



Culver CITY

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**PLANNING COMMISSION
MEETING AGENDA
WEDNESDAY, JUNE 22, 2011
7:00 P.M.**

PUBLIC COMMENT

The Planning Commission will listen to the public on any item on the agenda or item of interest that is not on the agenda. The Planning Commission cannot legally take action on any item not scheduled on the agenda. Such items may be referred for administrative action or scheduled on a future agenda.

If you wish to speak to the Commissioners, please complete a Speaker's Card and present it to the Secretary before the agenda item is called. You will be called to the podium by name when it is your turn to speak to the Commissioners.

PUBLIC COMMENT FOR ITEMS ON THE AGENDA

Persons wishing to speak on agenda items will be called at the time the agenda item is brought forward. Comments will generally be limited to five minutes per speaker; however, a three-minute limit may be declared by the Chairperson for agenda items for which many Speaker Cards have been submitted.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

A total of twenty minutes shall be devoted to audience participation at the beginning of the agenda. Speakers will be called on in the order cards were received by the Secretary. If additional time is needed, the Chairperson will allow for same at the end of the agenda.

When the Secretary calls your name, please advance to the podium and state your name and city of residence. Speakers must limit their comments to five minutes. A three-minute limit may be declared by the Chairperson if there is a large number of individuals desiring to address the Commissioners.

NOTE: AT OR ABOUT 11:00 P.M., COMMISSION MEMBERS WILL DETERMINE WHETHER TO CONTINUE WITH DISCUSSION OF REMAINING ITEMS ON THE AGENDA OR TO CARRY SOME/ALL OF THE ITEMS OVER TO A FUTURE MEETING DATE.

CELL PHONES AND OTHER DISTRACTIONS

Use of cell phones, pagers and other communication devices is prohibited while the Planning Commission Meeting is in session. Please turn all devices off or place on silent alert and leave the Chambers to use. During the meeting, please refrain from applause or other actions that may be disruptive to the speakers or the conduct of City business.

MEETING INFORMATION

Planning Commission meetings are regularly scheduled for the second and fourth Wednesdays of every month. Planning Commission Agenda information is available 72 hours before each Planning Commission meeting via a tape recorded message by calling 310-253-5741.

City Council/Agency/Commission meetings can be viewed live on Channel 35 by Time Warner subscribers. Meetings are also broadcast on the City's Radio Station AM 1690. To view the Planning Commission meetings on line please visit <http://www.culvercity.org/webcast>

ALD

Assisted Listening Devices are available through the Secretary.



Culver CITY

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AGENDA
Planning Commission
Wednesday, June 22, 2011
7:00 p.m.
Mike Balkman Council Chambers

CALL TO ORDER & ROLL CALL

Linda Smith-Frost, Chair
Anthony Pleskow, Vice Chair
Scott Wyant, Commissioner
Marcus Tiggs, Commissioner
John Kuechle, Commissioner

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT – Items Not On The Agenda

STUDY SESSION

Review and Discussion of Draft Multi-Family Neighborhood Residential Design Guidelines for the “Gateway Adjacent” Neighborhood.

CONSENT CALENDAR. *Note: Consent Calendar items are considered to be routine in nature and may be approved by one motion. Public requests to discuss Consent Calendar items must be filed with the Secretary before the Consent Calendar is called.*

- C-1.** Secretary’s Report. ***Approve Report.***
- C-2.** Approval of Minutes of March 15, 2011 and April 27, 2011.

ITEMS FROM STAFF

ITEMS FROM PLANNING COMMISSION

ADJOURN

Upcoming Public Meeting Schedule –Tentative – 2011

Date	Day	Time	Location
<i>City Council</i>			
<i>June 27</i>	<i>Monday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Redevelopment Agency</i>			
<i>July 11</i>	<i>Monday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Civil Service Commission</i>			
<i>July 6</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Cultural Affairs Commission</i>			
<i>April 12</i>	<i>Tuesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Parks & Recreation Commission</i>			
<i>April 5</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Patacchia Room</i>
<i>Planning Commission</i>			
<i>April 13</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>

Meetings may be added or changed.

City of Culver City, California
Planning Commission Agenda Item Report

Meeting Date: June 22, 2011	Item Number: D-1	
AGENDA ITEM: Study Session – Review and Discussion of Draft Multi-Family Neighborhood Residential Design Guidelines for the “Gateway Adjacent” Neighborhood.		
Contact Person/Dept.: Thomas Gorham	Phone Number: (310) 253-5727	
Public Hearing: []	Discussion Item: [X]	Attachments: []
Public Notification: Emailed to the Master Notification List and participants of March 31, 2011 Neighborhood Workshop 6-13-11; Notice sent to Gateway Adjacent Neighborhood 6-13-11		
Department Approval: Thomas Gorham, Planning Manager		
<u>RECOMMENDATION:</u> That the Planning Commission: Review and discuss the first draft Multi-Family Neighborhood Residential Design Guidelines for the “Gateway Adjacent” Neighborhood and provide staff with direction for adoption. <u>BACKGROUND:</u> The Planning Division has completed its survey study of the Gateway Adjacent Neighborhood (which is bounded by La Salle Avenue to the east, Jasmine Avenue to the west, Culver Boulevard to the north, and La Ballona Creek to the south) and presented the study findings and draft design principles to the neighborhood at a workshop on March 31, 2011 attended by approximately 25 residents. <u>DISCUSSION:</u> The Multi-Family Neighborhood Residential Design Guidelines for the “Gateway Adjacent” Neighborhood follows the same format as the adopted Multi-Family Neighborhood Residential Design Guidelines for the “Gateway” Neighborhood. The methodologies used in the survey work are also the same. The first draft contains the following sections: • Introduction/Purpose • Applicability • Neighborhood Survey • Neighborhood Typology		

City of Culver City, California
Planning Commission Agenda Item Report

- General Design Objectives
- Guidelines

Staff found this neighborhood to be very similar in character to the Gateway neighborhood. The draft General Design Objectives and draft Guidelines are the same as those of the Gateway Neighborhood. These were presented at the community meeting on March 31st and were well received by the participants. The document uses these as a baseline and they will be revised accordingly based on comments from the Commission and further comments from the community.

Staff will also be preparing graphics and photos showing examples of some of the guideline elements that will be integrated into the final document that the Commission ultimately adopts.

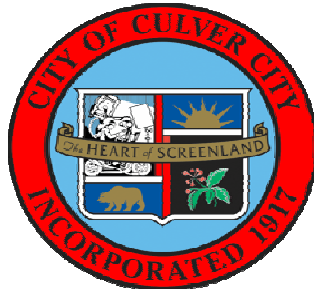
ATTACHMENTS

1. Draft Guidelines

MULTI-FAMILY NEIGHBORHOOD RESIDENTIAL DESIGN GUIDELINES

ADD PICTURE

GATEWAY ADJACENT NEIGHBORHOOD



DRAFT JUNE 22, 2011

ACKNOWLEDGEMENTS

Culver City Planning Commission

City Staff

DRAFT

**Multi-Family Neighborhood
Residential Design Guidelines
*Gateway Adjacent Neighborhood***

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 - 2. Building Facade
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Multi-Family Neighborhood Residential Design Guidelines *Gateway Neighborhood*

I. INTRODUCTION / PURPOSE

These Multi-Family Neighborhood Residential Design Guidelines (“Guidelines”) are intended to encourage new residential projects to be compatible with, maintain the integrity, and to preserve the unique character and best features of the Gateway Neighborhood (the “Neighborhood”) by promoting desirable design qualities, guiding change in ways that are compatible with the existing neighborhood development pattern, and respecting the diversity and vitality of the Neighborhood. It is not the intent of these Guidelines to require any particular style of architecture, but rather to respect the variety of architectural styles in the Neighborhood and to encourage interesting design that is integrated with the Neighborhood.

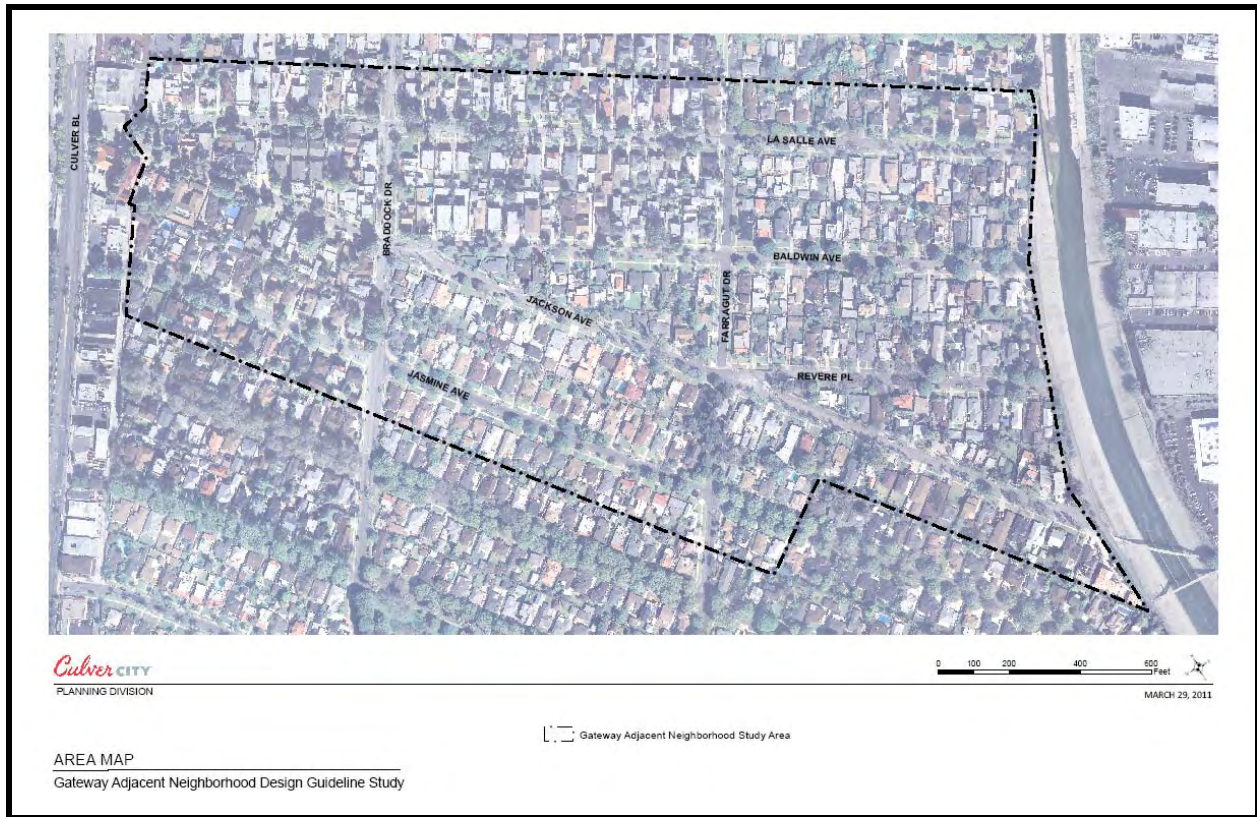
While Title 17 of the Culver City Municipal Code (the “Zoning Code”) sets minimum standards with regard to matters such as setbacks, building height, lot coverage and other development requirements, it does not account for the character of the streetscape that is seen at the block or neighborhood level. These Guidelines reflect a more fine grained understanding of the Neighborhood.

These Guidelines are not a substitute for the requirements of the Zoning Code, but are to be used by City staff, developers, designers and the community to help understand how new developments can more appropriately respond to Neighborhood conditions. Projects that are consistent with these Guidelines will further the City’s goals of encouraging the compatibility of new projects with the existing surrounding neighborhood, promoting high quality developments and enhancing the quality of life and property values within the City.

II. APPLICABILITY

- A. These Guidelines apply to all properties outlined on Map 1.
- B. These Guidelines apply to all single-family and multi-family developments in the Neighborhood, including additions.
- C. These Guidelines are intended to complement the applicable provisions of the Zoning Code, to inform the City’s decision making process, and to encourage the compatibility of new projects with the Neighborhood. When considering specific projects, the City Council, Planning Commission and staff may interpret individual provisions found in these Guidelines with some flexibility, since not every provision

may be workable or appropriate for every project. In some circumstances, one provision of these Guidelines may need to be relaxed to allow compliance with another provision that is determined to be more important in that particular case. The overall objective should always be to insure that the spirit of these Guidelines is respected.



Map 1

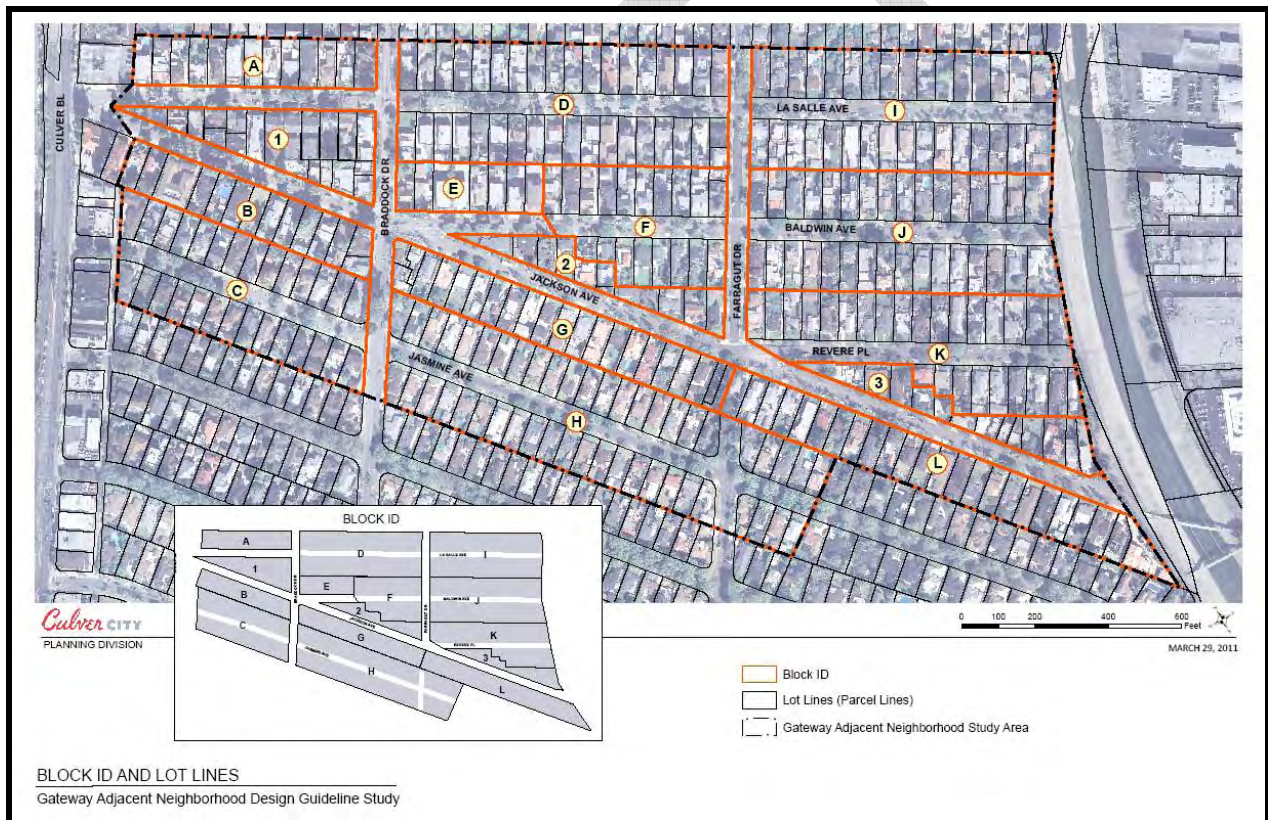
III. NEIGHBORHOOD SURVEY

These Guidelines were prepared on the basis of a detailed survey of Neighborhood characteristics that was made using the City's Geographic Information System (GIS) and field observations for verification. The GIS survey method uses aerial photography, County Assessor data, City base maps, and zoning maps to examine building setbacks, lot coverage and other existing built conditions to help determine the character of a neighborhood. The maps included as part of these Guidelines divide the Neighborhoods into 15 blocks (labeled A through L and 1, 2, and 3) as outlined on Map 2. The blocks generally include similar sized and shaped lots on both sides of a common street forming a rectangular area that share common zoning as is the case with Lots A through L. However, due to non-standard and irregular lot configuration along Jackson Avenue, La Salle Avenue, Baldwin Avenue, and Revere Place, including

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June 22, 2011

lots with frontages on two parallel streets (defined as a “through lot”), 3 triangular shaped blocks were created for purposes of the survey to better identify the common characteristics of these lots.

These Guidelines have been developed by studying, cataloging and mapping the Neighborhood on a block by block basis in order to understand the prevailing development patterns and the average conditions at the block level and to understand the characteristics of the Neighborhood as a whole. For purposes of these Guidelines, “prevailing” refers to the most frequent or common condition on a block or in the Neighborhood. A number of recognizable development patterns emerged through the survey. These patterns are called block or neighborhood level “typologies”. These typologies have provided useful information in preparing these Guidelines and will help inform decision making regarding new development.



Map 2

IV. NEIGHBORHOOD TYPOLOGIES

Development Typologies:

The Neighborhood includes a diversity of housing types including single-family homes, duplexes, triplexes and larger multi-family apartments and condominiums. The Neighborhood also contains a diversity of architectural styles including Craftsman, California Bungalow, Monterey Colonial, Spanish Colonial Revival, Ranch, Modern and Contemporary styles. The housing is typically characterized by one and two story buildings, with many of the two story buildings stepped back at the second level. This mix of housing type and architectural diversity enhances the streetscape and contributes to the depth of the Neighborhood's character. The Neighborhood's best architectural examples have interesting façades and are scaled and massed to create visual interest no matter what the style.

The streetscape of the Neighborhood includes wide landscaped parkways, typically planted with mature trees of varying types and sizes. The parkways are complimented by narrow concrete sidewalks (generally between 4 and 5 feet in width) that abut front yards that are generally landscaped with grass, shrubbery and trees to create a continuous landscape effect along the street frontage. The Neighborhood tree canopy, along the street although dense in some areas, is uneven from block to block.

The Neighborhood is divided into two zoning districts, Residential Two Family (R2) and Residential Medium Density (RMD). The portion of the Neighborhood zoned R2, which permits two units per lot, is comprised primarily of single-family homes and duplexes, with garages located to the rear of the structure. Dwellings in the neighborhood typically date from the 1920s to 1940s, with some newer structures intermixed. The majority of the single-family homes and duplexes are one-story; however two-story homes are not uncommon.

The RMD portion of the Neighborhood is comprised of a variety of housing types including single-family homes, duplexes, triplexes and larger multi-family structures containing 3 to 12 units, some of which are located on double wide lots and through lots. The single family and duplex developments general date from the 1920s to 1940s and with the multi-unit buildings having been added to the Neighborhood primarily in the 1970s and 1980s. The RMD Zone allows one unit per 1,500 square feet of lot area with a maximum of nine units on any one lot. For example, on a 6,000 square foot lot, a maximum of four units are allowed ($6,000/1,500 = 4$ units).

Lot Pattern:

The Neighborhood contains mostly rectangular lots on an irregular grid, with several triangular and trapezoidal lots created due to the alignment of Jackson Avenue and

Jasmine Avenue, which intersect Braddock Drive and Farragut Drive at a 70 degree angle. As a result of the irregular grid alignment, the Neighborhood includes several through lots; however the majority of lots have a single frontage on the primary streets (Jasmine, Jackson, Revere, Baldwin and La Salle). The Neighborhood survey also identified several dwelling units with a primary entrance (and address) on Braddock Drive and Farragut Drive; however this was not typical for the Neighborhood. There are no alleys and no cul-de-sacs in the Neighborhood. However, La Salle Avenue, Baldwin Avenue, Revere Place and Jackson Avenue all dead-end at Ballona Creek, which abuts the Neighborhood at its southeastern border. In addition, the portion of Farragut Drive traversing the neighborhood is a non-continuous right-of-way, divided by residential lots along the eastern side of Jackson Avenue. The divided right-of-way is connected by a narrow pedestrian walk way between residential structures.

Lot Size:

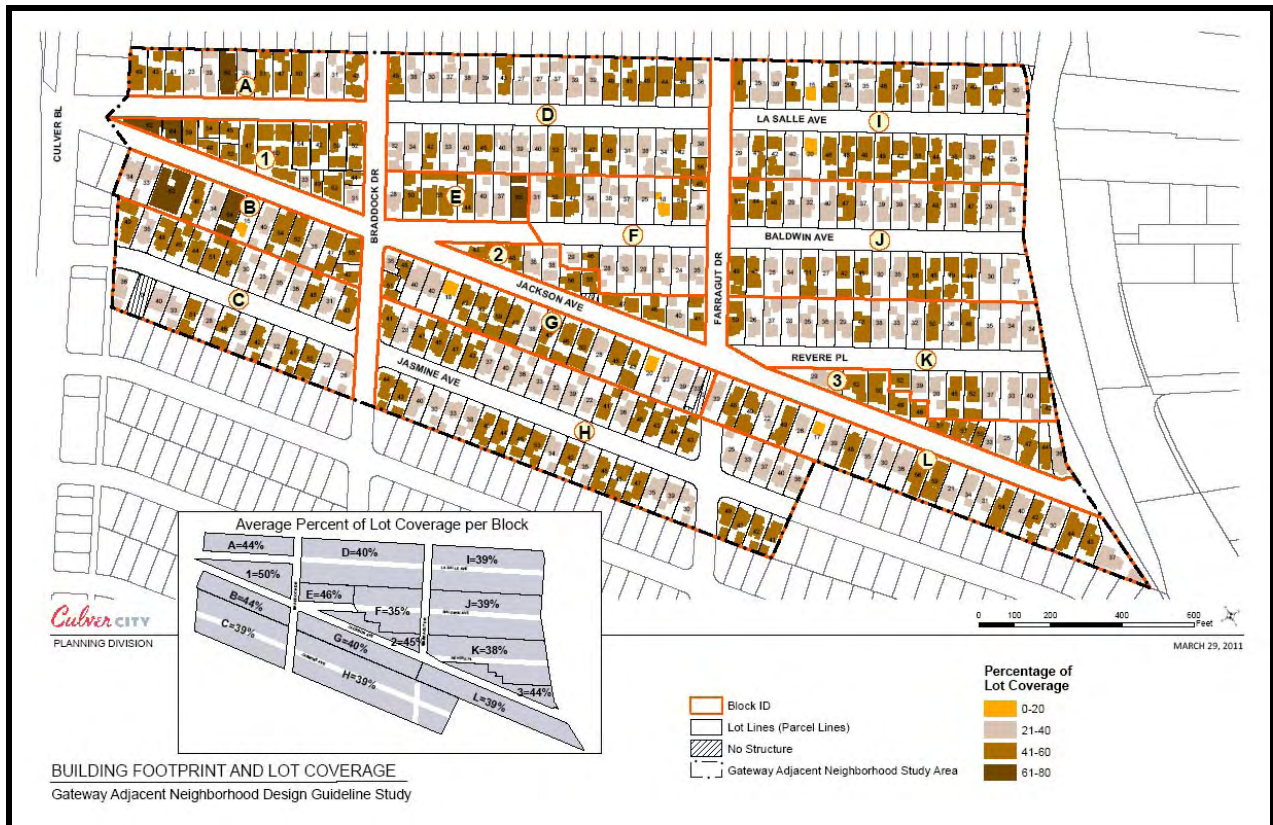
The prevailing lot size in the Neighborhood is approximately 50 feet (width) x 135 feet (length), for a total of 6,750 square feet. Of the 342 lots in the Neighborhood, the majority (248 lots) fall between the 6,000 to 7,000 square foot range. Within that range, 201 lots are between 6,700 and 6,800 square feet in area. There 3 small lots less than 2,000 square feet in area, 78 lots between 2,000 and 6,000 square feet in area, 19 lots between 8,000 to 17,000 square feet in area, and 5 large lots between 17,000 and 18,000 square feet in area. The larger lots are double-wide lots or irregular shaped lots.

Lot Coverage:

Lot coverage refers to the ratio of the size of a building foot print to the total size of the lot on which it is located. Approximately 95 percent of lots in the Neighborhood have a lot coverage falling between 21 to 60%, with the majority falling in the 41 to 60% range. The R2 zoned lots have a slight majority (51%) of the lots in the 21-40% range, while 69% of the RMD lots are in the 41-60% range. Six lots have lot coverage of 61 to 80%. Ten lots have lot coverage of less than 20 percent, with three of those lots identified as vacant. The table below summarizes average lot coverage and the prevailing lot coverage per block. Map 3 illustrates the building footprints and percentage of lot coverage for each lot and the average lot coverage per block.

<u>BUILDING FOOTPRINTS AND PERCENTAGE OF LOT COVERAGE</u>					
<u>Block/ Zone</u>	<u>Avg. Coverage</u>	<u>Prevailing (Most Frequent)</u>	<u>Block/ Zone</u>	<u>Avg. Coverage</u>	<u>Prevailing (Most Frequent)</u>
A (RMD)	44%	41-60%	G (R2)	40%	41-60%
B (RMD)	44%	41-60%	H (R2)	39%	41-60%
C (R2)	39%	21-40%	I (R2)	39%	41-60%
D (R2)	40%	21-40%	J (R2)	39%	21-40%
E (RMD)	46%	41-60%	K (R2)	38%	21-40%
F (R2)	35%	21-40%	L (R2)	39%	21-40%
1 (RMD)	50%	41-60%			
2 (R2)	45%	41-60%			

3 (R2) 44% 41-60%



Map 3

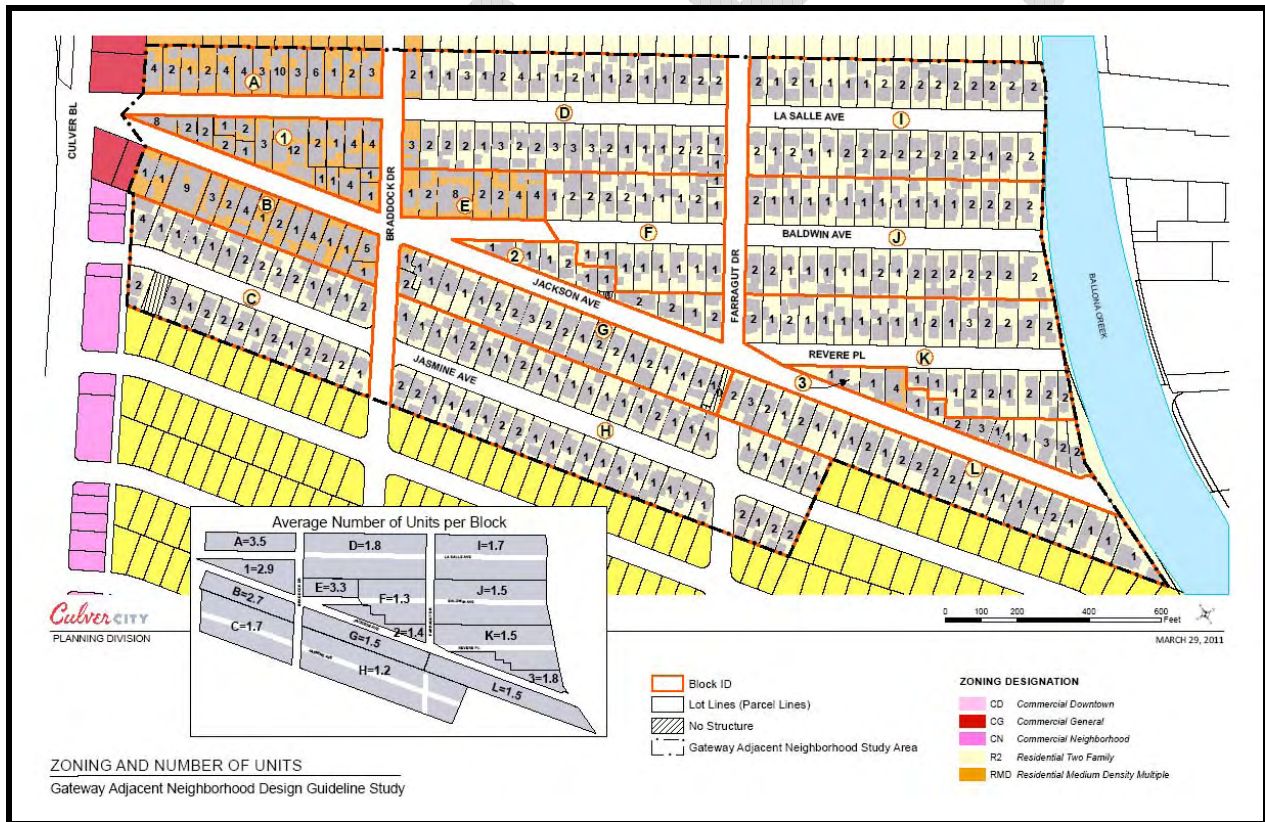
Use Pattern:

In the Neighborhood, blocks A, B, E, and 1 are zoned Residential Medium Density (RMD). Two lots in block D, both abutting Braddock Drive; one lot in block G, also abutting Braddock Drive; and one lot in Block 3, with frontages on Jackson Avenue and Revere Place, are also designated within the RMD Zone. The remainder of blocks D, G and 3, in addition to blocks C, F, G, H, I, J, K, L and 2 are zoned Residential Two Family (R2).

Approximately 1/2 of the lots in the Neighborhood are developed with single family dwelling units although the zoning allows for higher density. The next most common development type in the Neighborhood is the duplex or two-family dwelling, which occurs on approximately 1/3 of the lots. Single family homes are located on slightly more than 1/2 of the R2 zoned lots, with the remainder developed with two-, three- and four-unit dwellings. Of the 56 lots zoned as RMD, approximately 1/3 are developed with single family homes, 1/3 are developed with two- and three-family dwellings, and 1/3

are developed with four or more units. The table below summarizes average number of units and the prevailing unit type per block. Map 4 illustrates the zoning and number of units on each lot and the average number of units per block.

ZONING AND NUMBER OF UNITS					
Block/Zone	Avg. #Units	Prevailing (Most Frequent)	Block/Zone	Avg. #Units	Prevailing (Most Frequent)
A (RMD)	3.5	3&4 units	G (R2)	1.5	1 unit
B (RMD)	2.7	1 unit	H (R2)	1.2	1 unit
C (R2)	1.7	2 units	I (R2)	1.7	2 units
D (R2)	1.8	2 units	J (R2)	1.5	1 unit
E (RMD)	3.3	2 units	K (R2)	1.5	1 unit
F (R2)	1.3	1 unit	L (R2)	1.5	1 unit
1 (RMD)	2.9	1 unit			
2 (R2)	1.4	1 unit			
3 (R2)	1.8	1 unit			



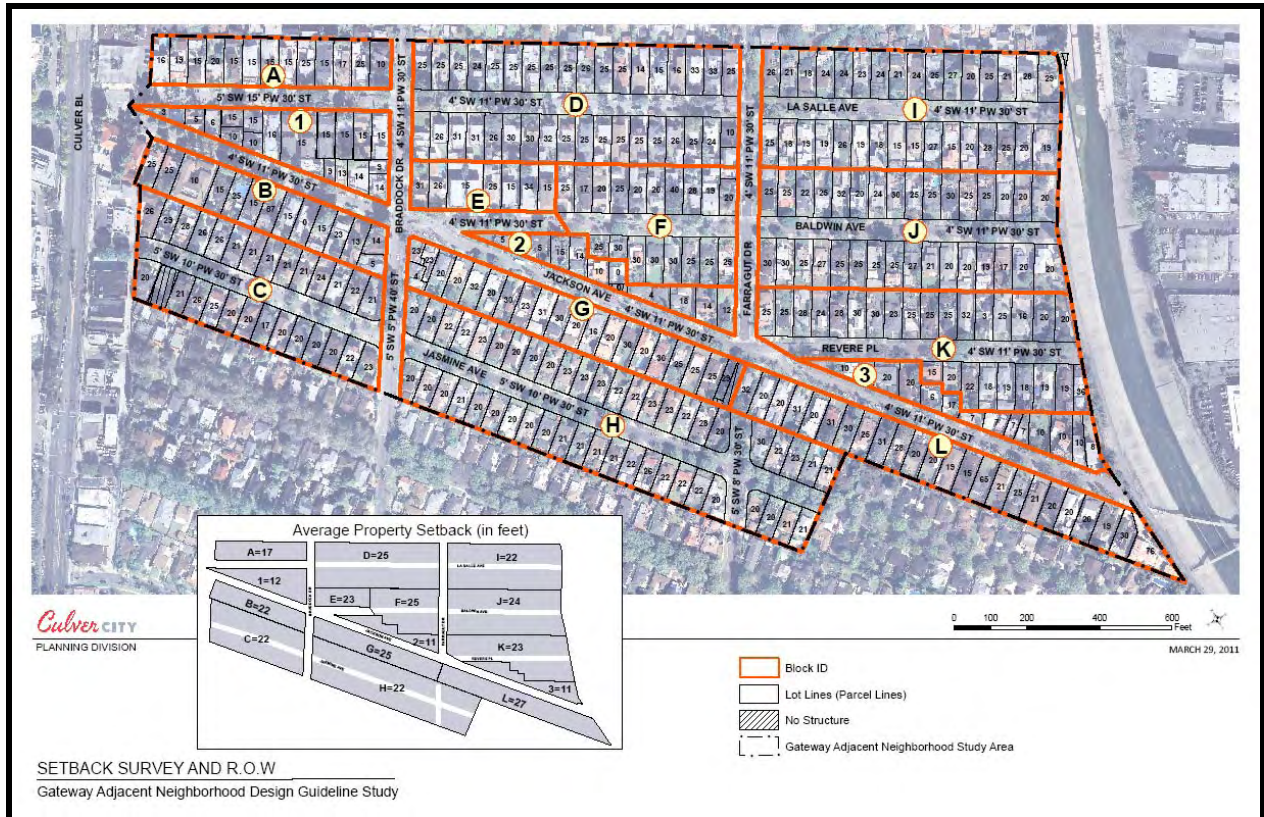
Map 4

Building Setbacks:

Residential development in the Neighborhood is characterized by uniformly generous front yard setbacks, featuring well manicured lawns, trees, shrubbery and minimal hardscape. While the Zoning Code requires a minimum 15-foot front setback in the R2 Zone and a minimum 10-foot setback in the RMD Zone, most blocks in the neighborhood have an average setback of 20 feet or more. Lots with shallower depths, specifically those found on portions of Jackson Avenue, Revere Place, Baldwin Avenue and La Salle Avenue can have significantly smaller setbacks (between 3 and 15 feet) primarily due to irregular lot configurations. In the R2 portion of the Neighborhood, the average front setback ranges from 22 and 27 feet. In the RMD portion of the Neighborhood, the average front yard setback ranges from 11 and 23 feet. The table below summarizes average setbacks and the prevailing setback per block. Map 5 illustrates the individual lot setbacks and the average setback per block.

SETBACKS

<u>Block/ Zone</u>	<u>Avg. Setback</u>	<u>Prevailing (Most Frequent)</u>	<u>Block/ Zone</u>	<u>Avg. Setback</u>	<u>Prevailing (Most Frequent)</u>
A (RMD)	17 ft.	15 ft.	G (R2)	25 ft.	20 ft.
B (RMD)	22 ft.	25 ft.	H (R2)	22 ft.	20 ft.
C (R2)	22 ft.	21 ft.	I (R2)	22 ft.	25 ft.
D (R2)	25 ft.	25 ft.	J (R2)	24 ft.	25 ft.
E (RMD)	23 ft.	15 ft.	K (R2)	23 ft.	25 ft.
F (R2)	25 ft.	25 ft.	L (R2)	27 ft.	20 ft.
1 (RMD)	12ft.	15 ft.			
2 (R2)	11ft.	5 ft.			
3 (R2)	11ft.	7 ft.			



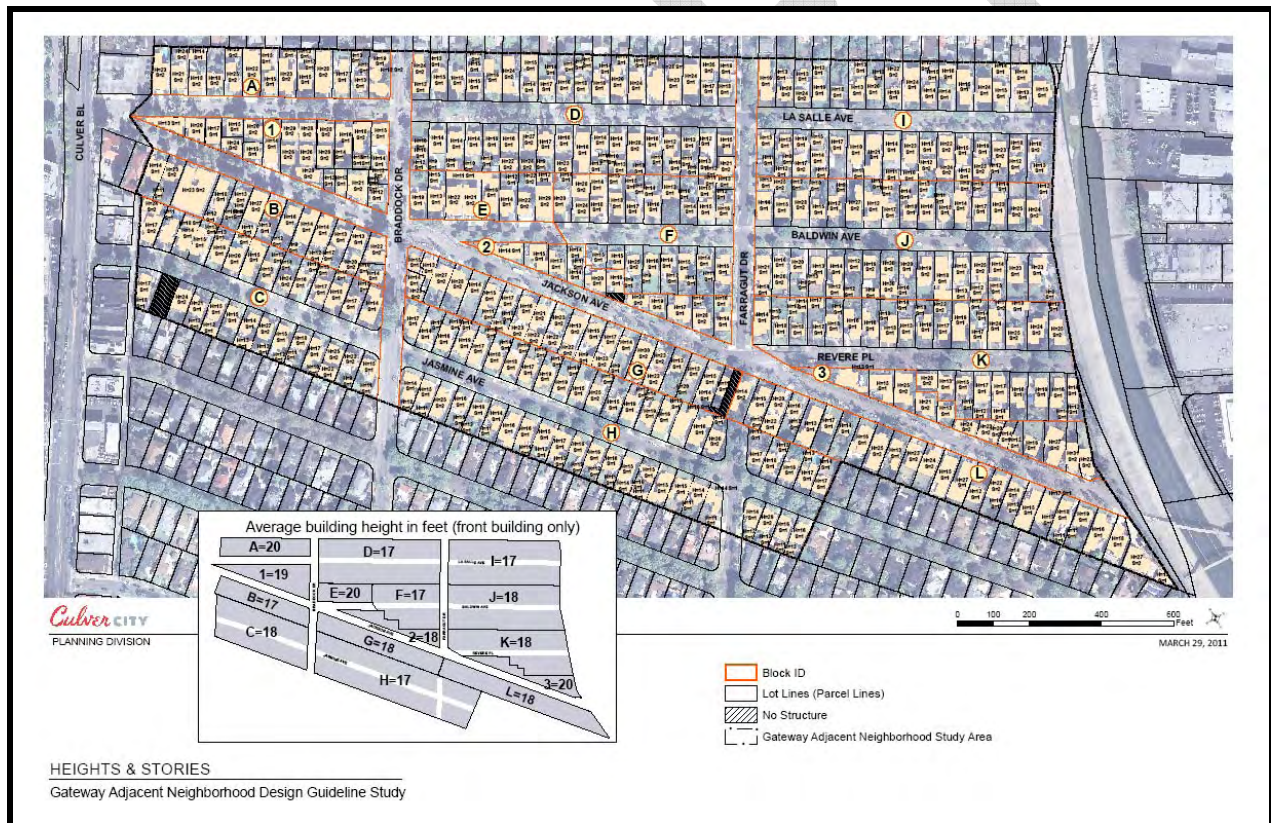
Map 5

Building Height

Both the RMD and R2 Zones permit two story buildings with heights up to 30 feet. Although a few homes in the Neighborhood are 29 or 30 feet in height, the majority of homes are smaller in scale, with most homes ranging in height between 14 and 23 feet. One-story and two-story structures appear to be evenly distributed throughout the neighborhood, with no significant clustering of taller homes in the RMD Zone. The table below summarizes the average building height and the prevailing number of stories per block. Map 6 illustrates the height and number of stories for each structure and the average building height per block. The average heights are based on the buildings that are located nearest the front property line to better reflect the character of the streetscape.

BUILDING HEIGHT AND NUMBER OF STORIES

<u>Block/Zone</u>	<u>Avg. Height</u>	<u>Prevailing (Most Frequent) # of stories</u>	<u>Block/Zone</u>	<u>Avg. Height</u>	<u>Prevailing (Most Frequent) # of stories</u>
A (RMD)	20 ft.	2	G (R2)	18 ft.	1
B (RMD)	17 ft.	1	H (R2)	17 ft.	1
C (R2)	18 ft.	1	I (R2)	17 ft.	1
D (R2)	17 ft.	1	J (R2)	18 ft.	1
E (RMD)	20 ft.	1&2	K (R2)	18 ft.	1
F (R2)	17 ft.	1	L (R2)	18 ft.	1
1 (RMD)	19 ft.	1			
2 (R2)	18 ft.	1			
3 (R2)	20 ft.	2			



Map 6

V. GENERAL DESIGN OBJECTIVES

The objectives of these Guidelines are to encourage new projects to:

- A.** Reflect the development patterns and the character of the Neighborhood and the block, relative to prevailing lot size, building orientation, building setbacks, building height, yards, open space and lot coverage.
- B.** Design buildings that exhibit well-developed details, materials and lighting to give structures integrity as design objects, to provide visual interest and to contribute to overall architectural quality.
- C.** Harmonize building bulk and mass with the scale of the block.
- D.** Protect the privacy of neighboring residences and their access to sunlight and natural ventilation.
- E.** Preserve existing parkways, mature landscaping and street trees to maintain the character of the neighborhood and minimize disruptions to the street frontage.
- F.** Integrate the placement of landscaping to complement building architecture.
- G.** Minimize the percentage of lot area devoted to parking and driveways and locate parking so as to reduce visual impacts and maximize open space and landscaping as defined in the Zoning Code.
- H.** When used, provide lighting that is functional and aesthetically pleasing while providing a sense of security.

VI. GUIDELINES

A. Site Design

- 1. Building Location.** To further the objective of respecting neighboring properties and views from the public rights-of-way from the visual impact of a proposed development, new projects are encouraged to:
 - a. Establish setbacks that are consistent with the prevailing setbacks along the block where the project is located.

- b. Orient buildings towards the street.
- c. Locate the primary entry area for each residential unit so that it faces the public street or a common courtyard and so that the entry relates to the pedestrian scale of the Neighborhood.
- d. Locate new structures or additions in areas that minimize the impacts on neighboring structures.
- e. Establish building lot coverage that is sensitive to the prevailing lot coverage for the block.
- f. Be considerate of neighboring properties' views and access to sun light and natural ventilation.

2. Building Privacy. In order to further the objective of maintaining privacy and minimizing the disruption of outdoor activities of adjacent sites, new projects are encouraged to:

- a. To the extent feasible, locate windows where they will not directly align with existing neighboring windows.
- b. To the extent feasible locate windows away from, or screen windows from direct views of private outdoor areas of neighboring properties.
- c. Locate second floor balconies and decks in areas that minimize the loss of privacy for neighboring properties.
- d. Provide landscape screening along rear and side property lines where neighbors' privacy may be affected.

3. Parking. In order to further the objective of locating parking to reduce visual impacts and minimizing the percentage of lot area devoted to parking and driveways, new projects are encouraged to:

- a. Avoid adversely affecting the character of residential streets by the visual impact of parking areas and garage openings. Examples of negative visual impacts are: large blank walls, expansive garage doors, driveway openings that dominate the street frontage, and parking areas located in the front yard.

- b. Locate on-site parking at the rear of the site, if feasible.
 - c. Minimize the size of the driveway apron, driveway and paved areas.
 - d. Design carports and garages as an integral part of the project architecture and relate them to the primary building in terms of materials, color and detail.
 - e. Design driveways and vehicle maneuvering areas into sub-areas by thoughtful use of pattern and such materials as integral color concrete, slate, brick or areas of permeable surface.
 - f. Locate driveways on the side of the project lot so that the driveway is not the central feature visible from the street. However, if a mature tree is located where the driveway would be placed, an alternate driveway location may be appropriate. Where feasible, the retention of existing driveways and landscaping is encouraged. The location of driveways that will require the removal of trees is discouraged.
 - g. Use landscaping to screen parking areas from the street.
 - h. Where subterranean parking is used, locate it entirely below grade with the driveway located to the side of the lot. In order to allow opportunities for landscaping on grade rather than over a structure, subterranean parking utilizing more than 3/4 of the site is discouraged. Exposed portions of the subterranean structure which are visible from the street, including grills and ventilation openings, are discouraged.
 - i. Minimize the parking footprint to allow for more on-grade landscaping.
- 4. Landscaping and Open Space.** Landscaping can be used as a unifying element within a project to obtain a cohesive appearance and to help achieve compatibility of a new project with its surroundings.
- a. Utilize landscaping that includes a variety of plant materials which provide color and contrast, and shade.
 - b. Utilize landscape elements and materials that complement the architectural style and are proportional to the size of the primary structure.
 - c. Develop landscaping to contain a combination of low, medium and tall plant materials.

- d. Landscape all unpaved surfaces on the building site.
 - e. When limited space is available, use raised planters, window boxes, pergolas or trellises to encourage the softening of architectural edges with plant material.
 - f. Use planting to soften or screen parking areas, alleyways, trash, and service areas.
 - g. Fence and wall materials, colors and detailing should be consistent with the architectural style of buildings on the site.
 - h. Front yard fences and walls should be consistent with the fence or wall patterns of homes on the block.
 - i. Accommodate and retain existing mature street trees and on-site trees, when feasible.
 - j. Locate landscaping on grade rather than over structure to facilitate the use of large trees and shrubs.
 - k. Integrate and connect the design of public and private open space areas to maximize the openness of the development.
 - l. Use courtyard design or other designs that increase open space and landscaping.
 - m. Design common open space to be open to the sky.
- 5. Lighting.** Lighting can be used to complement and enhance the architecture and landscape of projects.
- a. Avoid lighting that spills, reflects, or produces glare onto neighboring properties, into windows, or onto public rights-of-way.
 - b. Design any exterior lighting to contribute to the aesthetic quality of the project. Lighting of a building façade that diminishes architectural features is discouraged.
 - c. Utilize lighting fixtures that are compatible with the architectural style, materials, and color of the project.

B. Building Design and Architecture

1. Mass and Scale. A structure that is out of scale with its site and the other buildings on the block tends to be incompatible with its surroundings.

- a. Harmonize building scale with the existing prevailing scale of the block.
- b. Reduce the perceived height and bulk of multi-story buildings by dividing the building mass into smaller-scale components. Stepping back the upper floors, reducing floor area and building mass and scaling architectural details on the upper story to relate to the overall building composition.
- c. Anchor the base of the building in order to establish a strong visual connection to the ground and the site, and design the upper story of the building to appear less massive than the buildings' base.
- d. Relate buildings to the pedestrian scale by incorporating sufficient small scale elements (such as entry ways, stoops, steps, windows, canopies, etc.) into the lower portions of multi-story buildings that are adjacent to streets or public pedestrian areas.

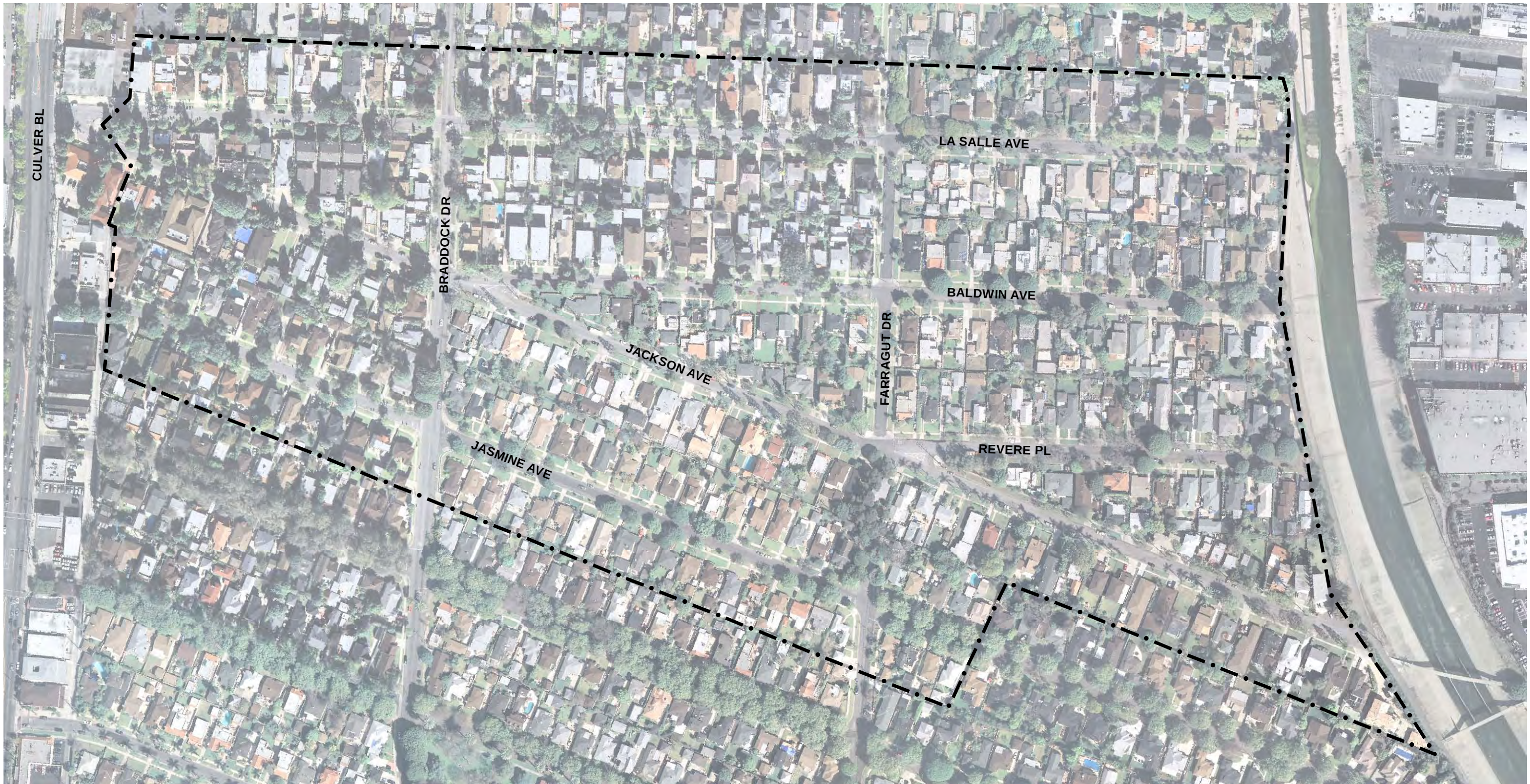
2. Building Façade. Façade treatment and building details provide visual interest and can contribute to the overall architectural quality of a building.

- a. Design buildings to be attractive from all directions. Consistently apply architectural details and exterior materials on all sides of the structure.
- b. Design façade details to be appropriate to and consistent with the building's architectural style.
- c. Articulate the building façades by appropriate use of reveals, changes in surface pattern or texture and variations in the building plane to sustain visual interest.
- d. Avoid the use of surface materials that produce excessive reflected glare.
- e. Design accessory structures to be consistent in material and color with the primary structures on the site.
- f. When developing multiple lots or double lots, except in the case of courtyard developments, individuate and vary the building forms by change of style or change of massing and articulation, either of which can accentuate the Neighborhood's architectural diversity.

VII. ATTACHMENTS

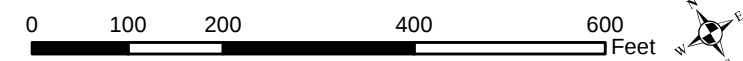
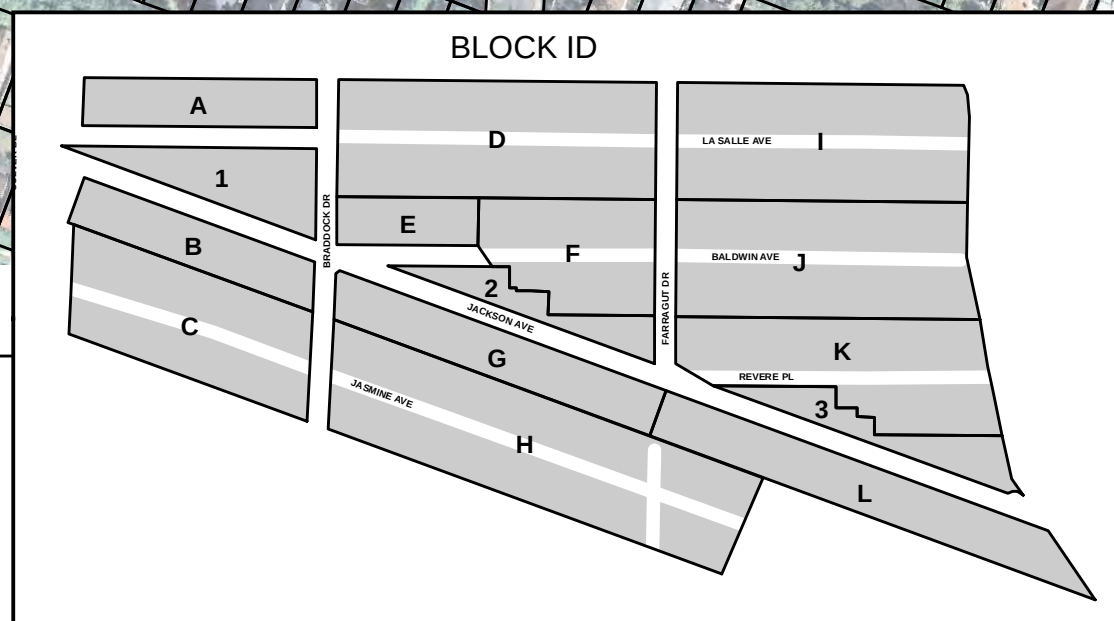
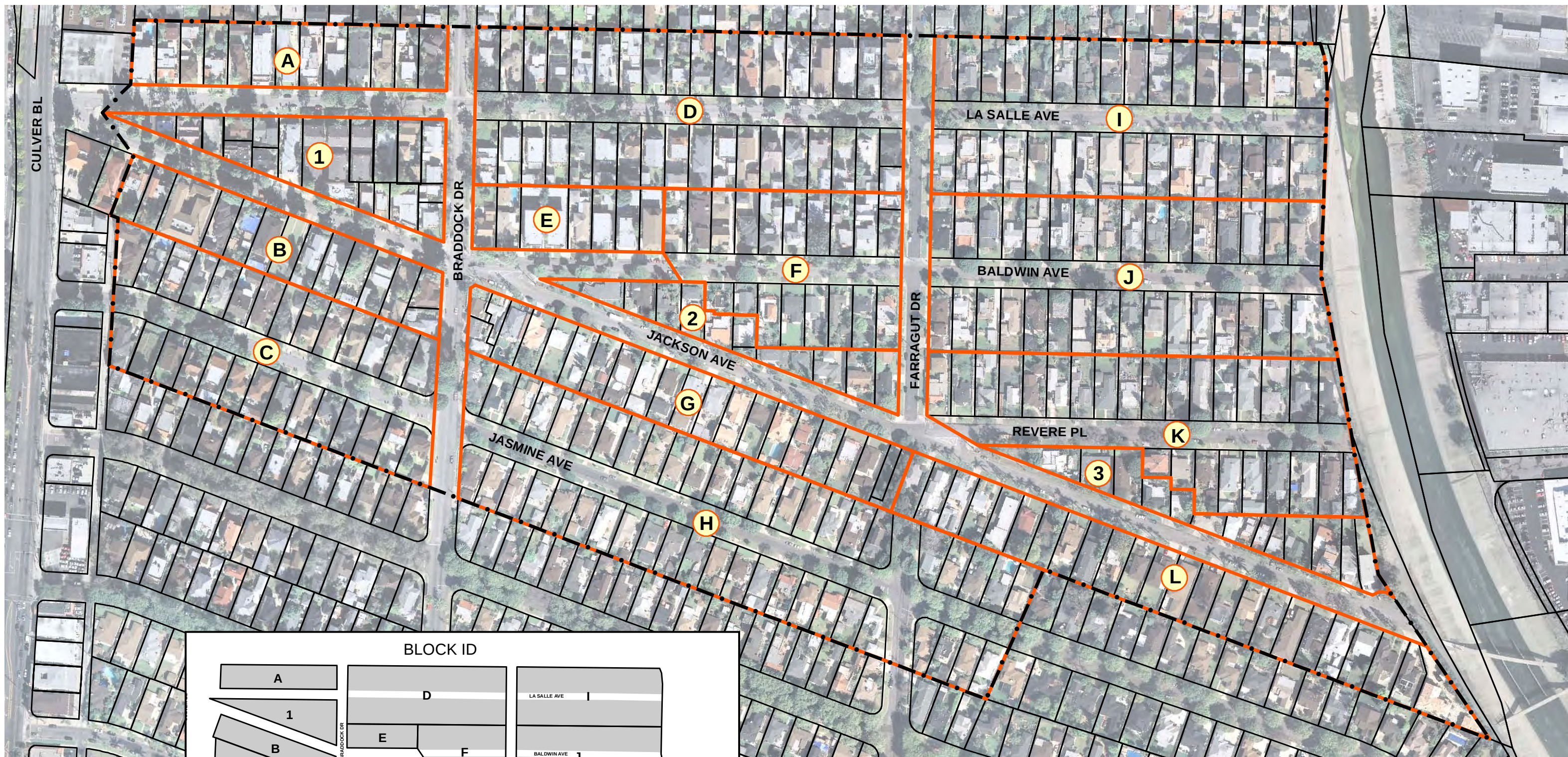
- 1) Neighborhood Area Map
- 2) Lot Lines and Block ID Map
- 3) Building Footprint and Lot Coverage Map
- 4) Zoning and # of Units Map
- 5) Setback Survey and Right of Way Map
- 6) Height and # of Stories Map

DRAFT



 Gateway Adjacent Neighborhood Study Area

AREA MAP
Gateway Adjacent Neighborhood Design Guideline Study



- Block ID
- Lot Lines (Parcel Lines)
- Gateway Adjacent Neighborhood Study Area

BLOCK ID AND LOT LINES

CULVER BL

BRADDOCK DR

FARRAGUT DR

LA SALLE AVE

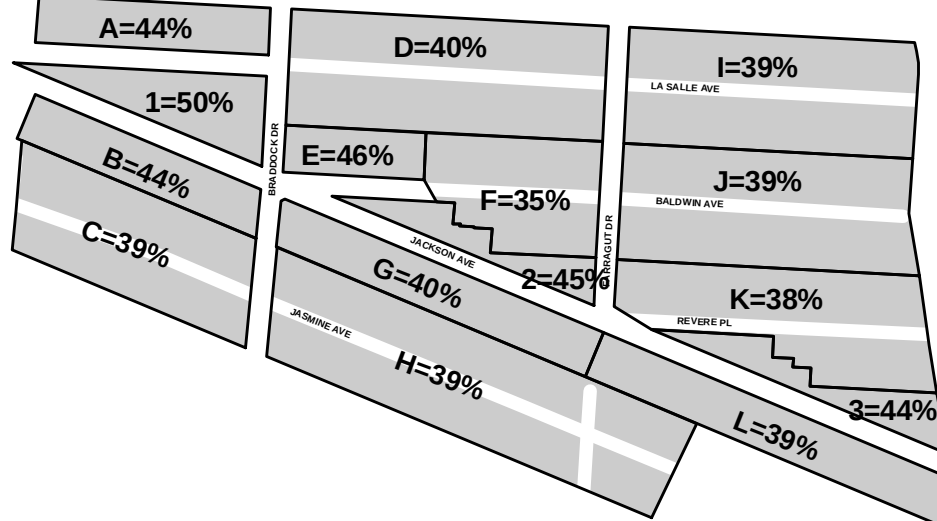
BALDWIN AVE

REVERE PL

JACKSON AVE

JASMINE AVE

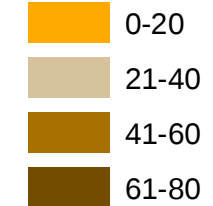
Average Percent of Lot Coverage per Block

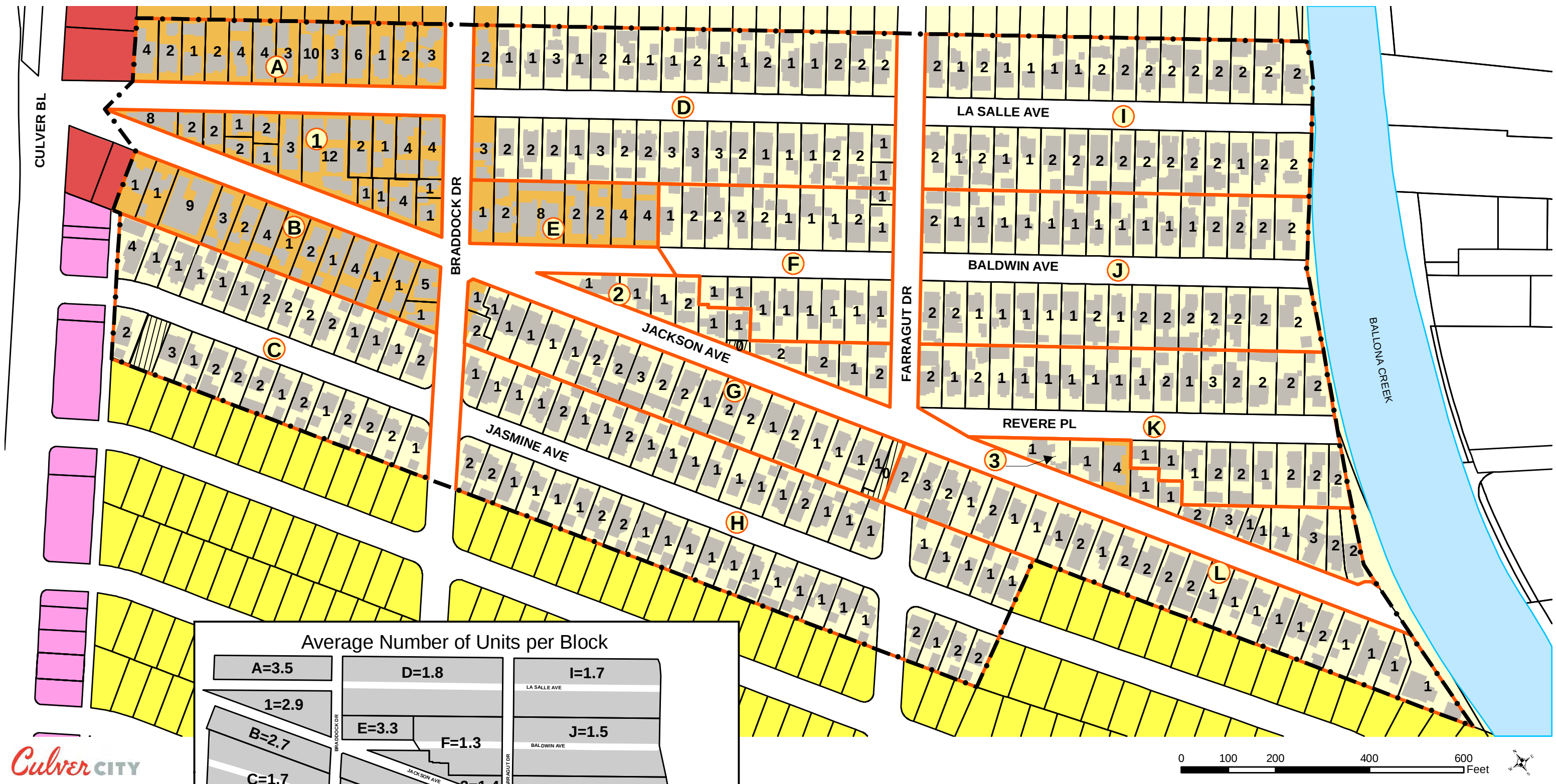


MARCH 29, 2011

- Block ID
- Lot Lines (Parcel Lines)
- No Structure
- Gateway Adjacent Neighborhood Study Area

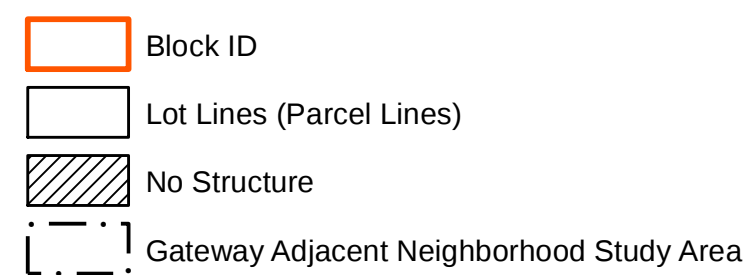
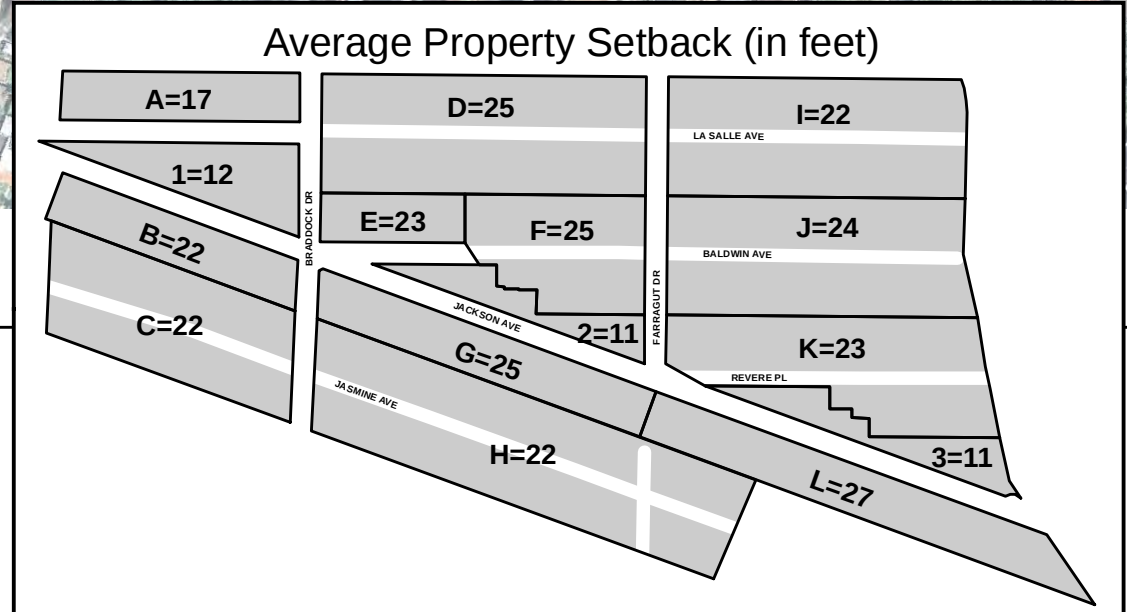
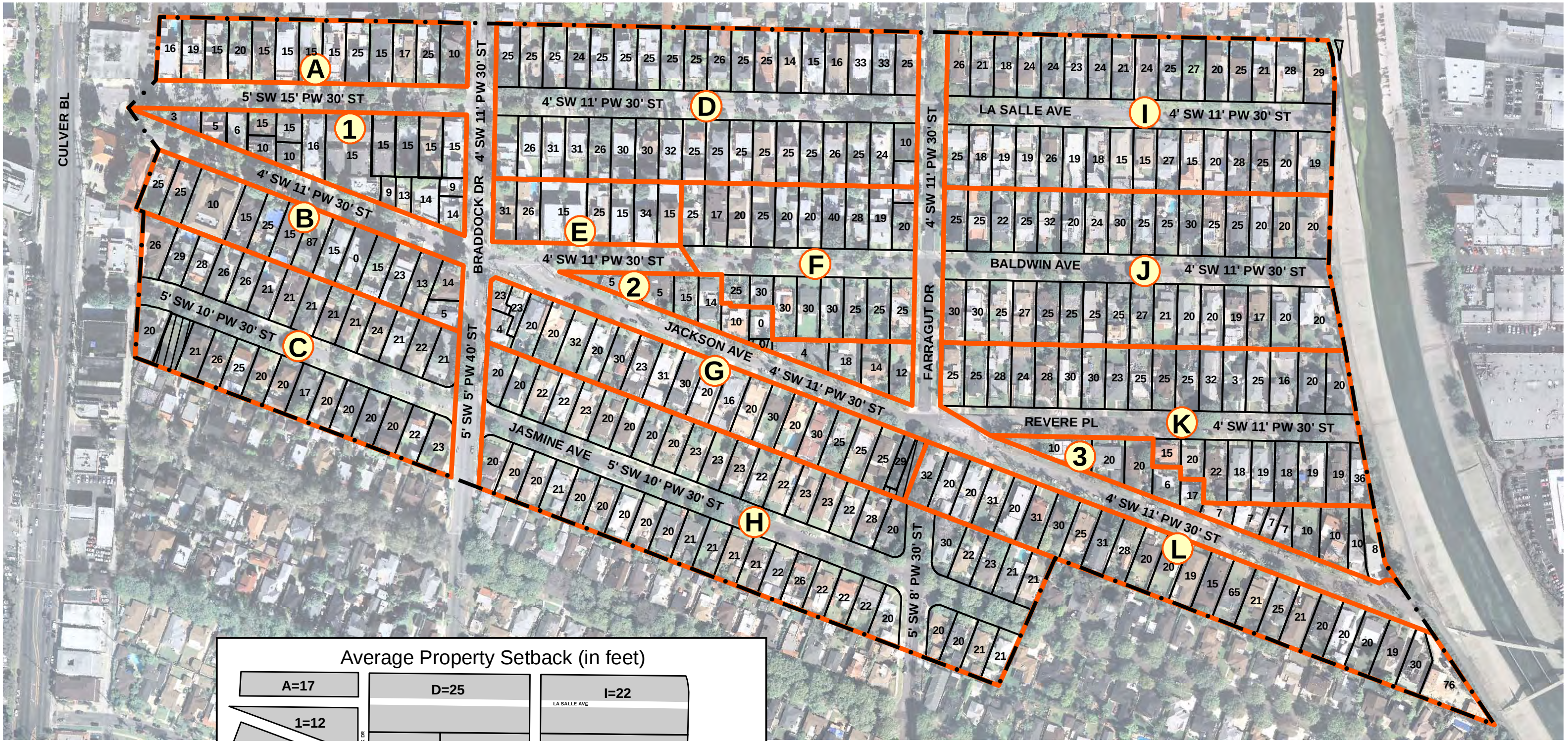
Percentage of Lot Coverage

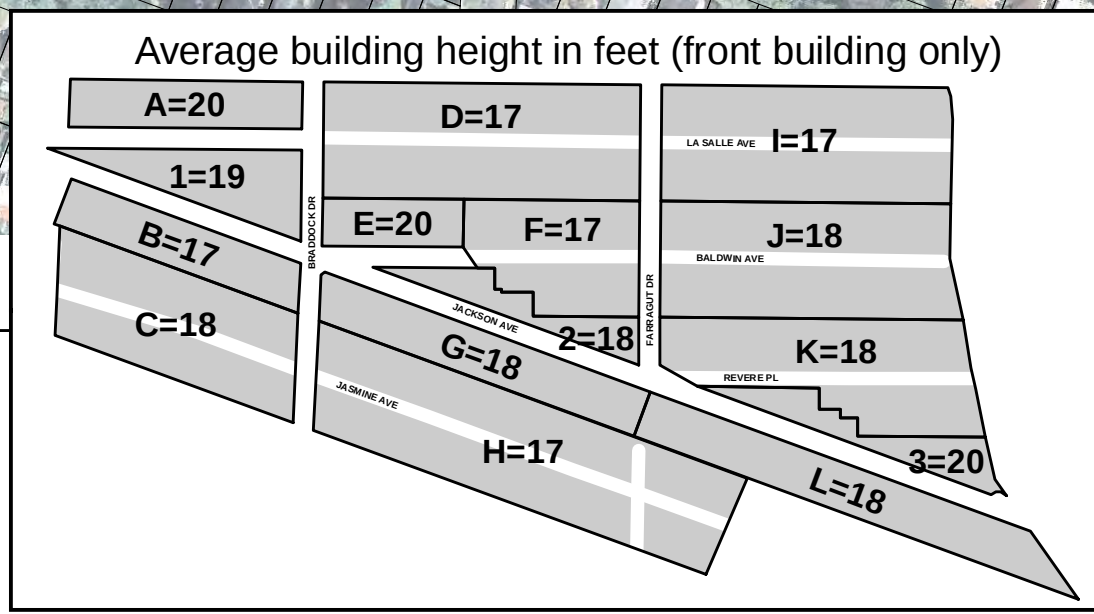
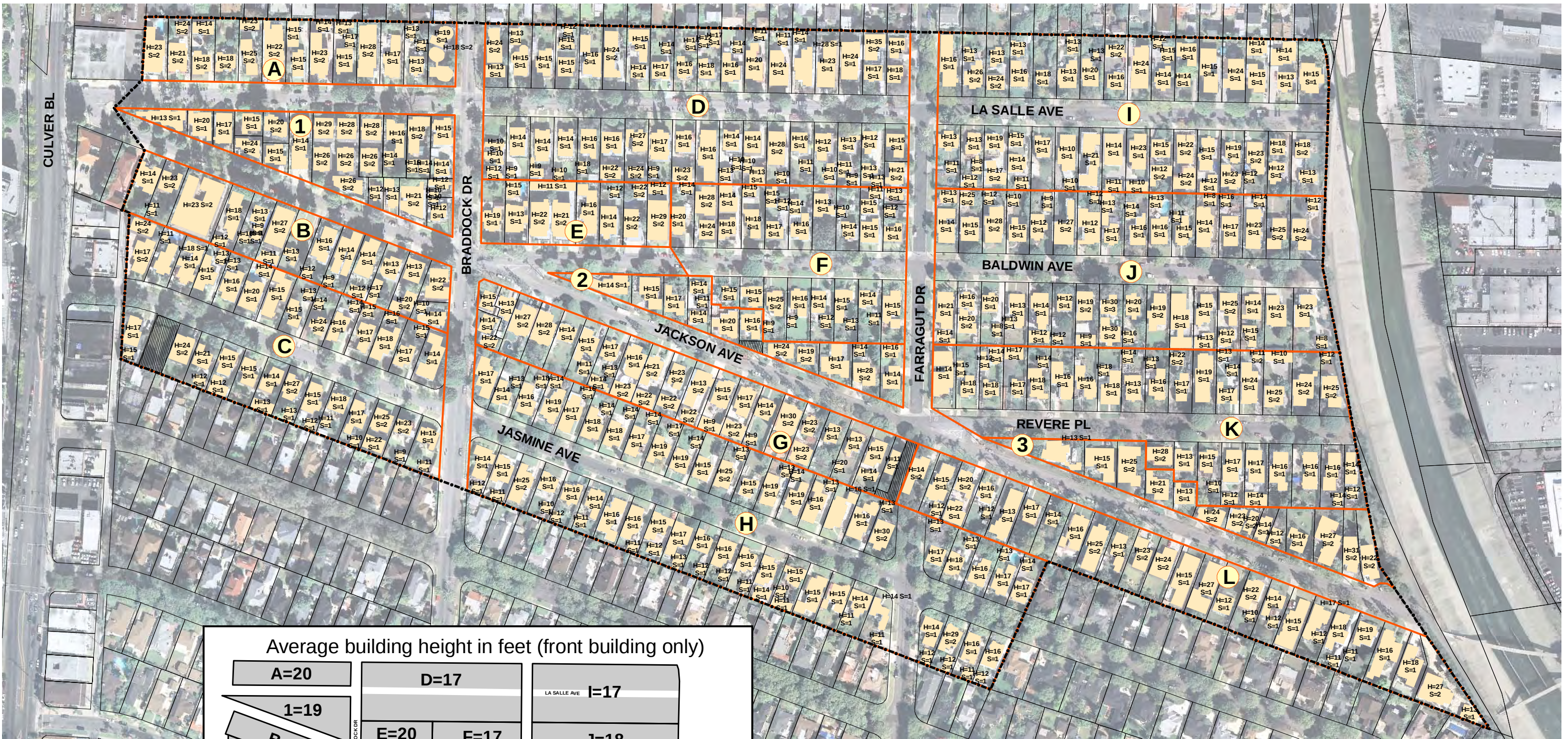




ZONING AND NUMBER OF UNITS

Gateway Adjacent Neighborhood Design Guideline Study





HEIGHTS & STORIES

Gateway Adjacent Neighborhood Design Guideline Study