

# APPENDIX

## CRENSHAW CORRIDOR SPECIFIC PLAN

# *Design Guidelines and Standards Manual*

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city of los angeles  
planning department  
community planning bureau  
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***The Crenshaw Corridor Specific Plan was established to ensure that land uses and development in the corridor occur in a manner which improves the functional and aesthetic quality of the corridor while enhancing and complimenting the surrounding community. The intent of the Specific Plan is to allow the Crenshaw Corridor to function as a vibrant commercial area while providing opportunities for guided development by regulating use, building height and scale, landscaping, parking, type and placement of signs and site design.***

***This Design Guidelines and Standards Manual supplements the Crenshaw Corridor Specific Plan. It has been written pursuant to the requirements of Section 1C of the Crenshaw Corridor Specific Plan and assists in achieving the Specific Plan' s objectives and purposes. The Design Manual provides guidelines and standards to improve the visual and physical appearance of commercial development, signs, landscape features, multiple-family development, and pedestrian areas. Amendments to these guidelines are subject to approval by the City Planning Commission (LAMC Section 13.08 D (c)).***

***The intent of these guidelines and standards is to provide direction for the design of the corridor, so that new development and alterations to existing structures make an aesthetic contribution to the built environment, provide public amenities, and enhance neighborhood identity. Where graphics are used to illustrate design concepts,***

***they should be viewed as representations of the guidelines or standards to depict their meaning and intent, and are not meant to convey exact design requirements. All projects, as defined by Specific Plan, shall comply with this Design Manual and all other applicable provisions of the LAMC.***

## I. DESIGN GUIDELINES AND STANDARDS FOR COMMERCIAL AND INDUSTRIAL PROJECTS

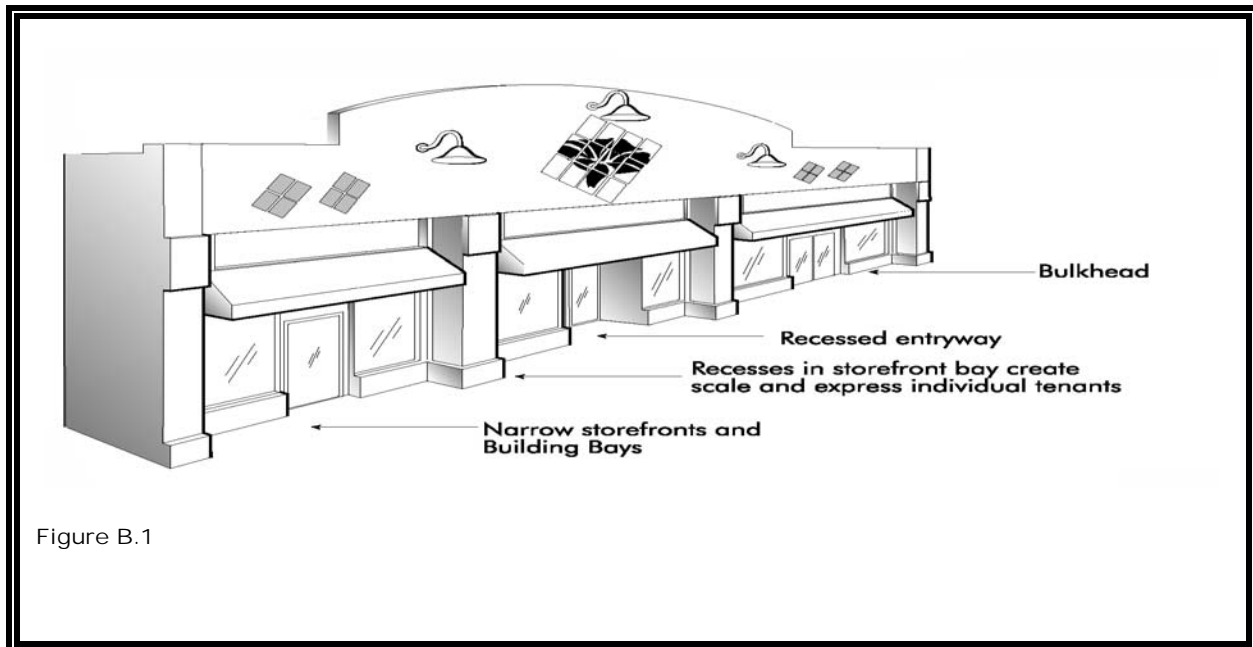
### A. ADVISORY DESIGN CRITERIA:

**Advisory Criteria:** Projects should be designed in order to utilize the site to its' fullest potential. Outdoor open spaces should be well-defined components of the site design, and are not to be viewed as left over space.

**Advisory Criteria:** Attention should be given to compatibility with adjacent buildings, orientation toward pedestrian arterial, light/shadow, placement of buffers and other elements which promote pedestrian orientation and use.

**Advisory Criteria:** Buildings should be well maintained and not allowed to deteriorate. Painted surfaces should be repainted as often as necessary and graffiti should be immediately removed from buildings. Removal of graffiti is the responsibility of the building owner and/or lessee.

**Advisory Criteria:** Consideration should be given to materials that contribute to energy conservation.



### B. ARCHITECTURAL & BUILDING DESIGN:

**DESIGN GUIDELINE 1:** Projects should be designed with articulation which provides variation and visual interest. New development should enhance the street frontage by providing continuity while providing views into businesses located along the pedestrian arterial. The mass, portion and scale of all new buildings and remodels should be at a pedestrian

scale. (Figure B.1)

**Design Standard 1a.**

Transparent building elements such as windows and doors should occupy a minimum of 50% of the exterior wall surface of the ground floor facade.

**Design Standard 1b.**

Transparent building elements such as windows and doors should occupy at least 40% 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.

**Design Standard 1c.**

All exterior building walls should provide a break in the plane, or a change in material, every 20 feet in horizontal length and every 15 feet in vertical length, created by an articulation or architectural detail, such as:

- A change in plane of at least 6 inches for a distance of not more than 20 feet.
- Recessed entryways, recessed windows, or pop out windows.
- Porticoes, building overhangs, projections or cantilevered designs.
- Other architectural features or building materials that create a visual break.

**Design Standard 1d.**

For all buildings more than one story in height, a horizontal element should be employed for the full length of the exterior building facade that distinguishes and provides definition for each floor utilizing such elements as:

- Horizontal molding
- Cornice lines
- Raised stucco designs that are raised at least 6 inches.

**Design Standard 1e.**

Not more than 30% of the total exterior surface area of any building facade or of any visible side or rear elevation should be free from architectural features or articulation(s).

**DESIGN GUIDELINE 2.** Promote architectural interest while enhancing existing themes or styles.

**Design Standard 2a.** In-fill development should take into consideration, and where appropriate, reflect and/or compliment existing themes, colors and use of adjacent parcels.

**Design Standard 2b.** All buildings should apply at least two types of complementary building materials to exterior building facades. Accents such as decorative glass block, brick, or tile, are materials that are encouraged as accents.

**Design Standard 2c.** Building materials such as brick, stone, metal, glass, tile or any similar material should be employed to provide relief to untreated portions of exterior building facades.

**Design Standard 2d.** A variety of paint colors may be used. Color schemes should be simple, harmonious and compliment adjacent structures, particularly where specific architectural/historical themes exist. Accent colors are encouraged.

**Design Standard 2e.** Desired colors for large scale areas/projects, should include, but are not limited to, earth-tones such as warm beige and grays.

**Design Standard 2f.** Awnings may be used in moderation to create shade and architectural interest. Awnings should be constructed of high quality, substantial materials, and should be maintained in good condition and replaced periodically. Awning color should compliment structure and/or existing architectural/historical theme(s). ***Awnings to be used as a remodel element are subject to the qualifications set forth under this section.***

**Design Standard 2g.** All paint products, awning fabrics and other color elements should be durable and fade resistant.

**DESIGN GUIDELINE 3.** Promote a feeling of safety while encouraging and enhancing pedestrian orientation.

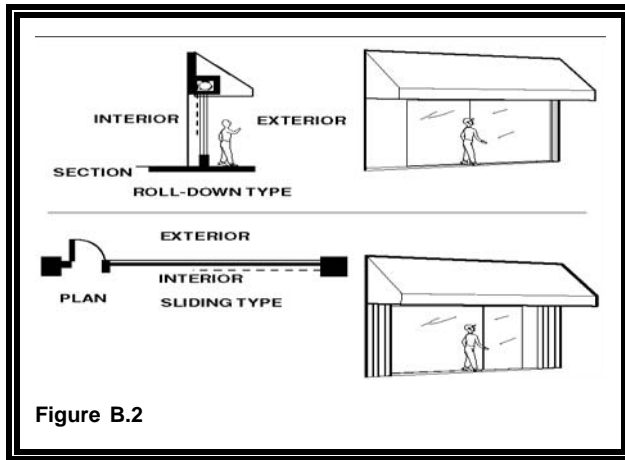


Figure B.2

**Design Standard 3b.**

No security barrier shall be placed on the exterior of any portion of any facade of any enclosed building. Any security barrier in place on the exterior of the facade of an enclosed building legally permitted prior to the adoption of the Specific Plan Ordinance, may remain in place until a new Certificate of Occupancy is issued for the structure on which the barrier is located. The security barrier shall be removed within 180 days of the date of issuance of the Certificate of Occupancy. Alternative methods such as interior electronic security and fire alarm systems are encouraged.

**Design Standard 3b.**

**Interior Security Barriers.** All security barriers placed on the interiors of the facade of the enclosed buildings shall conform with the following standards: (Figure B.2)

- Security barriers shall be screened from public view, integrated into the design of the building and retracted during normal business/operation hours;
- Vertical or horizontal folding accordion grills in front of building facades are prohibited;
- Rolled down security barriers shall afford views into the establishment.

**Design Standard 3c.**

Exterior barriers would be permitted if interior barriers, structurally could not be installed. (The exterior barrier would have to meet the interior barrier design standards)

**DESIGN GUIDELINE 4.** Incorporate architectural, ancillary, and open

space features into the overall design of the project.

**Design Standard 4a.** All architectural screening devices should be designed as an integral part of the building architecture.

**Design Standard 4b.** All surface or ground mounted mechanical equipment, including transformers, terminal boxes, pull boxes, air conditioner condensers, gas meters and electric meter cabinets should be screened from public view and/or treated to match the materials and colors of the building which they serve.

**Design Standard 4c.** Courtyards and outdoor areas should include seating/eating areas, landscaping which provides shade, sculpture and/or water elements and should maximize the hours of exposure to the sun to the greatest extent possible.

#### **C. ROOFS AND ROOF TOP EQUIPMENT:**

**DESIGN GUIDELINE 5.** Roof top equipment and building appurtenances should be screened from public view or architecturally integrated into the design of the building.

**Design Standard 5a.** **Flat Roofs:** Building equipment and ducts on flat roofs should be screened from view from any street, public right-of-way or adjacent property. The screening should be solid and match the exterior materials, design and color of the building.

**Design Standard 5b.** **Pitched Roofs:** Building equipment and ducts on pitched roofs should be screened from view from any street, public right-of-way or adjacent property. The pitched roof should be designed and constructed to accommodate roof-mounted equipment. A platform should be constructed and recessed into the roof such that one side of the equipment should be below the pitch of the roof. The remainder of the equipment and ducts which are above the roof pitch should be screen from view.

**Design Standard 5c.** **Parapet Roof:** The parapet roof should be designed and constructed to accommodate roof-mounted equipment. Any portion of the equipment or ducts which are above the parapet should be

screened from view from any street, public right-of-way or adjacent property. The screening should be solid and match the exterior building material, design and color of the building.

#### D. STORAGE, TRASH AND LOADING AREAS:

##### **DESIGN GUIDELINE 6.**

Loading, storage and trash areas should be attractive, well-defined and located where there will be minimal negative impact, physical or visual, on pedestrians, the flow of traffic, or adjacent uses. (Figure D.1)

##### **Design Standard 6a.**

A trash enclosure is required for all projects. The enclosure should be designed in conformance to the following requirements:

- Trash enclosures should be enclosed by a minimum five foot high, decorative masonry wall.
- Each trash area should have a separate, enclosed area for recyclable materials.

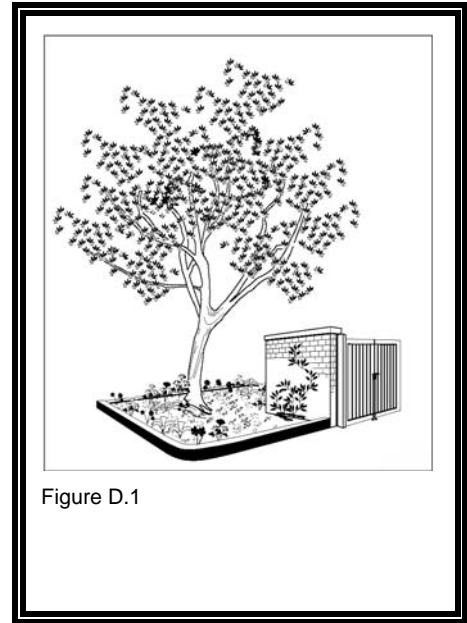


Figure D.1

#### E. LIGHT AND GLARE:

**DESIGN GUIDELINE 7.** Minimize glare upon adjacent properties.

**Design Standard 7a.** On-site lighting should be installed along all vehicular access ways and pedestrian walkways. Such lighting should be directed onto the driveways and walkways within the development and away from adjacent properties.

**Design Standard 7b.** All other on-site lighting should be shielded and directed onto the site. No floodlighting should be located so as to shine directly onto any adjacent residential property. This condition should

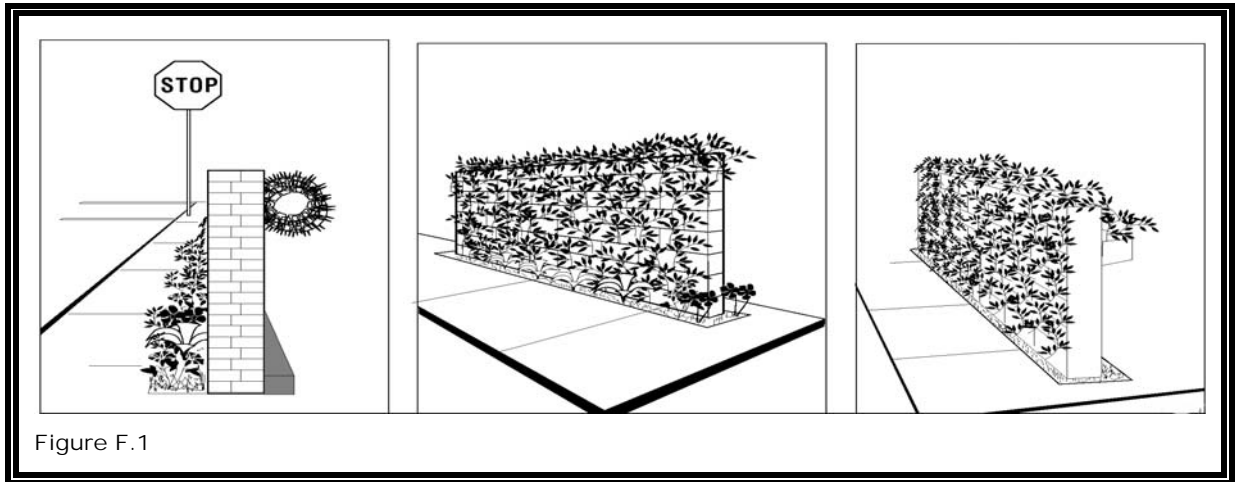
not preclude the installation of low-level security lighting.

**Advisory Design Criteria:** All exterior lighting fixtures should be compatible with the architectural design of the building.

**Advisory Design Criteria:** Indirect lighting or "wall washing" and overhead down lighting is encouraged.

#### **F. FREESTANDING WALLS:**

**DESIGN GUIDELINE 8.** Provide landscaping for freestanding walls parallel to public streets.



**Design Standard 8a.** Freestanding walls located parallel to and visible from a public street should provide a minimum three-foot wide landscaped buffer for the length of the wall adjacent to that public street, with a maximum height of four feet. The landscaped buffer should contain clinging vines, oleander trees or similar vegetation capable of covering or screening the length of such wall, and should include the installation of an automatic irrigation system. Chain-link, barbed-wire and wrought iron are not permitted. (Figure F.1)

#### **G. REPAIR AND SERVICE SHOPS NOT FULLY ENCLOSED:**

**DESIGN GUIDELINE 9.** All repair and service uses, such as tire shops, auto tune-up, car washes, appliance repair and other similar uses that are not fully enclosed should be screened from adjacent residential uses and from the main commercial street where the use is fronting.

**Design Standard 9a.** A solid decorative wall, at least six feet in height, should be provided along the rear property line of any lot that abuts or is directly across the street or alley from any residential use or R zoned lot. Wall may be gated to facilitate access to loading areas.

**Advisory Design Criteria.** Wall should be designed with treatment to deter graffiti such as clinging vines, oleander trees or similar vegetation capable of covering or screening the length of such wall along portion facing R zoned lot(s) or other.

**Design Standard 9b.** A three-foot landscaped setback should be provided along the front property line of all lots. The landscaped setback should include a solid three and one-half foot high wall along the property line and the remainder of the setback adjacent to the public right-of-way should be fully landscaped with ground cover. This setback should contain one 15 gallon tree for every 20 lineal feet. The setback area should also contain an automatic irrigation system.

#### **H. LANDSCAPING:**

**DESIGN GUIDELINE 10.** Landscape features, (which include but are not limited to: plant material; signs; walkways; benches and fountains) should be maintained in good condition both in structural integrity and cosmetic appearance.

**Advisory Design Criteria.** Property owners are responsible for maintenance of landscape features located on private property.

**Advisory Design Criteria.** All vegetation should be watered, fertilized, trimmed and maintained in good condition.

**Advisory Design Criteria.** Landscaped areas should be planned and designed as an integral part of each project.

**Advisory Design Criteria.** The type, quantity and placement of landscape materials should be selected for their structure, texture, color and compatibility with the design of the site.

**Advisory Design Criteria.** All new and rehabilitation projects should include an abundance of living plant materials, which should be used to create and enhance architectural variety and security.

**Advisory Design Criteria.** Plants should not create inappropriate visual or physical barriers for vehicles or pedestrians.

**DESIGN GUIDELINE 11.** Develop projects that have a coordinated landscape plan and include abundant plant materials and features.



#### ENTRANCES:

**Design Standard 11a.** Landscaping which includes grouping of plant materials, consisting of small trees, shrubs, planter boxes or tubs of flowers should be placed at entrances to courtyards and along walkways. Within the Leimert Park Village such features should be allowed at entrances to businesses.

## LIGHTING:

**Design Standard 11b.** Lighting should not impede upon adjacent properties.

**Advisory Design Criteria.** Lighting is encouraged to highlight landscape features and to enhance security/safety along walkways, paths and open spaces.

## SIDE AND REAR YARDS:

**Design Standard 11c.** Side and rear yards should be landscaped using plant materials similar to those used in the front yard or entrance of a project. Where side and rear yards include entrances to buildings or structures, these entrances should be subject to provisions listed above (See Entrances, this section).

## SURFACE PARKING:

**Advisory Design Criteria.** A minimum of 7% of the total area of a surface parking lot is to be landscaped in accordance with the following standards.

**Advisory Design Criteria.** The landscaped buffer provided pursuant to this section may be included as part of the landscape calculation, (Trees provided within the landscape buffer may also be applied toward the tree requirements).

**Design Standard 11d.** All surface parking lots should contain one tree for every 4 parking spaces and such trees should be dispersed evenly throughout the parking lot.

**Design Standard 11e.** Wherever a surface parking lot abuts a public street, public sidewalk or public alley, a three foot landscaped buffer should be provided, that should contain one 15 gallon tree every 20 lineal feet.

**Design Standard 11f.** A three and one-half foot solid decorative wall should be provided along the property line facing such public right-of-way.

**Design Standard 11g.** Wherever a surface parking lot abuts, or is directly across an alley from any residential use or R zoned lot, a solid decorative wall, at least six feet in height, should be erected along the perimeter of

the parking area facing such residential use or R zoned lot. A minimum three foot wide landscaped buffer should be installed along the residential side of this wall and planted with ground cover. The wall should be designed with graffiti deterring plant covering or material.

**Design Standard 11h.** An automatic irrigation system should be installed for all landscaped areas.

**Design Standard 11i.** Surface parking lots, parking structures, garages and carports shall always be to the rear of the buildings.

## **I. PAVING/SIDEWALKS.**

**DESIGN GUIDELINE 12.** The use of paving materials is encouraged to emphasize entries, pedestrian activities and special gathering areas.

**Design Standard 12a.** Large, continuous areas of unbroken plain concrete are prohibited. These areas should be interspersed with other paving materials or with plant materials, which can include the following:

- Integrated color cement with salt finish
- Stamped Concrete
- Brick and tiles
- Precast pavers
- Murals/ artwork by local artists

## **J. PARKING STRUCTURES:**

**DESIGN GUIDELINE 13.** Incorporate the design of parking structures to the building(s) which it serves.

**Design Standard 13a.** The exterior elevations of all parking structures having any frontage along any major commercial street should be designed to match the style, materials and color of the main building by incorporating all or some of the design elements used for the main facade of the building it serves, such that there is no notable differentiation between the parking and non-parking structure. Parking structures fronting major or

secondary highways shall have commercial or other non-residential uses, to a minimum depth of 25 feet, on the ground floor level.

**Design Standard 13b.** Along all other street frontages, if a parking structure is not architecturally integrated with the design of the main building, then the parking structure wall should be screened by a minimum, three foot wide landscaped setback. The landscaped buffer should conform to the following:

1. One 24" box tree, not less than ten feet in height at the time of planting, should be planted at a ratio of one for every 20 lineal feet; or
2. Vegetation with a minimum height of three feet at maturity should be planted over the entire landscaped setback; or
3. The landscaped setback should contain clinging vines, oleander trees or similar vegetation capable of covering or screening the length of the adjacent wall up to a height of at least nine feet.

**Design Standard 13c.** An automatic irrigation system should be installed within the landscaped buffer.

**Design Standard 13d.** Wherever a parking structure abuts, or is directly across an alley or public street from any residential zone or residential use, the wall facing such residential use or zone should conform to the following:

- a. Solid decorative walls or decorative baffles to block light and deflect noise should be installed along the sides of the structure which face residential uses or zones.
- b. Solid spandrel panels a minimum of 3-feet-6-inches in height should be installed at the ramps of the structure which are adjacent to residential uses or zones so as to minimize headlight are.
- c. Light standards on any

uncovered, above ground level areas of the structure should not be higher than the adjacent perimeter walls.

- d. Garage floors and ramps should be constructed with textured surfaces to minimize tire squeal noises.
- e. A landscaped buffer should be provided in conformance to the standards set forth above along the sides of the structure which face any residential uses or zones.\

**K. SIGNS:**



**DESIGN GUIDELINE 14.** Signs within the Crenshaw corridor Specific Plan are intended to provide identification of businesses and to assist pedestrians and vehicular traffic, and to identify specific communities, events and local monuments.

**See the Crenshaw Corridor Specific Plan Sign Matrix for additional sign requirements.**

**Advisory Design Criteria.** Signs should be constructed of high quality materials well maintained and designed to coordinate with the design of the building and/or site.

**Design Standard 14a.** Projects and/or buildings containing multiple entrances and frontages should have a planned, coordinated sign program.

**Design Standard 14b.** Materials, colors, design and presentation of signs should be easy to see and read. A maximum of three colors may be used.

**Design Standard 14c.** Signs should not dominate or obscure the architectural elements of building facades, roofs or landscaped areas.

**Design Standard 14d.** All signs should be located and screened and buffered so that they are structurally safe. Illumination sources for all signs should be hidden from view.

**Design Standard 14e.** The illumination of signs adjacent to

residential areas should be of the lowest possible level that allows for adequate identification and readability while emitting minimum glare.

## II. ADDITIONAL GUIDELINES AND STANDARDS FOR COMMERCIAL PROJECTS LOCATED WITHIN PEDESTRIAN ORIENTED AREAS

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### A. GROUND FLOOR USES:

**DESIGN GUIDELINE 1.** Create an environment that promotes pedestrian orientation and use.

***Design Standard 1a.*** At least 75% of the ground floor frontage of any building, including any portion of a building used for parking, should be devoted to retail or commercial service uses.

### B. SITE DESIGN:



**DESIGN GUIDELINE 2.** Locate structures toward the main commercial street where the parcel is located in order to avoid pedestrian/vehicular conflicts.

***Design Standard 2a.*** Primary retail and community-oriented uses should be located to allow easy access to pedestrians. Secondary uses should be located where they do not detract from the pedestrian experience.

***Design Standard 2b.*** All buildings should provide a Pedestrian Entrance at the front of the building for each business that fronts on a main commercial street, even when rear public entrances are provided. Clearly defined pedestrian walkways should be provided, and shown on the site plan, to connect building entrances to parking areas.

***Design Standard 2c.*** Pedestrian walkways that are located parallel to, and abutting any driveway,

should be a minimum of five feet wide and should include a two foot landscaped buffer between the pedestrian walk and the driveway. However, this requirement will not be applicable to any commercial project that provides through pedestrian access from the rear of the building to the front entrances of a building via an arcade or pedestrian path.

**Design Standard 2d.** Wherever a pedestrian walkway and a driveway run parallel for more than 50 lineal feet, speed bumps should be provided on the driveway at a distance of no more than 50 feet apart.

**Design Standard 2e.** Pedestrian "drop off" areas located at street level, which do not impede foot traffic or sidewalk width, are required.

**Design Standard 2f.** 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 building.

**Design Standard 2g.** Surface parking should be located to the rear of all structures if vehicular access is available to the rear of the parcel either via an alley or a public street, or

**Design Standard 2h.** Where no vehicular access is available from the rear of any lot, parking should be provided to the rear of a lot via a "flag" parking lay out. For mid-block lots that do not have through access to an alley or public street at the rear, and where creation of a flag parking lot results in a loss of 10% or more of the building frontage, a waiver from this requirement may be requested.

***Criteria: for granting a waiver.*** Applicant should submit alternative site plan scenarios with calculations showing frontage that would be lost. Applicant should incorporate design mitigation measures to ensure the intent of this criteria is not undermined.

**Design Standard 2i.** Wherever a project must take its access from a "main commercial street", only one curb cut should be permitted for every 150 feet of street frontage on the "main commercial street". Such curb cuts should be a maximum width of 20 feet,

unless otherwise required by the Department of Transportation.

**Design Standard 2j.** The site plan should identify and distinguish the locations of all ancillary structures or service areas, pedestrian walkways, vehicular paths, loading areas, passenger drop-off areas, trash enclosures and landscaped areas.

**Design Standard 2k.** When new utility service is installed in conjunction with new or existing development, all proposed utilities on a project site should be placed underground.

### III. DESIGN GUIDELINES AND STANDARDS FOR MULTIPLE-FAMILY RESIDENTIAL PROJECTS

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These guidelines and standards should apply to new residential projects of five units or more.

#### A. SITE PLAN:

**DESIGN GUIDELINE 1:** Create a space around which the building is designed that serves as an amenity for residents and increases the quality of the environment.

**Design Standard 1a.** All multiple-family residential development, not located within a mixed use project, should be designed around a landscaped focal point or courtyard.

**Design Standard 1b.** A pedestrian entrance should be provided at the front of every project. The pedestrian entrance should provide a view to an interior courtyard or landscaped open space area. The entrance should be emphasized by employing one of the following paving treatments:

- Brick or Tile
- Precast Pavers
- Stamped Concrete

**Design Standard 1c.** A pedestrian entrance should be provided for every 150 feet of building frontage.

#### B. OPEN SPACE REQUIREMENTS:

**DESIGN GUIDELINE 2:** Provide open space within a project that is usable and well designed.

**Design Standard 2a.** All open space required above should provide a surface which prevents dust and allows for convenient outdoor activities, especially for children. Such surface should be any practicable combination of lawn, garden, flagstone, wood planking or other serviceable dust-free surfacing. Concrete and asphalt should be permitted subject to the restrictions below.

1. No portion of the required open space should have a dimension less than 20 feet.
2. Slope should not exceed 10%.
3. Off-street parking, loading areas, driveways and service areas should not be counted as open space.

**Design Standard 2c.** At least 30 % of the required open space should be landscaped.

**Design Standard 2d.** Projects that provide private usable open space, such as balconies or patios, with a minimum dimension of four feet for balconies and six feet for patios may reduce the required open space directly commensurate with the amount of private space provided. However, at no time should common open space be less than 350 square feet for projects under 10 units and 600 square feet for projects of 10 units or more.

**Design Standard 2e.** An automatic irrigation system should be installed within all landscaped areas, prior to the issuance of a Certificate of Occupancy by the Department of Building and Safety.

## **C. DESIGN:**

**DESIGN GUIDELINE 3:** Design all buildings with a quality and character that improves community appearance by avoiding excessive variety and monotonous repetition. To achieve this, the volume of all buildings should be composed of a variety of forms, contrasting shapes and should employ attractive and complementary building materials and architectural features.

**Design Standard 3a.** Plaster or stucco finishes should not occupy more than 60% of the surface area of any exterior on for each floor.

**Design Standard 3b.** The exterior finish on all balconies should employ a finish material that is different, from the finish material employed on the primary body of the building.

**Design Standard 3c.** All building fixtures, awnings, security gates etc. should complement and be architecturally integrated to the design

of the building.

**Design Standard 3d.** All surface or ground mounted mechanical equipment, including transformers, terminal boxes, pull boxes, air conditioner condensers, gas meters and electric meter cabinets should be screened from public view and/or treated to match the materials and colors of the building which they serve.

**Design Standard 3e.** All exterior building walls should provide a break in the plane, or a change in material, every 20 feet in horizontal length and every 15 feet in vertical length, created by an articulation or architectural detail, such as:

- A change in plane of at least 18 inches.
- Windows that are recessed at least six inches.
- Incorporation of varied window treatments such as multi-pane, octagonal, circular, greenhouse or bay windows or other fenestration.
- Perforations on the surface of the building plane.
- Building overhangs, porticoes, or projections.
- Terraces, balconies or cantilevered designs.
- Wood accents and wood trim for windows and doors.
- Other architectural features or building materials that create a Visual break.

**D. ROOFS AND ROOFTOP EQUIPMENT:DESIGN GUIDELINE 4:**

Screen all roof top equipment and building appurtenances from view of adjacent properties by integrating architecturally into the design of the building

**Design Standard 4a.** Design of all rooftop equipment and building appurtenances shall comply to the requirements set forth in SECTION C. **DESIGN** of this chapter.

**Design Standard 4b.** All roof lines in excess of forty feet should be broken up through the use of gables, dormers, plant-ons or cutouts.

#### **E. STORAGE AND TRASH AREAS:**

**DESIGN GUIDELINE 5:** Design trash and storage areas which are safe, attractive and secure.

**Design Standard 5a.** Trash enclosures should be enclosed by a minimum five foot high, decorative masonry wall;

**Design Standard 5b.** A minimum of one trash area should be provided for every ten units;

**Design Standard 5c.** Trash area should be located no more than 200 feet from the most remote unit it serves.

#### **F. FREESTANDING AND RETAINING WALLS:**

**DESIGN GUIDELINE 6:** Design walls that are architecturally interesting and compliment architectural styles and/or themes.

**Design Standard 6a.** All freestanding walls should provide a break in the plane, or a change in material, or an opening in the surface of the wall, every 20 feet in horizontal length or by an articulation or architectural detail, such as:

- A staggered wall.
- An indentation in the wall.
- A symmetrical spacing of columns.

**Design Standard 6b.** All retaining walls should be treated in a similar manner as the project's buildings, employing compatible materials, colors and finishes.

## **G. PARKING STRUCTURES:**

**DESIGN GUIDELINE 7:** Incorporate the design of parking structures to the building(s) which it serves.

**Design Standard 7a.** The exterior elevations of all parking structures should be designed to match the style, materials and color of the main building.

**Design Standard 7b.** Wherever above grade parking is provided, architectural perforations or other wall openings should be provided to allow sunlight to penetrate the interior parking area and to break up the exterior plane of the parking wall. At least 20% of the exterior wall surface should consist of openings.

**Design Standard 7c.** Wherever above grade parking abuts any public street, a minimum 5 foot landscaped setback should be provided along the exterior walls of the parking structure in accordance with the following standards:

1. One 36 inch box tree every 20 feet.
2. Ground cover on 80% of the surface area.
3. A raised planter, three feet in height, and two feet in depth (from the exterior wall) to soften the parking wall.

**Design Standard 7d.** All surface parking lots should conform to the landscape requirements contained in Landscape section.