Los Angeles Objective Design Standards for Eligible Projects in Historic Preservation Overlay Zones – REVISED PUBLIC REVIEW DRAFT

October 14, 2026

INTRODUCTION

Purpose

The purpose of the HPOZ Objective Design Standards for Eligible Projects in Historic Preservation Overlay Zones ("ODS for HPOZs" or "HPOZ ODS") is to provide clear, objective, and uniformly verifiable standards for new residential and mixed-use development within the City's locally designated historic districts that comply with state and local housing laws and that meet the eligibility requirements as described below.

The ODS were crafted to be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and were derived from the existing HPOZ Preservation Plans.

The ODS for HPOZs are supplementary to the existing HPOZ Preservation Plans, which will continue to be used for all discretionary review processes and projects.

Overview

Increasingly, state legislation requires the application of objective design standards in project review for Eligible Projects and prohibits the use of non-objective (or subjective) design guidelines for projects that are subject to the Housing Accountability Act. Objective design standards ensure that applicants are provided with clear, measurable, and verifiable requirements for eligible proposed projects before applying for City review. This provides a clear, predictable process for new housing developments, while keeping new projects sensitive and compatible with existing historic neighborhoods.

Consistent with Government Code Section 65589.5(f)(9)) of the Housing Accountability Act, the objective design standards consist of written development standards, conditions, and policies that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.

The HPOZ ODS are aligned with the principles of the existing HPOZ Preservation Plans and the standards in the Los Angeles Zoning Code (Los Angeles Municipal Code, Chapters 1 and 1A). The HPOZ ODS will also advance the City's goals and policies related to the creation of greater housing opportunities and affordability across Los Angeles as outlined in the 2021-2029 Housing Element of the General Plan (the Plan to House Los Angeles).

The adoption and use of the ODS for HPOZs does <u>not</u> confer any new development rights or processes beyond what is already permitted under the provisions of local zoning regulations and State law. All development regulations and restrictions based on underlying zoning still apply.

Exceptions

Local agencies may not impose a standard that reduces the permitted density allowed under State or local law and/or physically precludes the construction of a project.

Applicability

When the ODS for HPOZs Apply

The ODS for HPOZs apply to **eligible residential and mixed-use development projects (Eligible Projects)** on Contributing and Non-Contributing parcels in HPOZs. For the purposes of the ODS for HPOZs, an Eligible Project is any proposed project that:

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- Requires ministerial review and/or action pursuant to Sec. 13B.3.1 (Administrative Review), or review based on objective design standards under state or local law; and
- Is located within an HPOZ.

Eligible Projects include fully residential projects and mixed-use projects that include commercial and residential uses.

Lot Ties, Lot Splits & Subdivisions

The ODS for HPOZs do not include or override any existing procedural regulations that dictate how development is achieved, such as through lot ties, lot splits, or subdivisions. These procedures remain in Chapters 1 and 1A of the LAMC. Eligible Projects that involve a lot tie, lot split, or subdivision as part of the development project are subject to these ODS for HPOZs.

For the purposes of this document, the term "Subdivision Project" refers to a project involving a division of land such as a subdivision or lot split. Subdivision Projects in HPOZs will be subject to *Section C. Standards for Eligible Subdivision Projects* of these ODS for HPOZs. Any Subdivision Project in an HPOZ that involves the demolition, reconstruction, rehabilitation, relocation, or alteration of a primary Contributing or Non-Contributing building will be subject to review under Los Angeles Municipal Code (LAMC) Section 13B.8 of Chapter 1A (HPOZ Ordinance) and the applicable HPOZ Preservation Plan guidelines.

When the ODS for HPOZs Do Not Apply

The ODS for HPOZs do not apply to the following project types:

- Any work related to demolishing or relocating existing primary Contributing and Non-Contributing buildings that are subject to review under Los Angeles Municipal Code (LAMC) Section 13B.8 of Chapter 1A (HPOZ Ordinance) and the applicable HPOZ Preservation Plan guidelines.
- Any work related to altering or adding onto existing primary Contributing and Non-Contributing buildings (such as additions not involving ADUs/JADUs, rehabilitation, etc.) that are subject to review under LAMC Section 13B.8 of Chapter 1A (HPOZ Ordinance) and the applicable HPOZ Preservation Plan guidelines.
- The creation of new Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), which are subject to the objective design standards referenced in the ADU Ordinance (LAMC Section 12.22A.33).
- A new single-family residence on an existing vacant property (that is not the result of subdivision as part of the development project).
- Exclusively commercial, industrial, or institutional projects.
- Any project sites outside of an HPOZ.

National Register & California Register Districts

The ODS for HPOZs do not apply to historic districts that are only listed in the California Register of Historical Resources and/or National Register of Historic Places. If a district is listed in the California Register or National Register and is an HPOZ, then the ODS for HPOZs do apply.[1]

Relationship to the Los Angeles Municipal Code & Zoning

All development regulations and restrictions based on underlying zoning still apply to projects reviewed under the ODS for HPOZs. The demolition or relocation of a primary Contributing or Non-Contributing building shall be subject to the relevant discretionary review processes outlined in LAMC Section 13B.8 of Chapter 1A.

[1] If the boundaries of a California Register or National Register district differ to those of an HPOZ, the ODS for HPOZs only apply to properties containing the HPOZ suffix in the zoning string within the HPOZ boundary.

Nothing in the ODS for HPOZs is intended to override any regulations in the LAMC. In the case of any conflicts between the ODS for HPOZs and the LAMC, the zoning regulations in the LAMC shall take precedence.

On project sites that have both HPOZ and Community Plan Implementation Overlay (CPIO) zoning, both the CPIO standards and the ODS for HPOZs apply. Where provisions of the ODS for HPOZs conflict with provisions of the CPIO standards, the objective CPIO standards shall prevail.

For projects where five or more housing units are proposed, the project will also be subject to the Landscape and Site Design Ordinance, in addition to the ODS for HPOZs.

All projects are subject to the Protected Tree & Shrub Regulations (LAMC Sections 46.00–46.06).

Relationship to HPOZ Preservation Plans

The ODS for HPOZs were adapted from relevant HPOZ Preservation Plan guidelines to be compliant with requirements for ministerial review and review based on objective standards, while preserving the intent of the HPOZ guidelines. Like the HPOZ Preservation Plan guidelines, the ODS for HPOZs are grounded in the principles of the *Secretary of the Interior's Standards for the Treatment of Historic Properties* as related to compatibility and maintaining a community's distinctive historic and architectural features.

The HPOZ Preservation Plans will continue to be used for all projects not triggering ODS review, as elaborated above, per LAMC Section 13B.8 of Chapter 1A.

Table 1. Summary of ODS for HPOZs Applicability

Project Type (in an HPOZ)	Eligible Project under ODS for HPOZs?	Applicable Standards/Guidelines
Demolition or relocation of a primary Contributing or Non-Contributing building	No	HPOZ Preservation Plan Guidelines *LAMC Sections 13B.8.6 and 13B.8.7*
Rehabilitation, alteration and/or addition of a primary Contributing or Non-Contributing building (except ADU/JADU projects)	No	HPOZ Preservation Plan Guidelines *LAMC Sections 13B.8.4 and 13B.8.5*
ADU/JADUs	No	ODS for ADUs in HPOZs, as referenced in the ADU Ordinance (LAMC Section 12.22A.33)
Creation of more than one residential unit on a Non-Contributing property (including vacant properties)	Yes	ODS for HPOZs
Construction of one or more residential units in a new detached building (except ADUs) on a Contributing property with an existing residence (or on a remainder parcel subdivided from a Contributing parcel as part of the Eligible Project)	Yes	ODS for HPOZs; specifically, *Section A. Eligible Projects in Residential Zones*, including *A.6 Projects on Contributing Properties*
Eligible multi-unit 100% residential project on a commercial-zoned property	Yes	ODS for HPOZs; specifically, *Section B. Eligible Projects in Commercial Zones*
Subdivision Project (as defined above)	Yes	ODS for HPOZs; specifically, *Section C. Standards for Eligible Subdivision Projects*

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Project Type (in an HPOZ)	Eligible Project under ODS for HPOZs?	Applicable Standards/Guidelines
Projects in a National Register or California Register District, if also in an HPOZ	Yes	ODS for HPOZs
Projects in a National Register or California Register district, if NOT also in an HPOZ	No	HPOZ Preservation Plan Guidelines
New single-family residence on a vacant property	No	HPOZ Preservation Plan Guidelines
Exclusively commercial, industrial, or institutional projects with no new housing units	No	HPOZ Preservation Plan Guidelines

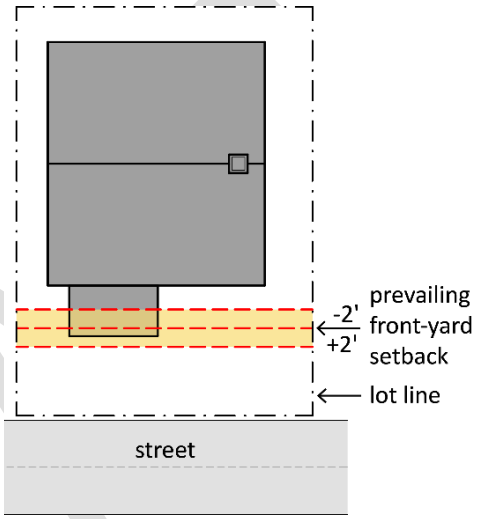
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A. STANDARDS FOR ELIGIBLE PROJECTS IN RESIDENTIAL ZONES

The following standards apply to Eligible Projects on residential-zoned parcels within HPOZs, except Subdivision Projects. For Subdivision Projects, refer to *Section C. Standards for Eligible Subdivision Projects.*

1. SETTING, LOCATION & SITE DESIGN

Intent: The spacing and location of historic buildings within a historic district often establishes a rhythm that is essential to the character of the neighborhood. The purpose of the following standards is to ensure that Eligible Projects are compatible with the existing historic streetscape.

Objective Standard	Illustration	Compliance
Siting/Location		
1. The primary façade of any new residential structure shall match the prevailing front-yard setback of Contributing properties on the same block face, within ±2 feet. If there are no Contributing properties on the same block face, including when the new structure comprises the entire block face, the primary façade setback only needs to meet existing underlying zoning requirements.		☐ Yes ☐ No ☐ N/A
2. The finished grade shall not be altered by more than ±2 feet from the existing grade (prior to the project), except where required for code compliance and subterranean parking. (Grading definitions and measurement methods in LAMC apply.)		☐ Yes ☐ No ☐ N/A
Parking & Driveways		
3. Vehicular parking, including uncovered (surface) parking, detached garages and/or carports, shall be located behind the rear wall of the new structure. If an alley is present, parking shall be accessed from the alley, and no driveway is permitted in the front yard. On corner lots, rear surface parking must be screened by a fence, wall and/or vegetation of at least 4 feet tall, but no more than 6 feet tall.		☐ Yes ☐ No ☐ N/A
4. If parking cannot be accommodated at the rear of a property, parking may be located fully below grade, under the proposed new building. Pedestrian and vehicular access to below-grade		☐ Yes ☐ No ☐ N/A

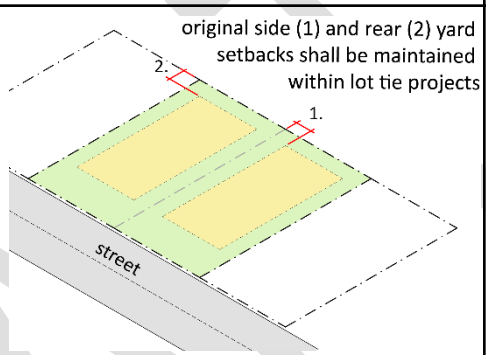
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Objective Standard	Illustration	Compliance
parking shall be screened along street-facing façades.		
5. The sidewalk paving material, color and pattern shall continue across the driveway apron. Driveway slopes and grade transitions shall occur outside the required clear width of the public sidewalk, except as otherwise required.		☐ Yes ☐ No ☐ N/A
6. Driveways shall be no wider than 12 feet, except as required for code compliance or fire access.		☐ Yes ☐ No ☐ N/A
Setting & Landscape		
7. Walkways shall not exceed 6 feet in width. An exception will be granted, if the applicant can demonstrate that the prevailing walkway width of Contributors on the same block face is wider than 6 feet.		☐ Yes ☐ No ☐ N/A
8. A minimum of 60% of the front yard shall consist of living plant material, including groundcover, shrubs and trees. The balance may consist of permeable hardscape or other non-living landscape materials, including permeable pavers. Synthetic turf shall not count toward the required living plant material.		☐ Yes ☐ No ☐ N/A
9. Fences and walls located within the front-yard setback area are prohibited. Hedges taller than 42 inches are also prohibited. Fences and walls located within perimeter-yard setback areas not adjacent to a public right-of-way, including those adjacent to alleys, shall not exceed 6 feet in height. Chain-link, vinyl, glass, stainless steel, and corten steel fences and walls are prohibited in side yards.		☐ Yes ☐ No ☐ N/A
10. Ground-mounted mechanical equipment shall be located in the side yard (behind the prevailing setback) or rear yard. Equipment that is not behind a fence shall be screened with a material that matches the color and finish of the building façade. ● Exceptions shall be granted for placement and screening if required by Los Angeles Department of Water and Power (LADWP) approvals.		☐ Yes ☐ No ☐ N/A

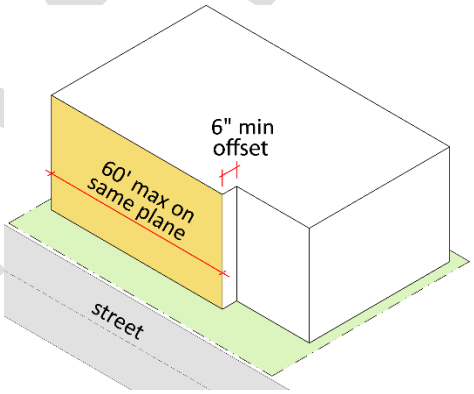
2. MASSING & ORIENTATION

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Intent: The purpose of the following standards is to ensure that the scale, massing, and orientation of new residential buildings are compatible with the existing context of historic buildings within the area.

Objective Standard	Illustration	Compliance
Massing & Height		
1. The number of stories of a new residential building(s) shall not exceed the prevailing number of stories shared by the greatest number of Contributing properties on the same block face.		☐ Yes ☐ No ☐ N/A
2. Each story shall be a maximum of 10 feet high (measured from finished floor to finished ceiling).		☐ Yes ☐ No ☐ N/A
3. On project sites with lot ties, all buildings shall be designed to maintain the side- and rear-yard setbacks associated with the individual lots. The project may not rely on the status of the lots being tied to waive or modify setback, yard area, or any other development standards related to bulk and massing.		☐ Yes ☐ No ☐ N/A
Orientation		
4. New residential structures shall present their primary entrance to the primary street (excluding alleys) or towards a central courtyard, and not to the side or rear yard.		☐ Yes ☐ No ☐ N/A
5. For courtyard-style buildings or complexes: • The central courtyard shall be oriented perpendicular to the street, with a central axial path extending from the public sidewalk through the courtyard. • The central courtyard shall not be fenced or otherwise sectioned off into private open space. • No more than 40% of a central courtyard shall be paved (unless required to meet accessibility or safety codes). • Water features shall not exceed 15% of the courtyard area.		☐ Yes ☐ No ☐ N/A
6. To maintain a progression of public to private space from the street to the residence, the street-facing building entrance(s), and any central courtyard-facing building entrances, must include at least one of the following:		☐ Yes ☐ No ☐ N/A

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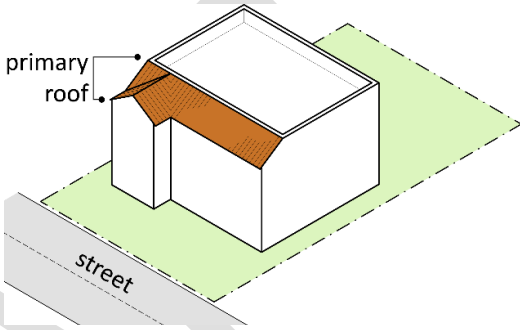
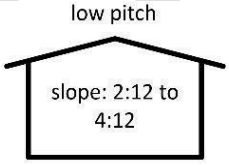
• Porch • Stoop • Recessed entry • Covered flush entry • Courtyard entry Either a carport or an entrance atrium is permitted in lieu of the above entrance types in the Balboa Highlands and Gregory Ain Mar Vista Tract HPOZs. Porches shall have a minimum depth of 4.5 feet and a minimum width of 50% of the primary façade or 8 feet, whichever is less. Porch roofs shall match the form and materials of the primary roof. Stoops, which are defined by a change in elevation of no less than one standard stair step (minimum 6 inches high), shall have a minimum depth of 3 feet and a minimum width of 4 feet, or minimum dimensions required by building code for accessibility. Each primary entryway shall provide the address or unit identification, lighting to illuminate the entry area, and a landing area.		
Façade Articulation		
7. For street-facing façades over 60 feet in length, no more than 75% of the façade shall share the same continuous plane, or 60 feet, whichever is less. The depth of the break in plane shall be a minimum of 6 inches.		☐ Yes ☐ No ☐ N/A
8. The total cumulative length of any side elevation on a mid-block lot above the first floor shall not extend more than 60% of the lot depth or 80 feet, whichever is less. The depth of the break in plane shall be a minimum of 6 inches.		☐ Yes ☐ No ☐ N/A
9. Projecting balconies are prohibited on street-facing façades. Common balconies or exterior walkways on street-facing façades that span more than two units are prohibited.		☐ Yes ☐ No ☐ N/A

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3. ROOF FORMS & MATERIALS

Intent: Historic buildings within a historic district often share similar architectural features, including roof type, pitch, and material. The purpose of the following standards is to encourage contextually compatible roof forms and materials on Eligible Projects, as applicable, in order to help maintain a common character for the area.

The State of California requires solar Photovoltaic (PV) systems on most new residential and commercial projects. It is recommended that solar panels, solar roof tiles, or other PV systems be placed so as to minimize visibility from the public right-of-way.

Objective Standard	Illustration	Compliance
1. New residential structures that are 3 stories or less shall utilize the primary roof type (flat, gable, hipped, etc.) and pitch (flat, low, medium, steep) present on over 50% of primary Contributing buildings on the same block face and facing block. ● If no majority roof type or pitch exists on the block face and facing block, the roof type and pitch of the new structure shall utilize the roof type and pitch of any single primary Contributing building present on the same block face or facing block. ● If there are no Contributing properties on the same block face or facing block, the roof type and pitch shall utilize a roof type and pitch of any single primary Contributing building in the historic district. ● The primary roof requirement for new structures shall be achieved through one of the following methods: ○ One roof form extending over the whole building; or ○ One roof form along the primary frontage (such as a gable, hipped, etc.) and a flat roof with a parapet at the rear. New residential structures that are taller than 3 stories may have a flat roof with a parapet or overhang.	   	☐ Yes ☐ No ☐ N/A
2. All roofs (except flat roofs with parapets) shall extend at least 4 inches from the exterior building wall. For buildings 3 stories or taller, the minimum roof overhang depth shall be 8 inches.		☐ Yes ☐ No ☐ N/A

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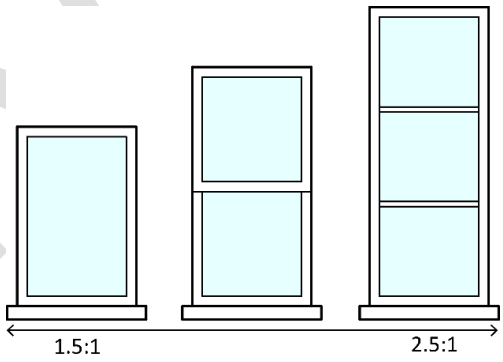
Objective Standard	Illustration	Compliance
3. Asymmetrical front-gable roofs (one roof plane shorter than the other) are prohibited.		☐ Yes ☐ No ☐ N/A
4. If the new residential structure utilizes a pitched roof, the following materials are allowed: ● Composition/asphalt shingles ● Slate ● Clay tile, under the following conditions: ○ If over 50% of Contributing properties on the same block face and facing block have clay tile roofing (on a pitched roof or parapet coping), any new residential structure that is 3 stories or less shall have clay tile roofing (on a pitched roof or parapet coping). ○ Clay tile roofing is prohibited in historic districts where no Contributing properties have clay tile roofing. ○ Clay tile roofing is only permitted on buildings with stucco as the principal finish material (cladding). Standing seam metal roofing is prohibited. Concrete or synthetic materials that replicate the appearance of slate or clay tiles are allowed.		☐ Yes ☐ No ☐ N/A
5. If a project includes more than one new detached residential building, the roof forms and materials on all new buildings must match.		☐ Yes ☐ No ☐ N/A
6. The street-facing roof plane shall not have more than three dormers total.		☐ Yes ☐ No ☐ N/A
7. Roof decks are prohibited along street frontages. A roof deck located within 10 feet of an adjacent residential property line or adjacent residential property shall be set back at least 5 feet from the roof edge along the shared property line. Where a roof deck abuts an adjacent residential property line, continuous privacy screening shall be provided along the affected edge. ● Screening may consist of a wall, parapet, screen, planter, or any combination thereof. A planter used for screening shall be at least 24 inches deep and contain		☐ Yes ☐ No ☐ N/A

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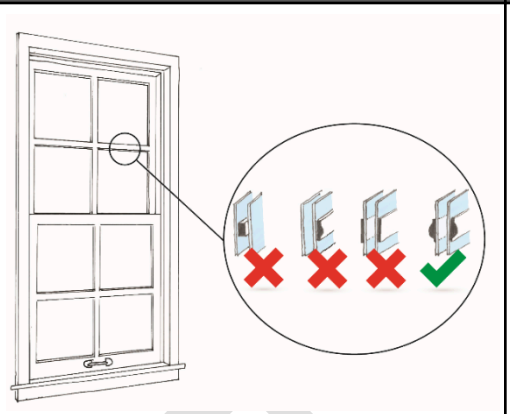
Objective Standard	Illustration	Compliance
vegetation capable of reaching a minimum height of 36 inches.		
8. Roof-mounted mechanical equipment (except solar PV, per State law) is prohibited on pitched street-facing roof planes. All roof-mounted equipment shall be screened if located on a pitched roof or flat roof with no parapet, or if taller than the height of the rooftop parapet. The screening shall be a material that matches the color and finish of the building façade or roof.		☐ Yes ☐ No ☐ N/A

4. OPENINGS

Intent: The pattern, materials and profile of windows, doors and other openings on the façades of a historic building define its design character. Repetition of these features throughout a historic district helps to define the distinctive character of the area. The purpose of the following standards is to ensure that the fenestration of Eligible Projects are compatible with the overall pattern, materials, profile and design of fenestration within the district.

Objective Standard	Illustration	Compliance
1. Street-facing façades shall maintain a window-to-wall ratio between 20% and 40% (except in the Balboa Highlands and Gregory Ain Mar Vista Tract HPOZs).		☐ Yes ☐ No ☐ N/A
2. Window units shall be vertically oriented with a height-to-width ratio of 1.5:1 to 2.5:1, with the following exceptions: ● The Balboa Highlands and Gregory Ain Mar Vista Tract HPOZs may have horizontally oriented windows. ● Bathroom windows that are less than 5 square feet and are not on street-facing façades may have a horizontal orientation. Curtain walls and full-height glazing are prohibited (except in the Balboa Highlands and Gregory Ain Mar Vista Tract HPOZs).		☐ Yes ☐ No ☐ N/A
3. Upper-story windows facing an adjoining residential property shall comply with one of the following: ● Provide a sill at least 42 inches above the finished floor; or ● Provide obscured glazing to a height of at least 42 inches above the finished floor.		☐ Yes ☐ No ☐ N/A

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Objective Standard	Illustration	Compliance
4. Simulated divided light windows are allowed, so long as the muntins (surface bars) are located on both the inside and outside of the glazing and have a profile. • Roll-on or tape muntins with no profile depth are prohibited. • Muntins located between two panes of glass but not on the exterior or interior of the window (spacer bar only) are prohibited.		☐ Yes ☐ No ☐ N/A
5. Sliding windows on street-facing façades are prohibited.		☐ Yes ☐ No ☐ N/A
6. Vinyl windows are prohibited.		☐ Yes ☐ No ☐ N/A
7. Windows and doors shall be recessed at least 2 inches from the adjoining wall plane or framed by trim that creates an equivalent 2-inch change in depth.		☐ Yes ☐ No ☐ N/A
8. The tops of window openings (window heads) at each story shall be aligned on street-facing façades. Window heads shall be level (parallel to floor plates), unless arched.		☐ Yes ☐ No ☐ N/A

5. MATERIALS & DETAILS

Intent: The purpose of the following standards is to ensure that Eligible Projects within a historic district reflect the character of the area through the use of compatible exterior building materials.

Objective Standard	Illustration	Compliance
1. The following building façade finish (cladding) materials are prohibited: • Vinyl • Metal • Mirror glass or reflective materials • Exposed, unfinished concrete • Stacked stone (real or imitation) veneer • Concrete masonry units (except in Balboa Highlands HPOZ)		☐ Yes ☐ No ☐ N/A

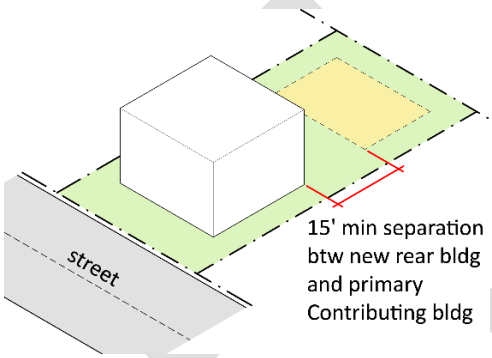
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Objective Standard	Illustration	Compliance
• T1-11 wood siding (except in Gregory Ain Mar Vista Tract and Balboa Highlands HPOZs) • Polycarbonate or other plastic derived materials. In the Balboa Highlands and Gregory Ain Mar Vista Tract HPOZs, the following finish materials are additionally prohibited: • Wood shingles • Wood clapboard or shiplap • Brick, stone, or imitation stone If over 75% of Contributing properties on the same block face and facing block do not have stucco as the principal finish material, the new residential structure shall not utilize stucco as the principal finish material.		
2. The principal finish material shall be used at a minimum of 70% of each façade. No more than two finish materials (one principal and one accessory) are permitted. Material transitions shall align with building massing, changes in plane, openings, inside corners, floor lines, bays, or other architectural features. Accessory materials terminating at outside corners shall return at least 24 inches onto the adjacent façade.		☐ Yes ☐ No ☐ N/A
3. If a project includes more than one new residential building, the principal finish and accessory finish on all new buildings must match.		☐ Yes ☐ No ☐ N/A
4. For exterior stair, balcony and porch railings, vinyl, glass, and stainless steel materials are prohibited.		☐ Yes ☐ No ☐ N/A
5. Outdoor lighting shall be fully shielded and directed downward and away from adjacent structures and property lines.		☐ Yes ☐ No ☐ N/A
6. Tankless water heaters shall not be located on exterior walls of porches or balconies. Tankless water heaters must be located inside, on a roof (standard A.3.8 related to rooftop equipment applies), or wall-mounted at ground-level on a side or rear building façade (ground-mounted standard A.1.10 related to screening applies).		☐ Yes ☐ No ☐ N/A

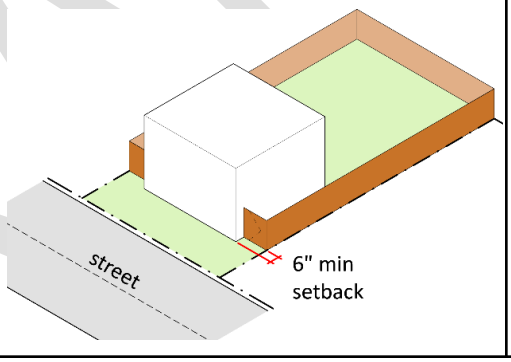
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6. PROJECTS INVOLVING CONTRIBUTING PROPERTIES

In addition to the above standards, the following standards apply to Eligible Projects involving **Contributing** properties with an extant primary Contributing building. The standards in this section shall also apply to any remainder parcel created from a lot split with a Contributing property as part of the development project. In the case of conflict with any of the above standards, the standards in this section take precedence for projects on Contributing properties.

Objective Standard	Illustration	Compliance
1. New residential buildings on a Contributing property shall be detached from the existing primary structure and located behind the rear wall of the extant primary structure (or primary structures, as in a bungalow court or courtyard apartment complex). A minimum separation of 15 feet between the new building and the extant primary structure is required.		☐ Yes ☐ No ☐ N/A
2. The height of the new residential building, measured from grade to the highest roof ridge, shall not be taller than that of the extant primary residence.		☐ Yes ☐ No ☐ N/A
3. New residential buildings that are 3 stories or less shall utilize the primary roof type (gable, hipped, flat, etc.) and pitch (steep, medium, low, flat) that matches the extant Contributing primary residence(s). New residential structures that are taller than 3 stories may have a flat roof with a parapet or overhang. If the extant Contributing primary residence has a parapet, the new residential building shall also have a parapet.		☐ Yes ☐ No ☐ N/A
4. If the new residential building has a pitched roof, the roof cladding shall be the same material as the roof cladding on the extant Contributing primary building.		☐ Yes ☐ No ☐ N/A

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Objective Standard	Illustration	Compliance
If the extant Contributing primary building has wood shingles, asphalt (composition) shingles are permitted in lieu of wood shingles on the new residential building.		
5. If the extant Contributing primary building has clay tile coping at the parapet, the new residential building shall also have clay tile coping.		☐ Yes ☐ No ☐ N/A
6. The principal finish material (cladding) shall match the cladding of the extant Contributing primary residence in terms of material and orientation (i.e. horizontal or vertical), with the following exceptions: ● Fiber cement or wood composite cladding is allowed in lieu of wood cladding if the primary residence is clad in wood. ● Vinyl cladding is prohibited.		☐ Yes ☐ No ☐ N/A
7. Existing driveways shall not be widened.		☐ Yes ☐ No ☐ N/A
8. Fencing, walls, and/or gates in the side yard (such as across driveways), shall be located at least 6 inches behind the front plane of the extant Contributing primary building.		☐ Yes ☐ No ☐ N/A

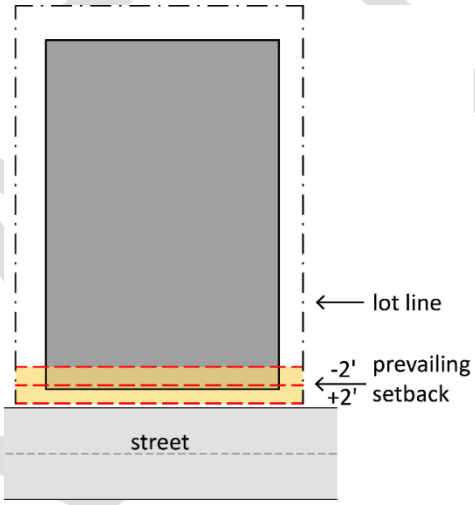
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B. STANDARDS FOR ELIGIBLE PROJECTS IN COMMERCIAL ZONES

The following standards apply to Eligible Projects on commercial-zoned parcels within HPOZs, except Subdivision Projects. Eligible Projects in commercial zones can include mixed-use projects (with both residential and commercial uses, such as retail or office) as well as 100% residential projects, as allowed by underlying zoning, local law and/or State law. For Mixed-Use Subdivision Projects, refer to *Section C. Standards for Eligible Subdivision Projects.*

1. SETTING, LOCATION & SITE DESIGN

Intent: Historically, buildings in commercial areas were typically characterized by a consistent setback usually aligned against the sidewalk. In most cases, a rhythm of building widths was established along the commercial street front. The purpose of the following standards is to ensure that Eligible Projects maintain the historic street wall on commercial corridors within historic districts.

Objective Standard	Illustration	Compliance
Siting/Location		
1. The primary façade of a new building or complex in a commercially zoned area shall have a setback of ±2 feet of the prevailing setback of existing Contributing properties along the same block face. If there are no Contributing properties on the same block face, including when the new structure comprises the entire block face, the primary façade setback only needs to meet existing underlying zoning requirements.		☐ Yes ☐ No ☐ N/A
Parking & Driveways		
2. Parking areas and driveways shall be located below grade or behind the rear wall of the new structure. If a mid-block property does not have alley or side street access, a driveway may be located at the front building façade to access rear or below-grade parking. The driveway shall be no wider than 20 feet, unless required by code (such as a required fire lane).		☐ Yes ☐ No ☐ N/A
3. On corner lots, rear surface parking must be screened by a fence, wall and/or vegetation of at least 4 feet tall, but no more than 6 feet tall.		☐ Yes ☐ No ☐ N/A
4. The sidewalk paving material, color, and pattern shall continue across the driveway apron.		☐ Yes ☐ No ☐ N/A

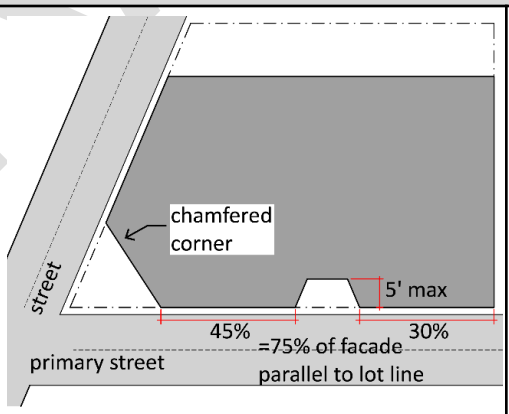
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Objective Standard	Illustration	Compliance
Driveway slopes and grade transitions shall occur outside the required clear width of the public sidewalk, except as otherwise required.		
Setting & Landscape		
5. Ground-mounted mechanical equipment shall be located in the side or rear yard. Equipment that is not behind a fence shall be screened with a material that matches the color and finish of the building façade. ● Exceptions shall be granted for placement and screening if required by Los Angeles Department of Water and Power (LADWP) approvals.		☐ Yes ☐ No ☐ N/A

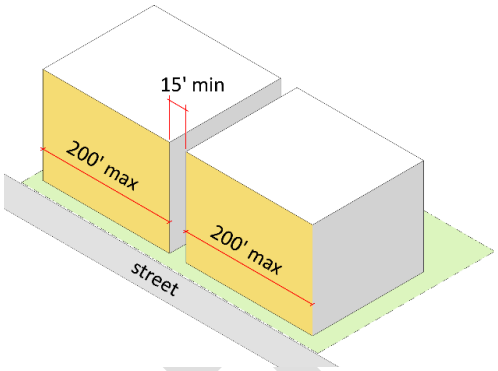
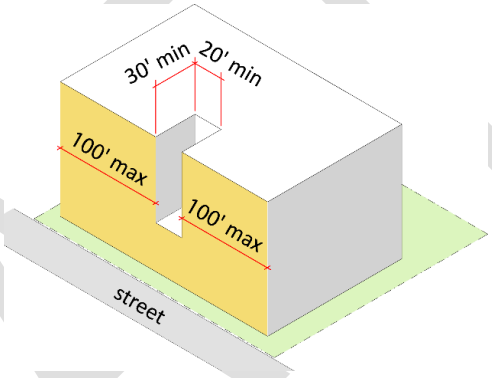
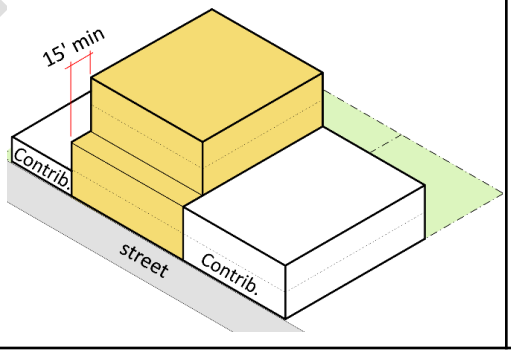
2. MASSING & ORIENTATION

Intent: Historically, buildings in commercial areas were generally flat-roofed rectangular buildings with articulated ground story storefronts oriented towards the street. The purpose of the following standards is to ensure that Eligible Projects are compatible with the massing and articulation of historic commercial properties within historic districts.

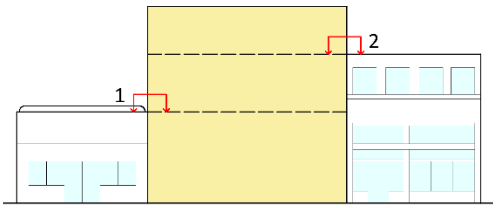
The State of California requires solar Photovoltaic (PV) systems on most new residential and commercial projects. It is recommended that solar panels, solar roof tiles, or other PV systems be placed to minimize visibility from the public right-of-way.

Objective Standard	Illustration	Compliance
Massing, Orientation & Façade Articulation		
1. All projects shall provide a continuous building base, which shall be achieved by the following: The ground story shall be located parallel to the primary lot line for at least 75% of the length of the primary façade. Any portion of the primary façade shall be within 5 feet of the primary lot line. ● On corner lots: The ground stories of the primary and side frontages shall be located parallel to their respective lot lines for at least 75% of the length of their façades. ● Any portion of the primary and street-facing side façade shall be within 5 feet of their respective lot lines. ● Curved or chamfered building façade corners are allowed when the structure is located on a corner lot.		☐ Yes ☐ No ☐ N/A

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Objective Standard	Illustration	Compliance
2. Any street-facing façade of a project where the cumulative total exceeds 200 feet in length shall comply with either subsection (a) or (b) below: a) Design the project as separate buildings, not to exceed a maximum of 200 feet in length, separated by passageways that are open to the sky from sidewalk grade and are a minimum of 15 feet wide (separate buildings may be built upon the same subterranean parking structure); or b) Provide a continuous building base (1 to 3 stories) with upper floor volumes that do not exceed a maximum of 100 feet in length and separated by courtyards open to the sky that are a minimum of 20 feet wide and a minimum of 30 feet in depth, as measured from the street-facing façade.	(a)  (b)  	☐ Yes ☐ No ☐ N/A
3. The ground story (between the upper surface of the ground floor and the upper surface of the floor next above) shall be a minimum of 14 feet tall.		☐ Yes ☐ No ☐ N/A
4. Upper stories shall not project out over the ground story.		☐ Yes ☐ No ☐ N/A
5. For new structures that exceed the height of one or more adjacent Contributing properties, the massing above the tallest adjacent Contributing property shall have a step-back of no less than 15 feet from the primary façade.	 	☐ Yes ☐ No ☐ N/A

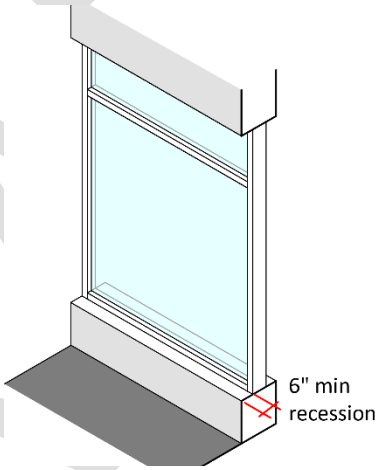
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Objective Standard	Illustration	Compliance
6. New structures that exceed the height of one or more adjacent Contributing buildings shall incorporate a horizontal element, either in the form of a change in material or a raised element with a minimum 2-inch profile, aligned with one of the adjacent Contributing building cornices or rooflines.	 New structures that exceed the height of one or more adjacent Contributing buildings shall incorporate a horizontal element aligned with one of the adjacent Contributing building (1) cornices or (2) rooflines.	☐ Yes ☐ No ☐ N/A
7. Projecting balconies are prohibited on street-facing facades.		☐ Yes ☐ No ☐ N/A
Roof Forms & Materials		
8. The roof shall be flat with an overhang of at least 6 inches or a parapet. Roof parapets shall be articulated across the full street-facing façade with a cornice or coping material with a profile of least 3 inches; this standard may be met with clay tile coping on buildings with stucco as a principal finish (cladding) material.		☐ Yes ☐ No ☐ N/A
9. Roof decks shall be set back at least 5 feet from the roof edge of any street-facing façade. A roof deck located within 10 feet of an adjacent residential property line or adjacent residential property shall be set back at least 5 feet from the roof edge along the shared property line.		☐ Yes ☐ No ☐ N/A
10. Where a roof deck abuts an adjacent residential property line, continuous privacy screening shall be provided along the affected edge. • Screening may consist of a wall, parapet, screen, planter, or any combination thereof. A planter used for screening shall be at least 24 inches deep and contain vegetation capable of reaching a minimum height of 36 inches.		☐ Yes ☐ No ☐ N/A
11. Roof-mounted mechanical equipment that is taller than the parapet wall, or on a flat roof with no parapet, shall be screened. Screening shall be a material that matches the color and finish of the building façade or roof.		☐ Yes ☐ No ☐ N/A

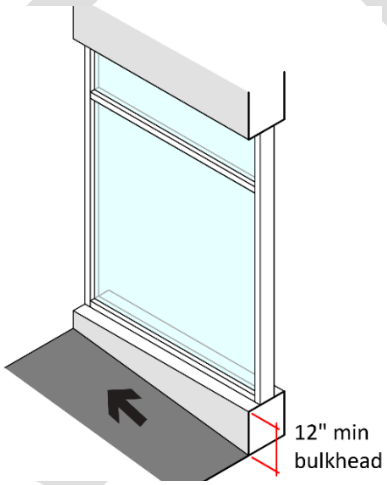
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3. OPENINGS & STOREFRONTS

Intent: The character of historic commercial block fronts is largely defined by ground story storefronts with large expanses of glass, well-marked entryways, and regularly spaced, punched window openings at upper stories. The purpose of the following standards is to ensure that new mixed-use residential buildings incorporate a vocabulary of ground story storefronts, articulated entryways, and upper-story fenestration patterns that are compatible with surrounding historic commercial properties.

Objective Standard	Illustration	Compliance
Ground Floor & Storefronts		
1. The ground floor of a new structure shall be articulated with bays containing storefront windows and/or entrances. If the project is mixed-use, it shall have at least one street-oriented entrance for commercial retail and a separate street-oriented entrance(s) for the residential units.		☐ Yes ☐ No ☐ N/A
2. Storefront windows shall be recessed at least 6 inches from the adjoining wall plane or framed by trim that creates an equivalent 6-inch change in depth. Non-storefront windows along the ground floor at side or rear façades shall be recessed at least 3 inches from the adjoining wall plane or framed by trim that creates an equivalent 3-inch change in depth.		☐ Yes ☐ No ☐ N/A
3. The ground story of new structures must incorporate at least two of the following features: ● Transom window(s) ● Awning or canopy ● Corner entrance (only if the structure is on a corner lot) ● Different wall cladding material than the upper stories ● Horizontal band course with a minimum 2-inch profile between the ground story and upper stories.		☐ Yes ☐ No ☐ N/A
4. The ground story of the primary façade shall have a minimum of 40% and maximum of 80% of transparent area. No more than 10% of glazing shall be tinted or opaque at the ground story.		☐ Yes ☐ No ☐ N/A

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Objective Standard	Illustration	Compliance
All other ground story street-facing façades (excluding alleys) shall have a minimum of 30% and maximum of 65% transparent area.		
5. Vinyl windows are prohibited.		☐ Yes ☐ No ☐ N/A
6. Mirror or reflective glazing is prohibited.		☐ Yes ☐ No ☐ N/A
7. The entrances (including entrances to individual commercial units and to the residential lobby) along the primary façade shall be recessed from the wall plane by 3 to 5 feet. Frameless glass doors are prohibited.		☐ Yes ☐ No ☐ N/A
8. A bulkhead with a minimum height of 12 inches is required below ground floor storefront windows; for sloped sites, the bulkhead may be measured at the downslope end of the window.		☐ Yes ☐ No ☐ N/A
9. Retractable gates and security grilles must meet both of the following requirements: ● Be a minimum of 50% open or transparent; and ● Be concealed during business operating hours behind an architectural element, within a framed pocket opening, mounted on the interior, or attached to a storefront return.		☐ Yes ☐ No ☐ N/A
10. The following awning types are prohibited: ● Awnings illuminated from below or internally ● Box awnings ● Waterfall awnings		☐ Yes ☐ No ☐ N/A

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Objective Standard	Illustration	Compliance
11. Signage for the ground floor commercial use shall be located at or adjacent to the ground level, and be located no higher than 14 feet.		☐ Yes ☐ No ☐ N/A
Upper Stories		
12. Upper story windows on all façades shall be recessed at least 2 inches from the adjoining wall plane or framed by trim that creates an equivalent 2-inch change in depth.		☐ Yes ☐ No ☐ N/A
13. Vinyl windows are prohibited.		☐ Yes ☐ No ☐ N/A
14. Mirror or reflective glazing is prohibited.		☐ Yes ☐ No ☐ N/A
15. Upper stories of all façades shall have a minimum of 25% transparent area and a maximum of 80% transparent area. Curtain walls and full-height glazing are prohibited.		☐ Yes ☐ No ☐ N/A
16. Upper-story windows facing an adjoining residential property shall comply with one of the following: ● Provide a sill at least 42 inches above the finished floor; or ● Provide obscured glazing to a height of at least 42 inches above the finished floor.		☐ Yes ☐ No ☐ N/A
17. Upper story windows must be located at least 6 inches from the corner.		☐ Yes ☐ No ☐ N/A
18. The tops of window openings (window heads) at each story shall be aligned on street-facing façades. Window heads shall be level (parallel to floor plates), unless arched.		☐ Yes ☐ No ☐ N/A

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4. MATERIALS & DETAILS

Intent: Materials commonly used on the façades of historic commercial structures include brick, stucco, and masonry. Architectural details were usually embellishments added to the solid plane of the façade or parapet details rising from it. The purpose of the following standards is to ensure that the materials and detailing of Eligible Projects are generally compatible with the surrounding historic commercial properties.

Objective Standard	Illustration	Compliance
1. The following building façade finish (cladding) materials are prohibited: ● Vinyl ● Metal ● Wood ● Mirror glass or reflective materials ● Stacked stone (real or imitation) veneer ● Unpainted or unfinished, exposed concrete ● Concrete masonry units ● Polycarbonate or other plastic derived materials. No more than three cladding materials are permitted. Material transitions shall align with building massing, changes in plane, openings, inside corners, floor lines, bays or other architectural features. Materials terminating at outside corners shall return at least 24 inches onto the adjacent facade.		☐ Yes ☐ No ☐ N/A
2. If a project includes more than one new building, the principal finish and accessory finishes on all new buildings must match.		☐ Yes ☐ No ☐ N/A
3. Architectural details made of glass-fiber reinforced concrete (GFRC) are allowed. Architectural details made of foam, exterior insulation finish system (EIFS), or other synthetic imitation materials are prohibited.		☐ Yes ☐ No ☐ N/A
4. For exterior stair, balcony and porch railings, vinyl, glass, and stainless steel materials are prohibited.		☐ Yes ☐ No ☐ N/A
5. Outdoor lighting shall be fully shielded and directed downward and away from adjacent structures and property lines.		☐ Yes ☐ No ☐ N/A
6. Tankless water heaters shall not be located on exterior walls of porches or balconies. Tankless water heaters must be located inside, on a roof		☐ Yes ☐ No ☐ N/A

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(standard B.3.11 related to rooftop equipment applies), or wall-mounted at ground-level on a side or rear building façade (ground-mounted standard B.1.5 related to screening applies).		

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C. STANDARDS FOR ELIGIBLE SUBDIVISION PROJECTS IN HPOZs

The following standards apply only to Subdivision Projects in HPOZs. For the purposes of the ODS for HPOZs, "Subdivision Project" refers to an Eligible Project involving a division of land, such as a subdivision or lot split. Subdivision Projects can take a variety of forms depending on the site or desired density. These projects can range from lower-density configurations of detached homes to more compact attached housing types, allowing a project to respond to different lot sizes and neighborhood contexts.

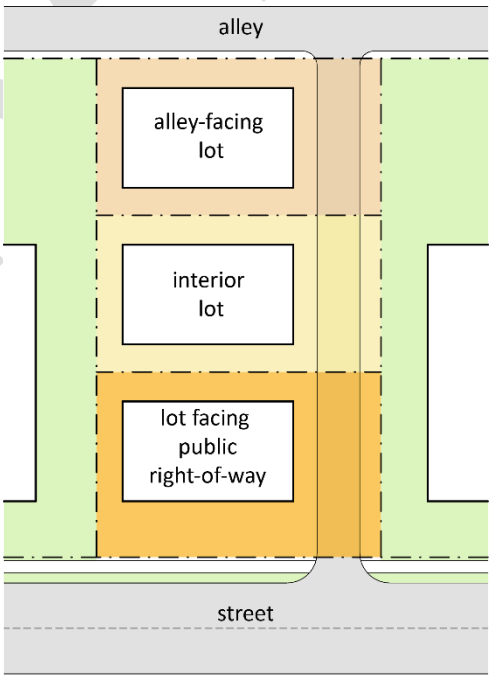
Examples of a Subdivision Project include, but are not limited to:

- A Bungalow Court, which consists of two rows of dwelling units, with primary entrances oriented towards a common pedestrian accessible garden court amenity that is at least 15 feet by 35 feet, or 20 feet by 20 feet, and enclosed by buildings for at least 50% of its perimeter. A rear building or buildings may enclose the court facing towards the street. Pedestrian walkways may be located within the garden court, and porches, porch/entry roof structures, stoops, and similar entry features may project into the garden court, provided a minimum unobstructed width of 10 feet is maintained.
- A townhome development, which consists of multiple multi-story homes that are individually occupied and typically share one or more walls with neighboring units.

"Subdivision Lots" are the individual legal parcels within a project site, and a "Subdivision Home" refers to the individual residential unit within the project.

1. SETTING, LOCATION & SITE DESIGN

Intent: The spacing and location of historic buildings within a historic district often establishes a rhythm that is essential to the character of the neighborhood. The purpose of the following standards is to ensure that Subdivision Projects are compatible with the existing historic streetscape.

Objective Standard	Illustration	Compliance
Siting/Location		
1. Subdivision Projects shall be sited based on lot location as follows: a. **Lots Facing a Public Right-of-Way**: Public-facing Subdivision Lots shall orient the primary entrance toward the public right-of-way. Bungalow court developments are exempt from this requirement. The primary entrances of homes within a bungalow court may face a central court, common open space, or shared pedestrian pathway. i. For Subdivision Homes facing a public right-of-way, a continuous pedestrian pathway shall be provided from the public sidewalk to each primary entrance. The pathway shall be fully separated from, and shall not be located within, any driveway or vehicle access lane. 1. Where a physical site constraint (e.g., a Significant Tree) makes orientation of the primary		☐ Yes ☐ No ☐ N/A

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Objective Standard	Illustration	Compliance
entrance toward the public right-of-way infeasible, the development shall provide a pedestrian entrance from a central court, common open space, or shared pedestrian pathway. Where the pedestrian route is located within or parallel to a common access driveway, it shall be distinguished from the vehicular area as described in Section 1.b.ii. below. b. **Interior Lots:** Subdivision Lots located within the interior of a subdivision shall orient their primary entrances toward a pedestrian pathway connected to the public right-of-way. Each entrance shall be clearly visible from the central pedestrian pathway. i. Shared pedestrian pathways may not cross vehicle access lanes. ii. Pedestrian access may be provided as a dedicated pedestrian path and/or a path shared with vehicle access lanes only where pathways meet one of the following conditions: 1. The pathway is physically separated from the drive aisle by a vertical element. Vertical elements may include curbs, bollards, landscaping, or raised pathways with rolled curb edges; or 2. The pathway is visually delineated within the vehicle access lane through a change in paving material, painted striping, or contrasting stamped or colored concrete. c. **Alley-Facing Lots:** Subdivision Lots abutting an alley may orient the primary entrance toward the alley if it is not possible to provide a direct connection from the primary entrance to a pedestrian pathway leading to a public right-of-way.		

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Objective Standard	Illustration	Compliance
2. The primary façade of any Subdivision Homes on lots facing the public right-of-way shall match the prevailing front-yard setback of Contributing properties on the same block face, within ±2 feet. ● If there are no Contributing properties on the same block face, including when the new project comprises the entire block face, the primary façade setback only needs to meet existing underlying zoning requirements.		☐ Yes ☐ No ☐ N/A
3. The finished grade shall not be altered by more than ±2 feet from the existing grade (prior to the project), except where required for code compliance and subterranean parking. (Grading definitions and measurement methods in LAMC apply.)		☐ Yes ☐ No ☐ N/A
Parking & Driveways		
4. Attached garages are prohibited on the street-facing façade of Subdivision Homes facing the public right-of-way.		☐ Yes ☐ No ☐ N/A
5. Uncovered vehicular parking (surface parking) and carports are prohibited in the front and side yards of street-facing Subdivision Lots facing the public right-of-way.		☐ Yes ☐ No ☐ N/A
6. Where a Subdivision Project is accessed from an alley or internal drive aisle, garage and parking access may be located along that alley or internal circulation route.		☐ Yes ☐ No ☐ N/A
7. Driveways shall be no wider than 12 feet, except as required for code compliance or fire access.		☐ Yes ☐ No ☐ N/A
8. Vehicular parking shall not encroach upon or obstruct any required pedestrian pathway.		☐ Yes ☐ No ☐ N/A
9. The sidewalk paving material, color, and pattern shall continue across the driveway apron. Driveway slopes and grade transitions shall occur outside the required clear width of the public sidewalk, except as otherwise required.		☐ Yes ☐ No ☐ N/A
10. The combined width of garage-door openings shall not exceed 75% of the width of the building façade on which they are located.		☐ Yes ☐ No ☐ N/A
11. A garage-door opening serving one parking space shall not exceed 12 feet in width; a		☐ Yes ☐ No ☐ N/A

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Objective Standard	Illustration	Compliance
garage-door opening serving two adjacent parking spaces shall not exceed 20 feet in width.		
Setting & Landscape		
12. Walkways shall not exceed 6 feet in width. An exception will be granted, if the applicant can demonstrate that the prevailing walkway width of Contributors on the same block face is wider than 6 feet.		☐ Yes ☐ No ☐ N/A
13. All portions of the Subdivision Project site not occupied by buildings, parking areas, driveways, pedestrian pathways, required accessible routes, utilities, maintenance areas, or trash areas shall be landscaped. At least 40% of the area subject to this requirement shall consist of living plant material, including groundcover, shrubs, and trees. The balance may consist of permeable hardscape or other non-living landscape materials, including permeable pavers. Synthetic turf shall not count toward the required living plant material.		☐ Yes ☐ No ☐ N/A
14. One 15-gallon shade tree shall be provided for every two lots, with any fractional result rounded up to the next whole number. Required shade trees may be located on individual lots, adjacent to a common pedestrian pathway or access driveway, or grouped elsewhere on the project site. Each required tree shall be provided with a planting area measuring at least 4 feet by 4 feet and a minimum soil depth of 18 inches. ● Each existing Significant Tree, as defined in LAMC Section 12.03, that is retained and protected on the project site shall count as two shade trees toward fulfillment of the tree-planting requirement.		☐ Yes ☐ No ☐ N/A
15. Fences and walls located within the front-yard setback of Subdivision Lots along the public right-of-way are prohibited; hedges taller than 42 inches are also prohibited. Fences and walls located within perimeter-yard setback areas not adjacent to a public right-of-way, including those adjacent to alleys, shall not exceed 6 feet in height. Chain-link, vinyl, glass, stainless steel, and corten steel fences are prohibited in side yards.		☐ Yes ☐ No ☐ N/A
16. Ground-mounted mechanical equipment shall be located in the side or rear yard. Equipment that is not behind a fence shall be		☐ Yes ☐ No ☐ N/A

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Objective Standard	Illustration	Compliance
screened with a material that matches the color and finish of the building façade. ● Exceptions shall be granted for placement and screening if required by Los Angeles Department of Water and Power (LADWP) approvals.		

2. MASSING & ORIENTATION

Intent: The purpose of the following standards is to ensure that the scale, massing, and orientation of Subdivision Projects are compatible with the existing context of historic buildings within the area.

Objective Standard	Illustration	Compliance
Massing & Height		
1. The number of stories of a Subdivision Project shall not exceed the prevailing number of stories shared by the greatest number of Contributing properties on the block face.		☐ Yes ☐ No ☐ N/A
2. Each story shall be a maximum of 10 feet high (measured from finished floor to finished ceiling).		☐ Yes ☐ No ☐ N/A
3. On project sites with lot ties, Subdivision Projects shall be designed to maintain the side- and rear-yard setback associated with the individual lots. Projects may not rely on the status of the lots being tied to waive or modify setback, yard area, or any other development standards related to bulk and massing.		☐ Yes ☐ No ☐ N/A
Orientation & Building Configuration		
4. Attached Subdivision Homes shall be grouped into clusters of no more than six homes to avoid an uninterrupted building wall with no breaks. A break of 6 feet shall be required for each cluster of six Subdivision Homes in a single continuous row or for each length of 180 linear feet, whichever is smaller.		☐ Yes ☐ No ☐ N/A
5. Clusters of Subdivision Homes and detached Subdivision Homes shall be separated by a minimum 6-foot-wide building gap designed with landscaping, open space, common walkways, or a combination thereof. ● This does not include areas solely dedicated to vehicle access lanes, unless they include one of the treatments listed in the sentence above.		☐ Yes ☐ No ☐ N/A

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Objective Standard	Illustration	Compliance
6. All Subdivision Homes shall have an identifiable primary entryway. Each primary entryway shall provide the address or unit identification, lighting to illuminate the entry area, and a landing area where there is a change in grade from the pedestrian pathway.		☐ Yes ☐ No ☐ N/A
7. Subdivision Lots facing a public right-of-way shall have a primary entrance that faces the public right-of-way.		☐ Yes ☐ No ☐ N/A
8. All primary entryways shall incorporate a covered entry at a minimum of 4 feet depth, equal to or greater than the width of the entry door. This can be achieved through a recess in the building's mass, or through a projecting covered entry.		☐ Yes ☐ No ☐ N/A
9. All primary entryways shall also incorporate at least one of the following: ● A change in elevation through a stoop, landing, or porch. Where a change in elevation is used, it shall be no less than one standard stair step (6 inches). ● A patio, deck, or landscaped area located between the pedestrian pathway and the primary entryway. In the front yard of Subdivision Home Lots facing the public right-of-way, fences and walls are not permitted. In other locations, areas may be unenclosed or enclosed by a low fence or wall no more than 36 inches in height and must be accessible from the common pedestrian pathway or, when facing a public right-of-way, from the public sidewalk.		☐ Yes ☐ No ☐ N/A
Façade Articulation		
10. All building façades facing a public right-of-way, a project perimeter, and all portions of exterior building elevations located more than 7 feet from an adjacent Subdivision Home shall incorporate at least two of the following facade articulation techniques: ● A façade offset, projection, or recess at least 6 inches deep, extending at least 10 feet vertically or horizontally; ● A porch, balcony (except on street-facing façades), bay window, canopy, awning, terrace, or similar element projecting at least 12 inches;		☐ Yes ☐ No ☐ N/A

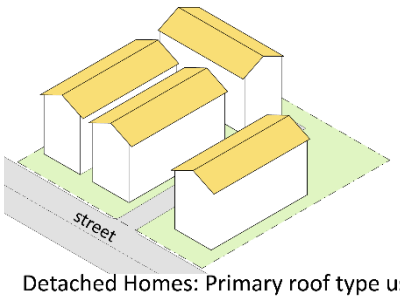
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Objective Standard	Illustration	Compliance
● Trim, reveals, sills, headers, cornices, or similar detailing projecting or recessed at least 2 inches.		
11. Projecting balconies are prohibited on street-facing façades.		☐ Yes ☐ No ☐ N/A

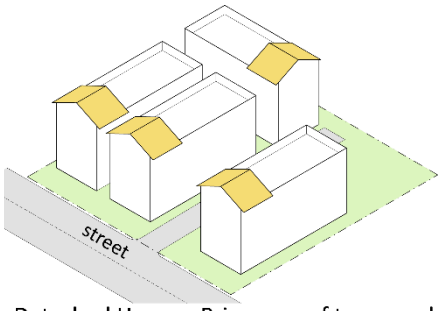
3. ROOF FORMS & MATERIALS

Intent: Historic buildings within a historic district often share similar architectural features, including roof type, pitch, and material. The purpose of the following standards is to encourage contextually compatible roof forms and materials on Subdivision Projects, as applicable, in order to help maintain a common character for the area.

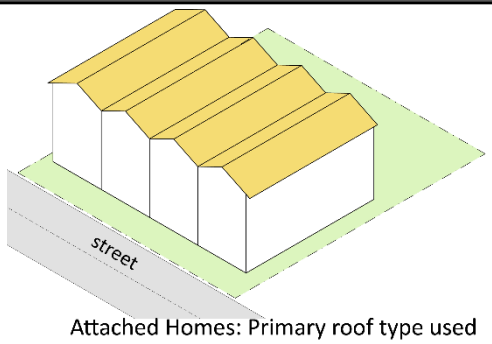
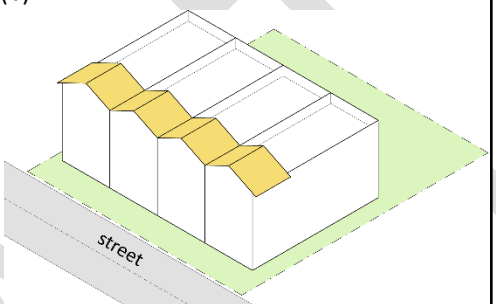
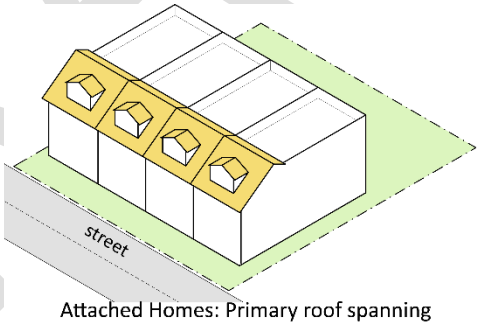
The State of California requires solar Photovoltaic (PV) systems on most new residential and commercial projects. It is recommended that solar panels, solar roof tiles, or other PV systems be placed so as to minimize visibility from the public right-of-way.

Objective Standard	Illustration	Compliance
1. Subdivision Projects shall have roof forms based on the context of surrounding properties. For Subdivision Projects with detached homes (units): ● New detached Subdivision Homes shall utilize the primary roof type (flat, gable, hipped, etc.) and pitch (flat, low, medium, steep) present on over 50% of primary Contributing buildings on the same block face and facing block. ○ If no majority roof type or pitch exists on the block face and facing block, the roof type and pitch shall utilize the roof type and pitch of any single primary Contributing building present on the same block face or facing block. ○ If there are no Contributing properties on the same block face or facing block, the roof type and pitch shall utilize a roof type and pitch of any single primary Contributing building in the historic district. ● The contextual primary roof requirement for each detached Subdivision Home shall be achieved by one of the following methods:	(a)  Detached Homes: Primary roof type used for full coverage of each Subdivision Home	☐ Yes ☐ No ☐ N/A

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Objective Standard	Illustration	Compliance
a) Primary roof type is used for full coverage of each Subdivision Home; or b) Primary roof type is utilized along each primary facade (such as a gable, hipped, etc.), with a flat roof and parapet at the rear. ● Roof forms (type and pitch) and materials shall match on each detached Subdivision Home. For Subdivision Projects with attached homes (units): ● Each Subdivision Home that faces a public right-of-way shall utilize the same primary roof type (flat, gable, hipped, etc.) and pitch (flat, low, medium, steep) present on over 50% of primary Contributing buildings on the same block face and facing block. ○ If no majority roof type or pitch exists on the block face and facing block, the roof type and pitch shall utilize the roof type and pitch of any single primary Contributing building present on the same block face or facing block. ○ If there are no Contributing properties on the same block face or facing block, the roof type and pitch shall utilize a roof type and pitch of any single primary Contributing building in the historic district. ● The contextual primary roof requirement shall be achieved through one of the following methods: a) Primary roof type is used for full coverage of each Subdivision Home in a cluster; or b) Primary roof type is utilized along each street-facing frontage (such as a gable, hipped, etc.) of a Subdivision Home Cluster, with a flat roof and parapet at the rear; or c) Primary roof spans all Subdivision Homes in an attached cluster, with at least one dormer on each Subdivision	(b)  Detached Homes: Primary roof type used along each primary facade w/ flat roof at the rear (a)	

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Objective Standard	Illustration	Compliance
Home that utilizes the prevailing roof form. ● Subdivision Homes on interior lots or alley-facing lots may utilize the same roof form and material as the public right-of-way-facing Subdivision Homes, or a flat roof.	 Attached Homes: Primary roof type used for full coverage of each Subdivision Home (b)  Attached Homes: Primary roof type used along each primary facade w/ flat roof at the rear (c)  Attached Homes: Primary roof spanning the Subdivision Home Cluster w/ matching dormer at each Subdivision Home	
2. All roofs (except flat roofs with parapets) shall extend at least 4 inches from the exterior building wall. For buildings 3 stories or taller, the minimum roof overhang depth shall be 8 inches.		☐ Yes ☐ No ☐ N/A
3. Asymmetrical front-gable roofs (one roof plane shorter than the other) are prohibited.		☐ Yes ☐ No ☐ N/A
4. If a Subdivision Home utilizes a pitched (sloped) roof, the following materials are allowed: ● Composition/asphalt shingles		☐ Yes ☐ No ☐ N/A

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Objective Standard	Illustration	Compliance

• Slate
• Clay tile, under the following conditions:
  ○ If over 50% of Contributing properties on the same block face and facing block have clay tile roofing (on a pitched roof or parapet coping), any new residential structure that is 3 stories or less shall have clay tile roofing (on a pitched roof or parapet coping).
  ○ Clay tile roofing is prohibited in historic districts where no Contributing properties have clay tile roofing.
  ○ Clay tile roofing is only permitted on buildings with stucco as the principal finish material (cladding).
All pitched roofs within a Subdivision Project must utilize the same material.
Standing seam metal roofing is prohibited on all roofs.
Concrete or synthetic materials that replicate the appearance of slate or clay tiles are allowed.		

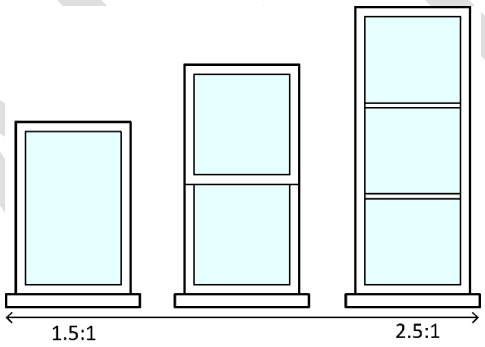
5. Roof decks are prohibited along street frontages. A roof deck located within 10 feet of an adjacent residential property line or adjacent residential property shall be set back at least 5 feet from the roof edge along the shared property line. Where a roof deck abuts an adjacent residential property line, continuous privacy screening shall be provided along the affected edge. Screening may consist of a wall, parapet, screen, planter, or any combination thereof. A planter used for screening shall be at least 24 inches deep and contain vegetation capable of reaching a minimum height of 36 inches.		☐ Yes ☐ No ☐ N/A
6. Roof-mounted mechanical equipment (except solar PV, per state law) is prohibited on pitched street-facing roof planes. All roof-mounted equipment shall be screened if located on a pitched roof, flat roof with no parapet, or taller than the height of the rooftop parapet. The screening shall be a material that		☐ Yes ☐ No ☐ N/A

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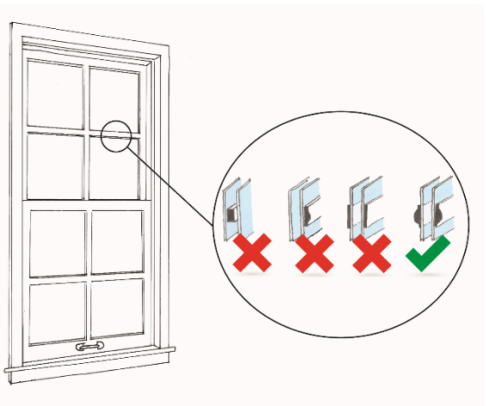
Objective Standard	Illustration	Compliance
matches the color and finish of the building façade or roof.		

4. OPENINGS

Intent: The pattern, materials and profile of windows, doors and other openings on the façades of a historic building define its design character. Repetition of these features throughout a historic district helps to define the distinctive character of the area. The purpose of the following standards is to ensure that the fenestration of new Subdivision Projects are compatible with the overall pattern, materials, profile and design of fenestration within the district.

Objective Standard	Illustration	Compliance
1. Street-facing façades shall maintain a window-to-wall ratio between 20% and 40% (except in the Balboa Highlands and Gregory Ain Mar Vista Tract HPOZs).		☐ Yes ☐ No ☐ N/A
2. Window units shall be vertically oriented with a height-to-width ratio of 1.5:1 to 2.5:1, with the following exceptions: ● The Balboa Highlands and Gregory Ain Mar Vista Tract HPOZs may have horizontally oriented windows. ● Bathroom windows that are 3 feet wide or less and are not on street-facing façades may have a horizontal orientation. Curtain walls and full-height glazing are prohibited (except in the Balboa Highlands and Gregory Ain Mar Vista Tract HPOZs).		☐ Yes ☐ No ☐ N/A
3. Upper-story windows facing an adjoining residential property shall comply with one of the following: ● Provide a sill at least 42 inches above the finished floor; or ● Provide obscured glazing to a height of at least 42 inches above the finished floor.		☐ Yes ☐ No ☐ N/A

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Objective Standard	Illustration	Compliance
4. Simulated divided light windows are allowed, so long as the muntins (surface bars) are located on both the inside and outside of the glazing and have a profile. • Roll-on or tape muntins with no profile depth are prohibited. • Muntins located between two panes of glass but not on the exterior or interior of the window (spacer bar only) are prohibited.		☐ Yes ☐ No ☐ N/A
5. Sliding windows on street-facing façades are prohibited.		☐ Yes ☐ No ☐ N/A
6. Vinyl windows are prohibited.		☐ Yes ☐ No ☐ N/A
7. Windows and doors shall be recessed at least 2 inches from the adjoining wall plane or framed by trim that creates an equivalent 2-inch change in depth.		☐ Yes ☐ No ☐ N/A
8. The tops of window openings (window heads) at each story shall be aligned on street-facing facades. Window heads shall be level (parallel to floor plates), unless arched.		☐ Yes ☐ No ☐ N/A

5. MATERIALS & DETAILS

Intent: The purpose of the following standards is to ensure that Subdivision Projects within a historic district reflect the character of the area through the use of compatible exterior building materials.

Objective Standard	Illustration	Compliance
Materials & Details		
1. The following building façade finish (cladding) materials are prohibited: • Vinyl • Metal • Mirror glass or reflective materials • Exposed, unfinished concrete • Stacked stone (real or imitation) veneer • Concrete masonry units (except in Balboa Highlands HPOZ)		☐ Yes ☐ No ☐ N/A

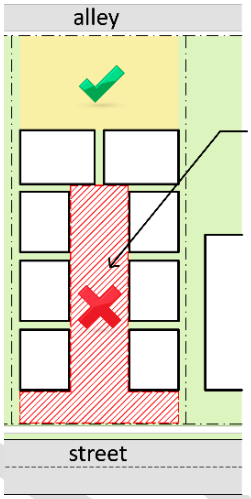
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Objective Standard	Illustration	Compliance
• T1-11 wood siding (except in Balboa Highlands and Gregory Ain Mar Vista Tract HPOZs) In the Balboa Highlands and Gregory Ain Mar Vista Tract HPOZs the following finish materials are additionally prohibited: • Wood shingles • Wood clapboard or shiplap • Brick, stone, or imitation stone If over 75% of Contributing properties on the same block face and facing block do not have stucco as the principal finish (cladding) material, the Subdivision Home shall not utilize stucco as the principal finish material.		
2. The principal finish (cladding) material shall be used at a minimum of 70% of each façade. No more than three finish materials (one principal and one accessory) are permitted. Material transitions shall align with building massing, changes in plane, openings, inside corners, floor lines, bays, or other architectural features. Accessory materials terminating at outside corners shall return at least 24 inches onto the adjacent facade.		☐ Yes ☐ No ☐ N/A
3. All new Subdivision Homes in a Subdivision Project shall have the same material palette.		☐ Yes ☐ No ☐ N/A
4. For exterior stair, balcony, and porch railings, vinyl, glass, and stainless steel materials are prohibited.		☐ Yes ☐ No ☐ N/A
5. Outdoor lighting shall be fully shielded and directed downward and away from adjacent structures and property lines.		☐ Yes ☐ No ☐ N/A
6. Tankless water heaters shall not be located on exterior walls of porches or balconies. Tankless water heaters must be located inside, on a roof (C.3.6 to rooftop equipment applies), or wall-mounted at ground-level on a side or rear building façade (ground-mounted standard C.1.16 related to screening applies).		☐ Yes ☐ No ☐ N/A

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6. SUBDIVISION PROJECTS ON CONTRIBUTING PROPERTIES

In addition to the above standards, the following additional standards apply to Subdivision Projects that include a lot split with a Contributing property as part of the development project. In the case of conflict with any of the above Subdivision Project standards, the standards in this section take precedence for Subdivision Projects on Contributing properties.

Objective Standard	Illustration	Compliance
1. New Subdivision Homes shall not be located between any existing Contributing primary structure (or primary structures, as in a bungalow court) and the street frontage. If a Subdivision Project site includes an extant Contributing primary structure, a minimum separation of 15 feet between the new Subdivision Home(s) and the extant Contributing primary structure is required.		☐ Yes ☐ No ☐ N/A
2. The height of the Subdivision Homes, measured from grade to the highest roof ridge, shall not be taller than that of the extant primary Contributing residence.		☐ Yes ☐ No ☐ N/A
3. Subdivision Projects involving Contributing properties shall have roof forms based on the extant primary Contributing building. For Subdivision Projects with detached homes (units): ● New detached Subdivision Homes shall utilize the primary roof type (flat, gable, hipped, etc.) and pitch (flat, low, medium, steep) present on the extant primary Contributing residence. ● The contextual primary roof requirement for each detached Subdivision Home shall be achieved by one of the following methods: a) Primary roof type is used for full coverage of each Subdivision Home; or b) Primary roof type is utilized along each street-facing frontage (such as a gable, hipped, etc.), with a flat roof and parapet at the rear.		☐ Yes ☐ No ☐ N/A

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Objective Standard	Illustration	Compliance
● Roof forms (type and pitch) and materials shall match on each detached Subdivision Home. For Subdivision Projects with attached homes (units): ● Each Subdivision Home that faces a public right-of-way shall utilize the same primary roof type (flat, gable, hipped, etc.) and pitch (flat, low, medium, steep) present on the extant primary Contributing residence. ● The contextual primary roof requirement shall be achieved through one of the following methods: a) Primary roof type is used for full coverage of each Subdivision Home; or b) Primary roof type is utilized along each street-facing frontage (such as a gable, hipped, etc.) of a Subdivision Home Cluster, with a flat roof and parapet at the rear; or c) If the primary Contributing buildings has a gabled or hipped roof, a single pitched roof may span all Subdivision Homes in an attached cluster, with at least one dormer on each Subdivision Home that utilizes the primary roof form of the Contributing residence. ● Subdivision Homes on interior lots or alley-facing lots may utilize the same roof form and material as the public right-of-way-facing lots, or a flat roof.		
4. If the extant Contributing primary residence has a parapet, the Subdivision Homes shall also have a parapet. If the extant Contributing primary building has clay tile coping at the parapet, the Subdivision Homes shall also have clay tile coping.		☐ Yes ☐ No ☐ N/A
5. For new Subdivision Homes with pitched roofs, as permitted or required per the above standards, the roof cladding shall be the same material as the roof cladding on the extant Contributing primary building.		☐ Yes ☐ No ☐ N/A
6. The principal façade finish (cladding) shall match the cladding of the extant Contributing primary residence in terms of material and		☐ Yes ☐ No ☐ N/A

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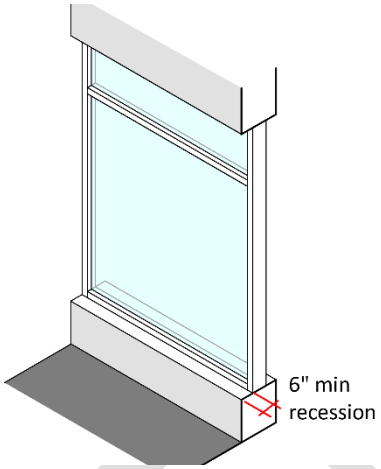
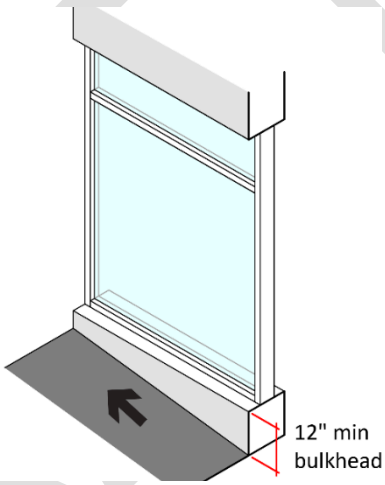
Objective Standard	Illustration	Compliance
orientation (i.e. horizontal or vertical), with the following exceptions: ● Fiber cement or wood composite cladding is allowed in lieu of wood cladding if the primary residence is clad in wood. ● Vinyl cladding is prohibited.		
7. Existing driveways shall not be widened.		☐ Yes ☐ No ☐ N/A
8. Existing pedestrian pathways and central common open spaces shall be maintained and not reduced in size.		☐ Yes ☐ No ☐ N/A
9. Fencing, walls, and/or gates in the side yard (such as across driveways), adjacent to the primary extant Contributing building shall be located at least 6 inches behind the front plane of the Contributing building.		☐ Yes ☐ No ☐ N/A

7. MIXED-USE SUBDIVISION PROJECTS

Subdivision Projects may include units with commercial uses located on the ground floor ("Mixed-Use Subdivision Projects"). Mixed-Use Subdivision Projects shall comply with all applicable LAMC requirements governing the site, including requirements related to parking, signage, access, and floor area ratio (FAR). In addition to the above Standards in *Section C. Subdivision Projects* of this document, Mixed-Use Subdivision Projects shall comply with the following Standards.

Objective Standard	Illustration	Compliance
1. The commercial units of Mixed-Use Subdivision Projects shall be located along the primary frontage of the subdivision abutting the public right-of-way.		☐ Yes ☐ No ☐ N/A
2. A Mixed-Use Subdivision Project shall provide a separate ground floor entrance to the commercial use, or a lobby that serves both the residential and commercial uses.		☐ Yes ☐ No ☐ N/A
3. The ground story (between the upper surface of the ground floor and the upper surface of the floor next above) shall be a minimum of 14 feet tall.		☐ Yes ☐ No ☐ N/A
4. Store entrances shall be recessed 3 to 5 feet from the edge of the building façade to articulate the storefront and provide shelter for persons entering and exiting. Frameless glass doors are prohibited.		☐ Yes ☐ No ☐ N/A

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Objective Standard	Illustration	Compliance
5. Storefront windows shall be recessed at least 6 inches from the adjoining wall plane or framed by trim that creates an equivalent 6-inch change in depth.		☐ Yes ☐ No ☐ N/A
6. A bulkhead with a minimum height of 12 inches is required below ground floor storefront windows; for sloped sites, the bulkhead may be measured at the downslope end of the window.		☐ Yes ☐ No ☐ N/A
7. The ground story façades of commercial units facing a public right of way shall have a minimum of 40% and maximum of 80% of transparent area. No more than 10% of glazing shall be tinted or opaque at the ground story.		☐ Yes ☐ No ☐ N/A
8. The ground floor commercial use shall be visually separated from upper residential floors, with a façade treatment such as a canopy, framing or horizontal band course with a minimum 2-inch profile, or setback of at least 18 inches in depth, or material change, so as to distinguish the commercial base of the building. Upper stories shall not project out over the ground story.		☐ Yes ☐ No ☐ N/A
9. The roofs shall be flat with an overhang of at least 6 inches or a parapet. Roof parapets shall be articulated across the full street-facing façade with a cornice or coping material with a profile of least 3 inches; this		☐ Yes ☐ No ☐ N/A

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Objective Standard	Illustration	Compliance
standard may be met with clay tile coping on buildings with stucco as a principal wall finish (cladding) material.		
10. Retractable gates and security grilles must meet both of the following requirements: ● Be a minimum of 50% open or transparent; and ● Be concealed during business operating hours behind an architectural element, within a framed pocket opening, mounted on the interior, or attached to a storefront return.		☐ Yes ☐ No ☐ N/A
11. The following awning types are prohibited: ● Awnings illuminated from below or internally ● Box awnings ● Waterfall awnings		☐ Yes ☐ No ☐ N/A
12. Signage for the ground floor commercial use shall be located at or adjacent to the ground level, and be located no higher than 14 feet.		☐ Yes ☐ No ☐ N/A

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GLOSSARY

Unless otherwise stated in the ODS for HPOZs, the methods of measurement from the Zoning Code shall be applied. For terms not defined below and where definitions in the Zoning Code and the Historic Preservation Ordinance differ, the objective definition in the Historic Preservation Ordinance takes precedence.

Abutting (Adjacent): To touch or have a common boundary with.

Accessory Finish (Accessory Cladding): Any exterior finish (cladding) material other than the Principal Finish (Refer to Principal Finish).

Altered Contributor: *Refer to Contributing Element.*

Atrium: Space that is completely enclosed on all sides and that is unroofed (open-air) or enclosed by a skylight or trellis above.

Awning: A roof or cover that projects from a wall of a building over a window or door, made of canvas, cloth, plastic, or metal, which may be fixed in place or be retractable.

Bay: Any division of a building between vertical lines or planes, including the entire space between two adjacent structural supports.

Block: A lot or grouping of lots with public rights-of-way on all sides.

Block Face: Any number of lots that have a primary street lot line adjacent to one side of a segment of a private or a public street that lies between two other streets or alleys.

Building Coverage: Pursuant to LAMC Sec. 2C.2.1. (Building Coverage), building coverage is defined as the percentage of lot area covered by buildings or structures.

Building Façade (Façade): The above-grade, non-roof portions of the exterior building envelope, which includes cornices, bay windows or architectural projections, of any exterior wall of a building.

Building Face (Façade Plane): The outer surface of a building façade, which would not include recesses or encroachments.

Building Footprint: Pursuant to LAMC Sec. 14.2.1. (Building Footprint), building footprint is defined as the area of a lot occupied by a building, measured horizontally. Also referred to as "structure footprint".

Building Frontage: The projection of the exterior walls upon the street used for street frontage, as measured perpendicular to the edge of the street. For walls that are not parallel to the street, the building frontage shall include the wall that, other than open parking stalls, has direct and unimpeded access to the street.

Building Setback: Pursuant to LAMC Sec. 2C.2.2. (Building Setback), building setback is defined as the area between a lot boundary and the minimum required setback, represented with a dotted white line and bounded by the buildable area.

Bulkhead: Pursuant to LAMC Sec. 3D.9.1.4.C.4. (Bulkhead), bulkhead is defined as a wall located beneath a display window on the ground story façade that elevates a window above the exterior finished grade and the interior finished floor surface.

Bungalow Court: Bungalow courts consist of a group of small, detached or semi-detached homes arranged around a shared central courtyard or landscaped open space.

Canopy: An overhead projecting structure that provides sheltered access to an at-grade street-facing entrance.

Chamfered Corner: An architectural element at a corner of a building adjacent to a street intersection where a tertiary building face transitions between two otherwise intersecting primary building faces at an angle between 30 and 60 degrees measured from both primary building faces. For an illustrative example, see LAMC Sec. 3C.1.3.C.2. (Standards).

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Contributing Element (Contributor, Contributing Building, Contributing Property): Any building, structure, landscaping, or natural feature identified on the historic resources survey as contributing to the historic significance of the Historic Preservation Overlay Zone, including a building or structure which has been altered, where the nature and extent of the alterations are determined reversible by the historic resources survey.

Courtyard (Court): An unroofed area that is completely or partially enclosed by walls or buildings on at least two sides and shared by multiple residential units or non-residential units, not including off-street parking.

Demolition: The removal of more than 50% of the perimeter wall framing, the removal of more than 50% of the roof framing, or the removal of 25% or more of the exterior of a façade in the Street-Visible Area.

Eligible Mixed-Use Project: An Eligible Project, as defined in these ODS for HPOZs, that includes both residential and commercial uses.

Eligible Project: For the purposes of the Objective Design Standards for HPOZs, an Eligible Project is any proposed housing development project within an HPOZ that requires ministerial review and/or review based on objective design standards under State and local laws. Eligible projects may include fully residential projects, or mixed-use projects that include commercial and residential uses. Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) are not Eligible Projects for the purposes of the ODS for HPOZs, as they are subject to separate objective design standards under the Los Angeles ADU ordinance (LAMC Section 12.22A.33). Rehabilitation projects or other alterations to HPOZ Contributors or Non-Contributors are not Eligible Projects and are processed through the applicable review process under the HPOZ ordinance (LAMC Section 13B.8 of Chapter 1A).

Eligible Residential Project: An Eligible Project, as defined in these ODS for HPOZs, that includes 100% residential use. In some cases, as allowed by existing local or State law, a 100% residential project may be constructed on a commercial-zoned parcel.

Entry Feature: Pursuant to LAMC Sec. 3C.5.2. (Entry Feature), entry features are defined as improved design standards applied to each entrance along the public realm.

Existing Grade: The grade prior to re-grading or construction for the project.

Flat Roof: A roof with a maximum pitch of 2:12 (two inches of vertical rise for every 12 inches of horizontal span) or less.

Front Yard: Pursuant to LAMC Sec. 14.2.16.B.1. (Front Yard), a front yard is the area between a primary street lot line and an imaginary line running parallel to the primary street lot line. The imaginary line shall be drawn 15 feet back from the portion of the primary street lot line-facing facade nearest to the primary street lot line, measured perpendicularly to the lot line.

Frontage: *Refer to Primary Frontage, Street Frontage, and Frontage Lot Line.*

Frontage Lot Line: Frontage lot lines include all primary street lot lines and side street lot lines.

Ground Story: Pursuant to LAMC Sec. 14.2.10.A. (Ground Story), ground story is defined as the lowest story of a building meeting the criteria of either continuous Ground Story (typical) or Ground Story Modules Pursuant to LAMC Sec. 14.2.10. (Story), depending on site and building conditions.

Lot Area: Pursuant to LAMC Sec. 2C.1.1. (Lot Area), lot area is defined as the amount of land area within the boundaries of a lot.

Lot Line: Lot line is defined as the legal boundaries of a lot, as determined Pursuant to LAMC Sec. 14.2.12. (Lot Line Determination).

Lot Modification: Pursuant to LAMC Sec. 14.2.15.B.3. (Lot Modification), lot modification is defined as the modification of the lot lines of any existing lot through the Subdivision Map Act and Article 11. (Division of Land), including the division of land as defined in California Government Code, Title 7. (Planning and Land Use), Sec. 66424.

Lot Split: *Refer to Lot Modification.*

Lot Tie: Lot tie is defined as a legally binding covenant to hold multiple lots as one.

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Lot Width: Pursuant to LAMC Sec. 2C.1.2. (Lot Width), lot width is defined as the length of primary street lot lines bounding a lot.

Low-Pitch Roof: A roof with a slope between 2:12 (two inches of vertical rise for every 12 inches of horizontal span) and 4:12 (four inches of vertical rise for every 12 inches of horizontal span).

Medium-Pitch Roof: A roof with a slope between 4:12 (four inches of vertical rise for every 12 inches of horizontal span) and 8:12 (eight inches of vertical rise for every 12 inches of horizontal span).

Ministerial Decision (Ministerial Action, Ministerial Review): A decision based on the non-discretionary application of objective standards. Refer to LAMC Sec. 13A.2.1.B. (Procedural Categories).

Non-Contributing Element (Non-Contributor, Non-Contributing Building, Non-Contributing Property): Any building, structure, natural feature, lot, or landscaping, that is identified in the Historic Preservation Overlay Zone historic resources survey as a Non-Contributing Element, or not listed in the historic resources survey.

Public Right-of-Way: Public right-of-way is defined as the area on, below, or above any surface owned by, or under the control of the City for the purpose of providing public access for a mode of transportation or mobility. Public right-of-way includes roadway, alley, median, sidewalk, parkway, bicycle path, and recreational trail.

Prevailing: The most common or frequent.

Prevailing Setback: The most common or frequent setback on a subject block. For projects on RA, RE, RS, R1, and R2-zoned lots, the prevailing setback can be calculated using the following LADBS online tool: https://www.ladbsservices2.lacity.org/OnlineServices/?service=psc.[2]

Primary Contributing Building: The main residence or commercial building (typically at the front of the lot) on a Contributing Property.

Primary Frontage (Primary Façade): The exterior building walls facing the Primary Lot Line. For the purposes of this definition, all exterior walls that intersect a plan parallel to the lot line at 45 degrees or less shall be considered the Primary Frontage. When the Primary Lot Line is not straight, a line connecting the points where the secondary or side lot lines and the Primary Lot Line intersect shall be used.

Primary Roof Type: The roof type that covers the front portion of the building and spans the primary frontage.

Primary Street Lot Line (Primary Lot Line): Primary street lot line is defined as a lot line that has been designated as the primary street lot line per Sec. 14.2.12.C.1. (Primary Street Lot Line).

Principal Finish (Principal Cladding, Principal Wall Finish, Principal Façade Finish): The exterior material applied over the building wall structure and/or insulation, excluding windows, doors, and window and door trim. For the purposes of the ODS for HPOZs, the principal finish (cladding) is the finish material utilized on 70% or more of a façade.

Rear Lot Line: Pursuant to LAMC Sec. 14.2.12.C.4. (Rear Lot Line), rear lot line is defined as a lot line that does not abut a street or alley right-of-way and is opposite and most distant from a primary street lot line, and meets the criteria Pursuant to LAMC Sec. 14.2.12.C.4. (Rear Lot Line).

Rear Yard: Pursuant to LAMC Sec. 14.2.16.B.4. (Rear Yard), the rear yard is the portion of a lot between a rear lot line and a principal (primary) structure. When there is more than one principal structure located on the same lot, rear yard includes the portions of a lot between the rear lot line and the principal structure that is located closest to the primary street lot line.

Remainder Parcel: A parcel that retains existing land uses or structures, does not contain any new residential units, is not exclusively dedicated to serving the housing development project and is not divided for the purpose of sale, lease, or financing.

[2] Los Angeles Department of Building & Safety (LADBS) in "Determining Front Yards, When Subject to the 'Prevailing Setback' Regulation" LADBS Information Bulletin/Public: Zoning Code (Document No.: P/ZX 2023-015, effective January 1, 2023) available https://dbs.lacity.gov/sites/default/files/efs/pdf/publications/determining-front-yards-when-subject-to-the-prevailing-setback-regulation-ib-p-zc2020-015.pdf.

Roof Form: Pursuant to LAMC Sec. 3D.11.1. (Roof Form), roof form is defined as the shape of the external upper covering of a building, including the frame for supporting the roofing.

Roof Projection: Pursuant to LAMC Sec. 14.2.5.A.1.b. (Roof Projection), roof projections are defined as roof elements that overhang or cantilever beyond the building footprint and do not include posts or columns. Types of roof projections include, but are not limited to: eaves, roof overhangs, gutters, awnings, or canopies.

Side Lot Line: Pursuant to LAMC Sec. 14.2.12.C.5. (Side Lot Line), side lot line is defined as any lot line not determined to be a primary street lot line, side street lot line, rear lot line, alley lot line, or special lot line.

Side Yard: Pursuant to LAMC Sec. 14.2.16.B.5. (Side Yard), side yard is defined as the portions of a lot between a side lot line and a principal structure. All portions of a lot that do not meet the yard designation criteria for any other yard shall be designated as a side yard.

Subdivision Project: For the purposes of the ODS for HPOZs, "Subdivision Project" refers to an Eligible Project involving a division of land, such as a subdivision or lot split. Subdivision Projects can take a variety of forms depending on the site or desired density.

Subdivision Home: For the purposes of the ODS for HPOZs, the individual residential unit within a Subdivision Project. A Subdivision Home may be an attached or detached unit, such as in a bungalow court or townhome.

Steep-Pitch Roof: A roof with a slope between 8:12 (eight inches of vertical rise for every 12 inches of horizontal span) and 18:12 (eighteen inches of vertical rise for every 12 inches of horizontal span).

Story: Pursuant to LAMC Sec. 14.2.10. (Story), story is defined as the portion of a building or structure included between the upper surface of a floor and the upper surface of the floor next above, except that the top most story is that portion of a building or structure included between the upper surface of a floor and the upper surface of the ceiling structure above.

Street Frontage (Street-Facing Façade): The exterior building walls facing a Street Lot Line having no permanent structure (not including fences or walls) located between the building façade and Street Lot Line. For the purposes of this definition, all exterior walls that intersect a plan parallel to the lot line at 45 degrees or less shall be considered the Street Frontage.

Street Lot Line: Pursuant to LAMC Sec. 14.2.12.B.2. (Street Lot Line), street lot line is defined as any lot line that abuts a street right-of-way. Street lot lines include all primary street lot lines, side street lot lines, and alley lot lines.

Street Step-Back: Pursuant to LAMC Sec. 2C.6.1. (Street Step-Back), street step-back is defined as a step-like recess in the massing of a building that requires upper stories to be pushed back from the lower stories from the street.

Street Wall: The condition created along a street by the fronts and consistent setbacks of buildings, and enhanced by the continuity and the height of the buildings.

Street-Visible Area: Any portion of the front, side, and rear facades that can be seen from any adjacent street, alley, or sidewalk, or that would be visible but are currently obstructed by landscaping, fencing, or freestanding walls. It also includes undeveloped portions of the lot where new construction would be visible from the adjacent street or sidewalk; facades that are generally visible from non-adjacent streets due to steep topography; or second stories visible over adjacent one-story structures.

Street-Facing Entrance: Pursuant to LAMC Sec. 3C.5.1. (Street-Facing Entrance), street-facing entrance is defined as a door providing access from the public realm to the interior of a building.

Street-Facing Façade: *Refer to Street Frontage.*

Transparent Area: Pursuant to LAMC Sec. 3C.4.1. (Transparent Area), transparent area is defined as the amount of transparent area on a building facade.

Vacant: A parcel or property that does not have an existing building or habitable structure. These could include properties with surface parking lots.

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Waterfall Awning: Exterior window, doorway, or storefront awnings with a curved or domed top.

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