

# ATTACHMENT 2

## SMALL LOT SUBDIVISIONS STANDARDS

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### Introduction

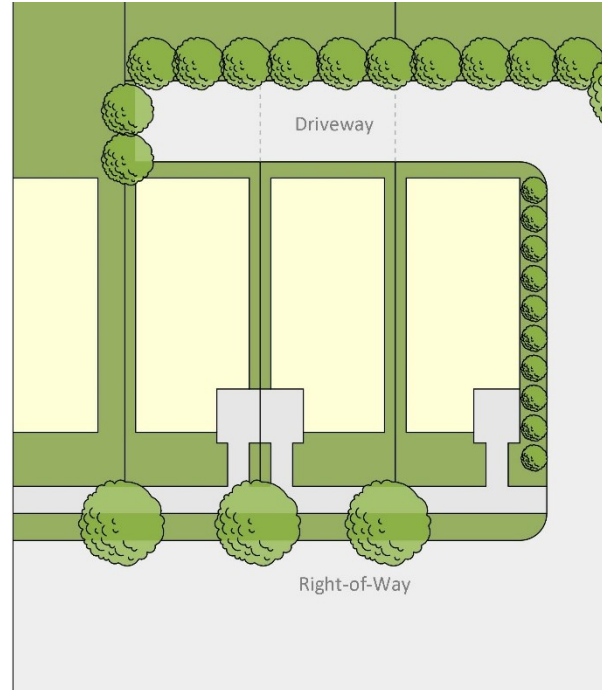
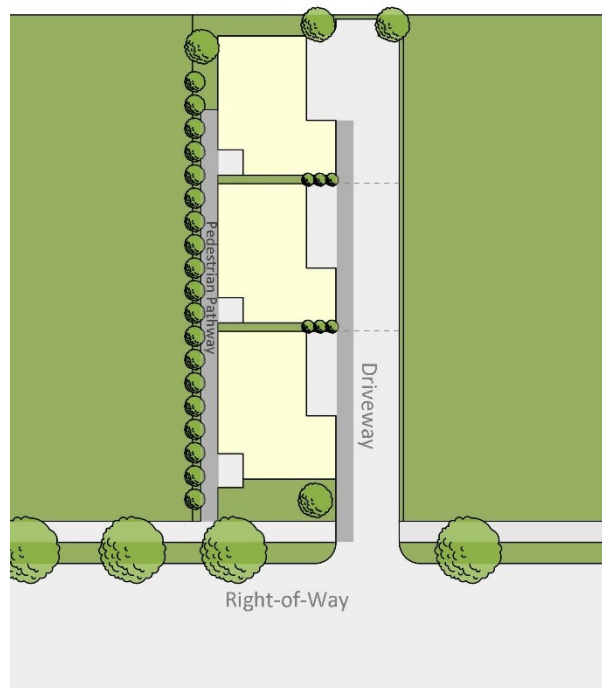
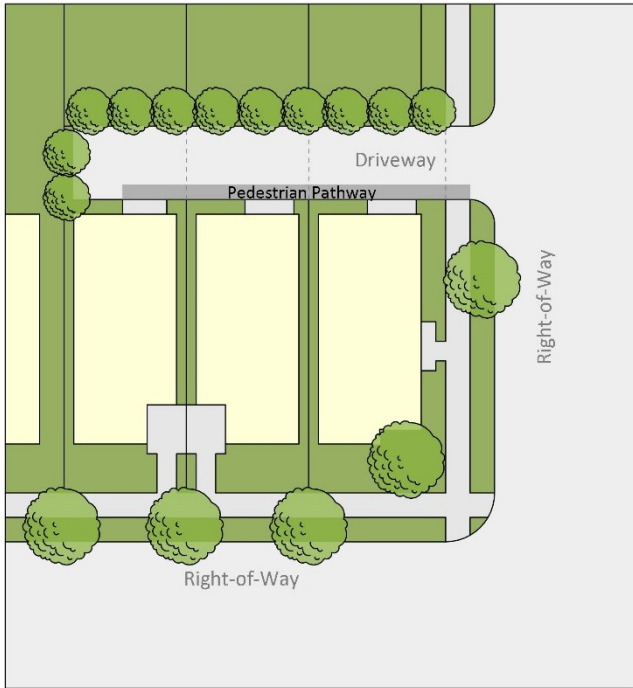
Small lot design standards have been created to assist in shaping small lot developments with their unique complexities. All small lot subdivision projects are required to comply with the Small Lot Design Standards listed below. A building permit is required to comply with the objective design standards listed in this document. All new small lot dwellings must comply with these design standards. The design standards should be used in conjunction with relevant policies from the General Plan and Community Plans.

### 1. Small Lot Subdivision Design Standards

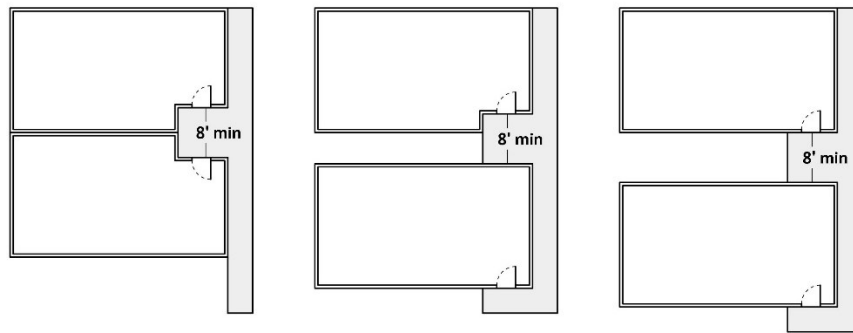
#### 1.1 Building Location and Orientation

1. Exterior setbacks for the Small Lot Subdivision project shall be provided in accordance with the underlying zoning district and the regulations provided in CCMC Section 17.300.020 Setback Regulations and Exceptions. Setbacks shall be measured from the parcel lot lines prior to the subdivision.
2. The front door of the unit(s) closest to the public right of way of the Small Lot Home unit development shall be oriented towards the front property line as defined in the zoning code.
3. Primary pedestrian entrances for each Small Lot Home shall face the public street, a shared pedestrian paseo, or a common courtyard. On a corner lot, the front door of all units, except the front unit, shall be oriented towards the side street. Primary pedestrian entries for individual units fronting interior side property lines shall be provided a 5-foot by 5-foot alcove or oriented to not face doors and windows of uses on adjacent properties.
4. Small Lot Homes shall provide at least an 8-foot separation between the face of a primary entryway of a Small Lot Home and the adjacent building wall of a neighboring Small Lot Home on the same development.

# Building Orientation



## Primary Entry Separation



5. All primary entryways shall provide the address or unit identification, ornamental low-level lighting to illuminate the entry area, and a landing area.
6. All primary entryways shall incorporate **at least four** of the following elements:
  - a. The entryway shall be recessed at least 2 feet from the building façade to create a covered porch or landing area.
  - b. The doorway shall be recessed at least 3 inches from the building façade.
  - c. The entryway shall be designed with an overhead projection of at least 6 inches such as an awning or other architectural design features so as to distinguish the front door from the rest of the building façade.
  - d. The entryway shall be clearly marked with a side lite window panel, adjacent window, or a door with a window.
  - e. The entryway shall be raised or sunken at least one stair step from the pedestrian pathway.
  - f. The entryway landing area shall be enhanced with unique paving material, texture, pattern, or color that is differentiated from the pedestrian pathway.

### 1.1 Neighborhood Compatibility and Privacy

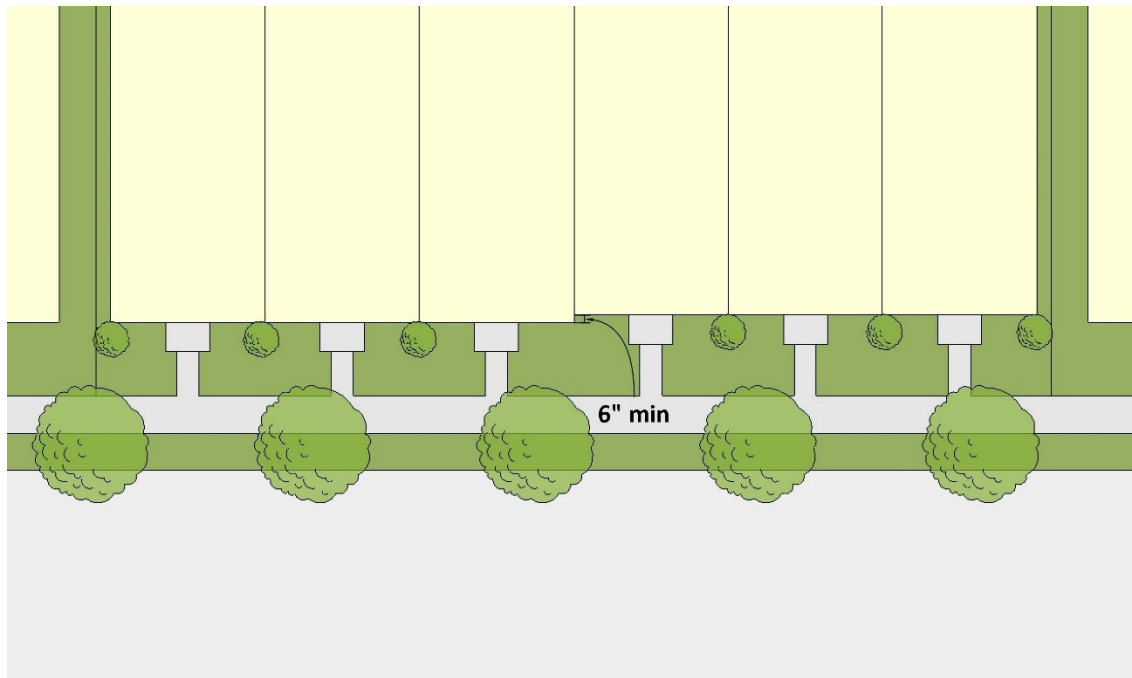
1. Upper floor step backs shall conform to CCMC Section 17.210.020.
2. Rooftop decks shall conform to CCMC Section 17.210.020.
3. **Window Alignment.** When building separation is less than 20 feet at the time of application submittal, no more than 20 percent of window or balcony area of the new development may align directly with existing neighboring windows or balconies without screening obstructing views into at least 80 percent of the area of the window. Visual screening may be accomplished through the use of landscaping that can be shown to grow to the height of

the top of the windows, walls, accessory buildings, or other solid structures. Translucent windows and clerestory windows are exempt from this requirement.

## 1.2 Building Mass and Scale

1. Small Lot Homes shall be grouped into clusters to avoid long spans of building wall. Clusters of Small Lot Homes shall be no more than six Small Lot Homes in a single continuous row or 180 linear feet, whichever is smaller. Clusters of Small Lot Homes shall be separated with a building gap of a minimum of 6 feet in width, which shall be treated with a combination of landscaping, open space, and common walkways or driveways.
2. Small Lot Homes in a single row shall provide a lateral shift or break in the façade of a minimum of 6 inches for every three Small Lot Homes or 90 linear feet, whichever is smaller.

### Lateral Shift in Façade



3. **Roofline Variation.** Rooflines along elevations facing a public street shall be articulated using at least one of the following techniques.
  - a. Color, texture, or material changes.
  - b. Variations, projections, or reveals in the wall plane.
  - c. Variations in fenestration size or pattern.
4. **Façade Articulation.** All façades facing a right-of-way and the project perimeter, as well as all portions of exterior building elevations located greater than 7 feet from an adjacent Small Lot Home, shall be treated with an equal level of detail and articulation, and shall incorporate all of the following façade articulation techniques:
  - a. Change in exterior building materials to include at least two high quality building façade materials that accentuate or correspond to variations in building massing.

Building materials may include, but are not limited to: wood, glass, brick, metal spandrel, cement board siding, or tile.

- b. Porticos, awnings, terraces, balconies, eyebrows, or trellises of at least 6 inches in depth that provide variations in the building plane.
- c. Window treatments that are extruded or recessed from the building façade a minimum of 2 inches. Windows or doors that are flush with the plane of the building (rather than extruded or recessed at least 3 inches) will not qualify as facade articulation.
- d. A break in the façade plane of a minimum of 6 inches in depth that is applied to at least 10 vertical feet of the facade.
- e. Other additional architectural enhancements to the floor of the primary entrance and below, so as to create a human scale to the building. Examples include handrails, fixed planters, and ornamental details, such as lighting, molding, or tiles.

### 1.3 Building Materials and Colors

1. **Number of Materials or Colors.** Buildings shall incorporate a maximum of two (2) main body colors, three (3) accent colors, and three (3) different materials, excluding windows, doors, or trim. Street-facing exterior elevations shall include at least two (2) colors and at least (2) different materials, (in addition to glazing, window trim, doors, or railings) that can accentuate building masses. The main body color is the predominant color used on the face(s) of the building.
2. **Glare.** Reflective surfaces and materials such as mirrored glass and polished aluminum are prohibited.
3. **Color and Material Changes.** Material and color changes shall occur at an inside corner, underside of a massing element, or wrapped to an appropriate termination point such as a roof break, half-column, bay window, or enhanced trim element.
4. Street level architectural elements and ornamental features shall not impede pedestrian routes.

### 1.4 Open Space, Pedestrian Pathways, Landscaping, and Lighting

1. Pedestrian pathways of a minimum width of 3 feet shall be provided from the public right-of-way to all primary entryways and common areas, such as common open space areas, guest parking, mailboxes, and centralized trash enclosures. All street-facing setback areas shall comply with the landscape and hardscape requirements of CCMC section 17.310.020.
2. A pedestrian pathway located within or parallel to a Common Access Driveway shall be constructed and/or treated with a change of materials, finishes, pattern, or paving that distinguishes the pathway from vehicular traffic.
3. All setback and open areas not used for buildings shall comply with CCMC Section 17.310.020 A.
4. All yards of a subdivision abutting the public right-of-way shall be improved with landscaping (combination of groundcover, shrubs, and trees) and amenities. Amenities may include:

decorative fencing, uncovered patios, enhanced pedestrian pathways, garden walls, seating areas, and/or decorative bike racks.

5. **Landscaping Standards.** All project sites shall be landscaped in accordance with Municipal Code Chapter 17.310 Landscaping.
6. **Fences, Hedges, and Walls.** Fences, hedges, and walls shall be designed in accordance with Municipal Code Section 17.300.030.
7. **Variety of Plant Materials.** Landscaping shall contain a combination of low (3 – 24 inches), medium (2 – 5 feet) and tall (5 + feet) plant materials. For example, low planting may be used in the foreground, proceeding back to the tallest in the background.
8. **Fence and Wall Materials.** Fence and wall materials, colors and detailing shall match the architectural style of buildings on the site. Permanent chain link fencing is not permitted.
9. **Front Yard Walls.** Freestanding solid front yard walls of at least thirty (30) inches in height, if included, shall be setback at least two (2) feet from the sidewalk and incorporate low plantings or vines placed between the sidewalk and the fence or wall to soften the appearance of the wall and preserve the public parkway environment.
10. Lighting shall be directed onto the driveways and walkways within the development and away from adjacent properties.
11. Lighting of at least one (1) foot-candle (fc) shall be installed and maintained within all covered and enclosed parking areas and shall be screened to reduce glare onto public sidewalks and adjacent properties. Lighting levels shall not be increased by more than one (1) fc onto the public right-of-way and not more than 0.5 fc onto adjacent properties.
12. Landscape and pedestrian walkway lighting mounted to building walls or freestanding poles shall not be placed higher than ten feet above grade or the walkway surface. These lights shall be shielded and set back from the property line a minimum distance equal to the height of the light fixture to confine lighted area to within the property line.
13. Lighting fixtures shall be of the same architectural style, materials, and color of the structure.

## 1.5 Utility and Service Areas

1. Screening. Mechanical and utility equipment shall be screened in accordance with Municipal Code Section 17.300.035.
2. Refuse and recycling material containers shared by multiple dwelling units shall be enclosed and screened in accordance with Municipal Code Section 17.300.035. Sizing of the enclosures shall conform to the requirements of the Environmental Programs and Operations (EPO) Division of the Culver City Public Works Department.
3. Refuse enclosures shall incorporate roof structures to help improve stormwater quality and to screen the enclosure from views from above.
4. Refuse enclosures shall be finished using materials and colors that are consistent with the chosen architectural style. Enclosure gates shall be opaque.
5. Refuse and recycling material containers stored within individual yards shall be screened from street view.

## 2. Small Lot Subdivision Map Standards

These Map Standards are to be applied in addition to the provisions of the Small Lot Ordinance (CCMC Section 15.10.950 ) and general requirements that fall under the Map Act and the authority of the Advisory Agency. Amendments to the small lot subdivision map standards may be approved by the Planning Commission.

### ***Applicability:***

1. *New Construction:*
  - a. Applications for small lot subdivisions that only involve new construction will be subject to all Small Lot Subdivision Map Standards, where applicable.
2. *Combined New Construction and Existing Dwelling Units:*
  - a. Applications for small lot subdivisions that involve the retention of an existing legal dwelling or dwellings and the new construction of a small lot home(s) will be subject to the Map Standards where they are deemed feasible by the City and do not result in the removal, including partial removal, of an existing legal dwelling unit or structure.

### ***Small Lot Map Standards:***

1. A **Common Access Driveway** (easement) shall be provided for all small lot subdivisions with a minimum width of 10 feet that is open to the sky, unless the driveway leads to subterranean parking. The Common Access Driveway shall also provide a minimum ground floor width as follows:
  - a. 10 feet minimum for driveways serving up to 2-4 small lot homes.
  - b. 16 feet minimum for driveways serving 5 or more small lot homes.
2. A **Maintenance Agreement** shall be created, composed of all property owners to maintain all common area and shared facilities such as trees, landscaping, trash, parking, community driveways, walkways, etc.
3. **Automobile Guest Parking** Guest parking, if provided, shall be readily available to all guests and be accessible from a common access driveway or common access walkway.
4. **Bicycle Parking** shall be provided in accordance with Section 17.320.045 of the Municipal Code.
5. All **Refuse Pick-Up** shall be in compliance with CCMC Section 1.300.035.C.4.

Small lot subdivision maps that are determined by Community Development Director, or their designee, to be inconsistent with these standards, where applicable, may be denied or conditioned to comply.