

## 8.10 Location and Site Design



### PURPOSE AND INTENT

The historical developmental pattern of structures is a significant character-defining feature of a historic district. Developmental pattern refers to the configuration of residential lots, the location and orientation of structures on the lots, and the relationship of lots and buildings to the street. The height and massing of structures in a historic neighborhood will generally be consistent along a blockface. Nearly all historic residential structures were designed to present their face to the street, and not to a side or rear yard.



The height of a building or structure is defined by the Los Angeles Planning and Zoning Code, height of Building Structures. Height is measured from grade to the highest point on the main roof. The prevailing height is the most commonly occurring height on a block face on which a project is proposed. A new project should not dominate existing buildings and structures. In general the new project should look as though it belonged to an area. Height is generally used to create an accent and make an object "stand out". Because the existing conditions tend toward low profile buildings, new projects should replicate this character and look of the area.

The shape and form of the building is important. The main building types which add to the character of the area will tend to follow particular arrangements of parts.

### GUIDELINES

1. New residential structures should be placed on their lots consistent with the existing historic setbacks of the block on which they are located.
2. Front and side yard areas should be dedicated to planting areas. Concrete and parking areas in the front and side yards are inappropriate.
3. Paving and parking areas should be located to the rear of new residential structures whenever possible.



4. Attached garages that face the street are inappropriate in new construction.
5. For larger lots and contiguous lots, the side yard and overall lot coverage of the proposed new development should be compatible with the historic development pattern of the block. There is an exception for relocating historic structures onto sites.
6. If the historic development pattern for a vacant lot is known, new construction on the lot shall be encouraged to follow this pattern.
7. Large multi-parceled projects should be subdivided to show a size, scale and rhythm similar to existing conditions.
8. Mature trees on a lot should be preserved when feasible.
9. Development of an appropriate landscape plan is encouraged for all projects.
10. Request that the Department of Transportation, Bureau of Engineering, and the Department of Building and Safety maximize street parking when feasible by providing a minimum distance of 26 feet between curb cuts.
11. The original open front lawns become a "common" amenity against which the houses repose in a "park-like" setting. The uniformity of the houses in scale, form and appearance compliments that image.
12. Discourage installation of landscaping or monumental hedges, which interrupt the continuous open area between the facade and street and/or obscure the view of the house from the street.
13. Large expanses of concrete or asphalt are generally undesirable because they attract and hold heat in summer and are not visually attractive or historically appropriate.
14. Outdoor lighting should be located in a manner that reduces direct lighting of neighborhood properties.

15. Identify and respect the pattern of front and rear setbacks for the block.  
While side and rear setbacks may vary, the traditional siting relationships should be maintained.
16. Five foot overhangs over the driveways are to be avoided.
17. Paving materials historically used are still appropriate today.  
For Paths: Sod, brick, stone, slabs, slate, cobblestone.  
For Courtyards or patios: Cobblestones, slate, brick.  
For Driveways: Brick, stone, cobblestones.
18. Minimize the width of the driveway to avoid extensive paved surfaces.  
The use of Hollywood drives is recommended (A middle planting strip between two adjacent driveways.)