

**MULTI-FAMILY RESIDENTIAL (R-4) ZONE**  
(Title 10, Ch. 1, Article 6)

<b>DEVELOPMENT STANDARD</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>	<b>COMPLIES?</b>
Min. Lot Area 10-1-628(A)	6,000 sq. ft.	Gross - 352,297 sf (8.09 AC)  Net - 294,868 sf (6.77 AC)	Yes
Min. Lot Width 10-1-628(A)	50 ft.	1,642'-7" (Total lot width)	Yes
Min. Lot Depth 10-1-628(A)	100 ft.	54'-6" (East end)	PD approval
Max. Density 10-1-628(A)  For dwelling unit calculations, the number of allowed dwelling units is determined by rounding down to the nearest whole number even when the fraction is 0.5 or greater.	<ul style="list-style-type: none"> <li>• Lots &lt; 12,000 sq. ft.: 1 D.U. per 2,000 sq. ft.</li> <li>• Lots 12,000 to 23,999 sq. ft.: 1 DU per 1,400 sq. ft.</li> <li>• Lots &gt; 24,000 sq. ft.: 1 DU per 1,000 sq. ft.</li> </ul>	Gross 1 DU per 615 sf  Net 1 DU per 515 sf	PD approval
Max. Structure Height 10-1-628(A) & (D)	<p>Top Plate: 27 ft. if &lt; 500 ft. of R-1 lot. Top of roof: 35ft. if &lt; 500 ft. of R-1 lot.</p> <p>Top Plate: 35 ft. if &gt; 500 ft. of R-1 lot. Top of roof: 50 ft. if &gt; 500 ft. of R-1 lot.</p> <p>Parapets: no more than 30 inches high.</p>	<p>Hotel Parapet: 91'-0" Hotel Roof: 85'-0"</p> <p>Residential Plate: 82'-6" Residential Roof: 85'-0"</p> <p>Parking Structure: 92' to top of roof</p> <p>Parapets: 6' high</p>	PD approval
Max. Number of Stories 10-1-628(A)	2 stories if < 500 ft. of R-1 lot. 3 stories if > 500 ft. of R-1 lot.	7 and 8 stories	PD Approval
Max. Lot Coverage 10-1-628(A) & (C)	60% if lot located < 500 ft. of R-1 lot. 70% if lot located > 500 ft. of R-1 lot.	81%	PD Approval
Front Yard 10-1-628(A) & (G)	Min.: 15 ft. Avg.: 17 ft. 3-story project: see footnote *1.	0'	PD Approval
Interior Side Yard 10-1-628(A) & (G)	Min.: 5 ft. Avg.: 7 ft. 3-story project: see footnote *1.	East: 32' West: 70'	Yes
Street-Side Yard 10-1-628(A) & (G)	Min.: 10 ft. Avg.: 12 ft. 3-story project: see footnote *1.	NA	NA
Rear Yard 10-1-628(A)	Min.: 5 ft. Avg.: 7 ft. 3-story project: see footnote *1.	32'	Yes

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Average Setbacks & Plane Breaks 10-1-628(G)	<ul style="list-style-type: none"> <li>No less than 3 ft. avg. offset distance.</li> <li>No single break less than 1 ft.</li> <li>On each elevation, min. 25% and max. 75% of the length must be behind the avg. setback plane for that elevation.</li> </ul>	<p>Balconies and frames are used as architectural features to break up the massing and articulate the façade plan.</p> <p>Offset distances are greater than 3' and no single break is less than 1'.</p> <p>Each elevation has min 25% and max 75% behind setback plane.</p>	Yes
Upper Story Setback for any yard abutting or adjacent to R-1 property. 10-1-628(A)	5 additional feet greater than the minimum and average setbacks otherwise required for that elevation.	NA	NA
Buffer Yard Area for side or rear yard abutting or adjacent to R-1 property. 10-1-628(A) & (F)	Min. 20 ft. May include public streets & alleys. Tree requirements: see 10-1-628(N)(9).	NA	NA
Encroachments into yard areas 10-1-628(E)	Varies – see Table 10-1-628(E)	Street Facing 4' max for balconies	PD Approval
Common Open Space 10-1-628(A), (K), (N)	<ul style="list-style-type: none"> <li>Min. 150 sq. ft. per D.U.</li> <li>Min. 15% that must be landscaped.</li> <li>All portions usable for recreation.</li> <li>Centrally located within the project.</li> <li>80% open to sky, with no overhangs.</li> <li>Slope less than 5%</li> <li>Not including front or street-side yards.</li> <li>Not including rooftops to satisfy the minimum requirement (may only be utilized to provide additional area).</li> <li>Tree requirements: see 10-1-628(N)(8).</li> </ul>	<p>Required Comm. OS 150 x 573 units = 85,950 sf req'd</p> <p>15% = 12,893 sf Landscape req'd</p> <p>Total Residential Open Space Provided: <b>87,050 sf</b></p> <p>Res. (6) Courtyards + Res. Pool Deck +Transit Plaza</p> <p>Landscaped: <b>13,058 sf</b> Landscaping meets all requirements and automatic sprinklers shall be provide at all landscape areas.</p>	Yes
Private Open Space	<ul style="list-style-type: none"> <li>Min. 50 sq. ft. per D.U.</li> </ul>	-No Balconies at Freeway	PD Approval

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10-1-628 (A) & (K)(11)	<ul style="list-style-type: none"> <li>No dimension less than 5 ft.</li> <li>Enclosed by opaque enclosure 42" tall.</li> <li>Placed at single location for each D.U.</li> <li>Must abut the unit that it serves, and provide direct access without having to enter a common area.</li> </ul>	facing DU Typical -All other DU will comply.	
View onto Street or On-Site Open Space 10-1-628(K)(11, 12)	<ul style="list-style-type: none"> <li>One or more windows</li> <li>Combined min. width of 8'0" on the same wall in a primary living area.</li> <li>May face a front or street-side yard.</li> <li>May face on-site common open space, but not parking areas or driveways.</li> <li>May not face an alley.</li> </ul>	Typical units have (2) windows min. including: - 4' wide operable window <u>- 6' wide french door</u> TOTAL min. 10'-0"	Yes
Amenities On-Site 10-1-628(L)	<ul style="list-style-type: none"> <li>=/&lt; 20 DU: 2 different items</li> <li>21 – 99 DU: 3 different items</li> <li>100+ DU: 4 different items</li> </ul>	The proposed development will provide several permanent amenity options including: pool, gym 500 sf min. size, community room 600 sf min size, spa, gazebo, cooking and eating areas with bbq and outdoor seating options.	Yes
Off-street parking 10-1-628(A) & (I)	<ul style="list-style-type: none"> <li>1.25 spaces per efficiency unit (&lt; 500).</li> <li>1.75 spaces per 1BR or Studio unit.</li> <li>2.0 spaces per unit w/ two or more BR.</li> <li>Guest: 1 guest space per 4 D.U.</li> </ul>	Residential 0BR 114x1.00 = 114 1BR 245x1.00 = 245 2BR 180 x 2 = 360 3BR 34 x 2 = 68 Guest 573 x .12 = 70  <b>Residential = 857</b>  <b>Hotel / Retail = 311</b> 307 Hotel Parking (58 Tandem) 4 Retail  <b>Total Project = 1,168</b>	PD Approval
Parking area sizes & design 10-1-628(I), 10-1-1417 & 10-1-1418	<ul style="list-style-type: none"> <li>In R-4 &amp; R-5, parking spaces at rear half of lot may be in a garage, carport, covered or uncovered. All others must be within a garage.</li> <li>Min. 8'6" wide &amp; 18'0" deep</li> <li>Indiv. garage or carport: 9'6" by 19'0"</li> </ul>	Standard Parking Sizes 8'6"x18'  Backup 24'0"  Curb Cuts 18 ft	Yes

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
	<ul style="list-style-type: none"> <li>• Enclosed &amp; screened with opaque.</li> <li>• On P/L, a CMU wall a minimum of 6'0" high is required.</li> <li>• Curbs 6" high required next to streets, sidewalks, buildings, other structures (walls), and around planting areas.</li> <li>• Unrestricted access to all guest spaces.</li> <li>• Min. backup turn radius of 24'0"</li> <li>• Curb cuts max. 18 ft. wide.</li> <li>• Trees: see 10-1-628(N)(10).</li> <li>• Min. of 10% L/S</li> <li>• No planter less than 6'0" by 6'0" (or 4'0" by 4'0" without a tree).</li> <li>• Surface lots: min. 4'0" wide front &amp; street-side L/S setback, w/ opaque screening a min. of 3'0" high.</li> </ul>	All parking in enclosed parking structure.	
Bicycle parking 10-1-628(A) & (I)	<ul style="list-style-type: none"> <li>• 5% of the total number of <i>required</i> off-street vehicle parking spaces, including guest spaces.</li> <li>• As many bicycle racks as the required number of bicycle parking spaces.</li> <li>• Not located within a required side or rear yard setback area.</li> </ul>	Residential 857 x .05 = 43  Hotel / Retail 253 x .05 = 13	Yes
Building Design & Architecture 10-1-628(P – X)	<ul style="list-style-type: none"> <li>• Façade Design</li> <li>• Various colors and Materials</li> <li>• Building Articulation</li> <li>• Parking Structure Design</li> </ul>	Façade Design provides variation in heights, volumes, entries, materials, colors and architectural features. The design feature, colors, materials and finishes extend around all building facades. The architecture uses architectural features of varying scale and texture to articulate the building on all facades, including the parking structure.	Yes
Neighborhood Compatibility 10-1-631	<ul style="list-style-type: none"> <li>• Building Size and Massing</li> <li>• Proportions of Elements</li> <li>• Parking and circulation and access</li> <li>• Pedestrian access</li> <li>• Location and orientation of open space</li> </ul>	The building's size and massing are appropriate for the surrounding context. The site is open on all sides, surrounded by roads or larger industrial structures. The proportions of the building have been	Yes

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
		<p>thoughtfully broken down into a series of smaller elements each of which is articulated with various colors and materials. The parking is completely hidden and integrated architecturally into the architecture. Pedestrian and vehicular access are both off Front Street. Design consideration has been given to the traffic patterns and pedestrian circulation safety. The project also provides a variety of open space opportunities including: Public Plaza, Rooftop Deck and several west facing courtyards. All open space areas are adequately shaded and planted for occupant comfort.</p>	
<p>Fences, Walls, Hedges 10-1-628(A) &amp; (H)</p>	<ul style="list-style-type: none"> <li>• 4 ft. max. within front or street-side yard (6 ft. for hedges only).</li> <li>• Outside of front &amp; street-side yards, 8 ft. max. (or 12 ft. for hedges only).</li> <li>• Corner cut-off provisions apply; see Section 10-1-1303.</li> <li>• Retaining walls: 4 ft. max. per wall; fences, walls, hedges max. 4 ft. high plus an additional 2 ft. setback.</li> </ul>	<p>No Wall at Front Yard Rear Sound Wall 10' min Existing Freeway Retaining Wall Varies, greater than 4' high.</p>	<p>PD Approval</p>
<p>Landscaping 10-1-628(N)</p>	<ul style="list-style-type: none"> <li>• Plans prepared by registered landscape architect.</li> <li>• Min. 15% of lot area.</li> <li>• Dimensions not less than 3 ft. wide.</li> <li>• Max. 35% of the total L/S area may be turf or lawn.</li> <li>• Min. 50% of the total L/S area must be</li> </ul>	<p>For street frontage, some areas are consistently 2' wide vine pockets planting. Otherwise, planting areas 3' min.</p> <p>More than 50% areas are</p>	<p>Yes</p>

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	<p>planted with shrubs (1 per 10 sq. ft.).</p> <ul style="list-style-type: none"> <li>• Trees: 1 per 40 linear ft. of yard space.</li> <li>• Min. one tree at 48" box size within the front and street-side yards.</li> <li>• Front yard trees must be complementary to street trees.</li> <li>• Must reach maturity within 5 years.</li> </ul>	<p>planted with shrub at 1 plant per 10 SF.</p> <p>Trees shall be provided at various sizes, 48-inch box street trees and 24-inch box for ½ remaining rest 15-gal.</p> <p>No, there is no space for frontage landscaping; therefore, there are no trees.</p>	
<p>Pedestrian Circulation 10-1-628(M)</p>	<ul style="list-style-type: none"> <li>• All entries, parking areas, common open space areas, trash collection areas.</li> <li>• Public sidewalks &amp; transit stops.</li> <li>• Min. width 48 inches.</li> <li>• Decorative paved surface, pavers, etc.</li> <li>• If adjacent to parking area or driveway, use a different color, material, or texture (e.g., concrete).</li> </ul>	<p>The project provides adequate circulation connecting all aspects of the development including: Units, Parking, bicycle areas, common open space and trash areas with min. 48" pathway.</p> <p>Outside the building the project provides pedestrian circulation with further connections to sidewalk and public transportation. Where pedestrian paths cross vehicle driveway special materials with change of texture and color are used to differentiate the path.</p>	<p>Yes</p>
<p>Trash Collection Areas 10-1-628(V)</p>	<ul style="list-style-type: none"> <li>• On-site trash &amp; recycling areas.</li> <li>• 4+ D.U.: min. area 7'0" by 8'0"</li> </ul>	<p>Multiple Trash &amp; Recycling will be provided accessed by trash chutes from residential units above. The trash and recycling areas will be adequately sized for the project and meet or exceed the minimum area requirements.</p>	<p>Yes</p>

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Lighting 10-1-628(W)	<ul style="list-style-type: none"> <li>• All common areas.</li> <li>• Light poles no taller than 8'0" high.</li> <li>• Design to be consistent with the architectural style of the buildings.</li> </ul>	The common areas will feature architectural lighting, shielded to minimize glare and will have no light poles taller than 8'0" high. The light fixtures will be of a style consistent with the architectural style of the proposed development.	Yes
Inclusionary Unit Requirement (Projects with 5 or more D.U. only) 10-1-646 & 10-1-651	<ul style="list-style-type: none"> <li>• Project must have 5 or more D.U.</li> <li>• At least 15% of the units (for-sale projects)</li> <li>• A minimum of five percent of units in the total Residential Development shall be Very Low Income; the remaining ten percent of the units shall be Low Income. Dispersed throughout project.</li> <li>• Same design/appearance as other D.U.</li> <li>• Any additional Density Bonus units will not count in determining the required number of Inclusionary units.</li> <li>• May pay in-lieu fee or donate land.</li> </ul>	The project shall build-out twelve percent (12%) of the total project units and make them available to qualifying households making 120% or less of the LA County Area median income. All such affordable units may be the smallest unit plans and shall be reasonably dispersed throughout the Project.	PD Approval
Condominium projects only 10-1-629	2.0 parking spaces per D.U., within a garage or carport. 60 cubic feet of individual secure storage per D.U., to be located outside of the D.U.	NA	NA

\*1. The minimum and average setbacks for the rear, interior side, and street-facing side yards are each increased by one (1) foot for a three (3)-story project. Except that when the lot abuts an alley on the side or rear yard, the additional one (1) foot setback does not apply for that yard.