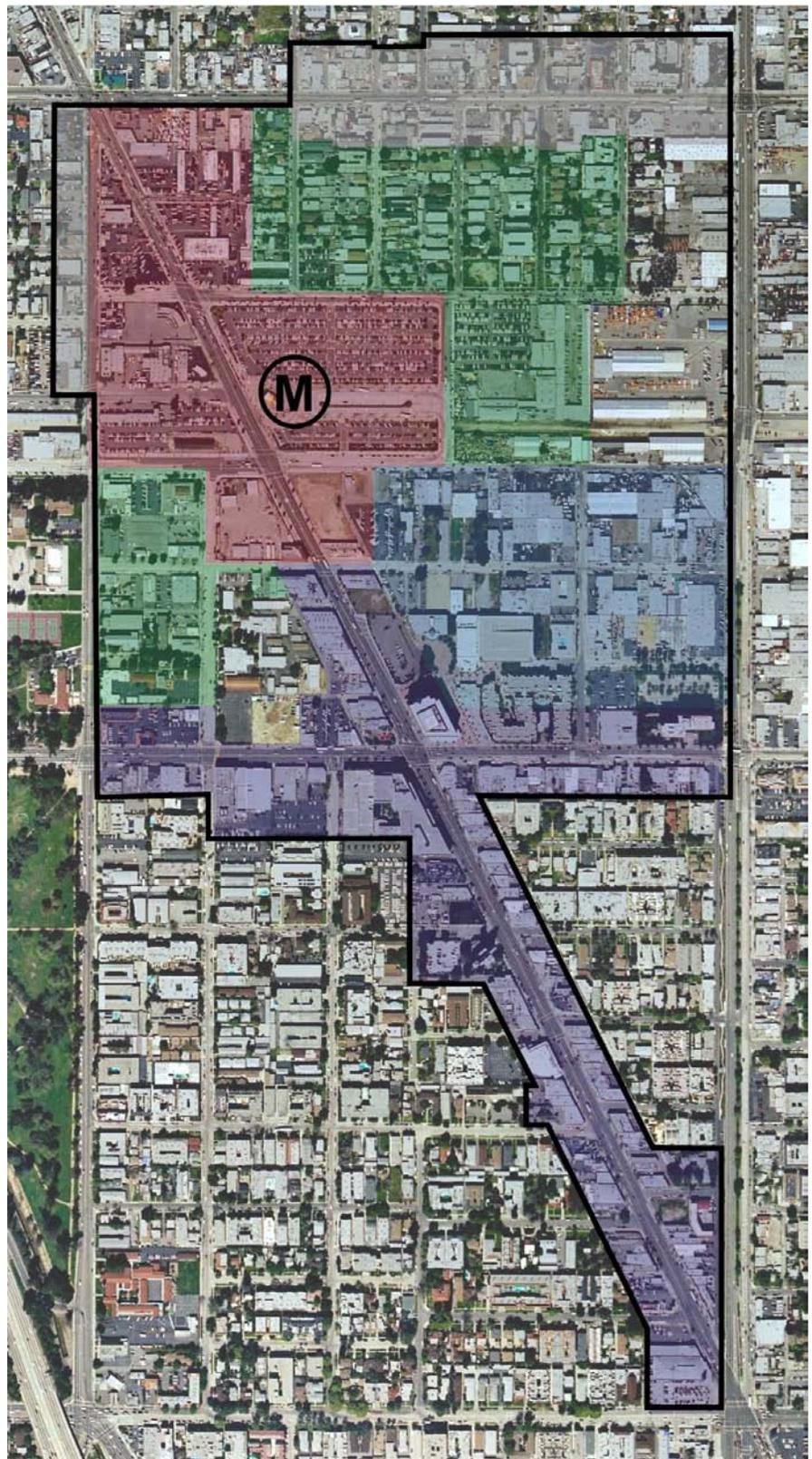


**Design for Development
Establishing
North Hollywood
Redevelopment Project
Commercial Core
Urban Design Guidelines**

**Community
Redevelopment Agency
of the City of Los Angeles**

**adopted
September 20, 2007**



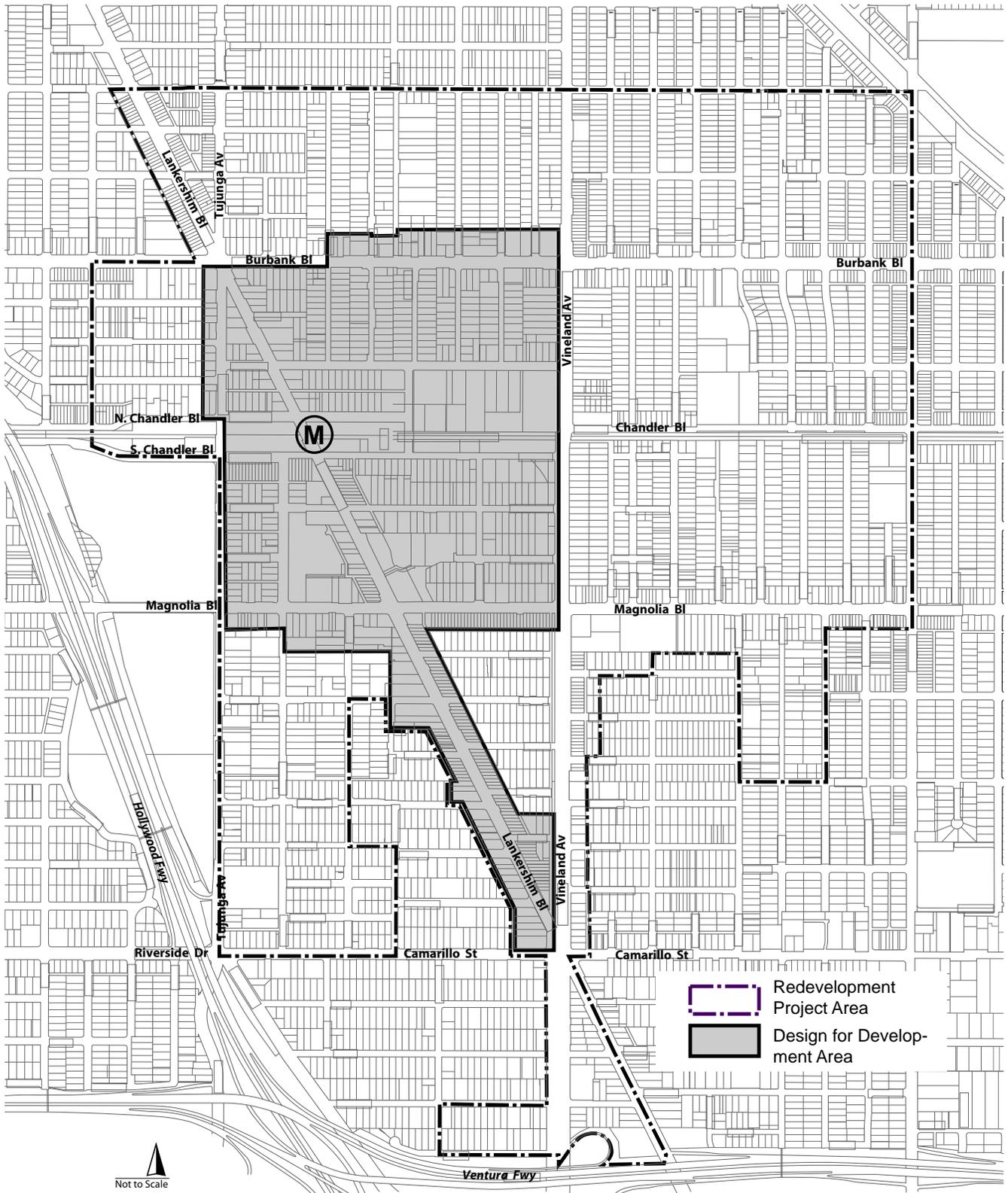
**Design for Development
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**Part I
General Provisions**

1. Except as stated herein, all applicable State, County and City of Los Angeles regulations and code requirements shall apply. Where the Design for Development differs from the above, the more restrictive shall apply.
2. All development within the Design for Development Area shown on Exhibit 1 shall be subject to and conform to this Design for Development.
3. All development shall conform to the Amended Redevelopment Plan for the North Hollywood Redevelopment Project (“Redevelopment Plan”).
4. All developments subject to this Design for Development shall comply with the Agency’s Public Art Policy which is hereby incorporated by reference.
5. All developments subject to this Design for Development shall be required to obtain LEED™ Certification by the U.S. Green Building Council, or similar.
6. All developments incorporating housing that are subject to this Design for Development and require Agency discretionary land use action pursuant to Section 600 of the Redevelopment Plan may be required to include affordable housing units in support of the Agency’s goal to meet or exceed the requirement that at least fifteen percent (15%) of new or rehabilitated dwelling units developed within the redevelopment project area by public or private entities or persons other than the Agency be available at affordable housing cost to, and occupied by, persons and families of low or moderate income in conformance with Section 33413(b) (2)(i) of the California Health and Safety Code and Section 536 of the Redevelopment Plan.
7. All developments subject to this Design for Development shall comply with the Design for Development Establishing Sign Design Standards for the North Hollywood Redevelopment Project Area, which is hereby incorporated by reference.
8. There shall be no increase in the height, size, floor area or residential density of any existing building except in conformance with this Design for Development.

9. Minor adjustments to provisions of this Design for Development may be approved administratively provided that all of the following determinations can be made: (a) the technical application of certain provisions of the Design for Development would result in practical difficulties inconsistent with general purpose and intent of the Design for Development; (b) approving a minor adjustment will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and (c) approving a minor adjustment would result in a development that substantially conforms with this Design for Development and is in full conformance with the Redevelopment Plan. No adjustment shall be approved that would modify provisions of this Design for Development addressing maximum residential density, maximum floor area ratio, maximum building height and/or land use without the approval of the Agency Board of Commissioners.
10. The Agency reserves the authority to disapprove any project that would result in the loss of existing low and moderate income housing units unless replacement of those units is provided.
11. Proposals and applications for permits shall be reviewed for compliance with this Design for Development, the Redevelopment Plan and CEQA requirements.

Exhibit 1
Design for Development Area Boundaries Map



Part II
North Hollywood Redevelopment Project
Commercial Core Urban Design Guidelines

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1. INTRODUCTION AND OVERVIEW

DESIGN PRINCIPLES

VISION

- ❑ Foster development that reinforces the identity of NoHo and enables its creative business and residential communities to flourish.
- ❑ Build a community of districts and neighborhoods, each with a distinct identity.

DISTRICTS AND NEIGHBORHOODS

NoHo Arts District

- ❑ Preserve and reinforce the existing character of the NoHo Arts District.
- ❑ Support existing art, theater, and other cultural facilities and develop new facilities that complement the existing facilities.

Lankershim Core

- ❑ Create a significant concentration of commercial development (retail, hotel, entertainment and office), as well as housing, around the Metro Red and Orange Line Stations.
- ❑ Encourage convenience uses that will become a part of the everyday commute.
- ❑ Provide linkages between the transit-related development in the Lankershim Core, the NoHo Arts District and surrounding neighborhoods and between individual buildings in the Lankershim Core.

Lankershim and Magnolia Boulevards in the NoHo Arts District and Lankershim Core

- ❑ Reinforce Lankershim Boulevard and Magnolia Boulevard as NoHo's retail, cultural, and pedestrian activity spines, providing shopping and cultural activities within walking distance of one another, jobs, the surrounding neighborhoods and the Metro Red and Orange Line Stations.
- ❑ Design buildings and streetscape amenities to activate the street and encourage walking.



The NoHo Arts District

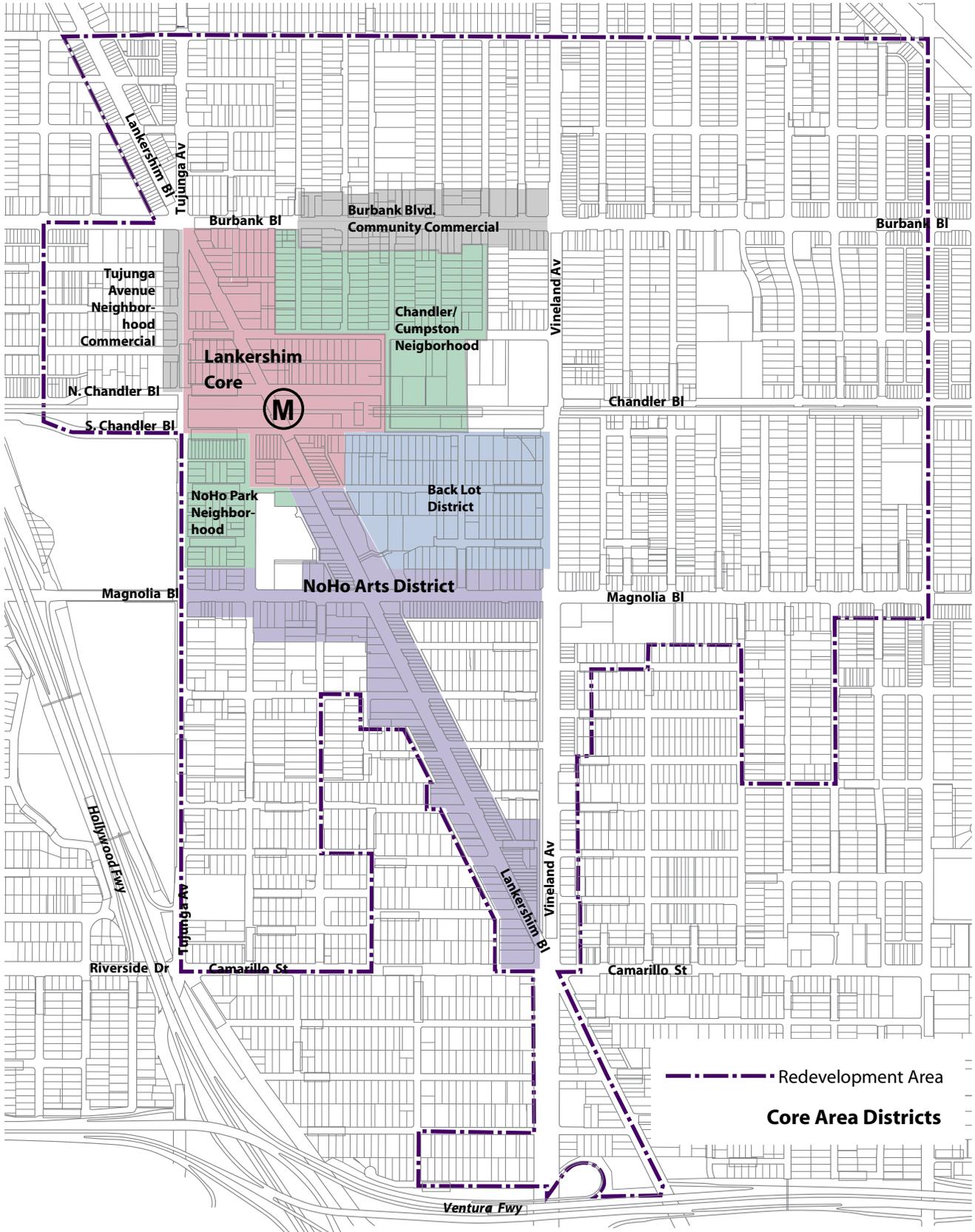


MTA site



Existing blank-wall buildings on Lankershim Blvd. (upper) could have been designed with storefront retail and street trees (lower).

Figure 1-1 North Hollywood Redevelopment Area Commerical Core Sub-Areas



Residential and Live-Work Neighborhoods

- ❑ Provide a broad range of housing types and price levels that offer a full range of choices and bring people of diverse ages, ethnicities, and incomes into daily interaction.
- ❑ Preserve existing stable neighborhoods, including existing housing stock that provides affordable, family housing.
- ❑ Cultivate compact, pedestrian-friendly residential neighborhoods where a variety of activities are within walking distance and new development is integrated into, not isolated from, the existing neighborhood.
- ❑ Design streets not just for vehicles, but as usable outdoor space for walking and visual enjoyment.
- ❑ Provide adequate public open space, including joint use open space with LAUSD and MTA within walking distance of residents.



Neighborhood and Community Commercial Districts

- ❑ Reinforce Burbank Boulevard's function as a community serving commercial and mixed-use district.
- ❑ Reinforce Tujunga Avenue's function as a neighborhood-serving commercial and residential district.



BUILDING DESIGN

- ❑ Recognize the dwelling as the primary building block of a neighborhood and a key to individual and community pride. Design dwellings that residents can be proud of, with comfortable living spaces, natural light and ventilation, and outdoor open space.
- ❑ Respect the existing neighborhoods, including massing and scale, while at the same time, encouraging innovative architectural design that expresses the creativity of NoHo.
- ❑ Accommodate vehicular access and parking in a way that respects pedestrians and public spaces and contributes to the quality of the neighborhood.
- ❑ Provide "eyes on the street" to create a safe and stable community and to encourage interaction and identity.





SUSTAINABILITY

- ❑ Incorporate environmentally sustainable practices in all aspects of design.

APPLICATION OF THE DESIGN GUIDELINES TO DEVELOPMENT PROJECTS

These guidelines are intended to provide guidance for creating a livable, walkable Transit Oriented District in North Hollywood.

ORGANIZATION OF THE DESIGN GUIDELINES

This document is organized into the following sections:

1. Introduction and Overview (this section)
2. Land Use by District
3. Development Intensity and Building Height
4. Sidewalks and Setbacks
5. Building Massing and Street Wall Design
6. Ground Floor Treatment
7. Tower Treatment
8. Circulation, Parking and Loading
9. On-Site Open Space
10. Other Building Design Elements
11. Signage
12. Streetscape Improvements
13. Sustainable Design
14. Affordable Housing

2. LAND USE BY DISTRICT

- Reinforce the identity and character of each district and neighborhood in the North Hollywood Commercial Core by encouraging a distinctly different and complementary mix of land uses in each, as summarized in the Table 2-1. This land use mix is intended to:
 - Maintain and enhance the existing orientation of the NoHo Arts District as a center for the performing and visual arts;
 - Establish a regional-serving commercial center at the Metro station in the Lankershim Core;
 - Encourage in-fill multi-family residential development in the Chandler/Cumpston and NoHo Park Neighborhoods to reinforce their residential character;
 - Encourage entertainment industry support uses, along with live-work development in the Back Lot District;
 - Provide community and neighborhood-serving shops and services on Burbank Boulevard and Tujunga Avenue with housing above.
- Prohibited uses in all districts and neighborhoods include auto-related uses (except new automobile dealership franchises and their associated activities), flea markets, liquidation outlets, swap meets, storage facilities except those related to entertainment and multimedia uses, payroll advance/check cashing, and adult entertainment uses.

Table 2-1 Land Use by District

District/Neighborhood	Primary	Secondary
NoHo Arts District	arts-related cultural uses; specialty retail	office; services; residential
Lankershim Core	regional-serving office; retail	regional-serving cultural uses; residential
Chandler/Cumpston Neighborhood	residential	-
Back Lot District	Back Lot uses ¹	residential
NoHo Park Neighborhood	residential	retail/services
Burbank Blvd.	community-serving retail/services	residential
Tujunga Ave. Neighborhood Service District	neighborhood-serving retail/services	residential

¹ *Back Lot uses are defined as entertainment and multi-media industry-related support services, including, but not limited to, development, production, post-production, distribution, licensing or marketing of motion pictures, television programming, video or audio recordings, video graphic images or animation.*

3. DEVELOPMENT INTENSITY AND BUILDING HEIGHT

A. *Establish maximum Floor Area¹, residential density and height limits with which all Projects must comply unless they provide community benefits as described in Subsection B. below.*

- ❑ In Subarea 605, as defined by Ordinance No. 162937 (CPC 1986-0108) and illustrated in Figure 3-1, maximum Floor Area ratios (FARs) exclusive of community benefit bonuses shall be as specified in Table 3-1. Outside Subarea 605, maximum FARs shall be as specified by Zoning regulations.
- ❑ Maximum residential densities exclusive of community benefit bonuses shall be as specified in Table 3-1.
- ❑ Maximum height limits exclusive of community benefit bonuses shall be as specified in the Table 3-1 and illustrated in Figures 3-2 and 3-3 to:
 - Preserve the existing scale and character of the NoHo Arts District;
 - Create a dense activity center oriented around the Metro station in the Lankershim Core and Back Lot District;
 - Encourage in-fill of the Chandler/Cumpston and NoHo Park Neighborhoods at a scale and density that promote pedestrian activity and reinforce their residential character;
 - Encourage revitalization of Burbank Boulevard and Tujunga Avenue.



Development intensity and height should be greater in the Lankershim Core than in other districts. Source: Urban Studio

B. *Provide density, Floor Area and height bonuses in exchange for the provision of key community benefits.*

- ❑ Density bonuses of up to 25% may be authorized by the Agency pursuant to Section 602.1 of the Redevelopment Plan and State law. The Agency may authorize density bonuses for those projects that: 1) further the goals and objectives of the Redevelopment Plan; 2) minimize displacement of low and moderate income households and loss of low and moderate income dwelling units; 3) generate within the project Area variety in housing and residential environments for all socio-economic groups; 4) promote revitalization, improvement of residential properties and well-planned neighborhoods; 5) provide adequate floor area, living spaces and open space in order to avoid excessively dense development; 6) contribute to a desirable residential environment and long-term neighborhood stability; and 7) meet other criteria as may be negotiated between CRA/LA and the owner/developer. Building height and FAR may be increased to accommodate the additional housing units and comply with these design guidelines.
- ❑ In Subarea 605, the Floor Area Ratio of a project may be increased as follows, provided that the project conforms to Zoning regulations, including the following Zoning regulations for Subarea 605: 1) the

¹ Floor Area is as defined in the Los Angeles Municipal Code.

Figure 3-1 Subarea 605 in which FAR Limits in Table 3-1 Apply

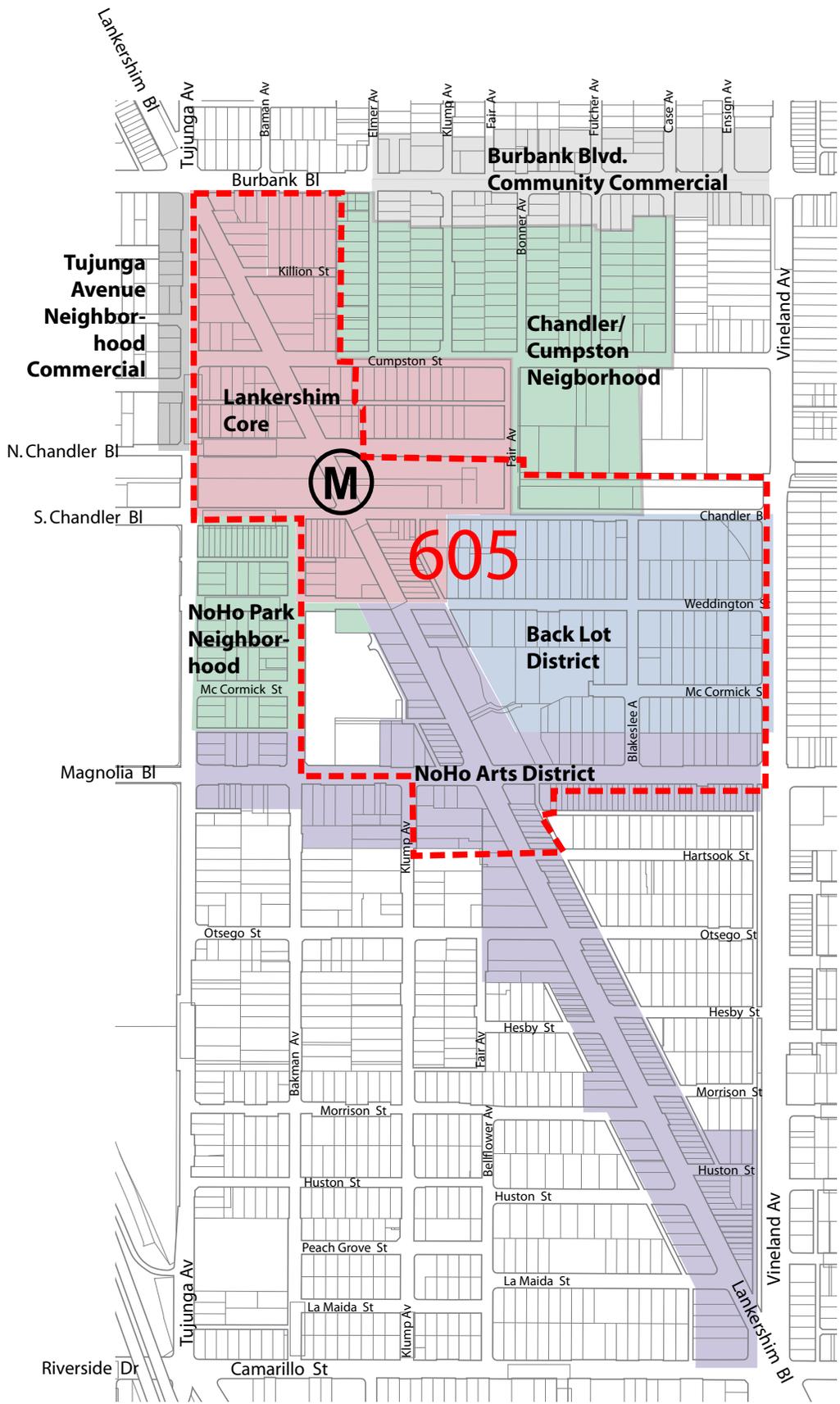


Table 3-1 Maximum Residential Densities, Floor Area Ratios and Building Heights Exclusive of Community Benefit Bonuses¹

District/Neighborhood	Maximum Density (DU/Acre)²	Maximum Floor Area Ratio (FAR) Subarea 605 only	Maximum Building Height³
NoHo Arts	35	1.5:1	45' ⁴
Lankershim Core			
Residential adjacent ⁵	90	3:1	90'
Other locations	90	3:1	140'
Chandler/Cumpston	65		65'
Back Lot	55	3:1	65'
NoHo Park	55	3:1	65'
Burbank Blvd.			
Commercial only	NA		30'
Mixed use ⁶			
South side	45		55'
North side	35		45'
Tujunga Avenue			
Commercial only	NA		20'
Mixed use ⁷ or residential	45		55'

¹ These maximums may be exceeded by a project that includes community benefit(s) approved by the CRA/LA, as specified in Subsection 3. B.

² Maximum Residential Density is calculated by multiplying the acreage of the development site (the horizontal area within the lot lines of the site after any required dedications are subtracted) by the maximum dwelling units per acre listed for each District/Neighborhood.

³ Height is as defined by the Zoning Code.

⁴ In the NoHo Arts District the number of stories is limited to a maximum of 3.

⁵ "Residential adjacent" is defined as any area within 100' of a project's property line that abuts or is directly across the street from the Chandler/Cumpston or NoHo Park Neighborhoods or the Back Lot District as shown in Figure 3-2.

⁶ To qualify as mixed use, 50% of the street frontage along the ground floor must be commercial.

Figure 3-2 Maximum Building Height and Residential Densities Exclusive of Bonuses

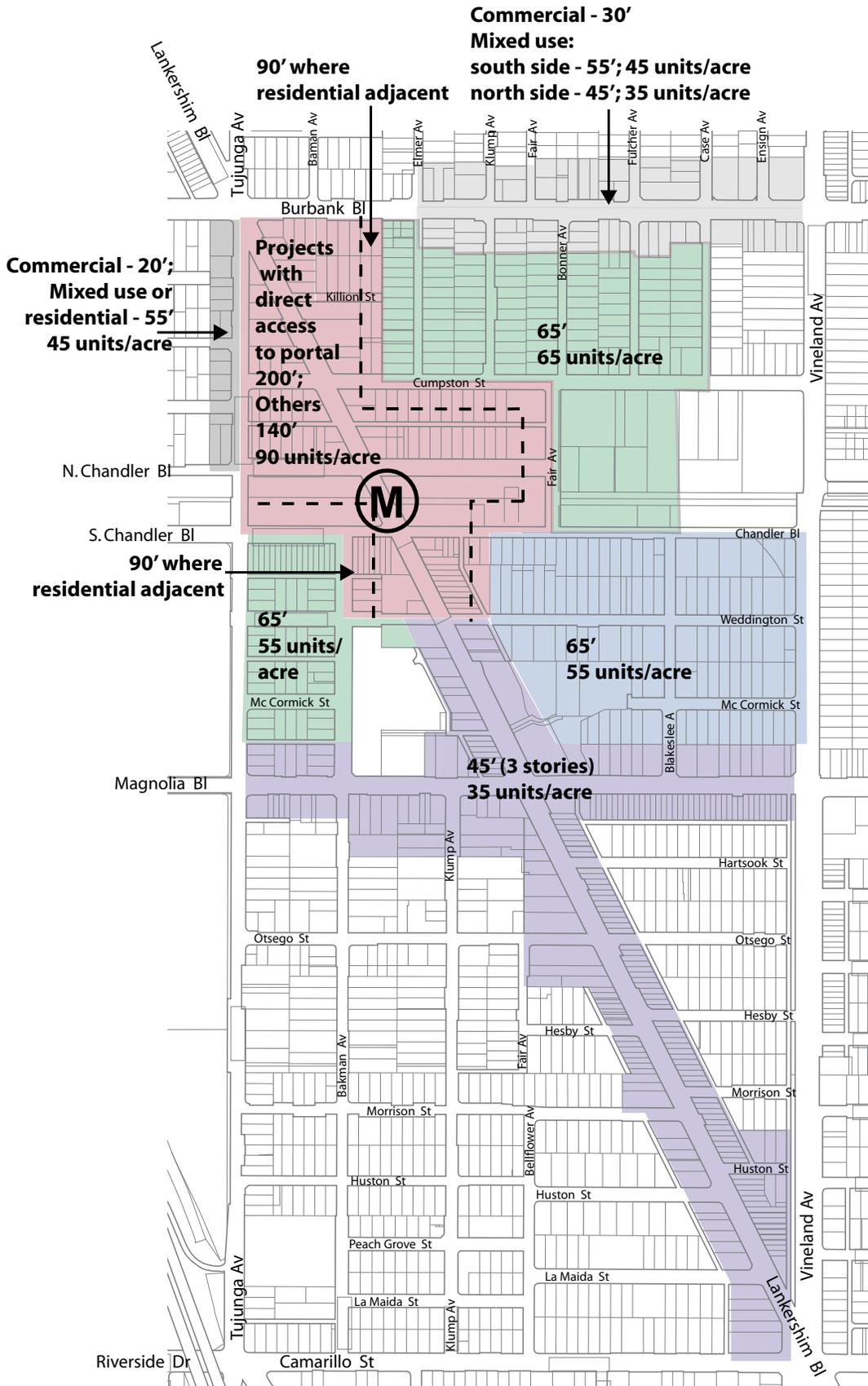
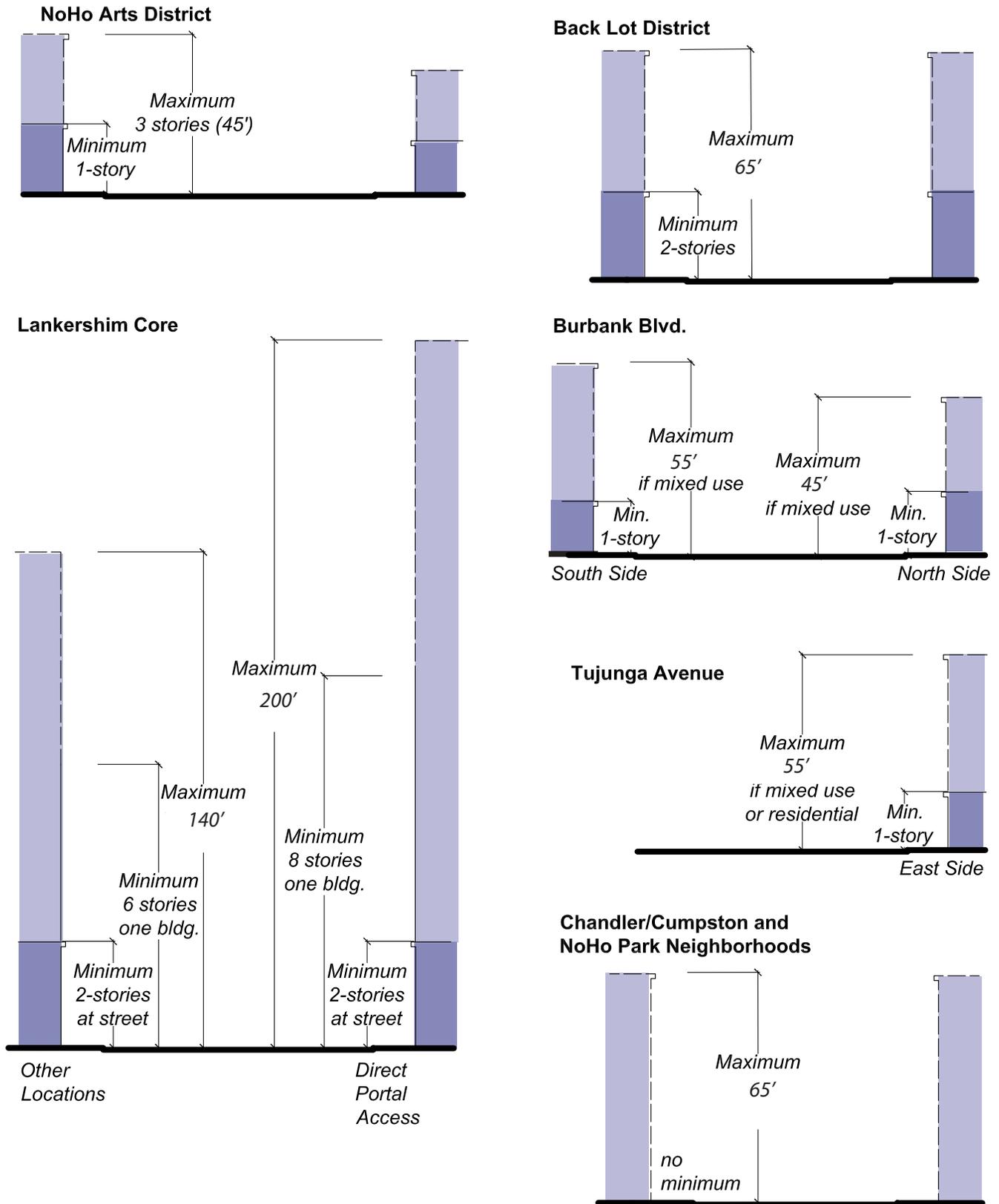


Figure 3-3 Minimum and Maximum Building Heights by District Exclusive of Bonuses



FAR on the project site shall not exceed 6:1; 2) the average FAR on all parcels in Subarea 605, excluding Floor Area required to accommodate affordable housing density bonuses, shall not exceed 3:1 and 3) all parcels shall have an available FAR, excluding density bonuses, of at least 2:1 in the Lankershim Core and Back Lot Districts and 1:1 in the No Ho Arts District.

- A project that achieves LEED Silver certification shall receive an additional FAR of 0.5. To qualify for the LEED Silver certification bonus, a project must be submitted for LEED design phase review and receive sufficient "anticipated" credits for LEED Silver certification prior to Agency approval of the project's building permit. If a project receives the LEED Silver bonus and subsequently fails to obtain LEED Silver certification, the project applicant shall provide the number of affordable housing units that would correspond to the Floor Area bonus received or shall pay an equivalent fee to be determined by the CRA/LA.
- A project shall receive a bonus of four square feet of Floor Area up to an FAR of 1.0 for each one square foot of public open space, provided that open space is: 1) at least 5,000 square feet in area with a minimum dimension of 50 feet in any direction; 2) located at street level and directly accessible and visible from the street; 3) open to the public during normal business hours; 4) 25% planted; 5) 75% shaded at noon PDT on June 21 by either structures or trees (based on 75% of the mature height of the specified tree species/cultivar); 6) 25% not shaded at noon PST on December 21; 7) maintained by the project property owner; and 8) lined with retail or cultural uses, programmed with activities, or otherwise integrated into the project.
- In the Lankershim Core, a project that includes direct portal access to the Metro Red Line station on the project site, that is, a public entrance to the station on the project site that connects directly to the below-grade station via an existing Knock Out Panel, or provides a direct underground connection between the Orange Line terminus and the Red Line station shall receive a bonus of 1.0 FAR.
- In the Lankershim Core, a project with a tower that has an average floor plate size of not more than 12,000 square feet and no horizontal dimension greater than 120 feet, shall receive an additional FAR of 0.5 and, the tower, except where "residential adjacent" as defined by Table 3-1, may exceed the height limit in Table 3-1.
- A project that includes a performing arts, visual arts or other cultural facility may receive a Floor Area bonus to be determined by the CRA/LA. The size of the bonus will depend upon the characteristics of the facility provided.
- Other community benefits to be determined by the CRA/LA.

Residential density and height may be increased, up to the maximum permitted by Zoning regulations, as needed to use any bonus Floor Area, except that height may not be increased where the project is “residential adjacent” as defined in Figure 3-2 and specified in Subsection 3.C.

C. Other Floor Area, Height and Density Provisions

- ❑ In the Lankershim Core, any project with direct portal access shall include a tower at least 8 stories tall, and any project without direct portal access should include a tower at least 6 stories tall.
- ❑ The first floor, including the main entry to a project, shall be at street level.
- ❑ The floor-to-ceiling height in all residential units shall be at least 9'-0"
- ❑ Towers in the Lankershim Core should create landmarks, define and preserve view corridors, and minimize shade and shadow impacts.
- ❑ Transitions in scale shall be provided as specified in Table 3-1:
 - In the Lankershim Core, buildings within 100' of a project's property line that abuts or is directly across the street from a primarily residential neighborhood, shall step down in height.
 - On Burbank Boulevard, building height on the north side of the street shall be limited to reduce shade/shadow impacts on neighbors.
- ❑ In all projects containing residential development, the habitable residential floor area on any floor shall not exceed 50% of the lot area, except that, in conjunction with any bonus in Subsection 3.B., the habitable residential floor area on any floor may equal up to 65% of the lot area.

4. SIDEWALKS AND SETBACKS

A. Establish sidewalk widths that contribute to comfortable use of the sidewalk and support sidewalk activity.

- ❑ The sidewalk widths specified in Table 4-1 shall be provided by setting buildings back from the property line and treating the setback as part of the sidewalk, unless an alternate treatment is approved by the Agency.
- ❑ Where a dedication is required, but the roadway will not be widened, a temporary parkway zone that can be removed without disrupting the permanent sidewalk, including street trees, if the roadway is widened in the future shall be provided.

Table 4-1 Sidewalk Widths

Street	Minimum sidewalk width
Lankershim Boulevard	15'
Magnolia Boulevard	15'
All Back Lot Streets	14'
Other Lankershim Core streets	12'
Burbank Boulevard	12'
Tujunga Boulevard	12'
All other streets	12'

¹ Sidewalk width shall be measured from the face of curb after any anticipated roadway widening.

- ❑ Within the sidewalk, adequate walkway area and adequate area for street trees and other landscaping shall be provided as specified in Table 4-2. On Lankershim, Magnolia, Burbank and Tujunga Boulevards, provide paved parkways with tree wells. On all other streets, provide continuous landscaped parkways to be planted, irrigated and maintained by the adjacent property owners, except adjacent to bus stops and loading zones where tree wells shall be provided.

Table 4-2 Minimum Walkway/Parkway Widths and Tree Wells¹

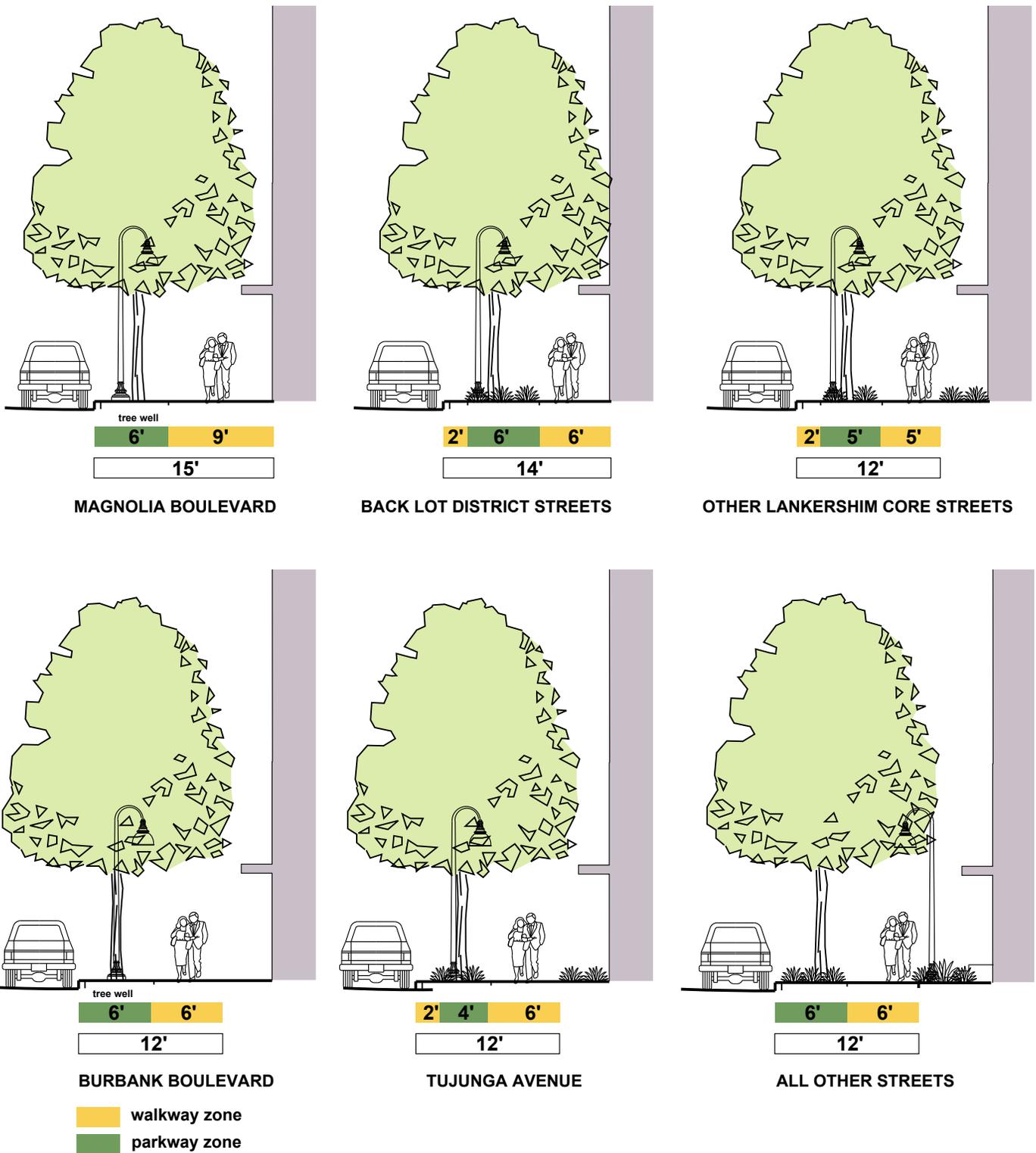
Street	Minimum walkway width	Minimum parkway width	Minimum tree well
Lankershim Boulevard	9'	6'	4' x 6'
Magnolia Boulevard	9'	6'	6' x 8'
All Back Lot Streets	6'	8'	NA ²
Other Lankershim Core streets	5'	7'	NA ²
Burbank Boulevard	6'	6'	6' x 8'
Tujunga Boulevard	6'	6'	NA ²
All other streets	4'	6'	NA ²

¹ See Figure 4-1 for configuration of parkway zone.

² Continuous landscaped parkway required - see Figure 4-1.



Figure 4-1 Sidewalks by District



- ❑ Design of parkways and large tree wells to collect and treat stormwater runoff is encouraged, provided that groundwater and street trees are not adversely affected.
- ❑ Where tree wells and parkways would conflict with existing underground vaults, historic paving materials, or other existing features, the tree well and parkway design shall be modified to eliminate such conflicts.

B. Provide a central gathering place near the Metro Stations in the Lankershim Core.

- ❑ Projects at the intersection of Lankershim Boulevard and Chandler Boulevard are encouraged to provide a plaza or plazas designed to both provide access to the Metro Red and Orange Lines and accommodate a variety of community activities.
- ❑ The street wall and ground floor treatment requirements for streets with Urban Street Walls in Sections 5. and 6. apply to buildings that line the central plaza or plazas.



Looking southeast at Central plaza at Metro Station. Source: Urban Studio

C. Provide setbacks from the back of sidewalk appropriate to the land use and district.

- ❑ On streets where an Urban Street Wall is required, as defined in Figure 5-1, and adjacent to ground floor space designed for retail use, the building street wall (as defined in Table 5-1) shall be located at or within a few feet of the back of sidewalk as specified in Table 4-3, except where a plaza or plazas are provided as described in B. above.
- ❑ On all other streets, buildings shall be set back from the back of walkway to provide a buffer between the sidewalk and building as specified in Table 4-3.
- ❑ Variations in the setback are encouraged to respond to building function and to create visual interest.
- ❑ Treatment of the setback required in Table 4-3 will vary with the use for which the ground-floor is designed:
 - Adjacent to retail, the setback, if any, should be primarily hardscape and may be used for outdoor dining and other commercial activities.
 - Adjacent to live-work space, the average two-foot setback, should include a little landscaping.
 - Adjacent to residential units with individual entries on the street, the setback should be primarily landscaped may include walkways, porches, solid walls up to 3 feet above sidewalk elevation, transparent fences (e.g., wrought iron or tubular steel) up to a height of 5 feet above sidewalk elevation. If the landscaped setback is at least 15 feet wide and is designed to be usable for residents, that landscaped setback may be counted as required usable open space.



Figure 4-2 illustrates variations in setback treatment in response to ground floor use and treatment.

C. Provide a buffer between higher intensity commercial or mixed use development and lower density residential development.

- In the Lankershim Core, where a project’s property line abuts the Chandler/Cumpston Neighborhood, NoHo Park Neighborhood, or the Back Lot District, a 15-foot landscaped setback shall be provided.

Table 4-3 Building Wall Setback Zone From Back of Sidewalk ¹

District/Neighborhood	Streets with	Other Streets (Average/Min.-Max.)		
	Urban Street Wall (Min.-Max.²)	Corner Retail/ Professional Office/Live Work³	Residential with individual Entries on Street⁴	Residential - without Individuals Entries on Street⁵
NoHo Arts	0-2'	2'/0-10'	4'/2-8'	8'/4-12'
Lankershim Core	0-10'	5'/0-15'	8'/4-16'	12'/4-24'
Chandler/Cumpston	-	-	10'/5-15'	15'/15'
Back Lot	0-5'	2'/0-5'	6'/3-12'	10'/5-15'
NoHo Park	-	2'/0-5'	10'/5-15'	15'/15'
Burbank Blvd.	0-5'	2'/0-15'	8'/4-12'	12'/4-24'
Tujunga Ave.	-	2'/0-10'	8'/4-12'	12'/4-24'

¹ Back of sidewalk is based on sidewalk widths shown in Figure 4-1.

² Building wall may be located anywhere within the range shown.

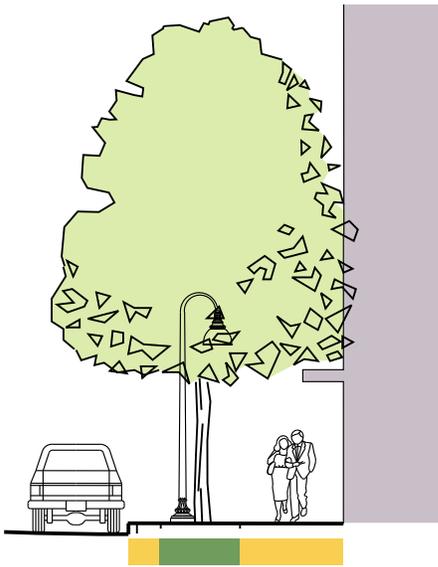
³ Corner Retail is retail within 50 feet on a street that intersects a street with a required Urban Street Wall. Setback should include some landscaping.

⁴ Setback should include at least 50% landscaping.

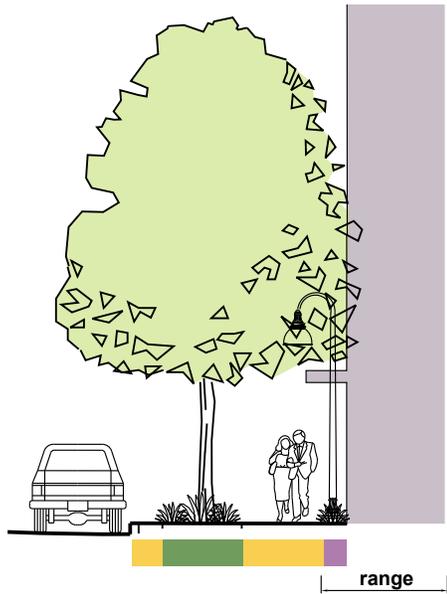
⁵ Setback should include at least 75% landscaping.

Note: If at least 50% of the building frontage along a block face is occupied by designated Historic Resources or by buildings determined by the Administrator to be likely to remain for the next 30 years, then the setback shall match the average setback of those fixed buildings.

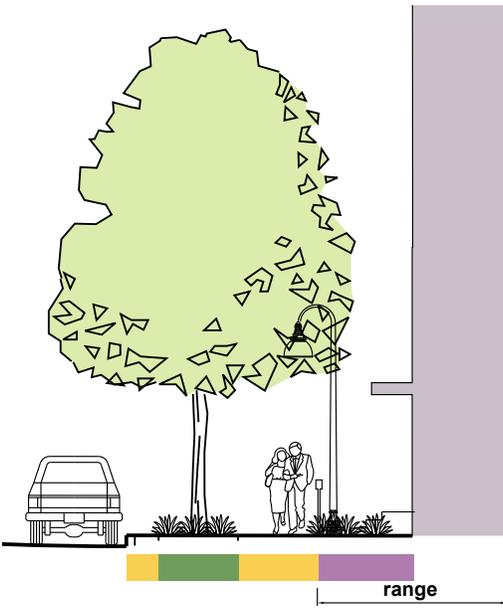
Figure 4-2 Setback Treatment In Response to Ground Floor Treatment



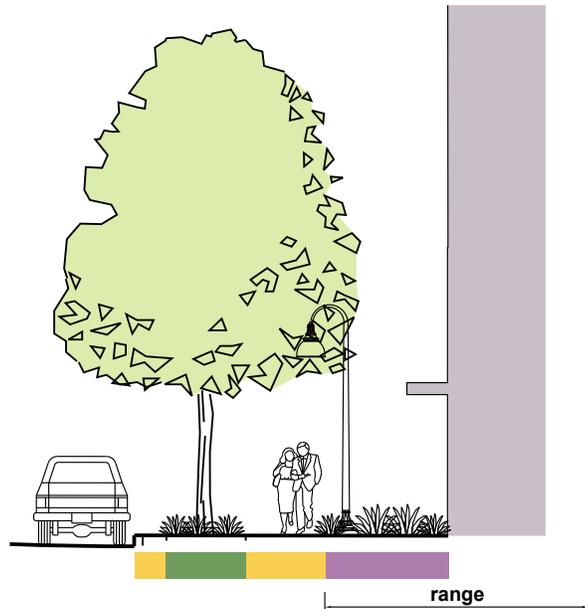
STREETS WITH REQUIRED URBAN STREET WALLS



OTHER STREETS: LIVE WORK OR PROFESSIONAL OFFICE



OTHER STREETS: RESIDENTIAL WITH INDIVIDUAL ENTRIES



OTHER STREETS: RESIDENTIAL WITHOUT INDIVIDUAL ENTRIES

- walkway zone
- parkway zone
- average setback

5. BUILDING MASSING AND STREET WALL DESIGN

A. *Establish building massing along street frontages appropriate to the character of each district.*

- ❑ The building wall along the street (Street Wall) shall be located as specified in Table 5-1.

B. *Where retail and cultural uses line the ground floor, provide a building wall along the sidewalk to define and enclose the street and provide a comfortable scale for pedestrians.*

- ❑ Along streets that are intended to have continuous ground floor retail, cultural or live/work uses oriented to the sidewalk, that is, Lankershim Boulevard, Magnolia Boulevard, Burbank Boulevard, Weddington Street, McCormick Street, and Blakeslee Avenue, as shown in Figure 5-1, define the street with a largely continuous building wall at the back of sidewalk.
- ❑ 90% of a building's walls along the street shall have the minimum number of stories specified in Table 5-1.
- ❑ Building walls may, but are not required to, set back above the minimum height required along the street.
- ❑ Breaks in the building street wall shall be limited to those necessary to accommodate pedestrian pass-throughs, public plazas, entry forecourts, permitted vehicular access driveways, and hotel drop-offs.
- ❑ An identifiable break shall be provided between a building's retail floors (ground level and, in some cases, second and third floors) and upper floors designed for office or retail use. This break may include a change in material, change in fenestration, or similar means of articulation.
- ❑ For buildings with towers, a distinct break should be provided at the top of the building base.
- ❑ The street wall façade should be vertically articulated by dividing it into sections and using balconies, articulated windows or other elements to create a regular rhythm of projections and recesses.

C. *Along other streets, provide additional façade articulation, both horizontally and vertically, to create visual interest.*

- ❑ Along streets not called out in Figure 5-1, the building wall along the street should step back an average of 4 feet above the first two stories and an average of 8 feet above the first 4 stories. The step backs should be varied both vertically and horizontally to provide visual interest, as appropriate to the architectural design of the building.



Figure 5-1 Locations Where Urban Street Walls are Required

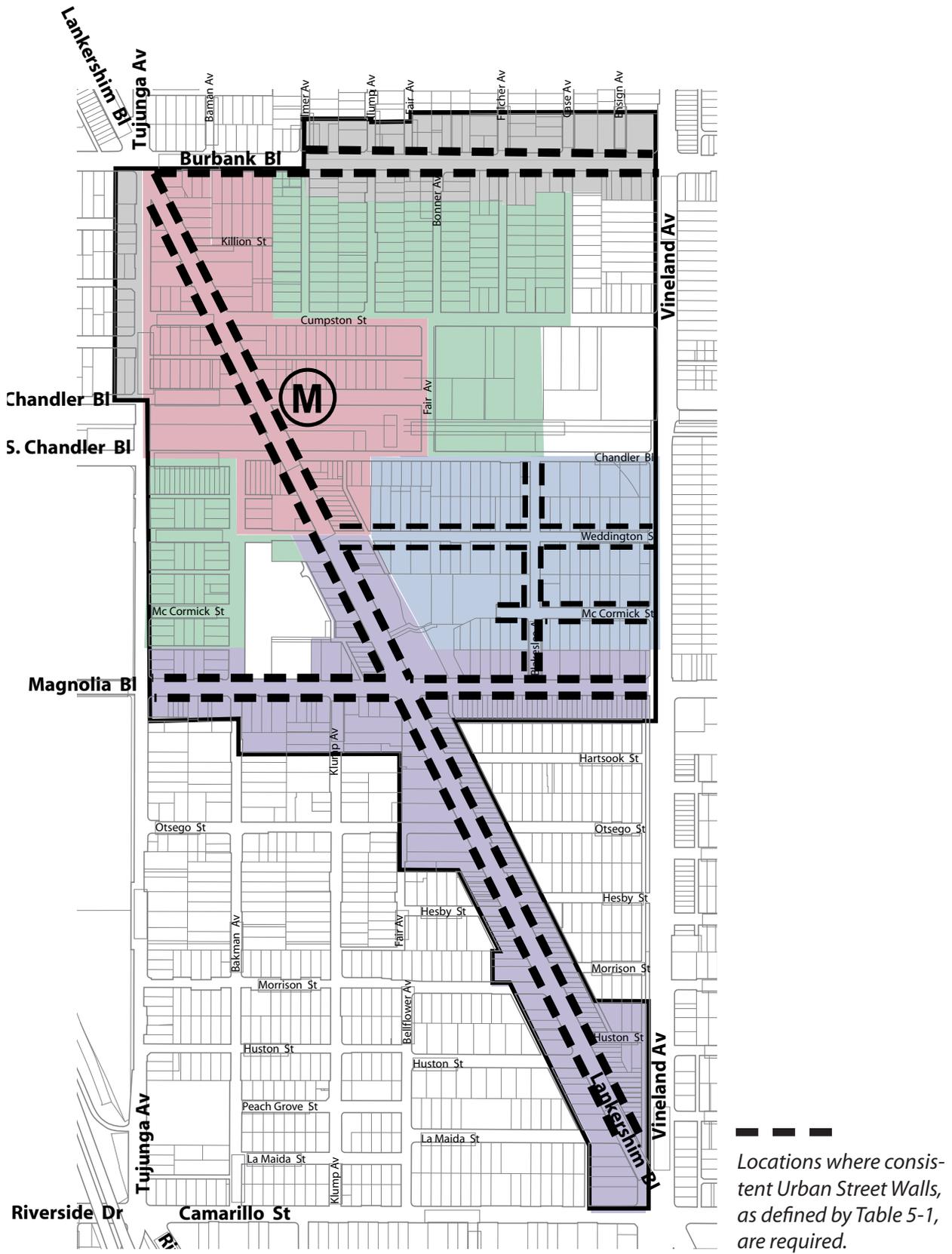
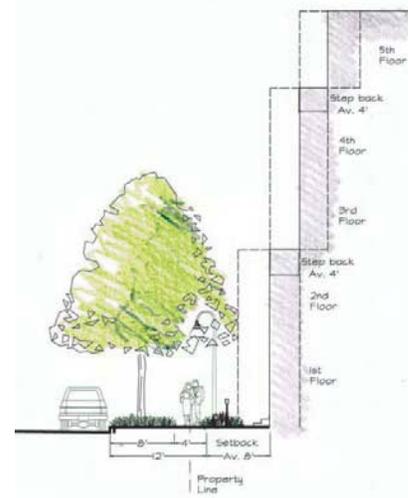
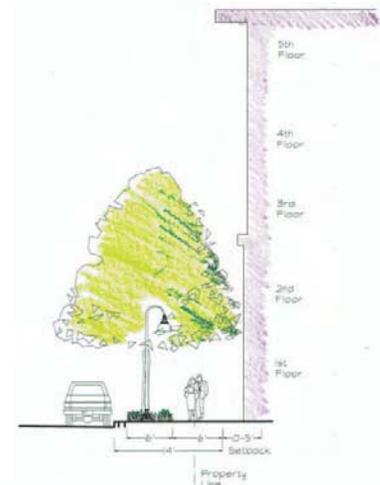


Table 5-1 Building Street Wall Characteristics

District/Neighborhood	Minimum Percent of Building Wall Built in Setback Zone¹	Minimum Stories At Setback
NoHo Arts	85%	1
Lankershim Core:		
Lankershim/Burbank Boulevards	75% ²	2
Other streets	0%	No minimum
Chandler/Cumpston	0%	No minimum
Back Lot	75%	2
NoHo Park Neighborhood	0%	No minimum
Burbank Blvd.	65%	1
Tujunga Ave.	65%	1

¹ Setback is as defined in Table 4-3.

² Minimum percentge may be reduced to accommodate plaza(s) at Lankershim and Chandler Boulevards, provided that buildings lining the plaza comply with these requirements.



6. GROUND FLOOR TREATMENT

A. Along streets with required Urban Street Walls, design ground floor space for retail, cultural and live-work uses, orienting tenant spaces to the street and maximizing storefronts and entrances along the sidewalks to sustain street level interest and promote pedestrian traffic.

- Ground floor space with a linear frontage equal to the following percentages of the required building street wall (as specified by Table 5-1) to at least the following depths shall be designed to accommodate the following uses:

Table 6-1 Required Ground Floor Space

Street	% of Required Street Wall	Min. Average Depth	Ground Floor Use
Lankershim/Magnolia Blvds.			
NoHo Arts District	100%	30'	Retail or cultural
Lankershim Core	90%	40'	Retail or cultural
All Back Lot Streets	75%	35'	Entertainment industry-serving uses or live-work units
Burbank Boulevard	75%	25'	Commercial/live-work

Note: The required ground floor space may be occupied by other uses initially, but will be available for retail or cultural uses in the future when there is demand.

- Required ground floor retail space shall have a minimum 14'-0" floor-to-ceiling height.
- Ground floor space designed to accommodate commercial or live-work uses may, but is not required, to be provided in the Tujunga Avenue Neighborhood Service District and NoHo Park Neighborhood.
- Required ground floor space may be located along the required street wall or along a courtyard or plaza, provided the retail frontage is not more than 60 feet from the back of sidewalk and is visible from the sidewalk.
- Second and third floor space may be designed for retail or cultural uses, provided that space is accessed from ground floor retail space that fronts on Lankershim or Magnolia Boulevard or on a pedestrian paseo or plaza that is directly connected to Lankershim or Magnolia Boulevard.
- Ground floor space other than in the locations required in Table 6-1 may be designed for retail or cultural uses, provided that space is accessed from required ground floor retail space that fronts on Lankershim or Magnolia Boulevard or from a pedestrian paseo or plaza that is directly connected to Lankershim or Magnolia Boulevard and the entry is visible from Lankershim or Magnolia Boulevard.



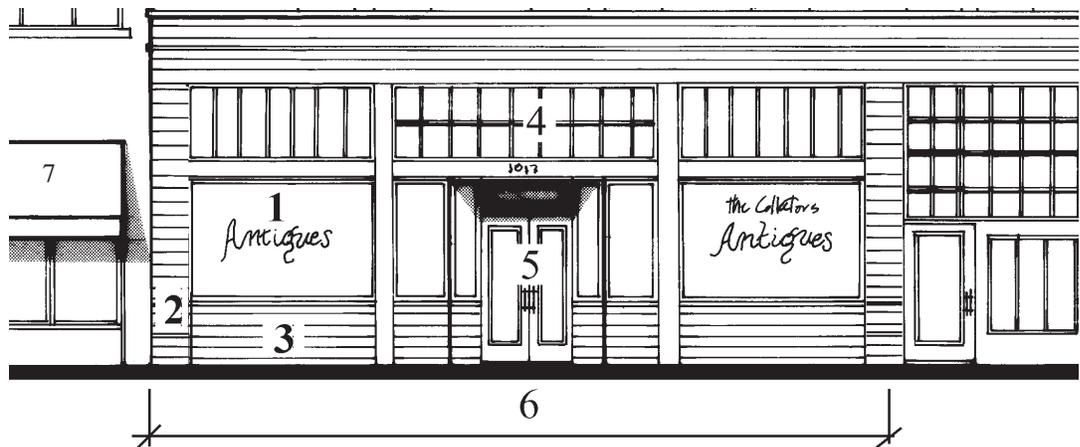
- ❑ The primary entrance to each street-level tenant space that has its frontage along a public street shall be provided from that street. Secondary entrances may be provided from within a project site.
- ❑ The primary entrance to each street-level tenant that does not have its frontage along a public street shall be provided from a pedestrian paseo or an open space area devoted to public gatherings, either of which is connected to the public street.
- ❑ Wall openings, such as storefront windows and doors, shall comprise at least 75% of a building's street level façade. In the Lankershim Core and Back Lot District, up to 25% of this requirement may be satisfied through architectural treatment, such as window boxes and displays or public art elements as approved by the Agency.
- ❑ Clear glass for wall openings, i.e., doors and windows, shall be used along a street-level façade for maximum transparency, especially in conjunction with a retail use. Do not use dark tinted, reflective or opaque glazing for any wall opening along street level facades.
- ❑ In the NoHo Arts District, the storefront bay rhythm established by existing buildings along each boulevard shall be maintained. Storefront bay widths shall be in the range of 25 to 40 feet and building facades longer than 100 feet shall be treated as 2 separate facades.

Figure 6-1 Typical Elements in a NoHo Arts District Storefront Bay

The storefront bay is the opening in wall in which the storefront module is located.

The elements of the storefront module include:

1. Display windows with transparent glass.
2. Pilasters, which are expressed to the ground.
3. Storefront bulkhead, which appears distinct from the pilaster due to a set back and/or change of material.
4. Transom windows, often with multiple lights
5. Entrance door - recessed single door or double doors that are simple and transparent.
6. Storefront bay width
7. Canopy or awnings.



B. Design ground floor residential development to balance privacy and a connection to the street.

- ❑ Residential units with individual entries on the street should have entries that are several feet above the sidewalk elevation with stairs and porches in the landscaped setback and windows on the ground floor that look out onto the street.
- ❑ Residential units that do not have individual entries on the street should have active, habitable space, such as recreation or common rooms, along the ground floor street wall and windows that look out onto the street.



C. Orient buildings to the street to promote the sidewalk activity.

- ❑ Locate a building's primary entrance, defined as that entrance which provides the most direct access to a building's main lobby and is kept unlocked during business hours, on a public street.
- ❑ Provide at least one public entrance along each building street frontage, which may be either a building or tenant/resident entrance.
- ❑ A corner building shall provide a public entrance at the corner and/or on both sides of the building, facing on the public streets.
- ❑ More public entrances than the minimum specified, including building and/or tenant/resident entrances, are encouraged.



D. Incorporate pedestrian-oriented architectural features at the ground floor to enhance the transition between buildings, streets, and public open space, and regulate the opportunity for sun and shade along public streets and common open spaces.

- ❑ Façade articulation and detail, street level building entrances and storefront windows and doors, as well as the use of quality materials and decorative details, shall be used to promote pedestrian-scaled architecture along the street.
- ❑ Architectural features such as canopies, awnings, and overhangs, which are integral to the architecture of the building, are encouraged at storefronts and special features.
- ❑ Architectural features such as canopies, awnings and overhangs shall be fabricated of woven fabric, glass, metal or other permanent material compatible with the building architecture. Internally illuminated, vinyl awnings are not permitted.



7. TOWER TREATMENT (LANKERSHIM CORE ONLY)

A. Bulk



Background. Residential towers are considerably less bulky than office towers. The minimum size of a residential tower is determined by the size of its service core. Seismic requirements dictate the minimum size of the core, which comprises the majority of the non-leasable/saleable floor area; and buildings over 240 feet in height require larger structural cores. To be financially feasible in Los Angeles, a residential tower requires a floor efficiency (ratio of leasable/saleable to total area of a floor) of about 85%. As a result, for maximum efficiency, residential floor plate size in the Los Angeles area is about 12,000 to 14,000 square feet.

Evaluations in other cities suggest that towers are most attractive when they have a ratio of height to width of about 3.5:1, for example, 100 feet wide and 350 feet tall. Reducing the bulk of the top of a tower ("sculpting" the tower) makes it more attractive.

- ❑ In order to preserve views and provide privacy, light and air, point towers, rather than slab towers are encouraged.
- ❑ Towers in the Lankershim Core that have an average floor plate size of not more than 12,000 square feet and a length or width of not more than 120 feet, except a tower that is "residential adjacent" as defined by Table 3-1, may receive a Floor Area bonus and may exceed the height limit in Table 3-1 (see Section 3.).

B. Spacing

Tower spacing is critical for the provision of privacy, natural light and air, as well as an attractive High Rise.



- ❑ Residential towers above 90 feet shall be spaced at least 80 feet from all existing or possible future towers, both on the same block and across the street, except: where the towers are offset (staggered) so that no wall with windows faces another wall, the distance between tower may be 60 feet. Where there is an existing adjacent tower, the distance should be measured from the wall of the existing adjacent tower to the proposed tower. Where there is no existing adjacent tower, but one is permitted and could be constructed in the future, the proposed tower must be 50 feet from an interior property line or 50 feet from the street center line shared with the possible future tower.

C. Winter Shadows

- ❑ Towers should be located to minimize shadows on school yards, playgrounds and parks during the middle of the day (10 a.m. to 2 p.m.) during winter months.

8. CIRCULATION, PARKING AND SERVICE/LOADING FACILITIES

A. *Provide parking, which, in conjunction with available public and shared parking and public transportation, is adequate to serve the North Hollywood Core Redevelopment Area and encourages the use of alternative modes of transportation.*

- In the NoHo Arts District, the Agency will endeavor to provide a combination of existing off-street parking and public and shared private or MTA parking adequate to serve the existing ground floor space occupied by retail and cultural uses.
- Shared parking of all parking facilities is encouraged. In particular, parking constructed to serve the Metro stations should be used during evenings and weekends, when transit use is lower than on weekdays, to serve theaters, restaurants and other non-residential uses within one quarter mile of the Metro stations.
- A minimum of one individually and easily accessible parking space per dwelling unit shall be provided.

B. *Minimize the number and width of sidewalk curb cuts to promote street wall continuity and reduce conflicts with pedestrians.*

- Access to parking and to service/loading facilities shall be from an alley where feasible.
- Curb cuts, excluding handicapped ramps, are not permitted on Lankershim Boulevard and shall be limited to the minimum necessary in all other locations.
- Curb cuts and driveways shall be of the minimum width permitted.

C. *Locate parking and internal vehicular circulation to minimize its visibility along streets.*

- Except for the minimum ground-level frontage required for access to parking and loading areas, no parking or loading shall be visible on any building facade that faces a street. Any parking, loading or circulation not located below grade shall be lined by habitable floor area having a minimum depth of 20 feet along all street frontages or, if the project sponsor demonstrates that it is not feasible to line the parking with habitable space, to integrate it into the design of the building facade.
- Fast food drive-through aisles may not be visible from the street. They may, however, be located within parking structures or behind buildings.

D. Locate access to service and loading facilities in non-obtrusive locations that are separated from pedestrian spaces and primary building entrances.

- Where alley access is not feasible, street-level access to service and loading facilities shall be located a minimum of 40 feet from a primary building entrance, pedestrian paseo, or public outdoor gathering area. This guideline shall not apply to a residential, hotel or restaurant drop-off (porte-cochere).

E. Screen and buffer service and loading facilities so as to block unsightly views from public streets, open spaces, and other sensitive uses.

- Service and loading facilities shall be screened from public view by a wall integral to the building architecture and/or landscape treatment creating an opaque barrier. Walls or landscape treatment shall screen to a minimum height of 8 feet.

9. ON-SITE OPEN SPACE AND LANDSCAPING

A. Provide adequate open space to serve residents.

Site landscaping and residential open space shall be provided as required by Section 12.21.G. of the Zoning Code (that is, 100 sf/ studio or 1-bedroom unit, 125 sf/2-bedroom unit, 175 sf/3-bedroom unit of which 50% must be common open space), except as follows:

- ❑ Common open space shall be located at the grade level or first habitable room level, except in the Lankershim Core and Back Lot District, where roof top open space is permitted.
- ❑ At least 75% of the required trees shall be canopy trees that shade open spaces, sidewalks and buildings.
- ❑ Recreation rooms of the sizes specified in the Zoning Code may qualify as private, not common, open space, up to 25% of the total required usable open space.

B. Establish a clear hierarchy of common open spaces distinguished by design and function to create an open, connective pedestrian realm conducive to both active and passive uses.

- ❑ The North Hollywood Redevelopment Core Area's common open spaces are comprised of the following types:
 - *Streets:* Streets are the most public of all open spaces. Streets communicate the quality of the public environment and the care a City has for its residents. Streets, which are divided into sidewalks and roadways, should be safe and comfortable for pedestrians, while accommodating necessary vehicular movement. Sidewalks are further divided into walkways and parkways and, if wide enough, may also include a commercial use zone to support the businesses located along them. See Section 7 for applicable design guidelines.
 - *Building Setbacks:* Building setbacks along Lankershim and Magnolia Boulevard and in the Back Lot District are intended to expand the sidewalk to accommodate activities such as outdoor dining, window shopping, and pedestrian traffic. Building setbacks in residential neighborhoods are intended to provide a landscaped buffer between the public street/sidewalk and residences.
 - *Paseos:* Paseos are extensions of the street grid located on private property. As outdoor passages devoted exclusively to pedestrians, they establish clear connections between streets, plazas and courtyards, building entrances, parking and transit facilities.
 - *Entry forecourts:* Entry forecourts announce the function and importance of primary building entrances. They should provide a clear, comfortable transitions between exterior and interior space.



- *Courtyards:* Courtyards are common open space areas of a scale and enclosure that is conducive to social interaction at a smaller scale. These spaces in particular are treated as outdoor rooms with a high degree of enclosure.
 - *Plazas:* Plazas are common open space areas typically amenable to larger public gatherings. They are readily accessible from the street, as well as active building uses.
 - *Roof Terrace:* Roof terraces and gardens can augment open space in the Lankershim Core. Their design and location should encourage human occupation and use. These spaces are especially encouraged in conjunction with hotels or residential uses.
- On-site open space types shall be sited in relation to the street in accordance with the Table 9-1.

Table 9-1 Relationship of Open Space to the Street

Open Space Type	Location	Connection to Street
Building Setback	street level	design as extension of sidewalk
Paseos	street level*	direct connection to street required
Entry Forecourts	street level*	direct connection to street required
Courtyards	street level or above grade	direct connection to street not required
Plazas	street level*	direct connection to street required
Roof Terrace	above grade or rooftop	direct connection to street not required

* *permits minor deviations of up to 2 vertical feet from sidewalk level provided that ADA access from the street is provided.*

- On-site open space types shall permit public access in accordance with Table 9-2. At a minimum, public access shall be provided during normal business hours.

Table 9-2 Public Access to Open Space

Open Space Type	Public Access
Building Setback	required
Paseos	required
Entry Forecourts	required
Courtyards	not required
Plazas	required
Roof Terrace	not required

C. Provide a diversity of open space, including space devoted to public gatherings, pedestrian movement, and other social and recreational functions.

- ❑ The size of each on-site open space type shall be provided in accordance with Table 9-3, in addition to the regulations listed above.

Table 9-3 Minimum Size of Open Space by Type

Open Space Type	Minimum Area	Min. Dimension
Paseos	NA	20'
Courtyards	400 SF	15'
Plazas	1,000 SF	25'
Roof Terrace	400 SF	15'

D. Incorporate amenities that facilitate outdoor activities such as standing, sitting, strolling, conversing, window-shopping and dining, including seating for comfort.

- ❑ Each open space type shall provide amenities in the form of a minimum planted area and number of seats in accordance with Table 9-4. Planters, planter boxes and similar planting containers may count toward this requirement.

Table 9-4 Landscaping and Seating in the Lankershim Core

Open Space Type	Minimum Planted Area	Minimum Seating*
Paseos	5%	1 seat per 2,000 SF**
Courtyards	15%	1 seat per 500 SF**
Plazas	15%	1 seat per 500 SF**
Roof Terrace	15%	None specified

* seats may be permanent or temporary, accessible during normal business hours

**2 linear feet of bench or seat wall equals one seat

- ❑ Not more than one news rack, each accommodating up to 3 newspapers, may be located along each 300 feet of block face. It is recommended that the news rack enclosures be located in the private setback adjacent to the buildings where there is a building setback.
- ❑ Plazas and courtyards are encouraged to incorporate amenities beyond the minimum required, including permanent and/or temporary seating, to facilitate their enjoyment and use. Seating should be placed with consideration to noontime sun and shade; mature deciduous trees should be planted as the most effective means of providing comfortable access to sun and shade.

E. Use landscape elements to provide shade and other functional and aesthetic objectives.

- ❑ Roof terraces shall incorporate trees and other plantings in permanent and temporary planters that will shade, reduce reflective glare, and add interest to the space. These spaces shall also include permanent and temporary seating that is placed with consideration to sun and shade, and other factors contributing to human comfort.
- ❑ Landscape elements should support an easy transition between indoors and outdoors through such means as well-sited and comfortable steps, shading devices and/or planters that mark building entrances, etc.
- ❑ Landscape elements should establish scale and reinforce continuity between indoors and outdoors space. Mature canopy trees shall be provided within open spaces, especially along streets and required setbacks.
- ❑ Landscape elements should provide scale, texture and color. A rich, coordinated palette of landscape elements that enhances the Development Site's identity is encouraged.
- ❑ Landscaping should be used to screen or break up the mass of blank walls. For example, trees and shrubs may be planted in front of a blank wall where there is room or vines may be trained on the wall where space is limited.



F. Design open space areas so as to lend them the character of outdoor rooms contained by buildings and landscape that comfortably support human occupation and use.

- ❑ Open space types shall generally be contained along a minimum percentage of their perimeter by building and/or architectural features, according to Table 9-5.

Table 9-5 Containment of Open Space

Open Space Type	Minimum Containment
Paseos	50%
Entry Forecourts	25%
Courtyards	75%
Plazas	50%
Roof Terrace	25%

10. OTHER BUILDING DESIGN ELEMENTS

A. Provide privacy and natural light and air for all residential units.

- ❑ Front yard setbacks are addressed in section 1.A. Minimum setbacks from other lot lines shall be as follows:
 - Side yards: 5' + 1' for each additional story above 2 stories;
 - Rear yards: 15' + 1' for each additional story above 3 stories up to 20'.
- ❑ The shortest horizontal distance between the specified window of one residential unit and the specified window or wall of another residential unit in the same project shall have, at a minimum, the "line-of-sight" distances from the middle of the windows specified in Table 10-1.

Table 10-1 Distances Between Windows

	Primary room- Largest window	Secondary rooms- Largest window	Blank Wall
Primary room - Largest window	40'	-	-
Secondary rooms - Largest window	30'	15'	-
Blank wall	20'	15'	10'
Public corridor	8'	0'	0'
Side property lines	20'	setback	setback

Primary room is a living, dining, combined living/dining or family room.

Secondary rooms are all rooms not defined as the primary room. If there are more than one large windows, any may be selected as the largest.

Blank walls include garden walls 4' or more in height, frosted glass or other translucent but nontransparent material, and windows with a lower sill not less than 5'-6" above finished floor.

Public Corridors are corridors used for circulation. They may be located within window-to-window or window-to-wall spacing distances. However, such corridors shall also have a minimum privacy spacing distance from primary and secondary windows as established above.

- ❑ Operable windows shall be installed in all units to provide natural ventilation.

B. Articulate all building facades to avoid extensive blank walls that detract from the visual interest and appearance of an active streetscape. In particular, use fenestration to unify a building's appearance and add to a street façade's interest, scale and three-dimensional quality.

- ❑ Along any street frontages no building shall be more than 300 feet in length. A passageway at least 20 feet wide shall be provided between buildings, except on Lankershim Boulevard.



Loft design can provide natural light and views.

- ❑ A street level façade wall shall not extend greater than 30 lineal feet without some manner of articulation. Articulation may be provided in the form of an arcade, periodic change in wall plane, building material and/or color, the introduction of building fenestration, storefront signage, or other approach that creates visual interest, and/or shadow lines.
- ❑ A building façade above street level shall not extend more than 90 linear feet without some manner of articulation, such as fenestration relief, shadow line, or change in materials.
- ❑ Street level architecture that adds richness and variety to the pedestrian experience of NoHo Arts District is encouraged. Buildings should use a clear pattern of openings and create shadow lines that enhance the street wall, with special accommodations for exuberant storefront design in keeping with NoHo Arts District's character.
- ❑ Well-marked, articulated and differentiated building entrances should be provided as helpful cue to access and use. All public entrances to a building or use should be enhanced through compatible architectural or graphic treatment. Main building entrances should read differently from a retail storefront, restaurants, and commercial entrances.

C. *Incorporate architectural elements, materials and colors appropriate to the district or neighborhood and consistent with the overall building design.*

- ❑ Projects should to be designed in an architectural style and character that reinforces the NoHo Arts District's identity.
- ❑ Materials and colors that are compatible with the vibrant and energetic character of NoHo Arts District, while exhibiting a permanence and quality appropriate to an urban setting, are encouraged.
- ❑ Materials should unify a building's appearance and, at the same time allow for, expression of the individual identity of individual tenants.

D. *Windows*

- ❑ Window placement, size, material and style should help define a building's architectural style and integrity.
- ❑ Except where inappropriate to the building's architectural style, windows shall be recessed (set back) from the exterior building wall or a reveal that creates a shadow line around the window shall be provided by other means.
- ❑ If a window contains divided lights, they shall be either true divided lights or a quality simulation in which the muntins are placed on both the interior and exterior.

E. Materials and Finishes

- ❑ Materials, finishes and colors should provide an enduring quality and enhance the architecture and massing of each building.
- ❑ All materials shall be durable and of a high quality. Materials that are short-lived, garish or insubstantial should be avoided.
- ❑ All façades of a building shall employ the same vocabulary of materials.
- ❑ The roof or roofs in a project should be consistent, employing the same roof type, slopes and materials, and should cover the entire width and depth of each building. The same roof style should be visible on all sides. Superficial roof forms, such as mansards, are discouraged.
- ❑ Stucco shall have a smooth finish, such as a smooth trowel or fine sand float finish, rather than a textured, lace or rough sand finish.
- ❑ Painted surfaces should use colors that reinforce the architecture of the building and are compatible with natural materials, such as brick or stone, used in the overall project.

F. Architecturally incorporate or arrange roof top elements to screen equipment such as mechanical units, antennas, or satellite dishes.

- ❑ Mechanical equipment shall be screened from public view or integrated with the architectural design of the building.

G. Minimize glare upon adjacent properties, sensitive uses, and roadways.

- ❑ A parking structure's internal light fixture luminaires shall be shielded from adjacent uses and properties.
- ❑ Lighting shall be directed away from adjacent properties and roadways, and shielded as necessary. In particular, no light shall be directed at the window of a residential unit either within or adjacent to a project.
- ❑ Innovative lighting technologies are encouraged.

H. Provide well-designed architectural and landscape lighting

- ❑ Architectural and landscape lighting that promotes public safety and supports The NoHo Arts District's vitality and nightlife is encouraged.
- ❑ Architectural lighting should complement and accentuate the building architecture.
- ❑ Landscape lighting should be of a character and scale that relates to the pedestrian and highlights special landscape features.

11. SIGNAGE

A. *Applicability*

- ❑ The provisions in this section supplement the Zoning Code and Division 62 of the Building Code.
- ❑ The provisions in this section supplement the Design for Development Establishing Sign Guidelines for the North Hollywood Redevelopment project Area, which is hereby incorporated by reference.
- ❑ Signs permitted in the Residential/Accessory Services (RAS) 4 zone by Section 12.11.5, B, 4. of the Zoning Code are permitted in the **Back Lot District** and **NoHo Park Neighborhood**, that is, "each tenant space may only have one exterior wall sign or projecting sign, not exceeding 20 feet square feet in area, provided the sign does not extend more than two feet beyond the wall of the building, and does not project above the floor of the story immediately above the ground floor. Signs shall not be internally illuminated."

B. *Sign Character*

- ❑ Signs should contribute to a lively, colorful, and exciting pedestrian atmosphere with signs and graphics that are compatible with residential uses.
- ❑ Signage should be respect residential uses within and adjacent to a project. The intent is to promote a more peaceful living environment without undue impacts upon residential uses. Small signs, no animation, limited lighting and shorter operating hours are appropriate where signs are visible from residences.

C. *Individual Sign Character*

- ❑ Signs should be conceived as an integral part of the project design so as not to appear as an afterthought application.
- ❑ The location, size, and appearance of building identification signs should complement the building and should be in character with the NoHo Arts District.
- ❑ Tenant identification signs should fit comfortably into the storefront architecture; at the same time, they should be bold and dynamic in image, color, materials, and design.
- ❑ The location, size, and appearance of tenant identification signs should contribute to street activity and enhance the shopping experience that is appropriate for The NoHo Arts District.

D. *Sign Visibility and Legibility*

- ❑ Signs shall face the center line of the street, except tenant blade signs, entertainment marquee signs, and temporary displays.

- ❑ Tenant identification wall signs shall be located directly behind or above clear, untinted storefront glazing.
- ❑ No sign shall be located above the second story, except that High Rise signs may be permitted on buildings at least 120 feet tall, if they meet the following criteria:
 1. High Rise Sign Location. On a flat topped building, High Rise Signs must be located between the top of the windows on the topmost floor and the top of the roof parapet or within an area 16 feet below the top of the roof parapet. On buildings with stepped or otherwise articulated tops, High Rise Signs may be located within an area 16 feet below the top of the building or within an area 16 feet below the top of the parapet of the main portion of the building below the stepped or articulated top. High Rise Signs must be located on a wall and may not be located on a roof, including a sloping roof, and may not block any windows.
 2. Maximum Sign Area. A High Rise Sign may not occupy more than 50% of the area in which the sign may be located on a single building face or 800 square feet, whichever is less and may include only a single line of text.
 3. Number of High Rise Signs. A building may have no more than two High Rise Signs on any two sides of the building. In the case of a cylindrical or elliptical building, the building should be considered to have four quadrants, which will in no case exceed 25% of the perimeter of the building. Both High Rise Signs on a building must be identical.
 4. Materials. High Rise Signs must be constructed of high quality, durable materials that are compatible with the building materials. Cut-out letters that are individually pin-mounted and backlit are encouraged. Box signs are prohibited.
 5. Orientation. To the extent feasible, High Rise Signs shall not be oriented toward nearby residential neighborhoods.
 6. Flexibility. High Rise Signs shall be designed to be changed over time
 7. Other Guidelines. High Rise Signs are encouraged to meet the following guidelines:
 - a. The use of symbols, rather than names or words, is encouraged.
 - b. High Rise Signs should be integrated into the architectural design of the building.
 - c. Nighttime lighting of High Rise Signs, as well as of distinctive building tops, is encouraged and the two should be integrated. Lighting of High Rise signs should include backlighting that creates a "halo" around the skylight sign. Backlighting may be combined with other types of lighting.

- ❑ A building or tenant identification wall sign should be legible to the pedestrian from the opposite sidewalk.

E. Sign Illumination and Animation

- ❑ Illuminated signs that reflect the character of the NoHo Arts District are encouraged.
- ❑ Signs shall use appropriate means of illumination. These include: neon tubes; fiber optics, incandescent lamps, cathode ray tubes, shielded spotlights and wall wash fixtures.
- ❑ Signs may be illuminated during the hours of operation of a business, but not later than 2 a.m. or earlier than 7 a.m.
- ❑ Innovative sign technologies are encouraged.

F. Prohibited Signs

Provide signs that exhibit quality and contribute to the character of The NoHo Arts District.

- ❑ The following signs are prohibited:
 1. Internally illuminated awnings
 2. Conventional plastic faced box or cabinet signs
 3. Formed plastic faced box or injection molded plastic signs
 4. Luminous vacuum formed letters
 5. Animated or flashing signs
 6. Wall murals covering windows

12. STREETScape IMPROVEMENTS

LANKERSHIM AND MAGNOLIA BOULEVARDS

See the North Hollywood Redevelopment Area Streetscape Plan.

ALL OTHER STREETS

Design all other streets as linear open space for the use and enjoyment of residents, employees and visitors.

A. Responsibilities of the City

- Establish and implement standards for improvements in the public rights-of-way that recognized the shared use of streets not just for moving traffic, but equally as 1) the front door to businesses that are the economic and fiscal foundation of the City and 2) outdoor open space for residents and workers in a City that is severely lacking in public open space. These standards include appropriate pavement and sidewalk widths and streetscape improvements.
- Do not unreasonably burden property owners, developers and business owners with complicated regulations and protracted processes.

B. Responsibilities of the Developer

- Install and maintain the improvements specified below.
- Execute a Maintenance Agreement with the City by which the developer agrees to maintain the streetscape improvements and accepts liability for them
- Install the ornamental street lighting specified below and agree to an on-going assessment by the City to maintain and operate the lights.

C. Street and Sidewalk Widths

See Section 4.

D. Parkways

See Section 4.

E. Street Trees

- Tree Species and Spacing.* Street trees shall be planted in conjunction with each project. The species shall be approved by the City of Los Angeles Bureau of Street Services Urban Forestry Division. The spacing shall be as specified by Agency staff, but not more than an average of 25 feet on center.

Planting Specifications. Key tree planting specifications for all new and relocated street trees are as follows:

- ❑ Minimum 24" box trees.
- ❑ Planted in the required 6-foot wide continuous landscaped parkways.
- ❑ An automatic irrigation system.

F. Street Lights

Fixtures and Poles. There are two types of street lights in the NoHo Arts District: roadway lights (also known as cobra lights) and pedestrian-scale lights. Roadway lights provide illumination of both the roadways and sidewalks to the levels required by the Bureau of Street Lighting for safety and security. Pedestrian street lights are ornamental and do not contribute to the required illumination level, but they may supplement it. Pedestrian street lights contribute to the pedestrian scale of the street and add a warm glow of yellow light on the sidewalk.

On Lankershim Boulevard and in the Back Lot District, street lights shall be as specified in the North Hollywood Streetscape Plan, that is, the combined roadway/pedestrian light pole currently installed along much of Lankershim Boulevard located along the curb and as approved by the City of Los Angeles Bureau of Street Lighting. On all other streets, pedestrian street light shall be installed on private property as follows:

- ❑ Where the building is located along the back of sidewalk, the pedestrian street lights shall be attached to the building façade. The lowest point of the luminaire or arm bracket shall be 10' above the sidewalk. Lights shall be located 50 feet on center starting from the southern most edge of the building on north-south streets and the easternmost edge of the building on east-west street.
- ❑ Where the building is set back from the sidewalk, the pedestrian street lights shall be installed on poles directly adjacent to the back of sidewalk. Lights shall be located 50 feet on center starting from the southern most edge of the property on north-south streets and the easternmost edge of the property on east-west street.
- ❑ All light sources shall be as close to 3,000 Kelvin (a warm tone) as possible and all optic systems shall be cut-off.

Street lights shall vary by district as determined by the Bureau of Street Lighting and the CRA/LA.

G. Street Furniture

- ❑ Businesses may provide street furniture on the public sidewalk adjacent to their business, provided that a 5-foot wide continuous clear path of travel is provided on the sidewalk.
- ❑ Each tenant with at least 20 linear feet of ground-floor street frontage shall provide and maintain a planter or planters that are fabricated of concrete or an equally durable material, at least 4 square feet in area and

2 feet deep, and compatible with the design of the storefront. Artist-designed planters are encouraged. The planters should be planted with grasses, flowering perennials or shrubs that contribute to a lively streetscape.

- ❑ Fences and walls may not be constructed on the sidewalk in the public right-of-way to define an outdoor dining area.

H. Streetscape project Approval and Permits

Streetscape project approval results in the issuance of a permit by the Department of Public Works. Three different types of permits are issued for Streetscape Projects, each with varying levels of review. Projects are reviewed citywide for consistency with general City standards and specifications for projects in the public right-of-way. By approving the *Streetscape Plan*, the Board of Public Works has adopted the guidelines and standards contained in the plan as its own policies. This means that beyond general City standards and specifications that apply to streetscape projects, each project will be reviewed for consistency with the Streetscape Plan as a condition of approval and permitting by the Department of Public Works. The following is a description of the types of permits required for Streetscape projects.

- ❑ *A-permit*: The A-Permit is the first level of street improvement permits and is issued over the counter with no project plans. Items typically permitted through this type of review are new or improved driveways and sidewalks. A nominal fee may be charged for plan check, filing, and inspection.
- ❑ *Revocable Permit*: Revocable Permits are the second or mid-level of street improvement permits. Revocable permit applications require the submittal of professionally prepared drawings on standard City (Bureau of Engineering) drawing sheets and are reviewed by the various Bureaus within the Department of Public Works for safety and liability issues. Improvements approved through the Revocable Permit process are maintained by the permittee. Failure by the permittee to keep the improvement in a safe and maintained condition allows the City to revoke the permitting rights at which point a permittee is requested to restore the street to its original condition. Projects requiring approval through the Revocable Permit process include improvements within the public right-of-way that do not change the configuration of the street. A moderate fee is assessed for plan check, administrative filing, and inspection and the applicant is typically required to provide proof of liability insurance.
- ❑ *B-Permit*: The B-Permit is reserved for streetscape projects requiring the highest level of review. Approval through the B-Permit process is required for projects that are permanent in nature and developed to a level that allows the City to maintain the improvement permanently. A B-Permit is usually issued for improvements that change the configuration of the street, traffic patterns, or other substantial permanent changes to



the streetscape. Projects subject to the B-Permit review process require professionally prepared drawings submitted on standard City (Bureau of Engineering) drawing sheets and are reviewed by all public agencies affected by the improvements. A fee commensurate with development is assessed for plan check, administration, and inspection. Construction bonding is required to ensure that the improvements are installed, and various levels of insurance are required.

I. Maintenance of Streetscape Improvements

The developer must prepare Maintenance Agreements for additional improvements provided by the developer within the public right-of-way and required setback, as required by the Department of Public Works. To ensure regular and consistent maintenance of all street trees, the existing tree maintenance agreements and all future tree maintenance agreements shall be the sole responsibility of the developer or subsequent assignees and shall not be transferred to individual project developers.

13. SUSTAINABLE DESIGN

Achieve LEED certification (preferred) or meet the following requirements.

A. Interior and Exterior Building Materials and Finishes

- ❑ Maximum use of recycled content materials, sustainably harvested and produced materials, pre-coated building materials and non-VOC architectural coatings, as well as durability and minimal maintenance shall be specified for all building materials and systems.
- ❑ Exotic hardwoods, redwood and similar non-sustainable products shall not be used.
- ❑ Dark colors for exterior finishes and paving materials shall be avoided. Exterior roof membrane material shall have a minimum Solar Reflectance Index (SRI) of 0.90.

B. Illumination

- ❑ All illumination shall be energy efficient and shall incorporate "smart system" technology, such as light and motion sensors, as well as automatic and timed controllers.
- ❑ The lighting plan shall maximize the use of state-of-the-art lighting technologies, such as T-5, T-8 and compact fluorescent lighting technology with electronic ballasts.

C. Landscaping, Water Conservation and Surface/Storm Water Management

- ❑ Landscaping and irrigation shall be designed to be aesthetically attractive, durable, low maintenance and water conserving and to maximize site retention of surface and storm water run-off.
- ❑ Site topsoil, if suitable for plant growth (as determined by a soil test of texture, nutrients and heavy metals,) shall be stockpiled on site for use in on-grade planting areas.
- ❑ Landscaping shall be installed and maintained using "environmentally friendly" fertilizers, herbicides and pesticides.
- ❑ The landscaping and irrigation plans shall incorporate drought-resistant plant materials along with water-saving drip/buried-tube irrigation and state-of-the-art water management control systems to minimize water use and run-off.
- ❑ Water management controls shall incorporate automatic rain shut-off, soil moisture sensors and solar power.



LEED certified mixed use development in Downtown Los Angeles.



Traugott Terrace in Seattle was the first LEED certified affordable housing project in the United States.

- ❑ Large grass/turf areas and high water usage plants shall be avoided.
- ❑ All plumbing fixtures and appliances shall meet or exceed the low water usage standards set by the Los Angeles Department of Water and Power.
- ❑ Any surface/storm water discharge from the site shall be treated/filtered as needed on-site, using “Best Practices,” prior to discharge to avoid downstream pollution.

Parking

- ❑ Parking shall be well lit, using “smart system” technology and energy efficient lighting (such as T-5 or T-8/electronic ballast fluorescent lighting) as well as natural light where possible.
- ❑ Parking structures shall be designed to use natural ventilation where possible. Any mechanical ventilation shall employ “smart system” technology, such as CO monitors and variable speed motors, and maximize energy efficiency.

Energy Conservation

- ❑ The Developer shall to the greatest extent feasible, taking into account projected operational savings and incentive program benefits, minimize the energy required to operate the project over its lifetime and to incorporate “smart building” technology and alternative energy sources. The Developer shall ensure that the project exceeds Title 24 requirements by at least 20%.
- ❑ The Developer shall equip the project with mechanical equipment, appliances, lighting and glazing selected from the U.S. Department of Energy and U.S. Environmental Protection Agency’s Energy Star product list.

Waste Reduction/Recycling

- ❑ A Waste Reduction and Recycling Program Plan shall be prepared by the Developer and implemented for the demolition and construction stages of the project and for the management and operation of all occupancies.
- ❑ Facilities shall be provided to accommodate the physical requirements for these identified programs. Implementation shall include education and outreach programs for all project occupants and employees to reduce the output of solid waste, including yard waste, through recycling and reduction of waste at the source.

14. AFFORDABLE HOUSING

All developments incorporating housing that are subject to this Design for Development and require Agency discretionary land use action pursuant to Section 600 of the Redevelopment Plan may be required to include affordable housing units in support of the Agency's goal to meet or exceed the requirement that at least fifteen percent (15%) of new or rehabilitated dwelling units developed within the redevelopment project area by public or private entities or persons other than the Agency be available at affordable housing cost to, and occupied by, persons and families of low or moderate income in conformance with Section 33413(b) (2)(i) of the California Health and Safety Code and Section 536 of the Redevelopment Plan.