

TRANSMITTAL TO CITY COUNCIL

Case No.(s)	Planning Staff Name(s)	Contact No.	C.D. No.
CPC-2011-2300-CA	DEBORAH KAHEN 213-978-1202		ALL
Items Appealable to Council:	Last Day to Appeal:	Appealed:	
N/A	N/A	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Location of Project (Include project titles, if any.)			
CITYWIDE			
Name(s), Applicant / Representative, Address, and Phone Number.			
CITY OF LOS ANGELES			
Name(s), Appellant / Representative, Address, and Phone Number.			
<p>Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description <u>only</u> those items which are appealable to Council.)</p> <p>A proposed ordinance which modifies Section 11.5.4 of the Los Angeles Municipal Code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission and makes minor technical corrections.</p>			
Fiscal Impact Statement <small>*Determination states administrative costs are recovered through fees.</small>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Environmental No. ENV-2011-2301-ND	Commission Vote: 7-0
JAMES K. WILLIAMS, Commission Executive Assistant II		Date: JAN 08 2013	

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INFORMATION
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DATE: JAN 08 2013

Planning and Land Use Management Committee
Council of the City of Los Angeles
City Hall, Room 395
Los Angeles, CA 90012

ATTN: Sharon Gin, Legislative Assistant

CITY PLAN CASE NO. CPC-2011-2300-CA

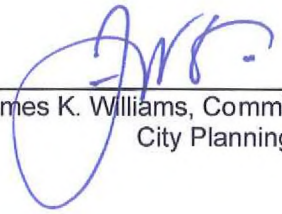
Transmitted herewith is a proposed ordinance which modifies Section 11.5.4 of the Los Angeles Municipal Code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission and makes minor technical corrections.

On December 13, 2012, following a public hearing, the City Planning Commission approved the proposed ordinance as amended (attached) and recommended its adoption by the City Council. Adopted the Staff Report as its report on the subject. Adopted the attached Findings. Adopted the Negative Declaration No. **ENV-2011-2301-ND**.

This action was taken by the following vote:

Moved: Roschen
Seconded: Perlman
Ayes: Cardoso, Freer, Hovaguimian, Lessin, Romero
Absent: Burton
Vacant: One

Vote: 7-0


James K. Williams, Commission Executive Assistant II
City Planning Commission

Attachments: Proposed Ordinance, Findings

Planning Assistant: Deborah Kahen

Cc: Adrienne Khorasanee, Michael Bostrom, Deputy City Attorneys, Land Use Division

APPENDIX A

ORDINANCE NO. _____

A proposed ordinance amending Section 11.5.4 of the Los Angeles Municipal Code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission and make minor technical corrections.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. The first unnumbered paragraph of Section 11.5.4 of the Los Angeles Municipal Code is amended to read:

A. In addition to the duties set forth in the Charter, the City Planning Commission shall adopt guidelines for the administration of the provisions of this chapter if it determines that guidelines are necessary and appropriate. Authority to adopt guidelines for the administration of the provisions of this chapter may be delegated to others by adoption of a resolution by Council. Existing provisions of this chapter that delegate authority for the adoption of guidelines to others shall continue to apply with respect to those provisions.

Sec. 2. Subsection B of Section 11.5.4 of the Los Angeles Municipal Code is added to read:

B. General Plan Design Guidelines. The purpose of this Subsection is to require the application of the Citywide Design Guidelines to all Projects. If an adopted community-specific guideline or requirement conflicts with a Citywide Design Guideline, then the community-specific guideline or requirement shall prevail.

1. Definitions.

Citywide Design Guidelines. Guidelines for multifamily residential, mixed-use, commercial, and industrial projects adopted by the City Planning Commission on June 9, 2011, as amended.

Project. Any project, with the exception of single family homes, subject to discretionary review that meets all of the following: 1) involves the construction

of, addition to, or exterior alteration of any building or structure; 2) requires a building permit; and 3) results in an increase in floor area of the building.

2. Findings.

In addition to all other required findings for Projects as defined above, the initial Decision Maker or appellate body on appeal must find that either:

a. the project is in substantial compliance with the Citywide Design Guidelines adopted by the City Planning Commission; or

b. while site characteristics, existing improvements or special circumstances make strict adherence to the Citywide Design Guidelines impractical, the project nonetheless conforms with the intent of the guidelines.

SECTION 3. The City Clerk shall certify to the passage of the ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, by a vote of not less than three-fourths of all of its members at its meeting of _____.

JUNE LAGMAY, City Clerk

By _____

Deputy

Approved _____

Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By _____

_____ City Attorney

Pursuant to Charter Sec. 559, I approve this ordinance on behalf of the City Planning Commission.

See attached report

File No. _____

Director of Planning

ATTACHMENT 1

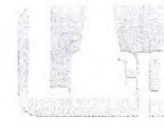
LAND USE FINDINGS

The Department of City Planning recommends that the City Planning Commission find that:

1. in accordance with Charter Section 556, the proposed ordinance (Appendix A), an amendment to Section 11.5.4 of the Los Angeles Municipal Code, is in substantial conformance with the purposes, intent, and provisions of the General Plan and its various elements.
 - Requiring compliance with the Citywide Design Guidelines, which will in turn elevate the integrity of development, is in conformance with Objective 5.5 of the Framework element: to “[e]nhance the liveability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm” is achieved;
 - By consolidating basic design principles into one document, the proposed ordinance removes the need for community plans to address them and enables them to instead to implement objective 5.1 of the Framework element: to “translate the Framework Element’s intent with respect to citywide urban form and neighborhood design to the community and neighborhood levels through locally prepared plans that build on each neighborhood’s attributes, emphasize quality of development, and provide or advocate ‘proactive’ implementation programs”;
 - Requiring compliance with the Citywide Design Guidelines further implements Chapter 10 of the Framework Element, which calls for the “formulat(ion) (of) citywide development standards”. Consistent with the intent of the General Plan Framework Element, the proposed ordinance will become a requirement for select discretionary projects under review by the Department of City Planning and pave the way for the adoption of more fine-tuned development standards and guidelines in individual communities; and
2. in accordance with Charter Section 558(b)(2), the proposed ordinance (Appendix A) is in substantial conformance with public necessity, convenience, general welfare and good zoning practice. Consistent with City policy that Citywide Design Guidelines will enhance livability and the character of Los Angeles neighborhoods, the proposed ordinance strengthens enforcement of the guidelines by requiring that select discretionary projects conform to the intent of the guidelines.

ENVIRONMENTAL FINDING

In accordance with the California Environmental Quality Act (CEQA), a Negative Declaration (ENV-2011-2301-ND) was published on September 6, 2012. The proposed ordinance results in no changes to existing zoning, Specific Plans or any other land use regulations that affect the physical environment or any specific parcel. On all measures the proposed ordinance (Appendix A) will have either no or a less than significant effect on the environment. The proposed ordinance makes no changes to existing zoning or planned land uses. The proposed ordinance will have no negative impact on the environment. The proposed Citywide Design Guidelines (Attachment 2) is a policy document already adopted by the City Planning Commission. Requiring that select discretionary projects conform with the guidelines would not induce growth or new development. The proposed ordinance would implement adopted policies in the General Plan Framework Element which promote pedestrian-oriented development, precise considerations for site design and neighborhood compatibility, and are expected to raise the quality of new development in Los Angeles.



Los Angeles
Department
of City Planning

DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT

CITY PLANNING COMMISSION

DATE: December 13, 2012
TIME: After 8:30am
PLACE: Los Angeles City Hall
Room 350
200 N Spring Street
Los Angeles, CA 90012

CASE NO: CPC 2011-2300-CA
CEQA: ENV 2011-2301-ND
LOCATION: Citywide
COUNCIL DISTRICT: All
PLAN AREAS: All

PUBLIC HEARING REQUIRED


SUMMARY: The proposed ordinance (Appendix A) modifies Section 11.5.4 of the Los Angeles Municipal Code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission and makes minor technical corrections.

RECOMMENDED ACTIONS:

1. **Adopt** the staff report as its report on the subject.
2. **Adopt** the findings included in Attachment 1.
3. **Adopt** the Negative Declaration as the CEQA clearance on the subject.
4. **Approve** the proposed ordinance (Appendix A) and recommend its adoption by the City Council.

MICHAEL J. LOGRANDE
Director of Planning


ALAN BELL, AICP
Deputy Director


THOMAS ROTHMANN
City Planner, Code Studies


DEBORAH KAHEN, AICP
Planning Assistant, Code Studies
Telephone: (213) 978-1202

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communication may be mailed to the Commission Secretariat, 200 North Main Street, Room 272, Los Angeles, CA 90012 (Phone No. 213/978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent a week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at 213/978-1300.

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SUMMARY

The proposed ordinance modifies Section 11.5.4 of the Los Angeles Municipal Code (LAMC) to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission on June 9, 2011. The Citywide Design Guidelines consolidate the most common, overarching urban design themes and best practices found across city policy and regulation and establish consistent design expectations for community members and developers.

STAFF REPORT

Initiation

Pursuant to Charter Section 558 and Section 12.32 A of the LAMC, the Director of Planning initiated the proposed ordinance (Appendix A) on June 9, 2011.

Background

The Citywide Design Guidelines (CDG) (Attachment 2) were adopted by the City Planning Commission on June 9, 2011 and provide informational guidance for cases requiring City Planning Commission review. Both the “Do Real Planning” principles adopted by the City Planning Commission in 2007 and the Framework Element call for the formulation of citywide development standards. The need for a comprehensive set of guidelines was further highlighted during the development of the New Community Plan Program when staff found

overlapping guidelines between plans with guidelines as well as a few older plans with no design guidelines.

The CDG is a user-friendly document that provides a baseline of quality design and consistency during the discretionary review of projects. The guidelines expand upon the first set of citywide guidelines, the "Walkability Checklist", created by the Department of City Planning's Urban Design Studio. There are three sections that address different project types: Multi Family and Mixed Use; Commercial; and Industrial. Each element of the guidelines is supplemented with a photograph illustrating "recommended" and "not recommended" design. Directional lines with short text emphasize details of what makes the design appropriate or not. The design objectives in the CDG are common and applicable to a variety of neighborhood types throughout the City, from concentrated urban cores to suburban areas.

The CDG draws upon common design features found in most new development proposals, such as:

- careful site planning to promote better access for a variety of users;
- attention to existing site conditions and the surrounding environment;
- maintaining an identifiable neighborhood character and improving it with each new project;
- providing high quality open space in the public and private realm; and
- utilizing landscaping to soften and transition edges whenever possible.

With a standard baseline for urban design, the New Community Plan program will be able to focus on tailored design needs for the circumstances that make neighborhoods unique.

Staff conducted extensive outreach during the development of the CDG. It was formally presented to the public 12 times beginning in the fall of 2010, including presentations to Plan Check NC (a consortium of neighborhood councils) and each of the seven Area Planning Commissions, as well as presentations at staff sponsored informational meetings. Many thoughtful comments were received and incorporated into the guidelines prior to adoption in June of 2011.

Many community members expressed the desire for the guidelines to serve as more than information guidance for only cases requiring Citywide Planning Commission review. In response, the proposed ordinance requires compliance with the guidelines and covers more types of discretionary cases.

Proposed Ordinance

The proposed ordinance (Appendix A) is a follow-up ordinance to implement the CDG, adopted by the City Planning Commission in June of 2011 that (1) clarifies which projects must comply with the CDG, and (2) requires findings that justify project design and explain how the intent of the guidelines is met by the project.

1. Subject Projects

Any discretionary project that meets all of the following must meet the intent of the CDG: 1) involves the construction of, addition to, or exterior alteration of any building or structure; 2) requires a building permit; and 3) results in an increase in floor area of the building. Single-family homes are exempt.

The CDG apply to projects not already subject to neighborhood-level design guidelines found in community plans, specific plans, or supplemental use districts. However, design guidelines vary in depth and applicability. For example, a supplemental use district might only include design elements that enhance the relationship of a building to an adjacent waterway, while not addressing its street frontage. Thus, under the proposed ordinance, the Director may determine when a project must comply with the CDG even if it is subject to a neighborhood-level plan that includes design guidelines. Neighborhood-level guidelines override citywide level guidelines where the two overlap, as the neighborhood-level guidelines are more context sensitive.

2. Findings

In addition to all other findings required for the approval of a discretionary project, the Decision Maker (or appellate body on appeal) must make one of the following findings to justify how the intent of the CDG is met:

1. The project is in substantial compliance with the Citywide Design Guidelines adopted by the City Planning Commission; or
2. While site characteristics, existing improvements or special circumstances make strict adherence to the Citywide Design Guidelines impractical, the project nonetheless conforms with the intent of the guidelines.

The findings enforce implementation of the guidelines while allowing flexibility for special circumstances. This enables the CDG to provide general predictability and consistency to a landscape as large and diverse as Los Angeles while still accommodating the inevitable instances in which adherence is impractical.

A staff hearing on the proposed ordinance was held on October 10, 2012 in City Hall. Staff received no comments. One comment was received on the Negative Declaration. Staff is scheduled to present the proposed ordinance to Plan Check NC on December 8, 2012.

Conclusion

The CDG established, for the first time, a consolidated set of citywide design guidelines to elevate the basic design level of projects seeking discretionary permit approval. It serves as both a regulatory document as well as an educational tool for a variety of users. The Guidelines have been tested by the City Planning Commission and planning staff since June, 2011. Adoption of the proposed ordinance will strengthen enforcement of this accessible set of design elements and elevate the integrity of development citywide.

APPENDIX A

ORDINANCE NO. _____

A proposed ordinance amending Section 11.5.4 of the Los Angeles Municipal Code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission and make minor technical corrections.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. The first unnumbered paragraph of Section 11.5.4 of the Los Angeles Municipal Code is amended to read:

A. In addition to the duties set forth in the Charter, the City Planning Commission shall adopt guidelines for the administration of the provisions of this chapter if it determines that guidelines are necessary and appropriate. Authority to adopt guidelines for the administration of the provisions of this chapter may be delegated to others by adoption of a resolution by Council. Existing provisions of this chapter that delegate authority for the adoption of guidelines to others shall continue to apply with respect to those provisions.

Sec. 2. Subsection B of Section 11.5.4 of the Los Angeles Municipal Code is added to read:

B. General Plan Design Guidelines. The purpose of this Subsection is to require the application of the Citywide Design Guidelines to Projects not already subject to community plan, specific plan, or supplemental use district design guidelines, unless otherwise determined by the Director.

Whenever adopted community-specific requirements conflict with the Citywide Design Guidelines, the community-specific guidelines will prevail.

1. Definitions.

Citywide Design Guidelines. Guidelines for multifamily residential, mixed-use, commercial, and industrial projects adopted by the City Planning Commission on June 9, 2011, as amended.

Project. Any project, with the exception of single family homes, subject to discretionary review that meets all of the following: 1) involves the construction

of, addition to, or exterior alteration of any building or structure; 2) requires a building permit; and 3) results in an increase in floor area of the building.

2. Findings.

In addition to all other required findings for Projects as defined above, the initial Decision Maker or appellate body on appeal must find that either:

a. the project is in substantial compliance with the Citywide Design Guidelines adopted by the City Planning Commission; or

b. while site characteristics, existing improvements or special circumstances make strict adherence to the Citywide Design Guidelines impractical, the project nonetheless conforms with the intent of the guidelines.

Sec 3. The City Clerk shall certify...

ATTACHMENT 1

LAND USE FINDINGS

The Department of City Planning recommends that the City Planning Commission find that:

1. in accordance with Charter Section 556, the proposed ordinance (Appendix A), an amendment to Section 11.5.4 of the Los Angeles Municipal Code, is in substantial conformance with the purposes, intent, and provisions of the General Plan and its various elements.
 - Requiring compliance with the Citywide Design Guidelines, which will in turn elevate the integrity of development, is in conformance with Objective 5.5 of the Framework element: to “[e]nhance the liveability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm” is achieved;
 - By consolidating basic design principles into one document, the proposed ordinance removes the need for community plans to address them and enables them to instead to implement objective 5.1 of the Framework element: to “translate the Framework Element’s intent with respect to citywide urban form and neighborhood design to the community and neighborhood levels through locally prepared plans that build on each neighborhood’s attributes, emphasize quality of development, and provide or advocate ‘proactive’ implementation programs”;
 - Requiring compliance with the Citywide Design Guidelines further implements Chapter 10 of the Framework Element, which calls for the “formulat(ion) (of) citywide development standards”. Consistent with the intent of the General Plan Framework Element, the proposed ordinance will become a requirement for select discretionary projects under review by the Department of City Planning and pave the way for the adoption of more fine-tuned development standards and guidelines in individual communities; and
2. in accordance with Charter Section 558(b)(2), the proposed ordinance (Appendix A) is in substantial conformance with public necessity, convenience, general welfare and good zoning practice. Consistent with City policy that Citywide Design Guidelines will enhance livability and the character of Los Angeles neighborhoods, the proposed ordinance strengthens enforcement of the guidelines by requiring that select discretionary projects conform to the intent of the guidelines.

ENVIRONMENTAL FINDING

In accordance with the California Environmental Quality Act (CEQA), a Negative Declaration (ENV-2011-2301-ND) was published on September 6, 2012. The proposed ordinance results in no changes to existing zoning, Specific Plans or any other land use regulations that affect the physical environment or any specific parcel. On all measures the proposed ordinance (Appendix A) will have either no or a less than significant effect on the environment. The proposed ordinance makes no changes to existing zoning or planned land uses. The proposed ordinance will have no negative impact on the environment. The proposed Citywide Design Guidelines (Attachment 2) is a policy document already adopted by the City Planning Commission. Requiring that select discretionary projects conform with the guidelines would not induce growth or new development. The proposed ordinance would implement adopted policies in the General Plan Framework Element which promote pedestrian-oriented development, precise considerations for site design and neighborhood compatibility, and are expected to raise the quality of new development in Los Angeles.

RESIDENTIAL CITYWIDE DESIGN GUIDELINES

Multi-Family Residential & Commercial Mixed-Use Projects



Los Angeles
Department
of City Planning

ACKNOWLEDGEMENTS

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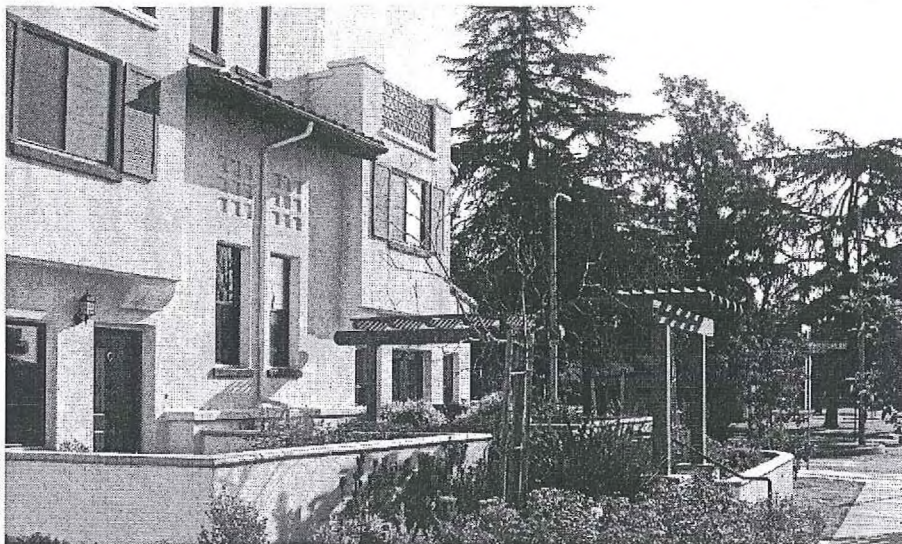
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The City of Los Angeles' General Plan Framework Element and each of the City's 35 Community Plans promote architectural and design excellence in buildings, landscape, open space, and public space. They also stipulate that preservation of the City's character and scale, including its traditional urban design form, shall be emphasized in consideration of future development. To this end, the Citywide Design Guidelines have been created to carry out the common design objectives that maintain neighborhood form and character while promoting design excellence and creative infill development solutions.

The Citywide Design Guidelines serve to implement the 10 Urban Design Principles, a part of the Framework Element. These principles are a statement of the City's vision for the future of Los Angeles, providing guidance for new development and encouraging projects to complement existing urban form in order to enhance the built environment in Los Angeles. While called "urban", the Urban Design Principles reflect citywide values to be expressed in the built environment of the City, establishing a design program for the City. They are intended to embrace the variety of urban forms that exist within Los Angeles, from the most urban, concentrated centers to our suburban neighborhoods.

THE 10 PRINCIPLES OF URBAN DESIGN

- 1 Develop inviting and accessible transit areas.
- 2 Reinforce walkability, bikeability and well-being.
- 3 Nurture neighborhood character.
- 4 Bridge the past and the future.
- 5 Produce great green streets.
- 6 Generate public open space.
- 7 Stimulate sustainability and innovation in our city.
- 8 Improve equity and opportunity.
- 9 Emphasize early integration, simple processes and maintainable solutions.
- 10 Ensure connections.

The Citywide Design Guidelines supplement the Citywide Urban Design Principles. By offering more direction for proceeding with the design of a project, the Design Guidelines illustrate options, solutions, and techniques to achieve the goal of excellence in new design. It is important to remember, though, that they are performance goals, not zoning regulations or development standards and therefore do not supersede regulations in the municipal code.

The purpose of this document is to:

- Communicate to the development community, in advance of application being filed, the design expectations in Residential, Commercial, and Industrial projects;
- Facilitate the fair and consistent application of design objectives;
- Protect investment throughout the city by encouraging consistently high-quality development;
- Encourage projects appropriate to the context of the City's climate and urban environment;
- Facilitate safe, functional, and attractive development; and
- Foster a sense of community and encourage pride of ownership.

HOW ARE THE GUIDELINES APPLIED

The Guidelines are intended for the Planning Department, as well as other City agencies and department staff, developers, architects, engineers, and community members to use in evaluating project applications along with relevant policies from the General Plan Framework and Community Plans. To achieve the stated purpose, the Guidelines will apply to all new developments and substantial building alterations that require approval by decision-making bodies and planning staff. However, all "by-right" (see *definition in glossary*) development projects are also encouraged to incorporate the Design Guidelines into their project design.

Each of the Citywide Design Guidelines should be considered in a proposed project, although not all will be appropriate in every case, as each project will require a unique approach. The Citywide Design Guidelines provide guidance or direction for applying policies contained within the General Plan Framework and the Community Plans. Incorporating these guidelines into a project's design will encourage more compatible architecture, attractive multi-family residential districts, pedestrian activity, context-sensitive design, and contribute to placemaking.

HOW TO USE THE GUIDELINES

Property owners, developers, designers, and contractors proposing new development in Los Angeles should first review the zoning of the property being developed. They should then proceed to the Citywide Design Guidelines appropriate to the project, dependent on whether it is residential, commercial, or industrial.

The provisions set forth in this document identify the desired level of design quality for all development. However, flexibility is necessary and encouraged to achieve excellent design. Therefore, the use of the words "shall" and "must" have been purposely avoided within the specific guidelines. Each application for development, however, should demonstrate to what extent it incorporates these guidelines.

Applications that do not meet specific guidelines applicable to that project should provide rationale for the design and explain how the project will meet the intent of the General Plan, the Municipal Code, and these Guideline objectives. Whether the design is justified will be determined through required "Findings" in the appropriate section of the Los Angeles Municipal Code.

RELATIONSHIP BETWEEN THE GENERAL PLAN, ZONING CODE, CITYWIDE GUIDELINES, AND COMMUNITY-SPECIFIC DESIGN REQUIREMENTS

The approval process for new development is guided by the General Plan, Chapter I of the Los Angeles Municipal Code, and the Citywide Design Guidelines.

City of Los Angeles General Plan: Comprised of 35 Community plans, the General Plan is the policy document that sets the development vision of the community. It provides policy direction for land use, vehicular and bicycle circulation, open space and recreation, and infrastructure.


Los Angeles Municipal Code: Adopted ordinances that implement the General Plan by establishing land use and development requirements. The Municipal Code includes provisions for the establishment of specific plans and supplemental use districts.

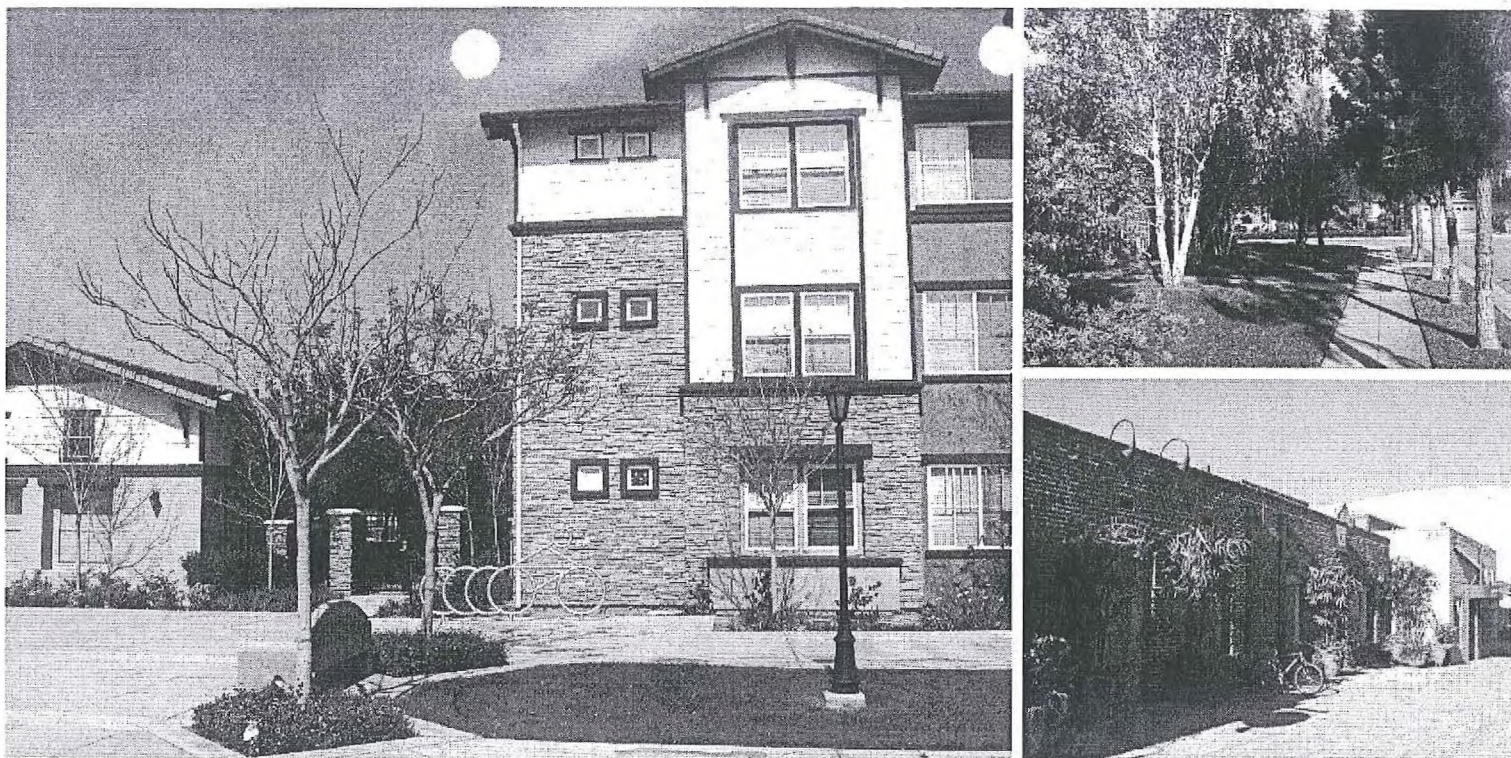
Citywide Design Guidelines: Establishes best practices for designing high-quality development that meets the objectives of the General Plan. Certain items apply to site planning and others to building design and aesthetics.

Many neighborhoods in Los Angeles have adopted guidelines as part of a Community Plan Urban Design chapter, or special zoning designations such as specific plans, community design overlay districts, redevelopment plans, designated historic properties and historic districts. This document applies to all areas, but is particularly applicable to those areas within the City that do not currently have adopted design guidelines. In cases where the Citywide Design Guidelines conflict with a provision in a Community Plan Urban Design chapter or a specific plan, the community-specific requirements shall prevail.

ORGANIZATION

The guidelines are divided into three sections: Residential, Commercial, and Industrial. Within each section are a number of design principles and measures that address the different elements of site and building design and environmental sensitivity based on land use. Each section of the Citywide Design Guidelines is organized by overarching objectives (e.g., Maintaining Neighborhood Context and Linkages). Each topic includes an objective statement followed by a list of specific implementation strategies. A glossary of key terms is included on page 47 of this document. * Terms that are defined in the glossary and appear throughout the text are highlighted on each page for the user's convenience.

Guidelines that promote low-impact development and sustainable practices are designated by a leaf () symbol.



residential

multi-family residential | commercial mixed-use

Multi-family development in the City of Los Angeles varies across a wide spectrum of typologies, from low-density small lot subdivisions in suburban areas to high-density, mixed-use buildings in urban regional centers. Each typology presents unique challenges and opportunities. The following Design Guidelines are intended to address some of the most common, overarching challenges in designing multi-family developments encountered across the City. The prime areas of opportunity for attaining high quality design in multi-family and mixed-use projects include: maximizing sustainability in multi-family developments, establishing height and massing transitions from multi-family uses to commercial uses or less dense single-family residential; considering the pedestrian as the cornerstone of design over automobile-centric design; establishing landscaping and open space as essential design concepts from the outset of a project; and highlighting the role that quality building design can play in creating visually interesting and attractive multi-family buildings by contributing to existing neighborhood character and creating a "sense of place." More specific design regulations relating to individual communities can be found in each of the 35 Community Plans. The guidelines below are intended for developers and architects as well as for advisory and decision-making bodies when evaluating a project.

OBJECTIVE 1:

Consider Neighborhood Context and Linkages In Building and Site Design

Site Planning

- 1 Work with the natural topography of the site to avoid dramatic and unnecessary grade changes by utilizing landform grading.
- 2 On hillside lots, use smaller terraced retaining walls to avoid massive blank wall faces. Use the site's natural topography to terrace the structure along the hillside.
- 3 Create a strong street wall by locating building frontages at the front property line where no setback requirement exists, or at the required setback. Where additional setback is necessary or a prevailing setback exists, activate the area with a courtyard or "outdoor room" adjacent to the street by incorporating residential amenities such as seating or water features, for example.

RECOMMENDED



Preserve trees & vegetation



Terraced development accommodates hillside slope

NOT RECOMMENDED



Lack of articulation creates feeling of large blank facade



A massive blank wall on the edge of the hillside is created when development is not terraced to accommodate existing topography

Site Planning (cont.)

- 4 In small lot subdivisions where there is an existing average prevailing setback, apply the setback to provide continuity along the street edge.
- 5 Locate a majority of code-required open space at the ground level in a manner that is equally accessible to all residential units to promote safety and the use of outdoor areas. In mid- and high-rise buildings, podiums between buildings and rooftop areas can be used as common areas.
- 6 Use a 50 percent lot coverage ratio as a rule of thumb for low-rise housing developments and townhomes, especially in primarily residential, low- and low medium-density areas.
- 7 Provide direct paths of travel for pedestrian destinations within large developments. Especially near transit lines, create primary entrances for pedestrians that are safe, easily accessible, and a short distance from transit stops.

RECOMMENDED



- ✓ Buildings placed around a central courtyard and accessible by all residents



- ✓ Primary entrance to residential building is located near metro station and bus stop

NOT RECOMMENDED

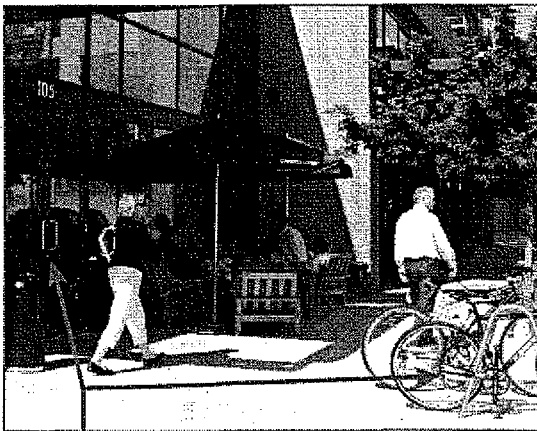


- Massive building with no central courtyard or outdoor common areas

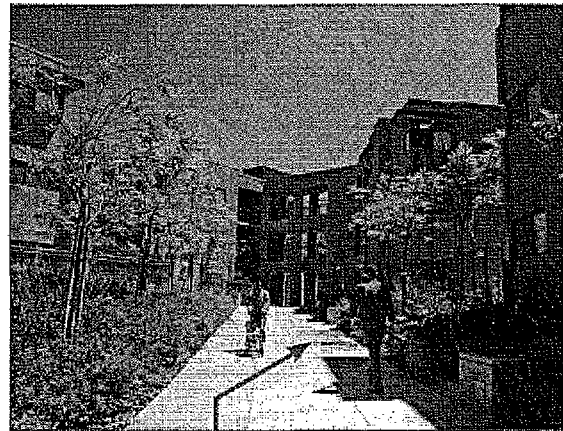
Objective 1: Consider Neighborhood Context and Linkages in Building and Site Design

- 8 In dense neighborhoods, incorporate passageways or paseos into mid-block developments, particularly on through blocks, to facilitate pedestrian access to commercial amenities nearby, such that pedestrians will not need to walk the perimeter of a block in order to access the middle of the next parallel street or alley.
- 9 Activate mid-block passageways or paseos using water features, pedestrian-level lighting, artwork, benches, landscaping, or special paving so that they are safe and visually interesting spaces.
- 10 Install bicycle racks and lockers near building entrances, especially in residential or mixed-use projects located on Major or Secondary highways, or on Local and Collector streets near commercial services. Ensure bicycle racks are placed in a safe, well-lit location, convenient for residents and visitors.

RECOMMENDED



✓ Bicycle racks conveniently located near building entrance



✓ Pedestrian paths through the site provide connections from residential land uses to nearby commercial uses



✓ Mid-block paseo

Building Orientation

- 1 Design small lot subdivisions, low-rise townhomes, and apartment buildings to ensure that all street-fronting units have a primary entrance facing the street. Alternatively, for Medium and High-Medium density buildings without ground floor entrances for individual units, create a prominent ground or first floor entry, such as a highly visible lobby or atrium.
- 2 Locate gathering spaces such as gyms, recreation rooms, and community space at the ground level and accessible to the street.

RECOMMENDED



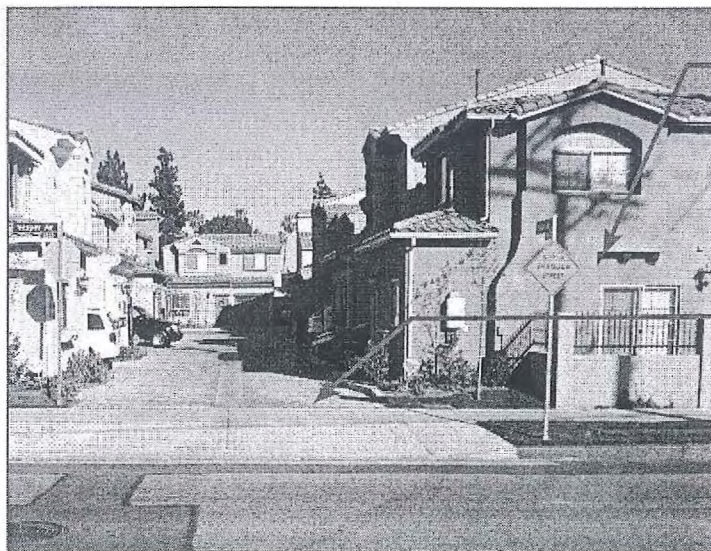
✓ Prominent stairway creates a visible ground floor entry



✓ Street-facing entrance to building

✓ Usable outdoor area for individual units

NOT RECOMMENDED



Street-facing units should have an entrance from the sidewalk



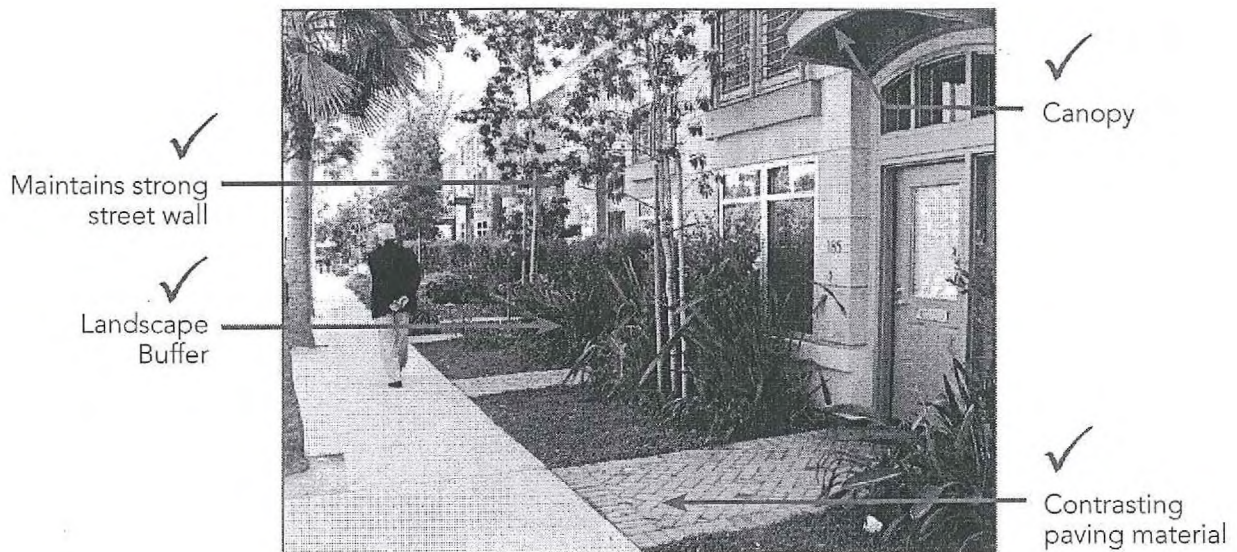
Missed opportunity for creating a livelier street frontage

Objective 1: Consider Neighborhood Context and Linkages in Building and Site Design

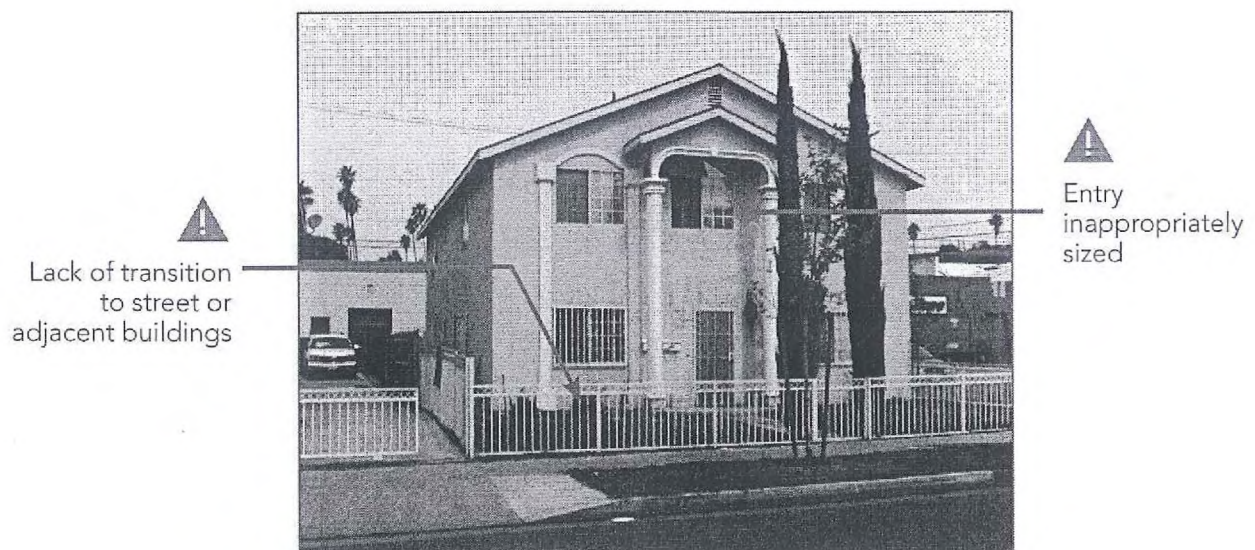
Entrances

- 1 Incorporate transitions such as landscaping, paving, porches, stoops, and canopies at individual entrances to residences, and from the sidewalk to the front door. These methods should not protrude into required yards or negatively impact the overall street wall.
- 2 Entries should be designed according to simple and harmonious proportions in relationship to the overall size and scale of the building. Design entries in proportion to the number of units being accessed. Ensure that pedestrian entries provide shelter year-round.
- 3 Ensure that the main entrance and entry approach can accommodate persons of all mobility levels.

RECOMMENDED



NOT RECOMMENDED



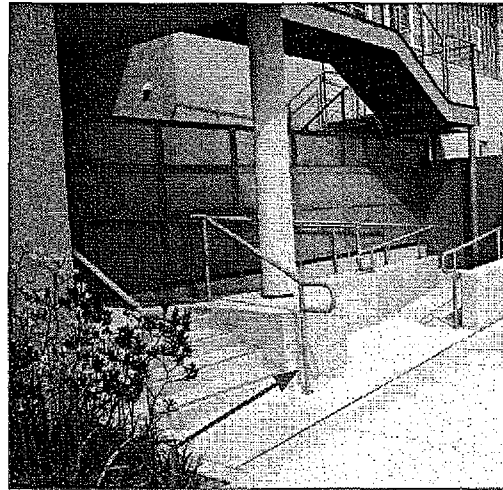
Entrances (cont.)

- 4 Promote pedestrian activity by placing entrances at grade level or slightly above, and unobstructed from view from the public right-of-way. Entryways below street level should be avoided.
- 5 If stairs are used in common areas, such as an atrium or lobby, they should be highly visible and integrated with the predominant architectural design elements of the main building.

RECOMMENDED



✓ Stairs integrated with architectural style of the building



✓ Highly visible street-level pedestrian entrance, accessible to all mobility levels

NOT RECOMMENDED

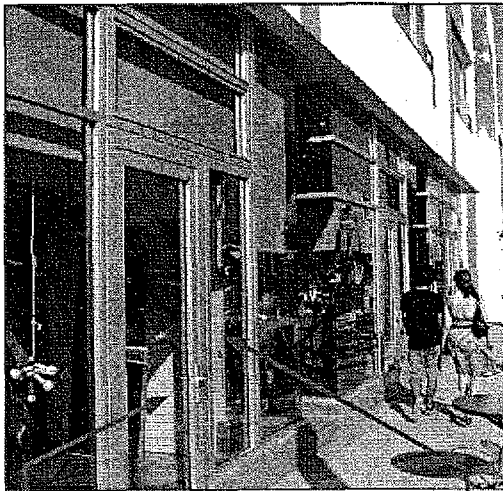


Sunken entries are generally less visible and therefore less secure

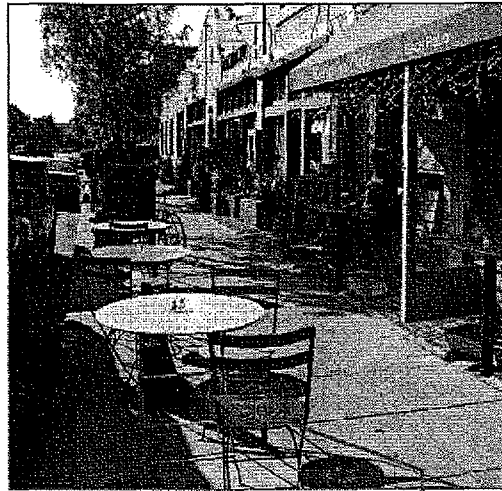
Objective 1: Consider Neighborhood Context and Linkages in Building and Site Design

- 6 Maintain an active street presence for ground floor retail establishments in mixed-use projects by incorporating at least one usable street-facing entrance with doors unlocked during regular business hours.
- 7 In mixed-use projects, ensure that ground floor uses maintain a high degree of transparency and maximize a visual connection to the street by providing clear and unobstructed windows, free of reflective glass coatings, exterior mounted gates, or security grills.

RECOMMENDED



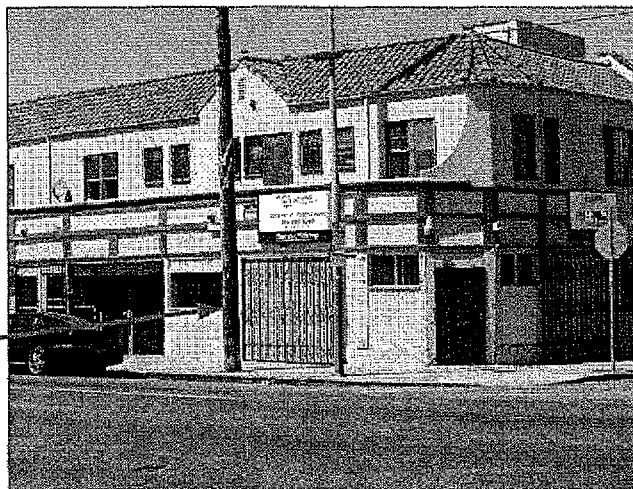
✓ Clear glass maintains visual connection between interior and exterior



✓ Street-facing entrance maintains an active street presence

✓ Outdoor seating activates streetscape

NOT RECOMMENDED

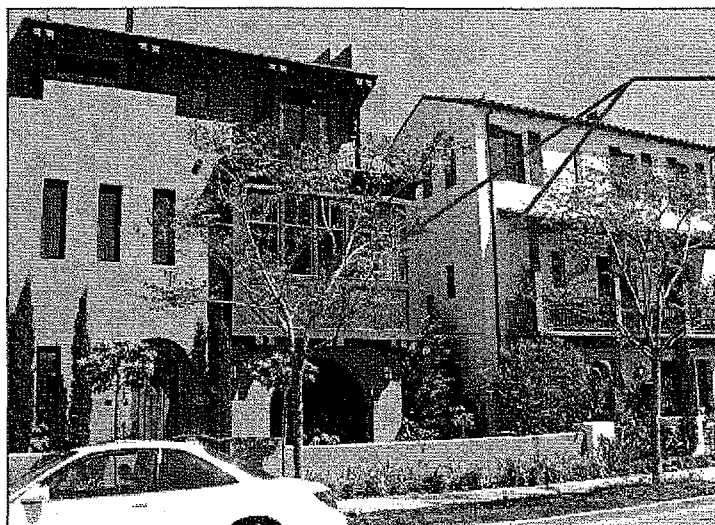


⚠ Windows obstructed by security grills

Relationship to Adjacent Buildings

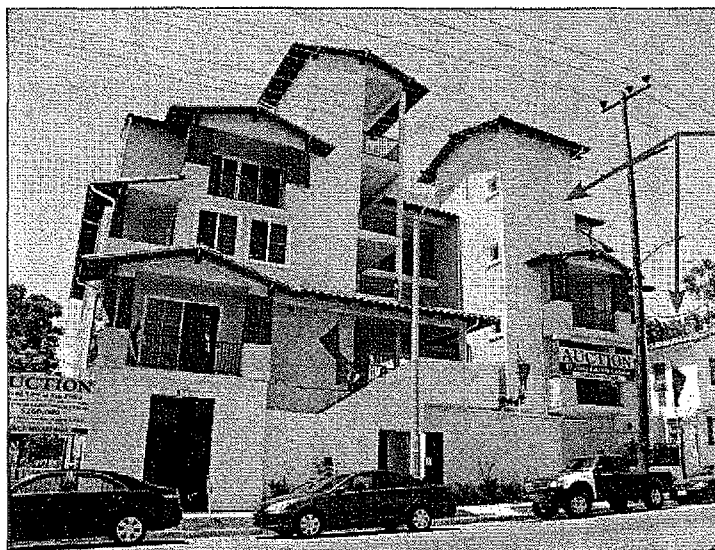
- 1 Ensure that new buildings are compatible in scale, massing, style, and/or architectural materials with existing structures in the surrounding neighborhood. In older neighborhoods, new developments should likewise respect the character of existing buildings with regards to height, scale, style, and architectural materials.
- 2 For RD1.5, RD2, R3, R4, RAS3, and RAS4 developments, apply additional setbacks in side and rear yards abutting single-family and/or R2 zoned lots.
- 3 Where multi-family projects are adjacent to single-family zones, provide a sensitive transition by maintaining a height compatible with adjacent buildings. Mitigate negative shade/shadow and privacy impacts by stepping back upper floors and avoiding direct views into neighboring single-family yards.

RECOMMENDED



New development maintains existing theme in neighborhood

NOT RECOMMENDED

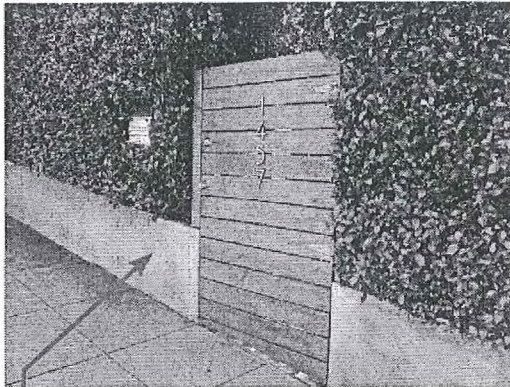


Scale, height, and architectural style incompatible with adjacent development

Objective 1: Consider Neighborhood Context and Linkages in Building and Site Design

- 4 When designing small lot subdivisions or projects built over two or more lots, provide sufficient space between buildings, articulation along the street frontage, and visual breaks to diminish the scale and massing.
- 5 Plant trees, shrubs, and vines to screen walls between property lines. Use decorative walls that include a change in color, material, and texture.

RECOMMENDED



- ✓ Incorporate various textures and materials to create visual interest while screening the property



- ✓ Providing space between buildings helps diminish scale and massing of development

NOT RECOMMENDED



- ⚠ Lack of articulation makes the building appear boxlike and out-of-scale



- ⚠ Repetitive, boilerplate facades lack differentiation and individual character

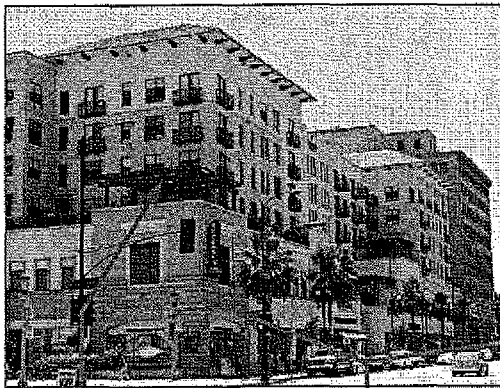
OBJECTIVE 2:

Employ Distinguishable and Attractive Building Design

Building Façade

- 1 Add architectural details to enhance scale and interest on the building facade by breaking it up into distinct planes that are offset from the main building façade. Porches and stoops can be used to orient housing towards the street and promote active and interesting neighborhood streetscapes.
- 2 Design multi-family buildings to convey individual residential uses, even when applying a modern aesthetic. Modulated façades can prevent residential buildings from appearing commercial.
- 3 Layer building architectural features to emphasize certain features of the building such as entries, corners, and organization of units.

RECOMMENDED



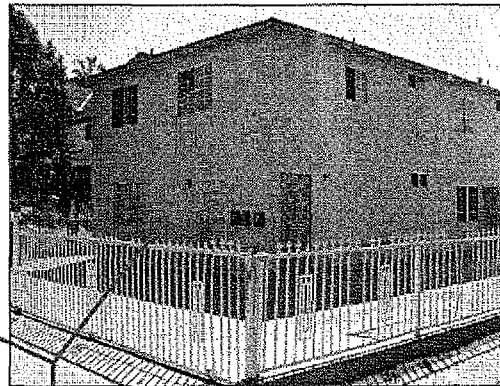
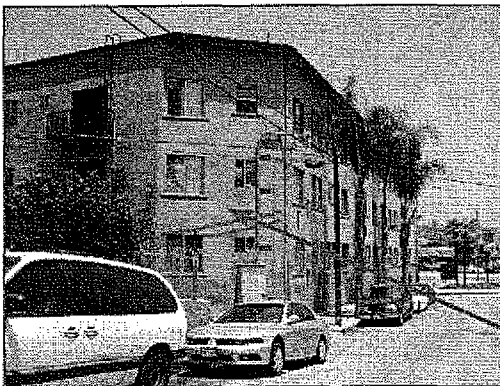
✓ Upper stories are offset



✓ Building base establishes pedestrian scale

✓ Modulated façade and variation in wall planes provide additional articulation

NOT RECOMMENDED



Monolithic buildings lack architectural details that contribute to scale and visual interest

Objective 2: Employ Distinguishable and Attractive Building Design

- 4 Alternate different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive façades.
- 5 Utilize windows and doors as character-defining features to reflect an architectural style or theme consistent with other façade elements. Windows should project or be inset from the exterior building wall and incorporate well designed trims and details.
- 6 Treat all façades of the building with an equal level of detail, articulation, and architectural rigor.

RECOMMENDED



Interesting and varied architectural treatments using different colors and materials accentuate the building form



Plenty of windows and doors enliven the ground floor and create foot traffic

NOT RECOMMENDED



Missed opportunity to provide transparent elements on the ground floor to activate pedestrian-friendly uses

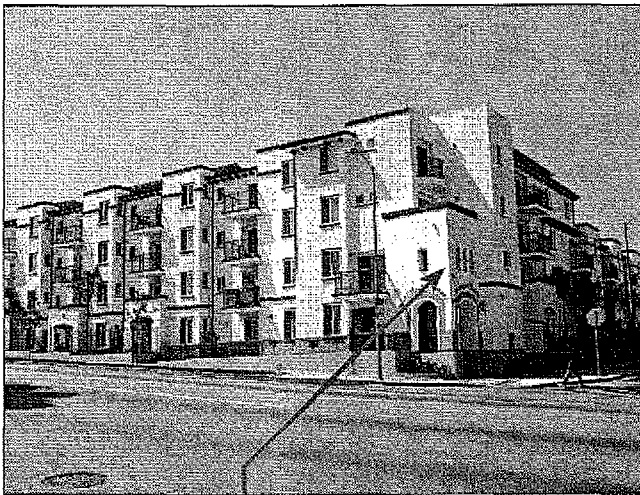


Lack of 3-dimensional architectural treatments creates a dull and repetitive façade

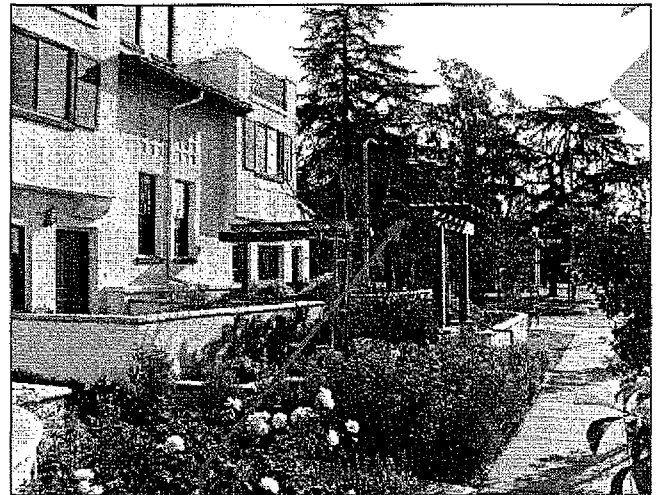
Building Façade (cont.)

- 7 Integrate varied roof lines through the use of sloping roofs, modulated building heights, gables, dormers, or innovative architectural solutions.
- 8 Reinforce existing facade rhythm along the street where it exists by using architectural elements such as trim, material changes, paved walkways, and other design treatments consistent with surrounding buildings.
- 9 Include overhead architectural features such as eaves, awnings, canopies, trellises, or cornice treatments at entrances and windows that provide shade, provide passive cooling, and reduce daytime heat gain.

RECOMMENDED



- ✓ A modulated roof and variety of architectural features creates a sense of dimension



- ✓ Trellis used as an entryway treatment

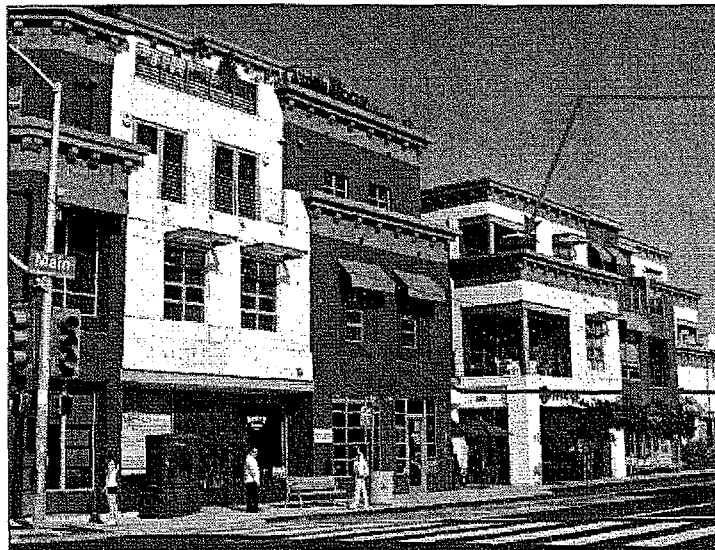


- ✓ Strong façade rhythm along street frontage is accomplished through the use of architectural elements

Objective 2: Employ Distinguishable and Attractive Building Design

- 10 Orient windows on street facing units toward public streets, rather than inward, to contribute to neighborhood safety and provide design interest.
- 11 Orient interior unit spaces so that larger windows for more public rooms, such as living and dining areas, face onto the street.
- 12 Design balconies such that their size and location maximize their intended use for open space. Avoid "tacked on" balconies with limited purpose or function.

RECOMMENDED

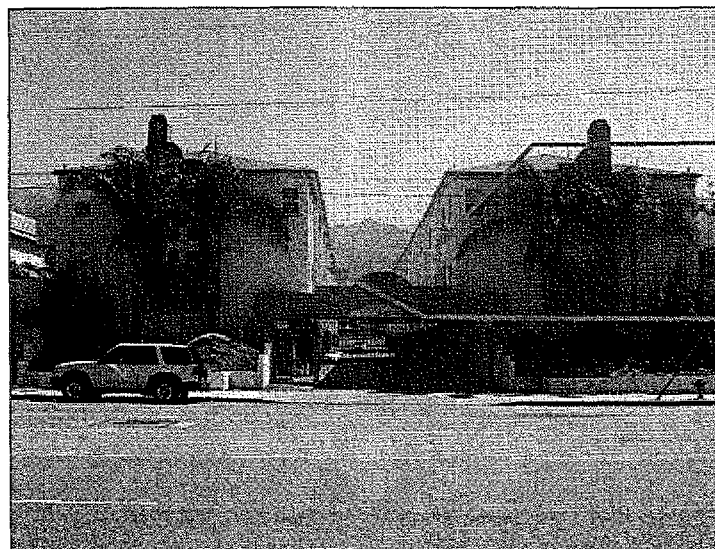


Functional balconies



Windows oriented toward the main street increase the sense of "eyes on the street" and neighborhood safety

NOT RECOMMENDED



Windows oriented inwards with blank walls on the street



Lack of balconies or open space

Building Materials

- 1 Approach character-defining details in a manner that is true to a style of architecture or common theme.
- 2 Apply trim, metal- and woodwork, lighting, and other details in a harmonious manner, consistent with the proportions and scale of the building(s).
- 3 Select building materials, such as architectural details and finishes that convey a sense of permanence. Quality materials should be used to withstand weather and wear regardless of architectural style.
- 4 Apply changes in material purposefully and in a manner corresponding to variations in building mass.

RECOMMENDED

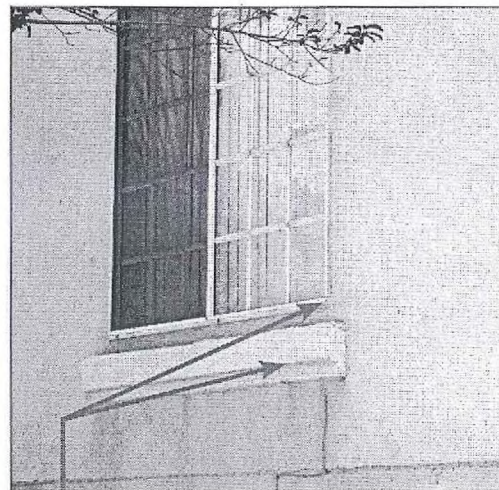


Varied building materials correspond to the architectural style

NOT RECOMMENDED



"Faux" architectural treatment is inconsistent with the architectural style it attempts to emulate



Hastily applied stucco window trim does not correspond to the window sill. Façade materials show signs of weather and wear

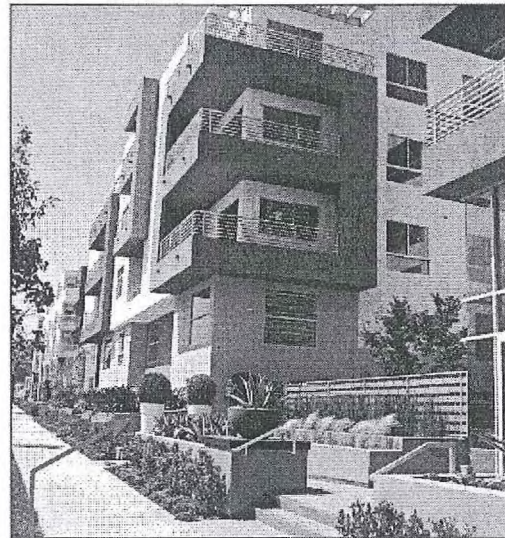
Objective 2: Employ Distinguishable and Attractive Building Design

- 5 Long expanses of fences should incorporate openings, changes in materials, texture, and/or landscaping. Avoid materials such as chain link, wrought iron spears, and barbed wire.
- 6 Exterior bars on windows convey an environment of hostility and are therefore strongly discouraged.

RECOMMENDED



- ✓ Variations in fence height, materials and texture

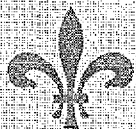


- ✓ Landscaped planters act as a buffer for ground floor units and eliminate the need for security doors

NOT RECOMMENDED



- ⚠ Wrought iron spears and bars on windows create a sense of danger more than safety



Special Design Considerations for Historic Properties

Ensure that any additions, alterations, or improvements to buildings designated as Historic Resources or otherwise identified as eligible Historic Resources as part of Survey LA, comply with the U.S. Department of the Interior's Standards for the Treatment of Historic Properties. Guidelines for preserving, rehabilitating, and restoring historic buildings can be found online at: http://www.nps.gov/history/hps/tps/standguide/overview/choose_treat.htm

Preserve original building materials and architectural features

Preserve, repair, and replace, as appropriate, building elements and features that are important in defining historic character. Retain the original building continuity, rhythm, and form created by these features. Consult historic documentation and photographs of the building before commencing work.

- Original building materials and details should not be covered with stucco, vinyl siding, stone, veneers, or other materials.
- Materials, which were originally unpainted, such as masonry, should remain unpainted.
- Avoid hiding character defining features behind displays, signage, and/or building alterations and additions. Remove non-historic additions to expose and restore the original design elements.
- The materials and design of historic windows and doors should be preserved.



Objective 2: Employ Distinguishable and Attractive Building Design

Repair deteriorated materials or features in place, if feasible.

When it is infeasible to retain materials or features, replacement should be made with in-kind materials or with substitute materials that convey the same form, design, and overall visual appearance as the original.

Design building additions on historic buildings to be compatible with the massing, size, scale, and architectural features of an historic structure or site, while clearly reflecting the modern origin of the addition.

- Additions should be subordinate in massing to the main structure and located toward the rear, away from the primary façade.
- Within historic districts or eligible historic districts, new infill structures should harmonize in style, scale, and massing with the surrounding historic structures.
- New window and door openings should be located on a secondary façade. The arrangement, size, and proportions of historic openings should be maintained; avoid filling in historic openings, especially on primary facades.



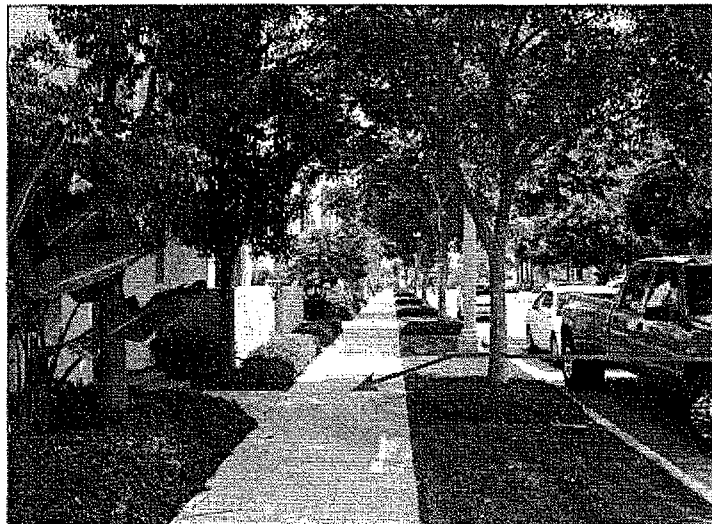
OBJECTIVE 3:

Provide Pedestrian Connections Within and Around the Project

Sidewalks

- 1 For new multi-family residential projects where a sidewalk does not currently exist, establish a new sidewalk along the length of the public street frontage.
- 2 On Major and Secondary Highways, provide a comfortable sidewalk and parkway; at least 10 feet in width to accommodate pedestrian flow and activity, but wider if possible. Sidewalks and parkway widths on Local and Collector streets may be narrower, but generally not less than nine feet wide.
- 3 Create continuous and predominantly straight sidewalks and open space. Reconstruct abandoned driveways as sidewalks.

RECOMMENDED



New, straight sidewalks create an easy path of travel for pedestrians

NOT RECOMMENDED



Sidewalk in disrepair due to overgrown tree roots creates a walking hazard for pedestrians

Objective 3: Provide Pedestrian Connections Within and Around the Project

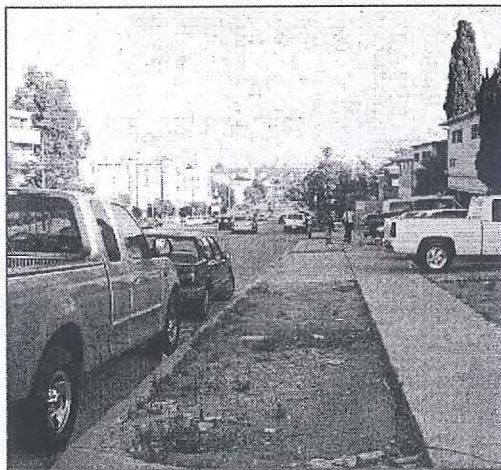
- 4 Plant parkways separating the curb from the sidewalk with ground cover, low-growing vegetation or permeable materials that accommodate both pedestrian movement and the use of car doors. Brick work, pavers, gravel, and wood chips are examples of suitable permeable materials.
- 5 Create a buffer zone between pedestrians, moving vehicles, and other transit modes by the use of landscape and street furniture. Examples include street trees, benches, newspaper racks, pedestrian information kiosks, bicycle racks, bus shelters, and pedestrian lighting.

RECOMMENDED



A nice landscape buffer with special paving provides a soft transition between pedestrians and parked vehicles

NOT RECOMMENDED



No active buffer zone is provided between pedestrians and the street



Cropped or poorly maintained street trees make the walking experience unpleasant

Sidewalks (cont.)

- 6 Plant street trees at the minimum spacing permitted by the Division of Urban Forestry, typically one tree for every 20 feet of street frontage, to create a consistent rhythm. Broad-leaf evergreen and deciduous trees should be used to maintain a continuous tree canopy. Shade producing street trees may be interspersed with an occasional non-shade tree. In high pedestrian use areas, install tree guards to protect tree trunks from damage.
- 7 Provide lights on sidewalks to encourage and extend safe pedestrian activities into the evening.
- 8 Utilize pedestrian lighting, seating areas, special paving, or landscaping. Ensure that new developments adjacent to transit stops invest in pedestrians amenities such as trash receptacles and sheltered benches or seating areas for pedestrian that do not intrude into the accessible route.

RECOMMENDED



✓ Sidewalk accommodates pedestrians and car doors

✓ Drought-tolerant landscaping with permeable paving materials

✓ Low-growing vegetation

Objective 3: Provide Pedestrian Connections Within and Around the Project

Crosswalks/Street Crossings for Large-Scale Developments

- 1 Incorporate features such as white markings, signage, and lighting so that pedestrian crossings are visible to moving vehicles during the day and at night.
- 2 Improve visibility for pedestrians in crosswalks by installing curb extensions/bump outs and advance stop bars, and eliminating on-street parking spaces adjacent to the crossing.
- 3 Emphasize pedestrian safety and comfort at crosswalks with devices such as pedestrian crossing signals, visible and accessible push buttons for pedestrian activated signals, and dual sidewalk ramps that are directed to each crosswalk.
- 4 Create the shortest possible crossing distance at pedestrian crossings on wide streets. Devices that decrease the crossing distance may include a mid-street crossing island, an area of refuge between a right-turn lane and through lane, a curb extension/bump out, or a minimal curb radius.

RECOMMENDED

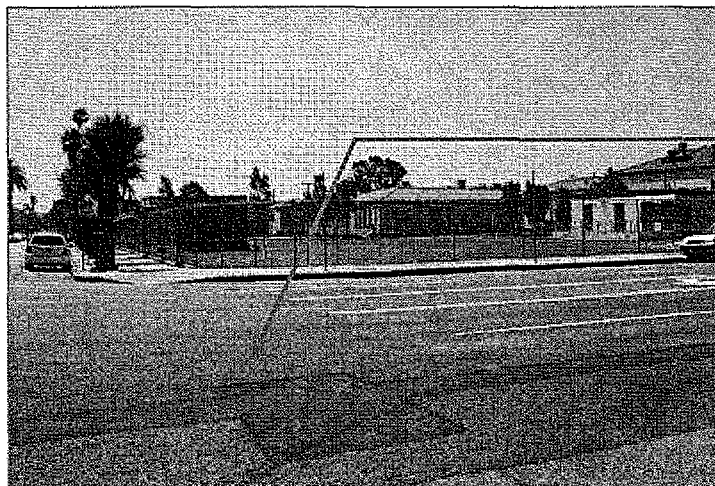


Visible white markings and street lights to provide pedestrian safety



Diagonal crosswalk provides shortest possible crossing distance

NOT RECOMMENDED

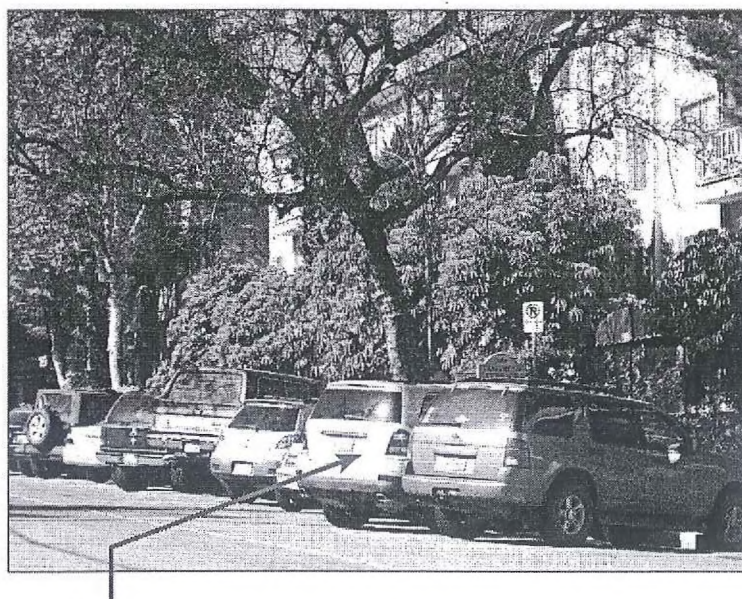


A very wide street intersection with no street lighting or pedestrian crossing provided

On-Street Parking

- 1 Locate curb cuts in a manner that does not reduce on-street parking and replace any unused curb cuts and driveways with sidewalks to maintain continuity for pedestrians.
- 2 Provide angled or parallel on-street parking to maximize the safety of bicyclists and other vehicular traffic.

RECOMMENDED



- ✓ Diagonal or angled parking creates a protective buffer for pedestrians and increases on-street parking opportunities

OBJECTIVE 4:

Minimize the Appearance of Driveways and Parking Areas

Off-Street Parking and Driveways

- 1 Prioritize pedestrian access first and automobile access second. Orient parking and driveways toward the rear or side of buildings and away from the public right-of-way. On corner lots, parking should be oriented as far from the corner as possible.
- 2 Maintain continuity of the sidewalk by minimizing the number of curb cuts for driveways and utilizing alleys for access and egress.
- 3 Provide drop-off areas for large-scale residential projects to the side or rear of the building.
- 4 When a driveway in a front yard cannot be avoided, locate the driveway at the edge of the parcel rather than the center. Ensure that the street-facing driveway width is minimized to 20 feet or less.

RECOMMENDED



Parking is screened behind the building or underground, maintaining a true streetwall and sidewalk continuity while affording opportunities for on-street parking

NOT RECOMMENDED



Driveways along building frontages create a hazard for pedestrians

Off-Street Parking and Driveways *(cont.)*

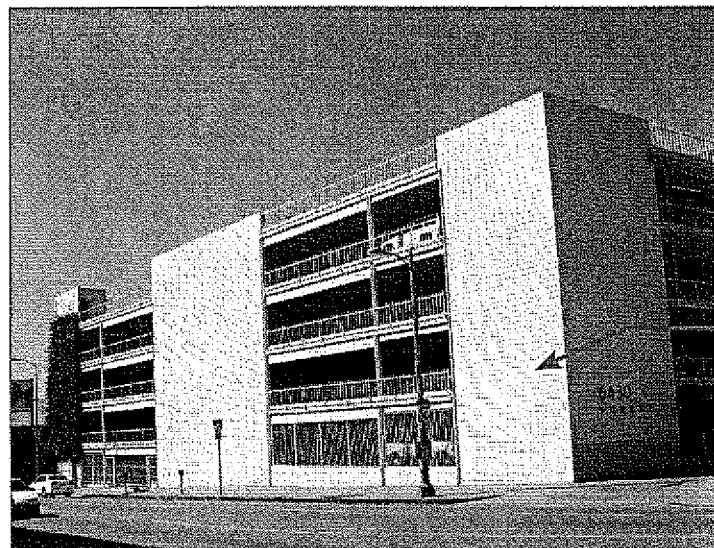
- 5 Wrap structured parking with active uses such as housing units or retail spaces on the ground floor.
- 6 Blend parking structure facades with nearby buildings by incorporating architectural treatments such as arches or other architectural openings and varied building materials, decorative screening, climbing vines, or green walls to provide visual interest.
- 7 Mitigate the impact of parking visible to the street with the use of planting and landscape walls tall enough to screen headlights.

RECOMMENDED



Mixed-use underground parking structure screened to reduce visibility from street

NOT RECOMMENDED



Inefficient mitigation of visibility of parking structure on the ground floor

Objective 4: Minimize the Appearance of Driveways and Parking Areas

- 8 Illuminate all parking areas and pedestrian walkways to improve safety. Avoid unintended spillover impacts onto adjacent properties.
- 9 Where openings occur due to driveways or other breaks in the sidewalk or building wall, use architectural features such as decorative gates and pergolas in combination with landscaping to provide a continuous visual presence at the street level.
- 10 When multiple units share a common driveway lined with individual garages, provide distinguishable pedestrian paths to connect parking areas to individual or common entries.

RECOMMENDED



Mixed-use building uses architectural features to provide structural continuity at the pedestrian level

NOT RECOMMENDED



Abandoned driveway and unused curb cut creates missed opportunities for additional street parking

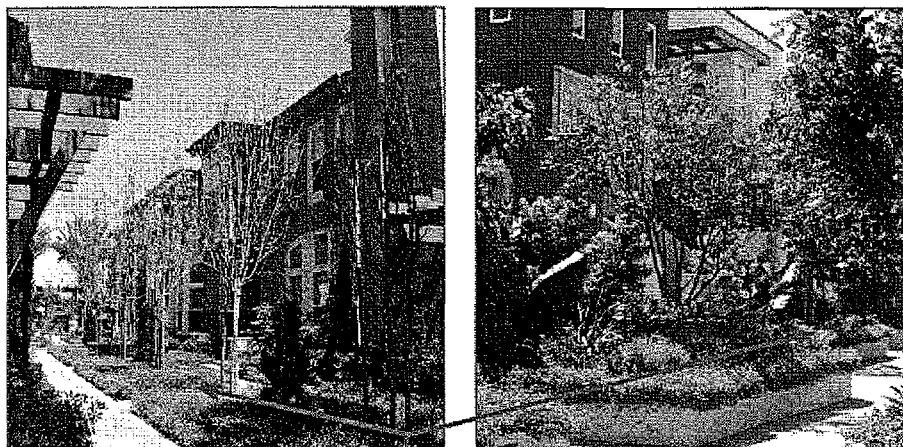
OBJECTIVE 5:

Utilize Open Areas and Landscaping Opportunities to their Full Potential

On-Site Landscaping

- 1 Retain mature and healthy vegetation and trees when developing the site.
- 2 Design landscaping to be architecturally integrated with the building and suitable to the functions of the space while selecting plant materials that complement the architectural style and form of the building.
- 3 Design open areas to maintain a balance of landscaping and paved area.
- 4 Select drought tolerant, native landscaping to limit irrigation needs and conserve water. Mediterranean and other local climate-friendly plants may be used alongside native species.

RECOMMENDED



✓ Landscaping is functionally and architecturally integrated with building space

NOT RECOMMENDED

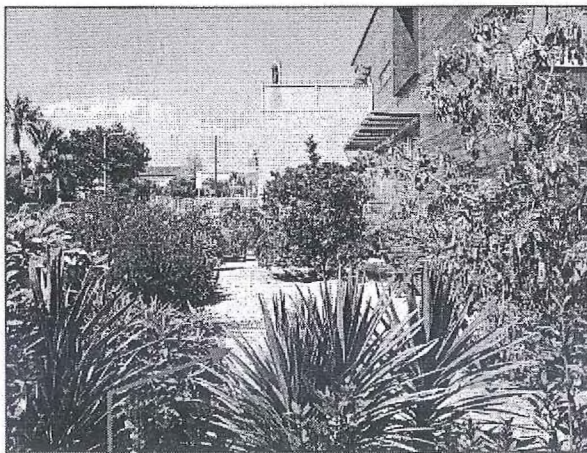


Minimal landscaping appears to be added as an afterthought

Objective 5: Utilize Open Areas and Landscaping Opportunities to their Full Potential

- 5 Facilitate sustainable water use by using automated watering systems and drip irrigation to water landscaped areas.
- 6 Facilitate stormwater capture, retention, and infiltration, and prevent runoff by using permeable or porous paving materials in lieu of concrete or asphalt. Collect, store, and reuse stormwater for landscape irrigation.
- 7 In addition to street trees, provide canopy trees in planting areas for shade and energy efficiency, especially on south and southwest facing façades.
- 8 Use landscape features to screen any portion of a parking level or podium that is above grade. Trees, shrubbery, planter boxes, climbing plants, vines, green walls, or berms can be used to soften views from the public right-of-way.

RECOMMENDED



✓ Native landscaping



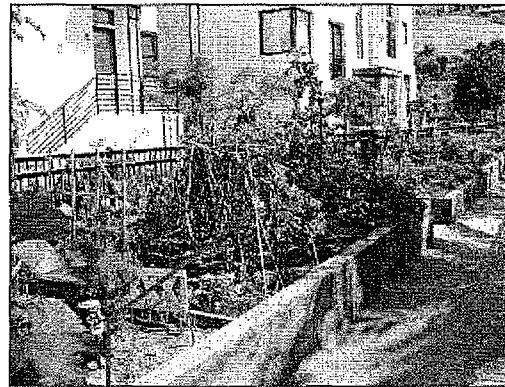
✓ At-grade parking screened with landscaping

✓ Perimeter of the building is planted with a combination of shrubs and shade trees

Open Space and Recreation Activities

- 1 Activate all open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities with landscaping. Landscaping may include any practicable combination of shrubs, trees, ground cover, minimal lawns, planter boxes, flowers, or fountains that reduce dust and other pollutants and promote outdoor activities, especially for children and seniors.
- 2 For buildings with six units or more, cluster code-required common open space areas in a central location, rather than dispersing smaller less usable areas throughout the site.
- 3 Provide balconies to augment, rather than substitute for, actively used common open spaces and recreational areas.
- 4 Provide common amenities such as community gardens and tot lots.

RECOMMENDED



- ✓ Tot Lot ✓ Landscaping ✓ Balconies ✓ Open space reserved for a community garden

NOT RECOMMENDED



Balconies substitute for active open space areas

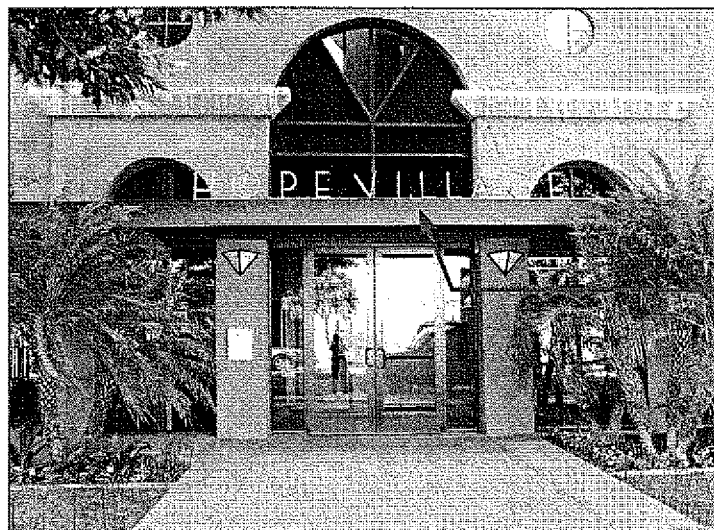
OBJECTIVE 6:

Improve the Streetscape Experience by Reducing Visual Clutter

Building Signage

- 1 Place signs so they do not dominate or obscure the architectural elements of the building design.
- 2 Include signage at a height and of a size that is visible to pedestrians and facilitates access to the building entrance. In residential-only buildings, permanent signs affixed to the building solely for the purpose of communicating the name of a business or entity, or for advertising rentals are inappropriate in residential areas.
- 3 For mixed-use projects, incorporate an overall sign program for the building, including business identification signs, directional and informational signs, and residential signage to maintain a common graphic character and theme.

RECOMMENDED



✓
Well-designed,
proportioned,
and located
permanent
building signage

NOT RECOMMENDED



⚠
Sign does not
clearly indicate
entrance of building

⚠
Avoid permanent
rental advertising
signage

Lighting and Security

- 1 Use ornamental low-level lighting to highlight and provide security for pedestrian paths and entrances. Ensure that all parking areas and pedestrian walkways are illuminated.
- 2 Install lighting fixtures to accent and complement architectural details at night to establish a façade pattern and animate a building's architectural features.
- 3 Utilize adequate, uniform, and glare-free lighting, such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage.

RECOMMENDED



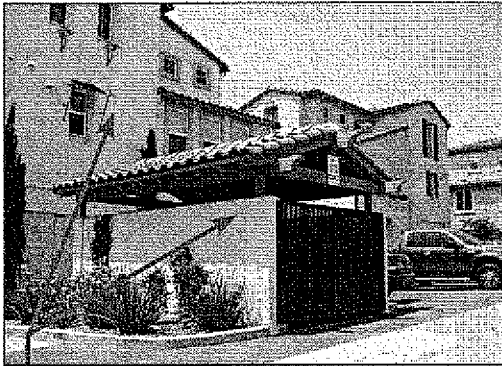
Light fixtures double as an architectural detail while providing safety along a pedestrian path

Objective 6: Improve the Streetscape Experience by Reducing Visual Clutter

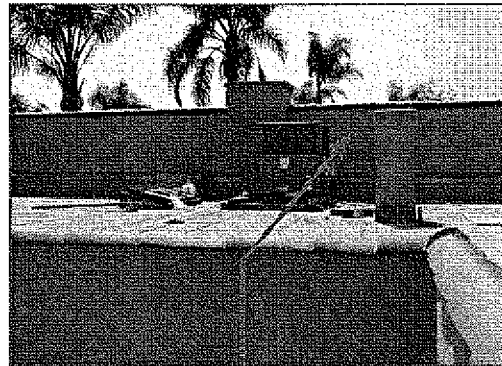
Utilities

- 1 Place utilities such as gas, electric, and water meters in side yard setbacks or in landscaped areas and out of the line-of-sight from crosswalks or sidewalks. Utilities such as power lines, transformers, and wireless facilities should be placed underground or on rooftops when appropriately screened by a parapet. Otherwise, any mechanical or electrical equipment should be buffered by planting materials in a manner that contributes to the quality of the existing landscaping on the property and the public streetscape.
- 2 Screen rooftop equipment such as air conditioning units, antennas and communication equipment, mechanical equipment, and vents from the public right-of-way.
- 3 Hide trash enclosures within parking garages so that they are not visible to passersby. Screen outdoor stand alone trash enclosures using walls consistent with the architectural character of the main building and locate them so that they are out of the line-of-sight from crosswalks or sidewalks.
- 4 Locate noise and odor-generating functions in enclosed structures so as not to create a nuisance for building residents or adjacent neighbors.

RECOMMENDED

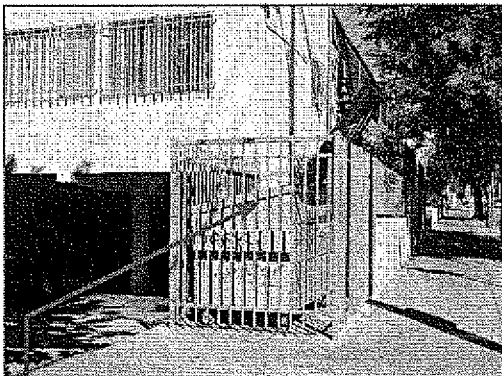


- ✓ Trash enclosure uses similar building materials as the building which it serves

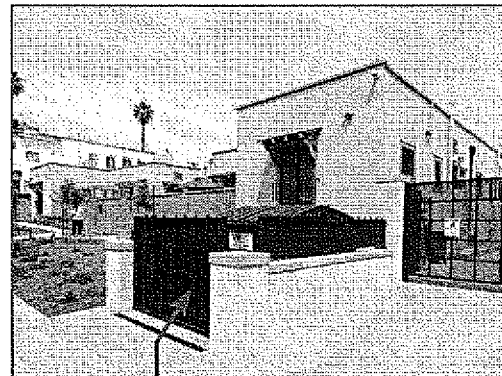


- ✓ Rooftop mechanical equipment is screened by a parapet

NOT RECOMMENDED



- ⚠ Poorly screened trash enclosure fronting public right-of-way in plain view of passers by



- ⚠ Odor-generating functions not appropriately screened

GLOSSARY

After-hours Lighting - Pedestrian lighting, intended to create safe, well-lit pedestrian areas in the evening and at night.

Bay - A window or series of windows, forming a bay in a room and projecting outward from the wall.

By-right - Projects which meet all LAMC zoning regulations and require review only by the Department of Building and Safety.

Clerestory Window - An outside wall of a room or building that rises above an adjoining roof and contains windows.

Berm - A bank of earth placed against one or more exterior walls of a building as protection against extremes in temperature.

Building Frontage - The maximum length of a line or lines formed by connecting the points representing projections of the exterior building walls onto a public street or onto a courtyard that is directly accessible by pedestrians from a public street, whichever distance is greater.

Corner Lot - A lot located at the intersection of at least two streets designated on the transportation element of the General Plan as a major, secondary, or other highway classification or collector street; At least one of the streets at the intersection must be a designated highway.

Cornice - A continuous, molded projection that crowns a wall or other construction, or divides it horizontally for compositional purposes.

Cornice Treatment - The design or style used to create a cornice, such as bracketed eaves, boxed eaves, exposed eaves, decorative bands, or a classical cornice.

Curb Cuts - A ramp leading smoothly down from a sidewalk to a street, rather than abruptly ending with a curb and dropping roughly 4–6 inches; Curb cuts placed at street intersections allow someone in a wheelchair to move onto or off a sidewalk without difficulty; Pedestrians using a walker, pushing a stroller or walking next to a bicycle also benefits from a curb cut; In the United States, the Americans with Disabilities Act of 1990 (ADA) requires that curb cuts be present on all sidewalks; A wider curb cut is also useful for motor vehicles to enter a driveway or parking lot, on the other side of a sidewalk; Smaller curb cuts, approximately a foot in width, can be utilized in parking areas or sidewalks to allow for a drainage path of water runoff to flow into an area where it may infiltrate such as grass or a garden.

Curb Extension (also called Bump-out) - A traffic calming measure, intended to slow the speed of traffic and increase driver awareness, particularly in built-up and residential neighborhoods; They also allow pedestrians and vehicle drivers to see each other when vehicles parked in a parking lane would otherwise block visibility; A curb extension comprises an angled narrowing of the roadway and a widening of the sidewalk; This is often accompanied by an area of enhanced restrictions (such as a "no stopping" or "no parking zone") and the appropriate visual enforcement.

Curb Radius - A term used by highway engineers, used to describe the sharpness of a corner. A large curb radius enables vehicles to go around corners faster; A small curb radius slows down turning vehicles; A large curb radius also increases the distance a pedestrian must walk to cross the street.

Dark-sky Compliant Fixtures - Shielded lighting fixtures which protect adjoining properties from lighting spillover and glare.

Dormer - A projecting structure built out from a sloping roof, usually housing a vertical window or ventilating louver.

Findings - The reasoning or justification for a discretionary planning decision, as prescribed by the Los Angeles Municipal Code.

Gable - The triangular portion of wall, enclosing the end of a pitched roof from cornice or eaves, to ridge.

Grade/Grading - The ground elevation at any specific point on a construction site, usually where the ground meets the foundation of a building.

Ground Floor - The lowest story within a building which is accessible from the street, the floor level of which is within three feet above or below curb level.

Ingress/Egress - A place or means of going in/out, respectively.

Lighting Fixture - The assembly for an electrical light that holds the lamp and may include an assembly housing, a mounting bracket or pole socket, lamp holder, ballast, a reflector or mirror and a refractor or lens.

Lot Coverage - That portion of a lot which, when viewed from above, is covered by a building.

Mid-street Crossing Island - A painted crosswalk, sometimes used in conjunction with a protected pedestrian island or bump-out, which provides opportunities to cross the street in the center of the block, as an alternative to doing so only at street intersections.

Mixed-use Project - A project which combines one or more commercial uses and multiple dwelling units in a single building or development.

Ornamental Lighting - Architectural lighting fixtures, which primarily serve a decorative purpose, instead of a functional purpose, such as highlighting landscaping features and/or architectural elements at night.

Portico - A porch having a roof supported by columns, often leading to the entrance of a building.

Paseo or Pedestrian Walkway - A walkway that is typically open to the sky and that provides pedestrian passage between structures, or through landscaping, or parking lots, which is distinguished by ground surface treatments that provide for pedestrian safety and ease of movement.

Pedestrian Amenities - Outdoor sidewalk faces, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located on the Ground Floor, and that are accessible to and available for use by the public.

Pedestrian Lighting - Freestanding lighting fixtures not exceeding a height of thirty-six (36) inches from ground grade level.

Pergola - A structure of parallel colonnades supporting an open roof of beams and crossing rafters or trelliswork, over which climbing plants are trained to grow.

Runoff - The portion of precipitation on land that ultimately reaches streams often with dissolved or suspended material.

Setback - A placing of a face of a building on a line some horizontal distance from the building line or of the wall below; The distance of a structure or other feature from the property line or other feature.

Stepback - A variation in roof height, such that the height of the building decreases as it approaches adjacent lower scale buildings.

Stormwater - Describes water that originates during precipitation events.

Street Frontage - See Building Frontage.

Subdivision - The same as defined in Section 66424 of the Government Code; Subdivision includes a stock cooperative project as defined in Section 12.03 of the Municipal Code; An area of real estate, composed of subdivided lots.

Sunken Entryways - An entrenched path or building entrance, which creates a restricted view of one's surroundings; It is sometimes used to prevent excessive amounts of snow and/or wind from coming into a building, and to trap heat indoors, while still allowing ventilation.

Trellis - A frame supporting open latticework, used as a screen or a support for growing vines or plants.

Utilities - Uses that provide the transfer or delivery of power, water, sewage, storm water runoff, information, and telephone services.

multi-family residential residential/commercial mixed use

NOTES

NOTES



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Prepared by the Department of City Planning • Graphics Section • May 2011

COMMERCIAL CITYWIDE DESIGN GUIDELINES

Pedestrian-Oriented/Commercial & Mixed-Use Projects



Los Angeles
Department
of City Planning

citywide design guidelines

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The City of Los Angeles' General Plan Framework Element and each of the City's 35 Community Plans promote architectural and design excellence in buildings, landscape, open space, and public space. They also stipulate that preservation of the City's character and scale, including its traditional urban design form, shall be emphasized in consideration of future development. To this end, the Citywide Design Guidelines have been created to carry out the common design objectives that maintain neighborhood form and character while promoting design excellence and creative infill development solutions.

The Citywide Design Guidelines serve to implement the 10 Urban Design Principles, a part of the Framework Element. These principles are a statement of the City's vision for the future of Los Angeles, providing guidance for new development and encouraging projects to complement existing urban form in order to enhance the built environment in Los Angeles. While called "urban", the Urban Design Principles reflect citywide values to be expressed in the built environment of the City, establishing a design program for the City. They are intended to embrace the variety of urban forms that exist within Los Angeles, from the most urban, concentrated centers to our suburban neighborhoods.

THE 10 PRINCIPLES OF URBAN DESIGN

- 1 Develop inviting and accessible transit areas.
- 2 Reinforce walkability, bikeability and well-being.
- 3 Nurture neighborhood character.
- 4 Bridge the past and the future.
- 5 Produce great green streets.
- 6 Generate public open space.
- 7 Stimulate sustainability and innovation in our city.
- 8 Improve equity and opportunity.
- 9 Emphasize early integration, simple processes and maintainable solutions.
- 10 Ensure connections.

The Citywide Design Guidelines supplement the Citywide Urban Design Principles. By offering more direction for proceeding with the design of a project, the Design Guidelines illustrate options, solutions, and techniques to achieve the goal of excellence in new design. It is important to remember, though, that they are performance goals, not zoning regulations or development standards and therefore do not supersede regulations in the municipal code.

The purpose of this document is to:

- Communicate to the development community, in advance of application being filed, the design expectations in Residential, Commercial, and Industrial projects;
- Facilitate the fair and consistent application of design objectives;
- Protect investment throughout the city by encouraging consistently high-quality development;
- Encourage projects appropriate to the context of the City's climate and urban environment;
- Facilitate safe, functional, and attractive development; and
- Foster a sense of community and encourage pride of ownership.

HOW ARE THE GUIDELINES APPLIED

The Guidelines are intended for the Planning Department, as well as other City agencies and department staff, developers, architects, engineers, and community members to use in evaluating project applications along with relevant policies from the General Plan Framework and Community Plans. To achieve the stated purpose, the Guidelines will apply to all new developments and substantial building alterations that require approval by decision-making bodies and planning staff. However, all "by-right" (*see definition in glossary*) development projects are also encouraged to incorporate the Design Guidelines into their project design.

Each of the Citywide Design Guidelines should be considered in a proposed project, although not all will be appropriate in every case, as each project will require a unique approach. The Citywide Design Guidelines provide guidance or direction for applying policies contained within the General Plan Framework and the Community Plans. Incorporating these guidelines into a project's design will encourage more compatible architecture, attractive multi-family residential districts, pedestrian activity, context-sensitive design, and contribute to placemaking.

HOW TO USE THE GUIDELINES

Property owners, developers, designers, and contractors proposing new development in Los Angeles should first review the zoning of the property being developed. They should then proceed to the Citywide Design Guidelines appropriate to the project, dependent on whether it is residential, commercial, or industrial.

The provisions set forth in this document identify the desired level of design quality for all development. However, flexibility is necessary and encouraged to achieve excellent design. Therefore, the use of the words "shall" and "must" have been purposely avoided within the specific guidelines. Each application for development, however, should demonstrate to what extent it incorporates these guidelines.

Applications that do not meet specific guidelines applicable to that project should provide rationale for the design and explain how the project will meet the intent of the General Plan, the Municipal Code, and these Guideline objectives. Whether the design is justified will be determined through required "Findings" in the appropriate section of the Los Angeles Municipal Code.

RELATIONSHIP BETWEEN THE GENERAL PLAN, ZONING CODE, CITYWIDE GUIDELINES, AND COMMUNITY-SPECIFIC DESIGN REQUIREMENTS

The approval process for new development is guided by the General Plan, Chapter I of the Los Angeles Municipal Code, and the Citywide Design Guidelines.

City of Los Angeles General Plan: Comprised of 35 Community plans, the General Plan is the policy document that sets the development vision of the community. It provides policy direction for land use, vehicular and bicycle circulation, open space and recreation, and infrastructure.


Los Angeles Municipal Code: Adopted ordinances that implement the General Plan by establishing land use and development requirements. The Municipal Code includes provisions for the establishment of specific plans and supplemental use districts.

Citywide Design Guidelines: Establishes best practices for designing high-quality development that meets the objectives of the General Plan. Certain items apply to site planning and others to building design and aesthetics.

Many neighborhoods in Los Angeles have adopted guidelines as part of a Community Plan Urban Design chapter, or special zoning designations such as specific plans, community design overlay districts, redevelopment plans, designated historic properties and historic districts. This document applies to all areas, but is particularly applicable to those areas within the City that do not currently have adopted design guidelines. In cases where the Citywide Design Guidelines conflict with a provision in a Community Plan Urban Design chapter or a specific plan, the community-specific requirements shall prevail.

ORGANIZATION

The guidelines are divided into three sections: Residential, Commercial, and Industrial. Within each section are a number of design principles and measures that address the different elements of site and building design and environmental sensitivity based on land use. Each section of the Citywide Design Guidelines is organized by overarching objectives (e.g., Maintaining Neighborhood Context and Linkages). Each topic includes an objective statement followed by a list of specific implementation strategies. A glossary of key terms is included on page 47 of this document. * Terms that are defined in the glossary and appear throughout the text are highlighted on each page for the user's convenience.

Guidelines that promote low-impact development and sustainable practices are designated by a leaf () symbol.



commercial

pedestrian-oriented | commercial and mixed-use projects

Commercial land serves the shopping and service needs of residents in Los Angeles and has the potential to contribute to a strong sense of neighborhood identity. Commercial parcels can be organized and concentrated differently throughout the City and resulting forms significantly influence the nature of how residents access goods and services. In some communities, commercial land is organized in a linear pattern along major arterial corridors; sometimes commercial parcels are concentrated in nodes at intersections or interspersed with predominantly residential uses; and in Regional Centers such as Downtown, Century City, and Warner Center, commercial uses are concentrated vertically.

Thoughtful design components reinforce the positive identity of a community's commercial core and contribute to neighborhood character. The following design guidelines are intended to address some of the most common, overarching challenges in planning commercial developments within our diverse communities. The prime areas of opportunity for attaining high quality design in commercial projects include: enhancing the quality of the pedestrian experience along commercial corridors; nurturing an overall active street presence; protecting and conserving the neighborhood architectural character; establishing height and massing transitions between residential and commercial uses; maintaining visual and spatial relationships with adjacent buildings; and optimizing opportunities for high quality infill development that strengthens the visual and functional quality of the commercial environment within the context of our neighborhoods. More specific design regulations relating to individual communities can be found in each of the 35 Community Plans.

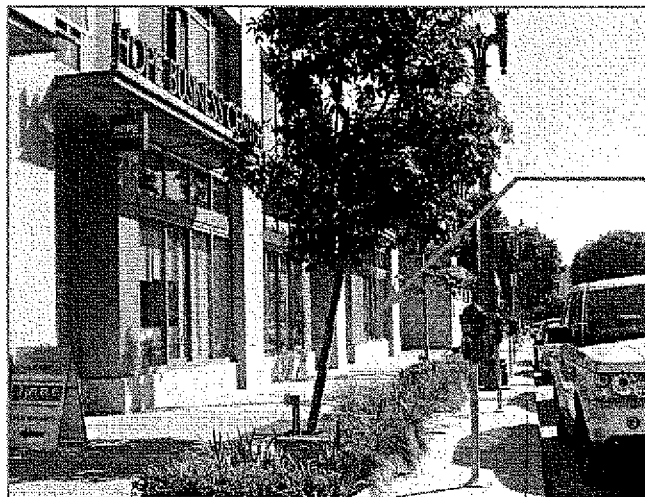
OBJECTIVE 1:

Consider Neighborhood Context and Linkages In Building and Site Design

Site Planning

- 1 Create a strong street wall by locating building frontages at the required setback or, where no setback requirement exists, at the front property line. Where additional setback is necessary or a prevailing setback exists, activate the area with a courtyard or "outdoor room" adjacent to the street by incorporating pedestrian amenities such as plazas with seating or water features, for example.
- 2 Provide direct paths of travel for pedestrian destinations within large developments. Especially near transit lines, create primary entrances for pedestrians that are safe, easily accessible, and a short distance from transit stops.

RECOMMENDED



✓
New ground floor storefront is built to the property line, defining the street edge



✓
Transit-oriented development with direct pedestrian path from subway entrance to street and shops

Site Planning (cont.)

- 3 Maintain existing alleys for access. Avoid vacating alleys or streets to address project-specific design challenges.
- 4 In dense neighborhoods, incorporate passageways or paseos into mid-block developments, particularly on through blocks, that facilitate pedestrian and bicycle access to commercial amenities from adjacent residential areas. Maintain easy access to commercial areas from adjacent residential neighborhoods to avoid unnecessary or circuitous travel.

RECOMMENDED



✓ Alleyway with active businesses and pedestrian access

NOT RECOMMENDED



Vacated street severs pedestrian access to street network

Objective 1: Consider Neighborhood Context and Linkages in Building and Site Design

- 5 Activate mid-block passageways, pedestrian walkways, or paseos using water features, pedestrian-level lighting, murals or artwork, benches, landscaping, or special paving so that they are safe and visually interesting spaces.
- 6 Place buildings around a central common open space to promote safety and the use of shared outdoor areas. In mid- and high-rise buildings, podiums between buildings and rooftop areas can be used as common areas.
- 7 Place public use areas such as restaurant seating, reception and waiting areas, lobbies, and retail, along street-facing walls where they are visible to passersby.

RECOMMENDED



Outdoor dining located along street frontage and visible to passersby



Central common space or "outdoor room" to gather in a shared outdoor area



Landscaping promotes a pleasant pedestrian experience



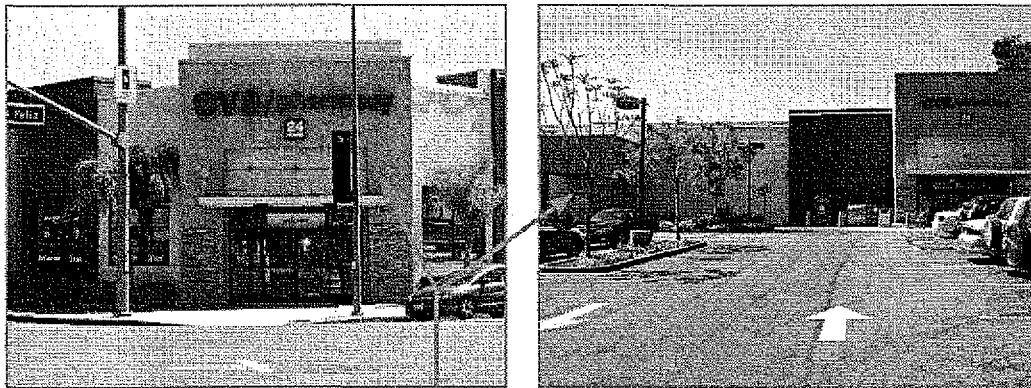
Specially paved mid-block passageway for easy access



Site Planning *(cont.)*

- 8 Place drive-thru elements away from primary site corners and adjacent primary streets.
- 9 At gas stations, car washes, and drive-thru establishments, ensure that separate structures on the site have consistent architectural detail and design elements to provide a cohesive project site.

RECOMMENDED



✓ Drive-thru is located to the side of the building, maintaining a strong street wall at the site corner

NOT RECOMMENDED



Drive-thru located at a corner creates a missed opportunity to draw pedestrians

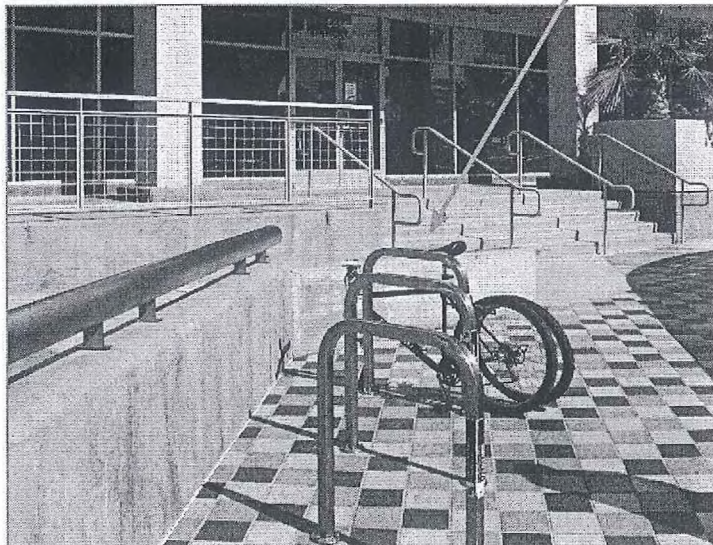
Objective 1: Consider Neighborhood Context and Linkages in Building and Site Design

- 10 Install bicycle racks and lockers, especially in multi-tenant commercial or mixed-use buildings located on Major or Secondary highways where bike routes are existing or planned. Ensure bicycle racks are placed in a safe, convenient, and well-lit location to encourage alternative modes of transport for employees and consumers with small purchases.

RECOMMENDED



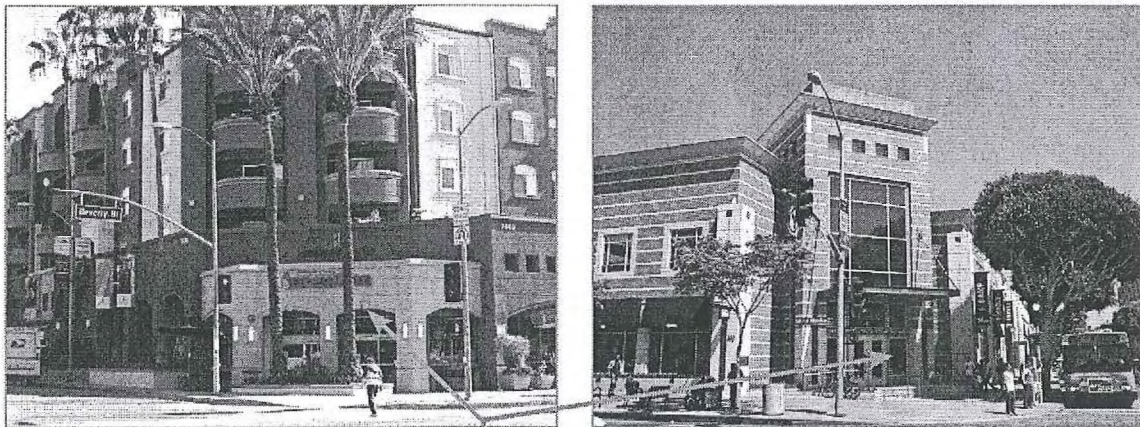
Bicycle racks located near public transit and commercial businesses



Building Orientation

- 11 Orient the long side of large-format retail establishments parallel to the public street to physically define the street edge. Large format retail with multiple tenants should provide distinct entrances and storefronts to improve site design flexibility for future retail uses at the same location.

RECOMMENDED



✓ Commercial building wraps around the street corner and engages pedestrians

NOT RECOMMENDED



Large retail development turns its back on public street

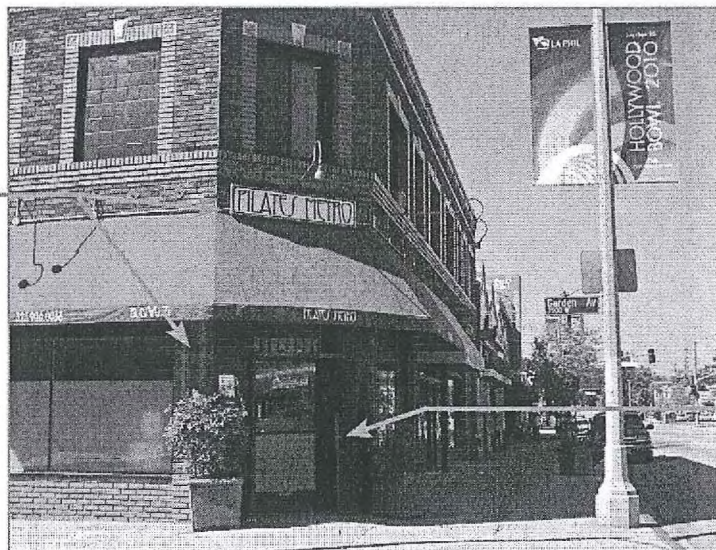
Objective 1: Consider Neighborhood Context and Linkages in Building and Site Design

Entrances

- 1 Provide a logical sequence of entry and arrival as part of the site's design. Special entry treatments such as stamped or colored concrete and special planting and signage can be used to enhance entries and guide pedestrians.
- 2 Entries should be designed according to simple and harmonious proportions in relationship to the overall size and scale of the building. Ensure that pedestrian entries provide shelter year-round.
- 3 Ensure that the main entrance and entry approach can accommodate persons of all mobility levels.

RECOMMENDED

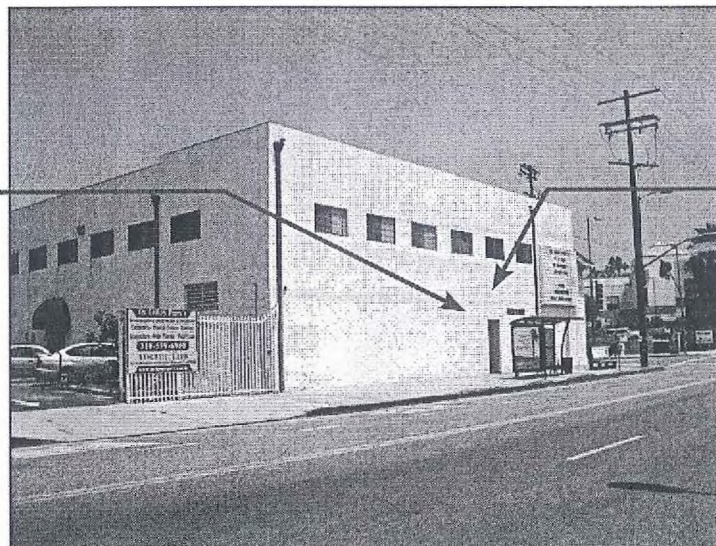
✓
Enhanced
entryway with
signage,
lighting and
special planting



✓
Prominent
pedestrian-scaled
entrance

NOT RECOMMENDED

!
Blank wall
and lack of
pedestrian
shelter



!
Undefined
entrance

Entrances (cont.)

- 4 Promote pedestrian activity by placing entrances at grade level and unobstructed from view from the public right-of-way. Avoid sunken entryways below street level. Where stairs are located near the main entrance, highly visible and attractive stairs should be placed in a common area such as an atrium or lobby and integrated with the predominant architectural design elements of the main building.
- 5 Ground floor retail establishments in mixed-use projects should maintain at least one street-facing entrance with doors unlocked during regular business hours to maintain an active street presence.

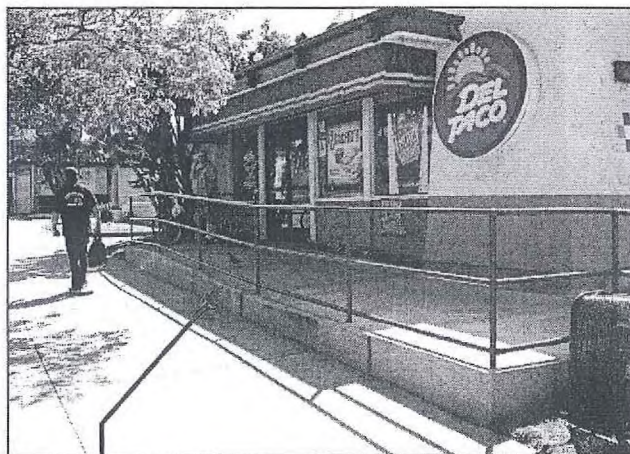
RECOMMENDED



NOT RECOMMENDED



Sunken entry is uninviting

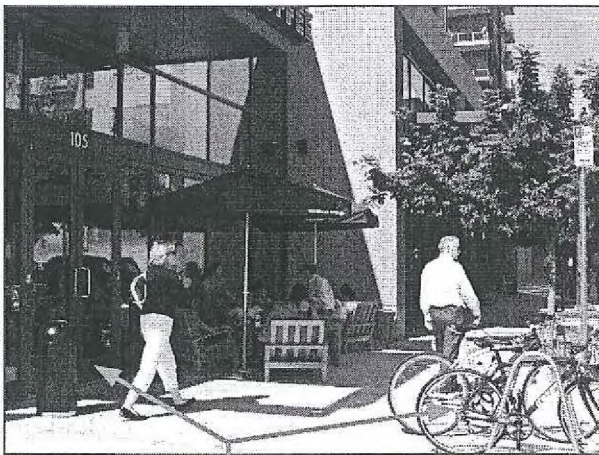


Entrance is obstructed by ramp and creates barrier from the sidewalk

Objective 1: Consider Neighborhood Context and Linkages in Building and Site Design

- 6 Ensure that commercial ground floor uses provide clear and unobstructed windows, free of reflective coatings and exterior mounted gates and security grills. Ensure that landscaping does not create a barrier between pedestrians and the building frontage, nor views into buildings at the ground floor.
- 7 Install electronic security to avoid the need for unsightly security grills and bars. If such security measures are necessary, ensure that security grills and bars recess completely into pockets at the side or top of storefronts so as to conceal the grills when they are retracted.

RECOMMENDED



✓ Bicycle racks conveniently located near building entrance



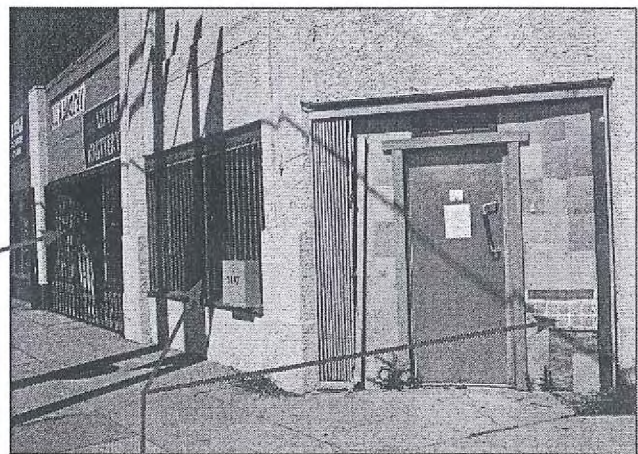
✓ Using windows as a character defining feature

✓ Street-facing entrance on ground floor

NOT RECOMMENDED



! Security grills are hostile towards passersby and obscure views



! Missed opportunity to create an active street-facing entrance

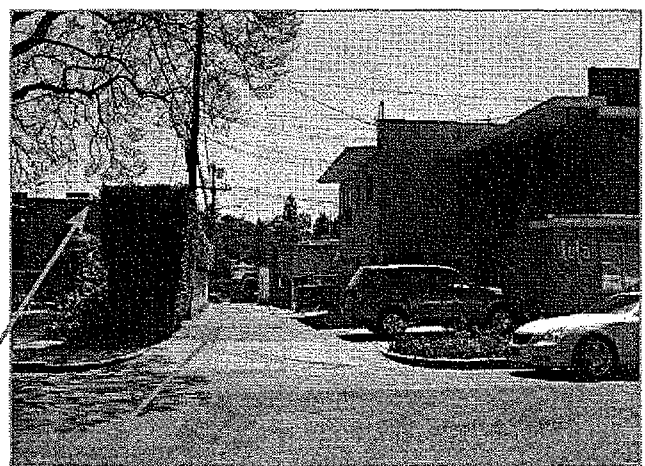
Relationship to Adjacent Buildings

- 1 Ensure that new buildings are compatible in scale, massing, style, and/or architectural materials with existing structures in the surrounding neighborhood. In older neighborhoods, new developments should likewise respect the character of existing buildings with regards to height, scale, style, and architectural materials.
- 2 Soften transitions between commercial districts and immediately surrounding residential neighborhoods with respect to building height, massing, and negative impacts of light and noise. Plant trees, shrubs, or vines to grow between property lines.
- 3 Where commercial or multi-family projects are adjacent to single-family zones, provide a sensitive transition by maintaining a height compatible with adjacent residential buildings. Mitigate negative shade/shadow and privacy impacts by stepping back upper floors and avoiding direct views into neighboring single-family yards.

RECOMMENDED

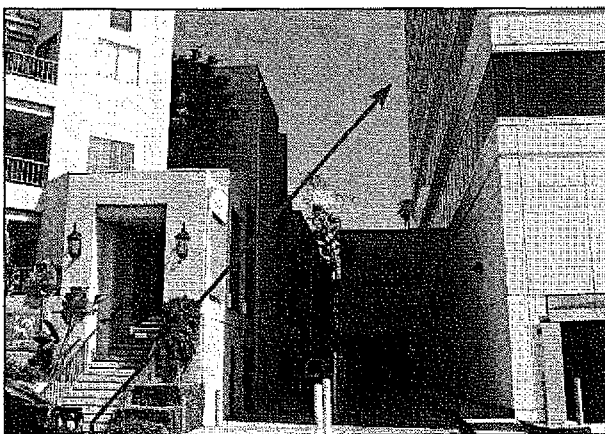


✓ Tall hedge between single-family residential and commercial use serves as a privacy screen

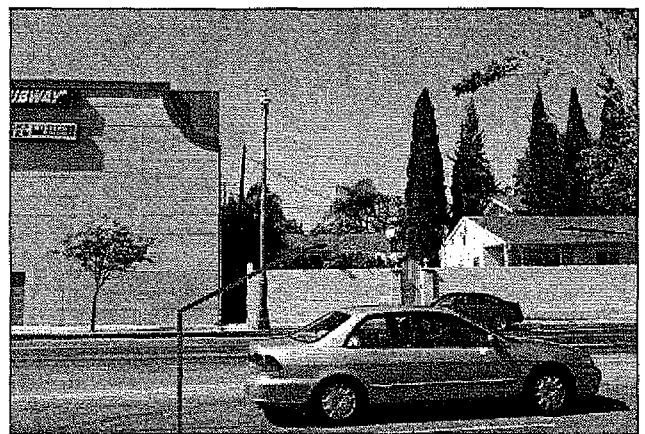


✓ Alleyway provides additional transitional element between different land uses

NOT RECOMMENDED



⚠ High-rise office building adjacent to multi-family housing insensitive to height transition and creates negative shade/shadow impacts



⚠ Poor height transition between commercial and single-family residential properties

Objective 1: Consider Neighborhood Context and Linkages in Building and Site Design

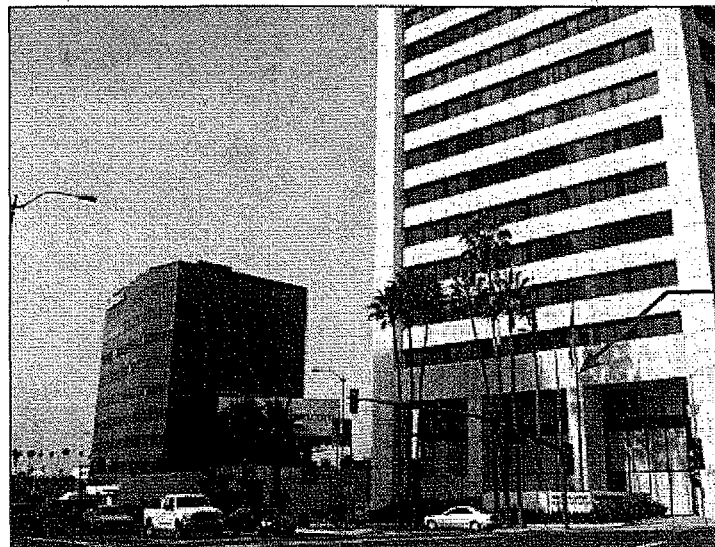
- 4 In pedestrian-oriented commercial areas with predominantly smaller storefronts (especially when a project is built over two or more lots), apply vertical breaks and pedestrian-scaled storefront bays to prevent monolithic "box-like" buildings and maintain a storefront rhythm consistent with surrounding buildings.
- 5 Break up the floor space in large retail developments to add variety, interest, and built-in flexibility to accommodate future uses of differing scales.

RECOMMENDED



Ground floor commercial businesses are differentiated using vertical breaks and changes in building color and materials while maintaining an overall design theme

NOT RECOMMENDED



Ground floor bays should relate to pedestrians with respect to height, width, and overall proportions

OBJECTIVE 2:

Employ High Quality Architecture to Define the Character of Commercial Districts

Pedestrian Scale

- 1 Maintain a human scale rather than a monolithic or monumental scale. High-rise buildings in particular should take care to address pedestrian scale at the ground floor.
- 2 At entrances and windows, include overhead architectural features such as awnings, canopies, trellises, or cornice treatments that provide shade and reduce daytime heat gain, especially on south-facing facades.
- 3 Differentiate the ground floor from upper floors. Changes in massing and architectural relief add visual interest and help to diminish the perceived height of buildings.

RECOMMENDED

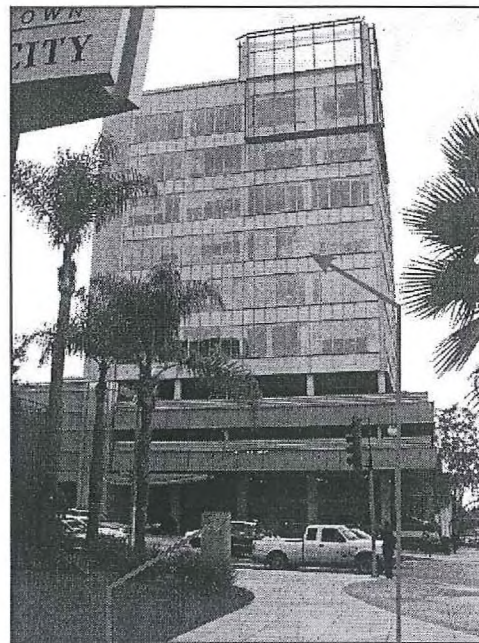


Ground floor retail provides pedestrian scale



Differentiate ground floors from upper floors through architectural features

NOT RECOMMENDED



Ground floor height dwarfs pedestrian scale



Poorly defined hierarchy of building uses

Objective 2: Employ High-Quality Architecture to Define the Character of Commercial Districts

Building Façade and Form

- 1 Vary and articulate the building façade to add scale and avoid large monotonous walls.
- 2 Architectural elements such as entries, porticoes, cornices, and awnings should be compatible in scale with the building massing and should not be exaggerated or made to appear as a caricature of an historic architectural style.
- 3 Layer building architectural features to emphasize certain features of the building such as entries, corners, and the organization of retail or office spaces.
- 4 Incorporate and alternate different textures, colors, materials, and distinctive architectural treatments that add visual interest while avoiding dull and repetitive façades.

RECOMMENDED

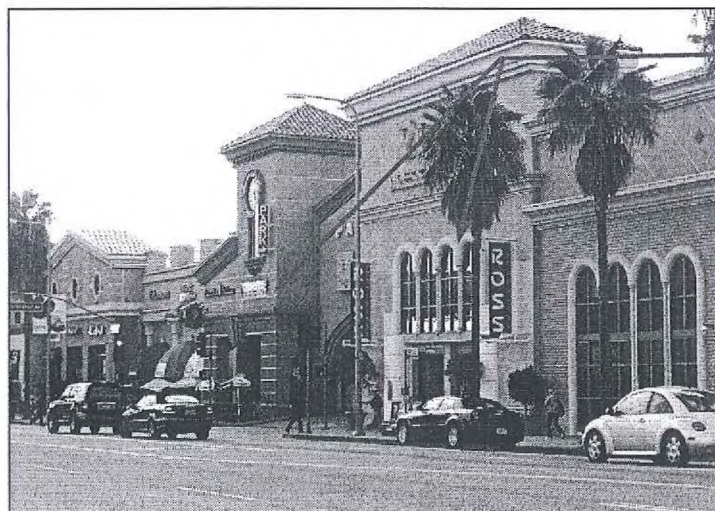


- ✓ Strong corner treatment establishes visual prominence



- ✓ Building facade can be articulated by breaking up a single wall into multiple wall planes

NOT RECOMMENDED

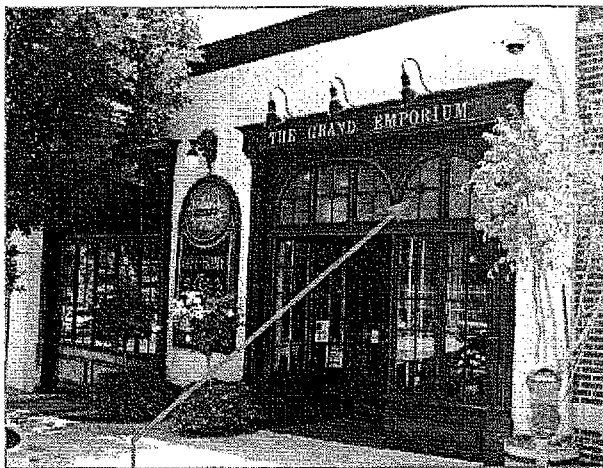


- Exaggerated features do not connote a unified architectural style

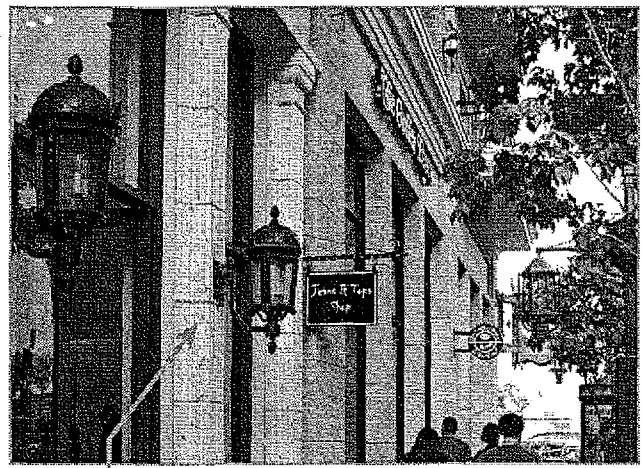
Building Façade & Form (cont.)

- 5 Incorporate windows and doors with well designed trims and details as character-defining features to reflect an architectural style or theme consistent with other façade elements.
- 6 Treat all façades of the building with an equal level of detail, articulation, and architectural rigor.
- 7 Integrate varied roof lines through the use of sloping roofs, modulated building heights, stepbacks, or innovative architectural solutions.
- 8 Reinforce existing facade rhythm along the street where it exists by using architectural elements such as trim, material changes, paved walkways, and other design treatments consistent with surrounding buildings.

RECOMMENDED



- ✓ Architectural elements used to define characteristic features of the building and existing streetscape



- ✓ Strong facade rhythm reinforced by defining architectural features of the building

NOT RECOMMENDED

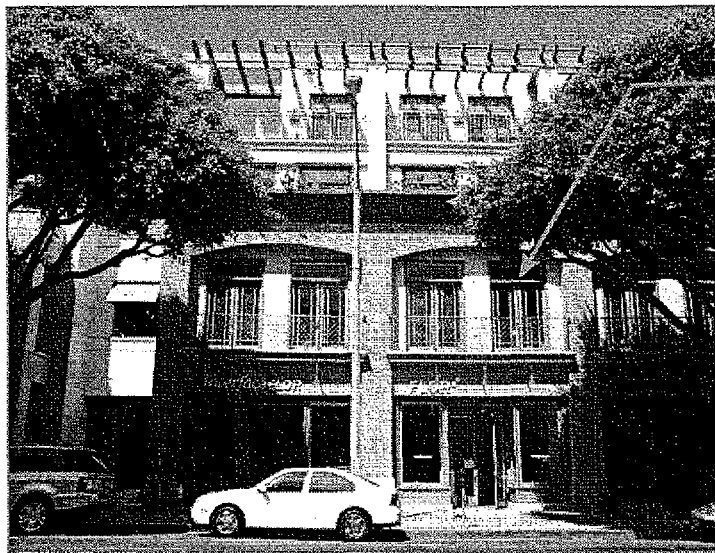


- Façade rhythm along street not reinforced

Objective 2: Employ High-Quality Architecture to Define the Character of Commercial Districts

- 9 In mixed-use projects, orient windows in street-facing units toward public streets, rather than inward, to contribute to neighborhood safety and provide design interest.
- 10 In mixed-use buildings, ensure that balconies are sized and located to maximize their intended use for open space. Avoid "tacked on" balconies with limited purpose or function.

RECOMMENDED

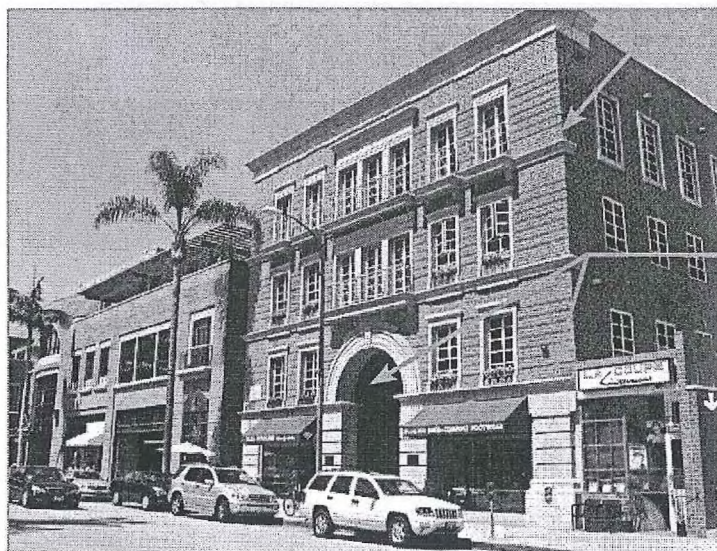


✓
Functional balconies
with street-oriented
doors and windows

Building Materials

- 1 Approach character-defining details in a manner that is true to a style of architecture or common theme.
- 2 Apply trim, metal- and woodwork, lighting, and other details in a harmonious manner, consistent with the proportions and scale of the building(s).
- 3 Select building materials, such as architectural details and finishes that convey a sense of permanence. Quality materials should be used to withstand the test of time regardless of architectural style.
- 4 Apply changes in material purposefully and in a manner corresponding to variations in building mass.

RECOMMENDED



Cohesive style and appropriate building materials convey a sense of permanence



Application of details is to scale and remains true to the architectural style of the building

NOT RECOMMENDED



Lack of architectural style and sense of permanence in building design and materials

Objective 2: Employ High-Quality Architecture to Define the Character of Commercial Districts

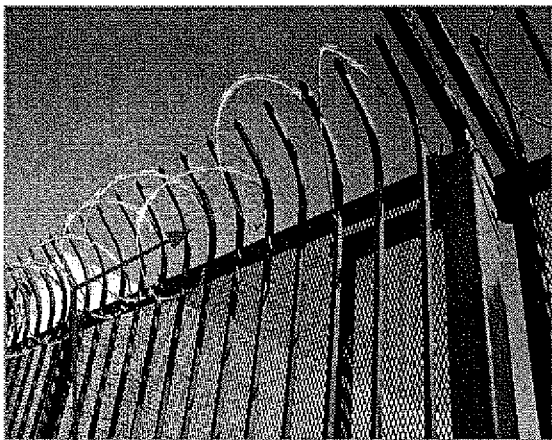
- 5 Use white or reflective paint on rooftops and light paving materials to reflect heat away from buildings and reduce the need for mechanical cooling.
- 6 Use exterior surface materials that will reduce the incidence and appearance of graffiti.
- 7 Fences should incorporate changes in materials, texture, and/or landscaping to avoid solid, uninterrupted walls. Avoid materials such as chain link, wrought iron spears, and cyclone.

RECOMMENDED



Climbing vegetation used to create texture and visual interest while discouraging vandalism

NOT RECOMMENDED



Materials such as wrought iron spears and cyclone should be avoided

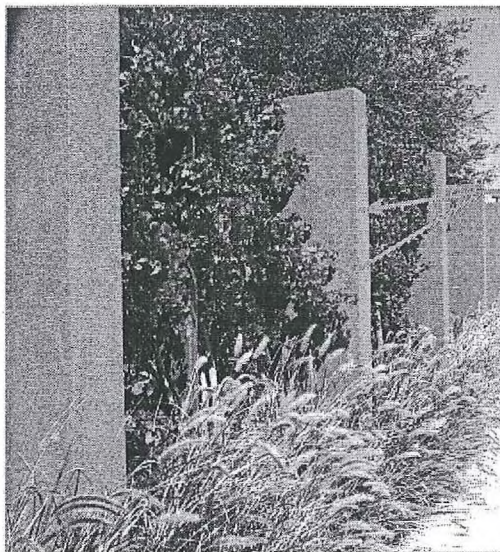


Avoid large blank walls which are more susceptible to graffiti

Building Materials (cont.)

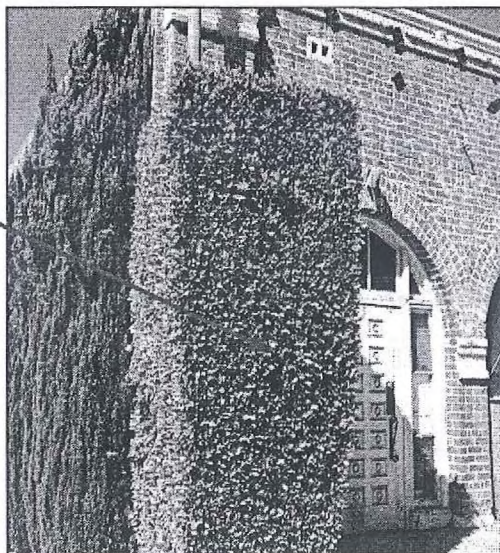
- 8 Utilize landscaping to add texture and visual interest at the street level. Where limited space is available between the building and the public right-of-way, incorporate climbing vegetation as a screening method.

RECOMMENDED



Vegetation and pop out columns provide visual interest on an otherwise solid wall

NOT RECOMMENDED



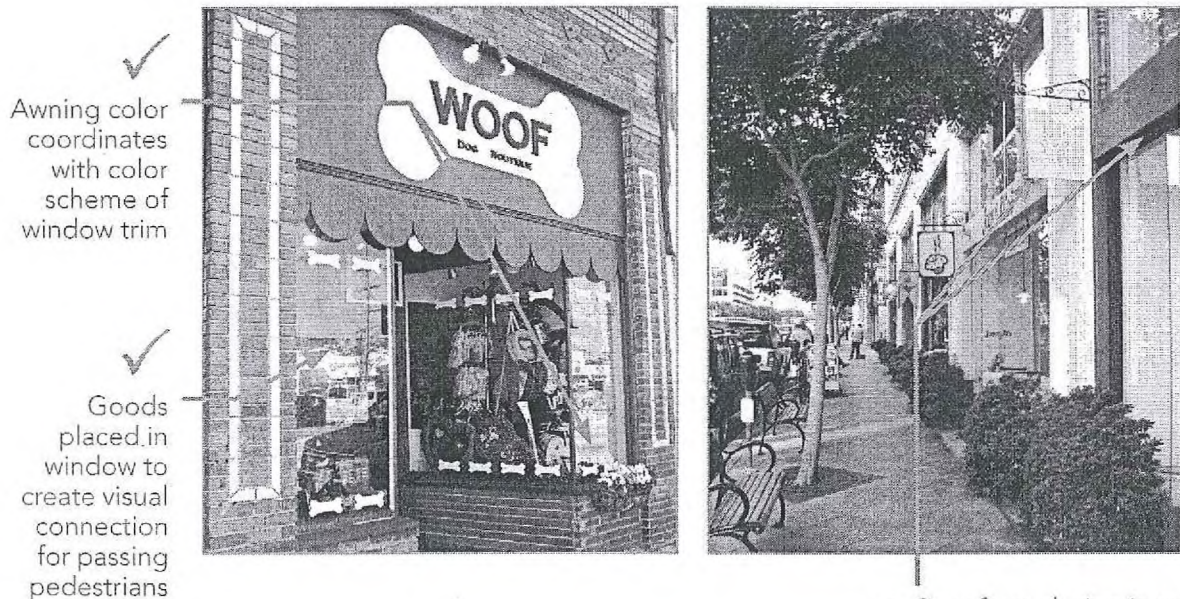
Bulky landscaping can create an unnecessary barrier between pedestrians and the building

Objective 2: Employ High-Quality Architecture to Define the Character of Commercial Districts

Storefront Character

- 1 In multi-tenant buildings, ensure that storefronts convey an individual expression of each tenant's identity while adhering to a common architectural theme and rhythm.
- 2 Design storefronts with a focus on window design to create a visual connection between the interior and exterior.
- 3 Incorporate traditional storefront elements in new and contemporary commercial buildings by including a solid base for storefront windows. Use high quality durable materials such as smooth stucco or concrete, ceramic tile, or stone for the window base.
- 4 Provide shelter from the sun and rain for pedestrians along the public right-of-way where the buildings meet the street. Extend overhead cover across driveways or provide architecturally integrated awnings, arcades, and canopies.

RECOMMENDED



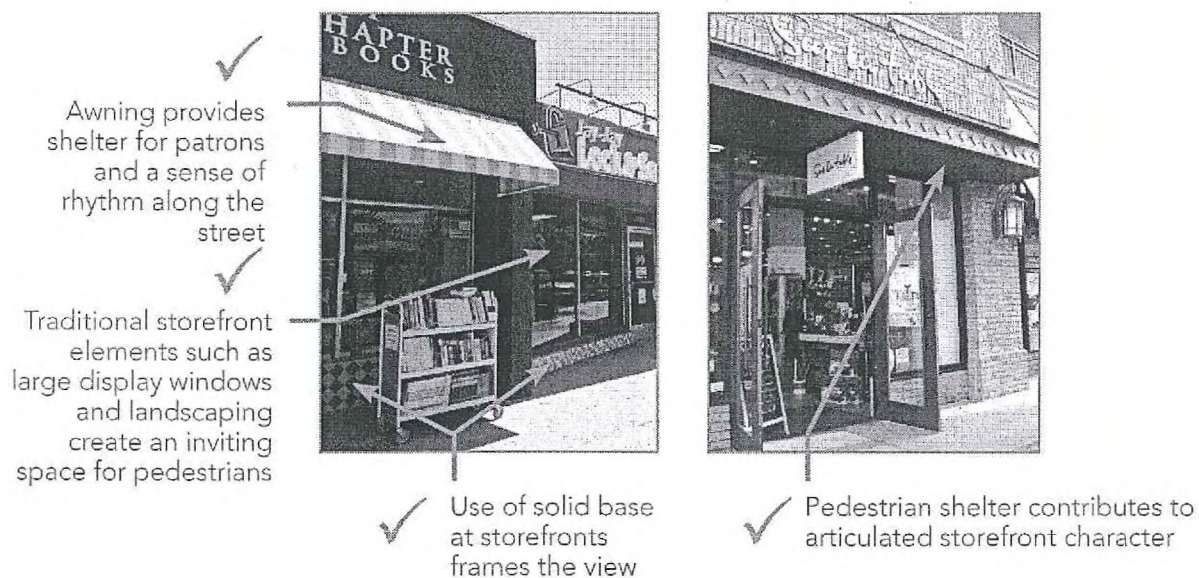
NOT RECOMMENDED



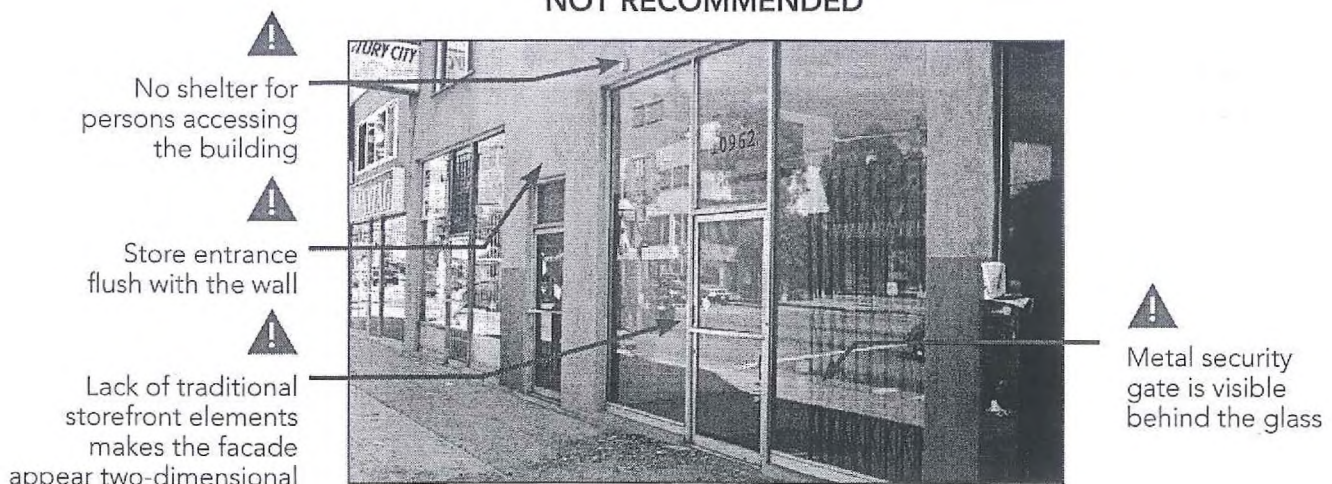
Storefront Character (cont.)

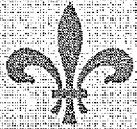
- 5 Align awnings with others on the block, particularly the bottom edge of the awning. Coordinate the awning color with the color scheme of the entire building front.
- 6 Ensure that store entrances are recessed, not flush, with the edge of the building façade to articulate the storefront and provide shelter for persons entering and exiting.

RECOMMENDED



NOT RECOMMENDED





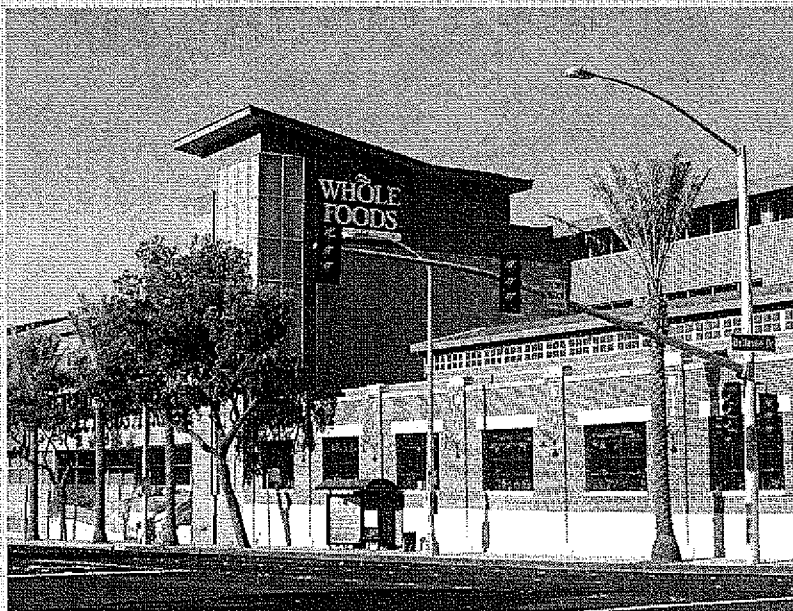
Special Design Considerations for Historic Properties

Ensure that any additions, alterations, or improvements to buildings designated as Historic Resources or otherwise identified as eligible Historic Resources as part of Survey LA, comply with the U.S. Department of the Interior's Standards for the Treatment of Historic Properties. Guidelines for preserving, rehabilitating, and restoring historic buildings can be found online at: http://www.nps.gov/history/hps/tps/standguide/overview/choose_treat.htm

Repair deteriorated materials or features in place, if feasible.

Preserve, repair, and replace, as appropriate, building elements and features that are important in defining historic character. Retain the original building continuity, rhythm, and form created by these features. Consult historic documentation and photographs of the building before commencing work.

- Original building materials and details should not be covered with stucco, vinyl siding, stone, veneers, or other materials.
- Materials, which were originally unpainted, such as masonry, should remain unpainted.
- Avoid hiding character defining features behind displays, signage, and/or building alterations and additions. Remove non-historic additions to expose and restore the original design elements.
- The materials and design of historic windows and doors should be preserved.



Repair deteriorated materials or features in place, if feasible.

When it is infeasible to retain materials or features, replacement should be made with in-kind materials or with substitute materials that convey the same form, design, and overall visual appearance as the original.

Design building additions on historic buildings to be compatible with the massing, size, scale, and architectural features of an historic structure or site, while clearly reflecting the modern origin of the addition.

- Additions should be subordinate in massing to the main structure and located toward the rear, away from the primary façade.
- Within historic districts or eligible historic districts, new infill structures should harmonize in style, scale, and massing with the surrounding historic structures.
- New window and door openings should be located on a secondary façade. The arrangement, size, and proportions of historic openings should be maintained; avoid filling in historic openings, especially on primary facades.

OBJECTIVE 3:

Augment the Streetscape Environment with Pedestrian Amenities

Sidewalks

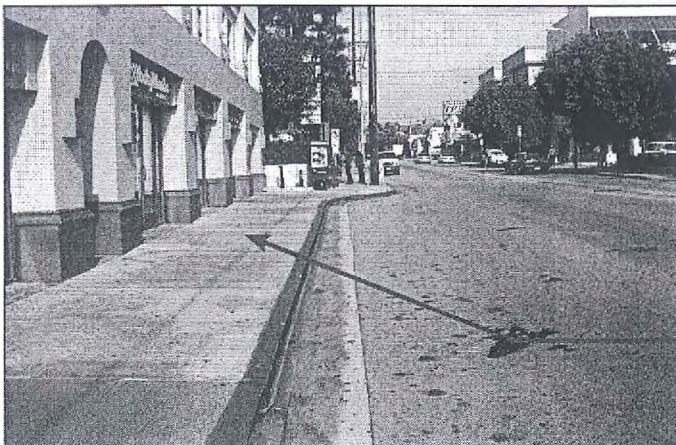
- 1 Where a sidewalk does not currently exist, establish a new predominantly straight sidewalk along the length of the public street frontage. Create continuous and predominantly straight sidewalks and linear open space. Reconstruct abandoned driveways as sidewalks.
- 2 On Major and Secondary Highways, provide a comfortable sidewalk and parkway; at least 10 feet in width to accommodate pedestrian flow and activity, but wider if possible. Sidewalks and parkway widths on Local and Collector streets may be narrower, but generally not less than nine feet wide.
- 3 Plant parkways separating the curb from the sidewalk with ground cover, low-growing vegetation or permeable materials that accommodate both pedestrian movement and car doors. Brick work, pavers, gravel, and wood chips are examples of suitable permeable materials.
- 4 Create a buffer zone between pedestrians, moving vehicles, and other transit modes by the use of landscaping and street furniture. Examples include street trees, benches, newspaper racks, pedestrian information kiosks, bicycle racks, bus shelters, and pedestrian lighting.

RECOMMENDED



New wide sidewalk with attractive plants and street furniture buffering pedestrians from cars

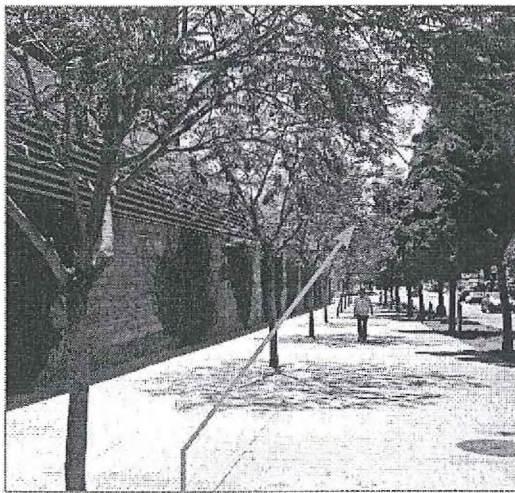
NOT RECOMMENDED



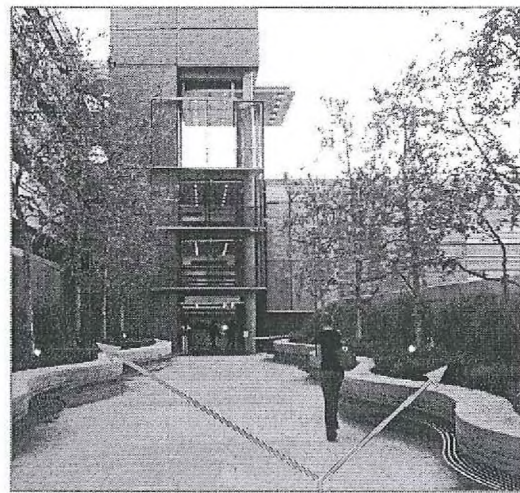
Narrow sidewalk with no buffer zone between pedestrians and transit

- 5 Plant street trees at the minimum spacing permitted by the Division of Urban Forestry, typically one tree for every 20 feet of street frontage, to create a consistent rhythm. Broadleaf evergreen and deciduous trees should be used to maintain a continuous tree canopy. Shade producing street trees may be interspersed with an occasional non-shade tree.
- 6 In high pedestrian use areas, install tree guards to protect tree trunks from damage.
- 7 Ensure that new developments adjacent to transit stops invest in pedestrian amenities such as trash receptacles and sheltered benches or seating areas for pedestrians that do not intrude into the accessible route.
- 8 Provide path lighting on sidewalks to encourage and extend safe pedestrian activities into the evening.

RECOMMENDED



✓ Continuous tree canopy and consistent rhythm of tree planting



✓ Ornamental light highlighting pedestrian path



✓ Installation of tree guards protects tree trunks

Objective 3: Augment the Streetscape Environment with Pedestrian Amenities

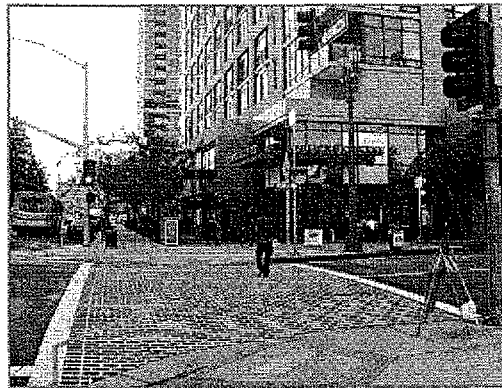
Crosswalks/Street Crossings for Large-Scale Developments

- 1 Incorporate features such as white markings, signage, and lighting so that pedestrian crossings are visible to moving vehicles during the day and at night.
- 2 Improve visibility for pedestrians in crosswalks by installing curb extensions/bump outs.
- 3 Emphasize pedestrian safety and comfort at crosswalks with devices such as pedestrian crossing signals, visible and accessible push buttons for pedestrian actuated signals, and dual sidewalk ramps that are directed to each crosswalk.
- 4 On wide streets, employ devices that decrease the crossing distance for pedestrians. Examples include a mid-street crossing island, an area of refuge between a right-turn lane and through lane, a curb extension/bump out, or a minimal curb radius.

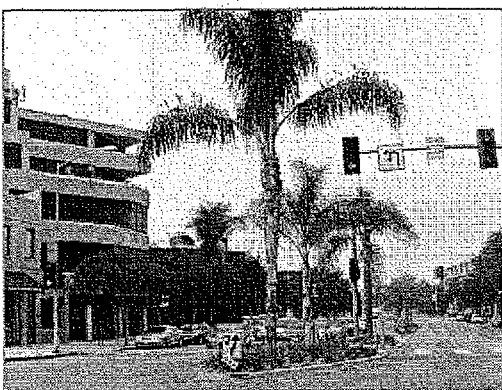
RECOMMENDED



✓ Pedestrian crossing and curb extension



✓ White markings increase pedestrian visibility



✓ Landscaped pedestrian crossing island and noticeable white markings



✓ Create shortest possible crossing distance by providing diagonal crossing

On-Street Parking

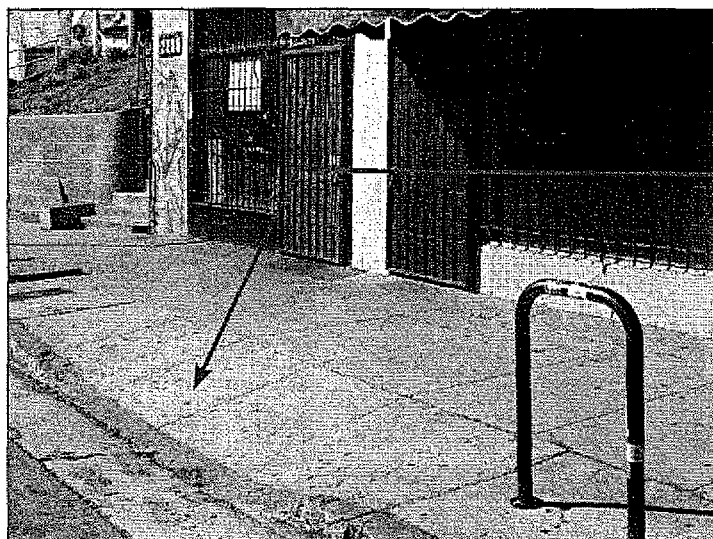
- 1 Locate curb cuts in a manner that does not reduce on-street parking.
- 2 Provide angled or parallel on-street parking to maximize the safety of bicyclists and other vehicular traffic.

RECOMMENDED



✓ Angled parking

NOT RECOMMENDED



⚠ Unused curb cut in front of business creates missed opportunity for on-street parking

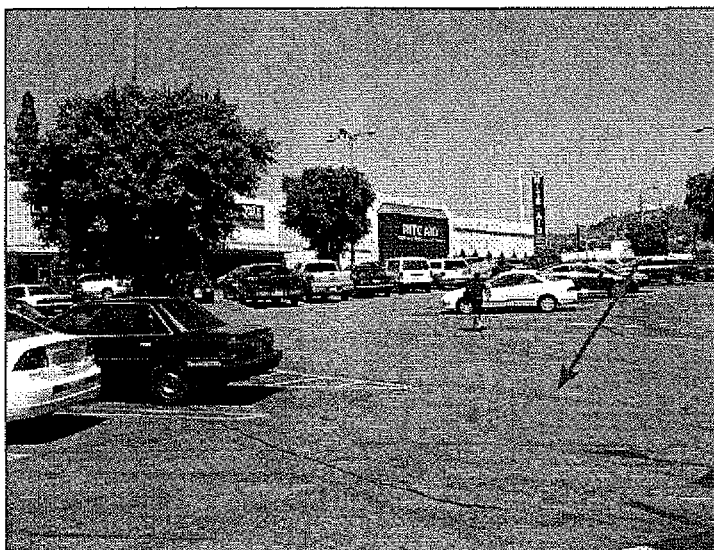
OBJECTIVE 4:

Minimize the Appearance of Driveways and Parking Areas

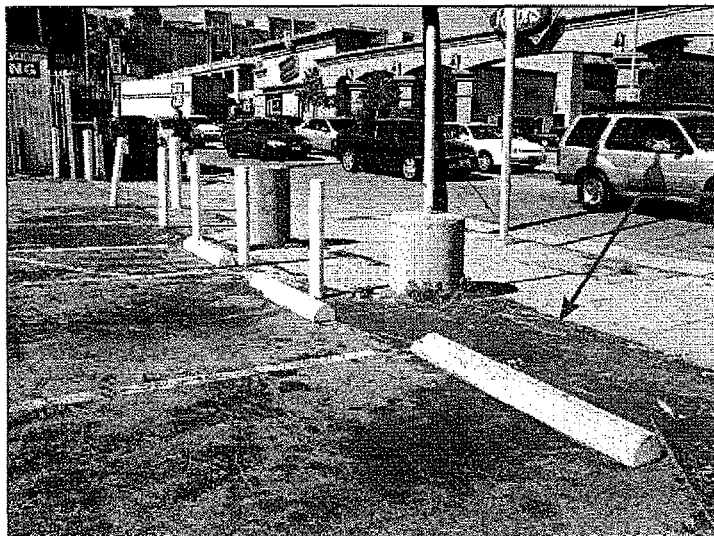
Off-Street Parking and Driveways

- 1 Place on-site parking to the side or rear of buildings so that parking does not dominate the streetscape.
- 2 Maintain continuity of the sidewalk by minimizing the number of curb cuts for driveways and utilizing alleys for access and egress. Where alleys do not exist, concentrate curb cuts at side streets or mid-block.
- 3 Where alternatives to surface parking are not feasible, locate parking lots at the interior of the block, rather than at corner locations. Reserve corner locations for buildings.
- 4 Where the parking lot abuts a public sidewalk, provide a visual screen or landscaped buffer between the sidewalk and the parking lot.

NOT RECOMMENDED



Large swath of parking dominates streetscape



No visual screen provided to separate parking lot from sidewalk

Off-Street Parking and Driveways (cont.)

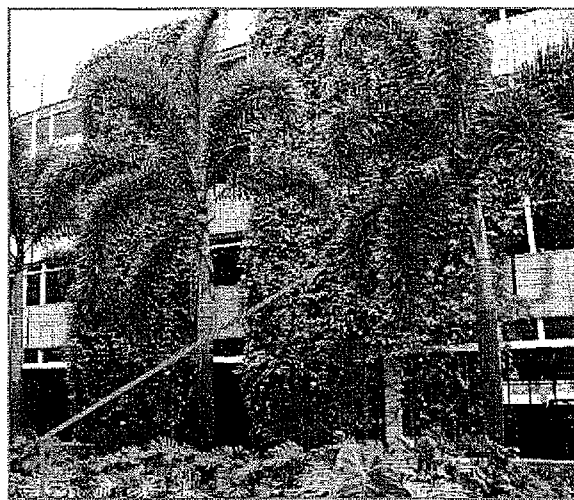
- 5 When driveway placement on a front façade cannot be avoided, locate the driveway at the edge of the parcel rather than in the center. Ensure that the street-facing driveway width is minimized to 20 feet or less.
- 6 Wrap parking structures with active uses such as retail spaces or housing units on the ground floor.
- 7 Blend parking structure facades with nearby buildings by incorporating architectural treatments such as arches or other architectural openings and varied building materials, decorative screening, climbing vines, or green walls to provide visual interest.

RECOMMENDED



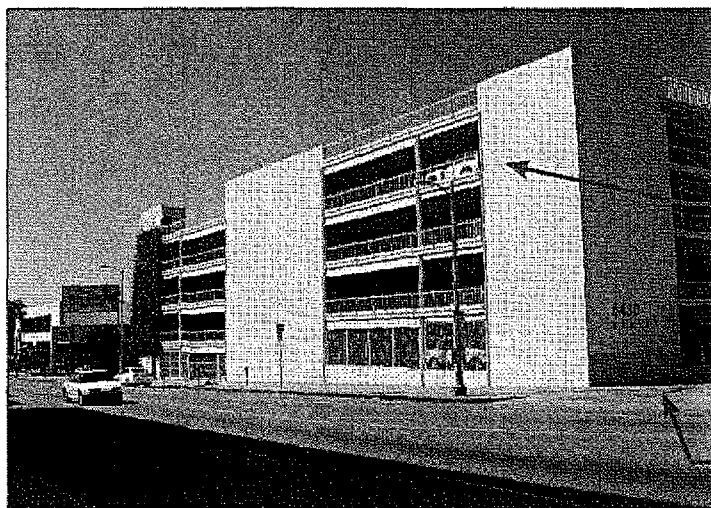
✓ Upper level parking structure

✓ Office/Retail space on ground floor



✓ Climbing vines and landscaping soften an otherwise plain structure

NOT RECOMMENDED



Parking structure lacks architectural treatment and landscaping, creating a harsh environment for pedestrians

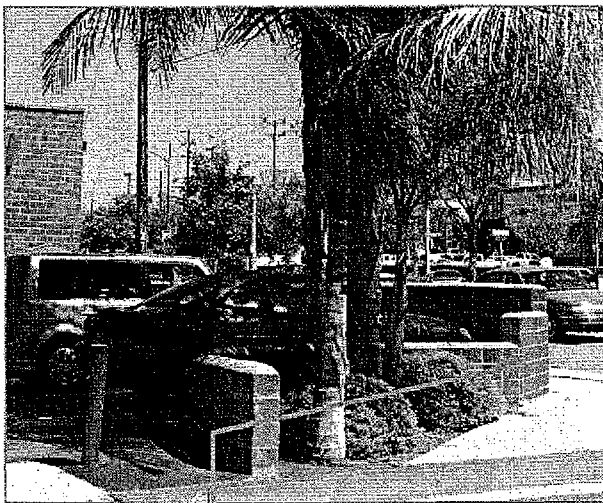


Unnecessarily wide mid-block driveway

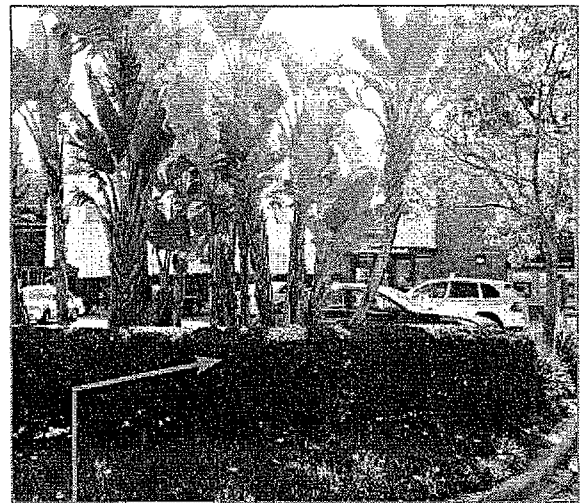
Objective 4: Minimize the Appearance of Driveways and Parking Areas

- 8 Mitigate the impact of parking visible to the street with the use of planting and landscaped walls tall enough to screen headlights.
- 9 Illuminate all parking areas and pedestrian walkways to improve safety. Avoid unintended spillover impacts onto adjacent properties.
- 10 Use architectural features, such as decorative gates and fences, in combination with landscaping to provide continuity at the street where openings occur due to driveways or other breaks in the sidewalk or building wall.

RECOMMENDED

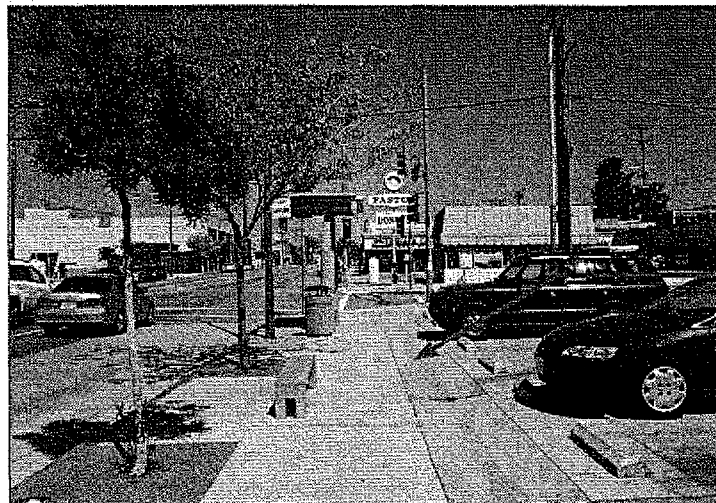


✓ Landscape wall provided to screen headlights



✓ Parking area adequately screened by landscaping

NOT RECOMMENDED



Poor interface between pedestrian and parking, lacking a landscape buffer between parking spaces and sidewalk

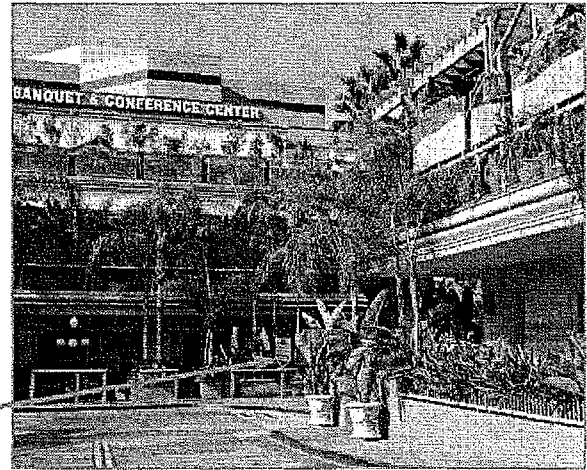
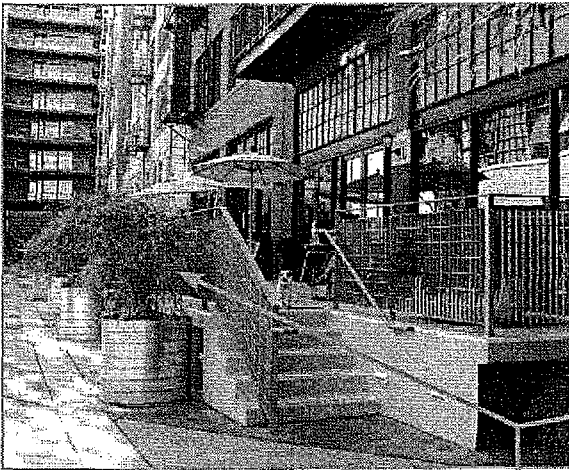
OBJECTIVE 5:

Include Open Space to Create Opportunities for Public Gathering

On-Site Landscaping

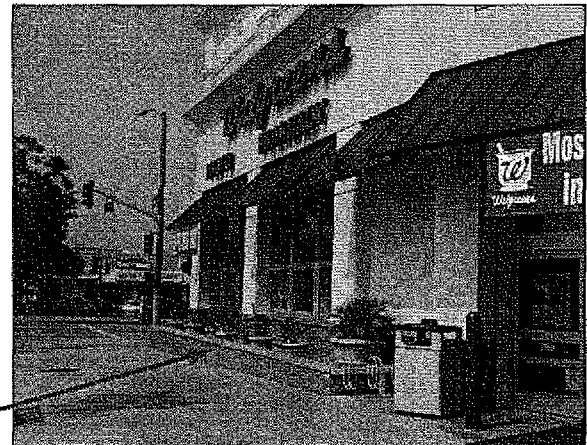
- 1 Retain mature and healthy vegetation and trees when developing a site, especially native species.
- 2 Design landscaping to be architecturally integrated with the building and suitable to the functions of the space while selecting plant materials that complement the architectural style, uses, and form of the building.
- 3 Design open areas to maintain a balance of landscaping and paved area.

RECOMMENDED



✓ Balanced ratio of landscaping to paved areas

NOT RECOMMENDED

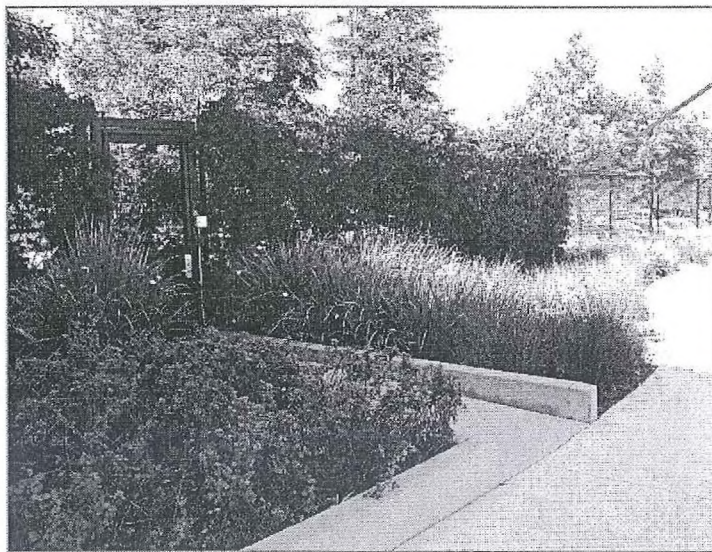


Minimal landscaping added as an afterthought and does not contribute to architectural character of building

Objective 5: Include Open Space to Create Opportunities for Public Gathering

- 4 Select drought tolerant, native landscaping to limit irrigation needs and conserve water. Mediterranean and local, climate-friendly plants may be used alongside native species.
- 5 Facilitate sustainable water use by using automated watering systems and drip irrigation to irrigate landscaped areas.
- 6 Facilitate stormwater capture, retention, and infiltration, and prevent runoff by using permeable or porous paving materials in lieu of concrete or asphalt. Collect, store, and reuse stormwater for landscape irrigation.

RECOMMENDED



Utilize drought tolerant plants that require minimal irrigation

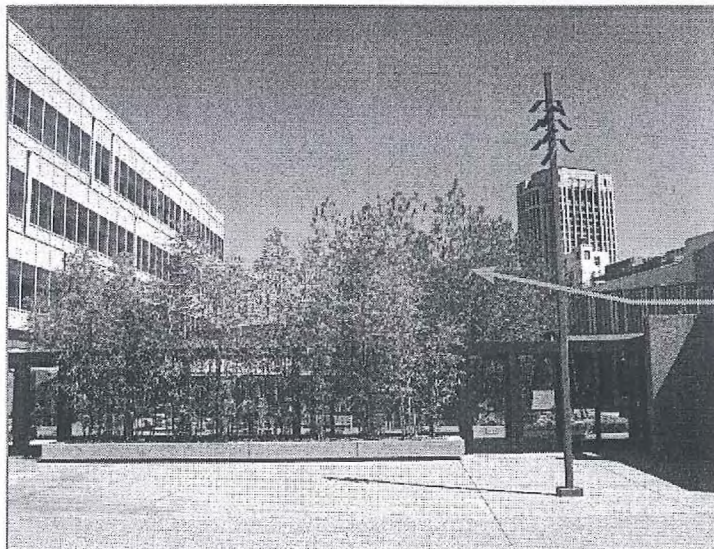
On-Site Landscaping *(cont.)*

- 7 Provide canopy trees in planting areas in addition to street trees for shade and energy efficiency, especially on south and southwest facing façades.
- 8 Use landscape features to screen any portion of a parking level or podium that is above grade. Trees, shrubbery, planter boxes, climbing plants, vines, green walls, or berms can be used to soften views from the public right-of-way.

RECOMMENDED



A variety of shade trees are used on the south facade for passive cooling



Trees used for privacy and screening

Objective 5: Include Open Space to Create Opportunities for Public Gathering

Open Space and Plazas

- 1 Incorporate shaded open space such as plazas, courtyards, pocket parks, and terraces in large scale commercial buildings. Design open areas to be easily accessible and comfortable for a substantial part of the year.
- 2 Orient open spaces to the sun and views. Create a sense of enclosure while maintaining safety, so that open spaces and plazas feel like outdoor rooms.
- 3 Connect open spaces to other activity areas where people gather to sit, eat, or watch other people.

RECOMMENDED



- ✓ Courtyard designed for accessibility and comfort, connecting passive areas such as the landscaped water features to active areas such as outdoor eating establishments



- ✓ Pocket park connects open space to areas where people sit, eat, or watch other people

Open Space and Plazas (cont.)

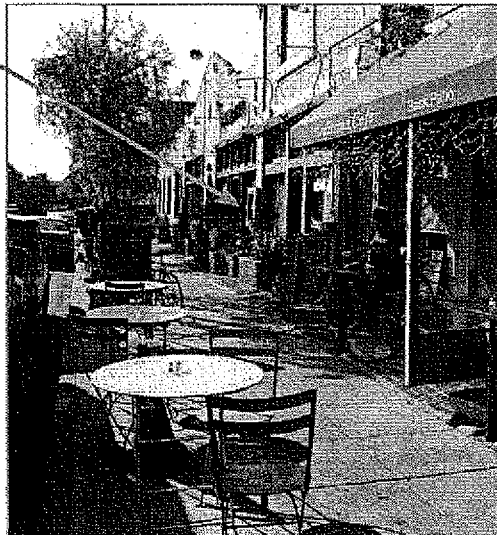
- 4 Locate sidewalk restaurants or outdoor dining areas on or adjacent to open spaces and pedestrian routes. Connect shops or office entrances directly to places where people gather or walk.
- 5 Landscape all open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities. Landscaping may include any practicable combination of shrubs, trees, ground cover, minimal lawns, planter boxes, flowers, or fountains that reduce dust and other pollutants and promote outdoor activities, especially for children and seniors.

RECOMMENDED



✓ Landscape available open areas

✓ Shops and outdoor dining areas adjacent to pedestrian flow



OBJECTIVE 6:

Improve the Streetscape by Reducing Visual Clutter

Building Signage Placement

- 1 In general, a maximum of one business identification wall sign should be installed per business frontage on a public street. Rarely should more than one business identification wall sign be utilized per storefront.
- 2 Locate signs where architectural features or details suggest a location, size, or shape for the sign. Place signs so they do not dominate or obscure the architectural elements of the building or window areas.
- 3 Include signage at a height and of a size that is visible to pedestrians and facilitates access to the building entrance.
- 4 In commercial and mixed-use buildings with multiple tenants, develop a coordinated sign program establishing uniform sign requirements that identify appropriate sign size, placement, and materials.

RECOMMENDED

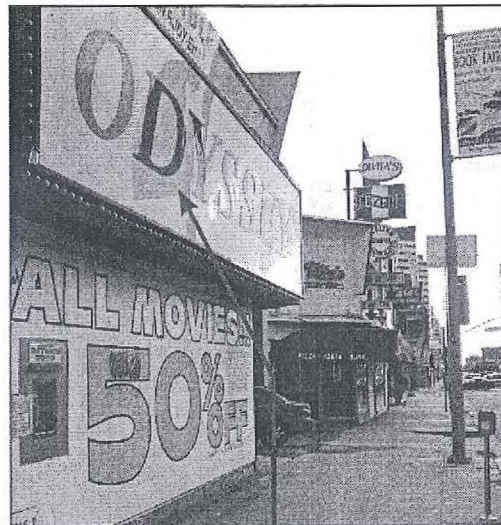


✓
Sign location and size is suggested by architectural features of the building

NOT RECOMMENDED



⚠ Redundant Signage



⚠ Competition of colors for text and background

⚠ Oversized sign obscures building architecture and window area

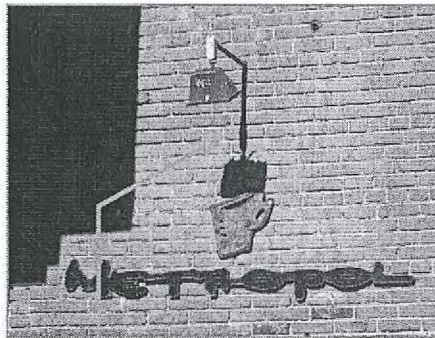
Building Signage Materials

- 1 At large retail developments, provide maps and signs in public spaces showing connections, destinations, and locations of public facilities such as nearby transit stops.
- 2 Limit the total number of colors used in any one sign. Small accents of several colors make a sign unique and attractive, but competition of many different colors reduces readability.
- 3 Limit text on signs to convey the business name or logo. Eliminate words that do not contribute to the basic message of the sign.
- 4 Select sign materials that are durable and compatible with the design of the façade on which they are placed.
- 5 Illuminate signs only to the minimum level required for nighttime readability.

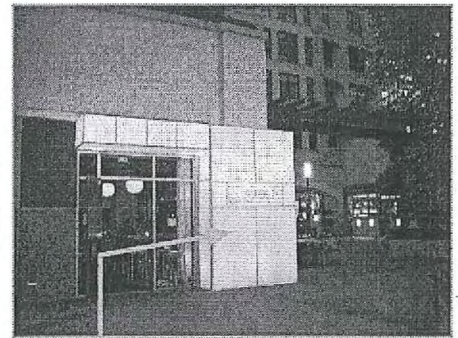
RECOMMENDED



✓ Quality sign materials



✓ Minimum level lighting to illuminate sign only



✓ Acceptable internally-illuminated signage

NOT RECOMMENDED



Building facade is cluttered with excessive signage that lacks compatibility in colors and materials with the building and within the building facade

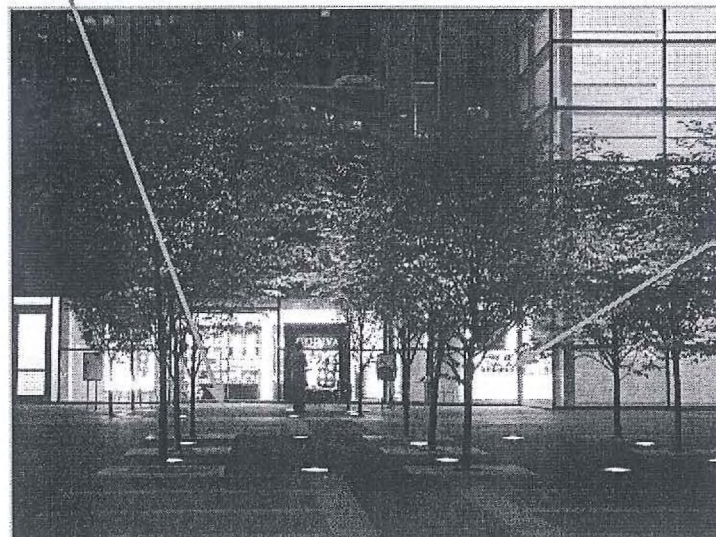
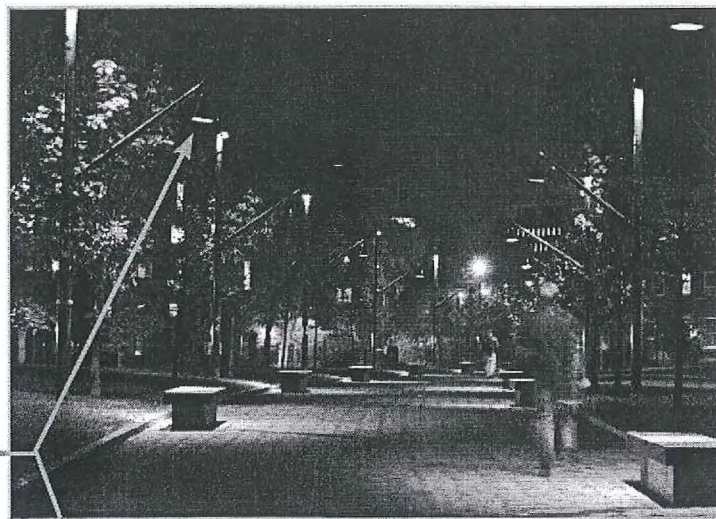
Haphazard
sign placement

Lighting and Security

- 1 Use ornamental lighting to highlight pedestrian paths and entrances to contribute to providing for a comfortable nighttime strolling experience while providing security by including after-hours lighting for storefronts.
- 2 Install lighting fixtures to accent and complement architectural details. Shielded wall sconces and angled uplighting can be used at night to establish a façade pattern and animate a building's architectural features.
- 3 Utilize adequate, uniform, and glare-free lighting, such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage onto adjacent properties.

RECOMMENDED

✓
Ornamental lighting provides for a comfortable and safe nighttime pedestrian experience

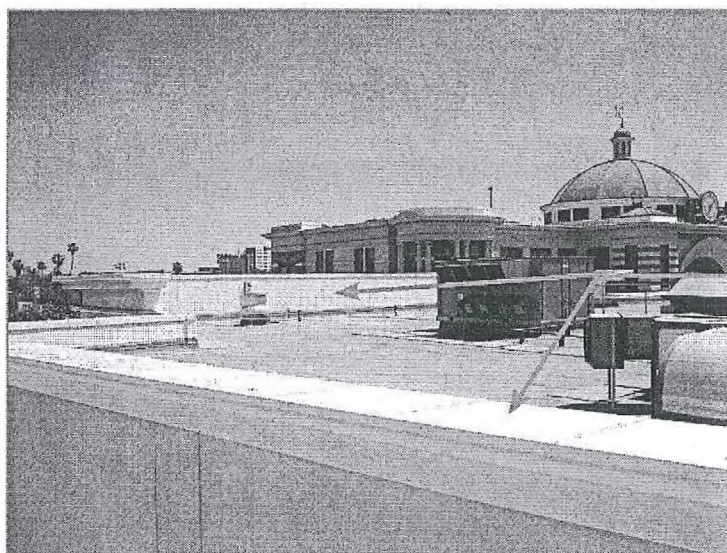


✓
Lighting is subtle and contributes to building features

Utilities

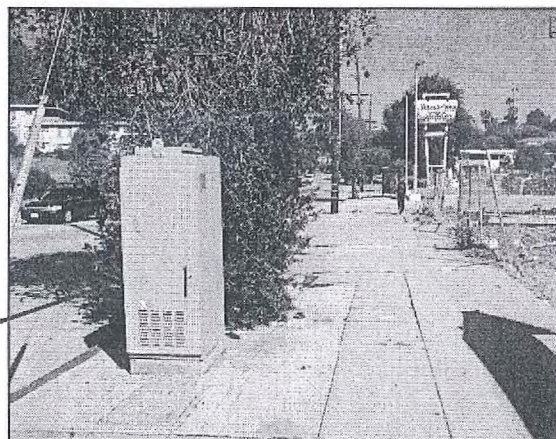
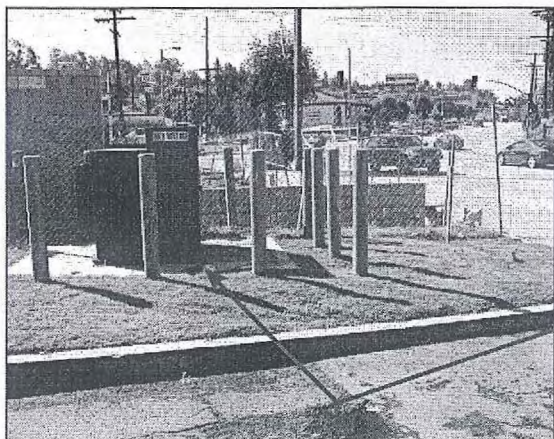
- 1 Place utilities in landscaped areas and out of the line-of-sight from crosswalks or sidewalks. Utilities such as power lines, transformers, and wireless facilities should be placed underground or on rooftops when appropriately screened by a parapet; otherwise, any mechanical or electrical equipment should be buffered by planting materials in a manner that contributes to the quality of the existing landscaping on the property and the public streetscape.
- 2 Screen views of rooftop equipment such as air conditioning units, mechanical equipment, and vents from view from the public right-of-way.

RECOMMENDED



✓
Rooftop equipment
screened by parapet

NOT RECOMMENDED

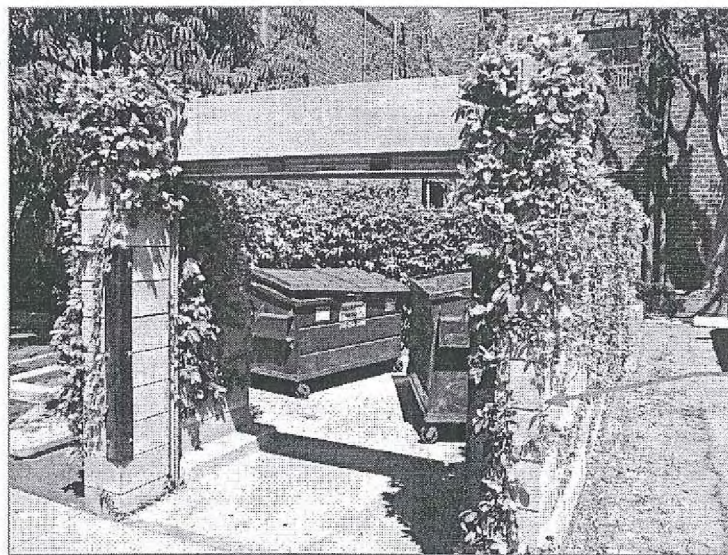


Electrical/utility boxes located in plain
view from public streets and sidewalks

Objective 6: Improve the Streetscape by Reducing Visual Clutter

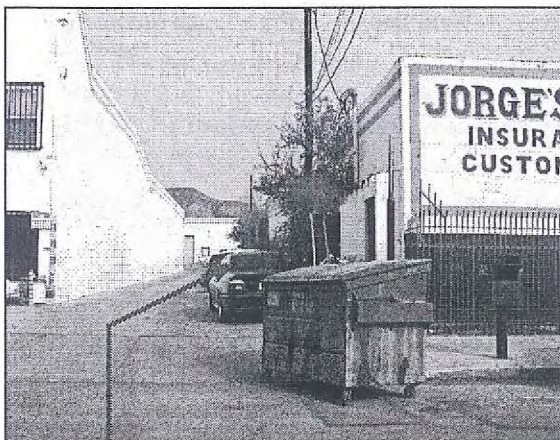
- 3 Hide trash enclosures within parking garages so that they are not visible to passersby. Screen outdoor stand alone trash enclosures using walls consistent with the architectural character of the main building, and locate them so that they are out of the line-of-sight from crosswalks or sidewalks.

RECOMMENDED

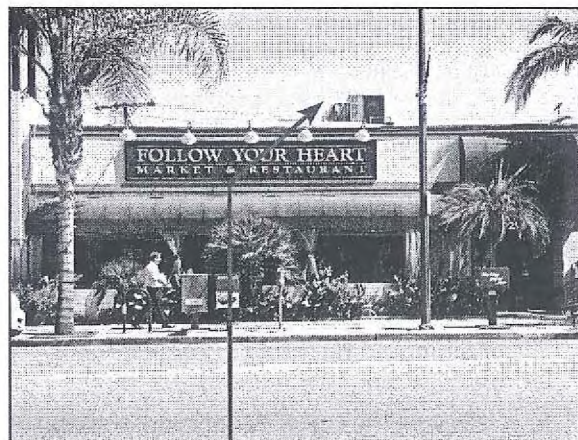


✓
Trash enclosure
incorporating
architectural features
consistent with
main building
and landscaping

NOT RECOMMENDED



! Unscreened stand-alone
trash enclosure



! Exposed rooftop equipment
visible from street level

GLOSSARY

After-hours Lighting - Pedestrian lighting, intended to create safe, well-lit pedestrian areas in the evening and at night.

Bay - A window or series of windows, forming a bay in a room and projecting outward from the wall.

By-right - Projects which meet all LAMC zoning regulations and require review only by the Department of Building and Safety.

Clerestory Window - An outside wall of a room or building that rises above an adjoining roof and contains windows.

Berm - A bank of earth placed against one or more exterior walls of a building as protection against extremes in temperature.

Building Frontage - The maximum length of a line or lines formed by connecting the points representing projections of the exterior building walls onto a public street or onto a courtyard that is directly accessible by pedestrians from a public street, whichever distance is greater.

Corner Lot - A lot located at the intersection of at least two streets designated on the transportation element of the General Plan as a major, secondary, or other highway classification or collector street; At least one of the streets at the intersection must be a designated highway.

Cornice - A continuous, molded projection that crowns a wall or other construction, or divides it horizontally for compositional purposes.

Cornice Treatment - The design or style used to create a cornice, such as bracketed eaves, boxed eaves, exposed eaves, decorative bands, or a classical cornice.

Curb Cuts - A ramp leading smoothly down from a sidewalk to a street, rather than abruptly ending with a curb and dropping roughly 4–6 inches; Curb cuts placed at street intersections allow someone in a wheelchair to move onto or off a sidewalk without difficulty; Pedestrians using a walker, pushing a stroller or walking next to a bicycle also benefits from a curb cut; In the United States, the Americans with Disabilities Act of 1990 (ADA) requires that curb cuts be present on all sidewalks; A wider curb cut is also useful for motor vehicles to enter a driveway or parking lot, on the other side of a sidewalk; Smaller curb cuts, approximately a foot in width, can be utilized in parking areas or sidewalks to allow for a drainage path of water runoff to flow into an area where it may infiltrate such as grass or a garden.

Curb Extension (also called Bump-out) - A traffic calming measure, intended to slow the speed of traffic and increase driver awareness, particularly in built-up and residential neighborhoods; They also allow pedestrians and vehicle drivers to see each other when vehicles parked in a parking lane would otherwise block visibility; A curb extension comprises an angled narrowing of the roadway and a widening of the sidewalk; This is often accompanied by an area of enhanced restrictions (such as a "no stopping" or "no parking zone") and the appropriate visual enforcement.

Curb Radius - A term used by highway engineers, used to describe the sharpness of a corner. A large curb radius enables vehicles to go around corners faster; A small curb radius slows down turning vehicles; A large curb radius also increases the distance a pedestrian must walk to cross the street.

Dark-sky Compliant Fixtures - Shielded lighting fixtures which protect adjoining properties from lighting spillover and glare.

Dormer - A projecting structure built out from a sloping roof, usually housing a vertical window or ventilating louver.

Findings - The reasoning or justification for a discretionary planning decision, as prescribed by the Los Angeles Municipal Code.

Gable - The triangular portion of wall, enclosing the end of a pitched roof from cornice or eaves, to ridge.

Grade/Grading - The ground elevation at any specific point on a construction site, usually where the ground meets the foundation of a building.

Ground Floor - The lowest story within a building which is accessible from the street, the floor level of which is within three feet above or below curb level.

Ingress/Egress - A place or means of going in/out, respectively.

Lighting Fixture - The assembly for an electrical light that holds the lamp and may include an assembly housing, a mounting bracket or polo socket, lamp holder, ballast, a reflector or mirror and a refractor or lens.

Lot Coverage - That portion of a lot which, when viewed from above, is covered by a building.

Mid-street Crossing Island - A painted crosswalk, sometimes used in conjunction with a protected pedestrian island or bump-out, which provides opportunities to cross the street in the center of the block, as an alternative to doing so only street intersections.

Mixed-use Project - A project which combines one or more commercial uses and multiple dwelling units in a single building or development.

Ornamental Lighting - Architectural lighting fixtures, which primarily serve a decorative purpose, instead of a functional purpose, such as highlighting landscaping features and/or architectural elements at night.

Portico - A porch having a roof supported by columns, often leading to the entrance of a building.

Paseo or Pedestrian Walkway - A walkway that is typically open to the sky and that provides pedestrian passage between structures, or through landscaping, or parking lots, which is distinguished by ground surface treatments that provide for pedestrian safety and ease of movement.

Pedestrian Amenities - Outdoor sidewalk faces, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located on the Ground Floor, and that are accessible to and available for use by the public.

Pedestrian Lighting - Freestanding lighting fixtures not exceeding a height of thirty-six (36) inches from ground grade level.

Pergola - A structure of parallel colonnades supporting an open roof of beams and crossing rafters or trelliswork, over which climbing plants are trained to grow.

Runoff - The portion of precipitation on land that ultimately reaches streams often with dissolved or suspended material.

Setback - A placing of a face of a building on a line some horizontal distance from the building line or of the wall below; The distance of a structure or other feature from the property line or other feature.

Stepback - A variation in roof height, such that the height of the building decreases as it approaches adjacent lower scale buildings.

Stormwater - Describes water that originates during precipitation events.

Street Frontage - See Building Frontage.

Subdivision - The same as defined in Section 66424 of the Government Code; Subdivision includes a stock cooperative project as defined in Section 12.03 of the Municipal Code; An area of real estate, composed of subdivided lots.

Sunken Entryways - An entrenched path or building entrance, which creates a restricted view of one's surroundings; It is sometimes used to prevent excessive amounts of snow and/ or wind from coming into a building, and to trap heat indoors, while still allowing ventilation.

Trellis - A frame supporting open latticework, used as a screen or a support for growing vines or plants.

Utilities - Uses that provide the transfer or delivery of power, water, sewage, storm water runoff, information, and telephone services.

pedestrian-oriented | commercial and mixed use projects

NOTES

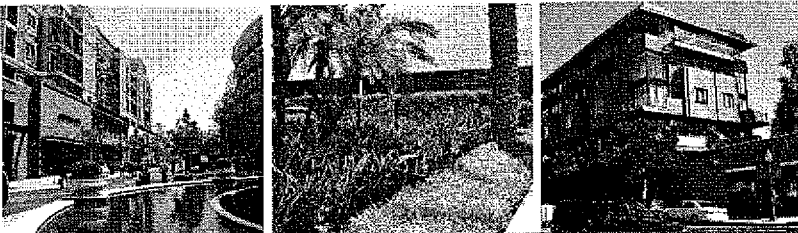
NOTES

pedestrian-oriented | commercial and mixed use projects

NOTES

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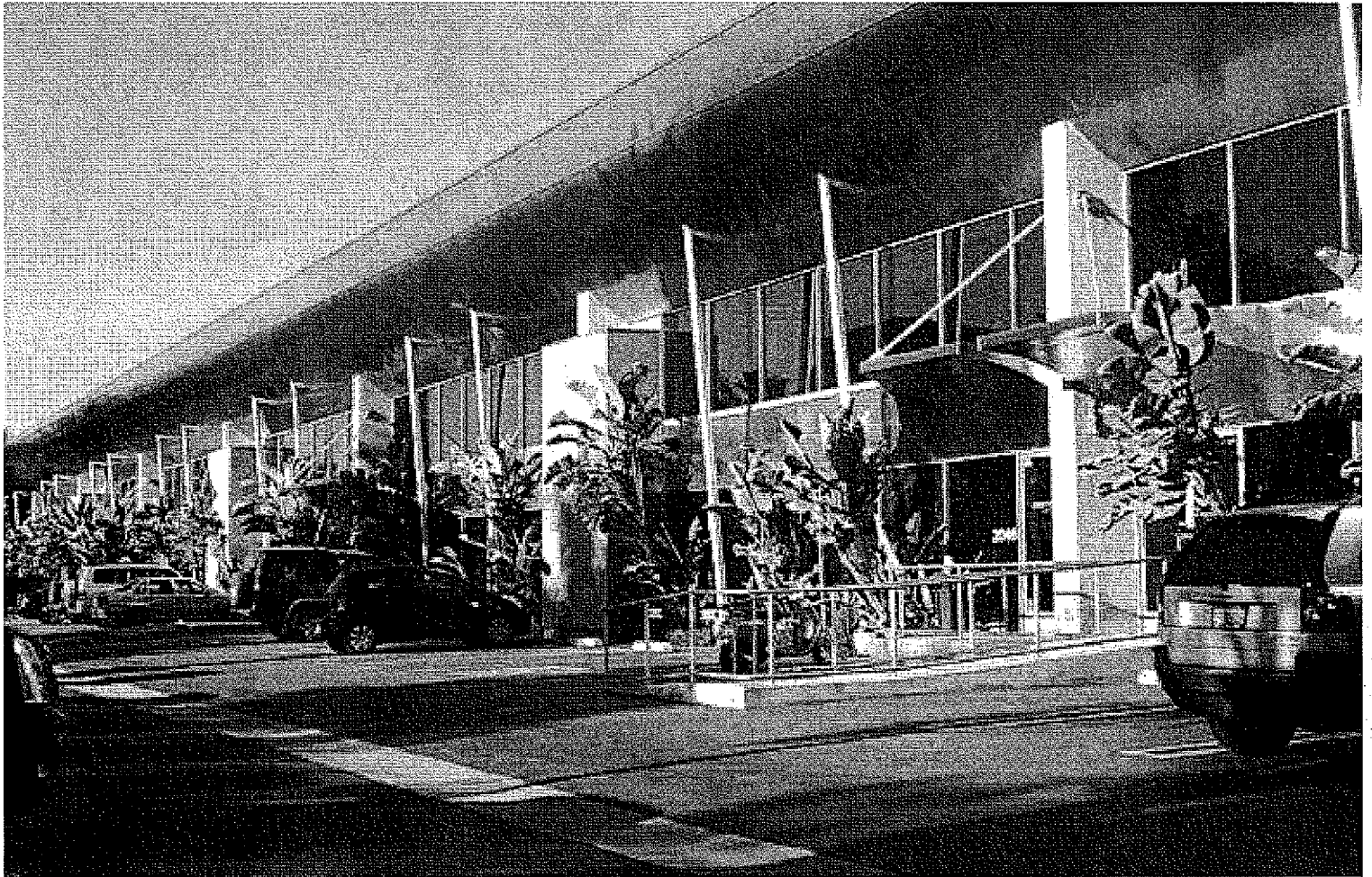


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Prepared by the Department of City Planning • Graphics Section • May 2011

INDUSTRIAL CITYWIDE DESIGN GUIDELINES

Heavy Industrial, Limited and Light Industrial,
Hybrid Industrial & Commercial Manufacturing



Los Angeles
Department
of City Planning

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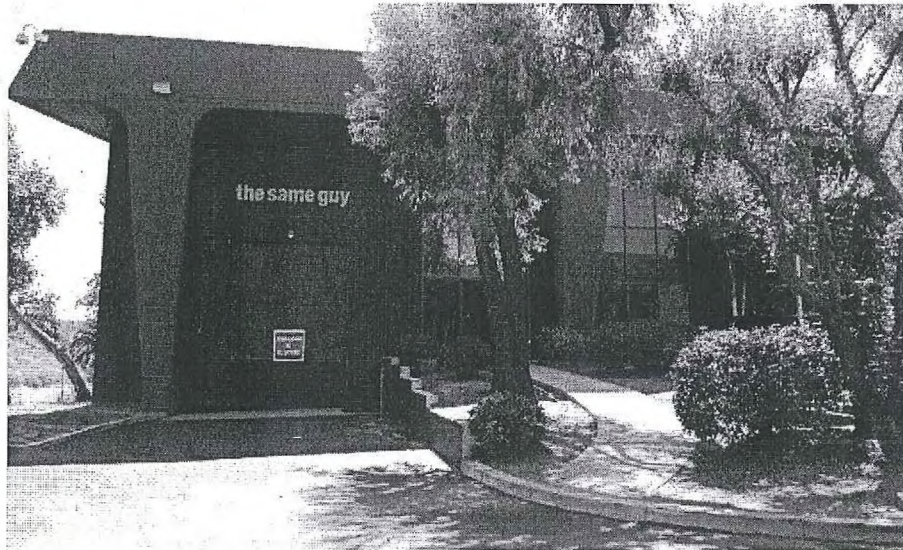
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The City of Los Angeles' General Plan Framework Element and each of the City's 35 Community Plans promote architectural and design excellence in buildings, landscape, open space, and public space. They also stipulate that preservation of the City's character and scale, including its traditional urban design form, shall be emphasized in consideration of future development. To this end, the Citywide Design Guidelines have been created to carry out the common design objectives that maintain neighborhood form and character while promoting design excellence and creative infill development solutions.

The Citywide Design Guidelines serve to implement the 10 Urban Design Principles, a part of the Framework Element. These principles are a statement of the City's vision for the future of Los Angeles, providing guidance for new development and encouraging projects to complement existing urban form in order to enhance the built environment in Los Angeles. While called "urban", the Urban Design Principles reflect citywide values to be expressed in the built environment of the City, establishing a design program for the City. They are intended to embrace the variety of urban forms that exist within Los Angeles, from the most urban, concentrated centers to our suburban neighborhoods.

THE 10 PRINCIPLES OF URBAN DESIGN

- 1 Develop inviting and accessible transit areas.
- 2 Reinforce walkability, bikeability and well-being.
- 3 Nurture neighborhood character.
- 4 Bridge the past and the future.
- 5 Produce great green streets.
- 6 Generate public open space.
- 7 Stimulate sustainability and innovation in our city.
- 8 Improve equity and opportunity.
- 9 Emphasize early integration, simple processes and maintainable solutions.
- 10 Ensure connections.

The Citywide Design Guidelines supplement the Citywide Urban Design Principles. By offering more direction for proceeding with the design of a project, the Design Guidelines illustrate options, solutions, and techniques to achieve the goal of excellence in new design. It is important to remember, though, that they are performance goals, not zoning regulations or development standards and therefore do not supersede regulations in the municipal code.

The purpose of this document is to:

- Communicate to the development community, in advance of application being filed, the design expectations in Residential, Commercial, and Industrial projects;
- Facilitate the fair and consistent application of design objectives;
- Protect investment throughout the city by encouraging consistently high-quality development;
- Encourage projects appropriate to the context of the City's climate and urban environment;
- Facilitate safe, functional, and attractive development; and
- Foster a sense of community and encourage pride of ownership.

HOW ARE THE GUIDELINES APPLIED

The Guidelines are intended for the Planning Department, as well as other City agencies and department staff, developers, architects, engineers, and community members to use in evaluating project applications along with relevant policies from the General Plan Framework and Community Plans. To achieve the stated purpose, the Guidelines will apply to all new developments and substantial building alterations that require approval by decision-making bodies and planning staff. However, all "by-right" (*see definition in glossary*) development projects are also encouraged to incorporate the Design Guidelines into their project design.

Each of the Citywide Design Guidelines should be considered in a proposed project, although not all will be appropriate in every case, as each project will require a unique approach. The Citywide Design Guidelines provide guidance or direction for applying policies contained within the General Plan Framework and the Community Plans. Incorporating these guidelines into a project's design will encourage more compatible architecture, attractive multi-family residential districts, pedestrian activity, context-sensitive design, and contribute to placemaking.

HOW TO USE THE GUIDELINES

Property owners, developers, designers, and contractors proposing new development in Los Angeles should first review the zoning of the property being developed. They should then proceed to the Citywide Design Guidelines appropriate to the project, dependent on whether it is residential, commercial, or industrial.

The provisions set forth in this document identify the desired level of design quality for all development. However, flexibility is necessary and encouraged to achieve excellent design. Therefore, the use of the words "shall" and "must" have been purposely avoided within the specific guidelines. Each application for development, however, should demonstrate to what extent it incorporates these guidelines.

Applications that do not meet specific guidelines applicable to that project should provide rationale for the design and explain how the project will meet the intent of the General Plan, the Municipal Code, and these Guideline objectives. Whether the design is justified will be determined through required "Findings" in the appropriate section of the Los Angeles Municipal Code.

RELATIONSHIP BETWEEN THE GENERAL PLAN, ZONING CODE, CITYWIDE GUIDELINES, AND COMMUNITY-SPECIFIC DESIGN REQUIREMENTS

The approval process for new development is guided by the General Plan, Chapter I of the Los Angeles Municipal Code, and the Citywide Design Guidelines.

City of Los Angeles General Plan: Comprised of 35 Community plans, the General Plan is the policy document that sets the development vision of the community. It provides policy direction for land use, vehicular and bicycle circulation, open space and recreation, and infrastructure.


Los Angeles Municipal Code: Adopted ordinances that implement the General Plan by establishing land use and development requirements. The Municipal Code includes provisions for the establishment of specific plans and supplemental use districts.

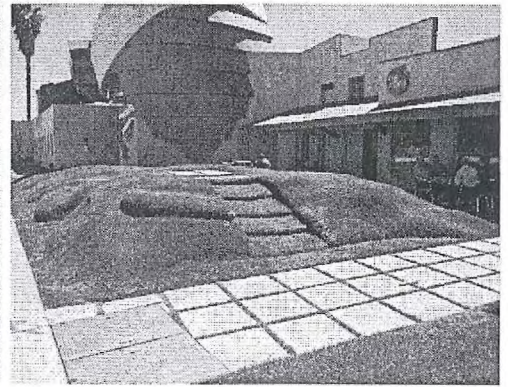
Citywide Design Guidelines: Establishes best practices for designing high-quality development that meets the objectives of the General Plan. Certain items apply to site planning and others to building design and aesthetics.

Many neighborhoods in Los Angeles have adopted guidelines as part of a Community Plan Urban Design chapter, or special zoning designations such as specific plans, community design overlay districts, redevelopment plans, designated historic properties and historic districts. This document applies to all areas, but is particularly applicable to those areas within the City that do not currently have adopted design guidelines. In cases where the Citywide Design Guidelines conflict with a provision in a Community Plan Urban Design chapter or a specific plan, the community-specific requirements shall prevail.

ORGANIZATION

The guidelines are divided into three sections: Residential, Commercial, and Industrial. Within each section are a number of design principles and measures that address the different elements of site and building design and environmental sensitivity based on land use. Each section of the Citywide Design Guidelines is organized by overarching objectives (e.g., Maintaining Neighborhood Context and Linkages). Each topic includes an objective statement followed by a list of specific implementation strategies. A glossary of key terms is included on page 47 of this document. * Terms that are defined in the glossary and appear throughout the text are highlighted on each page for the user's convenience.

Guidelines that promote low-impact development and sustainable practices are designated by a leaf () symbol.



industrial

heavy industrial, limited/light industrial, hybrid industrial
and commercial manufacturing

The following design guidelines are intended to address some of the most common, overarching challenges in planning industrial developments, and to serve diverse needs across the City. The prime areas of opportunity for attaining high quality design in industrial projects include: minimizing and screening unsightly nuisances; improving the safety of the pedestrian experience along industrial corridors; adequate and safe vehicular access and maneuverability; protecting and conserving the neighborhood architectural character; promoting connectivity between adjacent neighborhoods while maintaining visual and spatial relationships between adjacent buildings; establishing height and massing buffers and transitions between industrial and non-industrial uses; and strengthening the visual and functional quality of the industrial environment. More specific design regulations relating to individual communities can be found in each of the 35 Community Plans.

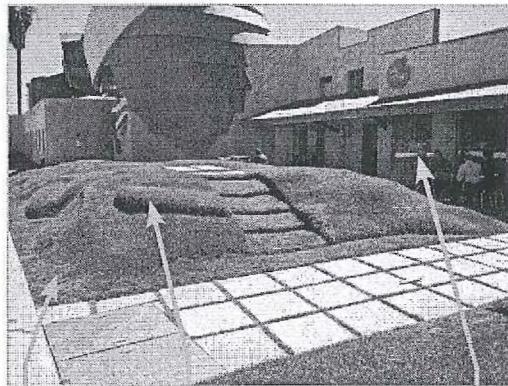
OBJECTIVE 1:

Consider Neighborhood Context and Compatible Design of Uses

Site Planning

- 1 Create a strong street wall by locating building frontages at the front property line or at the minimum required setback. Where additional setback is necessary, activate the area with a courtyard or "outdoor room" adjacent to the street by incorporating outdoor dining, seating, or water features, for example.
- 2 Provide direct paths of travel for pedestrian destinations within large developments. Especially near transit lines, create primary entrances for pedestrians that are safe, easily accessible, and a short distance from transit stops.
- 3 Maintain existing alleys for access. Avoid vacating alleys or streets to address project-specific design challenges.

RECOMMENDED



- ✓ Strong street edge
- ✓ Creative use of setback to create an "outdoor room"
- ✓ Outdoor eating establishment associated with industrial use

NOT RECOMMENDED



- ⚠ Poor use of setback; blocked path to sidewalk
- ⚠ Cars dominate streetscape

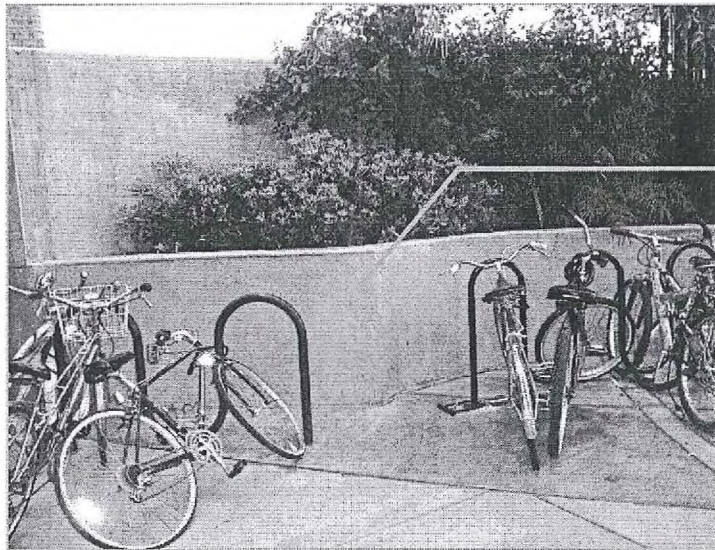


- ⚠ Blocked alley access

Site Planning (cont.)

- 4 Place buildings around a central common open space to promote safety and the use of shared outdoor areas. In mid- and high-rise buildings, podiums between buildings and rooftop decks can be used as common areas.
- 5 Provide bicycle lockers and/or racks near building entrances. Disperse bicycle parking facilities throughout larger sites and locate them in convenient and visible areas in close proximity to primary building entrances.
- 6 Provide adequate safeguards to control impacts resulting from toxic substances and release of airborne particles on adjacent residential uses.

RECOMMENDED



Bike rack located
in a visible area



Dining area located
within a landscaped
common space

Objective 1: Consider Neighborhood Context and Compatible Design of Uses

Building Orientation

- 1 Situate buildings on the site so they are oriented to maximize daylighting opportunities and harvest natural light within interior work spaces. Also utilize opportunities to provide operable clerestory windows to allow for ventilation and indirect lighting.
- 2 Large industrial buildings with multiple tenants should provide multiple numerous entries at multiple street frontages to improve site design flexibility and options for building location.

RECOMMENDED



Building situated to maximize daytime lighting

NOT RECOMMENDED

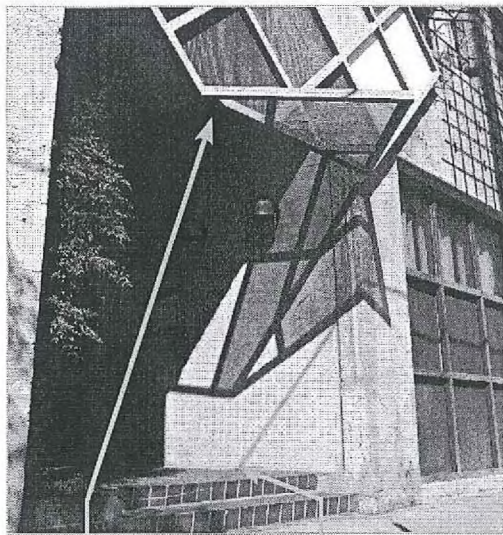


Blank wall is a missed opportunity to provide daylighting

Entrances

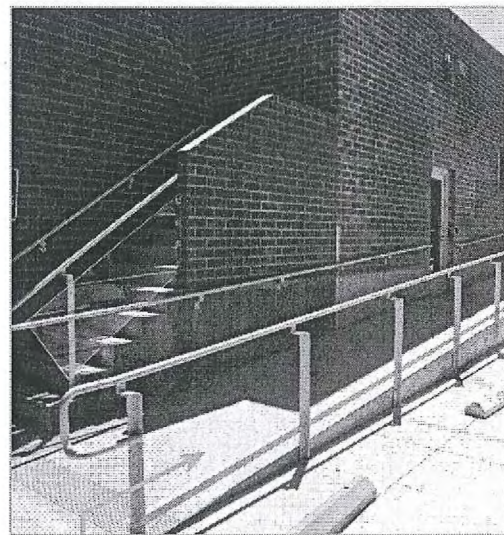
- 1 Provide a logical sequence of entry and arrival as part of the site's design. Special entry treatments such as stamped or colored concrete and special planting and signage can be used to enhance entries and guide pedestrians.
- 2 Entries should be designed according to simple and harmonious proportions in relationship to the overall size and scale of the building. Ensure that pedestrian entries are properly sized to provide shelter year-round.
- 3 Ensure that the main entrance and entry approach can accommodate persons of all mobility levels.

RECOMMENDED



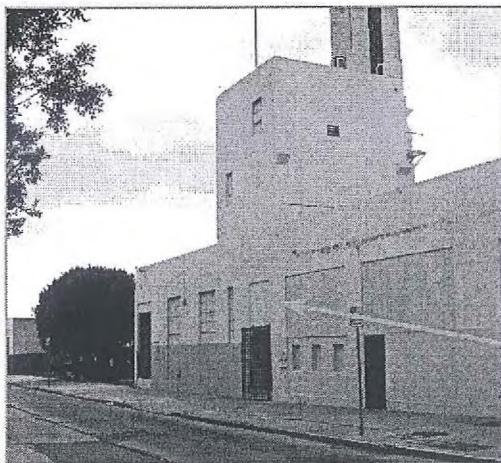
✓ Sheltered entry

✓ Logical entry progression



✓ Disability access

NOT RECOMMENDED



Lack of pedestrian shelter or special entryway treatment creates an unclear entry sequence

Objective 1: Consider Neighborhood Context and Compatible Design of Uses.

- 4 Promote pedestrian activity by placing entrances at grade level or slightly above, and unobstructed from view from the public right-of-way. Avoid sunken entryways below street level.

RECOMMENDED



Unobstructed and architecturally coherent entry



Visible and attractive stairs

NOT RECOMMENDED



Harsh security measures



Architecturally incoherent entry



Barred entry

Relationship to Adjacent Buildings

- 1 Ensure that new buildings are compatible in scale, massing, style, and/or architectural materials with existing structures in the surrounding neighborhood. In older neighborhoods, new developments should likewise respect the character of existing buildings with regards to height, scale, style, and architectural materials.
- 2 Create height and visual transitions between industrial districts and adjacent commercial and residential neighborhoods. Stepping back upper floors of industrial structures to match those of adjacent commercial or residential structures, and plant trees, shrubs, and vines to screen outdoor storage and odor or noise-generating functions of industrial uses.

RECOMMENDED



✓ Adequate landscaping buffer softens transition between uses

NOT RECOMMENDED



⚠ Poor screening and transition between industrial and residential uses

OBJECTIVE 2:

Employ High Quality Architecture to Define the Character of Industrial Districts

Pedestrian Scale

- 1 Maintain a human scale rather than a monolithic or monumental scale.
- 2 At entrances and openings, include overhead architectural features, such as awnings, canopies, trellises or cornice treatments that provide shade and reduce daytime heat gain, especially on south-facing facades.
- 3 Differentiate the ground floor from upper floors. Changes in massing and architectural relief add visual interest and help to diminish the perceived height of buildings.
- 4 In non-heavy industrial areas, incorporate windows on ground floors facing pedestrian paths of travel to improve the pedestrian experience.
- 5 Utilize landscaping to add texture and visual interest at the street level. Landscaping should not create a barrier between pedestrians and the building frontage or views into buildings at the ground floor.

RECOMMENDED



Changes in architectural relief for visual interest and shade



Landscaping provides texture and human scale

NOT RECOMMENDED



Monolithic scale



Lack of architectural differentiation

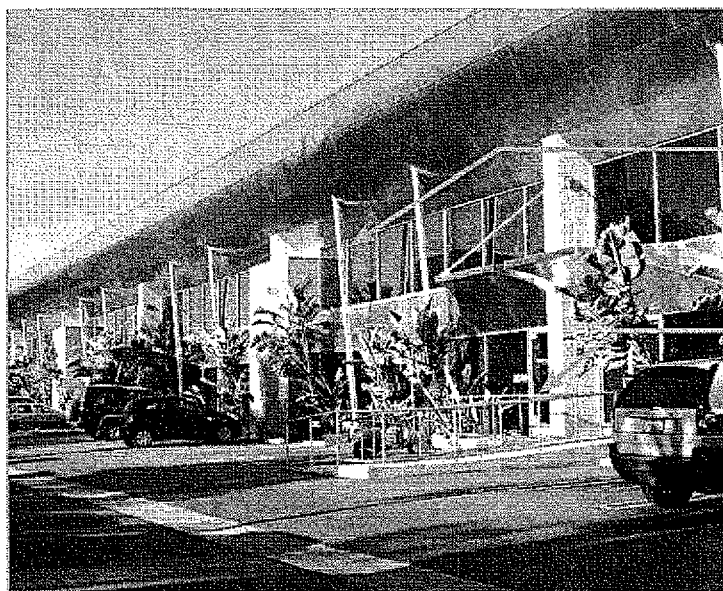


Lack of landscaping

Building Façade and Form

- 1 Vary and articulate the building façade to add scale and avoid large monotonous walls.
- 2 Architectural elements such as entries, porticoes, cornices, and awnings should be compatible in scale with the building massing and should not be exaggerated or made to appear as a caricature of an historic architectural style.
- 3 Where the building mass cannot be broken up due to unique use constraints, i.e. manufacturing or warehouse space, building walls should be articulated through the use of texture, color, material changes, shadow lines, and other façade treatments.
- 4 Architecturally integrate exposed industrial systems and equipment as a design option where practical.

RECOMMENDED

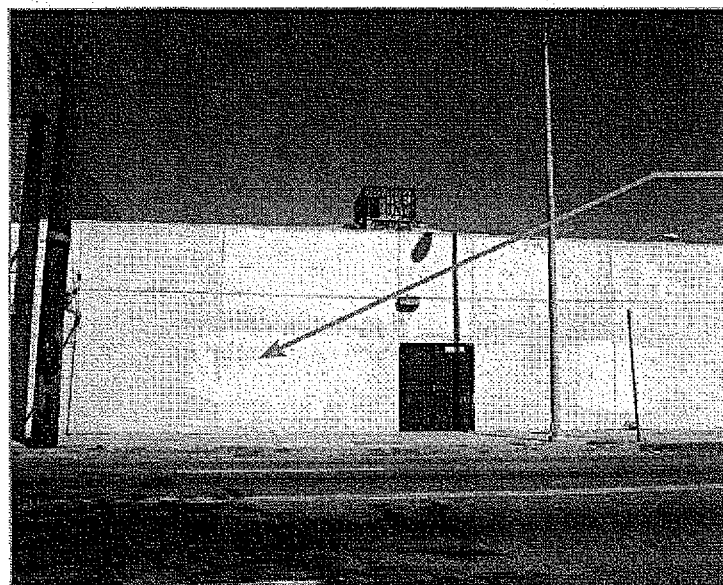


Varied and articulated façade



Architectural elements in scale with building massing

NOT RECOMMENDED

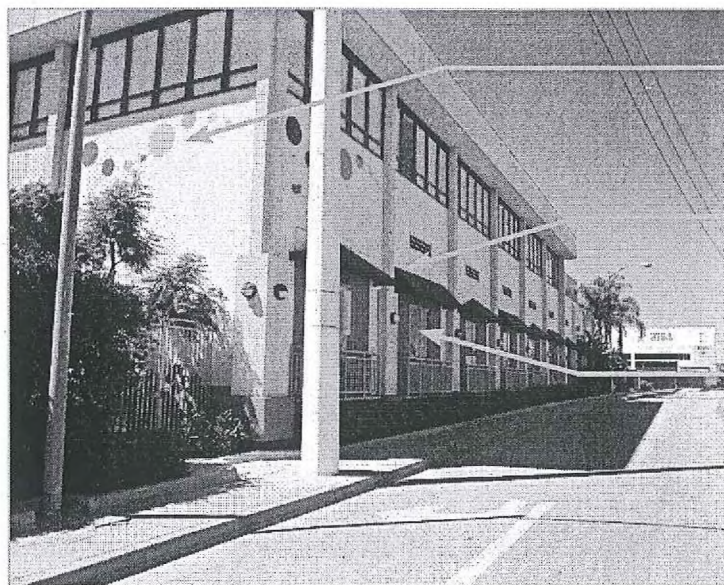


Large monotonous wall and lack of building articulation

Objective 2: Employ High Quality Architecture to Define the Character of Industrial Districts

- 5 Organize massing to emphasize certain parts of the building such as entries, corners, and the organization of showroom or office spaces.
- 6 Incorporate and alternate different textures, colors, materials, and distinctive architectural treatments that add visual interest while avoiding dull and repetitive façades.
- 7 Incorporate windows and doors with well-designed trims and details as character-defining features to reflect an architectural style or theme consistent with other façade elements.
- 8 Treat all façades of the building with equal architectural rigor, level of detail, and articulation.

RECOMMENDED



Colors provide visual interest

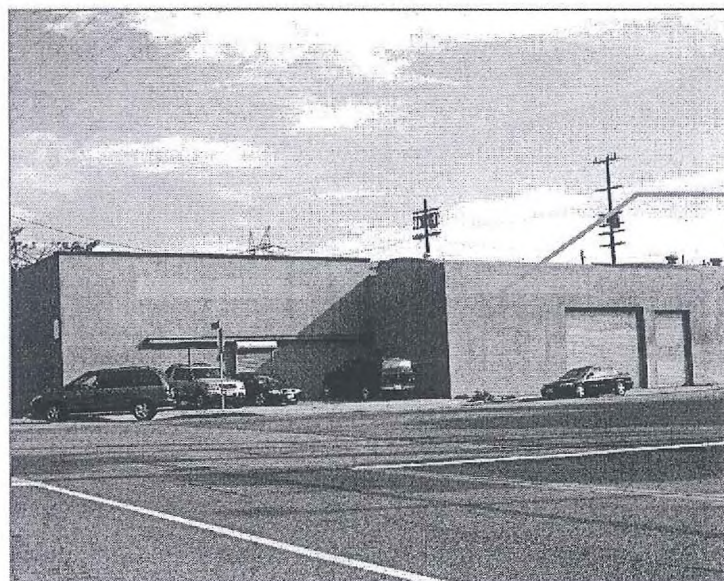


Well-designed trim and details



Ground floor windows face the street

NOT RECOMMENDED

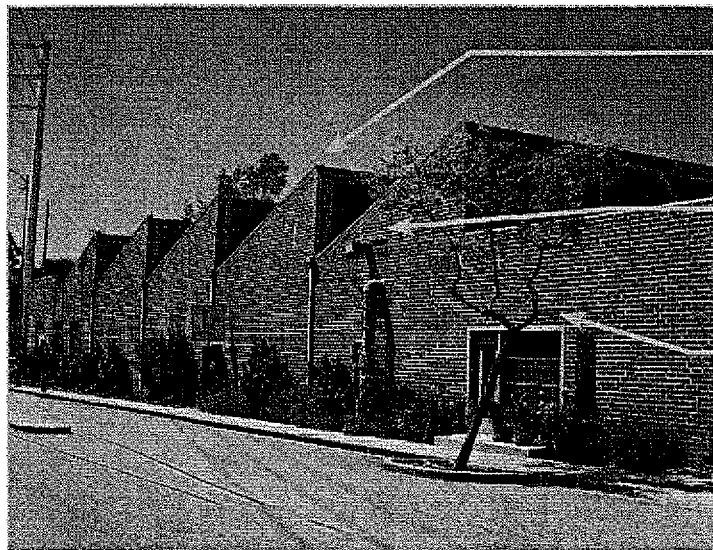


Lack of windows, architectural detail or treatment creates dull and monotonous façade

Building Façade and Form (cont.)

- 9 Integrate varied roof lines through the use of sloping roofs, modulated building heights, stepbacks, or innovative architectural solutions.
- 10 Reinforce existing facade rhythm along the street where it exists by using architectural elements such as trim, material changes, bays, clerestory windows, and other design treatments consistent with surrounding buildings.

RECOMMENDED



Varied
roof lines



Architectural
rhythm



Historic building
with original
building materials

NOT RECOMMENDED



Plain building
inconsistent with
adjacent historic
architecture



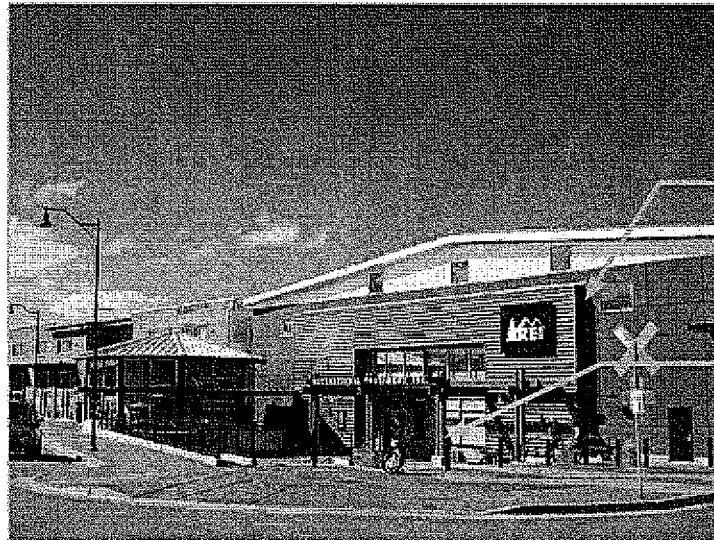
Poor adaptation
of original
architectural
features

Objective 2: Employ High Quality Architecture to Define the Character of Industrial Districts

Building Materials

- 1 Approach stylistic details in a manner that is true to a style of architecture or common theme.
- 2 Apply trim, metal and woodwork, lighting, and other details in a harmonious manner, consistent with the proportions and scale of the building(s).
- 3 Select building materials, such as trim and finishes that convey a sense of permanence. Quality materials should be used, regardless of architectural style.
- 4 Apply changes in material purposefully and in a manner corresponding to variations in building mass.
- 5 Avoid the use of highly reflective building materials and finishes that direct heat and glare onto nearby buildings.

RECOMMENDED

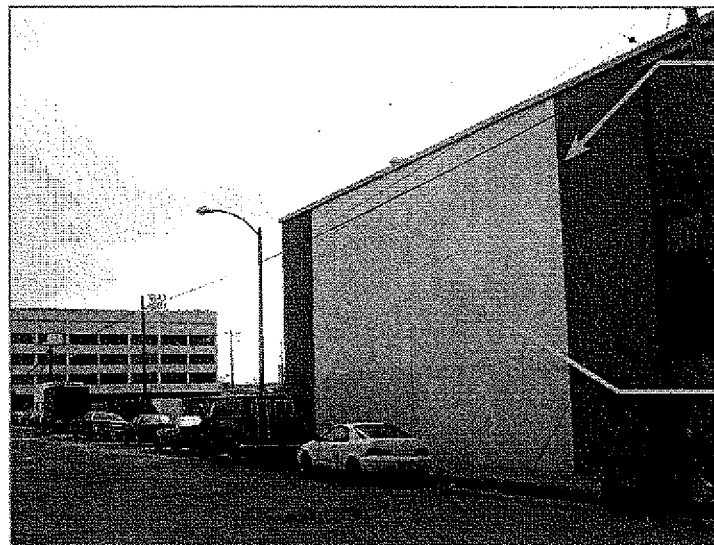


Material change varies sense of building mass



Harmonious detailing consistent with design style

NOT RECOMMENDED



Material change accentuates rather than reduces sense of building mass

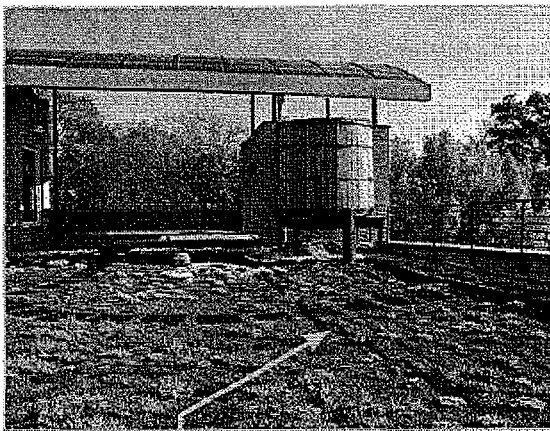


Large light wall surface will reflect glare

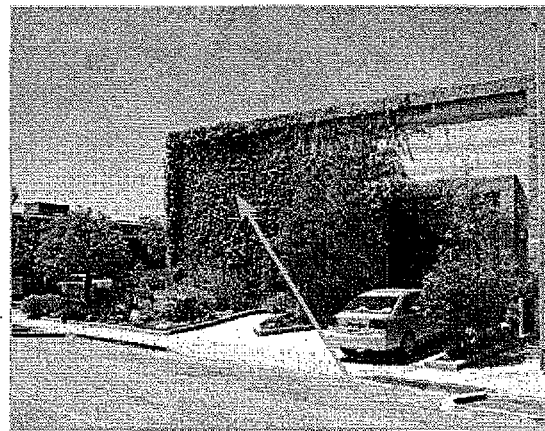
Building Materials *(cont.)*

- 6 Climbing vegetation and green walls are encouraged as a method to provide articulation and visual interest to building facades.
- 7 Use white or reflective paint on rooftops and light paving materials or "green roofs" to reflect heat away from buildings and reduce the need for mechanical cooling.
- 8 Use exterior surface materials that will reduce the incidence and appearance of graffiti.

RECOMMENDED

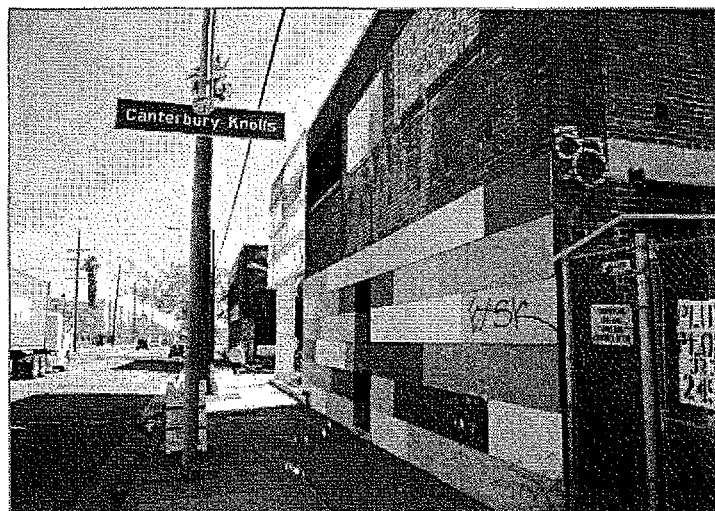


✓ Green roof reduces cooling costs and electricity use



✓ Use of climbing vegetation provides visual interest and reduces opportunities for vandalism

NOT RECOMMENDED



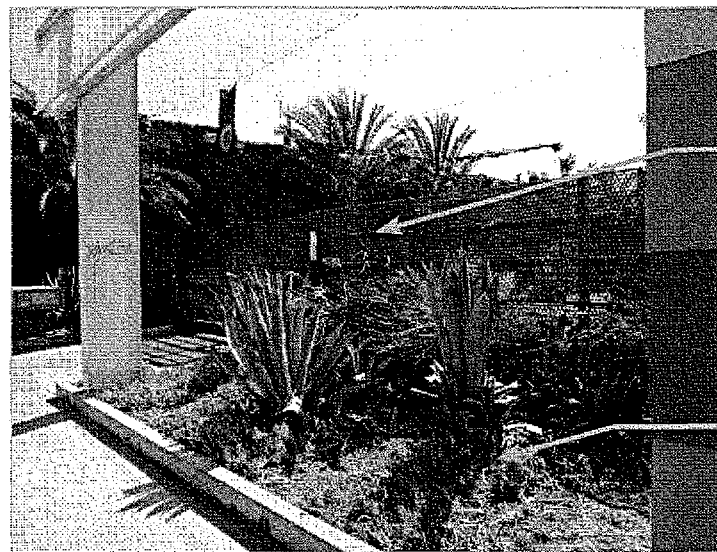
Unattended facade attracts graffiti

Objective 2: Employ High Quality Architecture to Define the Character of Industrial Districts

Walls and Fences

- 1 Long walls and fences should be broken up by landscaping, pilasters, offsets in the alignment of the wall or fence, and/or changes in material, color, or texture.
- 2 Use decorative gates and fences in combination with landscaping to provide continuity at the street where openings occur due to driveways or other breaks in the sidewalk or building wall.
- 3 Design fences and walls to provide protection and screening without the use of harsh or unwelcoming elements such as barbs or pickets.
- 4 For all uses in industrial zones, materials such as chain link or barbed wire (cyclone) fences are strongly discouraged.

RECOMMENDED



Fence and gate made from attractive materials and offset from sidewalk



Landscaping softens fence

NOT RECOMMENDED



Unscreened, sharpened pickets

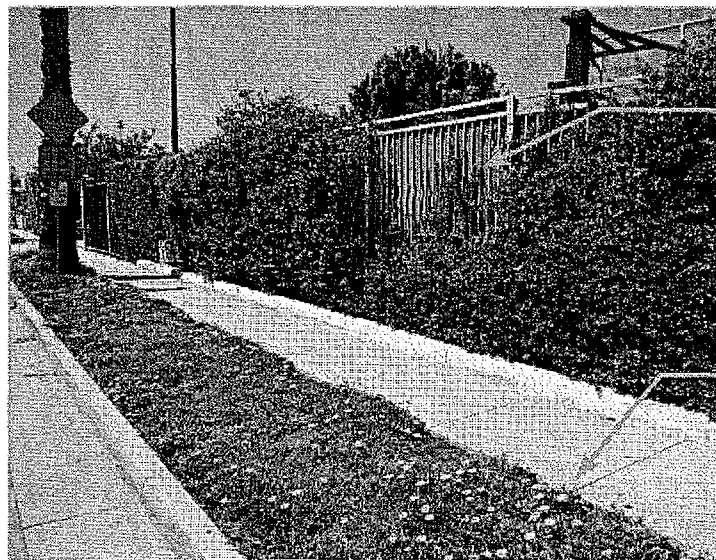


Long blank wall

Walls and Fences for Heavy Industrial Uses

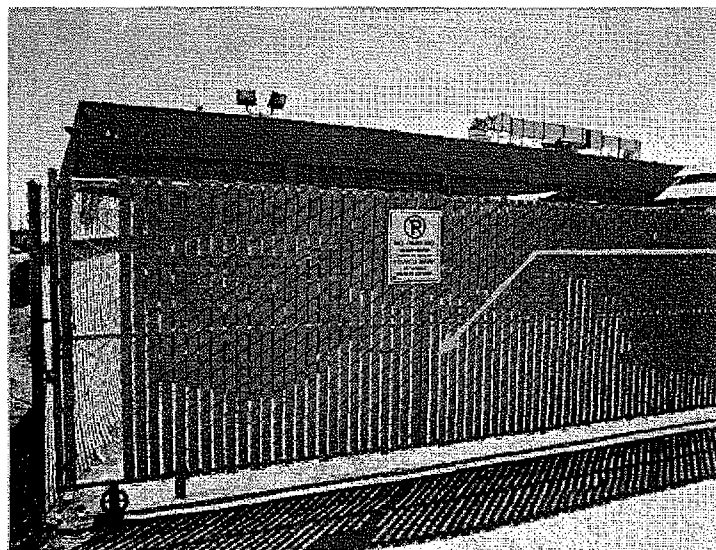
- 1 For large parcels located in heavy industrial areas, avoid uninterrupted walls and/or fences by providing a landscape buffer, which may be planted with shade trees, climbing vines, hedges, or similar living plant material.
- 2 Screen outdoor storage with building materials consistent with the architectural character of the main building. Avoid materials such as sheet metal and barbed wire.

RECOMMENDED



✓
Incorporating climbing vegetation and hedges breaks up the potential monotony of a long uninterrupted fence

✓
Vegetation buffers pedestrians from traffic as well as industrial use



✓
Outdoor storage area screened by a lattice fence compatible with industrial nature of neighborhood



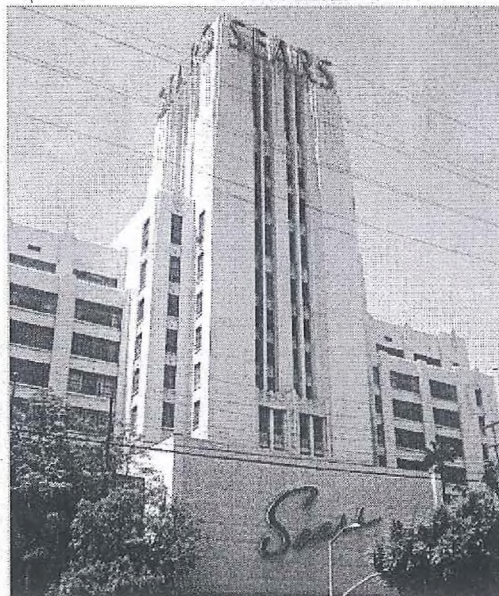
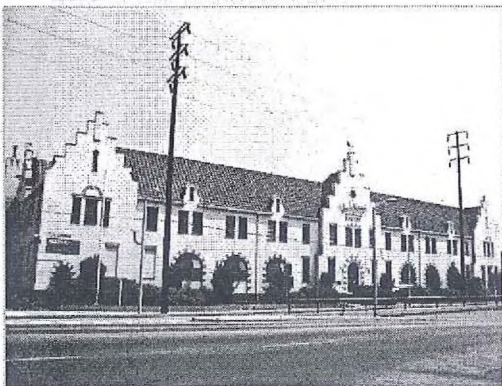
Special Design Considerations for Historic Properties

Ensure that any additions, alterations, or improvements to buildings designated as Historic Resources or otherwise identified as eligible Historic Resources as part of Survey LA, comply with the U.S. Department of the Interior's Standards for the Treatment of Historic Properties. Guidelines for preserving, rehabilitating, and restoring historic buildings can be found online at: http://www.nps.gov/history/hps/tps/standguide/overview/choose_treat.htm

Preserve original building materials and architectural features.

Preserve, repair and replace, as appropriate, building elements and features that are important in defining historic character. Retain the original building continuity, rhythm, and form created by these features. Consult historic documentation and photographs of the building before commencing work.

- Original building materials and details should not be covered with stucco, vinyl siding, stone, veneers, or other materials.
- Materials, which were originally unpainted, such as masonry, should remain unpainted.
- Avoid hiding character defining features behind displays, signage, and/or building alterations and additions. Remove non-historic additions to expose and restore the original design elements.

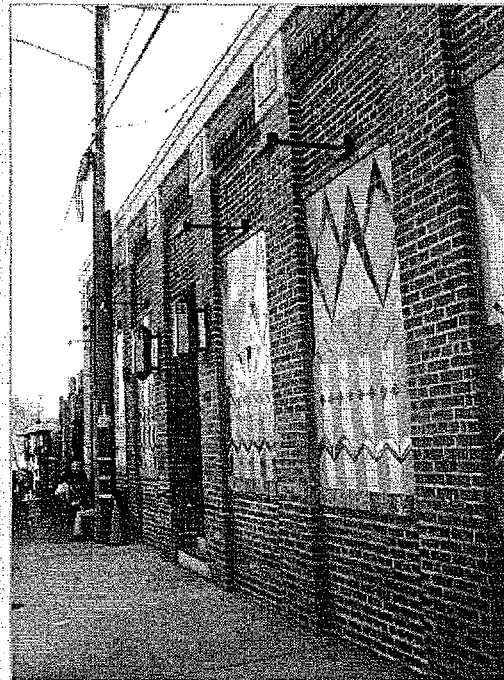


Repair deteriorated materials or features in place, if feasible.

When it is infeasible to retain materials or features, replacements should be made with in-kind materials or with substitute materials that convey the same form, design, and overall visual appearance as the original.

Design building additions on historic buildings to be compatible with the massing, size, scale, and architectural features of an historic structure or site, while clearly reflecting the modern origin of the addition.

- Additions should be subordinate in massing to the main structure and located toward the rear, away from the primary façade.
- Within historic districts or eligible historic districts, new infill structures should harmonize in style, scale, and massing with the surrounding historic structures.
- New window and door openings should be located on a secondary façade. The arrangement, size, and proportions of historic openings should be maintained; avoid filling in historic openings, especially on primary facades.



OBJECTIVE 3:

Create Active Pedestrian and Employee Amenities

Sidewalks

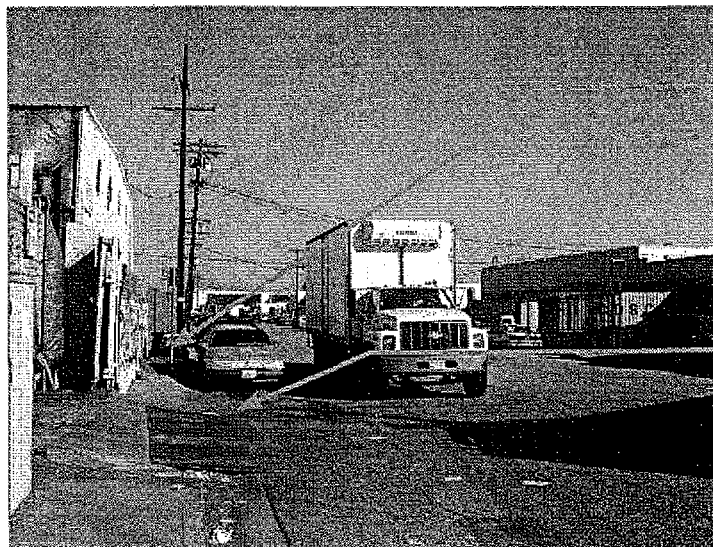
- 1 For major industrial projects where a sidewalk does not currently exist, establish a new sidewalk along the length of the public street frontage.
- 2 Create continuous and predominantly straight sidewalks and open space. Reconstruct abandoned driveways as sidewalks.

RECOMMENDED



New sidewalk
along public
street frontage

NOT RECOMMENDED



Sidewalk blocked

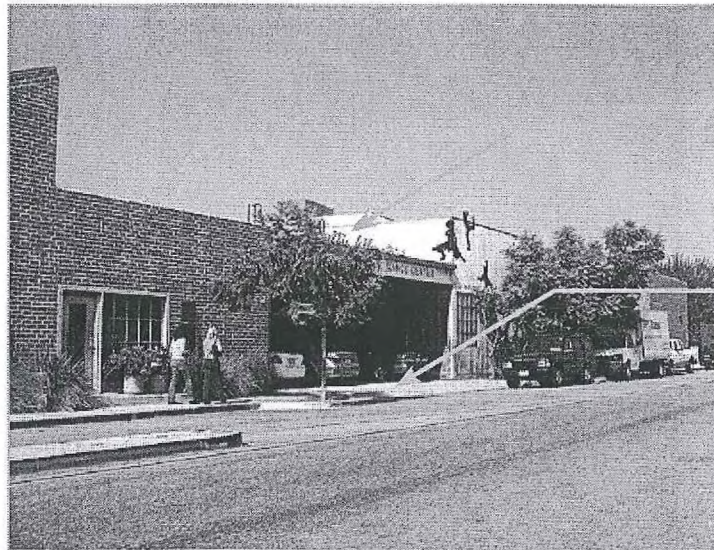


Poor separation
from street traffic

Sidewalks (cont.)

- 3 On Major and Secondary Highways, provide a comfortable sidewalk and parkway — at least 10 feet in width — that can accommodate pedestrian flow and activity, but wider if possible. Sidewalks and parkway widths on Local and Collector streets may be narrower, but generally not less than nine feet wide.
- 4 Plant parkways separating the curb from the sidewalk with ground cover, low-growing vegetation, or permeable materials that accommodate both pedestrian movement and car doors. Brick work, pavers, gravel, and wood chips are examples of suitable permeable materials.

RECOMMENDED



Canopy trees
provide buffer
and shade



New sidewalk

NOT RECOMMENDED



Sidewalk in
very bad condition

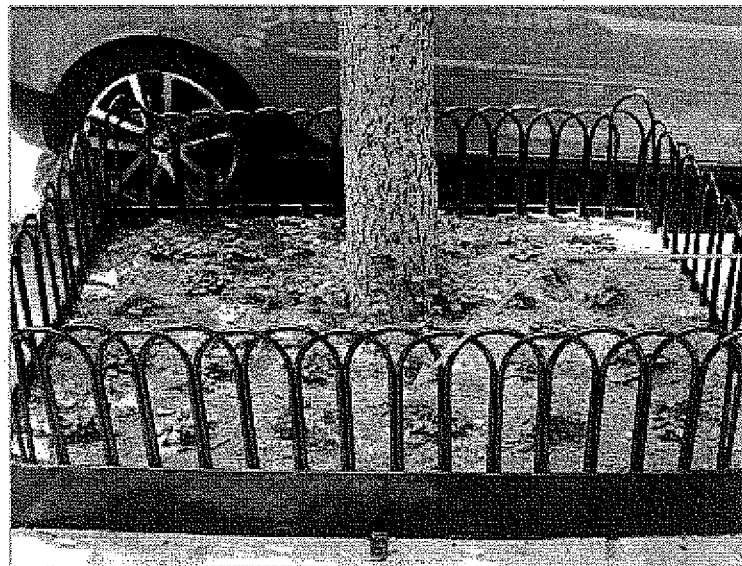


No street trees
or pedestrian
amenities

Objective 3: Create Active Pedestrian and Employee Amenities

- 5 Create a buffer zone between pedestrians, moving vehicles, and other transit modes by the use of landscaping and street furniture. Examples include street trees, benches, newspaper racks, pedestrian information kiosks, bicycle racks, bus shelters, and pedestrian lighting.
- 6 Plant street trees at the minimum spacing permitted by the Division of Urban Forestry, typically one tree for every 20 feet of street frontage, to create a consistent rhythm. Broad-leaf evergreen and deciduous trees should be used to maintain a continuous tree canopy. Shade producing street trees may be interspersed with an occasional non-shade tree.

RECOMMENDED



✓
Tree guard
protects tree
from auto and
foot traffic

Crosswalks/Street Crossings for Large-Scale Developments

- 1 Incorporate features such as white markings, signage, and lighting so that pedestrian-crossings are visible to moving vehicles during the day and at night.
- 2 Improve visibility for pedestrians in crosswalks by eliminating on-street parking spaces adjacent to the crossing, and in non-heavy industrial areas, installing curb extensions/ bump outs and advance stop bars.
- 3 Emphasize pedestrian safety and comfort at crosswalks with devices such as pedestrian crossing signals, visible and accessible push buttons for pedestrian actuated signals, and dual sidewalk ramps that are directed to each crosswalk.
- 4 Create the shortest possible crossing distance at pedestrian crossings on wide streets. Devices that decrease the crossing distance may include a mid-street crossing island, an area of refuge between a right-turn lane and through lane, and in non-heavy industrial areas, a curb extension/bump out or a minimal curb radius.

RECOMMENDED

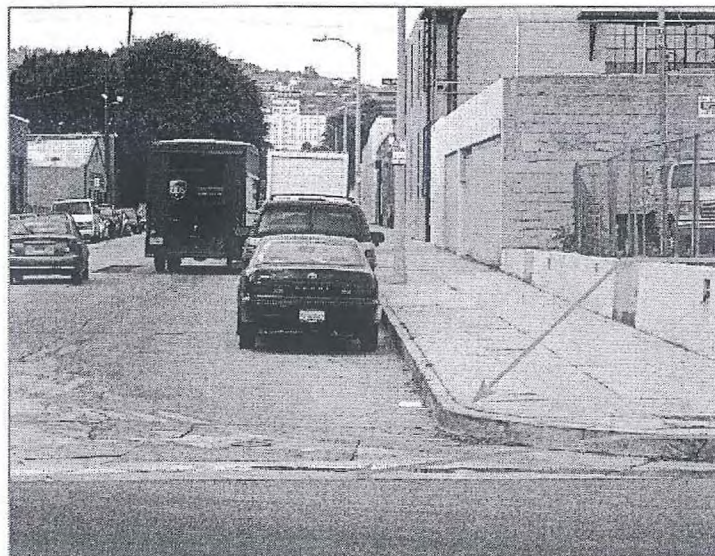


✓ White crosswalk markings



✓ Push-button signal

NOT RECOMMENDED



No curb cut, signal, or signage



No crosswalk or markings for pedestrians

On-Street Parking

- 1 Locate curb cuts in a manner that does not reduce on-street parking and replace any unused curb cuts and driveways with sidewalks to maintain continuity for pedestrians.
- 2 Provide angled or parallel on-street parking, to maximize the safety of bicyclists and other vehicular traffic.

RECOMMENDED



✓
Angled,
on-street
parking

NOT RECOMMENDED



⚠
Parking located in
front of building
creates excessive
curb cuts and a missed
opportunity for addi-
tional street parking

OBJECTIVE 4:

Facilitate Safe Access for Loading Areas While Buffering Pedestrians and Non-Industrial Uses

Off-Street Parking and Driveways

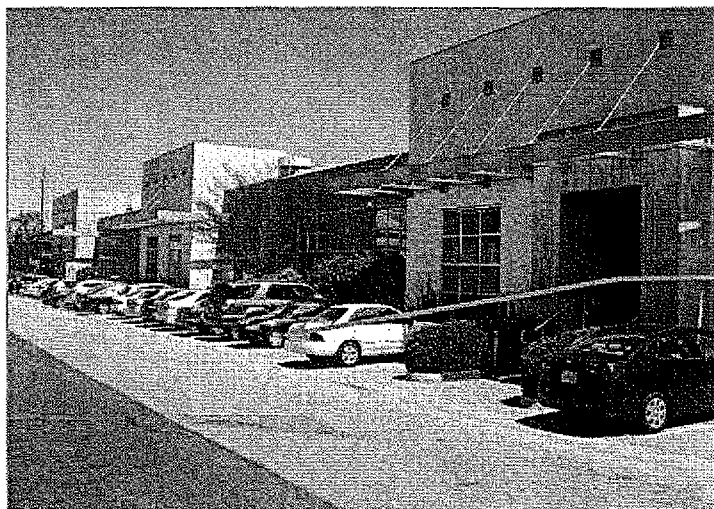
- 1 Place on-site parking to the side or rear of buildings so that parking does not dominate the streetscape. Adjoining properties should share access driveways to minimize the number of driveways along public streets.
- 2 Maintain continuity of the sidewalk by minimizing the number of curb cuts for driveways and utilizing alleys for access and egress. Where alleys do not exist, concentrate curb cuts at side streets or mid-block and ensure that they do not interfere with crosswalk locations.
- 3 Where alternatives to surface parking are not feasible, locate parking lots at the interior of the block, rather than at corner locations. Reserve corner locations for buildings.
- 4 When driveway placement on the primary frontage cannot be avoided, locate the driveway at the edge of the parcel rather than in the center. Minimize street-facing driveway width to 20 feet or less.

RECOMMENDED



✓
On-site parking
located at the side
or rear of building

NOT RECOMMENDED

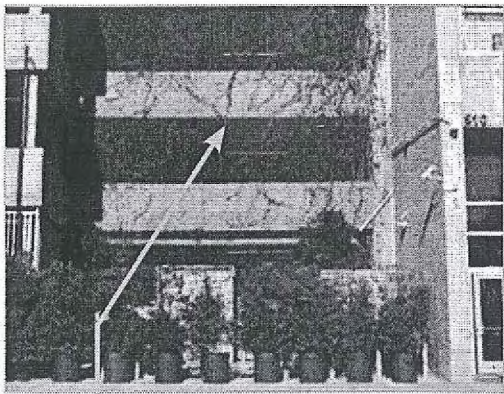


⚠
Vehicles located
in the front
setback dominate
the streetscape

Objective 4: Facilitate Safe Access for Loading Areas While Buffering Pedestrians and Non-Industrial Uses

- 5 Blend parking structure facades with nearby buildings by incorporating architectural treatments such as arches, attractive entrances, varied building materials, decorative screening, or climbing vines to provide visual interest.
- 6 Illuminate all parking areas and pedestrian walkways to improve safety. Avoid unintended spillover impacts onto adjacent properties.
- 7 Where the parking lot abuts a public sidewalk, provide a visual screen or landscaped buffer between the sidewalk and the parking lot.
- 8 Mitigate the impact of parking visible to the street with the use of planting and landscaped walls tall enough to screen headlights.

RECOMMENDED

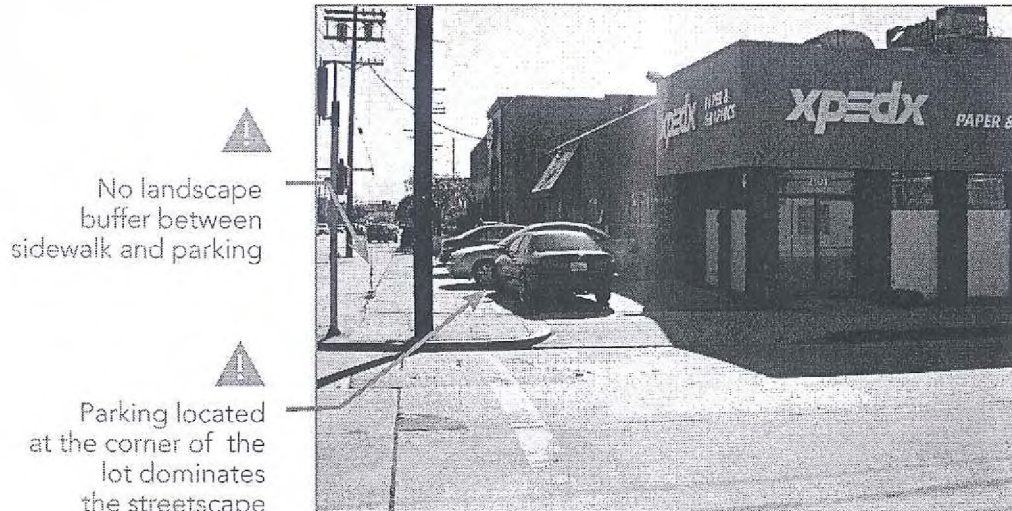


✓ Climbing vegetation is an effective way to screen parking structures



✓ Landscape buffer between sidewalk and parking lot is tall enough to screen headlights

NOT RECOMMENDED



⚠ No landscape buffer between sidewalk and parking

⚠ Parking located at the corner of the lot dominates the streetscape

Loading

- 1 Locate loading facilities to the rear of buildings. When loading facilities must be located at the front entrance, ensure that docks and doors do not dominate the frontage and are screened from the street.
- 2 Ensure that loading areas do not interfere with on-site pedestrian and vehicular circulation by separating loading areas and larger commercial vehicles from areas that are used for public parking and public entrances.
- 3 Dedicate no more than half of the site for vehicular purposes including parking areas, driveways, ramps, and loading areas.

RECOMMENDED

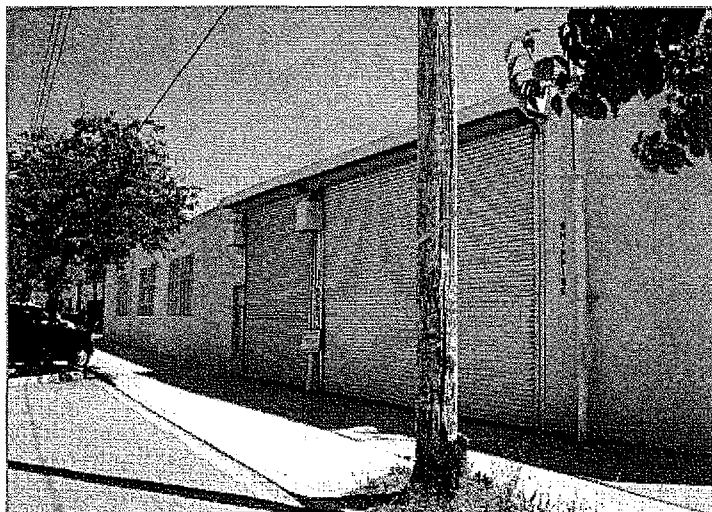


Public parking separated from loading area



Loading area located to the side and rear of the building, away from the entrance

NOT RECOMMENDED



Loading located at the front of a building, dominating the streetscape and interfering with the pedestrian path

Objective 5: Include Open Space to Create Opportunities for Pedestrian and Employee Amenities

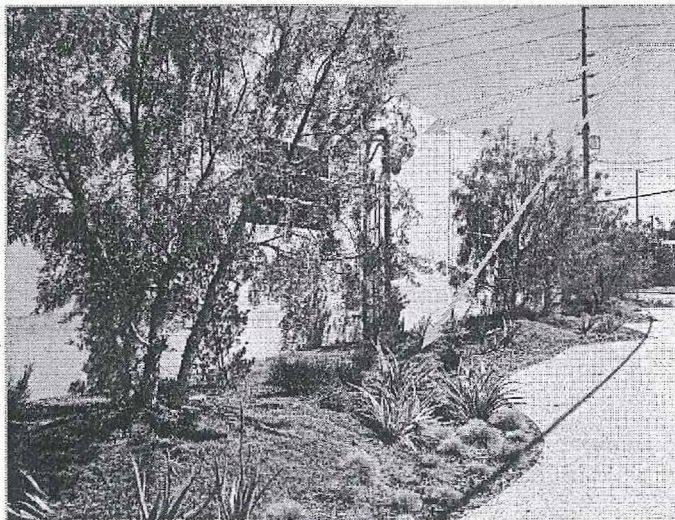
OBJECTIVE 5:

Include Open Space to Create Opportunities for Pedestrian and Employee Amenities

On-Site Landscaping

- 1 Retain mature and healthy vegetation and trees when developing the site, especially native species.
- 2 Design landscaping to be architecturally integrated with the building and suitable to the functions of the space while selecting plant materials that complement the architectural style and form of the building.
- 3 Design open areas to maintain a balance of landscaping and paved area.
- 4 Select drought tolerant, California-friendly native landscaping to limit irrigation needs and conserve water. Mediterranean and other local climate-friendly plants may be used alongside native species.

RECOMMENDED



Drought tolerant and natural landscaping softens the building wall



Retained specimen tree

On-Site Landscaping (cont.)

- 5 Facilitate sustainable water use by using automated, weather-based watering systems and drip irrigation to water landscaped areas.
- 6 Facilitate stormwater capture, retention, and infiltration, and prevent runoff by using permeable or porous paving materials in lieu of concrete or asphalt. Collect, store, and reuse stormwater for landscape irrigation.
- 7 In addition to street trees, provide canopy trees in planting areas for shade and energy efficiency, especially on south and southwest facing façades.

RECOMMENDED



✓ Curb cut to swale for stormwater capture

✓ Permeable materials

NOT RECOMMENDED



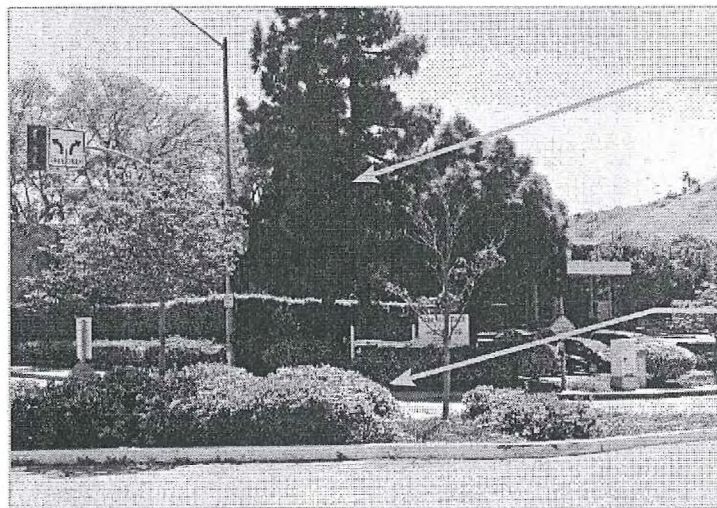
⚠ Impervious areas increasing stormwater runoff

⚠ Lack of landscaping for screening, shade, or stormwater retention

Objective 5: Include Open Space to Create Opportunities for Pedestrian and Employee Amenities

- 8 Use predominately deciduous trees adjacent to west, south, and southwest facing exposures to cool these elevations.
- 9 Use landscape features to screen any portion of a parking level or podium that is above grade. Trees, shrubbery, planter boxes, climbing plants, vines, green walls, or berms can be used to soften views from the public right-of-way.

RECOMMENDED

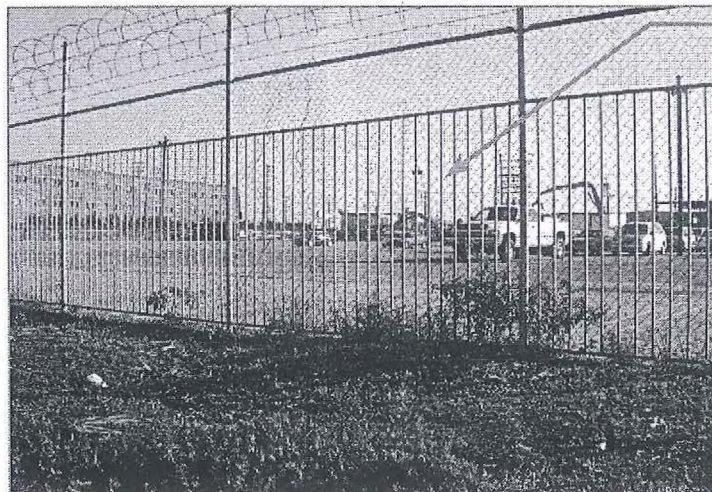


Canopy trees and landscape screening in addition to street trees



Permeable areas

NOT RECOMMENDED

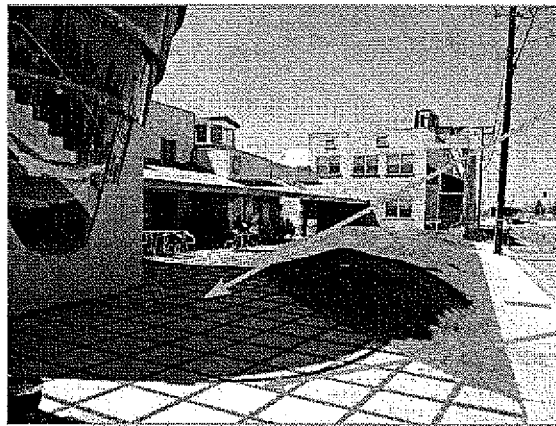


Lack of landscaping for parking lot screening

Open Space and Plazas in Industrial Campuses

- 1 Incorporate shaded open space, such as plazas, courtyards, pocket parks, and terraces, in new large-scale industrial developments. Design open areas to be easily accessible to employees and comfortable for a substantial part of the year.
- 2 Orient open spaces to the sun and views. Create a sense of enclosure while maintaining safety, so that open spaces and plazas feel like outdoor rooms.
- 3 Connect open spaces to other activity areas where people gather to sit, eat, or watch other people.
- 4 Where employee amenities such as cafes or dining facilities are provided, ensure that they are oriented toward the street.
- 5 Landscape all open areas not used for buildings, driveways, parking, recreational facilities or pedestrian amenities. Landscaping may include any practicable combination of shrubs, trees, ground cover, minimal lawns, planter boxes, flowers, or fountains that reduce dust and other pollutants.

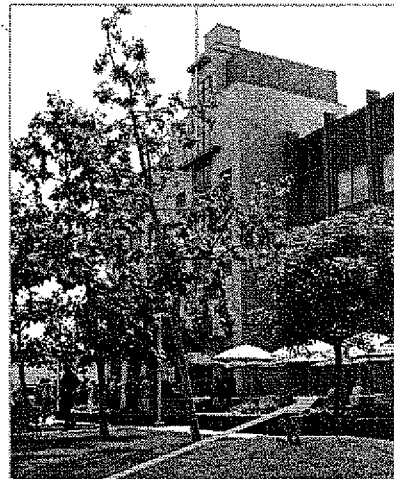
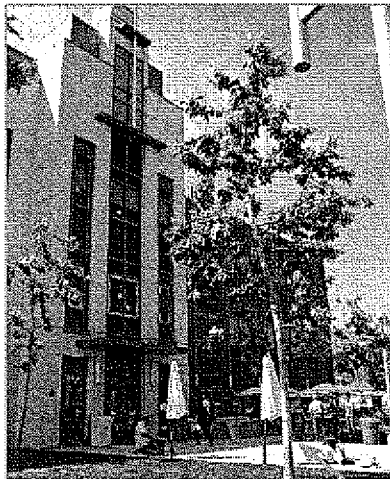
RECOMMENDED



Provides a sense of enclosure while maintaining openness to the street



Open space oriented toward sun and views



Central common space nestled between two buildings

OBJECTIVE 6:

Improve the Streetscape Experience by Reducing Visual Clutter

Building Signage

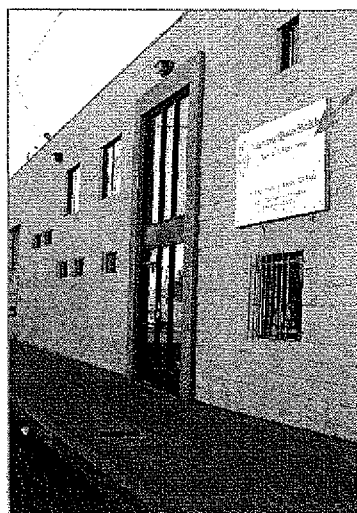
- 1 Locate signs where architectural features or details suggest a location, size, or shape for the sign. Place signs so they do not dominate or obscure the architectural elements of the building design.
- 2 Include signage at a height and of a size that is visible to pedestrians and facilitates access to the building entrance.
- 3 Limit the total number of colors used in any one sign. Small accents of several colors make a sign unique and attractive, but competition of many different colors reduces readability.
- 4 Select sign materials that are durable and compatible with the design of the façade on which they are placed.

RECOMMENDED



Individually cut lettering visible at a distance and made of durable material

NOT RECOMMENDED



Small undifferentiated lettering with weak coloring is illegible at a distance

Building Signage (cont.)

- 5 Limit text on signs to convey the business name or logo. Eliminate words that do not contribute to the basic message of the sign.
- 6 Illuminate signs only to the minimum level required for nighttime readability.
- 7 At large industrial developments, provide maps and signs in public spaces showing connections, destinations, and locations of public facilities such as nearby transit stops.

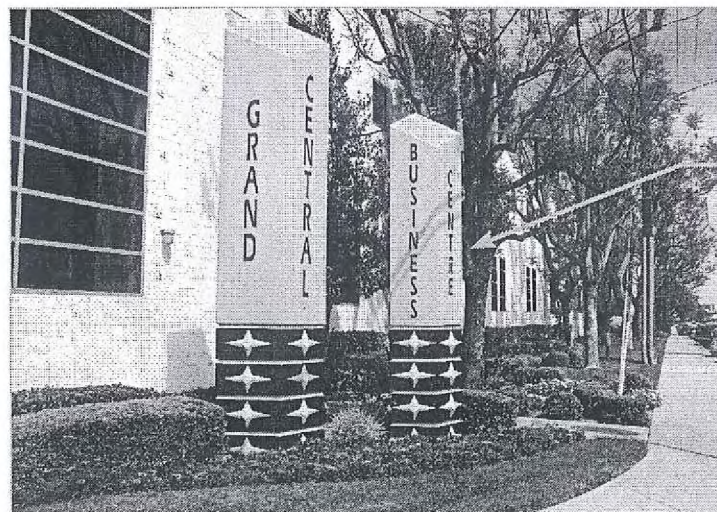
RECOMMENDED



- ✓ Multi-tenant monument sign using high quality materials conveying business names and logos only



- ✓ Simple and straightforward signs, using quality individually cut letters with gooseneck lighting fixtures for direct illumination



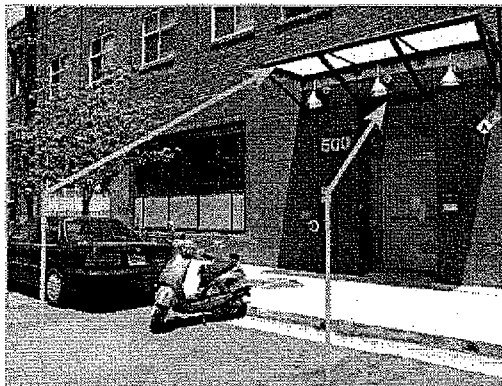
- ✓ Solidly built permanent monument signs identifying large business complex

Objective 6: Improve the Streetscape Experience by Reducing Visual Clutter

Lighting and Security

- 1 Use ornamental lighting to highlight pedestrian paths and entrances while providing security by including after-hours lighting at building entrances.
- 2 Install lighting fixtures to accent and complement architectural details. Shielded wall sconces and angled uplighting can be used at night to establish a façade pattern and animate a building's architectural features.
- 3 Utilize adequate, uniform, and glare-free lighting, such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage onto adjacent properties.
- 4 Integrate solar powered lighting to increase energy efficiency.

RECOMMENDED



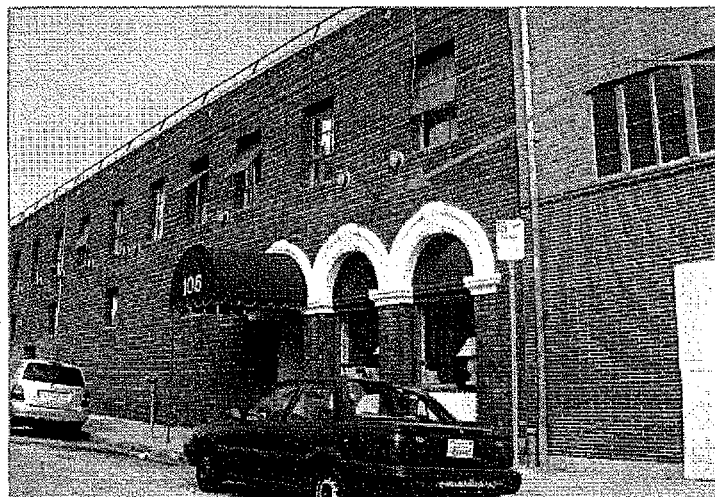
✓ Well designed, dark-sky compliant fixtures

✓ Entrance lighting



✓ Ornamental lighting for pedestrian path

NOT RECOMMENDED

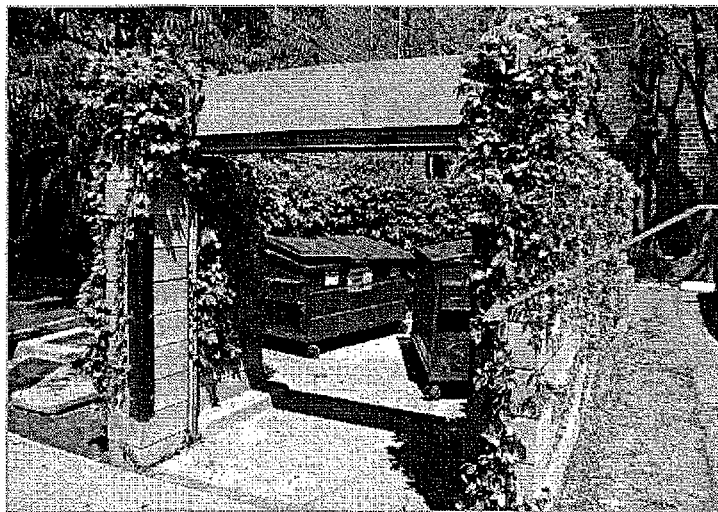


No street or building lighting

Utilities

- 1 Place utilities out of the line-of-sight from crosswalks and sidewalks. Utilities such as power lines, transformers, and wireless facilities should be placed underground or on rooftops when appropriately screened by a parapet. Otherwise any mechanical or electrical equipment should be buffered with planting materials in a manner that contributes to the quality of the existing landscaping on the property and the public streetscape.
- 2 Screen any mechanical, electrical, or communications equipment, whether on the roof, side of building, or ground. Solar panels should be integrated wherever practicable.
- 3 Hide trash enclosures within parking garages so that they are not visible to passersby. Screen outdoor stand alone trash enclosures using walls consistent with the architectural character of the main building, and locate them so that they are out of the line-of-sight from crosswalks or sidewalks.
- 4 Locate noise and odor-generating functions so as not to create a nuisance for nearby residents or adjacent neighbors.

RECOMMENDED



Trash enclosure screened with landscaping and building materials compatible with main building

NOT RECOMMENDED



Unscreened trash receptacle located in the public right-of-way

GLOSSARY

After-hours Lighting - Pedestrian lighting, intended to create safe, well-lit pedestrian areas in the evening and at night.

Bay - A window or series of windows, forming a bay in a room and projecting outward from the wall.

By-right - Projects which meet all LAMC zoning regulations and require review only by the Department of Building and Safety.

Clerestory Window - An outside wall of a room or building that rises above an adjoining roof and contains windows.

Berm - A bank of earth placed against one or more exterior walls of a building as protection against extremes in temperature.

Building Frontage - The maximum length of a line or lines formed by connecting the points representing projections of the exterior building walls onto a public street or onto a courtyard that is directly accessible by pedestrians from a public street, whichever distance is greater.

Corner Lot - A lot located at the intersection of at least two streets designated on the transportation element of the General Plan as a major, secondary, or other highway classification or collector street; At least one of the streets at the intersection must be a designated highway.

Cornice - A continuous, molded projection that crowns a wall or other construction, or divides it horizontally for compositional purposes.

Cornice Treatment - The design or style used to create a cornice, such as bracketed eaves, boxed eaves, exposed eaves, decorative bands, or a classical cornice.

Curb Cuts - A ramp leading smoothly down from a sidewalk to a street, rather than abruptly ending with a curb and dropping roughly 4–6 inches; Curb cuts placed at street intersections allow someone in a wheelchair to move onto or off a sidewalk without difficulty; Pedestrians using a walker, pushing a stroller or walking next to a bicycle also benefits from a curb cut; In the United States, the Americans with Disabilities Act of 1990 (ADA) requires that curb cuts be present on all sidewalks; A wider curb cut is also useful for motor vehicles to enter a driveway or parking lot, on the other side of a sidewalk; Smaller curb cuts, approximately a foot in width, can be utilized in parking areas or sidewalks to allow for a drainage path of water runoff to flow into an area where it may infiltrate such as grass or a garden.

Curb Extension (also called Bump-out) - A traffic calming measure, intended to slow the speed of traffic and increase driver awareness, particularly in built-up and residential neighborhoods; They also allow pedestrians and vehicle drivers to see each other when vehicles parked in a parking lane would otherwise block visibility; A curb extension comprises an angled narrowing of the roadway and a widening of the sidewalk; This is often accompanied by an area of enhanced restrictions (such as a "no stopping" or "no parking zone") and the appropriate visual enforcement.

Curb Radius - A term used by highway engineers, used to describe the sharpness of a corner. A large curb radius enables vehicles to go around corners faster; A small curb radius slows down turning vehicles; A large curb radius also increases the distance a pedestrian must walk to cross the street.

Dark-sky Compliant Fixtures - Shielded lighting fixtures which protect adjoining properties from lighting spillover and glare.

Dormer - A projecting structure built out from a sloping roof, usually housing a vertical window or ventilating louver.

Findings - The reasoning or justification for a discretionary planning decision, as prescribed by the Los Angeles Municipal Code.

Gable - The triangular portion of wall, enclosing the end of a pitched roof from cornice or eaves, to ridge.

Grade/Grading - The ground elevation at any specific point on a construction site, usually where the ground meets the foundation of a building.

Glossary (cont.)

Ground Floor - The lowest story within a building which is accessible from the street, the floor level of which is within three feet above or below curb level.

Ingress/Egress - A place or means of going in/out, respectively.

Lighting Fixture - The assembly for an electrical light that holds the lamp and may include an assembly housing, a mounting bracket or pole socket, lamp holder, ballast, a reflector or mirror and a refractor or lens.

Lot Coverage - That portion of a lot which, when viewed from above, is covered by a building.

Mid-street Crossing Island - A painted crosswalk, sometimes used in conjunction with a protected pedestrian island or bump-out, which provides opportunities to cross the street in the center of the block, as an alternative to doing so only street intersections.

Mixed-use Project - A project which combines one or more commercial uses and multiple dwelling units in a single building or development.

Ornamental Lighting - Architectural lighting fixtures, which primarily serve a decorative purpose, instead of a functional purpose, such as highlighting landscaping features and/or architectural elements at night.

Portico - A porch having a roof supported by columns, often leading to the entrance of a building.

Paseo or Pedestrian Walkway - A walkway that is typically open to the sky and that provides pedestrian passage between structures, or through landscaping, or parking lots, which is distinguished by ground surface treatments that provide for pedestrian safety and ease of movement.

Pedestrian Amenities - Outdoor sidewalk faces, public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces for outdoor dining or seating that are located on the Ground Floor, and that are accessible to and available for use by the public.

Pedestrian Lighting - Freestanding lighting fixtures not exceeding a height of thirty-six (36) inches from ground grade level.

Pergola - A structure of parallel colonnades supporting an open roof of beams and crossing rafters or trelliswork, over which climbing plants are trained to grow.

Runoff - The portion of precipitation on land that ultimately reaches streams often with dissolved or suspended material.

Setback - A placing of a face of a building on a line some horizontal distance from the building line or of the wall below; The distance of a structure or other feature from the property line or other feature.

Stepback - A variation in roof height, such that the height of the building decreases as it approaches adjacent lower scale buildings.

Stormwater - Describes water that originates during precipitation events.

Street Frontage - See Building Frontage.

Subdivision - The same as defined in Section 66424 of the Government Code; Subdivision includes a stock cooperative project as defined in Section 12.03 of the Municipal Code; An area of real estate, composed of subdivided lots.

Sunken Entryways - An entrenched path or building entrance, which creates a restricted view of one's surroundings; It is sometimes used to prevent excessive amounts of snow and/or wind from coming into a building, and to trap heat indoors, while still allowing ventilation.

Trellis - A frame supporting open latticework, used as a screen or a support for growing vines or plants.

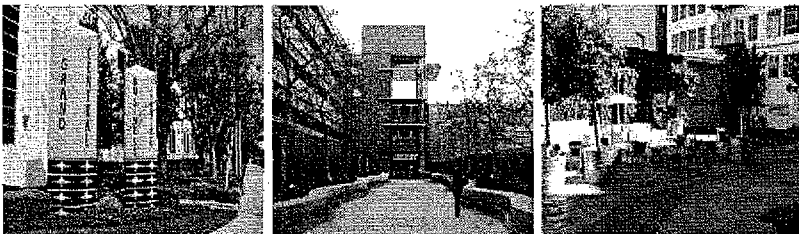
Utilities - Uses that provide the transfer or delivery of power, water, sewage, storm water runoff, information, and telephone services.

2013

heavy industrial | limited/light industrial | hybrid industrial/commercial manufacturing

NOTES


DRAFT



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CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NEGATIVE DECLARATION

LEAD CITY AGENCY City of Los Angeles		COUNCIL DISTRICT CITYW	
PROJECT TITLE ENV-2011-2301-ND		CASE NO. CPC-2011-2300-CA	
PROJECT LOCATION N/A N/A			
PROJECT DESCRIPTION The proposed ordinance will amend Section 11.5.4 of the Los Angeles Municipal Code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission and to make minor technical corrections.			
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY			
FINDING: The City Planning Department of the City of Los Angeles has Proposed that a negative declaration be adopted for this project. The Initial Study indicates that no significant impacts are apparent which might result from this project's implementation. This action is based on the project description above.			
Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt this negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.			
THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.			
NAME OF PERSON PREPARING THIS FORM DEBORAH KAHEN		TITLE Planning Assistant	TELEPHONE NUMBER (213) 978-1202
ADDRESS 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	SIGNATURE (Official) 		DATE 8/29/ 2012

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST.

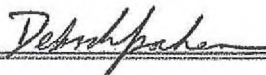
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles		COUNCIL DISTRICT: CITYW	DATE: 8/29/2012
RESPONSIBLE AGENCIES: Department of City Planning			
ENVIRONMENTAL CASE: ENV-2011-2301-ND		RELATED CASES: CPC-2011-2300-CA	
PREVIOUS ACTIONS CASE NO.:		<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: CODE AMENDMENT REQUIRING THAT NEW DEVELOPMENT PROPOSALS AND SUBSTANTIAL BUILDING ALTERATIONS SEEKING DISCRETIONARY APPROVALS ARE REVIEWED IN ACCORDANCE WITH APPLICABLE CPC-APPROVED GUIDELINES.			
ENV PROJECT DESCRIPTION: The proposed ordinance will amend Section 11.5.4 of the Los Angeles Municipal Code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission and to make minor technical corrections.			
ENVIRONMENTAL SETTINGS:			
PROJECT LOCATION: N/A N/A			
COMMUNITY PLAN AREA: CITYWIDE STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan		AREA PLANNING COMMISSION: CITYWIDE	CERTIFIED NEIGHBORHOOD COUNCIL: CITYWIDE
EXISTING ZONING:		MAX. DENSITY/INTENSITY ALLOWED BY ZONING:	LA River Adjacent: YES
GENERAL PLAN LAND USE:		MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:	
		PROPOSED PROJECT DENSITY:	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Planning Assistant

Title

(213) 978-1202

Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> AESTHETICS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS	<input type="checkbox"/> POPULATION AND HOUSING
<input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES	<input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input type="checkbox"/> PUBLIC SERVICES
<input type="checkbox"/> AIR QUALITY	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input type="checkbox"/> BIOLOGICAL RESOURCES	<input type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/TRAFFIC
<input type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS
<input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:

PHONE NUMBER:

() -

APPLICANT ADDRESS:

AGENCY REQUIRING CHECKLIST:

DATE SUBMITTED:

Department of City Planning

09/01/2011

PROPOSAL NAME (if Applicable):

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS

a. Have a substantial adverse effect on a scenic vista?				✓
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c. Substantially degrade the existing visual character or quality of the site and its surroundings?				✓
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				✓

II. AGRICULTURE AND FOREST RESOURCES

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?				✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

III. AIR QUALITY

a. Conflict with or obstruct implementation of the applicable air quality plan?				✓
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				✓
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				✓
d. Expose sensitive receptors to substantial pollutant concentrations?				✓
e. Create objectionable odors affecting a substantial number of people?				✓

IV. BIOLOGICAL RESOURCES

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

V. CULTURAL RESOURCES

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				✓
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				✓
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d.	Disturb any human remains, including those interred outside of formal cemeteries?				✓
VI. GEOLOGY AND SOILS					
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?				✓
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?				✓
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?				✓
e.	Result in substantial soil erosion or the loss of topsoil?				✓
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				✓
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				✓
h.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
VII. GREEN HOUSE GAS EMISSIONS					
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				✓
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				✓
VIII. HAZARDS AND HAZARDOUS MATERIALS					
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				✓
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
IX. HYDROLOGY AND WATER QUALITY					
a.	Violate any water quality standards or waste discharge requirements?				✓
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				✓
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				✓
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				✓
f.	Otherwise substantially degrade water quality?				✓
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j.	Inundation by seiche, tsunami, or mudflow?				✓
X. LAND USE AND PLANNING					
a.	Physically divide an established community?				✓
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				✓
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
XI. MINERAL RESOURCES					
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
XII. NOISE					
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				✓
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				✓
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				✓
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
XIII. POPULATION AND HOUSING					
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
XIV. PUBLIC SERVICES					
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?				✓
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?				✓
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?				✓
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?				✓
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?				✓
XV. RECREATION					
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓
XVI. TRANSPORTATION/TRAFFIC					
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				✓
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
e.	Result in inadequate emergency access?				✓
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				✓
XVII. UTILITIES AND SERVICE SYSTEMS					
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				✓
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				✓
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				✓
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				✓
g.	Comply with federal, state, and local statutes and regulations related to solid waste?				✓
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE					
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				✓
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				✓
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✓

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description will not cause potentially significant impacts on the environment. Therefore, this environmental analysis concludes that a Negative Declaration shall be issued for the environmental case file known as **ENV-2011-2301-N** and the associated case(s), **CPC-2011-2300-CA**.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763.

Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/>

Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
DEBORAH KAHEN	Planning Assistant	(213) 978-1202	08/28/2012

APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

	Impact?	Explanation	Mitigation Measures
I. AESTHETICS			
		<p>The proposed ordinance will amend Section 11.5.4 of the Los Angeles Municipal Code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission and to make minor technical corrections.</p> <p>The proposed code amendment is only a policy document that applies to multifamily residential, commercial and industrially-zoned properties citywide and does not create a physical project. It only amends the existing zoning code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission. The Guidelines were adopted by the City Planning Commission on June 9, 2011 to establish design expectations for new development based on Citywide goals, policies, and objectives. This code change will mandate that most discretionary projects comply with the Citywide Design Guidelines. The purpose of the Design Guidelines is twofold: to implement the design values in the 10 Urban Design Principles, a part of the Framework Element, on individual projects; and to consolidate basic Design Guidelines common throughout most Community Plans in one document, allowing New Community Plans to provide tailored, neighborhood-specific Design Guidelines.</p> <p>Without exception, all future project applications relevant to the proposed code amendment will still be subject to CEQA review. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a substantial adverse effect on a scenic vista; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not result in the substantial damage of, nor make easier to substantially damage, scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment will not result in substantial degradation of, nor make easier to substantially degrade the existing visual character or quality of the site and its surroundings; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
d.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, new sources of substantial light or glare that would adversely affect day or nighttime views in the area; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
II. AGRICULTURE AND FOREST RESOURCES			
		<p>The proposed ordinance will amend Section 11.5.4 of the Los Angeles Municipal Code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission and to make minor technical corrections.</p> <p>The proposed code amendment is a policy document that only applies to multifamily residential, commercial and industrially-zoned properties citywide and does not create a physical project. It only amends the existing zoning code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission. The Guidelines were adopted by the City Planning Commission on June 9, 2011 to establish design expectations for new development based on Citywide goals, policies, and objectives. This code change will mandate that most discretionary projects comply with the Citywide Design Guidelines. The purpose of the Design Guidelines is twofold: to implement the design values in the 10 Urban Design Principles, a part of the Framework Element, on individual projects; and to consolidate basic Design Guidelines common throughout most Community Plans in one document, allowing New Community Plans to provide tailored, neighborhood-specific Design Guidelines.</p> <p>Without exception, all future project applications relevant to the proposed code amendment will still be subject to CEQA review. Consequently...</p>	

	Impact?	Explanation	Mitigation Measures
a.	NO IMPACT	...adoption of the proposed code amendment will not lead to the conversion of, nor make easier to convert, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, conflict with existing zoning for agricultural use, or a Williamson Act contract; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Codes section 12220(g)), timberland (as defined by Public Resources Codes section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)); as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
d.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a loss of forestland or conversion of forest land to non-forest use; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
e.	NO IMPACT	...adoption of the proposed code amendment will not involve, nor make easier to involve, other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA

III. AIR QUALITY			
		<p>The proposed ordinance will amend Section 11.5.4 of the Los Angeles Municipal Code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission and to make minor technical corrections.</p> <p>The proposed code amendment is a policy document that only applies to multifamily residential, commercial and industrially-zoned properties citywide and does not create a physical project. It only amends the existing zoning code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission. The Guidelines were adopted by the City Planning Commission on June 9, 2011 to establish design expectations for new development based on Citywide goals, policies, and objectives. This code change will mandate that most discretionary projects comply with the Citywide Design Guidelines. The purpose of the Design Guidelines is twofold: to implement the design values in the 10 Urban Design Principles, a part of the Framework Element, on individual projects; and to consolidate basic Design Guidelines common throughout most Community Plans in one document, allowing New Community Plans to provide tailored, neighborhood-specific Design Guidelines.</p> <p>Without exception, all future project applications relevant to the proposed code amendment will still be subject to CEQA review. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not conflict or obstruct, nor make easier to conflict or obstruct, the implementation of the applicable air quality management plan (AQMP); as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not violate, nor make easier to violate, any air quality standard or contribute substantially to, nor make easier to contribute substantially to an existing or projected air quality violation; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors); as defined	NA

	Impact?	Explanation	Mitigation Measures
		by the California Environmental Quality Act (CEQA). No adverse impact will result.	
d.	NO IMPACT	...adoption of the proposed code amendment will not result in the exposure of, nor make easier to expose, sensitive receptors to substantial pollutant concentrations; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
e.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, objectionable odors affecting a substantial number of people; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA

IV. BIOLOGICAL RESOURCES			
		<p>The proposed ordinance will amend Section 11.5.4 of the Los Angeles Municipal Code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission and to make minor technical corrections.</p> <p>The proposed code amendment is a policy document that only applies to multifamily residential, commercial and industrially-zoned properties citywide and does not create a physical project. It only amends the existing zoning code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission. The Guidelines were adopted by the City Planning Commission on June 9, 2011 to establish design expectations for new development based on Citywide goals, policies, and objectives. This code change will mandate that most discretionary projects comply with the Citywide Design Guidelines. The purpose of the Design Guidelines is twofold: to implement the design values in the 10 Urban Design Principles, a part of the Framework Element, on individual projects; and to consolidate basic Design Guidelines common throughout most Community Plans in one document, allowing New Community Plans to provide tailored, neighborhood-specific Design Guidelines.</p> <p>Without exception, all future project applications relevant to the proposed code amendment will still be subject to CEQA review. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
d.	NO IMPACT	...adoption of the proposed code amendment will not interfere substantially with, nor make easier to interfere substantially with, the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
e.	NO IMPACT	...adoption of the proposed code amendment will not conflict with, nor make easier to conflict with, any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
f.	NO	...adoption of the proposed code amendment will not conflict with, nor make easier to conflict	NA

	Impact?	Explanation	Mitigation Measures
	IMPACT	with, the provisions of an adopted Habitat Conservation Plan, natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	

V. CULTURAL RESOURCES

		<p>The proposed ordinance will amend Section 11.5.4 of the Los Angeles Municipal Code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission and to make minor technical corrections.</p> <p>The proposed code amendment is a policy document that only applies to multifamily residential, commercial and industrially-zoned properties citywide and does not create a physical project. It only amends the existing zoning code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission. The Guidelines were adopted by the City Planning Commission on June 9, 2011 to establish design expectations for new development based on Citywide goals, policies, and objectives. This code change will mandate that most discretionary projects comply with the Citywide Design Guidelines. The purpose of the Design Guidelines is twofold: to implement the design values in the 10 Urban Design Principles, a part of the Framework Element, on individual projects; and to consolidate basic Design Guidelines common throughout most Community Plans in one document, allowing New Community Plans to provide tailored, neighborhood-specific Design Guidelines.</p> <p>Without exception, all future project applications relevant to the proposed code amendment will still be subject to CEQA review. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not cause, nor make easier to cause, a substantial adverse change in the significance of a historical resource as defined in § 15064.5; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not cause, nor make easier to cause, a substantial adverse change in the significance of an archaeological resource as defined in § 15064.5; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment will not encourage the direct or indirect destruction, nor make easier to directly or indirectly destroy, a unique paleontological resource or site or unique geologic feature; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
d.	NO IMPACT	...adoption of the proposed code amendment will not result in the disturbance of, nor make easier to disturb, any human remains, including those interred outside of formal cemeteries; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA

VI. GEOLOGY AND SOILS

		<p>The proposed ordinance will amend Section 11.5.4 of the Los Angeles Municipal Code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission and to make minor technical corrections.</p> <p>The proposed code amendment is a policy document that only applies to multifamily residential, commercial and industrially-zoned properties citywide and does not create a physical project. It only amends the existing zoning code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission. The Guidelines were adopted by the City Planning Commission on June 9, 2011 to establish design expectations for new development based on Citywide goals, policies, and objectives. This code change will mandate that most discretionary projects comply with the Citywide Design Guidelines. The purpose of the Design Guidelines is twofold: to implement the design values in the 10 Urban Design Principles, a part of the Framework Element, on individual projects; and to consolidate basic Design Guidelines common throughout most Community Plans in one document, allowing New Community Plans to provide tailored, neighborhood-specific Design Guidelines.</p>	
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	Impact?	Explanation	Mitigation Measures
		Without exception, all future project applications relevant to the proposed code amendment will still be subject to CEQA review. Consequently...	
a.	NO IMPACT	...adoption of the proposed code amendment will not result in the exposure of, nor make easier to expose, people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (In reference to Division of Mines and Geology Special Publication 42); as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not result in the exposure of, nor make easier to expose, people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: strong seismic ground shaking; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment will not result in the exposure of, nor make easier to expose, people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: seismic-related ground failure, including liquefaction; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
d.	NO IMPACT	...adoption of the proposed code amendment will not result in the exposure of, nor make easier to expose, of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: landslides; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
e.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, substantial soil erosion or the loss of topsoil; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
f.	NO IMPACT	<p>...adoption of the proposed code amendment will not encourage, nor make easier, to locate projects on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.</p> <p>The proposed Design Guidelines are not expected to affect or aggravate current seismic and geological conditions. The proposed Design Guidelines will no further expose people or structures to potentially substantial adverse effects involving the rupture of a known and unknown earthquake faults, strong seismic ground shaking, seismic-related ground failure (including the effects of liquefaction), or landslides. Individual projects may require a Geotechnical Investigation Report to determine whether the development of an individual property will result in the failure of unstable soil. The Los Angeles Department of Building and Safety will review the Geotechnical Investigation Report prepared for each new development and deem whether the report is acceptable provided certain conditions are complied with during site development. New development would comply with the requirements of the CBC and LAMC, and will be reviewed by various City departments, including but not limited to, the Los Angeles Fire Department and the Department of Public Works according to their applicable codes and specifications.</p>	NA
g.	NO IMPACT	<p>...adoption of the proposed code amendment will not encourage the location of, nor make easier to locate projects on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.</p> <p>The proposed project does not involve any zone changes or changes to the existing density, and therefore would not increase development or aggravate existing conditions in areas with expansive soil. New development would comply with the requirements of the CBC and LAMC, and will be reviewed by various City departments, including but not limited to, the Los Angeles Fire Department and the Department of Public Works according to their applicable codes and specifications. Therefore, no impact is anticipated as a result of the Design Guidelines.</p>	NA

	Impact?	Explanation	Mitigation Measures
h.	NO IMPACT	<p>...adoption of the proposed code amendment will not result in, nor make easier to result in, having soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.</p> <p>The proposed project does not involve any zone changes or changes to the existing density, and therefore would not interfere with the City's existing sewer system. Any new development's wastewater disposal system would tie into the existing sewer lines or future lines identified by the Bureau of Engineering. However, if the City's existing sewer system does not have the capacity to service future development, individual projects may be delayed by the Department of Building and Safety until adequate service can be provided. Where specific tanks or other alternative wastewater disposal systems are required or necessary for new development, they will be constructed to the satisfaction of the Bureau of Engineering.</p>	NA
VII. GREEN HOUSE GAS EMISSIONS			
		<p>The proposed ordinance will amend Section 11.5.4 of the Los Angeles Municipal Code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission and to make minor technical corrections.</p> <p>The proposed code amendment is a policy document that only applies to multifamily residential, commercial and industrially-zoned properties citywide and does not create a physical project. It only amends the existing zoning code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission. The Guidelines were adopted by the City Planning Commission on June 9, 2011 to establish design expectations for new development based on Citywide goals, policies, and objectives. This code change will mandate that most discretionary projects comply with the Citywide Design Guidelines. The purpose of the Design Guidelines is twofold: to implement the design values in the 10 Urban Design Principles, a part of the Framework Element, on individual projects; and to consolidate basic Design Guidelines common throughout most Community Plans in one document, allowing New Community Plans to provide tailored, neighborhood-specific Design Guidelines.</p> <p>Without exception, all future project applications relevant to the proposed code amendment will still be subject to CEQA review. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not lead to the generation of, nor make easier to generate, greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not result in a conflict with, nor make easier to conflict with, an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA

VIII. HAZARDS AND HAZARDOUS MATERIALS			
		<p>The proposed ordinance will amend Section 11.5.4 of the Los Angeles Municipal Code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission and to make minor technical corrections.</p> <p>The proposed code amendment is a policy document that only applies to multifamily residential, commercial and industrially-zoned properties citywide and does not create a physical project. It only amends the existing zoning code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission. The Guidelines were adopted by the City Planning Commission on June 9, 2011 to establish design expectations for new development based on Citywide goals, policies, and objectives. This code change will mandate that most discretionary projects comply with the Citywide Design Guidelines. The purpose of the Design Guidelines is twofold: to implement the design values in the 10 Urban Design Principles, a part of the Framework Element, on individual projects; and to consolidate basic Design Guidelines common throughout most Community Plans in one document, allowing New Community Plans to provide tailored, neighborhood-specific Design Guidelines.</p>	

	Impact?	Explanation	Mitigation Measures
		Without exception, all future project applications relevant to the proposed code amendment will still be subject to CEQA review. Consequently...	
a.	NO IMPACT	...adoption of the proposed code amendment will not create a, nor make easier to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will create, nor make easier to create, a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment will not result in the emission of, nor make easier to emit, hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
d.	NO IMPACT	...adoption of the proposed code amendment will not encourage the location of, nor make easier to locate projects on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
e.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a safety hazard for people residing or working in a project area located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
f.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a safety hazard for people residing or working in a project area within the vicinity of a private airstrip; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
g.	NO IMPACT	...adoption of the proposed code amendment will not impair the implementation of or physically interfere, nor make easier to impair the implementation of or physically interfere, with an adopted emergency response plan or emergency evacuation plan; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
h.	NO IMPACT	...adoption of the proposed code amendment will not result in the exposure of, nor make easier to expose, people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA

IX. HYDROLOGY AND WATER QUALITY

		<p>The proposed ordinance will amend Section 11.5.4 of the Los Angeles Municipal Code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission and to make minor technical corrections.</p> <p>The proposed code amendment is a policy document that only applies to multifamily residential, commercial and industrially-zoned properties citywide and does not create a physical project. It only amends the existing zoning code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission. The Guidelines were adopted by the City Planning Commission on June 9, 2011 to establish design expectations for new development based on Citywide goals, policies, and objectives. This code change will mandate that most discretionary projects comply with the Citywide Design Guidelines. The purpose of the Design Guidelines is twofold: to implement the design values in the 10 Urban Design Principles, a part of the Framework Element, on individual projects; and to consolidate basic Design Guidelines common throughout most</p>	
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	Impact?	Explanation	Mitigation Measures
		Community Plans in one document, allowing New Community Plans to provide tailored, neighborhood-specific Design Guidelines.	
		Without exception, all future project applications relevant to the proposed code amendment will still be subject to CEQA review. Consequently...	
a.	NO IMPACT	...adoption of the proposed code amendment will not result in the violation, nor make easier to violate, any water quality standards or waste discharge requirements; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, the substantial depletion of groundwater supplies or result in the substantial interference of, or make easier to substantially interfere with, groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted); as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment will not result in the substantial alteration of, nor make easier the substantial alteration of, the existing drainage patterns of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or situation on- or off-site; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
d.	NO IMPACT	...adoption of the proposed code amendment will not result in the substantial alteration of, nor make easier the substantial alteration of, the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or will it result in the substantial increase of, nor make easier the substantial increase of, the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
e.	NO IMPACT	...adoption of the proposed code amendment will not result in the creation of or contribution to, or make easier to create or contribute to, runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
f.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, otherwise substantially degrade water quality; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
g.	NO IMPACT	...adoption of the proposed code amendment will not result in the placement of, nor make easier the placement of, housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
h.	NO IMPACT	...adoption of the proposed code amendment will not result in the placement of, nor make easier the placement of, structures in a 100-year flood hazard area that would impede or redirect flood flows; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
i.	NO IMPACT	...adoption of the proposed code amendment will not result in the exposure of, nor make easier the exposure of, people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
j.	NO IMPACT	...adoption of the proposed code amendment will not result in the inundation by, nor make easier the inundation by, seiche, tsunami, or mudflow; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA

X. LAND USE AND PLANNING			
		The proposed ordinance will amend Section 11.5.4 of the Los Angeles Municipal Code to	

	Impact?	Explanation	Mitigation Measures
		<p>require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission and to make minor technical corrections.</p> <p>The proposed code amendment is a policy document that only applies to multifamily residential, commercial and industrially-zoned properties citywide and does not create a physical project. It only amends the existing zoning code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission. The Guidelines were adopted by the City Planning Commission on June 9, 2011 to establish design expectations for new development based on Citywide goals, policies, and objectives. This code change will mandate that most discretionary projects comply with the Citywide Design Guidelines. The purpose of the Design Guidelines is twofold: to implement the design values in the 10 Urban Design Principles, a part of the Framework Element, on individual projects; and to consolidate basic Design Guidelines common throughout most Community Plans in one document, allowing New Community Plans to provide tailored, neighborhood-specific Design Guidelines.</p> <p>Without exception, all future project applications relevant to the proposed code amendment will still be subject to CEQA review. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not result in the physical division of, nor make easier the physical division of, an established community; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier, a conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier, a conflict with any applicable habitat conservation plan or natural community conservation plan; as defined by the California Environmental Quality Act (CEQA). No adverse impact would result.	NA

XI. MINERAL RESOURCES			
		<p>The proposed ordinance will amend Section 11.5.4 of the Los Angeles Municipal Code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission and to make minor technical corrections.</p> <p>The proposed code amendment is a policy document that only applies to multifamily residential, commercial and industrially-zoned properties citywide and does not create a physical project. It only amends the existing zoning code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission. The Guidelines were adopted by the City Planning Commission on June 9, 2011 to establish design expectations for new development based on Citywide goals, policies, and objectives. This code change will mandate that most discretionary projects comply with the Citywide Design Guidelines. The purpose of the Design Guidelines is twofold: to implement the design values in the 10 Urban Design Principles, a part of the Framework Element, on individual projects; and to consolidate basic Design Guidelines common throughout most Community Plans in one document, allowing New Community Plans to provide tailored, neighborhood-specific Design Guidelines.</p> <p>Without exception, all future project applications relevant to the proposed code amendment will still be subject to CEQA review. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not result, nor make easier to result in, the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA

	Impact?	Explanation	Mitigation Measures

XII. NOISE			
		<p>The proposed ordinance will amend Section 11.5.4 of the Los Angeles Municipal Code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission and to make minor technical corrections.</p> <p>The proposed code amendment is a policy document that only applies to multifamily residential, commercial and industrially-zoned properties citywide and does not create a physical project. It only amends the existing zoning code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission. The Guidelines were adopted by the City Planning Commission on June 9, 2011 to establish design expectations for new development based on Citywide goals, policies, and objectives. This code change will mandate that most discretionary projects comply with the Citywide Design Guidelines. The purpose of the Design Guidelines is twofold: to implement the design values in the 10 Urban Design Principles, a part of the Framework Element, on individual projects; and to consolidate basic Design Guidelines common throughout most Community Plans in one document, allowing New Community Plans to provide tailored, neighborhood-specific Design Guidelines.</p> <p>Without exception, all future project applications relevant to the proposed code amendment will still be subject to CEQA review. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
d.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, the substantial (temporary or periodic) increase in ambient noise levels in the project vicinity above levels existing without the project; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
e.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, the exposure of people residing or working in the project area to excessive noise levels, for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
f.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, the exposure of people residing or working in the project area to excessive noise levels, for projects within the vicinity of a private airstrip; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA

XIII. POPULATION AND HOUSING			
		<p>The proposed ordinance will amend Section 11.5.4 of the Los Angeles Municipal Code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission and to make minor technical corrections.</p> <p>The proposed code amendment is a policy document that only applies to multifamily residential, commercial and industrially-zoned properties citywide and does not create a physical project. It only amends the existing zoning code to require that select discretionary</p>	

	Impact?	Explanation	Mitigation Measures
		<p>projects comply with the Citywide Design Guidelines adopted by the City Planning Commission. The Guidelines were adopted by the City Planning Commission on June 9, 2011 to establish design expectations for new development based on Citywide goals, policies, and objectives. This code change will mandate that most discretionary projects comply with the Citywide Design Guidelines. The purpose of the Design Guidelines is twofold: to implement the design values in the 10 Urban Design Principles, a part of the Framework Element, on individual projects; and to consolidate basic Design Guidelines common throughout most Community Plans in one document, allowing New Community Plans to provide tailored, neighborhood-specific Design Guidelines.</p> <p>Without exception, all future project applications relevant to the proposed code amendment will still be subject to CEQA review. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not result in the inducement of, nor make easier to induce, a substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not result in the displacement of, nor make easier to displace, a substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment will not result in the displacement of, nor make easier the displacement of, a substantial numbers of people, necessitating the construction of replacement housing elsewhere; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA

XIV. PUBLIC SERVICES			
		<p>The proposed ordinance will amend Section 11.5.4 of the Los Angeles Municipal Code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission and to make minor technical corrections.</p> <p>The proposed code amendment is a policy document that only applies to multifamily residential, commercial and industrially-zoned properties citywide and does not create a physical project. It only amends the existing zoning code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission. The Guidelines were adopted by the City Planning Commission on June 9, 2011 to establish design expectations for new development based on Citywide goals, policies, and objectives. This code change will mandate that most discretionary projects comply with the Citywide Design Guidelines. The purpose of the Design Guidelines is twofold: to implement the design values in the 10 Urban Design Principles, a part of the Framework Element, on individual projects; and to consolidate basic Design Guidelines common throughout most Community Plans in one document, allowing New Community Plans to provide tailored, neighborhood-specific Design Guidelines.</p> <p>Without exception, all future project applications relevant to the proposed code amendment will still be subject to CEQA review. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, the substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for an of the public services: Fire protection; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for an of the	NA

	Impact?	Explanation	Mitigation Measures
		public services: Police protection; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	
c.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for an of the public services: Schools; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
d.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for an of the public services: Parks; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
e.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for an of the public services: Other public facilities; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
XV. RECREATION			
		<p>The proposed ordinance will amend Section 11.5.4 of the Los Angeles Municipal Code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission and to make minor technical corrections.</p> <p>The proposed code amendment is a policy document that only applies to multifamily residential, commercial and industrially-zoned properties citywide and does not create a physical project. It only amends the existing zoning code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission. The Guidelines were adopted by the City Planning Commission on June 9, 2011 to establish design expectations for new development based on Citywide goals, policies, and objectives. This code change will mandate that most discretionary projects comply with the Citywide Design Guidelines. The purpose of the Design Guidelines is twofold: to implement the design values in the 10 Urban Design Principles, a part of the Framework Element, on individual projects; and to consolidate basic Design Guidelines common throughout most Community Plans in one document, allowing New Community Plans to provide tailored, neighborhood-specific Design Guidelines.</p> <p>Without exception, all future project applications relevant to the proposed code amendment will still be subject to CEQA review. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not encourage, or make easier, the construction or expansion of recreational facilities that might have an adverse physical effect on the environment; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
XVI. TRANSPORTATION/TRAFFIC			
		The proposed ordinance will amend Section 11.5.4 of the Los Angeles Municipal Code to require that select discretionary projects comply with the Citywide Design Guidelines adopted	

	Impact?	Explanation	Mitigation Measures
		<p>by the City Planning Commission and to make minor technical corrections.</p> <p>The proposed code amendment is a policy document that only applies to multifamily residential, commercial and industrially-zoned properties citywide and does not create a physical project. It only amends the existing zoning code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission. The Guidelines were adopted by the City Planning Commission on June 9, 2011 to establish design expectations for new development based on Citywide goals, policies, and objectives. This code change will mandate that most discretionary projects comply with the Citywide Design Guidelines. The purpose of the Design Guidelines is twofold: to implement the design values in the 10 Urban Design Principles, a part of the Framework Element, on individual projects; and to consolidate basic Design Guidelines common throughout most Community Plans in one document, allowing New Community Plans to provide tailored, neighborhood-specific Design Guidelines.</p> <p>Without exception, all future project applications relevant to the proposed code amendment will still be subject to CEQA review. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the country congestion management agency for designated roads or highways; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
d.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, the substantial increase of hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
e.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, inadequate emergency access; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
f.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g. bus turnouts, bicycle racks); as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA

XVII. UTILITIES AND SERVICE SYSTEMS			
		<p>The proposed ordinance will amend Section 11.5.4 of the Los Angeles Municipal Code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission and to make minor technical corrections.</p> <p>The proposed code amendment is a policy document that only applies to multifamily residential, commercial and industrially-zoned properties citywide and does not create a physical project. It only amends the existing zoning code to require that select discretionary projects comply with the Citywide Design Guidelines adopted by the City Planning Commission. The Guidelines were adopted by the City Planning Commission on June 9, 2011 to establish design expectations for new development based on Citywide goals, policies, and</p>	

	Impact?	Explanation	Mitigation Measures
		<p>objectives. This code change will mandate that most discretionary projects comply with the Citywide Design Guidelines. The purpose of the Design Guidelines is twofold: to implement the design values in the 10 Urban Design Principles, a part of the Framework Element, on individual projects; and to consolidate basic Design Guidelines common throughout most Community Plans in one document, allowing New Community Plans to provide tailored, neighborhood-specific Design Guidelines.</p> <p>Without exception, all future project applications relevant to the proposed code amendment will still be subject to CEQA review. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment does not encourage the exceeding of, nor make easier to exceed, the wastewater treatment requirements of the applicable Regional Water Control Board; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not require or result in, nor make easier the requirement or to result in, the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment does not encourage the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
d.	NO IMPACT	...adoption of the proposed code amendment does not result in, nor make easier to result in, a project without sufficient water supplies available to serve the project from entitlements and resources, either existing, new or expanded; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
e.	NO IMPACT	<p>...adoption of the proposed code amendment will not result in, nor make easier to result in, a determination by the wastewater treatment provider which serves, or may serve, the project that lacks adequate capacity to serve the projected demand, in addition to the provider's existing commitments; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.</p> <p>... The proposed project is not expected to result in an increase in the potential for new construction, and therefore, would not result in increased demand on the City's wastewater treatment facilities. However, if necessary, individual multifamily residential, commercial and industrial development projects may be delayed by the Department of Building and Safety until adequate service can be provided. No adverse impact will result.</p>	NA
f.	NO IMPACT	<p>...adoption of the proposed code amendment will not result in, nor make easier to result in, a project that is or is not served by a landfill with sufficient permitted capacity to accommodate a project's solid waste disposal needs; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.</p> <p>...The proposed project will not result in an increase in new construction, and therefore would not result in increased demand on the City's landfill capacity. However, if necessary, individual multifamily residential, commercial and industrial development projects may be delayed by the Department of Building and Safety until adequate service can be provided. No adverse impact will result.</p>	NA
g.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a conflict with any federal, state, and local statutes and regulations related to solid waste; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE			
a.	NO IMPACT	If adopted, the proposed project will apply to individual projects located primarily on in-fill site within urbanized areas. The proposed project will not introduce any new land uses to sensitive ecological areas capable of endangering plant or wildlife communities. The Design	NA

	Impact?	Explanation	Mitigation Measures
		<p>Guidelines are founded in good urban planning practice and are not applicable to sensitive areas where the quality of the environment could be threatened any more than is already permitted by the General Plan. New development is not expected to degrade the quality of the environment, reduce or threaten any fish or wildlife species (endangered or otherwise), or eliminate important examples of major periods of California history or prehistory. Most multifamily residential, commercial and industrial development occurs in the City's urbanized areas; therefore, it is unlikely that the adoption of this proposal – a policy document – will directly cause a native fish or wildlife population to drop below self sustaining levels beyond what is already permitted. Additionally, the changes are not likely to eliminate a plant or animal community because a good number of existing plant forms and animal population have adapted to the urbanized/developed environment were imported to it. Finally, the project is not expected to reduce the number or restrict the range of endangered plants or animals because it does not propose to rezone property such that a further increase in development in sensitive ecological areas would occur, thereby threatening rare or endangered flora or fauna. The project is not expected to eliminate important examples of the major periods of California history or prehistory, and any future multifamily residential, commercial or industrial development designated a Historic or Cultural Monument or located within Historic Preservation Overlay Zones will be coordinated with the Office of Historic Resources in the Department of City Planning. No adverse impact will result.</p>	
b.	NO IMPACT	<p>Planning are subject to minimal design guidelines, and the Design Guidelines, if adopted, would elevate the importance of design criteria when evaluating discretionary projects. The Design Guidelines are intended to create a transparent review process, setting clear expectations and distilling fundamental good design practices into specific directives for project applicants. The proposed Design Guidelines support existing Community Plan goals, objectives and programs and standardize basic design objectives common to projects Citywide. The Design Guidelines will be incorporated as an appendix to the Framework Element and serve to implement the 10 Urban Design Principles in a measurable way. These Guidelines will be applied on a case-by-case basis for discretionary projects, and will be adopted by reference in New Community Plans. The Design Guidelines are expected to result in better-designed projects which implement adopted Land Use policies in Community Plans and the Framework Element. Over time, the cumulative impact of the Design Guidelines is anticipated to be a positive one insofar as approved projects will be of a higher quality overall, maintain compatibility with existing neighborhood character, include more landscaping and open areas, provide street-level pedestrian amenities and reduce sign clutter and the appearance of mechanical equipment and utilities. Discretionary projects which deviate from the proposed Design Guidelines will be required to provide justification of any physical constraint. No adverse impact will result.</p>	NA
c.	NO IMPACT	<p>The primary objective of the Citywide Design Guidelines is to establish more effective development on properties that are zoned for multifamily residential, commercial and industrial uses within the City of Los Angeles. Projects completed in compliance with the Design Guidelines are expected to have fewer environmental impacts with regard to aesthetics and land use compatibility with adopted Community Plans than those presently being constructed. Projects subject to discretionary approvals that deviate from the proposed Design Guidelines will be reviewed for their impacts to the surrounding neighborhood and the environment on a case-by-case basis, and would be subject to conditions of approval in order to mitigate those effects. No adverse impact will result.</p>	NA

**DETERMINATION LETTER
CPC-2011-2300-CA
MAILING DATE: 01/08/13**

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