that public street, with a maximum height of four feet. The landscaped buffer should contain clinging vines, oleander trees or similar vegetation capable of covering or screening the length of such wall, and should include the installation of an automatic irrigation system. Chain-link, barbed-wire and wrought iron are prohibited. (Figure F.1)

REPAIR AND SERVICE SHOPS NOT FULLY ENCLOSED

GUIDELINE 9. All repair and service uses, such as tire shops, auto tune-up, car washes, appliance repair and other similar uses that are not fully enclosed should be screened from adjacent residential uses and from the main commercial street where the use is fronting.

Guideline 9a. A solid decorative wall, at least six feet in height, should be

provided along the rear property line of any lot that abuts or is directly across the street or alley from any residential use or R zoned lot. The wall may be gated to facilitate access to loading areas. The wall should be designed with treatment to deter graffiti such as clinging vines, oleander trees or similar vegetation capable of covering or screening the length of the wall along any portion facing the residential use or R zoned lot.

Guideline 9b. A three-foot landscaped setback should be provided along the front property line of all lots. The landscaped setback should include a solid three and one-half foot high wall along the property line and the remainder of the setback adjacent to the public right-of-way should be fully landscaped with ground cover. This setback should contain one 15 gallon tree for every 20 lineal feet. The setback area should also contain an automatic irrigation system.

LANDSCAPING

GUIDELINE 10. Landscape features, (which include but are not limited to, plant material, signs, walkways, benches and fountains) should be maintained in good condition both in structural integrity and cosmetic appearance.

Guideline 10a. Property owners should maintain landscape features located on their own private property.

Guideline 10b. All vegetation should be watered, fertilized, trimmed and maintained in good condition.

Guideline 10c. Landscaped areas should be planned and designed as an integral part of each project.

Guideline 10d. The type, quantity and placement of landscape materials should be selected for their structure, texture, color and compatibility with the design of the site.

Guideline 10e. All new and rehabilitation projects should include an abundance of living plant materials, which should be used to create and enhance architectural variety and security.

Guideline 10f. Plants should not create inappropriate visual or physical barriers for vehicles or pedestrians.

ENTRANCES

GUIDELINE 11. Develop the entrances, side and rear yards, and surface parking of projects with a coordinated landscape and lighting plan, with abundant plant materials

and features, including lighting that enhances aesthetics and safety.

Guideline 11a. Landscaping which includes grouping of plant materials, consisting of small trees, shrubs, planter boxes or tubs of flowers should be placed at entrances to courtyards and along walkways.

LIGHTING

Guideline 11b. Lighting should not impede upon adjacent properties.

Guideline 11c. Lighting should highlight landscape features and enhance security/safety along walkways, paths, and open spaces.

SIDE AND REAR YARDS

Guideline 11d. Side and rear yards should be landscaped using plant materials similar to those used in the front yard or entrance of a project. Where side and rear yards include entrances to buildings or structures, these entrances should be subject to all of the lighting and landscaping guidelines in Guideline 11.

SURFACE PARKING

Guideline 11e. A minimum of 7 percent of the total area of a surface parking lot is to be landscaped in accordance with the standards in Subsections f-l of Guidelines 11.

Guideline 11f. The landscaped buffer provided pursuant to this section may be included as part of the landscape calculation. Trees provided within the landscape buffer may also be applied toward the tree requirements.

Guideline 11g. All surface parking lots should contain one tree for every four parking spaces and such trees should be dispersed evenly throughout the parking lot.

Guideline 11h. Wherever a surface parking lot abuts a public street, public sidewalk or public alley, a three foot landscaped buffer should be provided, that should contain one 15-gallon tree every 20 lineal feet.

Guideline 11i. A three and one-half foot solid decorative wall should be provided along the property line facing such public right-of-way.

Guideline 11j. Wherever a surface parking lot abuts, or is directly across an alley from any residential use or R zoned lot, a solid decorative wall, at least six feet in height, should be erected along the perimeter of the parking area facing such residential use or R-zoned lot. A minimum three-foot wide landscaped buffer should be installed along the residential side of this wall and planted with

ground cover. The wall should be designed with graffiti deterring plant covering or material.

Guideline 11k. An automatic irrigation system should be installed for all landscaped areas.

Guideline 11l. Surface parking lots, parking structures, garages, and carports shall always be to the rear of the buildings.

PAVING/SIDEWALKS

GUIDELINE 12. The use of paving materials is encouraged to emphasize entries, pedestrian activities, and special gathering areas.

Guideline 12a. Large, continuous areas of unbroken plain concrete are prohibited. These areas should be interspersed with other paving materials or with plant materials, which can include the following:

1. Integrated color cement with salt finish;
2. Stamped concrete;
3. Brick and tiles;
4. Precast pavers; or
5. Murals/ artwork by local artists.

PARKING STRUCTURES

GUIDELINE 13. Incorporate the design of parking structures to the building(s) which it serves.

Guideline 13a. The exterior elevations of all parking structures having any frontage along any major commercial street should be designed to match the style, materials and color of the main building by incorporating all or some of the design elements used for the main facade of the building it serves, such that there is no notable differentiation between the parking and non-parking structure. Parking structures fronting on arterial streets should have commercial or other non-residential uses, to a minimum depth of 25 feet, on the ground floor level.

Guideline 13b. Along all other (non-major commercial) street frontages, if a parking structure is not architecturally integrated with the design of the main building, then the parking structure wall should be screened by a minimum three foot wide landscaped setback. The landscaped buffer should conform to the following:

1. One 24 inch box tree, not less than 10 feet in height at the time of

planting, should be planted at a ratio of one for every 20 lineal feet;
or

2. Vegetation with a minimum height of three feet at maturity should be planted over the entire landscaped setback; or
3. The landscaped setback should contain clinging vines, oleander trees or similar vegetation capable of covering or screening the length of the adjacent wall up to a height of at least nine feet.

Guideline 13c. An automatic irrigation system should be installed within any landscaped buffer.

Guideline 13d. Wherever a parking structure abuts, or is directly across an alley or public street from any residential zone or residential use, the wall facing such residential use or zone should conform to the following:

1. Solid decorative walls or decorative baffles to block light and deflect noise should be installed along the sides of the structure, which face residential uses or zones.
2. Solid spandrel panels a minimum of 3-feet-6-inches in height should be installed at the ramps of the structure, which are adjacent to residential uses or zones so as to minimize headlight glare.
3. Light standards on any uncovered, above-ground level areas of the structure should not be higher than the adjacent perimeter walls.
4. Garage floors and ramps should be constructed with textured surfaces to minimize tire squeal noises.
5. A landscaped buffer should be provided in conformance to the standards set forth in Subsection b of Guideline 13 along the sides of the structure, which face any residential uses or zones.

SIGNS

GUIDELINE 14. Signs within the Crenshaw Corridor Specific Plan are intended to provide identification of businesses and to assist pedestrians and vehicular traffic, and to identify specific communities, events and local monuments. Signs should be constructed of high quality materials well maintained and designed to coordinate with the design of the building and/or site.

Guideline 14a. Projects and/or buildings containing multiple entrances and frontages should have a planned, coordinated sign program.

Guideline 14b. Materials, colors, design and presentation of signs should be easy to see and read.

Guideline 14c. Signs should not dominate or obscure the architectural elements of building facades, roofs or landscaped areas.

Guideline 14d. All signs should be located and screened and buffered so that they are structurally safe. Illumination sources for all signs should be hidden from view.

Guideline 14e. The illumination of signs adjacent to residential areas should be of the lowest possible level that allows for adequate identification and readability while emitting minimum glare.

Guideline 14f. All signs, and in particular those associated with a coordinated sign program for a campus under Section 11.J of the Specific Plan, should be designed to integrate with the architecture, landscaping and other site features (e.g. lighting, benches, etc.) and should relate to one another in overall design approach.

Guideline 14g. Campus sign programs should be designed so as not to overwhelm the larger campus or building.

Guideline 14h. Signs that hold multiple tenant information should be designed so that individual tenant information is organized, easy to read, and in character with the visual identity of the larger campus or building.

SECTION II. GUIDELINES AND STANDARDS FOR COMMERCIAL PROJECTS LOCATED WITHIN PEDESTRIAN- AND TRANSIT-ORIENTED AREAS

The following guidelines apply to all commercial projects subject to the Specific Plan in Pedestrian-Oriented Areas and TOD Areas, as identified in the Specific Plan.

GROUND FLOOR USES

GUIDELINE 1. Create an environment that promotes pedestrian orientation and use.

Guideline 1a. At least 75 percent of the ground floor frontage of any building, including any portion of a building used for parking, should be devoted to retail or commercial uses. Notwithstanding the above, in Subareas D, F, and G of the Specific Plan, Projects shall comply with Section 6.C. of the Specific Plan.

SITE DESIGN

GUIDELINE 2. Locate structures toward the main commercial street where the parcel is located in order to avoid pedestrian/vehicular conflicts.

Guideline 2a. Primary retail and community-oriented uses should be located to allow easy access to pedestrians. Secondary uses should be located where they do not detract from the pedestrian experience.

Guideline 2b. All buildings should provide a pedestrian entrance at the front of the building for each business that fronts on a main commercial street, even when rear public entrances are provided. Clearly defined pedestrian walkways should be provided, and shown on the site plan, to connect building entrances to parking areas.

Guideline 2c. Pedestrian walkways that are located parallel to, and abutting any driveway, should be a minimum of five feet wide and should include a two foot landscaped buffer between the pedestrian walk and the driveway. However, this requirement does not apply to any commercial project that provides through pedestrian access from the rear of the building to the front entrances of a building via an arcade or pedestrian path.

Guideline 2d. Wherever a pedestrian walkway and a driveway run parallel for more than 50 lineal feet, speed bumps should be provided on the driveway at a distance of no more than 50 feet apart.

Guideline 2e. Pedestrian “drop off” areas located at street level, which do not impede foot traffic or sidewalk width, shall be required.

Guideline 2f. Wherever a project has a street frontage of 250 feet or greater, a paseo or through interior pedestrian path should be provided from the rear of the building to the front property line of the building.

Guideline 2g. Surface parking should be located to the rear of all structures if vehicular access is available to the rear of the parcel either via an alley or a public street, or as set forth in Subsection h of Guideline 2, below.

Guideline 2h. Where no vehicular access is available from the rear of any lot, parking should be provided to the rear of a lot via a “flag” parking lay out. For mid-block lots that do not have through access to an alley or public street at the rear, and where creation of a flag parking lot results in a loss of 10 percent or more of the building frontage, a waiver from the guideline would be supported where the applicant submits alternative site plan scenarios with calculations showing frontage that would be lost and incorporates design mitigation measures to ensure the intent of this guideline is not undermined.

Guideline 2i. Wherever a project must take its access from a “main commercial street,” only one curb cut should be permitted for every 150 feet of street frontage on the “main commercial street.” Such curb cuts should be a maximum width of

20 feet unless otherwise required by the Department of Transportation.

Guideline 2j. The site plan should identify and distinguish the locations of all ancillary structures or service areas, pedestrian walkways, vehicular paths, loading areas, passenger drop-off areas, trash enclosures and landscaped areas.

Guideline 2k. When new utility service is installed in conjunction with new or existing development, all proposed utilities on a project site should be placed underground.

OPEN SPACE AND LINKAGES

GUIDELINE 3. All projects, and in particular those located within Transit-Oriented Development areas, should strive to incorporate public open space areas (plazas, mini-parks, etc.) that are well designed and effectively link pedestrians to services and nearby transit stations.

Guideline 3a. Projects on a lot size equal or greater than 15,000 square feet should strive to maintain at least 20 percent of its LAMC required open space as publicly accessible where appropriate.

Guideline 3b. In addition to the open space requirements of the LAMC, Projects on lot sizes less than 15,000 square feet should strive to develop and maintain open space areas as usable outdoor space accessible to the general public as well as to the residents and employees of a property.

Guideline 3c. Public alleyways, paseos, plazas, or new streets that are added to a project site may be considered open space.

Guideline 3d. Paseos should be designed to be at least 20 feet wide or as required by LAMC to accommodate fire truck and emergency vehicle access.

Guideline 3e. Open space should be generally located internal to sites and should be accessible from corridors via mid-block passages or paseos and should be located no more than three feet above or below the adjacent sidewalk grade and should be designed to facilitate linkage from the mass transit station to nearby public spaces and Pedestrian Amenities.

Guideline 3f. Projects in Transit-Oriented Development Areas should strive to create mid-block connections through the length and width of the block to connect the light rail transit to adjacent streets and destinations.

Guideline 3g. Projects should strive to design commercial, retail, or existing buildings to incorporate parking above or below the ground floor in order to ensure a pedestrian friendly public realm at ground level.

Guideline 3h. Projects should strive to provide a clear hierarchy of common

open spaces distinguished by design and function to create a connected public realm conducive to both active and passive uses.

Guideline 3i. Planting trees in paseos can emphasize their visual impact. Where trees are proposed, a wider paseo should be considered up to 30 feet to provide ample light for trees to grow.

SECTION III. GUIDELINES AND STANDARDS FOR NEW RESIDENTIAL PROJECTS OF FIVE UNITS OR MORE

The following guidelines apply to all residential projects of five units or more subject to the Specific Plan.

SITE PLAN

GUIDELINE 1. Create a space around which the building is designed that serves as an amenity for residents and increases the quality of the environment.

Guideline 1a. All multiple -family residential developments, not located within a mixed use project, should be designed around a landscaped focal point or courtyard.

Guideline 1b. A pedestrian entrance should be provided at the front of every project. The pedestrian entrance should provide a view to an interior courtyard or landscaped open space area. The entrance should be emphasized by employing one of the following paving treatments:

1. Brick or Tile;
2. Precast Pavers; or
3. Stamped Concrete.

Guideline 1c. A pedestrian entrance should be provided for every 150 feet of building frontage.

OPEN SPACE REQUIREMENTS

GUIDELINE 2. Provide open space within a project that is usable and well designed.

Guideline 2a. All open space provided under Guideline 2 should provide a surface, which prevents dust and allows for convenient outdoor activities, especially for children. Such surface should be any practicable combination of lawn, garden, flagstone, wood planking or other serviceable dust-free surfacing. Concrete and asphalt should be permitted subject to the restrictions below:

1. No portion of the required open space should have a dimension less than 20 feet.
2. The slope should not exceed 10 percent.
3. Off-street parking, loading areas, driveways, and service areas should not be counted as open space.

Guideline 2b. At least 30 percent of the required open space should be landscaped.

Guideline 2c. Projects that provide private usable open space, such as balconies or patios, with a minimum dimension of four feet for balconies and six feet for patios may reduce the required open space directly commensurate with the amount of private space provided. However, at no time should common open space be less than 350 square feet for projects under 10 units or 600 square feet for projects of 10 units or more.

Guideline 2d. An automatic irrigation system should be installed within all landscaped areas prior to the issuance of a Certificate of Occupancy by the Department of Building and Safety.

DESIGN

GUIDELINE 3. Design all buildings with a quality and character that improves community appearance by avoiding excessive variety and monotonous repetition. To achieve this, the volume of all buildings should be composed of a variety of forms, contrasting shapes and should employ attractive and complementary building materials and architectural features.

Guideline 3a. Plaster or stucco finishes should not occupy more than 60 percent of the surface area of any exterior on each floor.

Guideline 3b. The exterior finish on all balconies should employ a finish material that is different, from the finish material employed on the primary body of the building.

Guideline 3c. All building fixtures, awnings, security gates, other similar type of improvements, should complement and be architecturally integrated to the design of the building.

Guideline 3d. All surface or ground mounted mechanical equipment, including transformers, terminal boxes, pull boxes, air conditioner condensers, gas meters and electric meter cabinets should be screened from public view and/or treated to match the materials and colors of the building which they serve.

Guideline 3e. All exterior building walls should provide a break in the plane, or a

change in material, every 20 feet in horizontal length and every 15 feet in vertical length, created by an articulation or architectural detail, such as:

1. A change in plane of at least 18 inches;
2. Windows that are recessed at least six inches;
3. Incorporation of varied window treatments such as multi-pane, octagonal, circular, greenhouse or bay windows or other fenestration;
4. Perforations on the surface of the building plane;
5. Building overhangs, porticoes, or projections;
6. Terraces, balconies or cantilevered designs;
7. Wood accents and wood trim for windows and doors; or
8. Other architectural features or building materials that create a Visual break.

ROOFS AND ROOFTOP EQUIPMENT

GUIDELINE 4. Screen all roof top equipment and building appurtenances from view of adjacent properties by architecturally integrating them into the design of the building.

Guideline 4a. Design of all rooftop equipment and building appurtenances shall comply to the guidelines set forth in Section III, Guideline 3.

Guideline 4b. All roof lines in excess of 40 feet should be broken up through the use of gables, dormers, plant-ons, or cutouts.

STORAGE AND TRASH AREAS

GUIDELINE 5. Design trash and storage areas which are safe, attractive and secure.

Guideline 5a. Trash enclosures should be enclosed by a minimum five-foot high, decorative masonry wall.

Guideline 5b. A minimum of one trash area should be provided for every ten units.

Guideline 5c. Trash areas should be located no more than 200 feet from the most remote unit it serves.

FREESTANDING AND RETAINING WALLS

GUIDELINE 6. Design walls that are architecturally interesting and compliment architectural styles and/or themes.

Guideline 6a. All freestanding walls should provide a break in the plane, or a change in material, or an opening in the surface of the wall, every 20 feet in horizontal length or by an articulation or architectural detail, such as:

1. A staggered wall;
2. An indentation in the wall; or
3. A symmetrical spacing of columns.

Guideline 6b. All retaining walls should be treated in a similar manner as the project's buildings, employing compatible materials, colors and finishes.

PARKING STRUCTURES

GUIDELINE 7. Incorporate the design of parking structures into the building(s), which it serves.

Guideline 7a. The exterior elevations of all parking structures should be designed to match the style, materials and color of the main building.

Guideline 7b. Wherever above grade parking is provided, architectural perforations or other wall openings should be provided to allow sunlight to penetrate the interior parking area and to break up the exterior plane of the parking wall. At least 20 percent of the exterior wall surface should consist of openings.

Guideline 7c. Wherever above grade parking abuts any public street, a minimum five-foot landscaped setback should be provided along the exterior walls of the parking structure in accordance with the following standards:

1. One 36 inch box tree every 20 feet.
2. Ground cover on 80 percent of the surface area.
3. A raised planter, three feet in height, and two feet in depth (from the exterior wall) to soften the parking wall.

Guideline 7d. All surface parking lots should conform to the landscape requirements contained in Section I, Guideline 10.

SECTION IV. DESIGN REQUIREMENTS FOR ADMINISTRATIVE CLEARANCE

The following design requirements apply, as applicable, to all Projects seeking an

administrative clearance under Section 5.D of the Specific Plan.

DESIGN REQUIREMENT 1. When a permit is required for either a wall or Pedestrian Sign, each sign shall comply with the following design requirements:

Design Requirement 1a. Sign projects involving buildings containing multiple entrances or frontages shall comply with the following.

1. If there is an approved sign program on file with the City for the subject property, all signs shall comply with the unified sign program.
2. If there is no approved unified sign program for the subject property, or the applicant wants to modify their existing approved sign program, the applicant shall submit a new sign program as set forth in Subsection b of Design Requirement 1.

Design Requirement 1b. Any proposed sign program shall be approved by the Director of City Planning if the sign program demonstrates that all signs on the subject property will be in compliance with Subsections c-g of Design Requirement 1, Article 4.4 of the LAMC and Section 11 of the Specific Plan. To apply for a sign program, applicants must submit the following to the Department of City Planning to demonstrate the size, type, and location of the property signage:

1. Site plans with dimensions and/or annotations of sign types;
2. Elevations;
3. Color schemes; and
4. Any other information or documents required by the Department Of City Planning.

Design Requirement 1c. Signs shall not be placed over distinctive architectural elements of building facades or roofs unless the architectural element is intended for signage or the property would otherwise be prohibited from having a Business Identification Sign allowed under the Specific Plan.

Design Requirement 1d. All signs shall be located, screened and buffered so that they are structurally safe. Illumination sources for all signs shall be hidden from view.

Design Requirement 1e. The illumination of signs adjacent to residential areas shall be of the lowest possible level that allows for adequate identification and readability while emitting minimum glare.

Design Requirement 1f. The size and scale of signs shall be integrated with the

architectural elements of the building.

Design Requirement 1g. Signs that hold multiple tenant information shall ensure that individual tenant information is organized and in character with the building(s).

DESIGN REQUIREMENT 2. When a building permit is required for a painting project, the exterior paint color of the building shall be in conformance with the following:

Design Requirement 2a. Color schemes shall be limited to four or fewer colors and shall be applied as a consistent paint scheme for the entire building and not an individual tenant space. Accent colors shall be used on trim.

Design Requirement 2b. The paint used shall be of a type that is generally available on the market to be durable and fade resistant.

Design Requirement 2c. If awnings are to be replaced as part of the Project, the awnings shall be of a material generally available and constructed of high-quality, substantial materials, that are as fade resistant as are generally available on the market. Awning color shall complement the structure and/or existing architectural/historical theme(s).

DESIGN REQUIREMENT 3. Minor façade repair and storefront rehabilitation shall be limited to in-kind replacement and/or repair work. Section 5.E of the Specific Plan shall be complied with for Eligible Historic Resources.