

SUN VALLEY
COMMUNITY DESIGN OVERLAY DISTRICT (CDO)

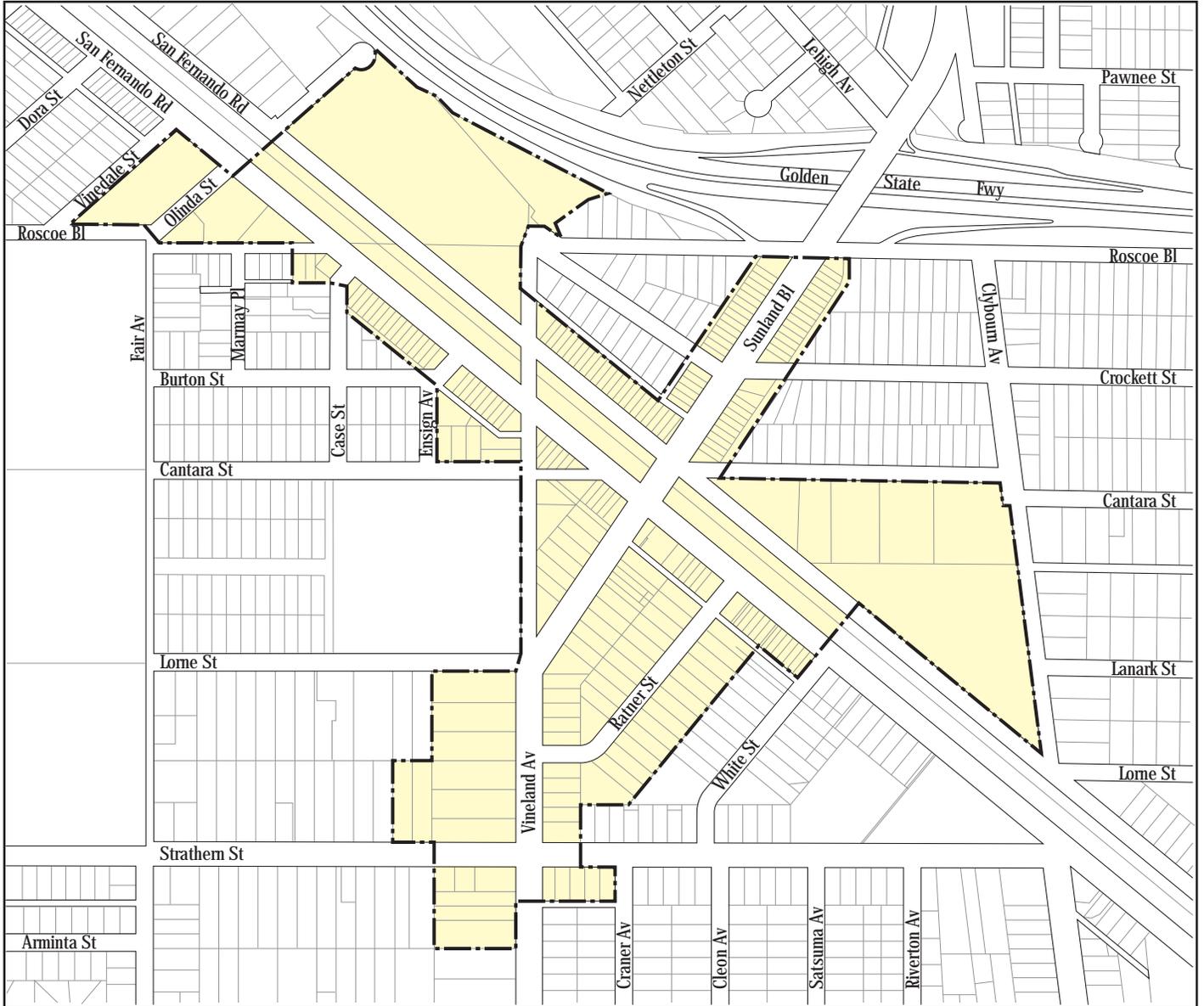
Design Guidelines & Standards

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TABLE OF CONTENTS

Section 1.	Introduction
Section 2.	Goals and Principals
Section 3.	Administration
Section 4.	Definitions
Section 5.	General Design Guidelines and Standards
Section 6.	Commercial Design Guidelines and Standards
Section 7.	Shopping Center Design Guidelines and Standards

Sun Valley Community Design Overlay District



SUN VALLEY COMMUNITY DESIGN OVERLAY DISTRICT (CDO)

Section 1.

INTRODUCTION

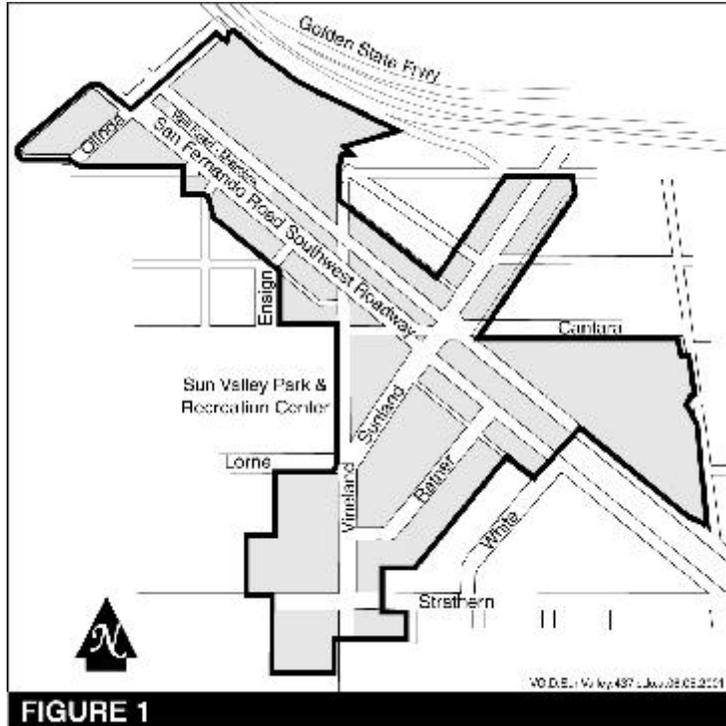
The Sun Valley Community Design Overlay District (CDO) provides Design Guidelines and Standards for both public and private development projects in the Community of Sun Valley. The intent of the CDO is to provide guidance and direction in the design of buildings and storefronts that contribute to the vitality of the area.

The Sun Valley CDO is complimented by the Sun Valley Streetscape Plan which incorporates streetscape design guidelines and standards to provide direction in the design of Projects in the public right-of-way, such as street furniture, street lighting, and landscape. Together these two plans will encourage the integration of public and private space and direct development towards a more cohesive design concept by providing the community with tools for ongoing participation in the revitalization and development of Sun Valley.

A. Boundaries and Organization

The Sun Valley CDO is a vital area that serves the needs of the Sun Valley community. Best described as a 'Community Center', the boundaries contain a mixture of uses and services including retail businesses, commercial restaurants, offices, and industrial sites. The centrality of the CDO area is further exhibited by its proximity to the Sun Valley Park, Library, and Metrolink Station. The area boundaries were initially established in 1995 as one of the eight original Los Angeles Neighborhood Initiative (LANI) areas. LANI areas were selected in response to changes sought by the community. The core LANI issues were: transportation, traffic flow, street maintenance, lighting, beautification, and safety. The CDO serves to build upon the economic vitality and aesthetic appeal of Sun Valley through its design guidelines.

The Sun Valley CDO includes the parcels abutting San Fernando Road, Sunland Boulevard, Vineland Avenue, and Ratner Street. The CDO border along San Fernando Road is bounded on the northeast by Olinda Street on eastern San Fernando and Vinedale on western San Fernando. On the southwest side the boundary is White Street on the west side of the street, and Clybourn Avenue on the east side of San Fernando Road. Sunland Boulevard is bounded on the north by the Golden State '5' Freeway. As Sunland Boulevard continues south, it merges with Vineland Avenue. The CDO's southern boundary along Vineland Avenue is Strathern Street, with a few commercially planned properties fronting Vineland Avenue south of Strathern Street as well. All properties fronting Ratner between Vineland Avenue and San Fernando Road are also in the Sun Valley CDO.



The shaded area on the map in Figure 1 denotes the boundaries for the Sun Valley CDO.

The Design Guidelines and Standards adopted as part of the Sun Valley CDO are mandatory requirements for projects in the Sun Valley CDO area. Design guidelines are policy directives and are implemented through the application of design standards. Often, more than one standard per guideline is provided. Below is an example of a design guideline and implementing standard.

- Example:**
Color
Guideline: Use colors that complement neighboring storefronts and enhance appearance of the area.
Standard: Fluorescent and neon colors shall be prohibited.

Section 2.

GOALS AND PRINCIPLES

A. Goals

The purpose of the Sun Valley CDO is to improve the physical appearance of an historically significant area of Sun Valley, and contribute to its continued vitality as a community center.

Specifically, the goals of the CDO are:

- To promote storefront design that invites commercial interest and economic activity.
- To foster site planning standards that compliment surrounding uses.
- To provide direction for storefront rehabilitation and infill development that is consistent with the variety of uses in the project area.
- To reinforce the existing pedestrian scale of the Sun Valley 'Community Center'.

B. Design Principles

The Sun Valley CDO are based upon a set of principles. These principals are:

1. **Consistency:** The Sun Valley CDO features a mixture of development types including shopping centers, mini-malls, office buildings, gas stations, fast food restaurants, pedestrian-oriented commercial and other types of buildings. Design of such structures is influenced by use, age, and site constraints. Within the context of these constraints, development should maintain a basic consistency and compatibility within and between stores, shopping centers, and mini-malls. Consistency and compatibility can be achieved through selection of colors, exterior surface materials, landscape materials, and sign programs.
2. **Safety:** Public safety is critical to the success of commercial districts. Public safety in this case refers not only to safety from criminal activity, but also creating an environment in which pedestrian and automobile traffic can safely coexist. The design and development of commercial centers and the public open space adjacent to them should include considerations of public safety. Public safety issues can be addressed through site planning considerations such as the location of plazas and other gathering places, parking lots, lighting, signage, and landscape.
3. **Simplicity:** Design in the Sun Valley CDO should be clean and simple. This means strategic use of signage, unobstructed views of storefronts, windows kept clear, etc.

Section 3.

ADMINISTRATION

All Projects in the Sun Valley Community Design Overlay District will be reviewed for compliance with the Design Guidelines and Standards before being issued a building permit. Below is a definition of “Project,” an outline of procedures for submitting an application for review, required submittal materials, and procedures to appeal determinations.

A. Project Definition

The definition of a Project is provided in Chapter 1, Section 13.08 of the Los Angeles Municipal Code (L.A.M.C.).

“The CDO applies to the erection, construction, addition to, or exterior structural alterations 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 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. Procedures for Private Projects

Upon application for a building permit for projects within the CDO boundaries, the Department of Building and Safety refers applicants to the City Planning Department to determine if the proposal is a project according to the above definition. For simple cases, such as signs, applicants may receive an immediate sign-off. For other cases, however, staff review may be necessary. Below is a list of necessary application materials for review of a CDO project. A determination by the Planning Department is required 20 days from the date all required materials are submitted and the project is deemed complete.

C. Project Submittal Materials

1. Master Land Use Application
2. Environmental Clearance

3. Architectural Plans
 - Vicinity Map with the location of applicants' property.
 - Site/Plot Plan at a minimum 1/8" scale.
 - Elevations (N, S, E, AND W) of existing and proposed structures, with all dimensions included.
 - For applicable projects, architectural detail sheet including, but not limited to articulation of main facade elements, windows, doors, balconies, exterior building materials, exterior wall surface treatment, decorative elements, color, roof treatments, pole signs, and monument signs.
 - Landscape plan, if necessary.
 - Sign plan, if necessary.
 - Color renderings of the project if deemed necessary by planning staff.

4. Photographs (a minimum of 4" x 6")
 - Subject Site
 - Subject Project
 - A panoramic view of all structures within a distance of 200 feet on either side of the subject site.
 - A panoramic view of existing structures on the opposite side of the street within 300 feet of the subject site.

D. Appeals

Once the determination letter is issued by the Planning Department, no determination approving or disapproving a CDO project application is final until the 15-day appeal period has expired pursuant to Code Section 13.08 E 5 of the LAMC. Appeals may be filed by applicants or interested parties. Appeals shall be in writing and shall set forth specifically where the petitioner believes the findings and decision to be in error. Appeals shall be filed on Form CP-7769.

Section 4.

DEFINITIONS

The following words and phrases, whenever used in this document, shall be construed as defined in this section. Words and phrases not defined herein shall be construed as defined in Sections 12.03 of the LAMC.

- A. Articulation:** Clear and distinct separation between design elements.

- B. Awning:** A roof-like cover extending over or in front of a door or window as a shelter or decorative element.
- C. Canopy:** A projecting horizontal architectural element of a building having the form of a flat band.
- D. Decorative Wall:** Brick, masonry block, stone, or concrete walls incorporating surface treatments for design relief (split-face, slump, scored, exposed aggregate, stamped, color variety, etc.) The wall shall include a top cap and both sides of the wall must be decorative.
- E. Facade:** The front of a building; also, any other face (as on the street or court) of a building given special architectural treatment.
- F. Service Area:** Any location containing open storage, loading docks, or non-public entrances, trash and/or recycling receptacles, or other utility uses.
- G. Shopping Center:** Any unified development consisting of more than two businesses, attached or unattached, on one or more lots, that are under one ownership, or share common parking, service or other facilities.

Section 5.

GENERAL DESIGN GUIDELINES AND STANDARDS

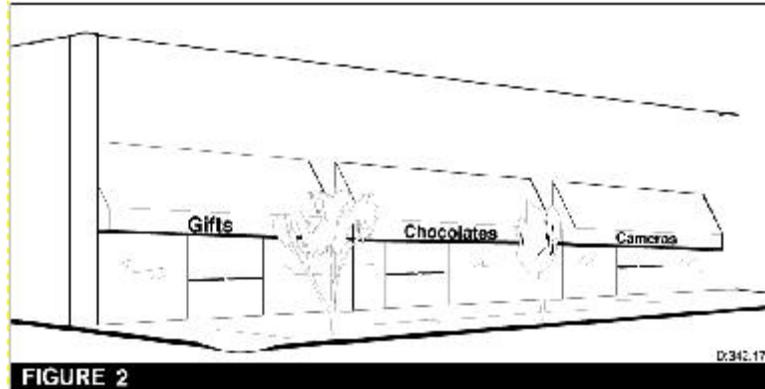
The following Design Guidelines and Standards apply to all Projects in the Sun Valley CDO.

A. Awning & Canopies

Guideline 1: Use awnings to create shade and add architectural design interest.

Standard 1a: Awnings and canopies shall be constructed of high quality, durable, fade resistant, and fire retardant materials.

Standard 1b: Where awnings or canopies are used on storefronts greater than 25 feet in width, one awning or canopy shall be provided for each structural bay where such bays exist. (See Figure 2)



Standard 1c: Metal and plastic awnings or canopies are permitted only where the building design incorporates other metal or plastic architectural elements.

B. Building Materials

Guideline 2: Use complementary building materials to those of surrounding structures. Indigenous or similar type of materials are encouraged.

Recommended building materials include:
River Rock; common red or earth tone bricks and stone; lightly textured painted stucco; wood accents and wood trim for windows and doors; marble; tile; earth tone stucco; terrazzo.

C. Building Colors

Guideline 3: Use colors that complement neighboring storefronts and enhance appearance of the area.

Standard 3a: Fluorescent and neon colors shall be prohibited.

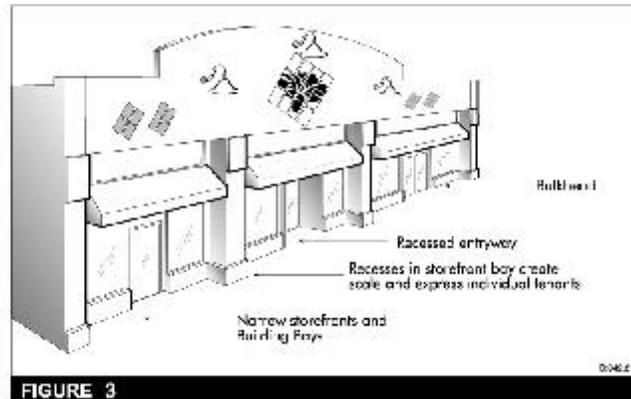
Standard 3b: All vents, gutters, down sprouts, flashing, electrical conduits, etc..., shall be painted to match the color of the adjacent surface, unless being used expressly as a trim or accent element.

D. Facade Articulation

Guideline 4: Provide visual interest by providing for breaks in the streetwall. Avoid large unbroken surfaces on the storefront by dividing wide storefronts.

Recommended facade design include:

Narrow storefronts and building bays, recessed entryways, and bulkheads. (See Figure 3)



E. Fences and Walls

Guideline 5: Use fences or walls that create a sense of security and privacy without diminishing the pedestrian environment.

Standard 5a: Security devices such as razor, concertina or barbed wire that are visible to pedestrians and occupants in automobiles shall be prohibited.

(Landscape species such as Bougainvillea along the length of the wall and/or as a top accent are recommended screening options.)

Standard 5b: Non-decorative concrete block walls, corrugated metal or other type of solid metal, and plywood or rustic wood fences shall be prohibited.

F. Graffiti Abatement

Guideline 6: Use exterior surface materials that will reduce the incidence and appearance of graffiti.

Standard 6: Exterior walls shall be treated with graffiti resistant surfaces, including specialized coatings and/or vegetation.

G. Security

Guideline 7: Use alternatives to exterior security grills to provide for security and avoid portraying a negative image about the safety and appeal of the area.

Standard 7: Security grills shall be able to recess into pockets that conceal the grill completely. (See Figure 4)

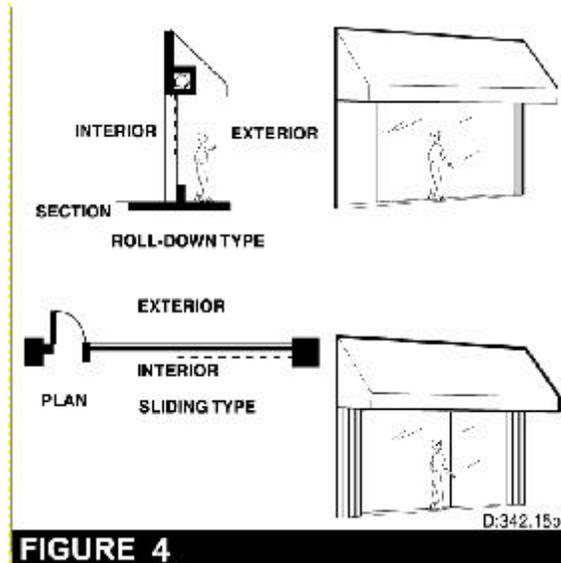


FIGURE 4

H. Service Areas

Guideline 8: Screen service, loading, and maintenance areas from public view.

Standard 8: Service, loading, and maintenance areas shall be screened from off-site pedestrian and automobile traffic by a decorative masonry wall or solid landscape buffer.

I. Utilities

Guideline 9: Promote a visually pleasing streetscape by screening utilities and mechanical equipment from public view.

Standard 9a: Electrical transformers installed as part of a new project shall be placed to the rear of the site or underground.

Standard 9b: Existing electrical transformers at the front of the site shall be screened by

landscaping and/or an architectural barrier.

Standard 9c: Roof-top mechanical equipment shall be screened from public view.

Standard 9d: New utility service shall be located underground, where determined feasible by the Department of Water and Power.

J. Landscape

Guideline 10: Design and provide landscape to compliment project architecture, enhance parking lots, soften the way in which a building, parking lot or vacant parcel meets the sidewalk, and screen unappealing elements from view.

Standard 10a: Landscape areas shall use an automatically controlled irrigation system.

Standard 10b: A minimum 5-foot radius of landscaped material shall surround a pole sign and a minimum 2-foot radius landscaped material shall surround an information (directional) sign. Landscape material shall include both softscape and hardscape materials that complement the project signs, buildings and landscape.

Standard 10c: Areas fronting the public right of way and not taken up by a structure, driveway or walkway shall be landscaped.

Standard 10d: Gas Stations shall install landscaped islands along the property line between places of egress and ingress.

K. Plant Material

Guideline 11: Use an effective variety and density of plant materials including but not limited to non-deciduous, drought tolerant, native trees, shrubs, perennials, flowers, ground cover, and vines, of various heights and species.

Standard 11: Non-plant materials such as river rock, crushed rock, redwood, bark chips, pebbles and stone or masonry slabs

shall be used to accent and enhance the overall landscape plan and may not be used in lieu of plant materials.

Section 6.

COMMERCIAL DESIGN GUIDELINES AND STANDARDS

The following Design Guidelines and Standards apply to only Commercial Projects in the Sun Valley CDO.

A. Business Orientation

Guideline 13: Design structures to be oriented toward the main commercial street on which a parcel is located and avoid pedestrian/vehicular conflicts.

Standard 13: The primary entrance for commercial businesses shall be visible to passing automobile and pedestrian traffic.

B. Pedestrian Pathways

Guideline 14: Provide a safe, attractive shopping environment by incorporating pedestrian amenities such as walkways, shade, lighting, landscape, and gathering areas.

Standard 14a: Commercial storefronts that do not front the public right-of-way shall provide a minimum 8-foot pedestrian walkway along building frontage.

Standard 14b: Ground floor storefronts shall provide awnings, canopies or trees to shade at least 30 percent of the pedestrian walkway.

Standard 14c: Pedestrian walkways adjacent to parking lots shall be buffered by a three-foot wide landscape buffer.

C. Wall Openings

Guideline 15: Encourage window shopping by designing ground floor building facades to have maximum transparency.

Standard 15: Transparent elements, including doors, shall account for at least seventy (70) percent of all first floor commercial facades.

D. **Recycling Areas**

Guideline 16: Design aesthetically pleasing recycling areas appropriate for Sun Valley.

Standard 16: Recycling areas shall use the RePlanet® model or a compatible style. (See Figure 5)

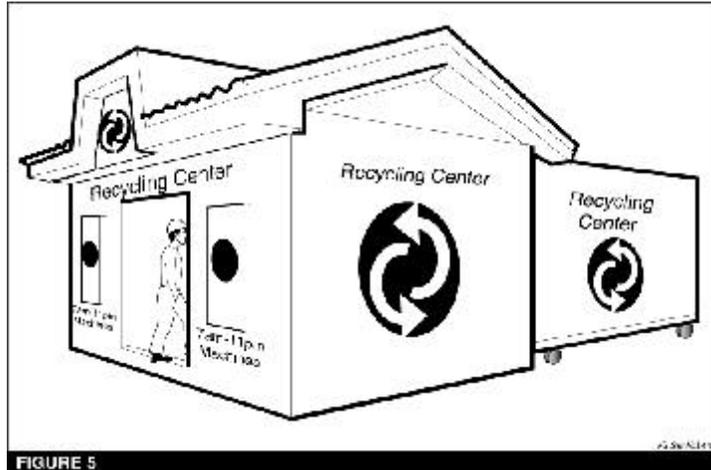


FIGURE 5

Section 7.

SHOPPING CENTER DESIGN GUIDELINES AND STANDARDS

The following Design Guidelines and Standards apply to only Shopping Center Projects in the Sun Valley CDO.

A. **Design Consistency**

Guideline 17: Design all buildings within a shopping center to create a cohesive visual relationship between the buildings. This relationship can be established through exterior finish, architectural design elements, signage, and landscaping.

Standard 17a: All shopping center buildings shall be designed to share at least two (2) colors in common.

Standard 17b: All shopping center buildings shall be designed to share at least two (2) primary exterior surface materials in common.

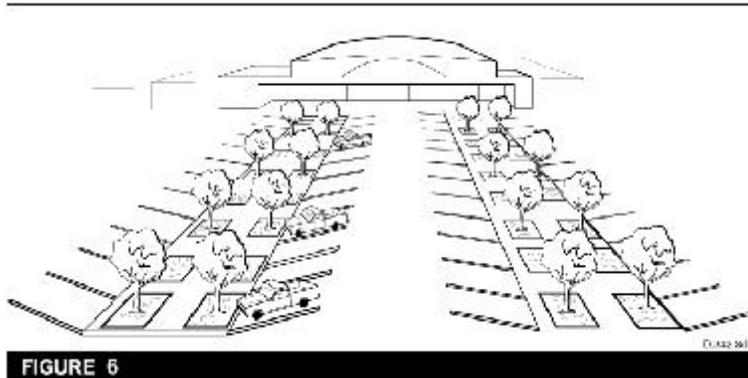
Standard 17c: All shopping centers shall submit a sign plan with detailed elevations illustrating the number, location, size and color of proposed signs.

B. Pedestrian Amenities

Guideline 19: Provide a safe, attractive shopping environment in large commercial structures by incorporating pedestrian amenities and gathering areas.

Standard 19a: Pedestrian walkways which are at least 200 feet long and adjacent to commercial storefronts shall provide a bench and trash receptacle every 150 feet of that storefront walkway.

Standard 19b: Commercial parking lots greater than 10,000 square feet shall provide pedestrian walkways that feature textured or colored paving materials, landscape features, bollards, and lighting. (See Figure 6)



Standard 19c: Shopping cart storage areas shall be designed into the building to provide a visual screen of carts from the parking area.

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