



## SPECIAL REQUIREMENTS

# CITYWIDE DESIGN GUIDELINES

SAMPLE

## Compliance Review Form

**AUTHORIZING PROVISION:** The Los Angeles City Planning Commission adopted the [Citywide Design Guidelines](#) on October 24, 2019.

**PURPOSE:** The Citywide Design Guidelines are intended among other things to communicate the City's design expectations, facilitate fair and consistent application of design objectives and to encourage the development of projects appropriate to the context of the City's climate and urban environment.

### General Information

With the exception of residential projects with four or less units, projects utilizing the PSH ordinance, or projects utilizing an applicable State streamlining measure (SB 35, SB 2162), all projects that are either constructing a new main building or pursuing a vesting tract map shall complete this Citywide Design Guidelines Compliance Form CP-4056 and submit it as part of the project application.

### Project Information

Case Number: \_\_\_\_\_ Site Address: \_\_\_\_\_

Project Request: \_\_\_\_\_

### Instructions

Please provide a short paragraph describing how, and to what extent, the project has complied with each of the ten [Citywide Design Guidelines](#). Indicate how the project achieves the intent of the Guidelines and provide information as to the appropriate sheet number(s) on which information can be found illustrating alignment with each Guideline. If a particular guideline is not applicable please indicate this in the appropriate box. Example language is provided on the [Sample Citywide Design Guidelines Compliance Form](#), CP-4057.

## PEDESTRIAN-FIRST DESIGN

### **Guideline 1: Promote a safe, comfortable and accessible pedestrian experience for all.**

Sheet A.1: A public, open to sky paseo will allow pedestrian circulation at the ground level and will help create physical and visual links between two public streets (Street A and Street B). It will also directly connect with the pedestrian pathway of the new mixed-use project located to the south of Street A.

Sheet A.2: Storefront glazing and high ceilings will be used for the commercial spaces along the sidewalk, to enhance the appearance of the stores, sustain street level interest and promote pedestrian traffic.

Sheet L.1: The project will provide 10 new street trees providing a pleasant shaded path to the bus station located a block to the south.

Sheet A.1: A publicly accessible plaza, located next to the public realm to the west side of the project will include a seating area, landscaping and will be used to emphasize the building's main entrance.

Sheet A.1: The project will include 3 pedestrian street lights located every X feet on Street A to increase pedestrian safety.

### **Guideline 2: Carefully incorporate vehicular access such that it does not degrade the pedestrian experience.**

Sheet A.1: The project will include one 20 foot wide driveway providing access from the adjacent alley to the north.

Sheet A.1: Passenger drop-off spaces will be located in the curbside parking lane of street A.

Sheet A.1: The project will add a pedestrian mid-block crosswalk with signage that connects the project's paseo with the existing paseo across the street. The project will also add a mid-block curb extension that will include landscaping and public art and will reduce the width of the street providing a safer pedestrian crossing experience.

Sheet L.1: The project will install a landscaped parkway to buffer the pedestrians from the traffic of street A.

**Guideline 3: Design projects to actively engage with streets and public space and maintain human scale.**

Sheet A.1: The project will include a bike share station with 5 stalls located by the northwest plaza.

Sheet A.5: The project will wrap the first two floors of parking podium with commercial uses and will provide visually opaque screening for the third floor podium. The screening will be achieved by the use of a corrugated aluminum screen system with anodized colors that wraps around the building. The screening will add visual interest to the building's facade and allow for natural ventilation without any car headlight spillage visible from the public right-of-way or the properties across the street.

Sheet A.3: The project will incorporate common open spaces into the architectural design of the building and utilize these spaces to break up the massing and add visual interest to the interior and exterior of the building. A public courtyard is located mid-block along Street B on the ground level.

Sheets A.1, L.2, L.3: The courtyard will include a grand staircase with seating and a fountain splash element that cools the space and provides opportunities for creative play. Fifteen trees and a wooden pergola with climbing plants will provide shade and make the space welcoming. The building's balconies will overlook the courtyard that will remain open 24 hours. Signage will indicate that the space is open to the public.

**360 DEGREE DESIGN**

**Guideline 4: Organize and shape projects to recognize and respect surrounding context.**

Sheet A.4: The project will include design elements that reinforce orientation to the street, such as a glass façade with a well defined, easily recognizable main entrance.

Sheet A.1: The project's transformer will be located along the back alley and screened with decorative plants.

Sheet A.1: The project will provide a public landscaped plaza at the south side of the property adding to the network of green spaces that connect to the existing green alley.

Sheet A.5: The project's massing respects the public views towards the hills. The modern, doorway-like, trellis element over the entrance of the ground floor plaza frames the views and creates a focal point visible from the public right-of-way.

Sheet A.5: Ground floor transparency and architectural features that provide vertical and horizontal rhythm will match the neighborhood buildings' datum planes and allow for a pleasant sidewalk experience.

**Guideline 5: Express a clear and coherent architectural idea.**

Sheet A.5: The building will be separated in three distinct, vertically terraced structures to soften the impact of the project's mass and height in relation to the surrounding buildings.

Sheet A.2: Living space and balconies are oriented toward the east and buffered with landscaped terraces, providing privacy for the residents and the neighbors.

Sheet A.4: The building's façade towards the residential street will incorporate separate entrances accompanied by the incorporation of stoops and canopies that reflect the architectural design of the adjacent buildings and maintain the intimate neighborhood character.

Sheet A.5: The use of wooden elements as an exterior material adds character to the north façade and complements the surrounding buildings and uses.

Sheet A.5: Recessed windows that take on a subtle gradient of sizes, express the internal spatial organization of the building and work to strengthen the building's connection with the street.

Sheet A.10: Lighting integrated within the glass fins on the façade, provides a nighttime identity while showcasing the lobby's interior.

**Guideline 6: Provide amenities that support community building and provide an inviting, comfortable user experience.**

Sheet L.5: The urban garden located at the ground level will be connected to the seating areas and the climbing art structure area to ensure that users of different ages will use the project's open spaces.

Sheet A.2: The buildings will be organized to create a series of exterior public open spaces where residents and visitors can mingle.

Sheet A.3: The art sculpture located at the middle of the public paseo embraces the neighborhood's history and creates an inviting enclave to rest and interact.

Sheet A.3: The tiles used in the plaza feature interactive kinetic light that changes patterns when someone walks over it.

Sheet A.1: The community room located on the third floor includes a glass wall allowing for views towards the street and the building's courtyard.

Sheet A.5: The public paseo features a hydration station located near the seating area to the south.

**Guideline 7: Carefully arrange design elements and uses to protect site users.**

Sheets A.1, L.1: The parking structure and a green landscaped berm will separate the rest of the project from the adjacent freeway.

Sheet A.5: The open spaces of the project and the units' balconies will be located to the east and north of the project as far as possible from the freeway.

---

---

---

---

---

---

---

---

---

---

**CLIMATE-ADAPTED DESIGN**

**Guideline 8: Protect the site's unique natural resources and features.**

Sheet A.2: The project preserves the natural topography and the existing drainage courses by minimizing grading to preserve natural landforms.

Sheet L.1: The project will be developed around a courtyard where the mature oak tree will be featured as the centerpiece of the open space area.

---

---

---

---

---

---

---

---

---

---

**Guideline 9: Configure the site layout, building massing and orientation to lower energy demand and increase the comfort and well-being of users.**

Sheet A.5: Shading, natural light and ventilation along with building orientation have been considered as part of the site's design, massing and fenestration.

Sheet A.6: EPA "Energy Star" certified windows will be slightly inset from the building walls to regulate direct sunlight and cut down on solar gain fluctuations. Awnings and aluminum louvers above south and west facing windows are used to reduce heat gain and glare.

Sheet A.9: Fifty percent of the roof will be covered by solar panels and the rest will be covered with a cool roof coating with high thermal emittance and solar reflectance.

Sheet A.2: The building's lobby will include a highly visible grand staircase for everyday use. Open, interconnecting stairs will be used as a principal means of vertical travel between floors.

Sheet L.5: The selection of the landscape palette and trees at the project's open spaces will facilitate activity in different seasons and weather conditions allowing for sunny, wind-protected areas for use in the winter and shaded zones for use in the summer.

Sheet A.5: The parking will be screened with opaque metallic tiles that allow for natural cross-ventilation but block any glare from car headlights or interior building lighting.

**Guideline 10: Enhance green features to increase opportunities to capture stormwater and promote habitat.**

Sheet A.1: The project will improve the adjacent alley by incorporating green elements, such as permeable paving and a bioswale.

Sheet L.1: Vegetated pavers will be used in the driveway area to allow for water to percolate into the ground.

Sheet L.5: The project will recycle water for landscape irrigation. To the north of the site, a non-potable cistern catchment system will be used to harvest rainwater.

Sheet L.3: The project will include an accessible intensive green roof with native trees and shrubs that will add a natural habitat to the neighborhood and provide a social gathering space for the building's users.

Sheet L.2: The project will use native, drought tolerant landscaping that offers ecological benefits and shaded spaces for community connection.

Sheet A.2: The project will install parkways with bioswales and tree wells along the adjacent street A.