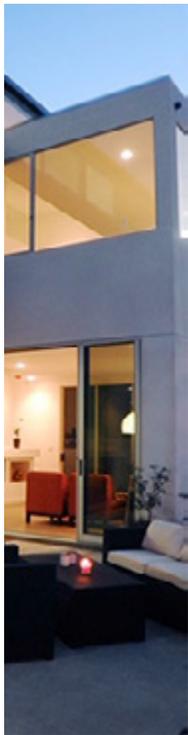


SMALL LOT DESIGN STANDARDS

An Illustrated Working Draft
for Test Implementation



SMALL LOT DESIGN STANDARDS

ILLUSTRATED WORKING DRAFT FOR TEST IMPLEMENTATION

OVERVIEW

SMALL LOT CODE AMENDMENT & POLICY UPDATE

The City of Los Angeles is preparing an update to the 2005 Small Lot Subdivision Ordinance. The Ordinance, which allows the construction of homes on small lots creating a fee-simple type of ownership on lots zoned for multiple family development, was intended to encourage infill development and a smart growth alternative to traditional suburban style single-family subdivisions.

The Small Lot Code Amendment and Policy Update (“Update”) consists of multiple parts including an Ordinance Amendment, Design Standards, and Map Standards. The intent of the Update to ensure small lot projects will be more sensitive and compatible with the existing neighborhood context and zoning.

SMALL LOT DESIGN STANDARDS

The Design Standards will create specific and enforceable rules regarding design for all small lots, including building orientation, primary entryways, façade articulation, roofline variation, building modulation, pedestrian pathways, landscaping, and common open space areas. Once the Design Standards are effective, all small lot subdivisions will be required to comply with the Design Standards through an Administrative Clearance process.

TEST IMPLEMENTATION PHASE

On August 25, 2016, the City Planning Commission directed Planning Staff to conduct a test implementation phase of the draft Design Standards. The intent is to allow a transition period until the Ordinance Amendment is effective, and to allow City staff, project applicants, and community members to test the draft Design Standards on current projects to ensure its feasibility.

During this testing phase, current projects requesting entitlements for small lot subdivision are encouraged to review and incorporate these Design Standards into their project design as deemed feasible. Feedback and comments on the draft provisions will be gathered as Planning Staff finalize the draft Design Standards for full implementation.

SMALL LOT DESIGN STANDARDS

ILLUSTRATED WORKING DRAFT FOR TEST IMPLEMENTATION OVERVIEW (continued)

WORKING DRAFT

This document comprises a working draft of the Small Lot Design Standards. It includes a summary checklist as well as supplemental illustrations to guide users in reviewing and testing the draft Design Standards.

NEXT STEPS

Following the test implementation phase, and after reviewing comments received, the Department of City Planning will complete a final draft of the Design Standards. The final draft will be presented to the Commission for adoption. Once both the Ordinance and Design Standards are adopted and effective, all small lot subdivisions will be required to comply with the Design Standards through an Administrative Clearance process.

COMMENTS/QUESTIONS

City staff, project applicants, and community members are encouraged to provide feedback on the draft Design Standards for further clarification of the provisions, language, and illustrations. Please direct your written comments or questions via email to:

Simon Pastucha, Senior City Planner, at simon.pastucha@lacity.org

Connie Chauv, Planning Assistant, at connie.chauv@lacity.org

SMALL LOT DESIGN STANDARDS

ILLUSTRATED WORKING DRAFT FOR TEST IMPLEMENTATION

CHECKLIST

A. BUILDING DESIGN

Yes No N/A Plan Sheet

1. Dwelling Orientation

- a. Small Lot Homes abutting a public right-of-way or private street shall orient the primary entryway (“front door”) toward the street or, where there is a physical site constraint, shall provide a clearly identifiable entry to the site from the street. _____
- b. Small Lot Homes located in the interior of the subdivision shall orient the primary entryway toward and visible from a pedestrian pathway that is connected to the public right-of-way or private street. _____
- c. Small Lot Homes that abut an alley shall orient the primary entryway toward the alley, or shall be connected to a pedestrian pathway that leads directly to a public or private street. _____

2. Primary Entryways

- a. All Small Lot Homes shall have a primary entryway. All primary entryways shall provide the address or unit identification, ornamental low-level lighting to illuminate the entry area, and a landing area. _____
- b. All primary entryways shall incorporate at least four of the following elements: _____
 - i. The entryway shall be recessed at least 2 feet from the building façade to create a porch or landing area.
 - ii. The doorway shall be recessed at least 3 inches from the building façade.
 - iii. The entryway shall be designed with an overhead projection such as an awning or other architectural design features so as to distinguish the front door from the rest of the building façade, unless prohibited by LAMC Section 12.22 C.20.
 - iv. The entryway shall be clearly marked with a side lite window panel, adjacent window, or a door with a window.
 - v. The entryway shall be raised or sunken at least one stair step from the pedestrian pathway to the entryway.
 - vi. The landing area shall be enhanced with unique paving material, texture, pattern, or color that is differentiated from the pedestrian pathway.

3. Primary Entryways Between Small Lot Homes

- a. Small Lot Homes shall provide at least an 8 foot separation between the primary entryway of a Small Lot Home and the adjacent building wall of a neighboring Small Lot Home. The separation shall be measured along the portion of the pedestrian pathway that provides access to the entryway. _____

SMALL LOT DESIGN STANDARDS

ILLUSTRATED WORKING DRAFT FOR TEST IMPLEMENTATION CHECKLIST (continued)

Yes No N/A Plan
Sheet

4. Façade Articulation

- a. All visible facades shall be treated with an equal level of detail and articulation. Visible facades, including facades facing a public right-of-way, private street, or project perimeter, and all portions of exterior building elevations located greater than 7 feet from an adjacent Small Lot Home, shall incorporate at least three of the following façade articulation techniques:

Note: Selection of either (i) or (ii) is mandatory.

- i. 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.
- ii. Porticos, awnings, terraces, balconies, or trellises that provide variations in the building plane.
- iii. Windows treatments that are extruded or recessed from the building façade a minimum of 3 inches. Aluminum framed windows or doors that are flush with the plane of the building shall not be included as a change in material or break in the plane.
- iv. 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.
- v. Other additional architectural enhancements to the floor of the primary entrance and below, so as to create a human scale to the building.

5. Varied Roofline

- a. For any Small Lot Home façade fronting a public or private street exceeding two stories in height, the roofline shall be articulated by incorporating one of the following:

- i. A roof with a slope equal to or greater than 2 inches to 12 inches, including but not limited to a sloped or curved roofline at the top of the dwelling.
- ii. An open deck, with a minimum of 6 feet in depth and 8 feet in width.
- iii. A flat roof with a minimum of 2 feet vertical height difference for a minimum of 10 horizontal feet along the roofline of each building façade.
- iv. A break in façade plane of a minimum of 6 inches in depth that is carried up to the roofline.
- v. Any form of roofline modulation such as a step back, an outdoor stairwell, or a corner balcony.

SMALL LOT DESIGN STANDARDS

ILLUSTRATED WORKING DRAFT FOR TEST IMPLEMENTATION CHECKLIST (continued)

Yes No N/A Plan Sheet

6. Roof Decks

- a. All roof decks not facing a public right-of-way or private street shall be oriented internally to the Subdivision, stepped back a minimum of 4 feet from the roof edge, and screened to prevent direct views of abutting neighbors. _____

7. Building Modulation

- a. Small Lot Subdivisions containing more than six 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. _____
- b. Small Lot Subdivisions containing more than six Small Lot Homes in a single row shall provide a building separation of a minimum of 6 feet for every six Small Lot Homes. _____
- c. Small Lot Homes shall be unique in design, and shall not be a repetition of the adjacent buildings. For a Small Lot Subdivision containing more than six Small Lot Homes in a single row, there shall be at least two variations in building design, such as changes in dwelling orientation, primary entryways, façade articulation, or varied roofline as prescribed in Subsections 1-5. For a Small Lot Subdivision of 20 or more Small Lot Homes, there shall be at least three variations in building design as stated above. _____

B. PEDESTRIAN CONNECTIVITY AND ACCESS

1. Pedestrian Pathways

- a. Pedestrian pathways of a minimum width of 3 feet shall be provided from the public rights-of-way to all primary entryways and common areas, such as common open space areas, guest parking, and centralized trash enclosures. _____
- b. A pedestrian pathway located within or parallel to a Common Access Driveway shall be constructed and/or treated with paving that distinguishes the pathway from vehicular traffic. _____

2. Fences/Walls

- a. Fences or walls abutting the street or common open space areas shall be decorative, including but not limited to latticework, ornamental fences, screen walls, hedges or thick growths of shrubs or trees. Solid masonry walls along the street are not permitted. _____
- b. Fences or walls abutting the street and within the front yard shall provide a point of entry into each lot abutting the street. _____

SMALL LOT DESIGN STANDARDS

ILLUSTRATED WORKING DRAFT FOR TEST IMPLEMENTATION

CHECKLIST (continued)

C. LANDSCAPING

Yes No N/A Plan Sheet

1. Landscaping, Common Open Space Areas, and Amenities

- a. All open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, or common open space areas shall be attractively landscaped and maintained. _____
- b. Any common open space areas shall be located at grade level, contiguous or connected, and readily accessible to all residents. Common open space areas shall be multi-functional and designed to accommodate a range of passive, active, or social uses, with enhancements such as landscaping, activity lawns, picnic pavilions, bench seating, decorative bike racks, dog washing stations, retaining or planting mature trees, central mailboxes, and/or children’s play areas. Common open space areas may include enhanced side yards, rear yards, and pedestrian pathways of over 10 feet in width. _____
- c. All yards of a subdivision abutting the street shall be improved with amenities, such as landscaping, decorative fencing, uncovered patios, seating areas, pedestrian pathways, garden walls, and/or decorative bike racks. _____

D. MIXED USE SMALL LOTS

Small Lot Subdivisions may provide Small Lot Homes that contain commercial uses at the ground floor (“Mixed Use Small Lot Homes”). Mixed Use Small Lots must comply with all other applicable regulations governing the site with regards to parking, signage, access, and FAR limitations in the LAMC. The following Design Standards shall be required for any Mixed Use Small Lot Home in addition to the other Design Standards contained in this document.

1. Building Orientation and Entry

- a. Mixed Use Small Lot Homes shall be first located along the perimeter of the subdivision abutting the street. _____
- b. A Mixed Use Small Lot Home shall provide a separate ground floor entrance to the commercial use, or an identifiable lobby that serves both the residential and commercial uses. The commercial entrance shall be directly accessible from a public street and open during the normal business hours posted by the business. _____

SMALL LOT DESIGN STANDARDS

ILLUSTRATED WORKING DRAFT FOR TEST IMPLEMENTATION

CHECKLIST (continued)

	Yes	No	N/A	Plan Sheet
2. Building Design				
a. A Mixed Use Small Lot Home shall be designed with an identifiable ground floor commercial component.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
b. Store entrances shall be recessed, not flush, with the edge of the building facade to articulate the storefront and provide shelter for persons entering and exiting.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
c. The ground floor commercial use shall be separated from upper residential floors, with a façade treatment such as an awning, framing, or setback overhang of at least 18 inches in depth, so as to distinguish a visual commercial base for the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
d. The storefront of a ground floor non-residential use that fronts adjacent streets shall consist of at least fifty percent transparent windows, unless otherwise prohibited by law.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

E. BUNGALOW COURT SMALL LOTS

Existing bungalow courts with a common landscaped courtyard may be subdivided into small lots ("Bungalow Court Small Lots") in accordance with the Small Lot Code Amendment. Existing "Bungalow Courts" converting to a Small Lot Subdivision shall only be required to comply with the following Design Standards.

1. Common Access Driveway

Existing Common Access Driveways, pedestrian pathways, and central common open space areas shall be maintained.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
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2. Pedestrian Pathway

Pedestrian pathways of a minimum width of 3 feet shall be provided from the public rights-of-way to all primary entryways and common areas, such as centralized trash enclosures, guest parking, and open space easements.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
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3. Existing Structures

New dwelling construction or additions to a designated or identified Historic structure shall be in conformance with the Secretary of the Interior's Standards.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
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4. New Dwelling

All new dwellings added to the Bungalow Court project shall meet the applicable design standards in sections A, B, and C of the Small Lot Design Standards.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
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5. Landscaping

All open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, or amenity areas shall be attractively landscaped and maintained.

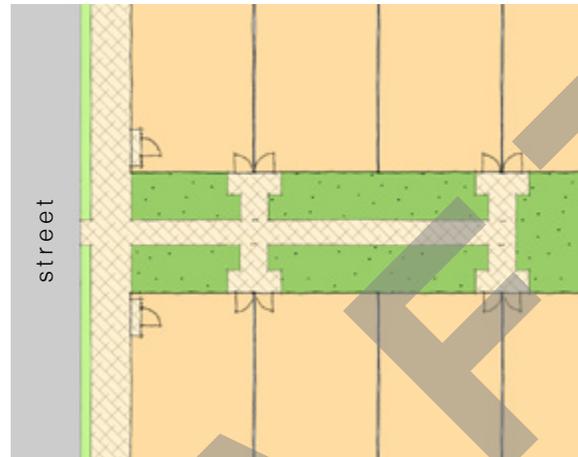
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Small Lot Design Standards | Working Draft

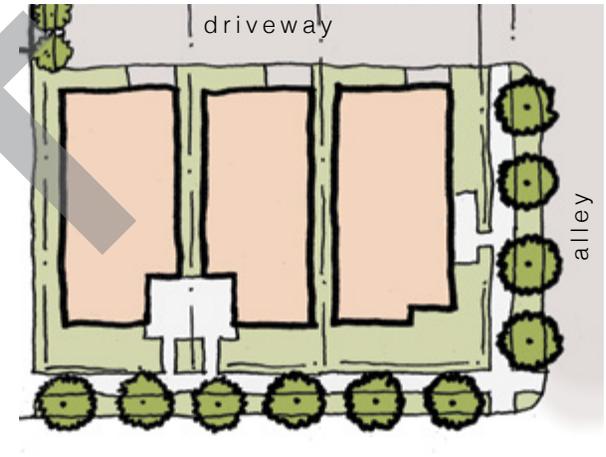
A1. Dwelling Orientation



a. Small Lot Homes abutting a public right-of-way or private street shall orient the primary entryway (“front door”) toward the street or, where there is a physical site constraint, shall provide a clearly identifiable entry to the site from the street.



b. Small Lot Homes located in the interior of the subdivision shall orient the primary entryway toward and visible from a pedestrian pathway that is connected to the public right-of-way or private street.



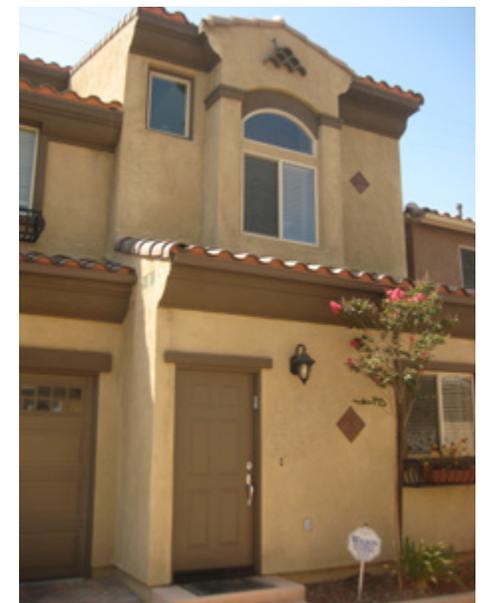
c. Small Lot Homes that abut an alley shall orient the primary entryway toward the alley, or shall be connected to a pedestrian pathway that leads directly to a public or private street.

Small Lot Design Standards | Working Draft

A2. Primary Entryways

a. All Small Lot Homes shall have a primary entryway. All primary entryways shall provide the address or unit identification, ornamental low-level lighting to illuminate the entry area, and a landing area.

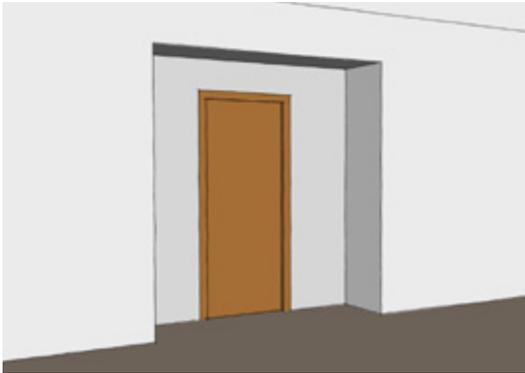
Lighting, Identification, Pavement



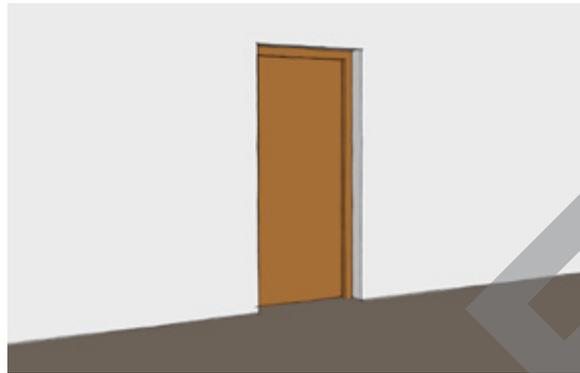
Small Lot Design Standards I Working Draft

A2. Primary Entryways

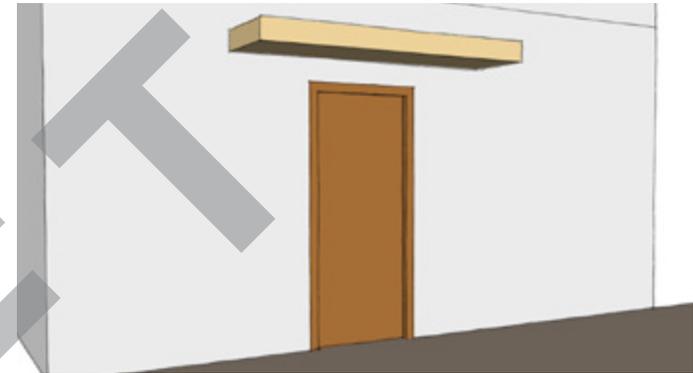
b. All primary entryways shall incorporate at least four of the following elements:



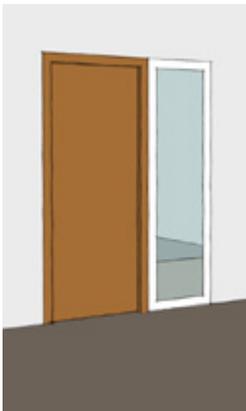
i. The entryway shall be recessed at least 2 feet from the building façade to create a porch or landing area.



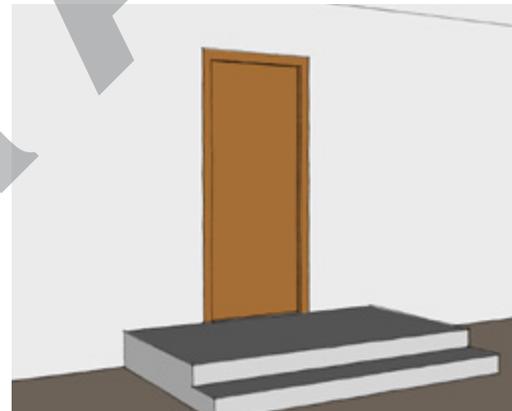
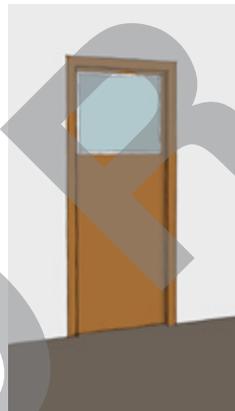
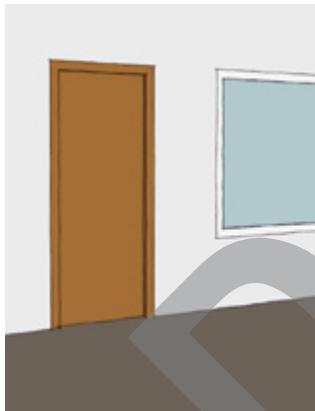
ii. The doorway shall be recessed at least 3 inches from the building façade.



iii. The entryway shall be designed with an overhead projection such as an awning or other architectural design features so as to distinguish the front door from the rest of the building façade, unless prohibited by LAMC Section 12.22 C.20



iv. The entryway shall be clearly marked with a side lite window panel, adjacent window, or a door with a window.



v. The entryway shall be raised or sunken at least one stair step from the pedestrian pathway to the entryway.



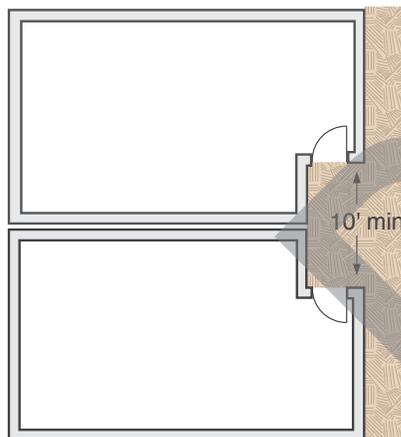
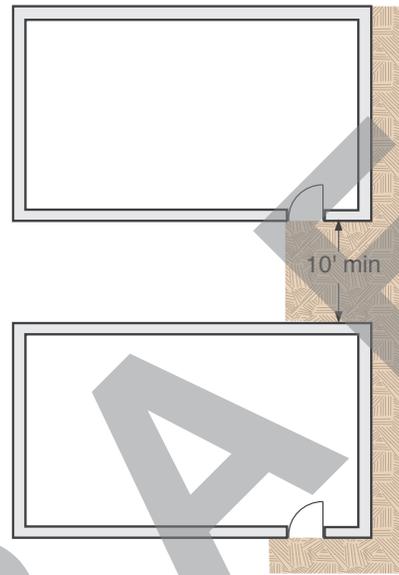
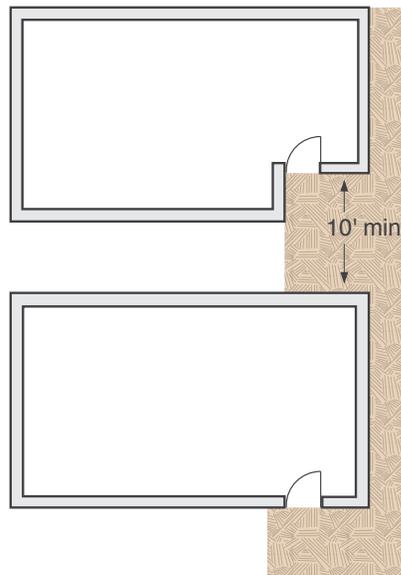
vi. The landing area shall be enhanced with unique paving material, texture, pattern, or color that is differentiated from the pedestrian pathway.

Small Lot Design Standards I Working Draft

A3. Primary Entryways between Small Lot Homes

a. Small Lot Homes shall provide at least an 8 foot separation between the primary entryway of a Small Lot Home and the adjacent building wall of a neighboring Small Lot Home. The separation shall be measured along the portion of the pedestrian pathway that provides access to the entryway.

Example Configurations

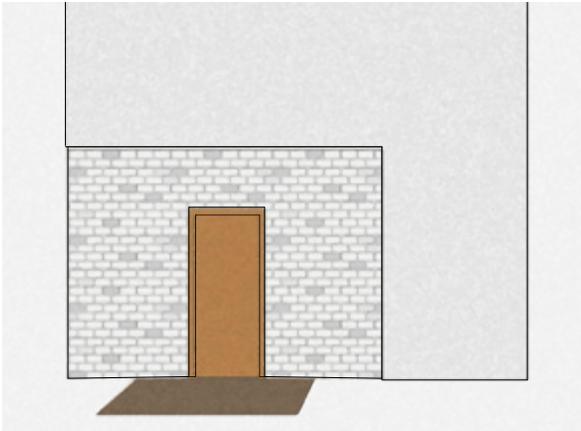


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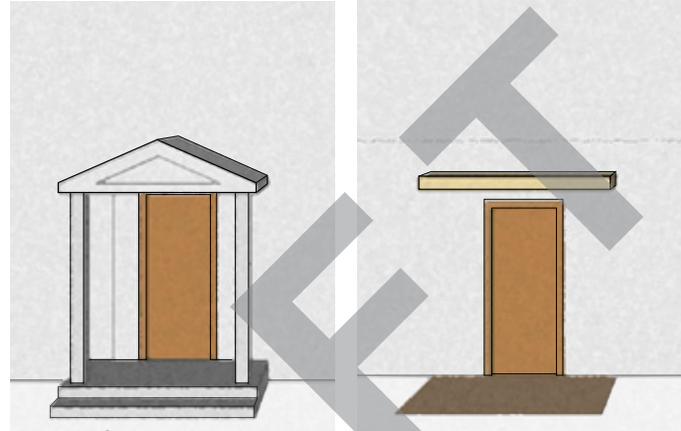
A4. Facade Articulation

a. All visible facades shall be treated with an equal level of detail and articulation. Visible facades, including facades facing a public right-of-way, private street, or project perimeter, and all portions of exterior building elevations located greater than 7 feet from an adjacent Small Lot Home, shall incorporate at least three of the following façade articulation techniques:

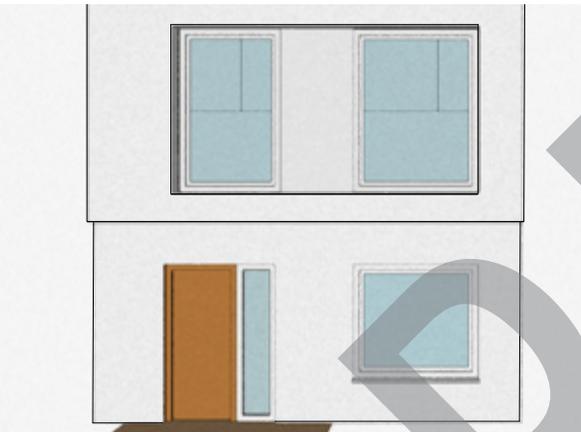
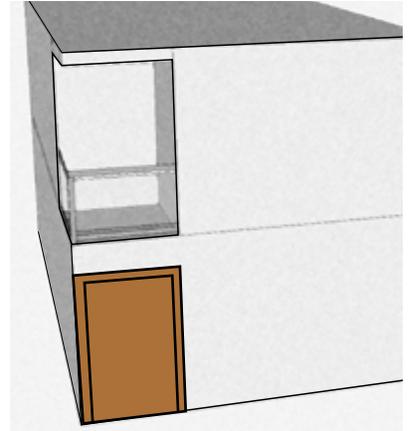
Note: Selection of either (i) or (ii) is mandatory.



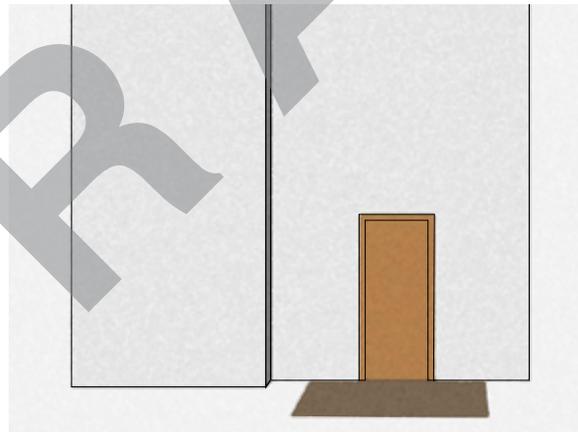
i. Change in exterior building materials to include at least two high-quality building façade materials that accentuate or correspond to variations in building massing.



ii. Porticos, awnings, terraces, balconies, or trellises that provide variations in the building plane.



iii. Windows treatments that are extruded or recessed from the building façade a minimum of 3 inches.



iv. 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.

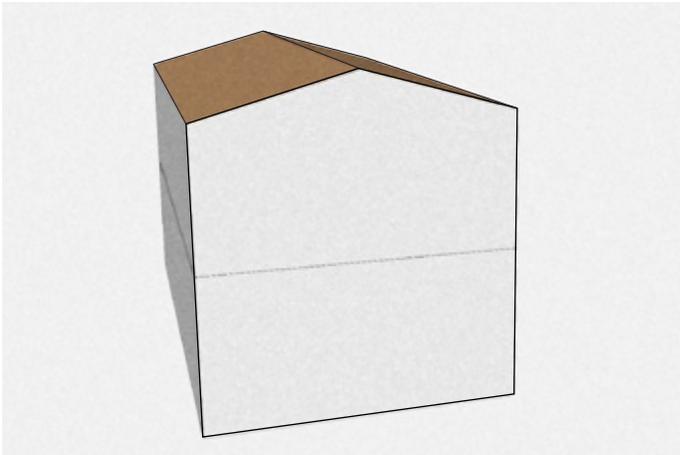


v. Other additional architectural enhancements to the floor of the primary entrance and below, so as to create a human scale to the building.

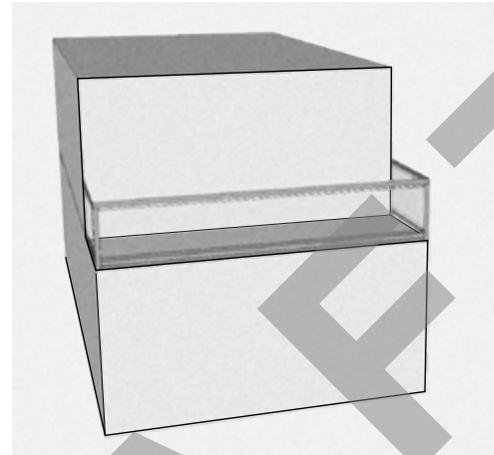
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A5. Varied Roofline

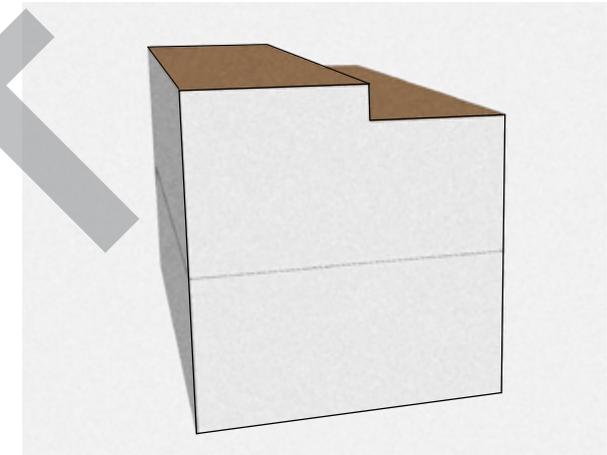
a. For any Small Lot Home façade fronting a public or private street exceeding two stories in height, the roofline shall be articulated by incorporating one of the following:



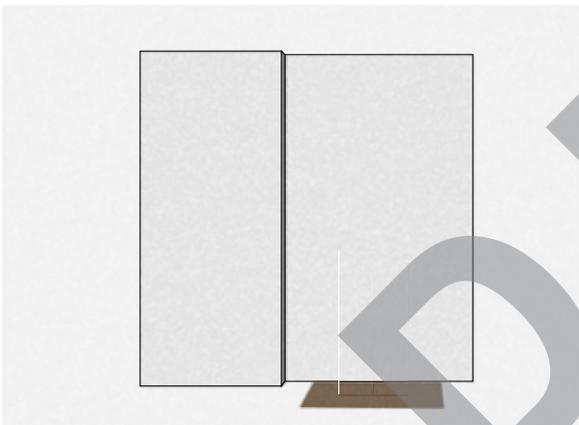
i. A roof with a slope equal to or greater than 2 inches to 12 inches, including but not limited to a sloped or curved roofline at the top of the dwelling



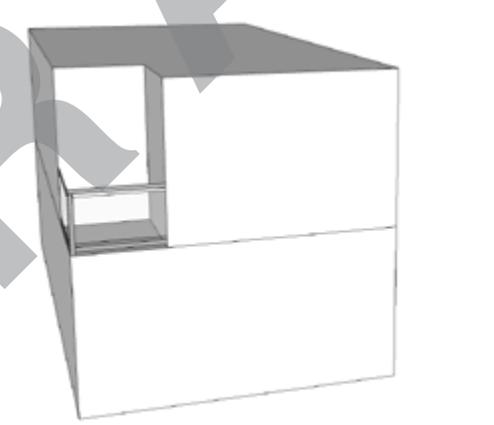
ii. An open deck, with a minimum of 6 feet in depth and 8 feet in width.



iii. A flat roof with a minimum of 2 feet vertical height difference for a minimum of 10 horizontal feet along the roofline of each building façade.



iv. A break in façade plane of a minimum of 6 inches in depth that is carried up to the roofline.



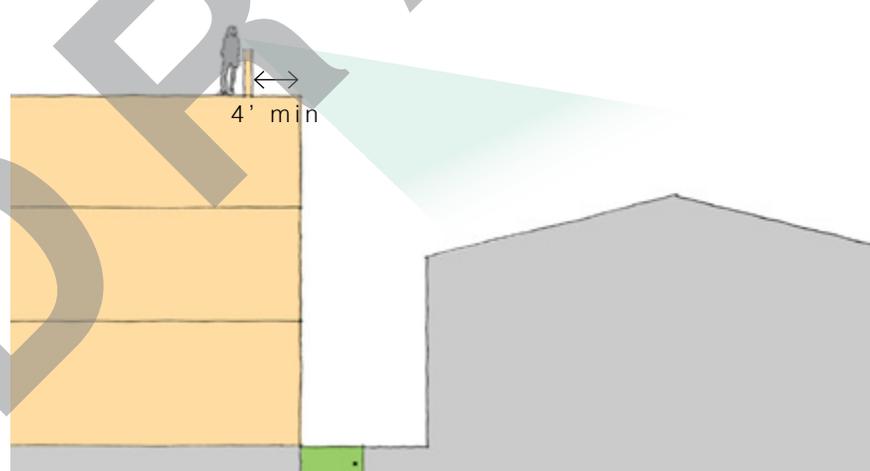
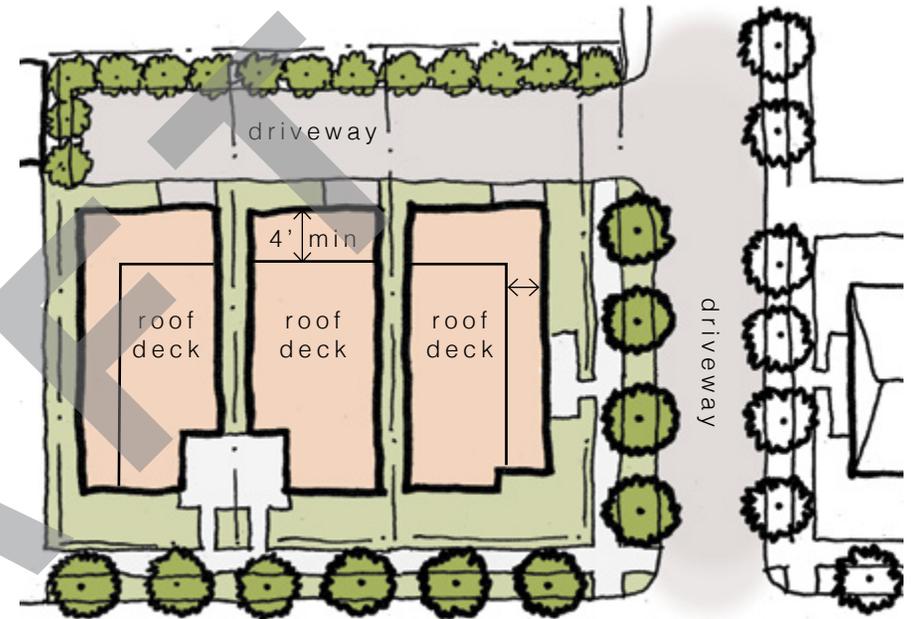
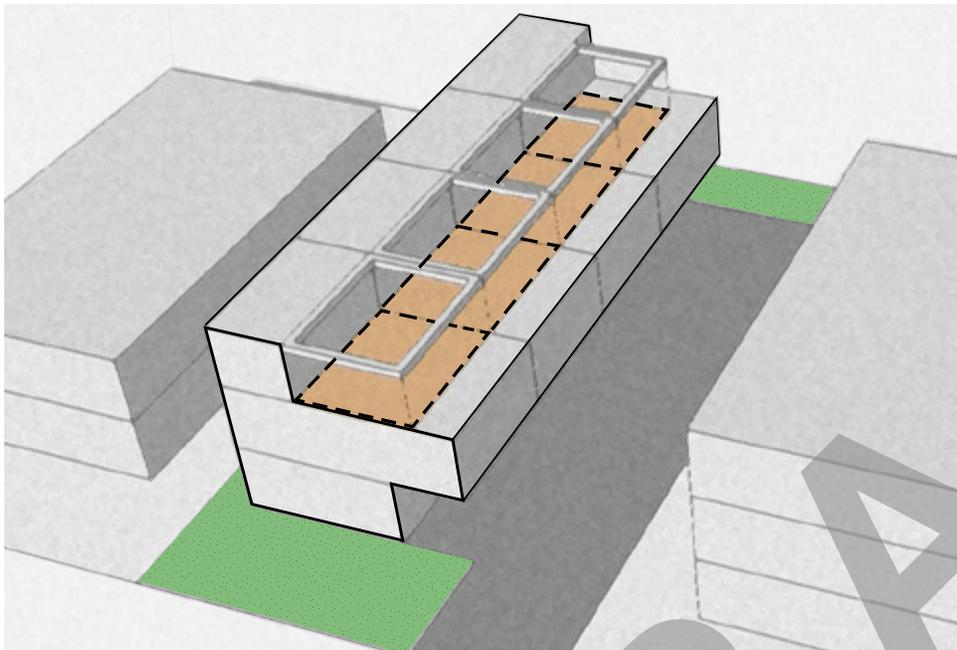
v. Any form of roofline modulation such as a step back, an outdoor stairwell, or a corner balcony.



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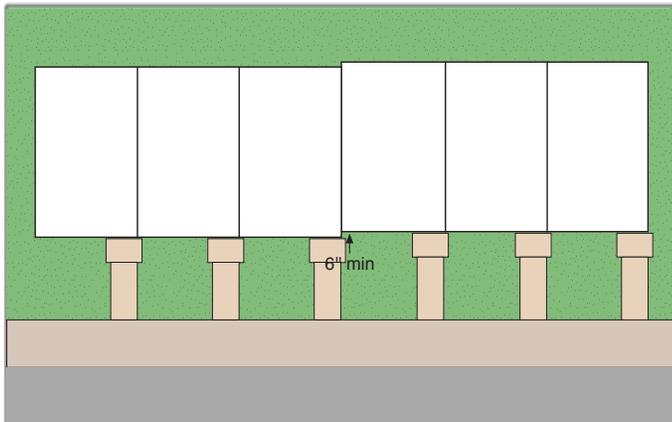
A6. Roof Decks

a. All roof decks not facing a public right-of-way or private street shall be oriented internally to the Subdivision, stepped back a minimum of 4 feet from the roof edge, and screened to prevent direct views of abutting neighbors.

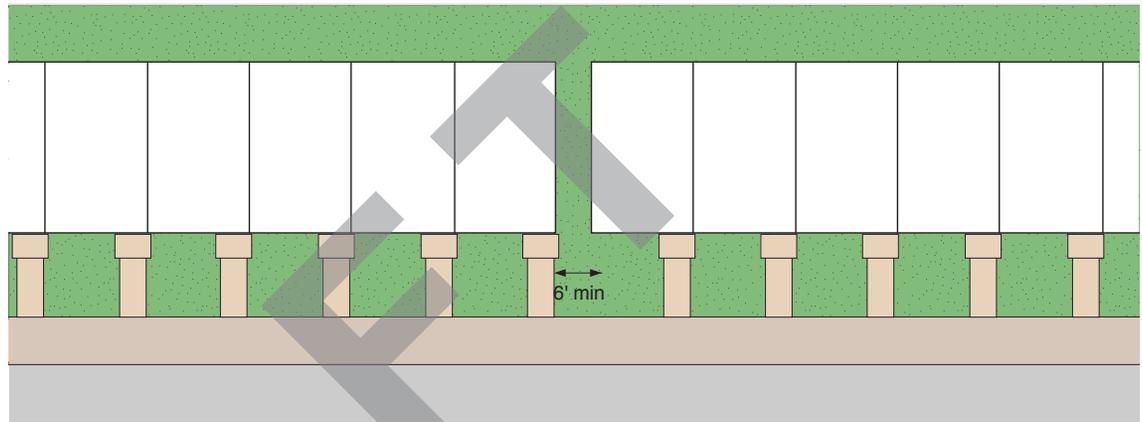


Small Lot Design Standards I Working Draft

A7. Building Modulation



a. Small Lot Subdivisions containing more than six 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.



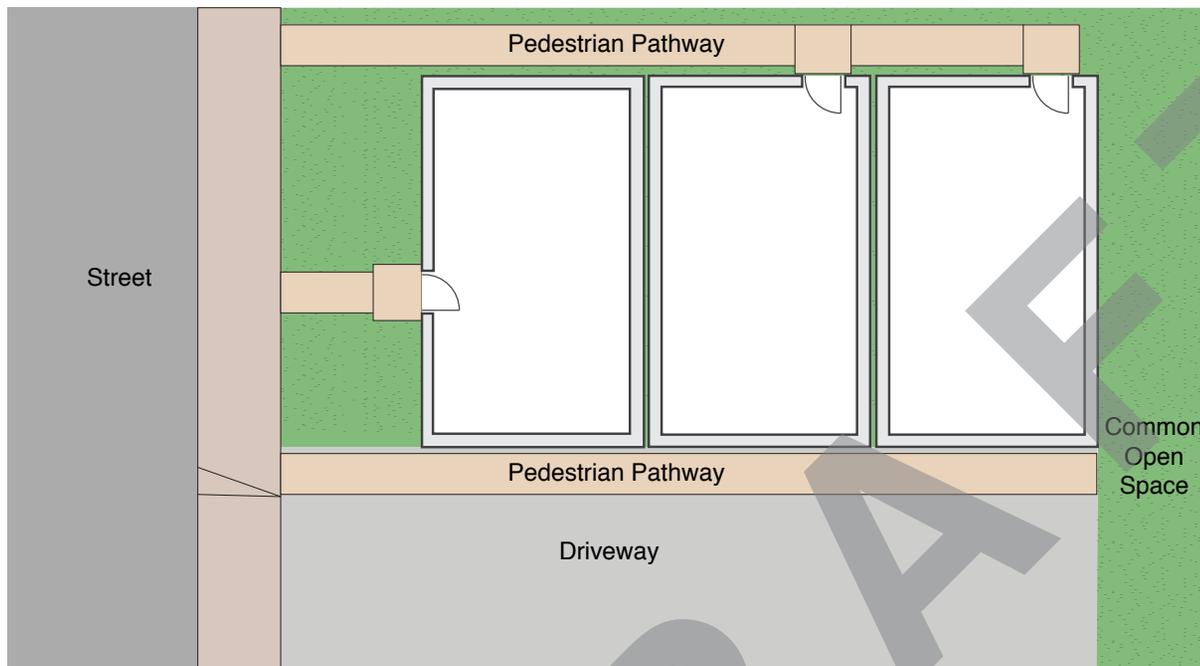
b. Small Lot Subdivisions containing more than six Small Lot Homes in a single row shall provide a building separation of a minimum of 6 feet for every six Small Lot Homes.



c. Small Lot Homes shall be unique in design, and shall not be a repetition of the adjacent buildings. For a Small Lot Subdivision containing more than six Small Lot Homes in a single row, there shall be at least two variations in building design, such as changes in dwelling orientation, primary entryways, façade articulation, or varied roofline as prescribed in Subsections 1-5. For a Small Lot Subdivision of 20 or more Small Lot Homes, there shall be at least three variations in building design as stated above.

Small Lot Design Standards I Working Draft

B1. Pedestrian Pathways



a. Pedestrian pathways of a minimum width of 3 feet shall be provided from the public rights-of-way to all primary entryways and common areas, such as common open space areas, guest parking, and centralized trash enclosures.

b. A pedestrian pathway located within or parallel to a Common Access Driveway shall be constructed and/or treated with paving that distinguishes the pathway from vehicular traffic.

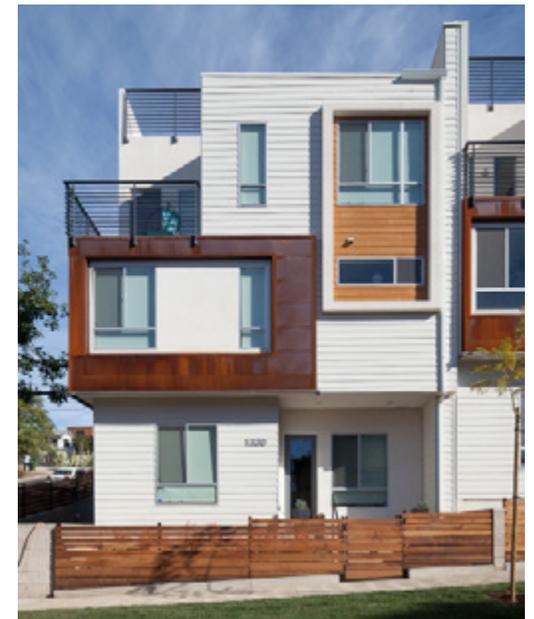
Small Lot Design Standards | Working Draft

B2. Fences/Walls



a. Fences or walls abutting the street or common open space areas shall be decorative, including but not limited to latticework, ornamental fences, screen walls, hedges or thick growths of shrubs or trees. Solid masonry walls along the street are not permitted.

b. Fences or walls abutting the street and within the front yard shall provide a point of entry into each lot abutting the street.



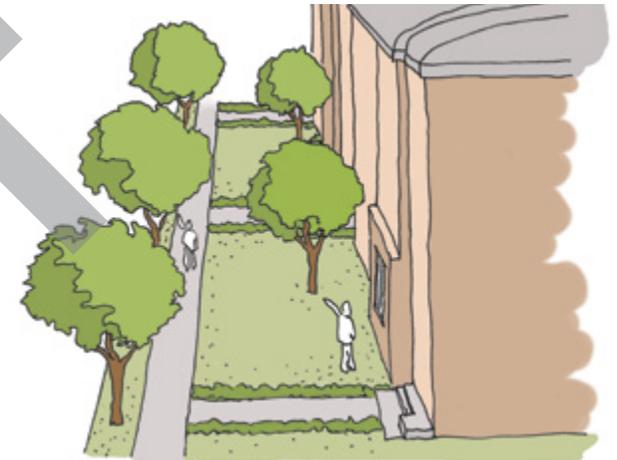
Small Lot Design Standards I Working Draft

C1. Landscaping, Common Open Space Areas, and Amenities

a. All open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, or common open space areas shall be attractively landscaped and maintained.

b. Any common open space areas shall be located at grade level, contiguous or connected, and readily accessible to all residents. Common open space areas shall be multi-functional and designed to accommodate a range of passive, active, or social uses, with enhancements such as landscaping, activity lawns, picnic pavilions, bench seating, decorative bike racks, dog washing stations, retaining or planting mature trees, central mailboxes, and/or children's play areas. Common open space areas may include enhanced side yards, rear yards, and pedestrian pathways of over 10 feet in width.

c. All yards of a subdivision abutting the street shall be improved with amenities, such as landscaping, decorative fencing, uncovered patios, seating areas, pedestrian pathways, garden walls, and/or decorative bike racks.



Small Lot Design Standards | Working Draft

D1-2. MIXED USE SMALL LOTS

Small Lot Subdivisions may provide Small Lot Homes that contain commercial uses at the ground floor (“Mixed Use Small Lot Homes”). Mixed Use Small Lots must comply with all other applicable regulations governing the site with regards to parking, signage, access, and FAR limitations in the LAMC. The following Design Standards shall be required for any Mixed Use Small Lot Home in addition to the other Design Standards contained in this document.

1. Building Orientation and Entry

- a.** Mixed Use Small Lot Homes shall be first located along the perimeter of the subdivision abutting the street.
- b.** A Mixed Use Small Lot Home shall provide a separate ground floor entrance to the commercial use, or an identifiable lobby that serves both the residential and commercial uses. The commercial entrance shall be directly accessible from a public street and open during the normal business hours posted by the business.

2. Building Design

- a.** A Mixed Use Small Lot Home shall be designed with an identifiable ground floor commercial component.
- b.** Store entrances shall be recessed, not flush, with the edge of the building facade to articulate the storefront and provide shelter for persons entering and exiting.
- c.** The ground floor commercial use shall be separated from upper residential floors, with a façade treatment such as an awning, framing, or setback overhang of at least 18 inches in depth, so as to distinguish a visual commercial base for the building.
- d.** The storefront of a ground floor non-residential use that fronts adjacent streets shall consist of at least fifty percent transparent windows, unless otherwise prohibited by law.



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E1-5. BUNGALOW COURTS

Existing bungalow courts with a common landscaped courtyard may be subdivided into small lots (“Bungalow Court Small Lots”) in accordance with the Small Lot Code Amendment. Existing “Bungalow Courts” converting to a Small Lot Subdivision shall only be required to comply with the following Design Standards.

1. Common Access Driveway

Existing Common Access Driveways, pedestrian pathways, and central common open space areas shall be maintained.

2. Pedestrian Pathway

Pedestrian pathways of a minimum width of 3 feet shall be provided from the public rights-of-way to all primary entryways and common areas, such as centralized trash enclosures, guest parking, and open space easements.

3. Existing Structures

New dwelling construction or additions to a designated or identified Historic structure shall be in conformance with the Secretary of the Interior’s Standards.

4. New Dwelling

All new dwellings added to the Bungalow Court project shall meet the applicable design standards in sections A, B, and C of the Small Lot Design Standards.

5. Landscaping

All open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, or amenity areas shall be attractively landscaped and maintained.

