



RESIDENTIAL CITYWIDE DESIGN GUIDELINES

Multi-Family Residential & Commercial Mixed-Use
Projects

Checklist for Project Submittal

Submit a completed copy of this checklist with the Master Land Use Application if the project meets all of the following criteria:

A discretionary Planning Department application that:

- 1) Requires a building permit, and
- 2) The building or structure is visible from the public right-of-way, and
- 3) The project involves the construction of, addition to or exterior alteration of any building or structure.

Single-family homes are exempt. Small lot subdivisions will be exempt when the Small Lot Design Guidelines are issued.

Refer to the Residential Citywide Design Guidelines when filling out this checklist. The Residential Citywide Design Guidelines are available on www.cityplanning.lacity.org or at www.UrbanDesignLA.com. It is important to remember they are performance goals, not zoning regulations or development standards and therefore do not supersede regulations in the municipal code.

Complete this checklist with respect to the proposed project. **For any "No" or "N/A" marks, applicant must supply a written justification at the end of the checklist or as an attachment. Applications that do not meet specific guidelines applicable to the project should provide rationale for the design and explain how the project will meet the overall intent of the objective.**

If an adopted and required community-specific guideline such as the Community Plan Urban Design chapter, specific plan, or Downtown Design Guideline varies from the Citywide Design Guidelines, then the community-specific guideline shall prevail.

See the Notes section at the end of the checklist for applicability and compliance.

Case Number: <u>CPC 2015-2025</u>
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OBJECTIVE 1: Consider Neighborhood Context & Linkages in Building & Site Design

Indicate which (if any) of the following methodologies you applied in your project.

1.1 Site Planning:

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Works with the natural topography of the site to avoid dramatic and unnecessary grade changes by utilizing landform grading.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	On hillside lots, uses smaller terraced retaining walls to avoid massive blank wall faces. Uses the site's natural topography to terrace the structure along the hillside.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Creates 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, activates the area with a courtyard or "outdoor room" adjacent to the street by incorporating residential amenities such as seating or water features, for example.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	In small lot subdivisions where there is an existing average prevailing setback, applies the setback to provide continuity along the street edge.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Locates 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.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Uses 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.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Provides direct paths of travel for pedestrian destinations within large developments. Especially near transit lines, creates primary entrances for pedestrians that are safe, easily accessible, and a short distance from transit stops.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	In dense neighborhoods, incorporates 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.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Activates 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.	<input type="checkbox"/>

- Incorporates transitions such as landscaping, paving, porches, stoops, and canopies at individual entrances, and from the sidewalk to the front door. These methods should not protrude into required yards or negatively impact the overall street wall.

1.2 Building Orientation

YES NO N/A

STAFF REVIEW

- 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-Median 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.
- Locate gathering spaces such as gyms, recreation rooms, and community space at the ground level and accessible to the street.

1.3 Entrances

YES NO N/A

STAFF REVIEW

- 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.
- 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.
- Ensure that the main entrance and entry approach can accommodate persons of all mobility levels.
- 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.
- 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.
- 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.
- 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.

1.4 Relationship to Adjacent Buildings

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	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.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	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.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	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.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	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.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Plant trees, shrubs, and vines to screen walls between property lines. Use decorative walls that include a change in color, material and texture.	<input type="checkbox"/>

Does the project meet the overall intent of Objective 1: Consider Neighborhood Context & Linkages in Building and Site Design?		
YES	NO	STAFF INITIALS
<input checked="" type="radio"/>	<input type="radio"/>	_____
(See page 13 for explanation)		

OBJECTIVE 2: Employ Distinguishable and Attractive Building Design

Indicate which (if any) of the following methodologies you applied in your project.

2.1 Building Façade:

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Add architectural details to enhance scale and interest on the building façade 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.	<input type="checkbox"/>

- Design multi-family buildings to convey individual residential uses, even when applying a modern aesthetic. Modulated facades can prevent residential buildings from appearing commercial.
- Layer building architectural features to emphasize certain features of the building such as entries, corners, and organization of units.
- Alternate different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades.
- 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.
- Treat all facades of the building with an equal level of detail, articulation, and architectural rigor.
- Integrate varied roof lines through the use of sloping roofs, modulated building heights, gables, dormers, or innovative architectural solutions.
- 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.
- 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.
- Orient windows on street facing units toward public streets, rather than inward, to contribute to neighborhood safety and provide design interest.
- Orient interior unit spaces so that larger windows for more public rooms, such as living and dining areas, face onto the street.
- Design balconies such that their size and location maximize their intended use for open space. Avoid "tacked on" balconies with limited purpose or function.

2.2 Building Materials:

- | YES | NO | N/A | | STAFF
REVIEW |
|----------------------------------|-----------------------|-----------------------|--|--------------------------|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Approach character-defining details in a manner that is true to a style of Architecture or common theme. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Apply trim, metal- and woodwork, lighting, and other details in a harmonious manner, consistent with the proportions and scale of the building(s). | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | 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. | <input type="checkbox"/> |

- Apply changes in material purposefully and in a manner corresponding to variations in building mass.
- 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.
- Exterior bars on windows convey an environment of hostility and are therefore strongly discouraged.

**Does the project meet the overall intent of Objective 2:
Employ Distinguishable and Attractive Building Design?**

YES NO STAFF INITIALS

(See page 13 for explanation) _____

OBJECTIVE 3: Provide Pedestrian Connections Within and Around the Project

Indicate which (if any) of the following methodologies you applied in your project.

3.1 Sidewalks:

YES	NO	N/A		STAFF REVIEW
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	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.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	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.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Create continuous and predominantly straight sidewalks and open space. Reconstruct abandoned driveways as sidewalks.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	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.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	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.	<input type="checkbox"/>

- 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.
- Provide lights on sidewalks to encourage and extend safe pedestrian activities into the evening.
- 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.

3.2 Crosswalks/Street Crossings for Large-Scale Developments

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Incorporate features such as white markings, signage, and lighting so that pedestrian crossings are visible to moving vehicles during the day and at night.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	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.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	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.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	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.	<input type="checkbox"/>

3.3 On-Street Parking:

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	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.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Provide angled or parallel on-street parking to maximize the safety of bicyclists and other vehicular traffic.	<input type="checkbox"/>

**Does the project meet the overall intent of Objective 3:
Provide Pedestrian Connections Within and Around the Project?**

YES NO

STAFF INITIALS

(See page 13 for explanation)

OBJECTIVE 4: Minimize the Appearance of Driveways and Parking Areas

Indicate which (if any) of the following methodologies you applied in your project.

4.1 Off-Street Parking and Driveways

YES NO N/A

STAFF
REVIEW

- | | | | | |
|----------------------------------|-----------------------|----------------------------------|--|--------------------------|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | 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. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Maintain continuity of the sidewalk by minimizing the number of curb cuts for driveways and utilizing alleys for access and egress. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Provide drop-off areas for large-scale residential projects to the side or rear of the building. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | 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. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Wrap structured parking with active uses such as housing units or retail spaces on the ground floor. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 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. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Mitigate the impact of parking visible to the street with the use of planting and landscape walls tall enough to screen headlights. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Illuminate all parking areas and pedestrian walkways to improve safety. Avoid unintended spillover impacts onto adjacent properties. | <input type="checkbox"/> |

- 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.
- When multiple units share a common driveway lined with individual garages, provide distinguishable pedestrian paths to connect parking areas to individual or common entries.

**Does the project meet the overall intent of Objective 4:
Minimize the Appearance of Driveways and Parking Areas?**

YES NO STAFF INITIALS

(See page 13 for explanation) _____

OBJECTIVE 5: Utilize Open Areas and Landscape Opportunities to their Full Potential

Indicate which (if any) of the following methodologies you applied in your project.

5.1 On-Site Landscaping:

- | YES | NO | N/A | STAFF REVIEW |
|---|-----------------------|-----------------------|--------------------------|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="checkbox"/> |
| Retain mature and healthy vegetation and trees when developing a site. | | | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="checkbox"/> |
| 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. | | | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="checkbox"/> |
| Design open areas to maintain a balance of landscaping and paved area. | | | |
| YES | NO | N/A | STAFF REVIEW |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="checkbox"/> |
| 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. | | | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="checkbox"/> |
| Facilitate sustainable water use by using automated watering systems and drip irrigation to water landscaped areas. | | | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="checkbox"/> |
| 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. | | | |

- In addition to street trees, provide canopy trees in planting areas for shade and energy efficiency, especially on south and southwest facing façades.
- 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.

5.2 Open Space and Recreational Activities:

- | YES | NO | N/A | | STAFF REVIEW |
|----------------------------------|-----------------------|-----------------------|---|--------------------------|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | 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. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | 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. | <input type="checkbox"/> |

5.2 Open Space and Recreational Activities (continued):

- | YES | NO | N/A | | STAFF REVIEW |
|----------------------------------|-----------------------|-----------------------|---|--------------------------|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Provide balconies to augment, rather than substitute for actively used common open spaces and recreational areas. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Provide common amenities such as community gardens and tot lots. | <input type="checkbox"/> |

**Does the project meet the overall intent of Objective 5:
Utilize Open Areas and Landscaping Opportunities to their Full Potential?**

YES	NO		STAFF INITIALS
<input checked="" type="radio"/>	<input type="radio"/>	(See page 13 for explanation)	_____

OBJECTIVE 6: Improve the Streetscape Experience by Reducing Visual Clutter

Indicate which (if any) of the following methodologies you applied in your project.

6.1 Building Signage:

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Place signs so they do not dominate or obscure the architectural elements of the building design.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	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.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	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.	<input type="checkbox"/>

6.2 Lighting and Security:

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	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.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Install lighting fixtures to accent and complement architectural details at night to establish a façade pattern and animate a building's architectural features.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Utilize adequate, uniform, and glare-free lighting, such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage.	<input type="checkbox"/>

6.3 Utilities:

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	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.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	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.	<input type="checkbox"/>

- Screen rooftop equipment such as air conditioning units, antennas and communication equipment, mechanical equipment, and vents from the public right-of-way.
- Hide trash enclosures within parking garages so that they are not visible to passersby. Screen outdoor standalone 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.
- Locate noise and odor-generating functions in enclosed structures so as not to create a nuisance for building residents or adjacent neighbors.

Does the project meet the overall intent of Objective 6: Improve the Streetscape Experience by Reducing Visual Clutter?		
YES	NO	STAFF INITIALS
<input checked="" type="radio"/>	<input type="radio"/> (See page 13 for explanation)	_____

Notes

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, designated historic properties and historic districts. This policy applies to all areas, but is particularly applicable to those areas within the City that do not currently have adopted design guidelines.

Proposed projects must substantially comply with the Citywide Design Guidelines through either the methods listed in the guidelines or through alternative methods that achieve the same objective. Applications that do not meet the 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 Guidelines objectives.

In cases where site characteristics, existing improvements, or special circumstances make substantial adherence impractical, substantial compliance may not be possible. The Citywide Design Guidelines will be used to condition an approved project and not as the basis for decision makers to approve or deny it. Conditions imposed by the initial decision maker may be appealed.

WRITTEN JUSTIFICATION

**STAFF
REVIEW**

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

The project is not in the hillside area, not a small lot, and not adjacent to single-family zoning. The project is creating a diagonal pedestrian paseo with ground-floor retail to link residential, hotel, and creative office uses and to create a mid-block diagonal link from Sunset to Selma and encourages pedestrian traffic from the Hollywood/Highland Metro stop.

Objective 2: Employ Distinguishable and Attractive Building Design

Currently there is no existing facade rythm within the project area. However, the project is creating one. The retail base acts as a common "ribbon" to unify all the elements and enforces paseo/pedestrian walkway. The uses of the project are differentiated by the use of facade articulation and materials. Each tower has a different facade treatment, height, and massing.

Objective 3: Provide Pedestrian Connections Within and Around the Project

Sidewalks are already exist with-in the project site. The diagonal paseo links the entire project together while also providing new pedestrian access from the surrounding neighborhoods.

Objective 4: Minimize the Appearance of Driveways and Parking Areas

All parking is subterranean and driveways are located as to disturb the sidewalk and retail frontage as little as possible. Landscaping is used to help reinforce the continuity of the sidewalk/street. There are no individual garages.

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

Objective 6: Improve the Streetscape Experience by Reducing Visual Clutter