LINCOLN HEIGHTS
Community Design Overlay District

Design Guidelines and Standards

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A Part of the General Plan - City of Los Angeles
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(General Plan- Other Plans/Guidelines - Community Design Overlay District)

Section 1.

INTRODUCTION

The Lincoln Heights Community Design Overlay (CDO) is intended to improve the appearance and enhance the identity of the Lincoln Heights community through the application of Design Guidelines and Standards. The following Design Guidelines and Standards rely on the existing pattern of development to guide site planning.

LINCOLN HEIGHTS SETTING

The Lincoln Heights CDO includes property in the area bounded by Avenue 28 on the north, the Golden State Freeway (I-5) on the west, Manitou Avenue on the south, Workman Street on the east, and both sides of North Broadway from the Golden State Freeway easterly to Lincoln Park Avenue as shown on the attached Lincoln Heights CDO Map. Streets in the area are substantially oriented toward pass through traffic, going from one area to another. Land uses in Lincoln Heights feature a diversity of commercial uses which include public parking lots to the rear in some areas. Among the commercial uses are mini-malls, historic buildings containing retail and service oriented offices, and service stations.

The Lincoln Heights CDO is within the area of the Northeast Los Angeles Community Plan, which encourages mixed-use development on major and secondary highways. The opportunities for commercial-residential mixed-used development in this area are abundant, especially because a portion of the CDO area is within the Adaptive Reuse Ordinance area. The General Plan Transportation Element designates North Broadway as a Transit Priority Arterial Street; and Daly Street, Pasadena Avenue, and Avenue 26 as Secondary Highways. These designations are consistent with residential and commercial mixed-uses.

Los Angeles Metropolitan Transportation Authority (MTA) bus service is provided on North Broadway, Daly Street, and Pasadena Avenue and connect to several routes throughout the Lincoln Heights community and beyond. The City of Los Angeles Downtown Area Short Hop (DASH) bus service (Lincoln Heights/Chinatown route) also provides area residents the benefit of local transit access along North Broadway, an important transit corridor and a significant pedestrian component of the CDO. North Broadway was a former Yellow Car route, which provided the opportunity for transit riders to spend time, socialize, and shop, among other activities along the corridor. Additionally, North Broadway is a major thoroughfare for commuters into the Civic Center. Daly Street and Avenue 26 represent underused and poorly integrated linkages to the nearby Lincoln Heights/Cypress Park Gold Line Station. While it is arguable whether or not “Five-Points” (intersection of Pasadena Avenue, Avenue 26, and Daly Street) is the heart of Lincoln Heights, this area clearly represents a fundamental confluence within the community. The intent of the Lincoln Heights CDO is to foster safe, interesting and attractive shopping spaces, so commuters and community residents would patronize the businesses that give vitality to the community. The CDO represents an opportunity to strategically enhance these corridors by applying urban design guidelines so that

LINCOLN HEIGHTS

Community Design Overlay Boundaries

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the commercial areas of the community become more pedestrian friendly.

Section 2. GOALS AND OBJECTIVES

The purpose of the Lincoln Heights CDO is to assure that development takes place in accordance with the urban design policies contained in the Northeast Community Plan.

The design guidelines and standards of this CDO are flexible in relation to architectural styles, and encourage variety and creativity. The Guidelines and Standards offer direction for new construction, rehabilitation, and safe pedestrian experiences by addressing concerns such as site planning, pedestrian-oriented building design, building materials, landscaping, and signage in order to accomplish a cohesive development pattern.

In addition to creating more inviting pedestrian areas, the CDO should be thought of as a tool to promote the ongoing revitalization and the development of Lincoln Heights. The goals of the Lincoln Heights CDO for these commercial corridors include:

- **Revitalization through storefront design that invites pedestrian interest and safety**.
- **Direction for site planning standards that facilitate pedestrian movement.**
- **Enhancement of pedestrian linkages between public and private community assets.**

All projects within the Lincoln Heights CDO should comply with the following Design Guidelines and Standards which promote active streets. These requirements fall within an overall concept for Lincoln Heights based on pedestrian oriented design that is consistent with successful commercial corridors including: a mix of goods and services, substantial pedestrian traffic, a central location, and a physical form and appearance that engages the public and supports community life.

The history of Lincoln Heights reflects a small town business district within walking distance to nearby residential streets. Despite years of alterations, the existing development pattern features an underlying physical pattern that makes revitalization and enhanced pedestrian linkages to community resources feasible.

Today, senior citizen centers, an elementary and secondary school, parochial schools, churches, the Boys and Girls Club, a City park, and the Lincoln Heights Branch Library are among many community resources along or within a few blocks of these commercial areas in Lincoln Heights. The Lincoln Heights CDO guides future development which calls for more attractive pedestrian areas. Appealing pedestrian areas empower community members to more often walk to and access

these community resources. **Distinct commercial corridors will enhance the community's sense of place.**

Section 3. ADMINISTRATION

The Design Guidelines and Standards adopted as part of the Lincoln Heights CDO apply to commercially zoned areas within the CDO boundary. These requirements for Lincoln Heights are based on pedestrian oriented design that is consistent with the "Main Street" character of traditional downtowns. See the example below:

> EXAMPLE
> **Guideline: A pedestrian oriented environment should be created by positioning new buildings to the front lot line.**
>
> **Standard 1: Setback.** The ground floor of any building fronting North Broadway, Daly Street, and Pasadena Avenue should be built to the front lot line. A building may be setback up to fifteen feet from the front lot line when the setback is used for Pedestrian Amenities.

A. Project Definition

The definition of a project is provided in Chapter 1, Section 13.08 of the LAMC:

> "*The erection, construction, addition to, or exterior structural alteration of any building or structure, including, but not limited to, pole signs and/or monument signs located in a Community Design Overlay District. A project does not include construction that consists solely of*
>
> *(1) interior remodeling, interior rehabilitation or repair work;*
>
> *(2) alterations of, including structural repairs, or additions to, any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and*
> *Safety, unless the alterations or additions are to any building facade facing a public street; or*
>
> *(3) a residential building on a parcel or lot which is developed entirely as a residential use and consists of four or fewer dwelling units, unless expressly provided for in a Community Design Overlay District established pursuant to this section."*

B. Definitions

Whenever the following terms are used in this CDO, they should be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in Sections 12.03 and 13.07 C of the LAMC.

Articulation: Clear and distinct separation between design elements.

Architectural Design Elements: Shape, type and details of windows, balconies, columns, and doors; architectural offsets; exterior or finishing building materials; roof treatments; including roof type, shape and pitch; exterior wall surface treatments; decorative elements; and color.

Awning: A roof like cover extending in front of a door or window to provide protection from the sun or rain.

Bollard: A vertical freestanding short post used as a barrier to vehicles.

Bulkhead: Base of the storefront between the sidewalk elevation and the bottom of the window.

Canister Sign: A wall sign with letters and symbols placed on the face of an enclosed box attached to a building or structure. The face may be translucent or opaque and is illuminated, internally or externally.

Combed Finish Stucco: A stucco finish produced by dragging a serrated tool across the stucco surface before it sets.

Cornice: A continuous, molded horizontal projection at the top of the wall, usually decorative.

Dash-Troweled Finish: A stucco finish produced by troweling the high spots of a dashed stucco wall**.**

Facade: The front of a building or any of its sides facing a public way or space.

Fenestration: The design, proportioning, and disposition of windows and other exterior openings of a building.

Frieze: A decorative band which is flat and shallow.

HVAC: Heating, Ventilation, and Air Conditioning Equipment

Illuminated Architectural Canopy Sign: An enclosed illuminated structure that is attached to the wall of a building with the face of the sign approximately parallel to the wall and the message integrated into its surface.

Pedestrian Scale: The apparent size of bulk of a building with respect to the size of the human body.

Pedestrian Sign: A sign which is attached to a wall or the underside of an Awning or Canopy with one or two sign faces perpendicular to the face of the building and which identifies a use or service exclusively or primarily by a symbol.

Pedestrian Amenities: Outdoor sidewalk cafes, 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.

Pilaster: A shallow rectangular feature projecting from a wall, having a capital and a base which is architecturally treated as a column.

Rehabilitation: The process of working on an historic structure or site in a way that adapts to its modern life while respecting and preserving the historic, charater-defining features that make the structure or site important.

Rhythm Stipple Finished Stucco: A stucco finish produced by troweling the high spots of a stippled stucco surface before it sets.

Service Area: Any location containing open storage, loading docks or non-public entrances, trash receptacles, or other utility uses.

Spandrel: The sometimes ornamented space between the right or left exterior curve of an arch and an enclosing right angle.

Streetwall: The wall of facades created in a pedestrian-oriented district when stores are build to the front lot-line and built from side lot-line to side lot-line.

Stipple-troweled finish: A stucco finish produced by troweling the high spots of a stippled stucco surface before it sets.

Structural Bay: Any division of a wall marked off by vertical supports.

Stucco: A coarse plaster composed of Portland or masonry cement, sand and hydrated lime, mixed with water and applied in a plastic state to form a hard covering for exterior walls.

Troweled Finish: A dense, smooth finish obtained by working a fresh concrete or plaster surface with a steel trowel.

Window Sign: A sign placed directly on or directly behind a building window and intended to be visible from the exterior of the building. Any sign, which is located behind a window that can be seen through a window, and is located within six feet of a window will be considered a window sign.

Section 4.

GUIDELINES AND STANDARDS

The Project Guidelines and Standards outlined below emphasize pedestrian scaled development, in order to encourage activity within the CDO area. Pedestrian movement creates an inviting and attractive environment for residents to safely walk between stores and other activity centers. An increase in pedestrian activity can help accomplish the goals of improving economic and social activity and safety in Lincoln Heights.

1. Site Planning

A. Building Orientation

The site planning guidelines and standards reinforce the existing development pattern and provide direction for infill construction, rehabilitation, or redevelopment of existing buildings.

Guideline: Position buildings to promote pedestrian activity from the public right-of-way by placing business entrances on North Broadway, Daly Street, and Pasadena Avenue.

Building Entrances

Standard 1: Entrances. Each individual tenant or business space located on the Ground Floor shall have an entrance directly accessible from the street at the same grade as the sidewalk, and the entrance should remain open during the normal business hours posted by the business even when side and rear public entrances are provided.

Standard 2: Alley and Parking Lot Entrances. Projects with rear lot lines abutting a street, alley, or parking lot should incorporate clearly defined pedestrian entrances at the rear of the building in addition to those entrances at the front.

Standard 3: Walkways. Projects should provide a clearly defined walkway showing a connection from the building to nearby parking areas.

B. Building Setbacks

Guideline: Encourage a pedestrian oriented environment by positioning new buildings to the front lot line.

Pedestrian Amenities

Standard 1: Setback. The ground floor of any building fronting North Broadway, Daly Street, and Pasadena Avenue shall be located no more than five (5) feet from any lot line adjoining North Broadway, Daly Street, and Pasadena Avenue, except that setbacks may exceed five feet if the setback is used for Pedestrian Amenities.

Standard 2: Setback - Corners. Corner buildings should be built to the front and side lot lines with allowances for visibility triangle as required by Chapter 1, Section 12.21 C.7 of the LAMC.

C. Open Space

Guideline: Encourage open space as part of the project site design so as to invite pedestrian activities.

Standard 1: Landscaping. All areas of a site not occupied by buildings, driveways, parking areas, or Pedestrian Amenities should be landscaped at site entrances, along walkways, adjacent buildings, and parking lots by trees, shrubs, lawns, fountains, planter boxes, and tubs of flowers. Landscaping should not obstruct the pedestrian right-of-way or create an inappropriate visual or physical barrier for vehicles or pedestrians.

Standard 2: Courtyards and Outdoor areas. Courtyards and outdoor areas should include seating or eating areas and landscaping which provide shade, sculptures, and/or water elements.

D. Circulation

Guideline: Convenient and safe access for pedestrians is encouraged with well-defined vehicle access and loading areas located where there will be minimal physical or visual impact on pedestrians, the flow of traffic, or adjacent uses.

Standard 1: Loading Areas. Loading areas should be located at the rear of buildings to minimize their visibility and their negative impact on pedestrians and traffic flow.

Standard 2: Pedestrian Access. Wherever a project has a street frontage of 250 feet or greater, and parking is located to the rear of the building, a through arcade or through interior pedestrian path should be provided from the rear of the building to the front property line of the site. Wherever a pedestrian path and driveway share the same path for more than fifty (50) lineal feet, speed bumps should be provided on the driveway at a distance of no more than fifty (50) feet apart spaced equally throughout the pathway.

II. Structure - Building Composition

Encourage continuity of the street facade by applying architectural elements that provide compatible transitions between existing and new buildings. Such elements include articulation, scale and massing, continuity, and integration of design, fenestration, and facade treatments, building materials and color, entrances and access, and open spaces.

Note: This does not mean that architectural styles identical to neighboring structures are encouraged. Instead, continuity can be maintained through consistency in proportion (relationship of height to width) of existing facades or repetition of architectural features.

A. Articulation

Guideline: Accomplish pedestrian scale and visual interest through the use of horizontal and vertical articulation of buildings with varied materials, textures or colors, trim areas around doors, windows, and roof lines, arcades, canopies, and awnings. Avoid large, unbroken surfaces by breaks in the street wall and by dividing wide storefronts into structural bays. Recessed bays add visual interest to the street wall, frame display windows, and create an inviting shopping environment.

Standard 1: Horizontal Treatment. Horizontal architectural treatments and/or facade articulation such as cornices, friezes, balconies, awnings, windows, Pedestrian Amenities or other features should be provided at least every twenty feet on center.

Standard 2: Vertical Treatment. Vertical architectural treatments and/or facade articulations such as columns, pilasters, indentations, or other features should be provided at least every fifteen feet. The minimum width of each vertical break should be eight feet and the minimum depth should be two feet.

Standard 3: Facade. Architectural features or articulation should be at l east 70 percent of the front facade and any visible side or rear elevations.

Standard 4: Street Wall Bays. Incorporate architectural bays consistent with the architectural style to break up large unbroken surfaces along the street wall.

Standard 5: Architectural Treatments. Buildings with more than one facade visible from the right-of-way should be designed so that all facades should have consistent architectural treatments on the front, side, and rear walls that can be viewed from the public right-of-ways.

Standard 6: Height. For all buildings more than one story in height, a horizontal element should be applied for the full length of the exterior building facade and raised at least six inches that distinguishes and provides definition for each floor utilizing elements such as horizontal moldings, cornice lines, or other designs.

B. Entry Treatment

Entry Articulation

Guideline: Front door entryways emphasized by design treatments such as a recess from the building facade, architectural embellishments, distinctive materials and/or lighting, entryway awnings, or attractive signage are encouraged.

Standard 1: Entry Recesses. Entries from North Broadway, Daly Street, and Pasadena Avenue should be recessed from the front plane of the building.

Standard 2: Entry Illumination. Entries should be illuminated at night during business hours.

Standard 3: Architectural Treatment. Entryways should be enhanced through architectural treatments, such as tiling on the entryway or around the doorway, individual awnings, or placement of signs over the entryway that compliment the existing architecture. The size and scale should be balanced with the overall height and width of the building.

C. Ground Floor openings

Guideline: Transparency showcases the nature and quality of businesses by displaying merchandise, promoting window shopping, and allowing light into the store. Doors may contribute to the overall transparency of the building.

Standard 1: Ground Floor Openings. Windows and doors should occupy at least fifty percent of Ground Floor street facade.

Standard 2: Alley and Parking Lot Entrances. Transparent building elements such as windows and doors should occupy at least twenty percent of the surface area of the rear elevation of the ground floor portion of any building which has surface parking located to the rear of the structure.

D. Windows

Guideline: Encourage windows that keep their transparency, proportion, and maintain a regular pattern.

Standard 1: Transparency. Use clear and nonreflective glass allowing a minimum of 90 percent light transmission, unless considered a safety hazard.

Standard 2: Display Window Content. Individual storefront display windows should not be used for storage or left empty without window displays.

Standard 3: Upper Floor Window Spacing. Window on levels above the ground floor should be evenly and regularly spaced.

E. Bulkheads

Guideline: Bulkheads are encouraged to provide variation in the front plane of the facade.

Standard: Bulkhead Architectural Treatment. Exterior materials for storefront bulkheads should be complimentary to the architecture of the project.

F. Security Grilles

Guideline: Encourage security grilles or similar deterrents not be visible during business hours. Encourage security gates, shutters, or screening installed over any transparent wall surface or door be hidden from view when not in use.

Standard 1: Interior Security Grilles. Interior security grilles shall be constructed of a see-through, non-solid grate material, painted to match the building and which do not detract or obscure architectural defining features.

Standard 2: Security Grille Encasement. Security grilles shall recess into pockets that completely conceal the grille when it is retracted.

G. Roof Lines

Guideline: Provide visual interest by articulating roof lines by using decorative elements and by stepping and/or sculpturing parapet roofs. When designing roof lines, consider the scale and proportion of adjacent buildings.

Roof Lines

Standard 1: Roof Pitch. Avoid roof pitches that create prominent or out-of-scale building elements.

Standard 2: Roof Lines. Roof lines of adjacent buildings should avoid incompatible scale, proportion, style and materials. Decorative cornice elements and parapets may be sculpted or stepped and may extend above the roof line. Roof lines that exceed forty feet in length should be articulated by the use of gables, dormers, cutouts or other architectural treatments.

H. Mechanical Equipment Screening

Guideline: Screening of all mechanical equipment from public view is encouraged. Appropriate screening is architecturally integrated with the building through materials, color, texture, shape, size, and architectural features such as facade parapets.

Standard 1: Mechanical Equipment. All exterior mechanical equipment, including but not limited to, HVAC equipment, satellite

dishes, and cellular antennas shall be screened from the public right of way.

Standard 2: Rooftop Appurtenances. Ventilation, heating or air conditioning ducts, tubes, equipment, or all other related rooftop appurtenances should be screened from the public right of way. Those appurtenances which exceed the height of the roof ridge or parapet wall, whichever is higher, should be screened from a horizontal view with materials compatible with the design of the building.

Standard 3: New Electrical Transformers. Electrical transformers installed as part of a project should be placed at the rear of the site or underground. If the project is adjacent to residential uses, then transformers should be placed underground.

Standard 4: Existing Electrical Transformers. Screen existing electrical transformers at the front of the site with substantial landscaping and/or an architectural barrier.

Standard 5: Window and Door Openings. No mechanical equipment (e.g., air conditioners) should be placed in window or door openings.

I. Utilities and Service Areas

Guideline: Screen utilities and service areas from off-site views.

Standard 1: Trash and Recycling Areas. Trash and Recycling Areas when not placed within the main building should be located within a gated, covered enclosure constructed of materials identical to the exterior wall of the main structure and screened with landscaping so as not to be prominent when viewed from the public-right-of way.

Standard 2: Cart Storage Areas. Cart storage areas should be placed either inside of the structure or if on the exterior, screened behind a solid wall constructed of materials identical to the exterior wall of the main structure.

Standard 3: Utility Service Areas. New utility service areas should be placed underground, to the rear of the site or screened by a wall or landscaping.

J. Graffiti Abatement

Guideline: Graffiti is not acceptable to a safe and inviting environment. The use of graffiti resistant material is encouraged.

Standard 1: Graffiti Removal. Graffiti should be removed pursuant to Municipal Code Sections 91.8101-F, 91.8904-1 and 91.1707-E.

Standard 2: Graffiti Resistant Materials. The use of graffiti resistant materials and coatings are strongly encouraged.

K. Franchise Architecture

Guideline: Encourage that franchise or corporate architectural design plans for buildings and signs conform to these guidelines and standards.

Standard: Franchise Architecture. Standard architectural building and sign designs, including color palettes that are a part of a corporate trademark or identity, should be modified to be consistent with the Lincoln Heights CDO.

L. Exterior Surface Materials Section

Guideline: The use of several complimentary materials, particularly at the ground floor level, increases articulation of the street wall and enhances visual interest. The application of at least two types of complimentary building materials to the exterior walls of a structure is encouraged.

Standard 1: Exterior Surface Materials. The use of wood, metal, and heavily textured stucco (combed finish, dash troweled finish, stipple-troweled finish) as primary exterior building materials is discouraged.

Standard 2: Accent Materials. Notwithstanding Standard 1, above, wood and metal may be used for door frames, window frames, and other accent uses.

Standard 3: Pavement. Paved areas, excluding parking and driveway areas, should consist of enhanced paving materials such as stamped concrete, permeable paved surfaces, tile and/or brick pavers.

Standard 4: Prohibited Materials. Chain link, barbed wire and razor wire should not be used on any fences or walls.

M. Color

Guideline: The colors used on a facade can be provided by the natural colors of the materials (such as brick and stone), the color of architectural treatments (such as tile or brass fittings), or the use of paint. Colors which complement the colors of adjacent buildings are encouraged. Major building elements on a single building, such as cornice window trim, or doorframes which have a similar color scheme are encouraged.

Consider the following guidelines regarding color:

- Utilize the natural color of materials such as brick, terrazzo, and marble.

- Use a simple and coordinated color scheme for building elements on a single building, such as the cornice, window trim, and door frames.

- Use complimentary colors for building defining architectural elements such as window trim, and door frames.

- Minimize the number of colors used.

- Prevent the use of colors that contrast sharply to draw attention to an individual building facade at the expense of adjacent facades.

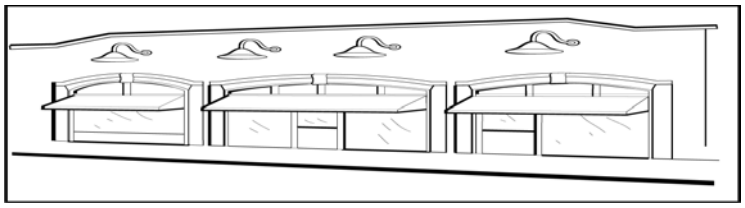
Standard 1: Flourescent Colors. Avoid flourescent colors except when used as an accent.

Standard 2: Exterior Application. Paint all vents, gutters, downspouts, flashing, electrical conduits, etc. to match the color of the adjacent surface, unless being used expressly as a trim or accent.

Standard 3: Masonry Brick. The use of natural color of the original masonry brick should be used when possible. When paint is used on masonry brick, colors that compliment the main building should be used.

N. Lighting

Guideline: Lighting is an attractive architectural element that animates facades by adding shadow and contrast to the exterior. Also, lighting of pedestrian walkways and vehicular access ways for safety and security without excessive light levels or glare is encouraged.



Accent Lighting

Consider the following guidelines regarding lighting:

- Shield lighting to prevent glare to adjacent properties.

- Use accent lights on the facade to highlight building articulation.

- Use gooseneck lights mounted on the building facade to highlight facade features and signs.

- Use inside lighting to accent display windows.

Standard 1: Lighting. All open areas, including parking lots, walkways, and trash areas, should have security lighting for safety. All exterior lighting should be directed onto the lot or lots, and all flood lighting should be designed to eliminate glare to adjoining properties. All parking areas should have a minimum of 3/4 foot-candle of flood lighting measured at the pavement.

Standard 2: Walkway Lighting. Provide lighting along all vehicular access ways and pedestrian walkways.

Standard 3: Exterior Lighting. All exterior lighting, except for purposes of safety, security, and sign illumination should be turned off at the end of business hours.

Standard 4: Exterior Lighting Fixtures. Exterior lighting fixtures should be compatible with the architectural design of the building.

O. Awnings and Canopies

Guideline: Awnings and Canopies provide an aesthetic and functional role in storefront design. Aesthetically, they provide variation to simple storefront designs, establish a horizontal pattern between buildings where none exists, and add color to the storefront. Functionally, they provide shade, regulate sunlight, and provide protection from the elements.

Entry Awnings

Standard 1: Awning and Canopy Length and Width. Individual awnings for each structural bay of a storefront are preferable to one unified awning covering several bays. Awnings with size, scale, and colors complimentary to those used on the facade are encouraged.

Standard 2: Awning and Canopy Shape. Awning shape should relate to window and door shape and dimensions of the building bay on which they will attach.

Standard 3: Awning and Canopy Materials. Awnings should be constructed of canvas with metal or wood frames. Metal and plastic awnings or canopies are permitted only where the building design incorporates other metal or plastic architectural elements. Awnings

and canopies should be constructed of high quality, durable, fade resistant, and fire retardant materials.

Standard 4: Awning and Canopy Signage. Minimize and limit signage to the valance.

III. Parking

A. Parking Structures

Guideline: Encourage that parking structures be related to the principal structure in materials, color, and other elements including landscaping.

Standard 1: Facade. Parking structures fronting a major street shall be designed to match the style, materials, and colors of the main building.

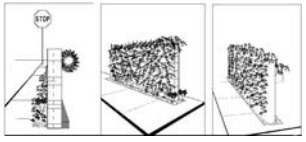
Standard 2: Solid Spandrel Panels. Solid spandrel panels a minimum of 3-feet-6-inches in height shall be installed at the ramps of the structure to minimize headlight glare.

Standard 3: Ground Floor Retail Space. At least seventy five percent (75%) of the ground floor frontage of a parking structure shall be used for retail or commercial services.

Standard 4: Above-Grade Parking. Wherever above grade parking is provided, architectural perforations or other wall openings should be provided to break up the exterior plane of the parking wall.

B. Surface Parking Lots

Guideline: Encourage locating surface parking at the rear of buildings.



Parking Lot Wall

Standard 1: Parking Layout. Surface parking lots should be located to the rear of all structures via an alley or public street. Where this type of access is not available, a “flag” parking layout should be used. This parking layout may apply to mid-block lots that do not have through access to an alley or public street at the rear as determined by the Department of Transportation.

Standard 2: Bollards. Bollards should apply the materials and colors should be like those of the main structure and should be decorative.

Standard 3: Parking Lot Wall. The street walls of surface parking lots should be screened by a solid wall having a continuous height of three feet. The wall should be covered by clinging vines, tall growing shrubs, and trees or similar materials capable of covering or screening the length of the wall. Breaks may be provided for pedestrian access and driveways only.

C. Buffering Walls

Guideline: Buffer noise and traffic away from adjacent residential areas through the use of a buffering wall.

Standard: Buffering Walls. A solid decorative masonry wall, a minimum of six feet in height, should be constructed along the property line of any commercially zoned lot if its parking or driveway areas are adjacent to residential uses. Decorative masonry walls mean split-face, stone slump, plaster, brick, or stone facing with a top cap. Both sides of the wall should be decorative.

The above requirement should not apply if a wall already exists along that property line or a commercially zoned lot which is separated by streets, alleys, or other public ways.

D. Landscaping

Guideline: The screening of surface parking lots with the use of walls or landscape buffers is encouraged. In the landscaped buffer, utilization of a variety of ground covers that provide complete coverage without excessive maintenance or water usage is encouraged. The enhancement of entrances and exits of parking areas through the use of space defining elements such as stone or masonry gateway, trellises, low walls, piers, bollards, arbors, hedges, trees, or clustered landscape material is encouraged.

Standard 1: Landscaping. Wherever a surface parking lot abuts a public street or sidewalk, a three foot landscaped buffer should be provided between the property line and the freestanding buffering wall. Landscaping should consist of plant materials, such as trees, shrubs and planted ground cover.

Standard 2: Trees. Unless an approved streetscape plan has differing guidelines, trees should have a minimum canopy of twenty feet in diameter at maturity and should be planted and disbursed evenly throughout the parking lot at a ratio of one tree for every four parking spaces.

Standard 3: Irrigation. An automatic irrigation system should be included for all landscaped areas.

IV. Signage

Guideline: Encourage signage compatible with respect to the height, size, shape, location, and colors, of the structure on which it is placed to enhance the quality of the visual environment.

Standard 1: Compatibility. Projects or buildings that contain more than one storefront should have an overall planned and coordinated sign scheme that provides consistency with respect to height, size, shape, colors, and degree of illumination of individual signs.

Standard 2: Visual appeal. Signs should not conflict with the impact or visibility of adjacent signs, storefronts, or structures.

Standard 3: Aesthetics. All signs, including exposed backs of all signs, should be well maintained and in good repair.

Standard 4: Pole, Monument, Illuminated Architectural Canopy Signs, and Box/Cabinet/Can/Cannister Signs. Pole, Monument, Illuminated Architectural Canopy Signs as defined in Section 91.6202 of the Building and Safety Code and Box/Cabinet/Can/Cannister Signs shall be prohibited.

Standard 5: Off-site Signs. Off-site signs shall be prohibited.

Standard 6: Signs on Freestanding Walls and Fences. Signs on freestanding walls and fences shall be prohibited.

Standards 7: Blinking and Flashing Signs. Blinking and flashing signs, moving signs, and/or signs with any rotation or movement parts which give the appearance or impression of movement shall be prohibited.

Standard 8: Wall Signs.

- Wall signs should not be painted onto the facades.
- A wall sign should not cover the exterior of windows, doors, vents, or other openings that serve occupants of buildings.
- Wall signs should be constructed of channel or individual letters/logos of metal, stone, wood, or other non-illuminated, non-plastic material.
- Internally illuminated letters (routed/stenciled/embossed) may be plastic, but the face panels should not have any glossy reflective surfaces.

Standard 9: Mural Signs. Permitted by approval of the Cultural Affairs Commission. A mural should not cover architectural features or character-defining features of a facade.

Standard 10: Projecting Signs.

- Projecting signs may only be placed at a public entrance to a building or storefront where the entrance fronts a public street, private walkway, or plaza.

- The sign area of a projecting sign should be limited to sixteen square feet.

- No projecting sign should extend above the lowest point of the roof eave visible from the street.

- No projecting sign should project more than thirty inches from the building wall to where it is attached or extend above parapet line of the roof.

Standard 11: Window Signs. Only one window sign is allowed not to exceed 10 percent of the total window area. The content should be limited to the name of the business, hours of operation, or image of the product sold.

Standard 12: Sign Placement. Signs should be placed at or near the main front entrance of a building. In multi-tenant buildings, signs should be placed at or near the entrance of a storefront.

Standard 13: Sign Illumination. Signs should be illuminated externally except for individually cut channel letters that should be illuminated internally.

Standard 14: Sign Materials and Treatments. Acceptable sign materials and treatments include, but are not limited to:

a. Reverse channel letters with clear acrylic backing
b. Dimensional geometric shapes
c. Painted metal
d. Screens, grids, or mesh
e. Etched, polished or abraded metal
f. Neon
g. Opaque materials
h. Tiled signs

V. Commercial Rehabilitation for Historic Buildings

A. Guiding Standards

The following structures have been identified as contributing structures based on the definitions of the Historic Preservation Overlay ordinance [identified in the Historic Resources Final Report for the Northeast Los Angeles District Plan Area (Work Product 4D, August 2, 1990) and the Lincoln

Heights Historic Resources Survey (November 2003)] (See Appendix A):

2201, 2421-2427, 2621, 2624, 2701-2705, 2716, 2725, 2814, 2919, 3110, 3400, 3516 North Broadway and 2301, 2305, 2428-2430, 2432, 2440, 2450, 2470, 2526, 2532-2534 Daly Street

and are subject to the following guidelines and standards for Commercial Rehabilitation for Historic Buildings.

The following guidelines are from the Secretary of the Interior's Standards, for Rehabilitation of Historic Buildings.

Standard 1: The historic appearance of publicly visible facades should be preserved.

Standard 2: The historic nature of a structure should be preserved. Repair should be attempted before replacement.

Standard 3: Replacement elements should match the original in materials, design and finish as closely as possible.

Standard 4: If historic design elements have been lost, unauthentic elements should not be used. Every effort should be made to keep the original appearance of the structure, and to replicate that appearance.

Standard 5: New additions should be designed to be compatible with the massing, size, scale, and architectural features of a historic structure or site, while clearly reflecting the modern origin of the addition. Additions should be designed to preserve the significant historic fabric of contributing structures or sites.

B. Storefronts

Guideline: Typical historic storefront including a low base (bulkhead), a main store entrance at the center or the side, horizontal panes (transoms), and signage are encouraged.

Note: While some historic commercial structures, such as banks, may not have classic storefronts as a ground floor feature, the majority of structures within commercial areas are defined by their storefronts. Sometimes storefronts have been radically changed over the years through infill of windows, the exchange of doors, and an accumulation of signage obscuring storefront features.

Standard 1: Historic commercial entryways should be preserved, both in their form and their individual components.

Standard 2: If window or doors on a historic storefront must be replaced, they should be replaced in kind, matching the materials, dimensions, and glazing of the originals.

Standard 3: If an original storefront or its details are missing, replace them with new details of the same design as the originals if the original design is known. If the design is not known, the design of the storefront or storefront details should be compatible with the size of the opening and the style of the building.

Standard 4: The transparency of first floor storefront transom windows should be maintained. Painting or mirroring storefront or transom windows or entry door glazing should be avoided.

Standard 5: External signage which substantially blocks the transparency of storefront windows should be avoided.

Standard 6: Awnings should be similar in materials, design, and operation to those used historically. They should conform to the shape of the opening on which they are installed.

C. Windows and Doors

Guideline: Encourage the replacement windows or doors that match the originals in dimension, material, configuration and detail.

Note: Windows and doors define character through their shape, size, construction, arrangement on the facade, materials, and profile. In some cases, the color and texture of the glazing are also important.

Standard 1: Preserve the materials and design of historic openings and their surrounds, including hardware.

Standard 2: The historic pattern of openings on a facade should be maintained.

Standard 3: The size and proportions of historic openings on a facade should be maintained.

Standard 4: Filling in or altering the size of historic openings, especially on primary facades should be avoided.

Standard 5: Adding new openings to historic facades, especially on primary facades should be avoided.

Standard 6: Repair windows or doors instead of replacing them. When replacement of windows or doors is necessary, replacement windows or doors should match the historic windows or doors in

the size, shape, arrangement of panes, materials, hardware, method of construction, and profile.

Standard 7: Replacement windows or doors on the rear of side facades and the rear facade may vary in materials and method of construction from the historic windows or doors, although the arrangement of panes, size, and shape should be similar.

Standard 8: If a window or door is missing entirely, replace it with a new window or door of the same design as the original if the original design is known. If the design is not known, the design of the new window or door should be compatible with the size of the opening, and the style of the building.

Standard 9: Storm windows or doors should match the existing trim in finish color. Storm windows or doors should either be composed of one large pane of glass covering the entire window or door, or, in the case of operable storm windows, the sash size and replacement should match that of the window on which it is mounted.

Standard 10: Burglar or safety bars which are not original to a historic structure should not be installed on facades that can be seen by the public.

Standard 11: Bars or grillwork which is original to the structure should be retained.

D. Roofs

Guideline: Encourage important elements of historic roofs to include the roof form, the eave and cornice design, and any decorative or structural details that contribute to the character of the roof.

Roof pitch, materials, size, orientation, eave depth and configuration, and roof decoration are all distinct features that contribute to the character of a roof.

Standard 1: Preserve the historic roof form.

Standard 2: Preserve the historic eave depth or cornice design.

Standard 3: Historic cornice detail should be preserved in place wherever possible.

Standard 4: Historic specialty roofing materials, such as tile, slate, or built-up shingle should be preserved in place or replaced in kind.

Standard 5: Replacement roof materials on visible roofs should convey scale, texture, and color similar to those used originally.

Standard 6: Dormers should not be added or removed from historic roof lines.

Standard 7: Rooftop additions should be located to the rear of the structure and designed so as to minimize their impact on visible roof form.

E. Architectural Details

Guideline: Decorative details that are maintained and repaired in a manner that enhances their inherent qualities and maintains as much as possible of the original character are encouraged. Architectural details showcase superior craftsmanship and architectural design, add visual interest, and distinguish certain building styles and types.
Note: Features such as lintels, columns, and applied decoration were constructed with materials and finishes that are associated with particular styles, and are character-defining features.

Standard 1: Preserve original architectural details.

Standard 2: Deteriorated materials or features should be repaired in place, if possible.

Standard 3: When it is necessary to replace materials or features due to deterioration, replacement should be in kind, matching materials and design.

Standard 4: When original details have been lost and must be replaced, designs should be based on historic photographic evidence. If no such evidence exists, the design of replacement details should be based on a combination of physical evidence (indications in the structure itself) and evidence of similar elements on commercial structures of the same architectural style in the neighborhood.

Standard 5: Materials, such as masonry, that were not originally painted should remain unpainted.

Standard 6: Original building materials and details should not be covered with stucco or other materials. If stucco is resurfaced, care should be taken that details are not lost.

F. Building Materials

Guideline: Encourage the replacement of deteriorated building materials that is particular to the scale, texture, pattern, and detail of the original material. Replacing or concealing exterior wall materials with substitute materials is not appropriate.

Standard 1: Original building materials should be preserved whenever possible.

Standard 2: Repairs through consolidation or “patching in” are preferred to replacement.

Standard 3: Replacement materials that will match the original in appearance should be considered when original materials are unavailable or too costly.

Standard 4: Building materials that were not originally painted should not be painted.

Standard 5: Original building materials should not be covered with vinyl, stucco, or other finishes.

Standard 6: If resurfacing of a stucco surface is necessary, the surface applied should match the original in texture and finish.

C. Additions

Guideline: The form, design, placement of windows and doors, scale, materials, details, colors, and other features of new addictions are encouraged for compatibility with the original building. The impact of an addition on the original building can be significantly diminished by keeping the location and volume of the addition subordinate to the main structure.

Note: It is not appropriate for an addition to overpower the original building through height or size.

Standard 1: Additions should be located in the rear of the structure whenever possible, away from the main architectural facade.

Standard 2: Additions should be compatible in size, and scale with the original structure, although subordinate in massing.

Standard 3: Two-story additions to one-story buildings are strongly discouraged.

Standard 4: Additions should use similar finish materials and fenestration patterns as the original structure.

Standard 5: Rooftop additions should be located to the rear of the structure and the forms of the roof should echo those of the original structure.

Lincoln Heights Community Design Overlay District
HISTORIC RESOURCES

From: Historic Resources Final Report for the Northeast Los Angeles District Plan Map (Work Product 5D August 3, 1990) & Lincoln Heights Historic Resources Survey (November 2003)

LOCATION	HISTORIC NAME	EVALUATION	DESCRIPTION	SOURCE	PHOTO	PHOTO DATE
2201 N. Broadway	Federal Bank Building	c/5PD	Classical Revival, 1-story bank	LADOP 1989 Survey LAHCM #396 Part of the Lincoln Heights Neighborhood District Gebhard & Winter 1985 Unoff. Denr by SHPO	029-08	3/16/1990
2421-2427 N. Broadway	Lincoln Heights Chamber of Commerce Building	5PD	Art Deco, 1-story Commercial	LADP 1989 Survey Part of the Lincoln Heights Neighborhood District	029-17	3/16/1990
2421-2427 N. Broadway	Lincoln Heights Chamber of Commerce Building	5PD	Free-Standing Clock	LADOP 1989 Survey Part of the Lincoln Heights Neighborhood District	029-18	3/16/1990
2621 N. Broadway		5DP	Vernacular, 2-story Commercial	LADOP 1989 Survey Part of the Lincoln Heights Neighborhood District	029-19	3/16/1990
2624 N. Broadway		5PD	Art Deco, 2-story Theatre	LADOP 1989 Survey Part of the Lincoln Heights Neighborhood District	030-24	3/16/1990
2701-2713 N. Broadway		5DP	Vernacular/Classic AL Influence, 3-story Commercial	LADOP 1989 Survey Part of the Lincoln Heights Neighborhood District	029-20	3/16/1990
2716 N. Broadway		5PD	Commercial Vernacular/Deco Infl. 2-story Commercial Bldg.	LADOP 1989 Survey Part of the Lincoln Heights Neighborhood District Unofficially Denr. By SHPO	030-23	3/16/1990

LOCATION	HISTORIC NAME	EVALUATION	DESCRIPTION	SOURCE	PHOTO	PHOTO DATE
2725 N. Broadway		5DP	Classical Influence, 2-story Commercial	LADOP 1989 Survey Part of the Lincoln Heights Neighborhood District	029-23	3/16/1990
2814 N. Broadway		5PD	Colonial Revival, 2-story Mortuary	LADOP 1989 Survey Part of the Lincoln Heights Neighborhood District Unofficially Denr. By SHPO	030-22	3/16/1990
2919 N. Broadway		5PD	Renaissance Revival Influence, 2-story Apt. Bldg.	LADOP 1989 Survey Part of the Lincoln Heights Neighborhood District	029-25	3/16/1990
3110 N. Broadway	Horace B. Dibble House	3P/5PD	Eastlake/Queen Anne Infl., 2-story Residence	LADOP 1989 Survey LAHCM Monument #157 Part of the Lincoln Heights Neighborhood District Unofficially Denr. By SHPO	030-20	3/16/1990
3400 N. Broadway		5PD/5P	Utilitarian, 2-story Commercial	LADOP 1989 Survey Part of the Lincoln Heights Neighborhood District CRA LH1 1981A/H Survey	030-18	3/16/1990
3516 N. Broadway		5PD 5P	WPA Moderne, 2-Story Commercial	LADOP 1989 Survey Part of the Lincoln Heights Neighborhood District	030-14	3/16/1990
2301 Daly Street	Present Use: Duplex	5D	Craftsman Influence; 1-story Residence	Lincoln Heights Historic Resources Survey November, 2004	IMG_0420	5/8/2002
2305 Daly Street	Present Use: Quadraplex	5D	Hipped Roof Cottage, 1-story Residence (4 units on lot)	Lincoln Heights Historic Resources Survey November, 2004	IMG_0421	5/8/2002
2428-2430 Daly Street	Stores & Residence for David R. Gaynor	5D-AS	Moderne, 1-story Store Building	Lincoln Heights Historic Resources Survey November, 2004	IMG_1598	7/31/2002

LOCATION	HISTORIC NAME	EVALUATION	DESCRIPTION	SOURCE	PHOTO	PHOTO DATE
2432 Daly Street	Present Use: Stores and Residential	AS	Spanish Colonial Revival Office Court, 1-story Stores & Residential	Lincoln Heights Historic Resources Survey November, 2004	IMG_1597	7/31/2002
2440 Daly Street	Residence for Salvation Army	5D-AS	Commercial/Utilitarian, 1-story Religious	Lincoln Heights Historic Resources Survey November, 2004	IMG_1596	7/31/2002
2450 Daly Street	Warehouse for Southern California Telephone Co.	3S/5D1	Eclectic/Renaissance Influence, 2-story Warehouse	Lincoln Heights Historic Resources Survey November, 2004	IMG_1595	7/31/2002
2470 Daly Street		4S7/5D	Queen Anne, 2-story Stores & Residential	Lincoln Heights Historic Resources Survey November, 2004	IMG_1594	7/31/2002
2526 Daly Street		5D-AS	Commercial/Utilitarian, 1-story Stores & Residential	Lincoln Heights Historic Resources Survey November, 2004	IMG_1589	7/31/2002
2532-2534 Daly Street		5D-AS	Commercial/Utilitarian/Streamline, 3-story Stores & Residential	Lincoln Heights Historic Resources Survey November, 2004	IMG_1588	7/31/2002