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**SEE ATTACHED SPECIAL NOTICE REGARDING PUBLIC PARTICIPATION AND  
ACCESSIBILITY FOR THIS PLANNING COMMISSION MEETING**

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- I. **CALL TO ORDER: A REGULAR PLANNING COMMISSION MEETING - 6:30 P.M.**
- II. **ROLL CALL:** Commissioners Spathopoulos, Ortiz, Montoya, Vice Chair Owens and Chair Duarte
- III. **PLANNING COMMISSIONER ANNOUNCEMENTS; REQUEST FOR FUTURE AGENDA ITEMS; AND CONFERENCE/MEETING REPORTS:**
- IV. **PRESENTATIONS:**
  1. Single family residential development and subdivision standards in the Single Family Residential (R-1) Zone, and design guidelines for development in Single Family Residential (R-1) Zones
- V. **REPORT ON CITY COUNCIL ACTION:**
- VI. **PUBLIC HEARINGS:**
- VII. **NON-AGENDA PUBLIC COMMENTS:** This portion of the agenda provides an opportunity for the public to address the Planning Commission on items within the jurisdiction of the Planning Commission and not listed on the agenda. It is requested, but not required, that you state your name, address and subject matter upon which you wish to speak. Please limit your comments to no more than three (3) minutes. Pursuant to the Brown Act, no discussion or action, other than a brief response, referral to the City Planning staff or schedule for a subsequent agenda, shall be taken by the Planning Commission on any issue brought forth under this section.
- VIII. **CONSENT CALENDAR ITEMS:** Items in this section will be voted on in one motion unless a Commissioner or citizen requests separate actions. Anyone wishing to discuss a Consent Calendar item should be recognized by the chairman, state name, address and agenda item number. Further, any Consent Calendar items removed from the agenda will be considered by the commission following the public hearing items.
  2. **Minutes from March 3, 2021**
- IX. **OTHER BUSINESS:**
- X. **STAFF MEMBER COMMENTS:**



XI. **ADJOURNMENT:** To Wednesday, April 7, 2021 at 6:30 pm, at Downey City Hall, 11111 Brookshire Avenue, Downey, CA. 90241

**NOTICE: SECTION 9806 – APPEALS**

*Any person aggrieved or affected by any final determinations of the Commission concerning an application for action of an administrative nature, including a variance or a permit, or any condition or requirement thereon, or upon the failure of the Commission to make its findings and determinations within thirty (30) days after the closure of the hearing thereon, no later than fifteen (15) calendar days, (Exception: subdivisions, no later than ten (10) calendar days) after the date of the decision or of the Commission’s failure to make a determination, may file with the City Planner a written notice of appeal there from to the Council. Such appeal shall set forth specifically wherein it is claimed the Commission’s findings were in error, and wherein the decision of the Commission is not supported by the evidence in the matter, and wherein the public necessity, convenience, and welfare require the Commission’s decision to be reversed or modified*

Supporting documents are available at: [www.downeyca.org](http://www.downeyca.org); City Hall-Planning Division, 11111 Brookshire Avenue, Monday – Friday, 7:30 a.m. – 5:30 p.m. Video streaming of the meeting is available on the City’s website. In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, complete the City’s Title II ADA Reasonable Accommodation Form located on the City’s website and at City Hall - Planning Division, 11111 Brookshire Avenue, Monday – Friday, 7:30 a.m. – 5:30 p.m., and submit to the Planning Division or contact the Planning Division office at (562) 904-7154 or the California Relay Service at 7-1-1. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting

The City of Downey prohibits discrimination on the basis of disability in any of its program and services. For questions, concerns, complaints, or for additional information regarding the ADA, contact the City’s ADA/Section 504 Coordinator at [ADACoordinator@downeyca.org](mailto:ADACoordinator@downeyca.org); Phone: (562) 299-6619; or TTY at 7-1-1.

In compliance with Title VI of the Civil Rights Act, the City of Downey prohibits discrimination of any person in any of its program and services. If written language translation of City agendas or minutes, or for oral language interpretation at a City meeting is needed, contact (562) 299-6619, 48 business hours prior to the meeting.

En cumplimiento con el Título VI de la Ley de Derechos Civiles, la Ciudad de Downey prohíbe la discriminación de cualquier persona en todos sus programas y servicios. En caso de necesitar una traducción escrita de los órdenes del día o las actas de las reuniones de la ciudad, o para solicitar un intérprete oral para una reunion de la ciudad, comuníquese con el (562) 299-6619 en el horario de atención comercial, 48 horas hábiles antes de la reunión.

Supporting data for items included in this agenda is available for public review and inspection in the office of the Planning Division during regular workday hours between 8:00 a.m. and 5:00 p.m., and in the City Library during regular hours and on the City’s website at <http://www.downeyca.org>.

**I Mary Cavanagh, Secretary to the Planning Commission, City of Downey, do hereby certify, under penalty of perjury under the laws of the State of California that the foregoing notice was posted pursuant to Government Code Section 54950 Et. Seq. and City of Downey Ordinance at the following locations: Downey City Hall, Downey City Library, and Barbara J. Riley Senior Center.**

Dated this 11<sup>th</sup> day of March, 2021

Mary Cavanagh  
Mary Cavanagh  
Secretary, Planning Commission



## SPECIAL NOTICE

### Public Participation and Accessibility for March 17, 2021 Downey Special and Regular Planning Commission Meetings

Pursuant to Paragraph 3 of Executive Order N-29-20 executed by the Governor of California on March 17, 2020, the County of Los Angeles Department of Public Health Officer Order Revised December 6, 2020 – Temporary Targeted Safer at Home Health Officer Order for Control of COVID-19: Tier 1 Substantial Surge Response, and the State of California Regional Stay at Home Order Triggered by ICU Capacity, the Special and Regular Planning Commission Meetings scheduled for Wednesday, March 17, 2021 at 6:30 p.m. will allow members of the public to participate and address the Planning Commission during the public comment portion of the meetings via teleconference.

**Below are the ways to participate in the Regular Meeting at 6:30 p.m.**

**1. View the Planning Commission meeting live stream at:**

YouTube Channel: <https://www.youtube.com/channel/UCHJOzNYcnaDRUSax0sC0L9Q/live>

**2. Planning Commission meeting Conference phone (audio only):**

Call Toll-Free: (888) 788-0099 or (877) 853-5247

Enter Meeting ID: **975 1831 4516**

Enter Password: **159192** and press the # (pound) key

**Members of the public wishing to address the Planning Commission, during public comments or for a specific agenda item, or both, may do so by the following methods:**

**3. E-mail: [pcpubliccomment@downeyca.org](mailto:pcpubliccomment@downeyca.org)**

**In order to effectively accommodate public participation, participants are asked to provide their public comments via e-mail by 4:00 p.m. on the day of the meeting.**

Participants addressing the Planning Commission by email are encouraged to provide the following information:

- a) Full Name;
- b) City of Residence;
- c) Public Comment or Agenda Item No;
- d) Subject;
- e) Written Comments.

**4. Teleconference phone number: (562) 299-6622**

Calls will be placed on hold in queue and participants will provide their public comments via speaker phone. Persons speaking are limited to a maximum of three (3) minutes. Please be mindful that the teleconference call will be recorded as any other person is recorded when appearing before the Planning Commission, and all other rules of procedure and decorum will apply when addressing the Planning Commission by teleconference.

Participants addressing the Planning Commission by teleconference are encouraged to provide the following information:


- a) Full Name;
- b) City of Residence;
- c) Public Comment or Agenda Item No;
- d) Comments.


**For any questions contact the Planning Division's Office at (562) 904-7154.**




**DATE:** MARCH 17, 2021

**TO:** PLANNING COMMISSION

**SUBMITTED BY:** ALDO E. SCHINDLER, DIRECTOR OF COMMUNITY DEVELOPMENT 

**REVIEWED BY:** CRYSTAL LANDAVAZO, CITY PLANNER 

**PREPARED BY:** ALFONSO HERNANDEZ, SENIOR PLANNER 

**SUBJECT:** PRESENTATION FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND SUBDIVISION STANDARDS IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONES AND DESIGN GUIDELINES FOR DEVELOPMENT IN SINGLE FAMILY RESIDENTIAL (R-1) ZONES

**LOCATION:** CITYWIDE

**ZONING:** R-1 (5,000), R-1 (6,000), R-1 (7,500), R-1 (8,500), R-1 (10,000)

**REPORT SUMMARY**

Due to growing concern over development patterns in single-family neighborhoods, on November 28, 2017, the City Council directed staff to assess the effects of recent single family development. The growing concerns related to “mansionization”, in regards to the scale, mass, and design of new developments that were, interpreted by the community as, excessively contrasting from the surrounding neighborhoods. Staff acquired the services of John Kaliski Architects (JKA) to conduct this assessment through a study which has resulted in new development standards and design guidelines for all single-family neighborhoods. Design guidelines are created to help articulate the City’s expectations and goals for future single-family development. This will ultimately promote quality design and facilitate the review process for all new residential projects.

**BACKGROUND**

On October 24, 2017, the City Council adopted a temporary moratorium on residential subdivisions. The prohibition was set in response to recent subdivision patterns within the City’s R-1 zone. The recent patterns are best described as large parcels split into multiple smaller parcels and then improved with elements that excessively contrast from the surrounding neighborhood. Contrasting elements include parcels that appear smaller than nearby existing parcels, private roadways that resembled a common driveway rather than an average street, and homes that are incompatible in terms of scale and proportion with existing nearby homes. In subsequent meetings, City Council Members discussed whether impacts experienced within the R-1 zones were not exclusive to subdivisions and would be best resolved by addressing the overall design of all potential development within the zone. At the direction of City Council, staff

began an analysis regarding the effects brought about by all recent R-1 projects. This led to the process of eliciting proposals from professional planning and urban design firms to conduct studies and prepare recommendations to address the impacts architectural design, and the concept of “mansionization,” may have on neighborhood character, privacy, and quality of life. The City Council, on May 22, 2018, approved a professional services agreement with John Kaliski Architects (“JKA”) to initiate an assessment of single-family development and produce recommendations to address the concerns raised by the City Council.

A heavy emphasis was placed on public outreach and participation to identify the areas that needed modification. On two separate dates, September 10, 2018, and October 25, 2018, JKA hosted public outreach workshops where residents were invited to share their thoughts regarding residential development patterns in their neighborhoods. At the meetings, residents were introduced to current zoning standards and were provided illustrative examples of how existing standards are applied. Community members also participated in an exercise where they surveyed various architectural styles, landscape designs, garage placements, and subdivision developments. The information received at these meetings was key in developing the proposed development standards and design guidelines.

Also vital in drafting the proposed documents was feedback from the Planning Commission study session held on November 6, 2019. The Planning Commission received a presentation similar to the one provided at previous community outreach workshops where they were presented with images of different architectural styles and illustrative examples and then asked to share their thoughts. Commission Members also reviewed the draft standards and design guidelines that were being developed from the feedback received at the community workshops. At the meeting staff was provided with recommendations that ultimately lead to the refinement of the proposed documents. A third community meeting was held on February 10, 2020 to present the community with the draft standards and design guidelines in order to attain additional community input before proceeding with the proposed amendments. After this meeting, JKA and City staff worked to translate this information into the proposed amendments presented for the Planning Commission’s consideration.

## **DISCUSSION**

Observation of the City’s residential neighborhoods shows that current development trends have produced a disparity among new and existing residential construction. Through this project, it was found that modifications to zoning regulations are needed in order to achieve the City’s goals for quality of design and appropriate scale. Unfortunately, issues related to mass, bulk, quality of architecture, and inconsistencies with nearby homes cannot be addressed solely by using development standards. Therefore in addition to proposed development standards, JKA found that “design guidelines” used in conjunction with appropriate zoning laws is the best method to address the issues affecting the City’s R-1 neighborhoods. The use of design guidelines, when combined with appropriate development standards, has proven to generate respectable architecture and success in other Los Angeles County communities. Design Guidelines will serve as an educational tool, used by applicants and residents, to relay the City’s expectations and goals for future development. This helps express quality design through a concise explanation with visual examples to provide a framework for a better overall product.

The proposed amendments and guidelines will not alter the review process for new single-family residential development. The process will continue to be reviewed as a building permit plan check. Applicants will be provided with a new resource in preparing plans that meet the City’s goals through the design guidelines, whereas the municipal code can only provide minimum standards.

## Changes to Downey Municipal Code

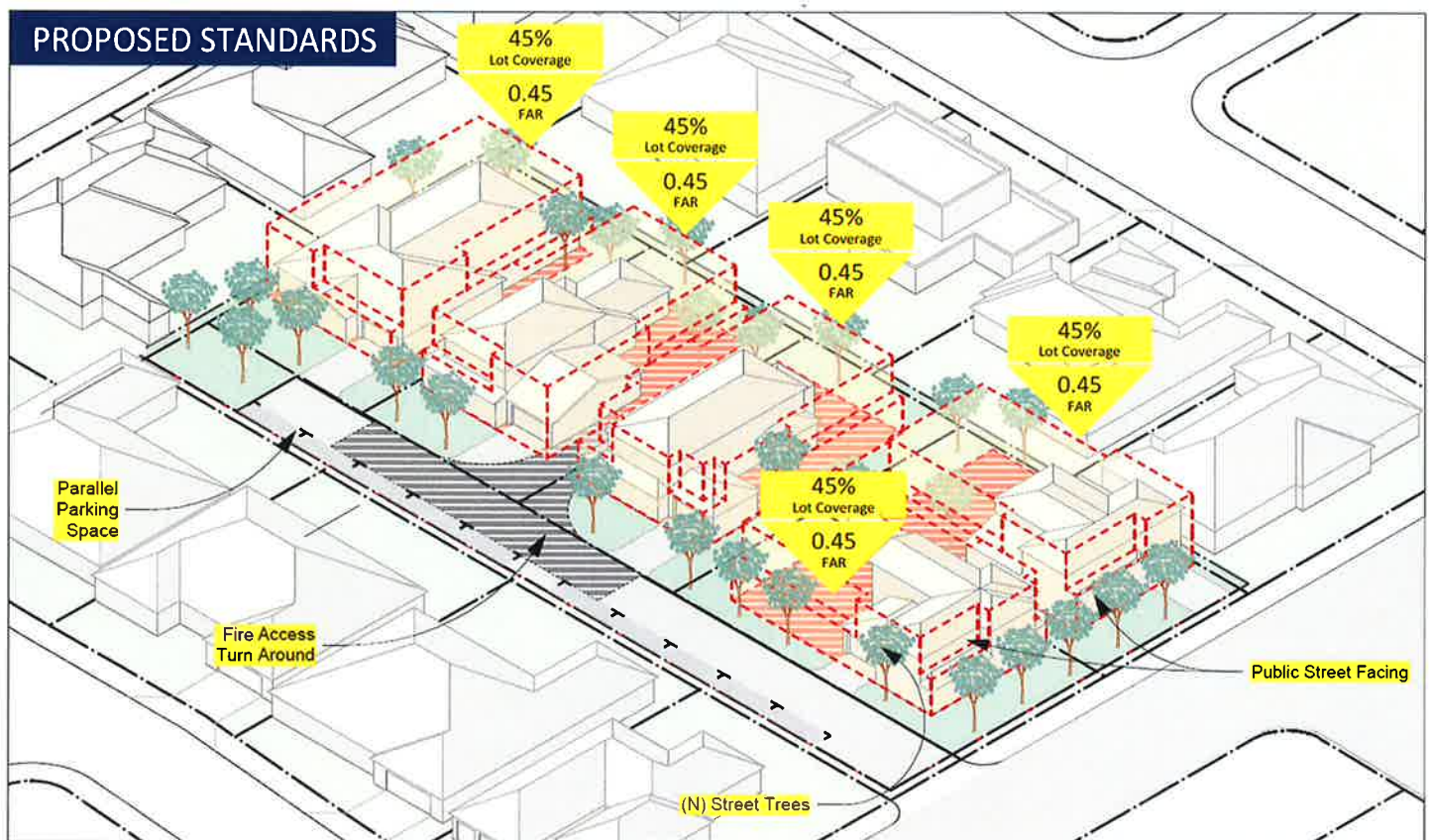
All recommended Downey Municipal Code changes are provided as attachments to this report. "Exhibit A" to this report is the draft Planning Commission Resolution for April 7, 2021 which reflects all proposed Municipal Code Amendments. "Exhibit B" provides a summary of all relevant standards with new standards represented in orange text, deleted standards represented with a strikethrough, and non-altered standards represented in black text. Lastly, "Exhibit D" details the code language and appropriate code formatting as it will appear in the Municipal Code. Included into "Exhibit D" are all newly added code sections, revised sections, and deleted sections. All new and revised development standards are represented in red text. All deleted development standards are represented in strikethrough red text.

The following details the major modifications within the proposed development standards. These elements remained points of interest throughout this analysis.

- **Floor Area Ratio (FAR) and Lot Coverage** The FAR identifies how much floor area an applicant can build dependent upon a certain percentage of the lot and Lot Coverage dictates how much ground can be covered by the footprint of all structures on a lot. With concerns related to the mass of homes, the FAR is now proposed at .45. A survey of the FAR of all new homes from May 22, 2018, when this analysis started, until December 31, 2020 found the average FAR among these projects is .4. Reduction in FAR is introduced as a mitigation measure to prevent against potential over development. The combination of a reduced FAR, and the introduction of Lot Coverage at 45%, along with the other proposed changes will provide more open space on a lot and prevent a proposed structure from stretching through the entirety of a lot.
- **Setbacks** are distances required to be free and clear between a property line and a structure. Respective to a structure itself, setbacks can be used as a tool for influencing the shape of a building. One feature found among homes with higher quality of design is modulation. Building modulation means providing multiple façade planes within the four sides of a home, rather than mimicking a box with only four flat walls. The proposed changes are written to force modulation to the front and sides of homes at the second story by establishing setbacks from the first floor facade not the property line.
- **Porch Features** include, but are not limited to, entry porches, covered patios, and porte-coheres. Another continuous feature common among homes that the community identified as a higher quality of design was the incorporation of architecturally appropriate one-story porch features. Alternatively, the design of grand entrances with double height porch features was determined, by the community workshops, to be in stark contrast from other homes in the neighborhood. Therefore, revised standards include height limitations for these architectural elements requiring they not exceed the height of the first floor roofline.
- **Landscaping** is viewed as a priority in enhancing the architecture of a building as well as the overall site. Feedback provided from the community outreach workshops was that structures that may lack certain architectural features are still favored over other properties due to their quality of landscape design. Thoughtful landscape can provide a sense of privacy for neighbors and assist in enhancing new residential development.
- **Garage Expression** is the amount of the front façade of a home that is occupied by a garage door rather than living space. Best practice dictates that living space should be the primary feature, and that the front façade of a home should not be overshadowed by large amounts of

garage door. Proposed development standards address both garage expression and placement.

- **Subdivision** design remained a concern of many who joined the community outreach workshops. It was stated that some subdivisions within the City mimic multifamily developments and do not consider neighborhood compatibility. Staff surveyed examples of various R-1 subdivisions within the City and in neighboring communities. It was determined that providing a street design similar to the adjoining public street and orientating as many lots as possible towards the existing public right-of-way would appropriately address these concerns. These elements make subdivisions less secluded from their surroundings and appear as though an effort was made to incorporate the development into the existing neighborhood. These elements of providing a street that mimics the adjoining street and orientating lots towards the public street are included into the proposed documents. A visual representation of the proposed subdivision standards is found below.



*Diagram of Proposed Subdivision Layout*

### New Design Guidelines

The Single-Family Residential Design Guidelines include principles and practices with a primary objective of promoting quality design and enhancing neighborhood character. The guidelines address new construction, exterior remodels, and additions. The design guidelines do not call for a specific architectural style, rather it promotes unique custom designs. In addition, the document ensures that these custom homes utilize proven and successful architectural patterns related to features, materials, and form. Currently, staff attempts to communicate this information verbally and through images when discussing home improvement projects but this practice presents various challenges because staff can only make suggestions when the

Municipal Code does not have clear policy for design. The proposed Single-Family Residential Design Guidelines will be a user-friendly document that can be understood and used by homeowners, design professionals, and City Staff.

The Single-Family Residential Design Guidelines include the following topics:

- 1) Purpose and How to Use Guidelines
- 2) Design Goals and Principles
- 3) Description of Characteristic Architectural Styles and Features
- 4) Additions
- 5) 360° Architecture
- 6) Mass and Bulk
- 7) Building Heights and Exterior Height Features
- 8) Garage Placement
- 9) Privacy
- 10) Accessory Structures
- 11) Landscaping
- 12) Design Guidelines Checklist

The document is provided as an attachment to this report and labeled "Exhibit E". The following are examples of how some of these concepts are utilized.

- **Description of Characteristic Architectural Features**

Although the guidelines allow for the construction of custom homes, applicants will be provided with the characteristics of already established architectural styles. This section discusses architecture types that are historically common within the City of Downey as well as types popular amongst newly proposed construction. This section details singular features and elements common amongst each architectural style. The image below is found within the proposed guidelines and represents key principles found within Spanish style homes. In this example, when an applicant wishes to construct a Spanish style home they are made aware of the elements that must be incorporated.



- **Limiting Double Height Exterior Features**

The guidelines address mass and bulk of the overall structure, but also identify entry feature heights as a prominent contributing factor for inconsistency among new and existing homes.



In no way are the proposed documents discouraging a homeowner from constructing a two story structure, rather the guidelines attempt to respect the one-story character of the neighborhood by including single-story elements such as one-story porches and constructing the first story height at a similar height to the adjacent homes.

- **Landscaping**

As previously stated, landscaping plays an important role in the overall design of the property. Therefore, the design guidelines not only address issues related to the structure, but also provide guidance for appropriate landscaping. Images of landscape examples found within the design guidelines can be located on the next page (page 7).



- **360° Architecture**

This means extending features used on the front façade to the rest of the structure. Many times only applying certain materials or ornamentation to the front may cause the rest of the home to resemble a completely different architectural style or appear as an afterthought.

- **Design Checklist**

Lastly, applicants are provided with a checklist that helps ensure that the details provided within the design guidelines are satisfied. The items listed are the exact same items detailed in the body of the document. The objective is to streamline the review process for the applicant.

## **FINDINGS**

Pursuant to Municipal Code Section 9832.06, there are two (2) findings that must be adopted prior to approving the Zone Text Amendment on April 7, 2021. The findings are as follows:

**A. The requested amendment is necessary and desirable for the development of the community and is in the interests or furtherance of the public health, safety, and general welfare.**

The appropriate development of the community, and its neighborhoods, is achieved through the continuous update of the municipal code in an effort to provide adequate development standards where needed. Specific to this application, development standards and design guidelines are implemented to promote quality design, while simultaneously allowing creative choices by the applicant that are in cohesion with the surrounding neighborhood. Past and present construction has produced structures with little consideration for the nearby environment or traditional residential architecture. Future development will now include elements more consistent with lower density structures, such as forced modulation, single-story porches, landscaping, garage placement, and emphasis on orientation towards the public right of way. The analysis for the proposed development standards and design guidelines, as well as the required review process, ensure that any potential effects in public health, safety, and general welfare will be mitigated as much as possible.

**B. The proposed amendment is in general conformance with the General Plan.**

The project is in conformance with all applicable objectives, policies, and programs specified in the City's General Plan. Specifically, the project primarily affects the Single Family Residential (R-1) zones and the General Plan Designation areas of Low Density Residential. The land use designation of "Low Density Residential", as described in the General Plan, calls for stable residential neighborhoods with high-quality of character. A contributing factor to the stability of neighborhoods is cohesion amongst homes in the neighborhood. The previous statements are synonymous with the intent of the new development standards and design guidelines. In addition, the following are policies promoted by the proposed Zone Text Amendment:

*Program 1.2.2 – Focus on areas where livable communities concepts are most likely [to] have the most impact to set a catalyst for similar projects elsewhere in the city.*

The single-family land use designation is the city's largest zoning district and historically it has been seen that one development in one neighborhood inspires similar design in other neighborhoods. Prominent designs in the most recent past serve as a built example of what can be accomplished through the City's current development standards. Likewise, newer high quality design constructed under both the new development standards and design guidelines will set a new example for homes and neighborhoods throughout the City.

*Policy 1.3.2. – Monitor and address changes in land use trends.*

*Program 1.3.2.1. Adopt a comprehensive update of the zoning chapter of the municipal code.*

*Program 1.3.2.2. Adjust the codes, policies, and regulations in response to changes in land use trends.*

New and evolving development is continuously introduced into the city, and it remains a responsibility to analyze and determine the viability of these changes in the City of Downey. The Zone Text Amendment recognizes issues within the City's Low Density Residential Land Use Designation, and the application is carried out in an attempt to remain up-to-date with these challenges. These challenges, such as the issue of "mansionization," are imposed upon various communities and not specific to the City of Downey. Most recently, communities have adopted the use of design guidelines as a tool to combat community impacts. Design guidelines are implemented to help articulate the City's expectations and goals for future development.

*Policy 1.4.1. Promote Neighborhood Identity.*

*Program 1.4.1.4. Promote public participation in the planning process.*

*Program 1.4.1.5. Provide public information on ways residents and property owners can improve their neighborhoods.*

Public participation was vital in the drafting of the proposed documents. The City held three separate public outreach workshops where residents were invited to attend and share their thoughts regarding residential development patterns in their neighborhoods. At the community meetings, residents were introduced to current zoning standards and were provided illustrative examples of how existing standards are applied. Community members also participated in an exercise where they surveyed various architectural styles, landscape designs, garage placements, and subdivision developments. The information received at these meetings was incorporated into the proposed development standards.

*Goal 1.4 – Protect and enhance the residential neighborhoods.*

*Policy 1.4.2. Promote residential construction that complements existing neighborhoods.*

*Program 1.4.2.1. Discourage residential construction not in harmony with the surrounding neighborhood.*

*Program 1.4.2.2. Adopt standards to address the appropriate relationship between building size and lot size, such as maximum floor area ratio.*

*Program 1.4.2.3. Promote building designs with second story additions to address scale, bulk and massing.*

*Program 1.4.2.4. Encourage developments to consider impacts to privacy, views, and sunlight on adjacent properties.*

*Program 1.4.2.5. Discourage the removal of trees and other vegetation.*

As stated in the Design Guidelines, "The purpose of these Guidelines is to provide a design tool that assists applicants in enhancing the character of Downey's residential neighborhoods on a project-by-project basis so as to ensure that the design of new homes, additions, and alterations to existing dwellings relates to the existing community context and character. These Guidelines are intended to promote high-quality design that favors craft and architectural styles related to historic precedent and neighborhood context. They further encourage creative design solutions that fit with their surroundings and enhance the overall consistent architectural character seen in Downey single-family neighborhoods." These statements are synonymous with the goal, policy, and programs stated above.

*Goal 8.1. Promote quality design for new, expanded, and remodeled construction.*

*Policy 8.1.1 Promote architectural design of the highest quality.*

*Program 8.1.1.1. Discourage construction with architectural design of poor quality.*

*Program 8.1.1.2. Assist home owners and builders by providing design guidelines to illustrate good design.*

The Zone Text Amendment, including Design Guidelines, address concerns with recent construction trends related to new construction, renovations, and remodels. The final product will yield designs with consideration for mass, bulk, form, modulation, porch designs, and garage placement. These elements when applied appropriately are key to a higher quality of architectural design. The design guidelines present an explanation and visual example of how those elements are to be appropriately incorporated.

## **ENVIRONMENTAL ANALYSIS**

Staff has reviewed the proposed Zone Text Amendment for compliance with the California Environmental Quality Act (CEQA). Upon completion of this review, staff has determined that this request is exempt from CEQA, pursuant to Guideline Section No. 15061(b)(3). The CEQA Guideline section states "...CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The proposed changes to the Downey Municipal Code and introduction of new Design Guidelines will not create any environmental impacts not already present within Downey single-family neighborhoods. Proposed changes and potential impacts are determined to be minimal in nature.

## **CORRESPONDENCE**

As of the date that this report was printed, staff has not received any correspondence regarding this project.

## **CONCLUSION**

Based on the analysis contained within this report, staff is concluding that the proposed Zone Text Amendment will serve to protect the health, safety, and welfare of existing residential neighborhoods. The standards and design guidelines are necessary tools for achieving the City's goals for all future single-family construction. Staff is recommending that this staff report and corresponding exhibits be received and filed. No action is required at this time; the project will again be presented as a public hearing item on April 7, 2021.

## **EXHIBITS**

- A. Draft Resolution for April 7, 2021
- B. Summary of R-1 Development Standards
- C. Development Standards Code Language and Formatting
- D. Single Family Residential Design Guidelines
- E. Development Diagrams

**RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY RECOMMENDING THAT THE CITY COUNCIL APPROVE A ZONE TEXT AMENDMENT (PLN-18-00106), THEREBY AMENDING VARIOUS SECTIONS OF ARTICLE IX OF THE MUNICIPAL CODE REGARDING RESIDENTIAL DEVELOPMENT REGULATIONS, AND ESTABLISHING DESIGN GUIDELINES FOR SINGLE-FAMILY RESIDENTIAL ZONES (R-1).**

THE PLANNING COMMISSION OF THE CITY OF DOWNEY DOES RESOLVE AS FOLLOWS:

**SECTION 1.** The Planning Commission of the City of Downey does hereby find, determine and declare that:

- A. On May 22, 2018, The City Council approved a professional services agreement with John Kaliski Architects (JKA), a professional planning, architecture, and urban design firm; and,
- B. On November 6, 2019, The Planning Commission held a study session for draft single-family development standards and design guidelines; and,
- C. On December 3, 2020, notice of the pending zone text amendment was published in the *Downey Patriot* as a  $\frac{1}{8}$ <sup>th</sup> page ad in accordance with the requirements of the Downey Municipal Code; and,
- D. The Planning Commission held a duly noticed public hearing on March 3, 2021, and after fully considering all oral and written testimony and facts and opinions offered at the aforesaid public hearing, adopted this resolution.

**SECTION 2.** The Planning Commission further finds, determines and declares the requested Zone Text Amendment is not subject to CEQA pursuant to Section 15061(b)(3) of the State CEQA Guidelines regarding Review for Exemption, because the proposed Zone Text Amendment does not have the potential for causing a significant effect on the environment.

**SECTION 3.** Having considered all of the oral and written evidence presented to it at said public hearing, the Planning Commission further finds, determines and declares that:

- A. The requested amendment is necessary and desirable for the development of the community and is in the interests or furtherance of the public health, safety, and general welfare. The appropriate development of the community, and its neighborhoods, is achieved through the continuous update of the municipal code in an effort to provide adequate development standards where needed. Specific to this application, development standards and design guidelines are implemented to promote quality design, while simultaneously allowing creative choices by the applicant that are in cohesion with the surrounding neighborhood. Past and present construction has produced structures with little consideration for the nearby environment or traditional residential architecture. Future development will now include elements more consistent with lower density structures, such as forced modulation, single-story porches, landscaping, garage placement, and emphasis on orientation towards the public right of way.

The analysis for the proposed development standards and design guidelines, as well as the required review process, ensure that any potential effects in public health, safety, and general welfare will be mitigated as much as possible.

- B. The proposed amendment is in general conformance with the General Plan. Specifically, the project primarily affects the Single Family Residential (R-1) zone and the General Plan Designation areas of Low Density Residential. The land use designation of “Low Density Residential”, as described in the General Plan, calls for stable residential neighborhoods with high-quality of character. A contributing factor to the stability of neighborhoods is cohesion amongst homes in the neighborhood. The previous statements are synonymous with the intent of the new development standards and design guidelines. In addition, the following are policies promoted by the proposed Zone Text Amendment:

*Program 1.2.2 – Focus on areas where livable communities concepts are most likely [to] have the most impact to set a catalyst for similar projects elsewhere in the city.*

The single-family land use designation is the city’s largest zoning district and historically it has been seen that one development in one neighborhood inspires similar design in other neighborhoods. Prominent designs in the most recent past serve as a built example of what can be accomplished through the City’s current development standards. Likewise, newer high quality design constructed under both the new development standards and design guidelines will set a new example for homes and neighborhoods throughout the City.

*Policy 1.3.2. – Monitor and address changes in land use trends.*

*Program 1.3.2.1. Adopt a comprehensive update of the zoning chapter of the municipal code.*

*Program 1.3.2.2. Adjust the codes, policies, and regulations in response to changes in land use trends.*

New and evolving development is continuously introduced into the city, and it remains a responsibility to analyze and determine the viability of these changes in the City of Downey. The Zone Text Amendment recognizes issues within the City’s Low Density Residential Land Use Designation, and the application is carried out in an attempt to remain up-to-date with these challenges. These challenges, such as the issue of “mansionization”, are imposed upon various communities and not specific to the City of Downey. Most recently, communities have adopted the use of design guidelines as a tool to combat community impacts. Design guidelines are implemented to help articulate the City’s expectations and goals for future development.

*Policy 1.4.1. Promote Neighborhood Identity.*

*Program 1.4.1.4. Promote public participation in the planning process.*

*Program 1.4.1.5. Provide public information on ways residents and property owners can improve their neighborhoods.*

Public participation was vital in the drafting of the proposed documents. The City held three separate public outreach workshops where residents were invited to attend and share their thoughts regarding residential development patterns in their

neighborhoods. At the community meetings, residents were introduced to current zoning standards and were provided illustrative examples of how existing standards are applied. Community members also participated in an exercise where they surveyed various architectural styles, landscape designs, garage placements, and subdivision developments. The information received at these meetings was incorporated into the proposed development standards.

*Goal 1.4 – Protect and enhance the residential neighborhoods.*

*Policy 1.4.2. Promote residential construction that complements existing neighborhoods.*

*Program 1.4.2.1. Discourage residential construction not in harmony with the surrounding neighborhood.*

*Program 1.4.2.2. Adopt standards to address the appropriate relationship between building size and lot size, such as maximum floor area ratio.*

*Program 1.4.2.3. Promote building designs with second story additions to address scale, bulk and massing.*

*Program 1.4.2.4. Encourage developments to consider impacts to privacy, views, and sunlight on adjacent properties.*

*Program 1.4.2.5. Discourage the removal of trees and other vegetation.*

As stated in the Design Guidelines, “The purpose of these Guidelines is to provide a design tool that assists applicants in enhancing the character of Downey’s residential neighborhoods on a project-by-project basis so as to ensure that the design of new homes, additions, and alterations to existing dwellings relates to the existing community context and character. These Guidelines are intended to promote high-quality design that favors craft and architectural styles related to historic precedent and neighborhood context. They further encourage creative design solutions that fit with their surroundings and enhance the overall consistent architectural character seen in Downey single-family neighborhoods.” These statements are synonymous with the goal, policy, and programs stated above.

*Goal 8.1. Promote quality design for new, expanded, and remodeled construction.*

*Policy 8.1.1 Promote architectural design of the highest quality.*

*Program 8.1.1.1. Discourage construction with architectural design of poor quality.*

*Program 8.1.1.2. Assist home owners and builders by providing design guidelines to illustrate good design.*

The Zone Text Amendment, including Design Guidelines, address concerns with recent construction trends related to new construction, renovations, and remodels. The final product will yield designs with consideration for mass, bulk, form, modulation, porch designs, and garage placement. These elements when applied appropriately are key to a higher quality of architectural design. The design guidelines present an explanation and visual example of how those elements are to be appropriately incorporated.

**SECTION 4.** Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends that the City Council add the following definitions to Chapter 1 of Article IX of the Downey Municipal Code to read as follows:

**Section 9124. “B” Definitions.**

**Basement:** A portion of the building located entirely or partially below grade level. Basements shall be considered a floor when built above grade for more than twelve (12) inches.

**Block:** Both sides of a street, between two consecutive intersections, or an intersection and a cul-de-sac or street terminus.

**Building, Accessory (Residential):** Any structure not directly attached to the principal dwelling that is customarily incidental to a residence which does not change the character of the residential use and/or household. Accessory buildings may include, but are not limited to, a garage, carport, guest house, playhouse, accessory living quarters, greenhouse, storage shed, covered patios, and other similar structures. The term is used interchangeably within this article with the term “Accessory Structure”.

**Bulk:** The overall magnitude or largeness of the aggregate sizes and/or shape(s) of a building, particularly in comparison to the visible overall magnitude or largeness of adjoining buildings.

**Section 9128. “D” Definitions.**

**Design Guidelines:** A toolbox of a broad range of design approaches that assists project proponents and their design teams in reaching compliance with the Zoning Code.

**Dormer:** A window that protrudes out of a sloping roof, typically from a second story.

**Section 9130. “E” Definitions.**

**Eave:** The lower edge or thickness of a roof that overhangs and extends beyond the exterior perimeter wall of a structure.

**Section 9132. “F” Definitions.**

**Floor Area, Gross:** Both the vertical and horizontal space of habitable and non-habitable areas of all enclosed structures on the property measured from exterior wall to exterior wall including, but not limited to, the main dwelling structure, accessory buildings, accessory dwelling units, foyers, enclosed patios, sheds, habitable attic space, basements, closets, utility rooms, mechanical rooms, elevator shafts, stairwells, and janitor rooms.

**Section 9134. “G” Definitions.**

**Garage, Side Loaded:** A garage in which the door is perpendicular to the front property line and vehicular access requires a radius for maneuvering in and out of the structure.

**Section 9138. “I” Definitions.**

**Intersection:** A point at which three (3) or more public road, alley, and/or private road sections intersect with one another.



**Section 9142. “K” Definitions.**

**Kitchen:** A room or space used, or intended, or designed to be used for cooking or preparation food.

**Section 9144. “L” Definitions.**

**Living Quarters, Accessory:** An attached habitable area or detached habitable accessory building, on the same lot as a religious institution, for the sole use of persons employed on the premises. Such quarters shall have a maximum floor area of twelve-hundred (1,200) square feet, maximum height of sixteen (16) feet, and shall not be rented.

**Lot, Key:** The first interior lot to the rear of a reversed corner lot. The front property line of the key lot is formed by a continuation of the street side property line of the reversed corner lot.

**Lot, Reversed Corner:** A corner lot in which the rear abuts a key lot, or in which the rear abuts the front and side yard of an adjoin lot.

**Section 9146. “M” Definitions.**

**Mass/Massing:** The comprehensive bulk or three-dimensional form of a building or portion of a building as viewed from the exterior.

**Section 9152. “P” Definitions.**

**Pervious concrete:** A type of concrete with high porosity that allows water to penetrate directly through its surface into the soil below.

**Porch:** Architecturally appropriate one story covered elements projecting from, or recessed into, a building leading towards the main doorway.

**Prevailing Lot Area:** The average square footage for all properties contiguous to the subject property.

**Prevailing Neighborhood Character:** The most common qualitative features, such as pattern(s), style(s), expression(s), or other attribute(s), and quantitative features, such as, but not limited to, top-of-plate heights, garage placement, setbacks, and roof slopes held by at least fifty (50) percent of the block.

**Private Road:** A private road shall constitute the boundary line to boundary line area of a road that runs through at least two (1) lots and/or lot subdivisions to access another lot and/or lot subdivision, owned by all abutting parcels in which it serves.

**Private Roadway:** Shall refer to the portion of the Private Road used for vehicle traffic.

**Section 9156. “R” Definitions.**

**Ridgeline:** The peak of a sloped or pitched roof, where two or more planes meet.

**Section 9158. “S” Definitions.**

**Subdivision Boundary Line:** The boundary line of an original lot before subdivision.

**Subdivided Lot Line:** The property line of a newly formed parcel after it has been subdivided.

**Section 9160. “T” Definitions.**

**Tandem Parking:** Two parking spaces that are designed to be parked as single-width and double-length with one behind the other such that one car will have to be moved in order to access the other.

**Tree Canopy:** The diameter of the crown of a tree as measured when viewing the tree from an aerial point of view.

**Section 9166. “W” Definitions.**

**Wing:** A one-story portion or mass of a building that intersects with and is subordinate to the main mass of the structure.

**SECTION 5.** Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends that the City Council revise the following definitions to Chapter 1 of Article IX of the Downey Municipal Code to read as follows:

**Section 9132. “F” Definitions.**

**Floor Area Ratio:** The gross floor area of a building(s) on a lot divided by the lot area. Building elements included into the calculation include, but are not limited to, the main dwelling, accessory structures, foyers, mezzanines and lofts, enclosed patios, and enclosed porches. Any floor or portion of a floor with a ceiling height greater than twelve (12) feet above the finished floor is counted as twice the square footage for that floor area. Building elements such as garages, carports, open patios and open porches are not included into the calculation. A basement (where more than fifty (50) percent of the volume of the room is below grade) is exempt from the requirements limiting the floor area ratio (see Figure 9.1.5).

**Section 9134. “G” Definitions.**

**Guesthouse:** Living quarters, or other habitable space, without a kitchen within a detached accessory building or attached to the main building, located on the same lot as the main building, for use by temporary guests or for the use of domestics employed on the premises by the occupants of the lot. A guesthouse shall be ancillary to the main dwelling unit.

**Section 9152. “P” Definitions.**

**Patio, Enclosed:** A covered freestanding or attached level, paved or decked area enclosed on all sides whose principal use shall be for outdoor entertaining or recreation. A patio shall be considered enclosed when surrounded by a rail, wall, glass, plastic, or similar type barrier taller than forty-two (42) inches on any side, excluding the walls of an approved attached structure. An enclosed patio is not used as a habitable room or as a parking space for vehicles.

**Patio, Open:** A freestanding or attached level, paved or decked area open on one (1) or more sides, enclosed only by the walls of an attached approved structure, whose principal use shall be for outdoor entertaining or recreation. These areas may be covered or uncovered, and may be surrounded by a rail, wall, glass, plastic, or similar barrier measured at a height of forty-two (42) inches or less. An open patio may be enclosed by insect screening. An open patio is not used as a habitable room or as a parking space for vehicles.

**Permeable Paving:** A paving material that permits water penetration to a soil depth of eighteen (18) inches or more, including non-porous surface material poured or lain in sections not exceeding one (1) square foot in area and incorporates a minimum of three (3) inch landscaped separation, such as open cell concrete, and collectively comprising less than two-thirds of the total surface area of the lot, and loosely laid materials such as crushed stone or gravel.

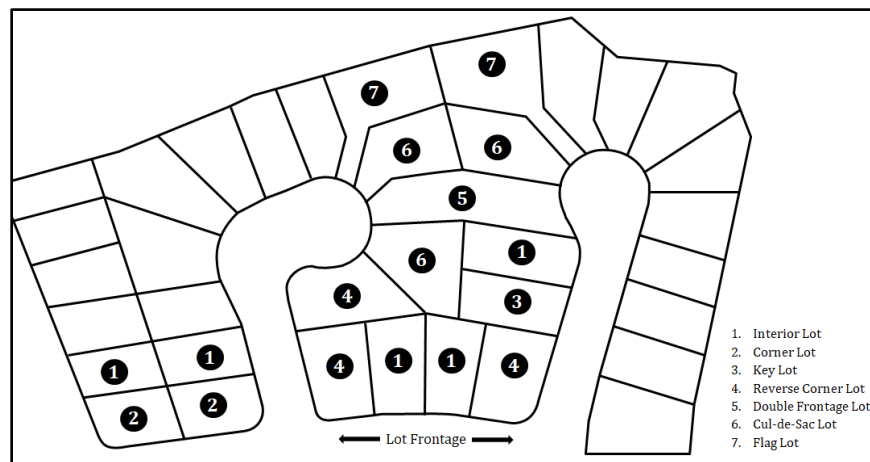
**Porte Cochere:** A roofed space open on three (3) sides and attached to the side or front of a dwelling or building, for the loading or unloading of passenger cars (see Figure 9.1.10). Within the R-1 zones, porte-cocheres are limited to one-story.

**SECTION 6.** Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends that the City Council delete the following definition to Section 9124 of Article IX of the Downey Municipal Code:

**Section 9124. “B” Definitions.**

~~**Basement:** That portion of a building between the floor and the ceiling, which is partly below and partly above grade but so located that the vertical distance from grade to the finished floor level below is less than the vertical distance from grade to ceiling, in which case such basement shall be considered a story (see “Cellar”).~~

**SECTION 7.** Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends that the City Council revise the following figure to Section 9144 of Article IX of the Downey Municipal Code:



**Figure 9.1.6 Lot Types**

**SECTION 8.** Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends that the City Council revise the following development standards to “Table 9.3.3. R-1 Zone Property Development Standards” within Section 9312.08 of Article IX of the Downey Municipal Code:

**SECTION 9312.08. RESIDENTIAL ZONES PROPERTY DEVELOPMENT STANDARDS.**

**Table 9.3.3. R-1 Zone Property Development Standards**

Development Standard	Zone				
	R-1 – 5,000	R-1 – 6,000	R-1 – 7,500	R-1 – 8,500	R-1 – 10,000
Lot area - minimum (sq. ft.)	5,000	6,000	7,500	8,500	10,000
Lot width - minimum (feet)	50'	50'	60'	65'	70'
Lot depth - minimum (feet)	<p>Lot depths shall be within ten percent (10%) the average depth of the two (2) abutting lots on both sides of the subject lot located on the same side of the street.</p> <p>Corner lots shall be within ten percent (10%) the average depth of the adjoining two lots along the common front yard frontage.</p>				
Floor area ratio – maximum <sup>a</sup>	.45				
Lot coverage – maximum	45%				
Building height - maximum (feet) <sup>b</sup>					
main building	28'				
accessory building	12'				
Front setback (1 <sup>st</sup> Floor) - minimum (feet) <sup>c, d</sup>	20'				
2 <sup>nd</sup> floor front setback - minimum (feet)	<p>At the 2<sup>nd</sup> story façade facing a front yard, the maximum width of the 2<sup>nd</sup> floor façade aligned with the 1<sup>st</sup> floor façade directly below shall be no greater than forty (40) percent of the entirety of the 1<sup>st</sup> floor façade facing a front yard. Any additional portions of a 2<sup>nd</sup> floor facing a front yard shall be setback a minimum of five (5) feet from the 1<sup>st</sup> floor façade.</p>				
Rear setback - minimum (feet) <sup>d</sup>	20'				
Side setback (1 <sup>st</sup> floor) - minimum (feet) <sup>e, f</sup>	<p>Ten percent (10%) lot width, but not less than five feet (5') and not to exceed fourteen feet (14')</p>				
2 <sup>nd</sup> floor side setback - minimum (feet)	<p>At the 2<sup>nd</sup> story façade facing a side yard, the maximum width of the 2<sup>nd</sup> floor façade aligned with the 1<sup>st</sup> floor façade directly below shall be no greater than forty (40) percent of the entirety of the 1<sup>st</sup> floor façade facing a side yard. Any additional portions of a 2<sup>nd</sup> floor facing a side yard shall be setback a minimum of five (5) feet from the 1<sup>st</sup> floor façade.</p>				
Street side setback (1 <sup>st</sup> floor) - minimum (feet) <sup>d</sup>	10'				

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2 <sup>nd</sup> floor street side setback - minimum (feet)	At the 2 <sup>nd</sup> story façade facing a street side yard, the maximum width of the 2 <sup>nd</sup> floor façade aligned with the 1 <sup>st</sup> floor façade directly below shall be no greater than forty (40) percent of the entirety of the 1 <sup>st</sup> floor façade facing a street side yard. Any additional portions of a 2 <sup>nd</sup> floor facing a street side yard shall be setback a minimum of five (5) feet from the 1 <sup>st</sup> floor façade.
Dwelling unit size - minimum (sq. ft.) <sup>g</sup>	
one bedroom	700
two bedroom	850
three bedroom	1,100
four bedroom	1,300
more than four bedrooms	1,500
Building separation - minimum (feet) <sup>h</sup>	
wall to wall	5'
eave to eave	3'
Walkway width - maximum (feet)	6'
Prevailing setbacks	Subject to Section 9534.18
Exceptions to yards, setbacks, and height	Subject to Section 9534
Air conditioning, mechanical roof and utility equipment	Subject to Section 9504
Environmental protection standards	Subject to Section 9516
Graffiti control	Subject to Section 4960 of Chapter 10 of Article IV of this Code
Landscaping, lighting, and walls	Subject to Section 9520
Nonconforming uses, lots, and structures	Subject to Section 9410
Off-street parking and loading	Subject to Chapter 7
Signs	Subject to Chapter 6
Site Plan Review	Subject to Section 9820
Visibility	Subject to Section 9520 and 9534
Wireless Communication Facilities	Subject to Section 9426

Notes:

<sup>a</sup> Single-family dwelling units in the R-1 Zone are eligible for a 0.05 FAR bonus for providing renewable energy sources, for a maximum FAR of 0.50, in accordance with the provisions of Section 9312.08(b)(2).

<sup>b</sup> Porch features, such as but not limited to entry porches, covered patios, and porte-cocheres, must have a top-of-plate height equal to or less than the first floor top-of-plate height of the main structure, not to exceed twelve feet (12'). Top-of-peak height must be equal to or less than the top-of-peak height of the main structure, not to exceed sixteen feet (16'). Slope and pitch must be equal to main structure.

<sup>c</sup> Unless the property is identified on the prevailing setback map, as adopted by the Commission, in which case the greater of the two setbacks shall apply.

- d Garage setbacks are subject to Sections 9710 and 9534.22.
- e Any decimal fraction shall be rounded up to the nearest inch.
- f 1<sup>st</sup> Floor side yard setbacks may be reduced subject to Section 9534.
- g Exclusive of porches, balconies, garages, or other such accessory structures or architectural features.
- h Building separation for rear detached garages is also subject to back up triangle requirements located in Section 9710.

**SECTION 9.** Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends that the City Council revise the following “General Development Standards” to Section 9312.08 of Article IX of the Downey Municipal Code:

**SECTION 9312.08. RESIDENTIAL ZONES PROPERTY DEVELOPMENT STANDARDS.**

**(b) General Development Standards**

(2) **Alternative Energy FAR Bonus in the R-1 Zone.** Single-family dwelling units in the R-1 Zone are eligible for a 0.05 FAR bonus for providing renewable energy sources. The maximum FAR for the R-1 Zone with the renewable energy bonus is 0.50. The renewable energy sources must provide fifty (50) percent or greater of a parcel’s annual energy requirements.

- (i) Renewable energy sources include at least one (1) component from (A) and one (1) component from (B) below:

(A) Either solar water heating or tankless water heater; and

(B) On-site solar photovoltaic or small wind energy applications to provide the remaining renewable energy requirement.

- (ii) The FAR bonus area shall be incorporated as a one story element in the form of either, but not limited to, a detached accessory building, or incorporation of a front wing, rear wing, side wing, or combination of wings.

(3) **Architecture.** The architecture and general appearance of the building shall be in keeping with the character of the neighborhood and such as not to be detrimental to the general welfare of the neighborhood in which they are located. For R-1 zoning, all construction shall utilize Design Guidelines for considerations and recommendations regarding characteristic architectural styles and prevailing neighborhood character.

(4) **Massing.** All residential additions, alterations, and modifications shall to the greatest extent possible, avoid excessive massing of the primary structure, through means of varying rooflines, elevations, and other architectural elements (see Figure 9.3.1). Review and approval of massing of buildings shall be subject to the provisions of Section 9820. For R-1 zoning, see Design Guidelines for considerations and recommendations regarding massing and modulation.

(11) **Landscaping.** Landscaping is required in the front, side, street side and rear yards for all areas not covered by an approved driveway or pedestrian walkway, including but not limited to quantity of trees and three tiered system design, pursuant to Section 9520.

(12) **Front and Street Side Yards.** In all residential zones, the front and street side yards shall be landscaped and maintained in good condition and shall be kept free and clear of all construction and automotive materials and parts, trash, refuse, debris, trash storage receptacles, inoperative motor vehicles, discarded or broken materials, appliances, junk, equipment, car cover structures or similar materials and shall not be paved except for approved pedestrian walkways, driveways, and patios. Only temporary parking of vehicles pursuant to Section 9710.02(h) shall be allowed in the front yard.

(13) **Front and Street Side Yards – Maximum Paving (Hardscape).**

(i) For properties with a width of (60) feet or greater, the total of all paving (hardscape) within the front setback or street side setback, including all driveways and walkways, shall not exceed forty (40) percent of the area within the total front setback or street side setback.

(A) An additional ten (10) percent of hardscape shall be allowed in the front setback or street side setback, provided permeable paving surfaces are used. Pervious concrete may not be used as permeable paving.

a. A minimum of fifty (50) percent of the total front setback or street side setback shall remain live vegetation landscape surfaces.

(ii) For properties that are less than sixty (60) feet wide, the total of all paving (hardscape) within the front setback or street side setback, including all driveways and walkways, shall not exceed fifty (50) percent of the total front setback or street side setback.

**SECTION 10.** Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends that the City Council add the following “General Development Standards” to Section 9312.08 of Article IX of the Downey Municipal Code:

**SECTION 9312.08. RESIDENTIAL ZONES PROPERTY DEVELOPMENT STANDARDS.**

**(b) General Development Standards**

**(5) 360° Architectural Design**

(i) Any new construction, alteration, and/or addition on a lot, including, but not limited to, a principal residence, second story, detached accessory structure, enclosed patios, and/or porte-cochere shall follow a singular architectural character and style that extends to all building features including façades, roof forms and pitches, materials, and detailing that are visible to the public right-of-way and/or abutting properties. An addition should utilize the characteristics of the style of the existing approved home. Portions of structures not visible to the public right-of-way shall incorporate complimentary elements.

(6) **Single Family Additions and Accessory Structures Design.**

- (i) New roofs shall be similar in form, pitch, slope and material with the existing permitted house.
- (ii) Architectural design shall match style, form, color and material of the existing permitted house and extend to all the exterior portions of the structure that are visible to the public right-of-way and/or visible from adjacent properties. Portions not visible shall incorporate complimentary elements.

(7) **Front Entry Orientation.**

- (i) New architecture, front additions altering the entrance of the dwelling, and remodels altering the entrance of the dwelling shall be designed with the front door oriented towards the street.

(8) **Flat Roofs.**

- (i) For new architecture and alterations in architectural style, flat roof designs may be incorporated when the existing block is characterized by flat roof architectural styles for at least thirty (30) percent of the houses on the block.
- (ii) For additions, flat roof elements may be incorporated when the existing home is entirely flat roof.
- (iii) Flat roofs shall be permitted for open patios.

(9) **Accessory Buildings**

- (i) Accessory buildings, including attached accessory uses, shall be limited to a maximum floor area of seven hundred (700) square feet, and shall be comprised of one (1) open space with no kitchen facilities or bedrooms. Closets shall be allowed, but each is limited to fifty (50) square feet.
- (ii) One (1) bathroom, laundry facilities, and one (1) wet sink are allowed.
- (iii) Multiple accessory buildings, including attached accessory uses, shall be allowed.
- (iv) A covenant and agreement regarding the maintenance of building and use shall be drafted by staff and recorded by the applicant with the Los Angeles County Registrar/Recorder's Office prior to building permit final inspection.
- (v) This section shall not apply to garages and patio covers.

**SECTION 11.** Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends that the City Council add the following "Landscaping Requirements" to Section 9520 of Article IX of the Downey Municipal Code:



## **SECTION 9520.04. Landscaping Requirements.**

### **(b) Development Regulations**

- (6) In the R-1 and R-2 zones, a minimum of one (1) new 36 inch box tree or larger shall be planted within the front yard and a minimum of one (1) new 36 inch box tree or larger shall also be planted within the rear yard.
  - (i) Trees shall be of moderate to fast growth varieties.
  - (ii) Within the front yard, trees shall reach a maturity height and canopy width greater than forty (40) feet.
  - (iii) Within the rear yard, trees shall reach a maturity height greater than forty (40) feet and canopy width greater than thirty (30) feet.
  - (iv) Lots with a required side yard setback and/or street side yard setback equal to or greater than ten (10) feet shall provide one (1) 24 inch box tree for every twenty (20) linear feet of building façade for that side. Trees shall reach a maturity height greater than twenty (20) feet and canopy width greater than ten (10) feet.
  - (v) Tree selection shall be approved by the City Planner. Alternatives to this section may be deemed necessary, at the discretion of the City Planner, for irregular shaped parcels, for parcels in proximity to electrical poles, and for parcels with substandard widths and depths.

**SECTION 12.** Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends that the City Council revise the following “Landscaping Requirements” to Section 9520 of Article IX of the Downey Municipal Code:

## **SECTION 9520.04. LANDSCAPING REQUIREMENTS.**

### **(h) Landscaping Design Standards.**

- (5) Planting areas between walls and streets shall be landscaped with a hierarchy of plants in natural formations and groupings. Solid walls over forty-two (42) inches high shall receive vines or hedge when facing public streets.

**SECTION 13.** Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends that the City Council revise the following “General, Wall, Fence, and Hedge Regulation” to Section 9520 of Article IX of the Downey Municipal Code:

## **SECTION 9520.08. GENERAL WALL, FENCE, AND HEDGE REGULATIONS.**

- (d) Approved materials, or combination of materials, for walls and fences include, but are not limited to, wood, metal, vinyl, stone, masonry, stucco, and concrete. Metal is limited to wrought iron or similar type materials. Any materials not listed in this subsection may be approved subject to the discretion of the City Planner.

**SECTION 14.** Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends that the City Council revise the following “Yards, Setback, and Height Exceptions” to Section 9534 of Article IX of the Downey Municipal Code:

**SECTION 9534.14. PROJECTIONS INTO SETBACK AREAS.**

- (d) In all other zones, uncovered steps and landings, six (6) inches or less above finished grade, may extend twelve (12) inches into a required setback in any zone.

**SECTION 9534.20. MODIFICATION OF REQUIRED SETBACKS.**

- (a) The Commission, pursuant to section 9826, may grant modifications to the rear setback regulations requiring greater than ten (10) foot rear setbacks on lots having irregular lot lines, or restricted depth, or where other conditions create an unnecessary hardship and make it difficult to require compliance with the rear setback regulations, but in no event shall the rear setback be less than ten (10) feet. In no event shall the modifications exceed one-half (½) of the width of the lot.

**SECTION 9534.22. DETACHED ACCESSORY BUILDINGS IN SETBACK AREAS.**

- (e) No detached accessory building shall be nearer than five (5) feet to any other building on the same lot.
  - i. Separation requirements for garages shall also be in compliance with Section 9710.

**SECTION 15.** Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends that the City Council add the following “Yards, Setback, and Height Exceptions” to Section 9534 of Article IX of the Downey Municipal Code:

**SECTION 9534.14. PROJECTIONS INTO SETBACK AREAS.**

- (c) Within the R-1 Zone, uncovered steps and landings may extend;
  - (i) Within the front and rear yards a maximum forty-eight (48) inch projection and thirty (30) inch height above finished grade is allowed into the required setback area.
  - (ii) Within the side yard a maximum forty-eight (48) inch projection and twelve (12) inch height above finished grade is allowed into the required setback area.
- (e) Covered and uncovered second floor balconies, decks, and similar features are not allowed within the second floor setback areas.

**SECTION 9534.20. MODIFICATION OF REQUIRED SETBACKS.**

- (c) The City Planner may authorize modification to the first story side setback area to permit the extension of existing building lines for additions or minor building modifications for

alignment purposes, except that no modification shall reduce the required setback closer than three (3) feet to a property line. In accordance with the provisions of Section 9814.

**SECTION 16.** Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends that the City Council delete the following “Yards, Setback, and Height Exceptions” to Section 9534 of Article IX of the Downey Municipal Code:

**SECTION 9534.22. DETACHED ACCESSORY BUILDINGS IN SETBACK AREAS.**

~~(a) A detached accessory building may occupy not more than one-half (1/2) of the required rear setback, such that a contiguous one-half (1/2) of the rear yard remains as open space, and shall be completely to the rear of the main dwelling to which it is accessory.~~

**SECTION 17.** Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends that the City Council revise the following “Residential Off-Street Parking Requirements” to Section 9708 of Article IX of the Downey Municipal Code:

**SECTION 9708. RESIDENTIAL OFF-STREET PARKING REQUIREMENTS.**

**Table 9.7.2. Residential Parking Requirements**

Land Use Type	Required Off-Street Parking	Notes and Comments
Single-family dwellings (detached)	2.0 enclosed covered spaces within a garage for dwelling units with less than 3,375 square feet of habitable space	For purposes of calculating required parking, the square footage of all enclosed areas, including accessory buildings, but not including garages, shall be included. An equivalent number of required parking spaces shall be provided in the driveway (may be tandem).
	3.0 enclosed covered spaces within a garage for dwelling units equal to or above 3,375 square feet and equal to or below 4,500 square feet of habitable space	
	4.0 enclosed covered spaces within a garage for dwelling units with greater than 4,500 square feet of habitable space	

**SECTION 18.** Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends that the City Council add the following “Residential Parking Design Standards” to Section 9710 of Article IX of the Downey Municipal Code:

**SECTION 9710.02. R-1 AND R-2 ZONE DESIGN STANDARDS.**

- (b) Front facing garages shall be setback a minimum of five feet (5') from the face of the front façade. An additional three foot (3') setback is required for a front facing third garage space.
- (c) The exterior width of the front facing garage is limited to a maximum of forty-five percent (45%) of the **lot width**, or thirty-six feet (36') (whichever is less).
  - (1) In no event shall the width of the garage exceed fifty-five percent (55%) of the overall **façade width**.
- (d) Side loaded garages shall be allowed when the existing block is characterized by side loaded garages for at least thirty percent (30%) of the houses on the block.
  - (1) Side loaded garages may be built at the minimum setback requirement.
  - (2) The street facing façade width of the garage shall be limited to a maximum twenty-two feet (22'). In no event shall the width of the façade facing the street exceed fifty-five percent (55%) of the overall façade width.
- (e) Tandem parking:
  - (2) Required covered parking can be provided in tandem form for lots less than 50 feet wide when a detached garage cannot be located in the rear yard due to inability to comply with the required back-up triangle and alley access is not provided.
- (f) Driveways shall lead directly from a public street to a required garage or other required parking area using the shortest and most direct route.
- (i) Driveways shall remain free from physical obstructions. Obstructions shall include, but are not limited to, covered patios, canopies, storage, temporary structures, trash bins, or furniture. This shall apply to all patio covers regardless of the positioning of post or other structural components. Architectural features may be attached to the front of a garage and extend a maximum of twenty-four inches (24"). This section shall not apply to gates or porte-cocheres that are attached to the side or front of the main dwelling.
- (j) In the R-1 Zone, not more than three (3) parking stalls shall be permitted which open onto the front setback area.

**SECTION 19.** Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends that the City Council revise the following "Residential Off-Street Parking Requirements" to Section 9710 of Article IX of the Downey Municipal Code:

**SECTION 9710.02. R-1 AND R-2 ZONE DESIGN STANDARDS.**

- (g) Driveways to required garages having a setback from the street property line greater than forty feet (40') shall have a minimum width of ten feet (10') and a maximum width of twelve feet (12') in the front or street side setback area. Driveways located outside of the setback area, shall be a minimum of ten feet (10') wide.
- (h) Where required garage spaces are equal to or less than forty feet (40') to the property line, the maximum width of a driveway shall not exceed eighteen feet (18') or two feet (2') wider than the opening of the garage door, whichever is greater, but in no event shall the maximum width exceed thirty feet (30') at the front property line.
- (i) A driveway that serves as required access to a garage, in which the garage door is not parallel to the front property line, or side property line in the case of a corner lot, shall not exceed twelve feet (12') in width at the property line, provide a maximum turn radius of twelve feet (12'), and a minimum twenty-five foot (25') back up.

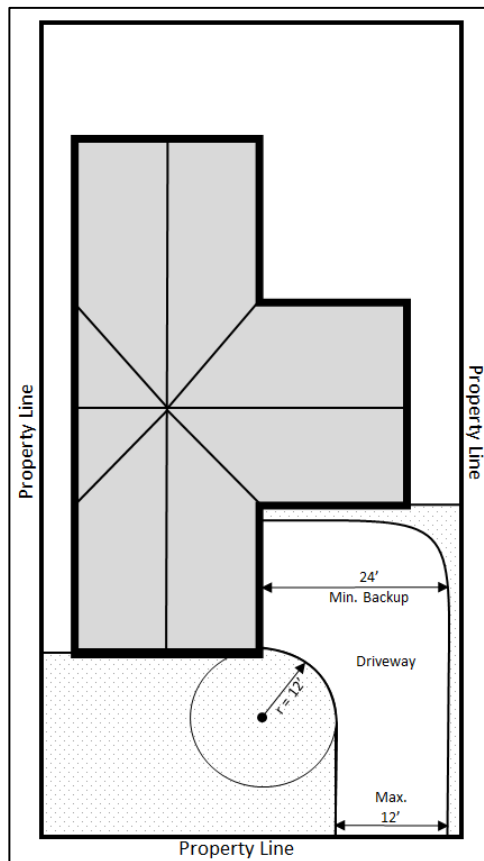
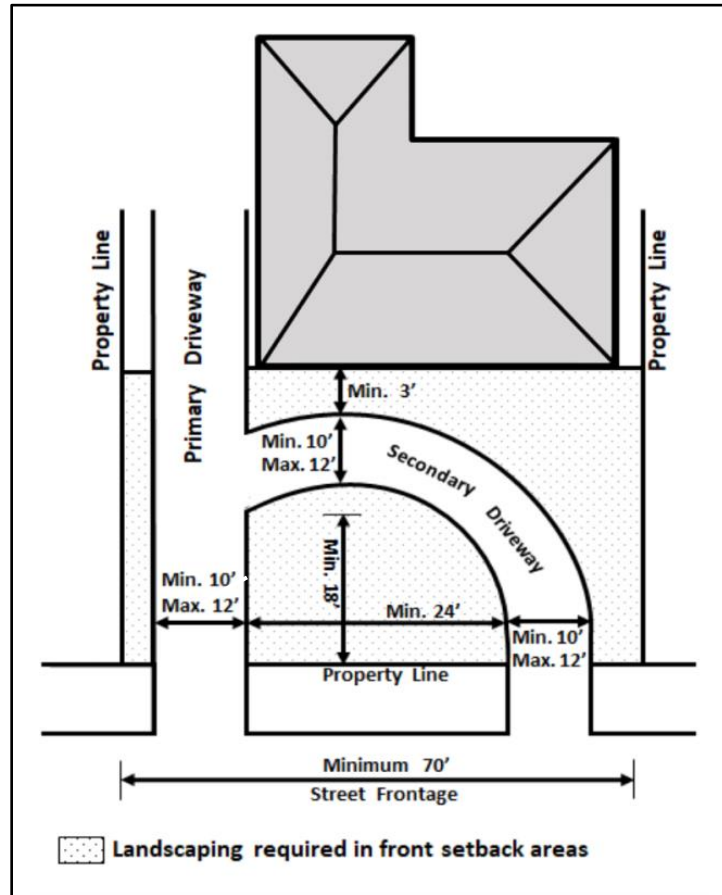


Figure 9.7.1 Side Loaded Garage Driveway

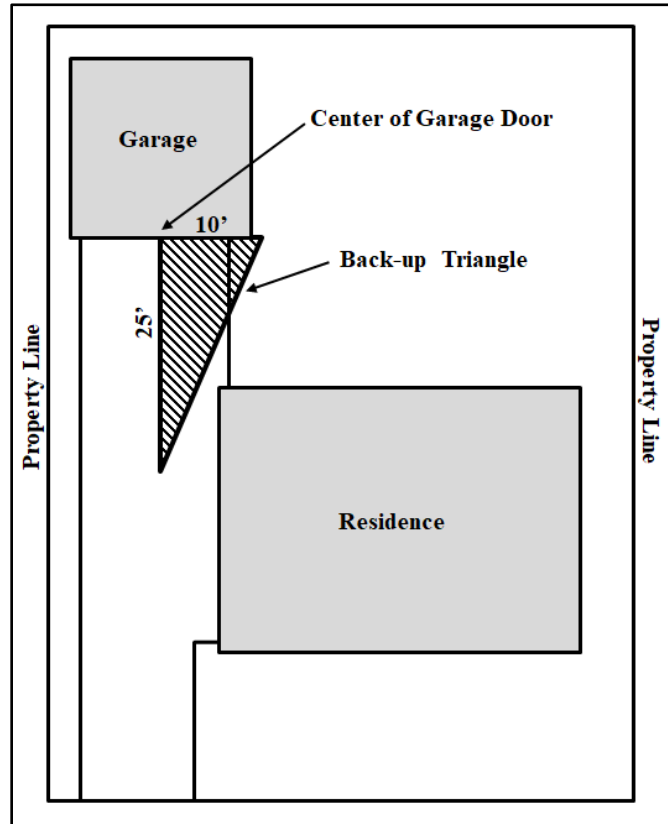
- (m) Not more than one (1) driveway shall be permitted for each lot or parcel of land, except as follows:

- (1) Parcels or lots having a street frontage of seventy feet (70') or more may be permitted to have two (2) driveway openings, both the primary and secondary driveway openings shall serve the same driveway, and such secondary driveway shall not exceed twelve feet (12') in width in the setback area. The space between driveways on the same lot shall be at least twenty-four feet (24') at the street property line. That portion of the connecting driveway parallel to the street property line shall have a setback of eighteen feet (18'). The space between the secondary driveway and building shall be separated by three feet (3') of landscaping (see Figure 9.7.1).



**Figure 9.7.2 Circular Driveways**

- (2) A secondary driveway for access to a recreational vehicle storage pad may be approved by the Commission pursuant to sections 9804 and 9814.08. The recreational vehicle storage pad shall be located outside all required front, side, and street side setbacks and shall be set back a minimum of five feet (5') from any door and/or window of a habitable structure. The secondary driveway that is within the front or street side setback shall be a ribbon strip design or paved with turf block, and shall be permanently maintained to City standards.
- (n) A back up triangle on the garage side closest to the residence shall be required as depicted in Figure 9.7.3. The sight area shall be free from visual and physical obstructions.



**Figure 9.7.3. Garage Back Up Triangle**

**SECTION 20.** Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends that the City Council revise the following "Authority Of The City Planner" to Section 9814 of Article IX of the Downey Municipal Code:

**SECTION 9814.04. AUTHORITY OF THE CITY PLANNER.**

(a) Minor Modification.

- (6) The modification of the side setback area to permit the extension of existing building lines for first floor additions or minor building modifications for alignment purposes, except that no modification shall reduce the required setback closer than three (3) feet to a property line;

**SECTION 21.** Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends that the City Council add the following "Authority Of The City Planner" to Section 9814 of Article IX of the Downey Municipal Code:

**SECTION 9814.04. AUTHORITY OF THE CITY PLANNER.**

(i) **Appeal of Single Family Residential Development.** The City Planner shall review all appeals of staff decisions regarding R-1 Zone development plan checks.

(1) Appeals to decisions of the City Planner shall be subject to Section 9814.06 (f).

(i) The Commission, and the Council upon further appeal, shall make the following findings in approving an application for a Single Family Development:

- a. The proposed building, structure, and/or landscape is in compliance with the goals, objectives, and policies of the City of Downey General Plan and Single Family Design Guidelines any other applicable plans adopted pursuant to the General Plan.
- b. The proposed building, structure, and/or landscape are in conformity with the standards of the Municipal Code including the location on the lot, area, height, and parking.
- c. The proposed building, structure, and/or landscape are substantially consistent with the lots along the same frontage along the same block in terms of the orientation to the street and sidewalk, location of parking and parking structures, setbacks, lot coverage, rooflines, mass and bulk, materials, and colors.
- d. The proposed building, structure, and/or landscape, and associated walls and fences, are designed to reasonably protect adjoining and abutting single-family residential properties from noise and maintain the visual privacy of adjoining and abutting single-family residences.
- e. The proposed building utilizes quality materials and details similar to or better than adjoining and abutting single-family residences so as to maintain and improve the local setting and community character in terms of appearance and value.

**SECTION 22.** Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends that the City Council revise the following "Subdivision Regulations" to Section 9931 of Article IX of the Downey Municipal Code:

**SECTION 9931.6. SAME. PRIVATE STREETS ROAD AND ALLEYS.**

Except as set out hereinafter, all parcels of land intended for public use in a subdivision shown on the final map thereof shall be offered for dedication for public use, provided, however, that with the approval of the City Council any street, highway, alley or way which is intended to be kept physically closed to public travel or posted as a private road or alley at all times may be shown as a private road or alley, but in any such case the final map shall contain a condition offer of dedication which may be accepted by the City Council at such time as the street shall



have ceased to remain so physically closed or posted and shall have been opened to public travel for a period of at least three (3) months. Any such private road shall be shown on such map by heavy, dashed lines. Sufficient data shall be shown on each private road or alley to define its boundaries, as is required for a public street, and also sufficient mathematical data to clearly show the portion of each lot within such street. The design and improvement of any such private road shall be subject to all of the requirements prescribed by these regulations for public streets.

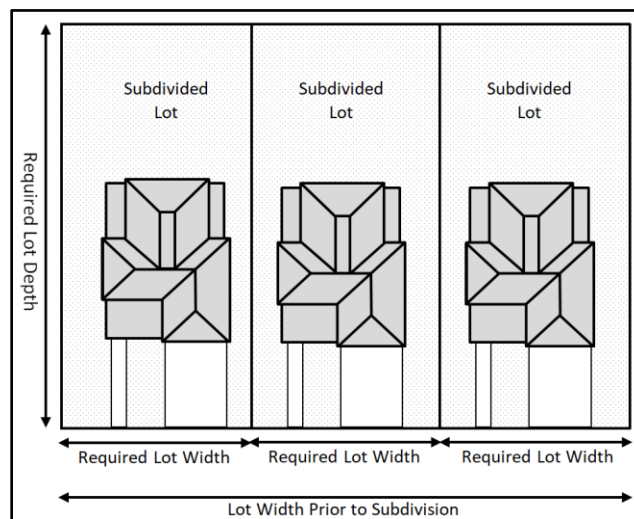
**SECTION 23.** Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends that the City Council add the following “Subdivision Regulations” to Section 9933 of Article IX of the Downey Municipal Code:

**SECTION 9933.11. SAME. SINGLE FAMILY (R-1) ZONES LOT DESIGN.**

The following standards shall apply to all proposed subdivisions within the Single Family Residential (R-1) zones. All subdivision developments shall also utilize the Designs for considerations and recommendations regarding the design and placement of new subdivided lots:

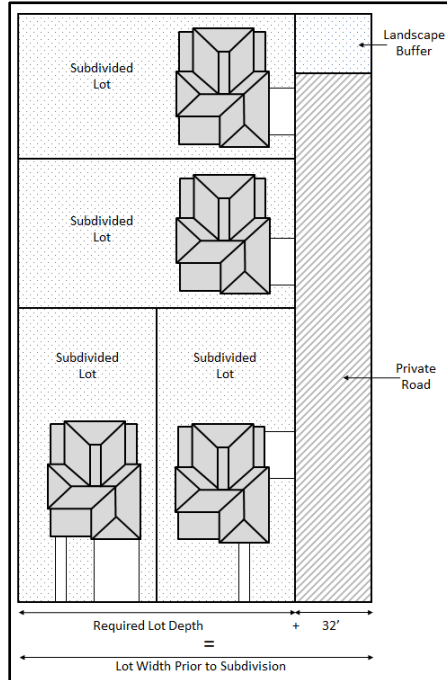
**(a) Minimum Dimensions.** Lots may only be subdivided pursuant to the following standards:

- (1) Each lot, except the private road, shall have a width and depth not less than that required pursuant to Section 9312.08, unless otherwise provided in this section.



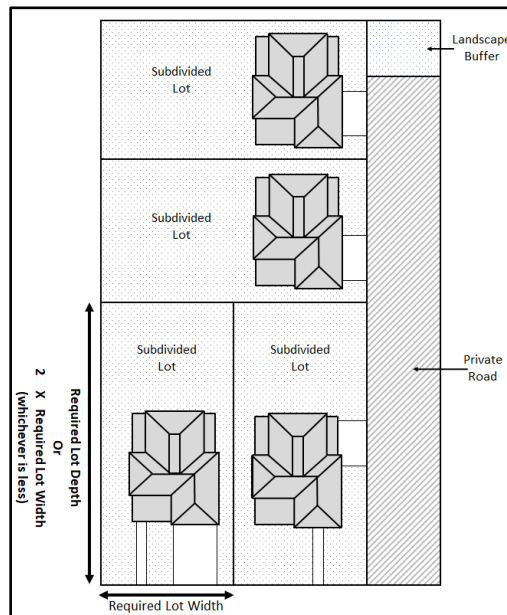
**Figure 9.9.1 Subdivisions**

- (2) Subdivisions proposing a private road shall have an existing minimum lot width equal to the required lot depth plus an additional thirty-two (32) feet.



**Figure 9.9.2. Required Lot Width Prior to Subdivision**

- (3) The lot depth of a subdivided lot with the front lot line oriented towards the **public** right-of-way may abide by the required lot depth or may have a minimum lot depth equal to two (2) times the required lot width, whichever is less. Parcels shall remain in compliance with required minimum lot widths and lot area.
  - i. This standard shall only apply to proposed subdivisions that involve more than two parcels and a proposed private road providing access to additional parcels.



**Figure 9.9.3. Required Lot Depth for Lots Oriented Towards the Public Right-of-Way**

- (4) Existing parcels with a lot size equal to or larger than sixty thousand (60,000) square feet shall be processed as a Planned Unit Development.

**(b) Private Roads**

- (1) Private roads shall be their own and separate parcel under shared equal ownership by all adjoining subdivided lots.
- (2) Private roads shall be measured from side boundary line to subdivided lot line, or from subdivided lot line to subdivided lot line when subdivisions are located on either side of a private road.
- (3) Private road improvements shall be built to the standards described in the Downey Municipal Code for streets, lighting, grading/drainage, and traffic signs.
- (4) Private roads shall be provided a new individual street name.
  - i. Street name signs shall be provided per standards set forth in the Downey Municipal Code.
- (5) At a minimum, private roads shall consist of one (1) roadway, one (1) row of parallel street parking, and a sidewalk. See Design Guidelines for considerations and recommendations regarding private roadway design.
  - i. Roadway widths shall provide a minimum of twenty (20) feet.
  - ii. Parallel street parking shall provide a minimum width of eight (8) feet and depth of twenty (22) feet.
  - iii. Side walk widths shall provide a minimum of four (4) feet.
- (6) Roadways and street parking shall be built at the same grade as adjoining public roadways, and shall be improved with a curb and gutter design approved by the City Engineer.
- (7) Placement:
  - i. Parallel street parking shall be located along the boundary line, and opposite of the subdivided lot line.
    - A. This standard shall not apply when there are subdivided lots located on both sides of a private road or for private roads that propose a second row of parallel street parking.
  - ii. Sidewalks shall be located abutting the subdivided lot line, and opposite of the boundary line.
- (8) Private road width shall be determined by subtracting the required lot depth from the width of the existing parcel prior to subdivision. In no case shall the private road be less than thirty-two (32) feet and not more than sixty (60) feet.

- i. This standard may be modified by the City Planner in order to comply with the requirements described in Section 9933.11 (c)(1). In which case the required private road width shall be a minimum of thirty-two (32) feet.
  - ii. If subdivided lots are proposed to front both sides of the private road, then the private road shall measure a minimum width equal to the lot width of the existing parcel prior to subdivision, subtracted by two (2) times the required lot depth, but not less than forty (40) feet and not more than sixty (60) feet.
- (9) Minimum private road widths equal to or larger than thirty-six (36) feet shall incorporate, to the greatest extent feasible, one of the following or multiple combinations of the following: one (1) or more four (4) foot landscape parkways, a second row of parallel street parking, and a second sidewalk.
- (10) In order to facilitate the creation of a thirty-six (36) foot private road and provide a four (4) foot landscape buffer; private road width equal to thirty-two (32) feet may incorporate the standards below. Similarly, any road with up to forty-six (46) feet may incorporate these standards.
  - i. Subdivided lots with a front lot line oriented towards a **private road** shall reduce their required lot depth by four (4) feet provided that the proposed lot depth will not result in less than one hundred (100) feet and the parcel remains in compliance with the required minimum lot area.
    - A. These lots need only provide a front yard setback of fifteen (15) feet.
    - B. This section shall not apply if private road cannot maintain one continuous width.
    - C. This section shall only apply to new subdivision developments with a newly proposed private road
    - D. The four (4) feet shall be forfeited to increase the required private road width and be incorporated into the separate parcel.
- (11) The private road shall comply with fire apparatus access road standards as required by the Fire Marshal and Fire Code.
  - i. An approved turn-around for dead-end roads in excess of one-hundred and fifty feet in depth shall be provided as required by the Fire Marshal and the Fire Code.
  - ii. Approved signs, markings, or other notices, such as red curbs, shall be provided as required by the Fire Marshall and Fire Code.
- (12) Relevant covenant agreements shall be approved by the City Attorney and recorded with the Los Angeles County Recorder's Office. Composition and recordation of such documents shall be the responsibility of the applicant. Agreements shall include, but are not limited to, language related to granting public access, addressing

maintenance, granting the City authority regarding street closures, and naming the road its own and separate parcel equally owned by all abutting new subdivided lots.

**(c) Lot Placement and Orientation**

- (1) The number of subdivided lots required to have the front lot line oriented towards the **public right-of way** shall be calculated by the width of the existing parcel prior to subdivision divided by the required minimum lot width. See Design Guidelines for considerations and recommendations regarding lot placement and orientation.
  - i. Any decimal fraction shall be rounded down to the nearest whole number.
  - ii. Subdivisions proposing the creation of four or more subdivided lots may deduct thirty-two (32) feet from the width of the existing parcel prior to subdivision for the purposes of calculating the amount of subdivided lots that must be oriented towards the public right-of-way.
  - iii. A minimum of two parcels shall be orientated towards a public right-of-way.
    - A. To the greatest extent feasible, all proposed parcels shall be oriented towards the **public right-of-way**.
  - iv. Additional subdivided lots shall be built, behind these lots, with access from and orientation towards a private road.

**(d) Parking**

- (1) A private road must accommodate a minimum of one parking space per each subdivided lot that abuts the private road.
- (2) Each new parcel is subject to the parking standards pursuant to Section 9710.
- (3) Street Parallel Parking dimensions and placement shall comply with Section 9933.11 (b).

**(e) Landscaping**

- (1) Private roads with a width equal to or greater than thirty-six (36) feet shall provide a landscape buffer of four (4) feet.
- (2) For subdivisions with a private road width less than thirty-six (36) feet, in which Section 9933.11(b)(10), a four (4) foot landscape buffer shall be provided on the private property of the new subdivided lot abutting the front property line.
- (3) Each new subdivided lot and all forms of required landscape buffers shall comply with the landscape standards set forth in the Downey Municipal Code for street trees and Section 9520.
- (4) One (1) tree shall be provided for every fifty (50) feet along the private road.

**SECTION 24.** The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 17<sup>th</sup> day of March, 2021.

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Miguel Duarte, Chairman  
City Planning Commission

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Downey at a regular meeting thereof, held on the 17<sup>th</sup> day of March, 2021, by the following vote, to wit:

AYES:            COMMISSIONERS:  
NOES:            COMMISSIONERS:  
ABSENT:        COMMISSIONERS:  
ABSTAIN:       COMMISSIONERS:

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Mary Cavanagh, Secretary  
City Planning Commission

## Draft Downey R1 Development Standards Recommendations

The following is a summary of Downey’s existing R1 Residential Development Standards in relation to proposed R1 development standards for all single-family residential neighborhoods.

R1 – 5,000	R1 – 6,000	R1 – 7,500	R1 – 8,500	R1 – 10,000
<b>Lot <sup>1</sup></b>				
<b>Minimum Lot Area</b>				
5,000 SF	6,000 SF	7,500 SF	8,500 SF	10,000 SF
<b>Minimum Lot Width</b>				
50 FT	50 FT	60 FT	65 FT	70 FT
<b>Minimum Lot Depth</b>				
Lots shall conform to the average depth of adjacent lots				
Lot depths shall be within 10% the average depth of the two (2) abutting lots on both sides of the subject lot located on the same side of the street. Corner lots shall be within 10% the average depth of the adjoining two lots along the common front yard frontage.				
<b>Maximum Floor Area Ratio (FAR) <sup>1</sup></b>				
<b>Maximum Floor Area Ratio (FAR)</b>				
0.60				
0.45				
<b>FAR-Bonus <sup>2</sup></b>				
<b>Alternative Energy FAR Bonus</b>				
<p>Single-family dwelling units in the R-1 Zone are eligible for a 0.05 FAR bonus for providing renewable energy sources. The maximum FAR for the R-1 Zone with the renewable energy bonus is <del>0.65</del> .50. The renewable energy sources must provide fifty (50) percent or greater of a parcel’s annual energy requirements. Renewable energy sources include at least one (1) component from (i) and one (1) from (ii) below:</p> <p style="text-align: center;">(i) Either solar water heating or tankless water heater; and</p> <p>(ii) On-site solar photovoltaic or small wind energy applications to provide the remaining renewable energy requirement.</p> <p>(iii) <span style="color: #E67E22;">The FAR bonus area shall be incorporated as a one story element in the form of either, but not limited to, a detached accessory building, or incorporation of a front wing, rear wing, side wing, or combination of wings.</span></p>				
<b>Floor Area Ratio Definition</b>				
The gross floor area of a building(s) on a lot divided by the lot area. Building elements included in the calculation include, but are not limited to, accessory structures, foyers, mezzanines and lofts, and enclosed patios and porches. Any floor or portion of a floor with a ceiling height greater than twelve (12) feet above the finished floor is counted as twice the square footage for that floor area. Building elements such as garages and open patios and porches are not included in the calculation. A basement (where more than fifty (50) percent of the volume of the room is below grade) is exempt from the requirements limiting the floor area ratio (see Figure 9.1.5).				
<b>Maximum Building Height <sup>1</sup></b>				
<b>Maximum Building Height</b>				
Main Building 28 FT			Main Building 28 FT	
<b>Porches and/or an exterior entry facing the front yard</b>				
Porch features, such as but not limited to entry porches, covered patios, porte-cocheres, must have a top-of-plate height equal to or less than the first floor top-of-plate height of the main structure, not to exceed twelve feet (12’). Top-of-peak height must be equal to or less than the top-of-peak height of the main structure, not to exceed sixteen feet (16’).				
<b>Accessory Building</b>				
12 FT				
<b>Exceptions to Height Limits</b>				
Chimneys, Spark Arrestors, Decorative Caps				
5 FT				

<sup>1</sup> Per Table 9.3.3 R-1 Zone Property Development Standards, Section 9312.08 Residential Zones Property Development Standards, unless otherwise noted.

<sup>2</sup> Per Section 9312.08(b)(2)

<b>Flag Poles</b> 30 FT
<b>Solar Energy Systems</b> 3 FT
<b>Small Wind Energy Systems</b> Determined by Commission
<b>Lot Coverage</b> <sup>1</sup>
<b>Maximum Lot Coverage</b>
45%
<b>Maximum Second Floor Footprint / First Floor Footprint</b>
80%
<b>Setbacks</b> <sup>1</sup>
<b>Minimum First Floor Front Yard Setback</b> <sup>3 4</sup>
20 FT
<b>Minimum Second Floor Front Yard Setback</b>
<b>Second Story Façade at the First Floor Setback <math>\leq</math> 40% and,</b>
<b>Remaining Second Story Setback</b>
5 FT
At the second floor façade facing a front yard, the maximum width of the entirety of the second floor façade aligned with the first floor façade directly below shall be no greater than forty (40) percent of the entirety of the first floor façade facing a front yard. Any additional portions of a second floor facing a front yard shall be set back a minimum of five (5) feet from the first story façade.
<b>Minimum First Floor Side Yard Setback</b> <sup>5 6</sup>
<b>Interior First Floor</b>
5 FT
10% Lot Width, but not less than 5 FT and not to exceed 14 FT
<b>Minimum Second Floor Side Yard Setback</b>
<b>Interior Second Floor</b>
5 FT and,
<b>Total Interior Second Floor (Both Sides) % of length</b>
15 FT
At the second floor façade facing a side yard, the maximum width of the entirety of the second floor façade aligned with the first floor façade directly below shall be no greater than forty (40) percent of the entirety of the first floor façade facing a side yard. Any additional portions of a second floor facing a side yard shall be set back a minimum of five (5) feet from the first story façade.

<sup>3</sup> Unless the property is identified on the prevailing setback map, as adopted by the Commission, in which case the greater of the two setbacks shall apply.

<sup>4</sup> Where an existing development, structure, or use has an established front or street side setback greater than the setback required by this chapter, as identified on the map of prevailing setbacks, as adopted by the Commission, the larger setback shall be required in accordance with the definition of prevailing setbacks. §9534.18 Prevailing Setbacks.

<sup>5</sup> Any decimal fraction shall be rounded up to the nearest inch.

<sup>6</sup> Pursuant to Section 9534.20(c) and 9814, the City Planner may authorize modifications to the first floor side setback.



<b>Minimum First Floor Street Side Yard Setback</b>
10 feet
<b>Minimum Second Floor Street Side Yard Setback</b>
At the second floor façade facing a street side yard, the maximum width of the entirety of the second floor façade aligned with the first floor façade directly below shall be no greater than forty (40) percent of the entirety of the first floor façade facing a street side yard. Any additional portions of a second floor facing a street side yard shall be set back a minimum of five (5) feet from the first story façade.
<b>Minimum Rear Yard Setback<sup>7</sup></b>
20 FT
<b>Projections into Setback Areas<sup>8</sup></b>
Eaves 18 IN
Architectural Features, Excluding Chimneys 6 IN
<b>Uncovered Steps and Landings</b> Front and Rear Yards Maximum 48 IN Projection & 30 IN Height Above Finished Grade  Side Yards Maximum 48 IN Projection & 12 IN Height Above Finished Grade
<b>Covered and Uncovered Second Floor Balconies and Similar</b> Covered and uncovered balconies and similar are not allowed within second floor setback areas.
<b>Minimum Dwelling Unit Size<sup>1 9</sup></b>
<b>One Bedroom</b> 700 SF
<b>Two Bedroom</b> 850 SF
<b>Three Bedroom</b> 1,100 SF
<b>Four Bedroom</b> 1,300 SF
<b>More than Four Bedrooms</b> 1,500 SF
<b>Minimum Distance Between Structures<sup>1</sup></b>
<b>Building Separation</b> <del>10 FT</del> 5 FT
<b>Between Main Building and Detached Garage</b> 5 FT
<b>General Development Standards<sup>10</sup></b>
<b>Residential Uses</b> No lot, building, or structure shall be used or appear to be used for commercial purposes and shall not involve the conduct of a business nor contain commercial or industrially rated equipment not customarily used in connection with a residential occupancy, nor be used for the storage of vehicles, equipment, or materials not customarily incidental to the residential use.

<sup>7</sup> Pursuant to Section 9826 and 9534.20(a), the commission may grant modifications to the rear yard setback.

<sup>8</sup> Per Section 9534.14. Projections into Setback Areas

<sup>9</sup> Exclusive of porches, balconies, garages, or other such accessory structures or architectural features.

<sup>10</sup> Per Section 9312.08(b)

<b>Architecture</b>
The architecture and general appearance of the building shall be in keeping with the character of the neighborhood and such as not to be detrimental to the general welfare of the neighborhood in which they are located. For R-1 Zoning, all construction shall utilize Design Guidelines for considerations and recommendations regarding characteristic architectural styles and prevailing neighborhood character.
<b>Massing</b>
All residential additions, alterations, and modifications shall to the greatest extent possible, avoid excessive massing of the primary structure, through means of varying rooflines, elevations, and other architectural elements. Review and approval of massing of buildings shall be subject to the provisions of Section 9820. For R-1 Zoning, see Design Guidelines for considerations and recommendations regarding massing and modulation.
<b>360° Architectural Design</b>
Any new construction, alternation, and/or addition on a lot, including a principal residence, second story, detached accessory structure, carport, and/or porte-cochere shall follow a singular architectural character and style that extends to all building features including façades, roof forms and pitches, materials, and detailing. An addition should utilize the characteristics of the style of the existing approved home.
<b>Additions</b>
<b>Roofs</b>
New roofs shall be consistent in form, pitch, and materials with the original house.
<b>Architectural Style</b>
Additions shall incorporate the same architectural character and style as the original structure and extend the character to all new building features including materials, roof forms, window treatments and proportions.
<b>Front Entry Orientation</b>
New architecture, additions altering the entrance of the dwelling, and remodels altering the entrance of the dwelling shall be designed with the front door oriented towards the public right-of-way.
<b>Flat Roofs</b>
For new architecture and alterations in architectural style, flat roof designs may be incorporated when the existing block is characterized by flat roof architectural styles for at least thirty (30) percent of the houses on the block.  For additions and alterations, flat roof elements may be incorporated when the existing home is entirely flat roof.
<b>Accessory Buildings Exclusive of Accessory Dwelling Units</b>
Accessory buildings, including attached accessory uses and living quarters, shall be limited to seven hundred (700) square feet in size, and shall be comprised of one (1) open space with no kitchen facilities or bedrooms. Closets shall be allowed, but each is limited to fifty (50) square feet.  One (1) bathroom, laundry facilities, and one (1) wet sink are allowed.  Multiple accessory buildings, including attached accessory uses and living quarters, shall be allowed.  A covenant and agreement regarding the maintenance of building and use shall be drafted by staff and recorded by the applicant with the Los Angeles County Registrar/Recorder’s Office prior to building permit final inspection.  This section shall not apply to garages and patio covers.
<b>Garages at Street Facing Facades</b>
<b>Garage Setback</b>
Front facing garages shall be setback a minimum of five (5) feet from the face of the front façade.
<b>Maximum Garage Expression<sup>11 12</sup></b>
Garages are limited to a maximum of forty-five (45) percent of the lot width, or thirty-six (36) feet, whichever is less. The width of the garage shall not exceed fifty-five (55) percent of the overall façade width facing a front yard.  Required covered parking that cannot meet the maximum façade expression, and cannot be located in the rear due to compliance with other development standards, may be parked in tandem form.

<sup>11</sup> Not more than three (3) parking stalls shall be permitted to open onto the front setback area.  
<sup>12</sup> Shall not apply to detached garages located in the rear yard.

<b>Side Loaded Garages</b>
<p>Side loaded garages shall be allowed when the existing block is characterized by side loaded garages for at least thirty (30) percent of the houses on the block.</p> <p style="text-align: center;">Side loaded garages may be built at the minimum setback requirement.</p> <p>The street facing façade length of the garage shall be limited to a maximum of twenty- two (22) feet and the width of the garage façade length facing the street shall not exceed fifty-five (55) percent of the overall façade width.</p>
<b>Landscaping</b>
See "Landscape; General Development Standards" on Page 5 of this document.
<b>Front Yards</b>
In all residential zones, the front and street side yards shall be landscaped and maintained in good condition and shall be kept free and clear of all construction and automotive materials and parts, trash, refuse, debris, trash storage receptacles, inoperative motor vehicles, discarded or broken materials, appliances, junk, equipment, car cover structures or similar materials and shall not be paved except for pedestrian walkways, <del>and</del> driveways, <del>and approved</del> patios. Only temporary parking of vehicles pursuant to Section 9710.02(h) shall be allowed in the front yard.
<b>Front Yards – Maximum Paving (Hardscape)</b>
<b>Lot Width &lt; 60 FT</b> 50% Paving (Hardscape) within the Front Setback or Street Side Setback including all Driveways and Walkways
<b>60 FT ≤ Lot Width</b> 40% Paving (Hardscape) within the Front Setback or Street Side Setback including all Driveways and Walkways
<b>Additional 10% Hardscape</b> With the use of permeable paving surfaces where a minimum 60% of the total Front Setback or Street Side Setback remains permeable surfaces
<b>Walkway Width ≤ 6 FT</b>
<b>Residential "Permeable Paving" Definition</b>
In the R-1 Zone, paving materials that allow for the infiltration of rainwater to the soil below may include permeable pavers, open cell concrete pavers, ribbon driveways, and similar. The use of poured and pervious concrete is prohibited.
<b>Privacy</b>
<p>The following techniques are encouraged in residential zones to maximize privacy between adjacent properties (see Figure 9.3.3).</p> <ul style="list-style-type: none"> <li>(i) Offset or stagger windows facing neighbor's windows;</li> <li>(ii) Use clerestory windows or locate windows high enough in areas with privacy impacts;</li> <li>(iii) Use translucent glass where appropriate;</li> <li>(iii) Use landscaping to provide a buffer between properties;</li> <li>(v) Screen second story balconies and decks from neighboring property by incorporating architectural elements such as opaque balcony railings;</li> <li>(vi) Locate second story balconies and decks to avoid direct sight lines into main windows, yards, or patio area of adjacent property;</li> <li>(vii) Incorporate screening devices such as trellises or awnings to increase privacy where appropriate.</li> </ul>

<b>Landscape</b>
<b>General Development Standards <sup>13</sup></b>
<b>Landscaping</b>
Landscaping is required in the front yard for all areas not covered by an approved driveway or pedestrian walkway pursuant to Section 9520.
<b>Landscaping Design Standards <sup>14</sup></b>
<b>Integral Design</b>
Landscaping and open spaces shall be designed as an integral part of the overall site plan design. Landscaping and open spaces shall enhance the building design, enhance public views and spaces, provide buffers and transitions, provide for a balance of solar uses, and provide screening.
<b>Design Accents</b>
Landscape design shall accent the overall design theme through the use of structures such as arbors and trellises that are appropriate to the particular architectural style of adjacent structures.
<b>Three Tier System</b>
Landscaped areas shall incorporate plantings using a three (3) tier system:
(i) Grass and Ground Covers;
(ii) Shrubs; and
(iii) Trees
<b>Trees</b>
A minimum of one (1) new 36-inch box tree or larger shall be planted within both the front and rear yard.
Trees shall be of moderate to fast growth varieties.
Within the front yard, trees shall reach a maturity height and canopy width greater than forty (40) feet.
Within the rear yard, trees shall reach a maturity height greater than forty (40) feet and canopy width greater than thirty (30) feet.
Lots with a required side yard setback and/or street side yard setback equal to or greater than ten (10) feet shall provide one (1) 24-inch box tree for every twenty (20) linear feet of building façade for that side. Trees shall reach a maturity height greater than twenty (20) feet and canopy width greater than ten (10) feet.
Tree selection shall be approved by the City Planner. Alternatives to this section may be deemed necessary, at the discretion of the City Planner, for lots with substandard widths and depths and for irregular shaped parcels.
<b>Planting Design Concepts</b>
The following are common planting design concepts that shall be used whenever feasible:
(i) Specimen trees used in informal grouping and rows at major focal points;
(ii) Extensive use of flowering vines both on walls and arbors;
(iii) Pots, vases, wall or raised planters;
(iv) The use of planting to create shadow and patterns against walls;

<sup>13</sup> Per Section 9312.08(b)(6)

<sup>14</sup> Per Section 9520.04(h)

<p>(v) Large broadleaf deciduous trees to create canopy and shade in the summer and sun in the winter, particularly in parking areas;</p> <p>(vi) The use of flowering trees in informal groups to provide color;</p> <p>(vii) Informal massing of colorful plantings;</p> <p>(viii) Use of distinctive plants as focal points; and</p> <p>(ix) Plantings and low walls to screen parking areas from view of public right-of-way while allowing filtered views of larger buildings beyond.</p>
<p style="text-align: center;"><b>Planting Areas: Walls and Streets</b></p> <p>Planting areas between walls and streets shall be landscaped with a hierarchy of plants in natural formations and groupings. Solid walls over <del>three (3) feet</del> <b>forty-two (42) inches</b> high shall receive vines or hedge when <b>facing</b> public streets.</p>
<p style="text-align: center;"><b>Landscape Edge</b></p> <p>A colorful landscape edge should be established at the base of buildings. Avoid asphalt edges at the base of structures as much as possible. Plant materials located in containers are appropriate.</p>
<p style="text-align: center;"><b>Planting Masses</b></p> <p>Planting masses on-site should assume a simple, nonuniform arrangement. The diversity of massing types should be great enough to provide interest, but kept to a level that evokes a relaxed natural feeling.</p>
<p style="text-align: center;"><b>Landscaped Screening</b></p> <p>Where landscaped screening may be substituted for a required wall between zones or uses, such screening shall consist of evergreen trees and shrubs, closely spaced and maintained at a height equal to the height of the required wall. When not otherwise specified, screening shall consist of trees and shrubs which shall not be less than six (6) in height upon planting and which shall be maintained at a height of from fifteen (15) feet to twenty (20) feet at maturity.</p>
<p style="text-align: center;"><b>Landscape Planters</b></p> <p>Landscape planters shall be designed to retain water on-site within the planter area.</p>
<p style="text-align: center;"><b>Decorative Features</b></p> <p>Artwork, benches, and other structural features may be included within landscaping areas in residential zones if approved as part of a site plan (where required). Decorative water features shall use recirculating water.</p>
<p style="text-align: center;"><b>Outdoor Lighting</b><sup>15</sup></p>
<p style="text-align: center;"><b>Orientation</b></p> <p>Outdoor lighting shall be directed, positioned, and/or shielded as not to direct light on any street or abutting property as show in Figure 9.5.7.</p>
<p style="text-align: center;"><b>Maximum Height</b></p> <p>No outside lighting shall exceed eight (8) feet in height, except building lights, i.e., porch lights or the equivalent. No light fixture shall exceed a maximum lighting output of three hundred (300) watts.</p>
<p style="text-align: center;"><b>Approval</b></p> <p>The type and location of lighting standards and the intensity of lighting shall be approved by the City Planner. The fixtures shall be decorative.</p>
<p style="text-align: center;"><b>Wall, Fence, and Hedge</b><sup>16</sup></p>
<p style="text-align: center;"><b>Approved Materials</b></p> <p>Approved materials, or combination of materials, for walls and fences include, but are not limited to, wood, <del>metal</del> <b>wrought iron or equal</b>, vinyl, stone, masonry, stucco, and concrete. Any materials not listed in this subsection may be approved subject to the discretion of the City Planner</p>
<p style="text-align: center;"><b>Maximum Height</b><sup>17</sup></p>
<p style="text-align: center;"><b>Front and Street Side Setback</b></p> <p style="text-align: center;">42 IN</p>
<p style="text-align: center;"><b>Interior Side Yard</b></p> <p style="text-align: center;">7 FT</p>
<p style="text-align: center;"><b>Corner Cutback</b></p> <p style="text-align: center;">30 IN</p>
<p style="text-align: center;"><b>Adjacent to R3 and R30 Zones</b></p> <p style="text-align: center;">5 ½ FT ≤ Decorative Masonry Wall ≤ 7 FT</p>

<sup>15</sup> Per Section 9520.06 Outdoor Lighting, unless otherwise noted.

<sup>16</sup> Per Section 9520.08 General Wall, Fence, and Hedge Regulations, unless otherwise noted.

<sup>17</sup> Per Section 9520.08(l)

<b>Parking</b>
<b>Required Off-Street Parking</b> <sup>18</sup>
<b>Dwelling Unit ≤ 2,999 SF of habitable space</b> <sup>18</sup> 2 Covered Spaces
<b>Dwelling Unit ≤ 3,374 SF of habitable space</b> <sup>18</sup> 2 Enclosed Covered Spaces
<b>3,000 SF ≤ Dwelling Unit ≤ 4,999 SF of habitable space</b> <sup>18</sup> 3 Covered Spaces
<b>3,375 SF &lt; Dwelling Unit ≤ 4,500 SF of habitable space</b> <sup>18</sup> 3 Enclosed Covered Spaces
<b>4,501 ≤ Dwelling Unit of habitable space</b> <sup>18</sup> 4 Enclosed Covered Spaces
<b>Minimum Required Parking Space Dimensions</b> <sup>19</sup>
<b>One (1) Parking Space</b> 10 FT Width x 20 FT Depth
<b>Two (2) Car Garage</b> Interior 20 FT Width x 20 FT Depth
<b>Tandem Parking Spaces Within Enclosed Garage</b> Allowed provided the tandem space is in excess of the two (2) car garage minimum
<b>Nonconforming Lots</b> For lots less than fifty (50) feet in width, required covered parking spaces may be parked in tandem form.  This standard shall only apply to properties unable to accommodate a detached garage in the rear yard due to inability to comply with the required back-up triangle and alley access is not provided.
<b>Establishment of Residential Permitted Parking Districts</b> <sup>20</sup>
The City Council may designate, by resolution, certain residential streets or portion thereof as residential preferential parking districts for the benefit of residents adjacent to such residential streets, in which vehicles displaying a permit may be exempt from parking prohibitions or restrictions otherwise posted, marked, or noticed. Each residential preferential parking district shall be established only upon finding that such a district is required to provide on-street parking relief for inhabitants of residential neighborhoods which have become impacted due to overflow parking from nearby uses which are unable to contain their on-site parking demand. No resolution designating a residential preferential parking district shall be enforceable until signs giving adequate notice have been placed.
<b>Driveways</b> <sup>21, 22</sup>
<b>Maximum Number of Driveways Permitted</b>
<b>Lot Width &lt; 70 FT</b> 1 Driveway / Primary Driveway
<b>70 FT ≤ Lot Width</b> 2 Driveways / Primary and Secondary Circular Driveways
<b>Single/Primary Driveway to Required Garage</b>
<b>Garage Door Parallel to Front or Street Side Property Line</b> <b>40 FT ≤ Garage Setback</b> 10 FT ≤ Driveway Width; Driveway Width within Front or Street Side Setback Area < 12 FT
<b>Garage Setback &lt; 40 FT</b> Driveway Width ≤ 18 FT or 2 FT wider than the garage door opening, whichever is greater; Curb Cut at Front Yard ≤ 30 FT

<sup>18</sup> Per Section 9708 Residential Off-Street Parking Requirements

<sup>19</sup> The purposes of calculating required parking, the square footage of all enclosed areas, including storage areas, guest houses and ADUs, except garages, shall be included. An equivalent number of required parking spaces shall be provided in the driveway (may be tandem).

<sup>20</sup> Per Section 9710.02(a)

<sup>21</sup> Per Ordinance 18L1402, Section 3199.6 Establishment of Residential Permitted Parking Districts (11/13/2018).

<sup>22</sup> Per Section 9710.02 R-1 and R-2 Zone Design Standards, unless otherwise noted.

<sup>23</sup> The use of all driveways shall be limited to the temporary parking (not exceeding seventy-two (72) hours) of motor vehicles only. The parking of recreational vehicles on the driveway shall be subject to Section 9312.08(b)(13).

<p><b><u>Garage Door Not Parallel to Front or Street Side Property Line</u></b>  Curb Cut <math>\leq</math> 12 FT;  Driveway Radius <math>\leq</math> 12 FT;  25 FT <math>\leq</math> Driveway Backup Length</p>
<p><b>Lot Width &lt; 50 FT</b>  Driveway Width <math>\leq</math> 20 FT;  Curb Cut + Walkway Width <math>\leq</math> 18 FT</p>
<p><b>Parallel Driveway and Walkway</b>  2 FT <math>\leq</math> Landscape separation between Driveway and Walkway</p>
<p><b>Driveway Obstructions</b>  Driveways shall remain free from physical obstructions. Obstructions shall include, but are not limited to, covered patios, canopies, storage, temporary structures, trash bins, or furniture. This shall apply to all patio covers regardless of the positioning of posts or other structural components. Architectural features may be attached to the front of a garage and extend a maximum of eighteen inches (18") from the plane of the garage facade. This section shall not apply to gates or porte-cocheres that are attached to the side or front of the main dwelling.</p>
<p><b>Second/Secondary Driveway to Required Garage <sup>24</sup></b></p>
<p><b>Maximum Secondary Driveway Width</b>  Secondary Driveway Width within Setback Area <math>\leq</math> 12 FT shall be no greater than 12 FT</p>
<p><b>Connected Driveways</b>  Primary and Secondary Curb Cuts shall serve the same driveway</p>
<p><b>Driveway Separation</b>  24 FT <math>\leq</math> Distance between Curb Cuts;  18 FT <math>\leq</math> Driveway Connection Setback from Property Line</p>
<p><b>Landscaping</b>  3 FT <math>\leq</math> Landscape separation between Driveway and Building</p>
<p><b>Use</b></p>
<p><b>Motor Vehicles</b>  Parking on Driveways &lt; 72 Hours</p>
<p><b>Recreational Vehicles</b>  Subject to Section 9312.08(b)(1-18) 9804, and 9814.08</p>

<sup>24</sup>Pursuant to Sections 9804 and 9814.08.

<b>Compliance Process</b>
<b>Authority</b>
Community Development Director who may delegate to staff.
<b>Applicability</b>
All new homes, additions, and exterior alterations to existing dwellings in the R-1 zone
<b>Process</b>
<b>Step 1</b> Application
<b>Step 2</b> Staff Review Upon compliance, skip to Step 5, or go to Step 3
<b>Step 3</b> Appeal to City Planner Upon compliance, skip to Step 5, or go to Step 4
<b>Step 4</b> Appeal to Planning Commission Approval or Denial
<b>Step 5</b> Approval
<b>Conditions of Approval</b>
<b>Development Standards</b> Proposals shall meet the minimum requirements of the Development Standards
<b>Design Guidelines Checklist</b> Proposal shall comply with the Design Guidelines Checklist
<b>Appeals</b> Appeal to the City Planner and then to the Planning Commission
<b>Design Compliance Findings</b>
1. The proposed building, structure, and/or landscape is in compliance with the goals, objectives, and policies of the City of Downey General Plan and any other applicable plans adopted pursuant to the General Plan.
2. The proposed building, structure, and/or landscape are in conformity with the standards of the Municipal Code including the location on the lot, area, height, and parking.
3. The proposed building, structure, and/or landscape are substantially consistent with the orientation to the street and sidewalk, location of parking and parking structures, setbacks, lot coverage, rooflines, mass and bulk, materials, colors, and landscape of the lots along the same frontage along the same block.
4. The proposed building, structure, and/or landscape, and associated walls and fences, are designed to reasonably protect adjoining and abutting single-family residential properties from noise and maintain the visual privacy of adjoining and abutting single-family residences.
5. The proposed building utilizes quality materials and details similar to or better than adjoining and abutting single-family residences so as to maintain and improve the local setting and community character in terms of appearance and value.



<b>Subdivisions</b> <sup>25</sup>
<b>Authority</b> <sup>26</sup>
<b>Advisory Agency</b> Planning Commission
<b>Appeal Board</b> City Council
<b>Subdivision Committee</b> City Planner (Chairperson) Director of Community Development City Engineer Building Official Fire Chief Director of Public Works Director of Parks and Recreation
<b>Procedure</b> <sup>27</sup>
<b>1</b> <b>Application</b> Tentative Map / Preliminary Parcel Map submitted to the Planning Division of the City
<b>2</b> <b>Staff Review</b> The City Planner convenes the Subdivision Committee
<b>3</b> <b>Staff Report</b> The Subdivision Committee submits its recommendations for the proposed subdivision, in writing, to the Planning Commission  *If the Applicant does not agree with Subdivision Committee recommendations, the Applicant may appear before the Planning Commission and present any matters thereto
<b>4</b> <b>Planning Commission Approval of Tentative Map / Parcel Map</b> The Applicant shall attend a Public Hearing with the Planning Commission, who shall approve conditionally, approve or disapprove a map or maps of subdivisions
<b>5</b> <b>Appeal</b> If the Planning Commission disapproves the map(s), the Applicant may appeal to the City Council
<b>6</b> <b>Planning Commission and City Council Approval of Final Map</b> A final map is submitted and reviewed by the Planning Commission and the City Council who shall approve conditionally, approve or disapprove the final map
<b>7</b> <b>City Engineer and City Planner Report</b> After the receipt of a print of a final map or parcel map, the City Engineer and City Planner shall report, in writing, to the Planning Commission as to the compliance or noncompliance of such map with all applicable laws, and if such map does not so comply, they shall file a statement of the changes necessary to cause such map to so comply

<sup>25</sup> Per Chapter 9 Subdivision Regulations (Sections 9900-9960.12), unless otherwise noted.

<sup>26</sup> Per Section 9902 Definitions, unless otherwise noted.

<sup>27</sup> Per Section 9920 Procedure and Practice, unless otherwise noted.

<b>Condominiums, Community Apartment Projects and Stock Cooperative Projects</b> <sup>28</sup>
In addition to Section 66427 of the Subdivision Map Act, maps of condominiums, community apartment projects and stock cooperative projects shall also comply with the following:  In a subdivision consisting of a condominium project, as defined in Section 1350 of the Civil Code, a community apartment project, as defined in Section 11004 of the Business and Professions Code, or the conversion of five or more existing dwelling units to a stock cooperative, as defined in Section 11003.2 of the Business and Professions Code, maps of such subdivisions <del>need not, but may,</del> <b>shall</b> show the design of all buildings and manner in which the buildings or the air space above the property shown on the maps are to be divided. In all other respects, the provisions of these regulations shall apply to such subdivisions.
<b>Improvement Maps</b> <sup>29</sup>
<b>Streets and Highways</b>
The street plans shall show all proposed streets, highways and alleys in both plan and profile. However, the profile may be substituted for showing existing and proposed elevations on the plan in sufficient detail so as to identify the intent of the proposed plan. All grade breaks shall be shown on curbs and flow lines.  Curb elevations of each side of a street should be at approximately the same elevation at the same station. Generally, the design shall be in accordance with City standards.
<b>Private Roads</b>
A private road may be incorporated into the overall subdivision provided that the following conditions are met:  1. The original lot before subdivision within which the private road is located has a street frontage equal to that of the required lot depth plus an additional thirty-two (32) feet.  2. For proposed private roads with new parcels fronting on both sides, the original lot before subdivision within which the private road is located has a street frontage equal to two (2) times that of the required lot depth plus an additional forty (40) feet.  3. The private road serves as a fire apparatus access road.
<b>Minimum Private Road Width</b> <sup>30</sup>
Shall equal the existing lot width subtracted by the required lot depth, but not less than thirty-two (32) feet and not more than sixty (60) feet. Private roads shall be measured from boundary line to subdivided lot line, or subdivided lot line to subdivided lot line.  If subdivisions are proposed to front both sides of the private road, then the private road shall measure a minimum width equal to the lot width of the existing parcel prior to subdivision subtracted by two (2) times the required lot depth, but not less than forty (40) feet and not more than sixty (60) feet.
<b>Private Road</b>
A private road shall be a separate parcel in private ownership by all adjoining subdivisions.
<b>Private Road Placement</b>
In no case shall a private road be placed within four (4) feet of a subdivision boundary line. A four (4) foot minimum buffer shall be placed between the private road and a subdivision boundary line. This buffer area shall be in the form of a sidewalk or landscaping, and shall be considered as a portion of the private road for purposes of compliance with the required private road width.
<b>Private Road Landscaping</b>
A private road shall incorporate a continuous landscape buffer zone with an aggregate width of no less than four (4) feet along one (1) or both side(s) of the private road right-of-way. If the required road width cannot accommodate a four (4) foot landscape buffer, the buffer must be provided on an abutting private property and shall be included in FAR calculations.
<b>Private Road Trees</b>
A minimum of one (1) tree shall be provided for every fifty (50) feet along private roads within R-1 subdivisions.
<b>Private Road Curb</b>
A private road within an R-1 subdivision shall utilize the City of Downey standards for curb and gutter details.
<b>Private Road On-Street Parking</b>
One (1) on-street parking space shall be provided per every subdivision that abuts the private road.  On-street parking shall be placed on the side of the private road not adjoining the subdivided property line, unless subdivisions are located on both sides of the private road.

<sup>28</sup> Per Section 9915 Condominiums, Community Apartment Projects and Stock Cooperative Projects, unless otherwise noted.

<sup>29</sup> Per Section 9916 Improvement Maps, unless otherwise noted.

<sup>30</sup> See "Private Residential Cul-De-Sac" (9/11/2003) Standard Drawing, Public Works.

<p><b>Minimum Private Road Parking Space Dimension</b>  Minimum 22' length; minimum 8' width.</p>
<p><b>Street Lighting System</b></p> <p>A street lighting system shall be designed in accordance with Utility Company and City standards. It shall be shown on a separate plan or on a plan containing proposed underground utility facilities.</p>
<p><b>Landscaping and Irrigation</b></p> <p>In the event landscaping in the public right-of-way is required or proposed, the plan shall show the size and species of all plant materials along with the location of trees. Irrigation systems shall be shown in sufficient detail to enable the intended improvements to be completed.</p>
<p><b>Vesting Tentative Maps: Citation and Authority</b><sup>31</sup></p>
<p><b>Development Rights</b></p> <p>(a) The approval or conditional approval of a vesting tentative map shall confirm a vested right to proceed with development in substantial compliance with the ordinances, policies and standards of the City of Downey in effect at the time the vesting tentative map is approved or conditionally approved.</p> <p>(b) Notwithstanding Subsection (a), a permit, approval, extension or entitlement sought subsequent to the approval or conditional approval of a vesting tentative map may be made conditional or denied if any of the following are determined:</p> <ol style="list-style-type: none"> <li>(1) A failure to do so would place the residents of a subdivision or the immediate community, or both, in a condition dangerous to their health or safety, or both.</li> <li>(2) The condition or denial is required in order to comply with state or federal law.</li> </ol> <p>(c) Whenever a subdivider files a vesting tentative map for a subdivision whose intended development is inconsistent with the zoning ordinance in existence at that time, that inconsistency shall be noted on the map. The City may deny such a vesting tentative map or approve it conditioned upon the subdivider or his or her designee obtaining the necessary change in the zoning ordinance to eliminate the inconsistency. If the change in the zoning ordinance is obtained, the approved or conditionally approved vesting tentative map shall, notwithstanding Subsection (a), confer the vested right to proceed with the development in substantial compliance with the change in the zoning ordinance and the map as approved. The rights conferred by this section shall be for the time period set forth in Section 9917.6.</p> <p>(d) Notwithstanding any other provision of Sections 9917 through 9917.9 the property owner or his or her designee may seek approvals or permits for the development which depart from the ordinances, policies, and standards described in Subsections (a) and (b), and these approvals may be made to the extent that such departures are authorized under applicable law.</p>
<p><b>Dedications</b><sup>32</sup></p>
<p><b>Streets, Highways, Alleys and Transit Facilities</b></p> <p>The City may require the dedication of irrevocable offer of dedication of real property within the subdivision for streets, highways, alleys and local transit facilities, such as bus turnouts, benches, shelters, landing pads, etc., which directly benefit the residents of the subdivision. The consideration of dedication shall also include access rights and abutter's rights.</p>
<p><b>Private Roads and Alleys</b></p> <p>Except as set out hereafter, all parcels of land intended for public use in a subdivision shown on the final map thereof shall be offered for dedication for public use, provided, however, that with the approval of the City Council any street, highway, alley or way which is intended to be kept physically closed to public travel or posted as a private <del>street</del> <b>road</b> or alley at all times may be shown as a private <del>street</del> <b>road</b> or alley, but in any such case the final map shall contain a condition offer of dedication which may be accepted by the City Council at such time as the street shall have ceased to remain so physically closed or posted and shall have been opened to public travel for a period of at least three (3) months.</p> <p>Any such private <del>street</del> <b>road</b> shall be shown on such map by heavy, dashed lines. Sufficient data shall be shown on each private <del>street</del> <b>road</b> or alley to define its boundaries, as is required for a public <del>street</del> <b>road</b>, and also sufficient mathematical data to clearly show the portion of each lot within such street. The design and improvement of any such private <del>street</del> <b>road</b> shall be subject to all of the requirements prescribed by these regulations for public <del>streets</del> <b>roads</b>.</p>

<sup>31</sup> Per Section 9917 Vesting Tentative Maps: Citation and Authority, unless otherwise noted.

<sup>32</sup> Per Section 9931 Dedications, unless otherwise noted.

<b>Park and Recreation Areas and Facilities</b>
Every subdivider who subdivides land shall dedicate a portion of such land, pay a fee, or do both, as set forth in this chapter for the purpose of providing park and recreational facilities to serve future residents of such subdivisions.
<b>Amount of Land To Be Dedicated</b>
The amount of land to be dedicated by a subdivider pursuant to this chapter shall be based on the following:  For each single family detached dwelling unit and duplex, a total of three hundred seventy-five (375) square feet of park land shall be dedicated, and three hundred (300) square feet of park for all other dwellings.
<b>Amount of Park In-Lieu Fee of Land Dedication</b>
Where a fee is required by the City Council in-lieu park land dedication, the amount of such fee shall be determined as follows:  (a) Five hundred dollars (\$500.00) for each single-family dwelling unit; and  (b) Three hundred eighty dollars (\$380.00) per unit for all other types of dwelling units.  Where a residential property is subdivided for single-family ownership, a credit towards park fees shall be applied on a unit for unit basis. If new units are added, the appropriate unit fee plus the inflation factor shall be multiplied by the total number of added units and the total charged as park-in-lieu fee for the development.
<b>Right to Receive Sunlight</b>
The Planning Commission may require, as a condition of approval of tentative maps, the dedication of easements for the purpose of assuring the right to receive sunlight across adjacent parcels in the subdivision for which approval is sought for any solar energy system, in accordance with the provisions of Section 66475.3 of the Subdivision Map Act.
<b>Improvements</b> <sup>33</sup>
The Planning Commission or the City Council may require a subdivider to construct or install improvements for the benefit of the residents of the subdivision.
<b>Streets and Highways</b>
All highway improvements, including drainage structures incidental thereto, shall be installed to alignments and grades as approved by the City Engineer. When required, traffic-control devices and street name signs shall be furnished and installed in accordance with City standards. Each highway, other than a major or secondary highway, and each street, shall have a width of right-of-way and a width of roadway sufficient to serve adequately the area proposed to be subdivided, taking into consideration the size and nature of the proposed subdivision and its relationship to surrounding properties. Construction shall be performed in accordance with City standards.
<b>Private Road Name</b>
Private roads shall be named. The private road name shall be different from the adjoining public street.
<b>Private Road Name Sign</b>
Private road name signs shall be provided, as approved by the Traffic Engineer.
<b>Fire Apparatus Access Roads</b>
Approved fire apparatus access roads and an approved area for turn-around for dead-end roads in excess of one hundred-fifty (150) feet in length shall be provided as required by the Fire Marshal and the Fire Code.
<b>Fire Apparatus Access Road Markings</b>
Approved signs or other approved notices or markings, such as red curbs, shall be provided as required by the Fire Marshal and the Fire Code.
<b>Street Lighting</b>
Street lighting systems shall be installed in accordance with City standards and those of the Utility Company.  Trenches for underground cable and/or conduit shall be backfilled in accordance with City standards.
<b>Street Planting and Irrigation</b>
In any subdivision where subdivider proposes or is required to plant trees or shrubs in the streets, the subdivider shall first secure from the City Engineer, approval of the type or species and location of such trees or shrubs. Preparation of the soil prior to the installation of such trees or shrubs and the method of installation shall be in accordance with City standards.  Irrigation systems along with backfilling of trenches shall conform with City standards.
<b>Lot Design</b>
Each lot in any subdivision shall have a frontage and depth not less than that required by the comprehensive Zoning Ordinance.

<sup>33</sup> Per Section 9933 Improvements, unless otherwise noted.

<b>Subdivision Neighborhood Compatibility Standards</b>
<b>Width, Depth, and Area of a Lot Subdivision</b>
Any lot may be subdivided, provided that all resulting subdivisions meet the minimum lot width, lot depth, and minimum lot area requirements of the R-1 subzone. The area of subdivided lots, excluding any area dedicated for public streets or private roads and alleys, shall not be less than the prevailing lot area.
<b>Floor Area Ratio (FAR)</b>
The maximum allowable FAR shall be based on the gross lot area and shall not include the area of a private road located on a separate parcel or any other commonly held parcels.
<b>Public Street Fronting Lot Orientation</b>
To the maximum extent feasible, new lot subdivisions shall be subdivided in a configuration that does not require the utilization of a private road and instead orients subdivided lots towards the public right-of-way.
<b>Public Street and Private Road Fronting Structure Orientation</b>
All structures within a subdivision fronting a public street shall be oriented towards the public street. All parcels within a subdivision not fronting a public street shall be oriented toward the private road.

## Downey Definitions

### Accessory Dwelling Unit or "ADU"

An attached or a detached residential dwelling unit, which provides complete independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling unit it is accessory to, and is located on a fixed or permanent foundation. The term "ADU" captures and supersedes the terms "Second Unit Developments" under the Municipal Code and any adopted Development Code of a Specific Plan or Community Plan.

### Balcony

An unenclosed area either recessed or projected from the walls of a building. Balconies are thirty (30) inches or more above grade, are attached to and supported primarily by the exterior wall of the building, are accessible from the building's interior, and are unenclosed on one (1) or more sides except for a railing or parapet that is not greater than sixty (60) inches high. A balcony is not an accessory structure.

### Basement

A portion of the building located entirely or partially below grade level. Basements shall be considered a floor when built above grade for more than twelve (12) inches.

### Building

Any structure built for the support, shelter, or enclosure of persons, animals, belongings, or property of any kind and having a roof supported by columns or walls and attached to the ground.

### Building, Accessory (Residential)

Any structure not directly attached to the principal dwelling that is customarily incidental to a residence which does not change the character of the residential use and/or household. Accessory buildings may include, but are not limited to, a garage, carport, guest house, playhouse, accessory living quarters, greenhouse, storage shed, covered patios, and other similar structures. The term is used interchangeably within this article with the term "Accessory Structure".

### Building, Enclosed

A building separated on all sides from the abutting open space, or from other buildings or structures, by a permanent roof and exterior walls, pierced only by windows and entrance and exit openings.

### Building Frontage

That portion of a main building most nearly parallel to a street or parking area.

### Building Height

The vertical distance measured from the street curb level to the highest point of the coping of a flat roof, or to the highest point of a mansard roof, or to the highest gable of a pitch or a hip roof (see Figure 9.1.2).

### Building, Main

The principal structure on the property and the building in which is considered a principal use of the lot upon which it is situated. Every dwelling (except an ADU or guesthouse) in a residential zone is a main building.

### Building Site

A land area consisting of one (1) or more parcels of land under common ownership or control, including all yards, parking spaces, and other open spaces required by this chapter.

### Bulk

The overall magnitude or largeness of the aggregate sizes and/or shape(s) of a building, particularly in comparison to the visible overall magnitude or largeness of adjoining buildings.

### Design Guidelines

A toolbox of a broad range of design approaches that assists project proponents and their design teams in reaching compliance with the Zoning Code.

### Driveway

Driveway shall mean:

- (a) On private property, the required paved access way from the street property line to any garage, carport, parking or loading space, or an approved auxiliary parking area; and
- (b) In the public right-of-way, the driveway approach is a required paved access way from the curb line to the street property line.

#### Dwelling, Single-Family

A detached residential dwelling unit, designed for occupancy by one (1) family, and may also include housing types described in Government Code Section 65852.

#### Dwelling Unit

One (1) or more rooms arranged or used as living quarters by one (1) family and containing one (1) kitchen.

#### Dormer

A window that protrudes out of a sloping roof, typically from a second story. Main dwelling typically utilizes one roof covering both the first and second story.

#### Eave

The lower edge or thickness of a roof that overhangs and extends beyond the exterior perimeter wall of a structure.

#### Floor Area Ratio (FAR)

The gross floor area of a building(s) on a lot divided by the lot area. Building elements included into the calculation include, but are not limited to, the main dwelling, accessory structures, foyers, mezzanines and lofts, enclosed patios, and enclosed porches. Any floor or portion of a floor with a ceiling height greater than twelve (12) feet above the finished floor is counted as twice the square footage for that floor area. Building elements such as garages, carports, open patios and open porches are not included into the calculation. A basement (where more than fifty (50) percent of the volume of the room is below grade) is exempt from the requirements limiting the floor area ratio (see Figure 9.1.5).

#### Garage, Side Loaded

A garage in which the door is perpendicular to the front property line and vehicular access requires a radius for maneuvering in and out of the structure.

#### Guesthouse

Living quarters, or other habitable space, without a kitchen within a detached accessory building or attached to the main building, located on the same lot as the main building, for use by temporary guests or for the use of domestics employed on the premises by the occupants of the lot. A guesthouse shall be ancillary to the main dwelling unit.

#### Intersection

The lower edge or thickness of a roof that overhangs and extends beyond the exterior perimeter wall of a structure.

#### Kitchen

A room or space used, or intended, or designed to be used for the cooking or preparation of food.

#### Landscaping

The planting and maintenance of a combination of live plant materials, which may include native or exotic trees, groundcover, shrubs, vines, flowers, and lawn. Landscaping may also include synthetic turf, a limited amount of stones, permeable pavers, decomposed granite, benches, ponds, and statuary.

#### Landscaping, Drought Tolerant

Landscaping characterized by the use of vegetation that is drought tolerant or requires low water use.

#### Living Quarters, Accessory

An attached habitable area or detached habitable accessory building, on the same lot as a religious institution, for the sole use of persons employed on the premises. Such quarters shall have a maximum floor area of twelve-hundred (1,200) square feet, maximum height of sixteen (16) feet, and shall not be rented.

#### Lot

A contiguous quantity or parcel of land in the possession of, or owned by, or recorded as the property of the same claimant or person, and shall further mean:

- (a) A parcel of real property when shown as a delineated parcel of land with a number or other designation on a tract or plat recorded in the office of the County Recorder; or
- (b) A parcel of land, the dimensions and boundaries of which are defined by a record of survey recorded pursuant to the provisions of the Subdivision Map Act of the State in the office of the County Recorder.
- (c) Where contiguous parcels of land in the same ownership are legally described and developed as permitted by this Code, such individual parcels shall be considered as separate lots.
- (d) A lot is also defined as a plot or parcel of land.

#### Lot, Key

The first interior lot to the rear of a reversed corner lot. The front property line of the key lot is formed by a continuation of the street side property line of the reversed corner lot.

#### Lot, Reversed Corner

A corner lot in which the rear abuts a key lot, or in which the rear abuts the front and side yard of an adjoin lot.

#### Lot Area

The total area within the boundary lines of a lot, excluding any area dedicated for public or private streets and alleys.

#### Lot Line, Front

The street line in the case of an interior lot; in the case of a corner lot, the street line separating the narrowest street frontage of the lot from the street; and in the case of a through lot, each street line shall be a front lot line.

#### Lot Line, Rear

A lot line which is opposite, most distant from, and most nearly parallel to the front lot line.

#### Lot Line, Side

Any lot line not a front lot line or rear lot line.

#### Mass/Massing

The comprehensive bulk or three-dimensional form of a building or portion of a building as viewed from the exterior.

#### Mezzanine

An intermediate floor just above the ground floor; it often has a low ceiling and projects in the form of a balcony, and does not exceed one-third of the floor area of the room or space in which they are located.

#### Parcel of Land

Parcel of land shall mean the same as lot.

#### Patio, Enclosed

A covered freestanding or attached level, paved or decked area directly abutting a principal building is enclosed on all sides whose principal use shall be for outdoor entertaining or recreation. A patio shall be considered enclosed when surrounded by a rail, wall, glass, plastic, or similar type barrier taller than forty-two (42) inches on any side, excluding the walls of an approved attached structure. An enclosed patio is not used as a habitable room or as a parking space for vehicles.

#### Patio, Open

A freestanding or attached level, paved or decked area directly abutting a principal building open on one (1) or more sides, enclosed only by the walls of an attached approved structure, whose principal use shall be for outdoor entertaining or recreation. These areas may be covered or uncovered, and may be surrounded by a rail, wall, glass, plastic, or similar barrier measured at a height of forty-two (42) inches or less. An open patio may be enclosed by insect screening. An open patio is not used as a habitable room or as a parking space for vehicles.

#### Permeable Paving

A paving material that permits water penetration to a soil depth of eighteen (18) inches or more, including non-porous surface material poured or laid in sections not exceeding one (1) square foot in area and incorporates a minimum of three (3) inch landscaped separation, such as open cell concrete, and collectively comprising less than two-thirds of the total surface area of the lot, and loosely laid materials such as crushed stone or gravel.

#### Pervious Concrete

A type of concrete with high porosity that allows water to penetrate directly through its surface into the soil below.

#### Porch

Architecturally appropriate one story covered elements projecting from, or recessed into, a building leading towards the main doorway.

#### Porte Cochere

A roofed space open on three (3) or more sides and attached to the side or front of a dwelling or building, for the loading or unloading of passenger cars (see Figure 9.1.10). Within the R-1 zones, porte-cocheres are limited to one-story.

#### Prevailing Lot Area

The prevailing lot area shall be determined by calculating the average square footage for all properties contiguous to the subject property.



#### Private Road

A private road shall constitute the boundary line to subdivided lot line area, or subdivided lot line to subdivided lot line area, of a road that runs through at least one (1) lot and/or lot subdivision to access another lot and/or lot subdivision.

#### Private Roadway

A private roadway shall refer to the portion of the Private Road used for vehicle traffic.

#### Ridgeline

The peak of a sloped or pitched roof, where two or more planes meet.

#### Roof

A structural covering over any portion of a building or structure, including projections beyond the walls or support of the building or structure, which is permanently attached.

#### Roof, Flat

A roof nearly horizontal and level (see Figure 9.1.12).

#### Roof, Gabled

A pitched roof having a gable at each end (see Figure 9.1.12).

#### Roof, Gambrel

A ridged roof with two (2) slopes on either side, the lower slope having the steeper pitch. It is often flared beyond the front or rear of the dwelling forming a deep overhang (see Figure 9.1.12).

#### Roof, Hipped

A hipped (or hip) roof slopes down to the eaves on all four (4) sides. Although a hipped roof is not gabled, it may have dormers or connecting wings with gables (see Figure 9.1.12).

#### Roof, Mansard

A mansard roof has two (2) slopes on each of the four (4) sides. The lower slope is steeper than the upper slope. Dormers are often set in the lower slope. The upper slope is usually not visible from the ground (see Figure 9.1.12).

#### Setback Line, Front

The line that defines the depth of the required front yard. Said setback line shall be parallel with the street line or the line established by the General Plan, and be removed therefrom by the perpendicular distance prescribed for the front yard in the zone.

#### Setback Line, Rear or Side

The line that defines the width or depth of the required rear or side yard. Said setback line shall be parallel with the property line, removed therefrom by the perpendicular distance prescribed for the yard in the zone. Where the side or rear yard abuts a street, the distance shall be measured as set forth in "setback line, front".

#### Setback, Prevailing

Where an existing development, structure, or use has an established front or street side setback greater than the setback required by this chapter, the prevailing setback is the front setback line determined by the shortest setback of the two (2) adjacent properties on both sides of the subject property, located on the same side of the street. If the subject property is a corner lot, the prevailing setback is determined by the shortest front setback line of the two (2) adjacent properties located on the same side of the street (see Figure 9.1.14).

#### Story

That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

#### Street

Any public right-of-way or private recorded thoroughfare that affords a principal means of access to an abutting lot (see "Alley" and "Freeway").

#### Structure

Anything constructed or erected which requires a location on the ground or which is attached to something having a location on the ground, but not including fences or walls seven (7) feet or less in height.

Subdivided Lot Line

The property line of a parcel after it has been subdivided.

Subdivision

The process of dividing land and/or structures for parcelized sales. This process involves either parcel or tract maps.

Subdivision Boundary Line

The boundary line of an original lot before subdivision.

Tandem parking

Two parking spaces that are designed to be parked as single-width and double-length with one behind the other such that one car will have to be moved in order to access the other.

Tree canopy

The diameter of the crown of a tree as measured when viewing the tree from an aerial point of view.

Wing

A one-story portion or mass of a building that intersects with and is subordinate to the main mass of the structure. Serves as a single-story characteristic when designed as one-story mass protruding from a two-story structure towards the public right-of-way.

## Exhibit C

Exhibit C details the municipal code language and formatting for all proposed changes.

Included are all newly added sections, revised sections, and deleted sections.

All new and revised development standards are represented in red text.

All deleted development standards are represented in ~~strikethrough red~~ text.

## Definitions

### Basement:

~~That portion of a building between the floor and the ceiling, which is partly below and partly above grade but so located that the vertical distance from grade to the finished floor level below is less than the vertical distance from grade to ceiling, in which case such basement shall be considered a story (see “Cellar”).~~

A portion of the building located entirely or partially below grade level. Basements shall be considered a floor when built above grade for more than twelve (12) inches.

### Block:

Both sides of a street, between two consecutive intersections, or an intersection and a cul-de-sac or street terminus.

### Building, Accessory (Residential):

Any structure not directly attached to the principal dwelling that is customarily incidental to a residence which does not change the character of the residential use and/or household. Accessory buildings may include, but are not limited to, a garage, carport, guest house, playhouse, accessory living quarters, greenhouse, storage shed, covered patios, and other similar structures. The term is used interchangeably within this article with the term “Accessory Structure”.

### Bulk:

The overall magnitude or largeness of the aggregate sizes and/or shape(s) of a building, particularly in comparison to the visible overall magnitude or largeness of adjoining buildings.

### Design Guidelines:

A toolbox of a broad range of design approaches that assists project proponents and their design teams in reaching compliance with the Zoning Code.

### Dormer:

A window that protrudes out of a sloping roof, typically from a second story. Main dwelling typically utilizes one roof covering both the first and second story.

### Eave:

The lower edge or thickness of a roof that overhangs and extends beyond the exterior perimeter wall of a structure.

Floor Area Ratio:

~~The floor area of building(s) on a lot (including garages) divided by the lot area.~~

The gross floor area of a building(s) on a lot divided by the lot area. Building elements included into the calculation include, but are not limited to, the main dwelling, accessory structures, foyers, mezzanines and lofts, enclosed patios, and enclosed porches. Any floor or portion of a floor with a ceiling height greater than twelve (12) feet above the finished floor is counted as twice the square footage for that floor area. Building elements such as garages, carports, open patios and open porches are not included into the calculation. A basement (where more than fifty (50) percent of the volume of the room is below grade) is exempt from the requirements limiting the floor area ratio (see Figure 9.1.5).

Floor Area, Gross:

Both the vertical and horizontal space of habitable and non-habitable areas of all enclosed structures on the property measured from exterior wall to exterior wall including, but not limited to, the main dwelling structure, accessory buildings, accessory dwelling units, foyers, enclosed patios, sheds, habitable attic space, basements, closets, utility rooms, mechanical rooms, elevator shafts, stairwells, and janitor rooms.

Garage, Side Loaded:

A garage in which the door is perpendicular to the front property line and vehicular access requires a radius for maneuvering in and out of the structure.

Guesthouse:

Living quarters, or other habitable space, without ~~any~~ a kitchen ~~facilities~~ within a detached accessory building or attached to the main building, located on the same lot as the main building, for use by temporary guests or for the use of domestics employed on the premises by the occupants of the lot. A guesthouse shall be ancillary to the main dwelling unit., ~~be less than seven hundred (700) square feet in size, and shall not contain more than one (1) room plus a bathroom.~~

Intersection:

A point at which three (3) or more public road, alley, and/or private road sections intersect with one another.

Kitchen:

A room or space use, or intended, or designed to be used for cooking or preparation of food.

Living Quarters, Accessory:

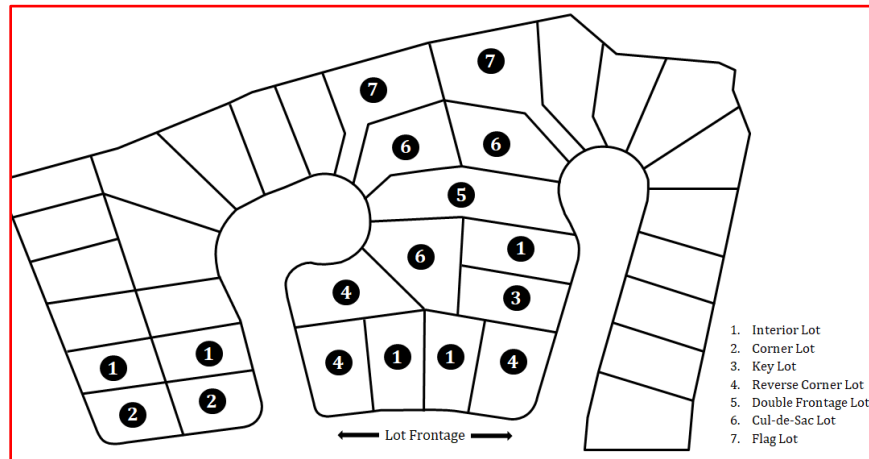
An attached habitable area or detached habitable accessory building, on the same lot as a religious institution, for the sole use of persons employed on the premises. Such quarters shall have a maximum floor area of twelve-hundred (1,200) square feet, maximum height of sixteen (16) feet, and shall not be rented.

**Lot, Key:**

The first interior lot to the rear of a reversed corner lot. The front property line of the key lot is formed by a continuation of the street side property line of the reversed corner lot.

**Lot, Reversed Corner:**

A corner lot in which the rear abuts a key lot, or in which the rear abuts the front and side yard of an adjoin lot.



**Mass/Massing:**

The comprehensive bulk or three-dimensional form of a building or portion of a building as viewed from the exterior.

**Patio, Enclosed:**

A covered freestanding or attached level, paved or decked area ~~directly abutting a principal building is~~ enclosed on all sides whose principal use shall be for outdoor entertaining or recreation. A patio shall be considered enclosed when surrounded by a rail, wall, glass, plastic, or similar type barrier taller than forty-two (42) inches on any side, excluding the walls of an approved attached structure. An enclosed patio is not used as a habitable room or as a parking space for vehicles.

**Patio, Open:**

A freestanding or attached level, paved or decked area ~~directly abutting a principal building~~ open on one (1) or more sides, enclosed only by the walls of an attached approved structure, whose principal use shall be for outdoor entertaining or recreation. These areas may be covered or uncovered, and may be surrounded by a rail, wall, glass, plastic, or similar barrier measured at a height of forty-two (42) inches or less. An open patio may be enclosed by insect screening. An open patio is not used as a habitable room or as a parking space for vehicles.

Permeable paving:

A paving material that permits water penetration to a soil depth of eighteen (18) inches or more, including non-porous surface material poured or lain in sections not exceeding one (1) square foot in area and incorporates a minimum of three (3) inch landscaped separation, such as open cell concrete, and collectively comprising less than two-thirds of the total surface area of the lot, and loosely laid materials such as crushed stone or gravel.

Pervious concrete:

A type of concrete with high porosity that allows water to penetrate directly through its surface into the soil below.

Porch:

Architecturally appropriate one story covered elements projecting from, or recessed into, a building leading towards the main doorway.

Porte Cochere:

A roofed space open on three (3) ~~or more~~ sides and attached to the side or front of a dwelling or building, for the loading or unloading of passenger cars (see Figure 9.1.10). Within the R-1 zones, porte-cocheres are limited to one-story.

Prevailing Lot Area:

The average square footage for all properties contiguous to the subject property.

Prevailing Neighborhood Character:

The most common qualitative features, such as pattern(s), style(s), expression(s), or other attribute(s), and quantitative features, such as, but not limited to, top-of-plate heights, garage placement, setbacks, and roof slopes held by at least fifty (50) percent of the block.

Private Road:

A private road shall constitute the boundary line to boundary line area of a road that runs through at least one (1) lot and/or lot subdivision to access another lot and/or lot subdivision, owned by all abutting parcels in which it serves.

Private Roadway:

Shall refer to the portion of the Private Road used for vehicle traffic.

Ridgeline:

The peak of a sloped or pitched roof, where two or more planes meet.

Subdivision Boundary Line:

The boundary line of an original lot before subdivision.

Subdivided Lot Line:

The property line of a newly formed parcel after it has been subdivided.

Tandem parking:

Two parking spaces that are designed to be parked as single-width and double-length with one behind the other such that one car will have to be moved in order to access the other.

Tree canopy:

The diameter of the crown of a tree as measured when viewing the tree from an aerial point of view.

Wing:

A one-story portion or mass of a building that intersects with and is subordinate to the main mass of the structure. Serves as a single-story characteristic when designed as one-story mass protruding from a two-story structure towards the public right-of-way.



**SECTION 9312.08. RESIDENTIAL ZONES PROPERTY DEVELOPMENT STANDARDS.**

(a) **Specific Development Standards.** Tables 9.3.3 and 9.3.4 identify the development standards for all of the Residential Zones.

**Table 9.3.3. R-1 Zone Property Development Standards**

Development Standard	Zone				
	R-1 – 5,000	R-1 – 6,000	R-1 – 7,500	R-1 – 8,500	R-1 – 10,000
Lot area - minimum (sq. ft.)	5,000	6,000	7,500	8,500	10,000
Lot width - minimum (feet)	50'	50'	60'	65'	70'
Lot depth - minimum (feet) interior lots  corner lots	<p><del>Lots shall conform to the average depth of adjacent lots.</del>                      Lot depths shall be within ten percent (10%) the average depth of the two (2) abutting lots on both sides of the subject lot located on the same side of the street.                      Corner lots shall be within ten percent (10%) the average depth of the adjoining two lots along the common front yard frontage.</p>				
Floor area ratio – maximum <sup>a.</sup>	<p><del>.60</del> .45</p>				
Lot coverage – maximum	45%				
Building height - maximum (feet) <sup>b.</sup> main building accessory building	<p>28' 12'</p>				
Maximum 2 <sup>nd</sup> floor footprint/1 <sup>st</sup> floor footprint (percent)	80%				
Front setback (1 <sup>st</sup> Floor) - minimum (feet) <sup>c. d.</sup>	20'				
2 <sup>nd</sup> floor front setback - minimum (feet)	<p><del>No more than forty (40) percent of a second story façade may occur at the specified first floor front setback. Remaining portions of the second story shall be set back a minimum of an additional five (5) feet.</del>                      At the 2<sup>nd</sup> story façade facing a front yard, the maximum width of the 2<sup>nd</sup> floor façade aligned with the 1<sup>st</sup> floor façade directly below shall be no greater than forty (40) percent of the entirety of the 1<sup>st</sup> floor façade facing a front yard. Any additional portions of a 2<sup>nd</sup> floor facing a front yard shall be setback a minimum of five (5) feet from the 1<sup>st</sup> floor <b>façade</b>.</p>				
Rear setback - minimum (feet) <sup>d.</sup>	20'				
Side setback (1 <sup>st</sup> floor) - minimum (feet) <sup>e. f.</sup>	<p><del>5'</del>                      Ten percent (10%) lot width,                      but not less than five feet (5') and not to exceed fourteen feet (14')</p>				
2 <sup>nd</sup> floor side setback - minimum (feet)	<p><del>Minimum of 5', but total of 15' combined for both sides.</del>                      At the 2<sup>nd</sup> story façade facing a side yard, the maximum width of the 2<sup>nd</sup> floor façade aligned with the 1<sup>st</sup> floor façade directly below shall be no greater than forty (40) percent of the entirety of the 1<sup>st</sup> floor façade facing a side yard. Any additional portions of a 2<sup>nd</sup> floor facing a side yard shall be setback a minimum of five (5) feet from the 1<sup>st</sup> floor <b>façade</b>.</p>				
Street side setback (1 <sup>st</sup> floor) - minimum (feet) <sup>d.</sup>	10'				

2 <sup>nd</sup> floor street side setback - minimum (feet)	40' At the 2 <sup>nd</sup> story façade facing a street side yard, the maximum width of the 2 <sup>nd</sup> floor façade aligned with the 1 <sup>st</sup> floor façade directly below shall be no greater than forty (40) percent of the entirety of the 1 <sup>st</sup> floor façade facing a street side yard. Any additional portions of a 2 <sup>nd</sup> floor facing a street side yard shall be setback a minimum of five (5) feet from the 1 <sup>st</sup> floor <b>façade</b> .
Dwelling unit size - minimum (sq. ft.) <sup>g</sup>	
one bedroom	700
two bedroom	850
three bedroom	1,100
four bedroom	1,300
more than four bedrooms	1,500
Building separation - minimum (feet) <sup>h</sup>	
wall to wall	5'
eave to eave	3'
Walkway width - maximum (feet)	6'
Prevailing setbacks	Subject to Section 9534.18
Exceptions to yards, setbacks, and height	Subject to Section 9534
Air conditioning, mechanical roof and utility equipment	Subject to Section 9504
Environmental protection standards	Subject to Section 9516
Graffiti control	Subject to Section 4960 of Chapter 10 of Article IV of this Code
Landscaping, lighting, and walls	Subject to Section 9520
Nonconforming uses, lots, and structures	Subject to Section 9410
Off-street parking and loading	Subject to Chapter 7
Signs	Subject to Chapter 6
Site Plan Review	Subject to Section 9820
Visibility	Subject to Section 9520 and 9534
Wireless Communication Facilities	Subject to Section 9426

Notes:

- <sup>a</sup> Single-family dwelling units in the R-1 Zone are eligible for a 0.05 FAR bonus for providing renewable energy sources, for a maximum FAR of ~~0.65~~ 0.50, in accordance with the provisions of Section 9312.08(B)(2).
- <sup>b</sup> Porch features, such as but not limited to entry porches, covered patios, and porte-cocheres, must have a top-of-plate height equal to or less than the first floor top-of-plate height of the main structure, not to exceed twelve feet (12'). Top-of-peak height must be equal to or less than the top-of-peak height of the main structure, not to exceed sixteen feet (16'). Slope and pitch must be equal to main structure.
- <sup>c</sup> Unless the property is identified on the prevailing setback map, as adopted by the Commission, in which case the greater of the two setbacks shall apply.
- <sup>d</sup> Garage setbacks are subject to Sections 9710 and 9534.22.
- <sup>e</sup> Any decimal fraction shall be rounded up to the nearest inch.
- <sup>f</sup> 1st floor side yard setbacks may be reduced subject to Section 9534.
- <sup>g</sup> Exclusive of porches, balconies, garages, or other such accessory structures or architectural features.
- <sup>h</sup> Building separation for rear detached garages is also subject to back up triangle requirements located in Section 9710.

(b) **General Development Standards.**

(2) **Alternative Energy FAR Bonus in the R-1 Zone.** Single-family dwelling units in the R-1 Zone are eligible for a 0.05 FAR bonus for providing renewable energy sources. The maximum FAR for the R-1 Zone with the renewable energy bonus is ~~0.65~~0.50. The renewable energy sources must provide fifty (50) percent or greater of a parcel's annual energy requirements.

(i) Renewable energy sources include at least one (1) component from (A) and one (1) component from (B) below:

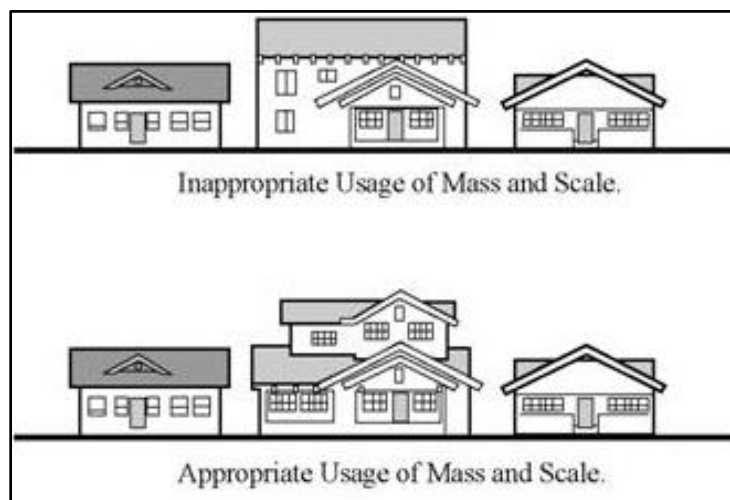
(A) Either solar water heating or tankless water heater; and

(B) On-site solar photovoltaic or small wind energy applications to provide the remaining renewable energy requirement.

(ii) **The FAR bonus area shall be incorporated as a one story element in the form of either, but not limited to, a detached accessory building, or incorporation of a front wing, rear wing, side wing, or combination of wings.**

(3) **Architecture.** The architecture and general appearance of the building shall be in keeping with the character of the neighborhood and such as not to be detrimental to the general welfare of the neighborhood in which they are located. **For R-1 zoning, all construction shall utilize Design Guidelines for considerations and recommendations regarding characteristic architectural styles and prevailing neighborhood character.**

(4) **Massing.** All residential additions, alterations, and modifications shall to the greatest extent possible, avoid excessive massing of the primary structure, through means of varying rooflines, elevations, and other architectural elements (see Figure 9.3.1). Review and approval of massing of buildings shall be subject to the provisions of Section 9820. **For R-1 zoning, see Design Guidelines for considerations and recommendations regarding massing and modulation.**



**Figure 9.3.1. Mass and Scale**

**(5) 360° Architectural Design**

- (i) Any new construction, alteration, and/or addition on a lot, including, but not limited to, a principal residence, second story, detached accessory structure, enclosed patio, carport and/or porte-cochere shall follow a singular architectural character and style that extends to all building features including façades, roof forms and pitches, materials, and detailing that are visible to the public right-of-way and/or abutting properties. An addition should utilize the characteristics of the style of the existing approved home. Portions of structures not visible to the public right-of-way shall incorporate complimentary elements.

**(6) Single Family Additions and Accessory Structures Design.**

- (i) New roofs shall be similar in form, pitch, slope and material with the existing permitted house.
- (ii) Architectural design shall match style, form, color and material of the existing permitted house and extend to all the exterior portions of the structure that are visible to the public right-of-way and/or visible from adjacent properties. Portions not visible shall incorporate complimentary elements.

**(7) Front Entry Orientation.**

- (i) New architecture, front additions altering the entrance of the dwelling, and remodels altering the entrance of the dwelling shall be designed with the front door oriented towards the street.

**(8) Flat Roofs.**

- (i) For new architecture and alterations in architectural style, flat roof designs may be incorporated when the existing block is characterized by flat roof architectural styles for at least thirty (30) percent of the houses on the block.
- (ii) For additions, flat roof elements may be incorporated when the existing home is entirely flat roof.
- (iii) Flat roofs shall be permitted for open patios.

**(9) Accessory Buildings**

- (i) Accessory buildings, including attached accessory uses, shall be limited to a maximum floor area of seven hundred (700) square feet, and shall be comprised of one (1) open space with no kitchen facilities or bedrooms. Closets shall be allowed, but each is limited to fifty (50) square feet.
- (ii) One (1) bathroom, laundry facilities, and one (1) wet sink are allowed.
- (iii) Multiple accessory buildings, including attached accessory uses, shall be allowed.

- (iv) A covenant and agreement regarding the maintenance of building and use shall be drafted by staff and recorded by the applicant with the Los Angeles County Registrar/Recorder's Office prior to building permit final inspection.
- (v) This section shall not apply to garages and patio covers.

(11) **Landscaping.** Landscaping is required in the front, side, street side and rear yards for all areas not covered by an approved driveway or pedestrian walkway, including but not limited to quantity of trees and three tiered system design, pursuant to Section 9520.

(12) **Front and Street Side Yards.** In all residential zones, the front and street side yards shall be landscaped and maintained in good condition and shall be kept free and clear of all construction and automotive materials and parts, trash, refuse, debris, trash storage receptacles, inoperative motor vehicles, discarded or broken materials, appliances, junk, equipment, car cover structures or similar materials and shall not be paved except for approved pedestrian walkways, driveways, and approved patios. Only temporary parking of vehicles pursuant to Section 9710.02(h) shall be allowed in the front yard.

(13) **Front and Street Side Yards – Maximum Paving (Hardscape).**

(i) For properties with a width of (60) feet or greater, the total of all paving (hardscape) within the front setback or street side setback, including all driveways and walkways, shall not exceed forty (40) percent of the area within the total front setback or street side setback.

(A) An additional ten (10) percent of hardscape shall be allowed in the front setback or street side setback, provided permeable paving surfaces are used. Pervious concrete may not be used as permeable paving.

a. A minimum of fifty (50) percent of the total front setback or street side setback shall remain live vegetation landscape surfaces.

(ii) For properties that are less than sixty (60) feet wide, the total of all paving (hardscape) within the front setback or street side setback, including all driveways and walkways, shall not exceed fifty (50) percent of the total front setback or street side setback.

**SECTION 9520.04. LANDSCAPING REQUIREMENTS.**

**(b) Development Regulations.**

(6) In the R-1 and R-2 zones, a minimum of one (1) new 36 inch box tree or larger shall be planted within the front yard and a minimum of one (1) new 36 inch box tree or larger shall also be planted within the rear yard.

(i) Trees shall be of moderate to fast growth varieties.

(ii) Within the front yard, trees shall reach a maturity height and canopy width greater than forty (40) feet.

(iii) Within the rear yard, trees shall reach a maturity height greater than forty (40) feet and canopy width greater than thirty (30) feet.

(iv) Lots with a required side yard setback and/or street side yard setback equal to or greater than ten (10) feet shall provide one (1) 24 inch box tree for every twenty (20) linear feet of building façade for that side. Trees shall reach a maturity height greater than twenty (20) feet and canopy width greater than ten (10) feet.

(v) Tree selection shall be approved by the City Planner. Alternatives to this section may be deemed necessary, at the discretion of the City Planner, for irregular shaped parcels, for parcels in proximity to electrical poles, and for parcels with substandard widths and depths.

**(h) Landscaping Design Standards.**

(5) Planting areas between walls and streets shall be landscaped with a hierarchy of plants in natural formations and groupings. Solid walls over ~~three (3) feet~~ forty-two (42) inches high shall receive vines or hedge when ~~adjacent~~ facing public streets.

**SECTION 9520.08. GENERAL WALL, FENCE, AND HEDGE REGULATIONS.**

(d) Approved materials, **or combination of materials**, for walls and fences include, but are not limited to, wood, metal, vinyl, stone, masonry, stucco, and concrete. **Metal is limited to wrought iron or similar type materials**. Any materials not listed in this subsection may be approved subject to the discretion of the City Planner.

**SECTION 9534.14. PROJECTIONS INTO SETBACK AREAS.**

Setbacks required by this article shall be open and unobstructed from the ground to the sky except as provided elsewhere in this chapter and as follows:

(c) Within the R-1 Zone, uncovered steps and landings may extend;

(i) Within the front and rear yards a maximum forty-eight (48) inch projection and thirty (30) inch height above finished grade is allowed into the required setback area.

(ii) Within the side yard a maximum forty-eight (48) inch projection and twelve (12) inch height above finished grade is allowed into the required setback area.

(d) In all other zones, uncovered steps and landings, six (6) inches or less above finished grade, may extend twelve (12) inches into a required setback in any zone.

(e) Covered and uncovered second floor balconies, decks, and similar features are not allowed within the second floor setback areas.



**SECTION 9534.20. MODIFICATION OF REQUIRED SETBACKS.**

(a) The Commission, pursuant to section 9826, may grant modifications to the rear setback regulations requiring greater than ten (10) foot rear setbacks on lots having irregular lot lines, or restricted depth, or where other conditions create an unnecessary hardship and make it difficult to require compliance with the rear setback regulations, but in no event shall the rear setback be less than ten (10) feet. In no event shall the modifications exceed one-half ( $\frac{1}{2}$ ) of the width of the lot.

(c) The City Planner may authorize modification to the first story side setback area to permit the extension of existing building lines for additions or minor building modifications for alignment purposes, except that no modification shall reduce the required setback closer than three (3) feet to a property line. In accordance with the provisions of Section 9814.

**SECTION 9534.22. DETACHED ACCESSORY BUILDINGS IN SETBACK AREAS.**

Detached accessory buildings shall be permitted in the required interior side and rear setback areas, subject to the following provisions:

~~(a) A detached accessory building may occupy not more than one-half (1/2) of the required rear setback, such that a contiguous one-half (1/2) of the rear yard remains as open space, and shall be completely to the rear of the main dwelling to which it is accessory.~~

(e) No detached accessory building shall be nearer than ~~ten (10)~~ five (5) feet to any other building on the same lot. ~~except detached garages may be permitted within five (5) feet of the main building.~~

i. Separation requirements for garages shall also be in compliance with Section 9710.

**SECTION 9708. RESIDENTIAL OFF-STREET PARKING REQUIREMENTS.**

The following number of parking spaces shall be provided and thereafter maintained for all buildings and uses established within the City (Table 9.7.2). After computing the required number of parking spaces, any fraction shall be rounded up to the next whole number.

**Table 9.7.2. Residential Parking Requirements**

Land Use Type	Required Off-Street Parking	Notes and Comments
Single-family dwellings (detached)	<p>2.0 enclosed covered spaces within a garage for dwelling units with <del>2,999 or less</del> less than 3,375 square feet of habitable space</p> <p>3.0 enclosed covered spaces within a garage for dwelling units <del>between 3,000 and 4,999</del> equal to or above 3,375 square feet and equal to or below 4,500 square feet of habitable space</p> <p>4.0 enclosed covered spaces <del>within a</del> garage for dwelling units with <del>5,000 greater than</del> 4,500 square feet of habitable space</p>	For purposes of calculating required parking, the square footage of all enclosed areas, including <del>accessory buildings storage areas, guest houses and ADUs</del> , but not including garages, shall be included. An equivalent number of required parking spaces shall be provided in the driveway (may be tandem).

**SECTION 9710.02. R-1 AND R-2 ZONE DESIGN STANDARDS.**

- (b) Front facing garages shall be setback a minimum of five feet (5') from the face of the front façade. An additional three foot (3') setback is required for a front facing third garage space.
- (c) The exterior width of the front facing garage is limited to a maximum of forty-five percent (45%) of the **lot width**, or thirty-six feet (36') (whichever is less).
  - (1) In no event shall the width of the garage exceed fifty-five percent (55%) of the overall **façade width**.
- (d) Side loaded garages shall be allowed when the existing block is characterized by side loaded garages for at least thirty percent (30%) of the houses on the block.
  - (1) Side loaded garages may be built at the minimum setback requirement.
  - (2) The street facing façade width of the garage shall be limited to a maximum twenty-two feet (22'). In no event shall the width of the façade facing the street exceed fifty-five percent (55%) of the overall façade width.
- (e) Tandem parking:
  - (2) Required covered parking can be provided in tandem form for lots less than 50 feet wide when a detached garage cannot be located in the rear yard due to inability to comply with the required back-up triangle and alley access is not provided.
- (f) Driveways shall lead directly from a public street to a required garage or other required parking area using the shortest and most direct route.
- (g) Driveways to required garages having a setback from the street property line greater than ~~thirty (30)~~ forty feet (40') shall have a minimum width of ten feet (10') and a maximum width of twelve feet (12') in the front or street side setback area. Driveways located outside of the setback area, shall be a minimum of ten feet (10') wide.
- (h) Where required garage spaces are equal to or less than ~~thirty (30)~~ forty feet (40') to the property line, the maximum width of a driveway shall not exceed eighteen feet (18') or two feet (2') wider than the opening of the garage door, whichever is greater, but in no event shall the maximum width exceed thirty feet (30') at the front property line.
- (i) Driveways shall remain free from physical obstructions. Obstructions shall include, but are not limited to, covered patios, canopies, storage, temporary structures, trash bins, or furniture. This shall apply to all patio covers regardless of the positioning of post or other structural components. Architectural features may be attached to the front of a garage and extend a maximum of twenty-four inches (24"). This section shall not apply to gates or porte-cocheres that are attached to the side or front of the main dwelling.

- (j) In the R-1 Zone, not more than three (3) parking stalls shall be permitted which open onto the front setback area.
- (l) A driveway that serves as required access to a garage, in which the garage door is not parallel to the front property line, or side property line in the case of a corner lot, shall not exceed twelve feet (12') in width at the property line, provide a maximum turn radius of twelve feet (12'), and a minimum twenty-five foot (25') back up.

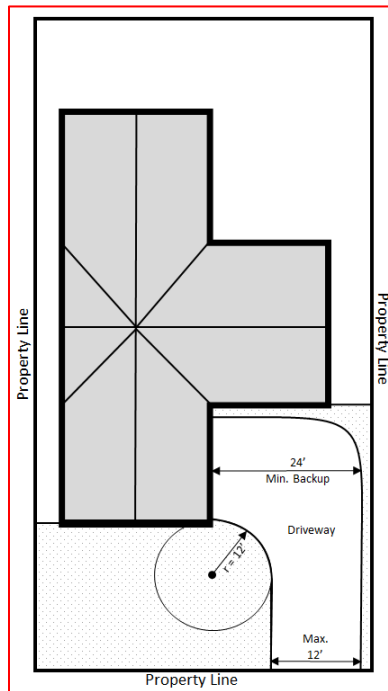
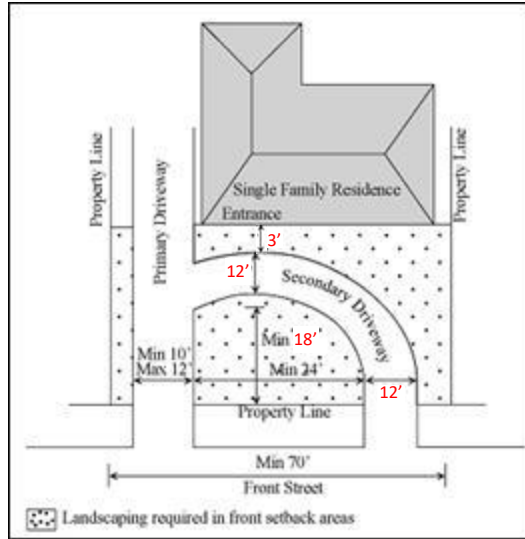


Figure 9.7.1 Side Loaded Garage Driveway

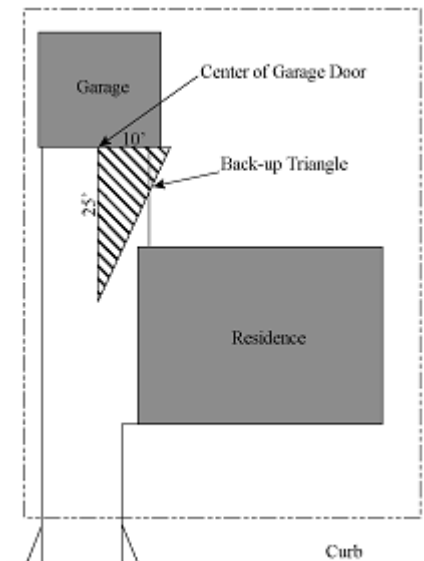
- (m) Not more than one (1) driveway shall be permitted for each lot or parcel of land, except as follows:
  - (1) Parcels or lots having a street frontage of seventy feet (70') or more may be permitted to have two (2) driveway openings, both the primary and secondary driveway openings shall serve the same driveway, and such secondary driveway shall not exceed ~~ten (10)~~ twelve feet (12') in width in the setback area. The space between driveways on the same lot shall be at least twenty-four feet (24') at the street property line. That portion of the connecting driveway parallel to the street property line shall have a setback of ~~twenty (20)~~ eighteen feet (18'). The space between the secondary driveway and building shall be separated by three feet (3') of landscaping (see Figure 9.7.1).



**Figure 9.7.1. 9.7.2 Circular Driveways**

(2) A secondary driveway for access to a recreational vehicle storage pad may be approved by the Commission pursuant to sections 9804 and 9814.08. The recreational vehicle storage pad shall be located outside all required front, side, and street side setbacks and shall be set back a minimum of five feet (5') from any door and/or window of a habitable structure. The secondary driveway that is within the front or street side setback shall be a ribbon strip design or paved with turf block, and shall be permanently maintained to City standards.

(g) A back up triangle on the garage side closest to the residence shall be required as depicted in Figure 9.7.2. The sight area shall be free from visual and physical obstructions.



**Figure 9.7.2. 9.7.3. Garage Back Up Triangle**

## **SECTION 9814.04. AUTHORITY OF THE CITY PLANNER.**

The City Planner shall approve, approve with conditions, or deny an Administrative Permit. The City Planner shall render a decision on an Administrative Permit on the following applications, subject to specific findings and procedures:

(a) Minor Modification.

(6) The modification of the side setback area to permit the extension of existing building lines for **first floor** additions or minor building modifications for alignment purposes, except that no modification shall reduce the required setback closer than three (3) feet to a property line;

(i) **Appeal of Single Family Residential Development.** The City Planner shall review all appeals of staff decisions regarding R-1 Zone development plan checks.

(1) Appeals to decisions of the City Planner shall be subject to Section 9814.06 (f).

(i) The Commission, and the Council upon further appeal, shall make the following findings in approving an application for a Single Family Development:

- a. The proposed building, structure, and/or landscape is in compliance with the goals, objectives, and policies of the City of Downey General Plan and Single Family Design Guidelines any other applicable plans adopted pursuant to the General Plan.
- b. The proposed building, structure, and/or landscape are in conformity with the standards of the Municipal Code including the location on the lot, area, height, and parking.
- c. The proposed building, structure, and/or landscape are substantially consistent with the lots along the same frontage along the same block in terms of the orientation to the street and sidewalk, location of parking and parking structures, setbacks, lot coverage, rooflines, mass and bulk, materials, and colors.
- d. The proposed building, structure, and/or landscape, and associated walls and fences, are designed to reasonably protect adjoining and abutting single-family residential properties from noise and maintain the visual privacy of adjoining and abutting single-family residences.
- e. The proposed building utilizes quality materials and details similar to or better than adjoining and abutting single-family residences so as to maintain and improve the local setting and community character in terms of appearance and value.

**SECTION 9931.6. SAME. PRIVATE ~~STREETS~~ ROAD AND ALLEYS.**

Except as set out hereinafter, all parcels of land intended for public use in a subdivision shown on the final map thereof shall be offered for dedication for public use, provided, however, that with the approval of the City Council any street, highway, alley or way which is intended to be kept physically closed to public travel or posted as a private ~~street~~ road or alley at all times may be shown as a private ~~street~~ road or alley, but in any such case the final map shall contain a condition offer of dedication which may be accepted by the City Council at such time as the street shall have ceased to remain so physically closed or posted and shall have been opened to public travel for a period of at least three (3) months. Any such private ~~street~~ road shall be shown on such map by heavy, dashed lines. Sufficient data shall be shown on each private ~~street~~ road or alley to define its boundaries, as is required for a public street, and also sufficient mathematical data to clearly show the portion of each lot within such street. The design and improvement of any such private ~~street~~ road shall be subject to all of the requirements prescribed by these regulations for public streets. (Added by Ord. 08-1228, adopted 5-25-2008)



**SECTION 9933.11. SAME. SINGLE FAMILY (R-1) ZONES LOT DESIGN.**

The following standards shall apply to all proposed subdivisions within the Single Family Residential (R-1) zones. All subdivision developments shall also utilize the Designs for considerations and recommendations regarding the design and placement of new subdivided lot:

**(a) Minimum Dimensions.** Lots may only be subdivided pursuant to the following standards:

- (1) Each lot, except the private road, shall have a width and depth not less than that required pursuant to Section 9312.08, unless otherwise provided in this section.

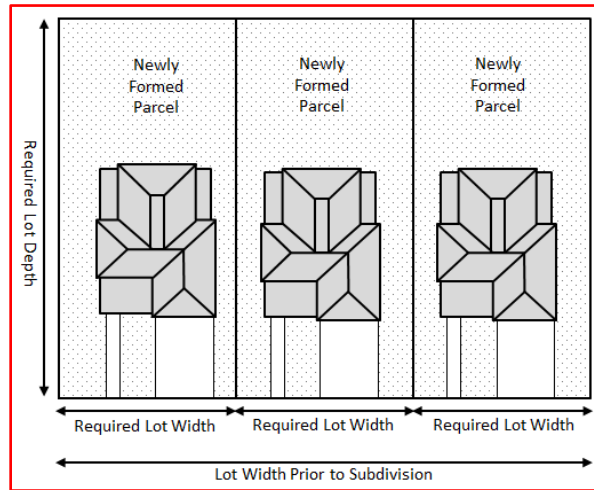


Figure 9.9.1 Subdivisions

- (2) Subdivisions proposing a private road shall have an existing minimum lot width equal to the required lot depth plus an additional thirty-two (32) feet.

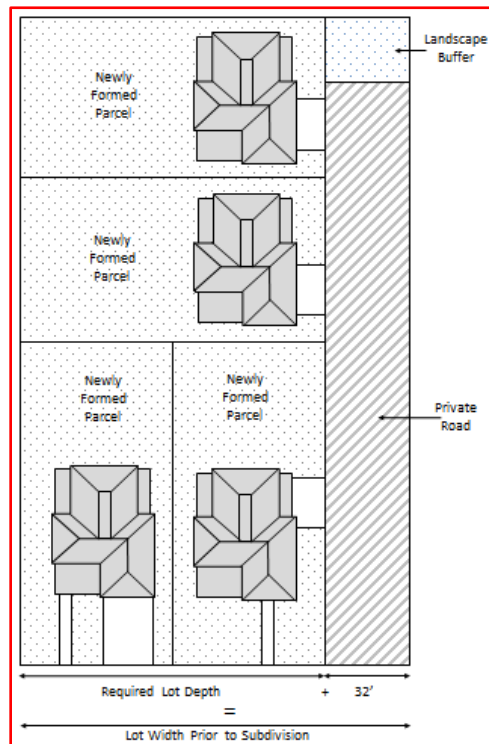


Figure 9.9.2.

Required Lot Width Prior to Subdivision

Exhibit C

(3) The lot depth of a subdivided lot with the front lot line oriented towards the **public** right-of-way may abide by the required lot depth or may have a minimum lot depth equal to two (2) times the required lot width, whichever is less. Parcels shall remain in compliance with required minimum lot widths and lot area.

- i. This standard shall only apply to proposed subdivisions that involve more than two parcels and a proposed private road providing access to additional parcels.

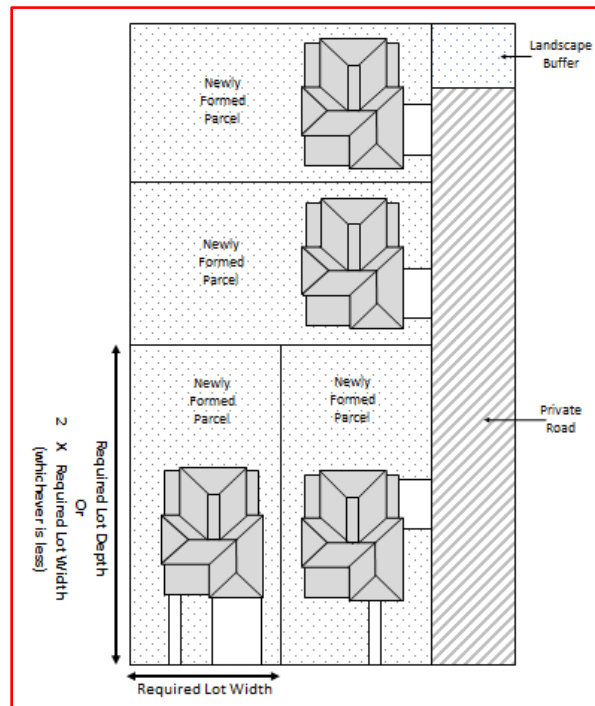


Figure 9.9.3.

Required Lot Depth for Lots Oriented Towards the **Public** Right-of-Way

(4) Existing parcels with a lot size equal to or larger than sixty thousand (60,000) square feet shall be processed as a Planned Unit Development.

### (b) Private Roads

- (1) Private roads shall be their own and separate parcel under shared equal ownership by all adjoining subdivided lots.
- (2) Private roads shall be measured from boundary line to subdivided lot line, or from subdivided lot line to subdivided lot line when subdivisions are located on either side of a private road.
- (3) Private road improvements shall be built to the standards described in the Downey Municipal Code for streets, lighting, grading/drainage, and traffic signs.
- (4) Private roads shall be provided a new individual street name.
  - i. Street name signs shall be provided per standards set forth in the Downey Municipal Code.

- (5) At a minimum, private roads shall consist of one (1) roadway, one (1) row of parallel street parking, and a sidewalk. See Design Guidelines for considerations and recommendations regarding private roadway design.
- i. Roadway widths shall provide a minimum of twenty (20) feet.
  - ii. Parallel street parking shall provide a minimum width of eight (8) feet and depth of twenty (22) feet.
  - iii. Side walk widths shall provide a minimum of four (4) feet.
- (6) Roadways and street parking shall be built at the same grade as adjoining public roadways, and shall be improved with a curb and gutter design approved by the City Engineer.
- (7) Placement:
- i. Parallel street parking shall be located along the boundary line, opposite of the subdivided lot line.
    - A. This standard shall not apply when there are subdivided lots located on both sides of a private road or for private roads that propose a second row of parallel street parking.
  - ii. Sidewalks shall be located abutting the subdivided lot line, opposite of the boundary line.
    - A. This standard shall not apply if two sidewalks are provided.
- (8) Private road width shall be determined by subtracting the required lot depth from the width of the existing parcel prior to subdivision. In no case shall the private road be less than thirty-two (32) feet and not more than sixty (60) feet.
- i. This standard may be modified by the City Planner in order to comply with the requirements described in Section 9933.11 (c)(1). In which case the required private road width shall be a minimum of thirty-two (32) feet.
  - ii. If subdivided lots are proposed to front both sides of the private road, then the private road shall measure a minimum width equal to the lot width of the existing parcel prior to subdivision, subtracted by two (2) times the required lot depth, but not less than forty (40) feet and not more than sixty (60) feet.
- (9) Minimum private road widths equal to or larger than thirty-six (36) feet shall incorporate, to the greatest extent feasible, one of the following or multiple combinations of the following: one (1) or more four (4) foot landscape parkways, a second row of parallel street parking, and a second sidewalk.
- (10) In order to facilitate the creation of a thirty-six (36) foot private road and provide a four (4) foot landscape buffer; private road width equal to thirty-two (32) feet may incorporate the standards below. Similarly, any road with up to forty-six (46) feet may incorporate these standards.

- i. Subdivided lots with a front lot line oriented towards a **private road** shall reduce their required lot depth by four (4) feet provided that the proposed lot depth will not result in less than one hundred (100) feet and the parcel remains in compliance with the required minimum lot area.
    - A. These lots need only provide a front yard setback of fifteen (15) feet.
    - B. This section shall not apply if private road cannot maintain one continuous width.
    - C. This section shall only apply to new subdivision developments with a newly proposed private road
    - D. The four (4) feet shall be forfeited to increase the required private road width and be incorporated into the separate road parcel.
- (11) The private road shall comply with fire apparatus access road standards as required by the Fire Marshal and Fire Code.
- i. An approved turn-around for dead-end roads in excess of one-hundred and fifty feet in depth shall be provided as required by the Fire Marshal and the Fire Code.
  - ii. Approved signs, markings, or other notices, such as red curbs, shall be provided as required by the Fire Marshall and Fire Code.
- (12) Relevant covenant agreements shall be approved by the City Attorney and recorded with the Los Angeles County Recorder's Office. Composition and recordation of such documents shall be the responsibility of the applicant. Agreements shall include, but are not limited to, language related to granting public access, addressing maintenance, granting the City authority regarding street closures, and naming the road its own and separate parcel equally owned by all abutting subdivided lot.

**(c) Lot Placement and Orientation**

- (1) The number of subdivided lot required to have the front lot line oriented towards the **public right-of-way** shall be calculated by the width of the existing parcel prior to subdivision divided by the required minimum lot width. See Design Guidelines for considerations and recommendations regarding lot placement and orientation.
- i. Any decimal fraction shall be rounded down to the nearest whole number.
  - ii. Subdivisions proposing the creation of four or more subdivided lot may deduct thirty-two (32) feet from the width of the existing parcel prior to subdivision for the purposes of calculating the amount of subdivided lot that must be oriented towards the public right-of-way.
  - iii. A minimum of two parcels shall be orientated towards a public right-of-way.
    - A. To the greatest extent feasible, all proposed parcels shall be oriented towards the **public right-of-way**.
  - iv. Additional subdivided lots shall be built, behind these lots, with access from and orientation towards a private road.

**(d) Parking**

- (1) A private road must accommodate a minimum of one parking space per each subdivided lot that abuts the private road.
- (2) Each new parcel is subject to the parking standards pursuant to Section 9710.
- (3) Street Parallel Parking dimensions and placement shall comply with Section 9933.11 (b).

**(e) Landscaping**

- (1) Private roads with a width equal to or greater than thirty-six (36) feet shall provide a landscape buffer of four (4) feet.
- (2) For subdivisions with a private road width less than thirty-six (36) feet, in which Section 9933.11(b)(10) does not apply, a four (4) foot landscape buffer shall be provided on the private property of the new subdivided lot abutting abutting the front property line.
- (3) Each new subdivided lot and all forms of required landscape buffers shall comply with the landscape standards set forth in the Downey Municipal Code for street trees and Section 9520.
- (4) One (1) tree shall be provided for every fifty (50) feet along the private road.

# Single-Family Residential Design Guidelines

A Design Resource for Project Applications

Community Development Department  
Planning Division



DRAFT

# Acknowledgements

## City Council

Alex Saab, Council Member  
Blanca Pacheco, Mayor  
Claudia M. Frometa, Mayor Pro Tem  
Rick Rodriguez, Council Member  
Sean Ashton, Council Member

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# Section 1: Introduction, Purpose, and How To Use These Guidelines

Downey's single-family residential neighborhoods, developed in the mid-20th century, are characterized by single-story Minimal Traditional and Ranch style houses built on suburban tracts that were previously agricultural. Given the decades-long development duration, many of the resulting tracts and blocks have dissimilar lot sizes, and remnant larger interior parcels continue to be subdivided and developed.

The purpose of these Guidelines is to provide a design tool that assists applicants in enhancing the character of Downey's residential neighborhoods on a project-by-project basis so as to ensure that the design of new homes, additions, and alterations to existing dwellings relates to the existing community context and character. These Guidelines are intended to promote high-quality design that favors craft and architectural styles related to historic precedent and neighborhood context. They further encourage creative design solutions that fit with their surroundings and enhance the overall consistent architectural character seen in Downey single-family neighborhoods.

These Guidelines are best used as an educational and design tool by project applicants and neighbors in conversation with City Staff when designing projects.

Overall Design Goals and Principles are described in Section 2. Mandatory Development Standards noted in the *Downey Municipal Zoning Code* are provided in Section 4. Recommended Design Guidelines and graphics are noted in Section 6. Both Sections should be referred to when designing an addition or new construction project.

A Summary Checklist of Guidelines and Principles is provided in Section 6. Applicants and City Staff should utilize this checklist to determine consistency and compliance with the Standards and Guidelines, and as appropriate, the Design Goals and Principles. The application, appeals, and approval process is detailed on page 2.

Definitions and a short list of reference materials are found in Section 7 and Section 8.

By affirmatively utilizing these Standards and Guidelines for the design of projects, applicants will facilitate the City's review process and create improvements that meet community-based best design practices.

# Compliance Determination and Appeals Process

## Step 1: Application

## Step 2: Staff Review

Upon determination of compliance with Design Guidelines, skip to Step 5.

## Step 3: Appeal to City Planner

Upon determination of compliance with Design Guidelines and/or Residential Design Goals and Principles of Section 2, skip to Step 5.

## Step 4: Appeal to Planning Commission

Upon determination of compliance, proceed to Step 5. Upon determination of non-compliance with Design Guidelines and/or Residential Design Goals and Principles of Section 2, revise design and begin Step 1.

## Step 5: Approval

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## Section 2: Residential Design Goals and Principles

The following residential design goals and principles complement, but do not supersede, the City's zoning standards. They are based upon observation of existing community design patterns. In concert with the Development Standards of Section 4 and the Design Guidelines of Section 5, they should be utilized to inform design decision-making for existing and new homes and additions. In cases where a characteristic Downey architectural style is not utilized, the following Design Goals and Principles should still be used.

- 1 **Design additions and new construction that follow the prevailing mass, bulk, height, and modulation** patterns of other buildings seen in the neighborhood and along the same block face(s).
- 2 **Utilize single-story characteristics (including dormers, wings, and second-story additions behind ridgelines) in areas where one-story homes prevail.**
- 3 **Maintain street wall continuity, orientation of entries toward sidewalks,** utilization of one-story components and roof elements, placement of garages, and use of materials seen along the same block face(s).
- 4 **Retain prevailing setbacks, privacy, and open space at side and rear yards,** particularly in cases involving rear yard accessory structures.
- 5 **Use multi-tiered and region-appropriate landscape design that realizes privacy** between adjacent and abutting lots.
- 6 **Minimize the visual impacts of automobiles, parking, garages, and driveways** along rights-of-way by utilizing prevailing driveway and garage placements.
- 7 **Maintain street wall continuity, entry orientation, landscape and setbacks** along public rights-of-way on new subdivisions and private roads.
- 8 **Observe and encourage the use of Downey's characteristic architectural styles and design principles** as seen in each neighborhood and along each street block when designing additions and new buildings. Realize consistency of style within a project design and, when constructing additions and accessory structures, incorporate architectural components and styles observed on the original home.

## Section 3: Characteristic Residential Architectural Styles

Many of Downey's original tract homes were constructed in the Minimal Traditional, Ranch, and Styled Ranch styles; a significant portion of the City's newer single-family infill construction falls under a New Traditional or 21st Century Modern designation.

This Section describes and illustrates best practices for working within the parameters of each of these styles when constructing both new homes and additions. Page 12 provides more targeted approaches to achieve best design practices when constructing additions to original homes.

In addition to this Section, refer to the following resources for supplementary architectural design guidance, history, and description of character-defining features of single-family residential styles:

- *The Abrams Guide to American House Styles* by William Morgan
- *American House Styles: A Concise Guide* by John Milnes Baker
- *A Field Guide to American Houses* by Virginia & Lee McAlester
- *A Field Guide to American Architecture* by Carole Rifkind
- *Western Ranch Houses* by Cliff May



# Minimal Traditional: 1935-1950s

Utilized between 1935 and the early 1950s as a popular pre- and post-War housing solution, the Minimal Traditional style emerged as a response to the Great Depression and the need to increase the cost efficiency of home-building. The style simplifies and abstracts the character-defining features of a variety of period styles, such as the American Colonial and the Colonial Revival, while minimizing use of decorative treatments. Homes are typically simple and small: one or one-and-a-half stories. In the rare case in which a second story is constructed, it is an addition and typically set behind the first-floor ridgeline so as to act as a secondary mass. Entries normally orient toward the street, and garages are typically detached and placed behind the principal structure.

Structures of this style are minimally-decorated and constructed with stucco and one feature material -- such as lap siding, wood, or brick -- facing the street. Windows are often double-hung and multi-paned, and rarely exceed fifty (50) percent of the total façade area. Chimneys and decorative eave supports are also common. Roofs contain low to intermediate pitches (1:12 to 1:3 slopes) and are hipped, side-gabled, multi-gabled or cross-gabled. Shallow roof eaves are rarely deeper than two (2) feet.



FIGURE 1: Minimal Traditional Style

# Ranch: 1930s-1950s

Inspired in part by Frank Lloyd Wright's Prairie and Cliff May's Western ranch houses, the Ranch style emerged in the 1930s, but did not gain its utmost popularity until after the Second World War. Ranch homes' typical one-story construction, deep-set eaves (extending three (3) feet or more from the exterior wall perimeter) and slender wooden columns (rarely exceeding eight (8) inches in width), each accentuate the horizontality of the style's ground-hugging forms. Roofs are typically low- to moderately-pitched (1:12 to 1:3 slopes) and either hipped, multi-gabled or cross-gabled. Asymmetrical façades typically feature front entries and porches located off-center and sheltered by the eaves and roof. Entries as well as garages or porte-cocheres are typically oriented towards the street, though neither dominates the front façade.

Ranch homes are detailed simply, commonly utilizing stucco or board and batten with wood, stone, or brick accents. These feature materials are also utilized around entryways and/or at chimneys. Strip windows are also seen: some arranged horizontally and others, such as those at living rooms overlooking the street, large. No more than fifty (50) percent of the total façade area is typically dedicated toward windows.



FIGURE 2: Ranch Style  
(Note: Porte-cocheres are subject to setback standards per Section 9312.08 of the Downey Municipal Code)

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# Styled Ranch: 1935-1985

Having gained prominence between the years 1935 and 1985, the Styled Ranch utilizes the basic form and layout of the Ranch style: a single-story structure with an attached, street-oriented garage or port-cochere, both of which enhance the horizontality of the main form. The front façade is typically asymmetrical per Ranch style convention, incorporating off-center sheltered porches, strip windows and/or large picture windows that occupy no more than fifty (50) percent of the total façade area.

Where the Styled Ranch begins to diverge from the traditional Ranch style is in its stylistic detail elements, which tend to be borrowed from other styles. In Downey, these include but are not limited to:

- American Vernacular
- Asian
- California or Western (Cliff May)
- English Colonial
- Neo-Colonial
- Regency
- Neo-Tudor
- Neo-Victorian
- Spanish
- Storybook
- Abstracted regional and vernacular styles (in later examples)

- A** Broad, ground-hugging, asymmetrical form typical of Ranch style; one story typical
- B** Stylistic details borrowed from (in this case) Regency style
- C** Attached, street-oriented garage
- D** Off-center entry under eave
- E** Large picture window
- F** Windows rarely exceed 50 percent of façade area
- G** Feature material (brick)



FIGURE 3: Styled Ranch Style

The following illustrations further describe features typical of the Styled Ranch sub-styles most commonly observed in Downey. Typically, these sub-styles tend to inform design components such as materials and color, roof form and pitch, eave depth, ornamentation and additional decorative strategies. For further information on these and other sub-styles, refer to the educational resources listed on page 3 and page 36 of this booklet.

## Spanish Revival Styled Ranch:



- A** Red clay roof tiles
- B** Cross-gabled or hipped roof typical
- C** Roof rarely exceeds 1:3 slope
- D** Chimney typical
- E** Columns and/or arches frame entryway
- F** Light-colored stucco façade
- G** Heavy wooden door
- H** Exposed beams

## Neo-Victorian Styled Ranch:



- A** Decorative wood detailing
- B** Embellished roof extends below the eave line
- C** Steep (1:1) roof slope at window bay; note 1:3 roof elsewhere
- D** Lap siding and board and batten
- E** Two- or three- color paint schemes
- F** Diagonal window panes

## Neo-Colonial Styled Ranch:



- A** Near-symmetry in total form
- B** Prominent porch with pediment supported by columns
- C** Gable roof with 1:3 slope typical
- D** Clapboard and shingle siding common
- E** Larger window

FIGURE 4: Styled Ranch Sub-styles

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# New Traditional: 1975-Present

Many of Downey's newer, infill homes are constructed in the New Traditional style, which derives inspiration from earlier period styles to inform the composition and detailing of all exterior components of the home including:

- Massing
- Roof form and slope
- Entry and entry expression
- Eave depth
- Windows
- Materials
- Colors
- Additional detailing

New Traditional homes replicate past styles while often relying on the utilization of modern materials and building techniques to achieve the design intent.

Downey's New Traditional homes have been observed in a number of styles, including but not limited to:

- Colonial Revival
- French Eclectic
- Italian Renaissance
- Neoclassical
- New England
- New Traditional Craftsman (Southern California regionally-relevant)
- Neo-Tudor
- Prairie
- Shingle
- Spanish (Southern California regionally-relevant)

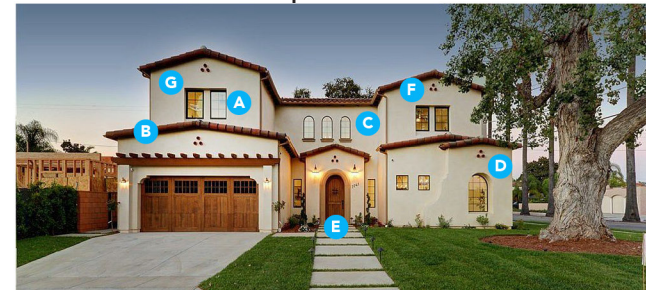
The following illustrations further describe the New Traditional styles that prevail in Downey. For further information on these and other styles, refer to the educational resources listed on page 3 and page 36 of this booklet.

## New Traditional Colonial/Regency:



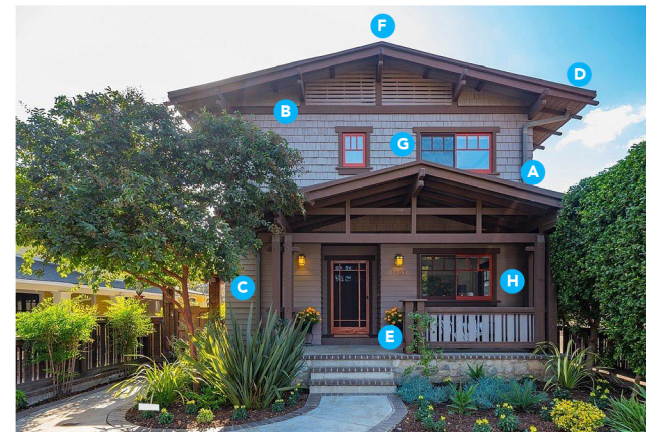
- A** Symmetry
- B** Prominent porch with portico supported by columns
- C** Hipped roof with shallow (1:4) slope typical
- D** Tends to be plainer, less detailed than precedent style
- E** Bay windows

## New Traditional Spanish:



- A** Recessed window
- B** Clay roof tile
- C** Smooth stucco façade
- D** Presence of arches common
- E** Heavy wooden front door
- F** Gable roof with 1:4 slope
- G** Earth tones utilized

## New Traditional Craftsman:



- A** Shingling and stone suggest rustic, handmade quality
- B** Expression of beams
- C** Rectangular in form
- D** Roof eaves ≤2 feet in depth
- E** Sheltered, inset entry area
- F** Cross-gabled, moderately-pitched (1:4) roof
- G** Double-hung or casement windows incorporating divided panes common
- H** At least 1 prominent window on front façade

**A** Massing, roof form, slope, entry/entry expression, eave depth, modulation methods, windows, colors and additional detailing informed by (in this case) the Neo-Colonial style



FIGURE 5: New Traditional Style

(Note: Porches and 2nd Stories are subject to setback and height standards per the Downey Municipal Code)

FIGURE 6: New Traditional Sub-styles

# 21st Century Modern: 2000-Present

Downey's 21st Century Modern homes, often larger and typically two stories, have been constructed as newer, infill homes, often situated on existing lots within the fabric of older, one-story residential contexts or within enclaves dedicated to modern design. These structures typically emphasize straight lines and feature moderate asymmetry, which results in massing volumes that appear boxlike and intersecting. Flat roofs often contribute to this impression, but are not a prerequisite of the 21st Century Modern approach.

Many 21st Century Modern homes are variations of the International Style, exhibiting relaxed white stucco boxes, while others feature segmented vaults, alluding to mid-20th Century regional modernisms, or skewed geometries reminiscent of the 1990s Deconstructivism style. Façades are minimally-decorated and neutrally-colored, and feature large expanses of glass that often surpass, as a percentage of the wall area, their older counterparts. This utilization of glass, in combination with the placement of terraces, porches, and decks at both upper and lower levels, allows for ample indoor-outdoor interaction. Entryways are typically recessed and garages oriented towards the street. These newer homes also tend to utilize contemporary cladding materials, such as lap siding and metal paneling, which are distributed to highlight individual wall planes, thereby modulating the mass and bulk of the construction.

- A** Typically two stories
- B** Intersecting boxlike forms featuring moderate asymmetry; emphasis on straight lines
- C** Minimally-decorated façade with neutral colors
- D** Distribution of materials highlights overall massing and modulation
- E** Recessed entryway
- F** Terraces, porches and decks create indoor-outdoor fluidity
- G** Contemporary cladding materials
- H** Large expanses of glass



FIGURE 7: 21st Century Modern Style

# A Note on Additions and the Use of Characteristic Architectural Styles

An addition to an original home should learn from and work within the parameters of the style of the original home, which, in Downey, will typically fall under the Minimal Traditional, Ranch, or Styled Ranch designations.

In addition to incorporating the same or similar stylistic characteristics including materials, colors, roof form and slope, eave depth, ornamentation, and other detailing techniques, an addition should act as a secondary mass to the original form. A second story should be set back from the first story by ten (10) feet, and/or be placed behind its ridgeline, whenever feasible.

Guidelines for the construction of additions are provided on page 28 of this booklet.



FIGURE 8: Additions

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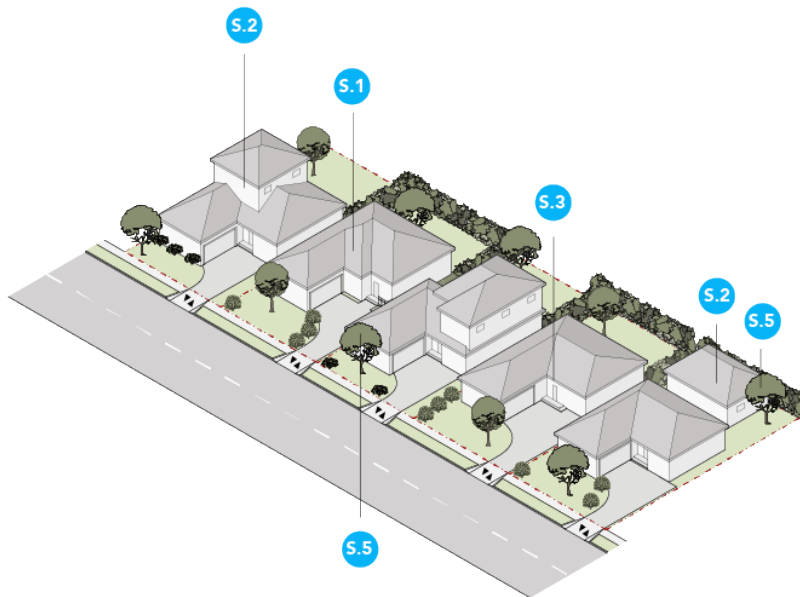
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# Section 4: Development Standards

The following Section lists development standards noted in the *Downey Municipal Zoning Code*, which are mandatory. The purpose of this Section is to act as a supplementary reference that provides further elaboration and illustration of the Zoning Code Standards.

The following standards are also listed in the Development Standards category of the Checklist on page 31 of this booklet. All Standards in this Section that are applicable to a designated design project shall be met by the applicant.

The majority of the development standards are generally illustrated in Figure 9 below. Refer to the specified standards (indicated by the corresponding numbers in the diagram) for additional explanation and illustration.



- S.1** Use 360° architecture and maintain design consistency throughout the project design.
  - S.2** Design accessory structures and/or additions with materials, roof forms, and architectural styles consistent with the principal structure.
  - S.3** Orient front entries towards the public right-of-way.
  - S.5** Provide shade trees in setback areas.
- \* X indicates Standard number.

FIGURE 9: Illustrative Development Standards (see S.1 through S.6)

## S.1 Use 360° architecture and maintain design consistency throughout the project design"

Any new construction, alteration, and/or addition on a lot, including a principal residence, second story, detached accessory structure, carport, and/or porte-cochere shall follow a singular architectural character and style that extends to all building features including façades, roof forms and pitches, materials, and detailing. An addition shall utilize the characteristics of the style of the original home.

### Do's:



FIGURE 10: This example displays a home that utilizes the same materials, ornamentation, and detailing on all façades.

### Do's:



FIGURE 12: This example displays a home that utilizes consistent roof forms, materials, and style throughout.

### Don'ts:



FIGURE 11: This example from another Southern California city does not utilize the same materials, ornamentation, and detailing on the side yard-facing façades.

### Don'ts:



FIGURE 13: The inconsistent roof forms (flat versus gabled), materials and styles, exhibited on this example from another Southern California city, results in a non-characteristic garage addition that diminishes the architectural value of the existing home.

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## S.2 Design accessory structures and/or additions with materials, roof forms, and architectural styles consistent with the principal structure.

Additions and detached accessory structures shall incorporate the same architectural character and style as the original structure and extend the character to all new building features, including materials and roof forms. Additions to existing structures shall utilize the same window treatments and proportions as the original structure.

## S.3 Orient front entries towards the public right-of-way.

New architecture, additions altering the entrance of the dwelling, and remodels altering the entrance of the dwelling shall be designed with the front door oriented towards the public right-of-way.



FIGURE 14: This rear yard accessory structure utilizes the same materials and roof form as the principal structure.

## S.4 Prioritize public street-facing lots in subdivisions.

To the maximum extent feasible, new lot subdivisions shall be subdivided in a configuration that does not require the utilization of a private road and instead orients subdivided lots towards the public right-of-way.

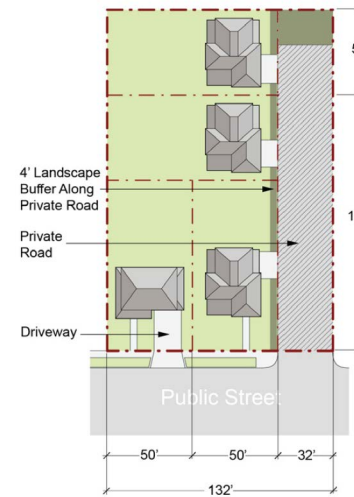


FIGURE 15: Subdivided parcels oriented towards the public right-of-way, and parcels oriented towards a private road.

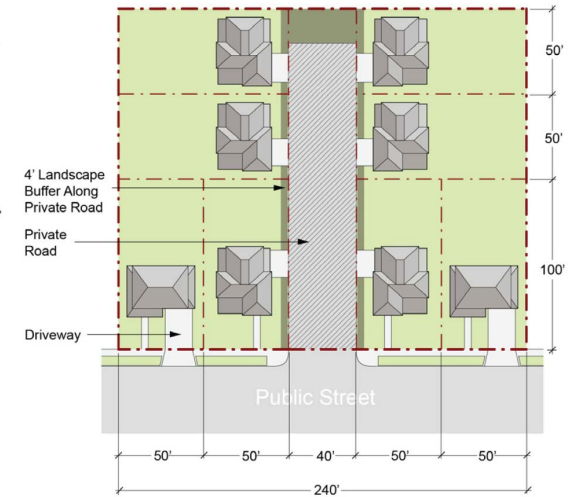


FIGURE 16: Subdivided parcels oriented towards the public right-of-way, and parcels located on both sides of the private road.

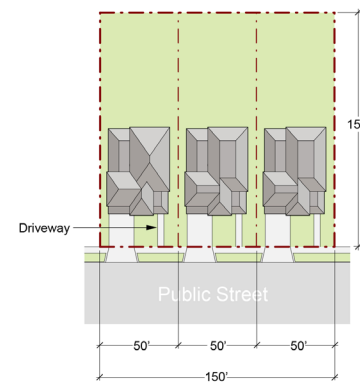


FIGURE 17: Three or more subdivided parcels with front lot lines oriented towards the public right-of-way.

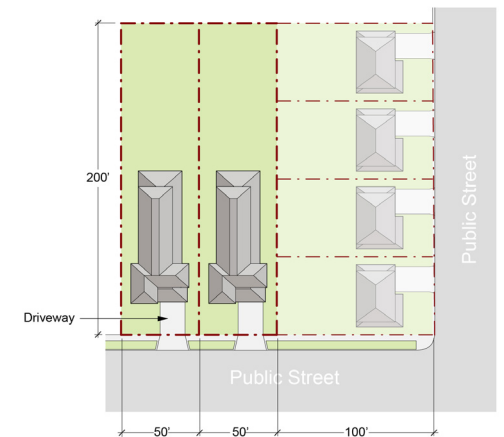


FIGURE 18: Two subdivided parcels with front lot lines oriented towards the public right-of-way.

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## S.5 Provide shade trees in setback areas.

A minimum of one (1) shade tree shall be provided in the front yard and a minimum of one (1) shade tree shall be provided in the rear yard. Placement of an additional shade tree in the street-facing side and/or interior side yard with a setback equal to or greater than ten (10) feet shall provide one (1) tree for every twenty (20) linear feet of building façade for that side.

A shade tree in the front yard shall have a mature height of at least forty (40) feet and a tree canopy that is at least forty (40) feet in diameter after five (5) years of growth. A shade tree in the rear yard shall have a mature height of at least forty (40) feet and a tree canopy that is at least thirty (30) feet in diameter after five (5) years of growth. Side yard trees shall reach a maturity height greater than twenty (20) feet and a canopy width greater than ten (10) feet.

Tree selection shall be approved by the City Planner. Appropriate trees may include, but are not limited to, Deodra Cedar, American Sycamore, and Pink Cedar.



FIGURE 19: Trees located within front yards.

## S.6 Follow existing Downey landscape standards and utilize native and/or climate-appropriate plants.

New landscaping placed in setback areas shall adhere to the landscape standards provided in *Section 9312.08* and *Section 9520.04* of the *Downey Municipal Zoning Code*. New landscaping shall also incorporate species that are native California plants and/or region-appropriate plants with moderate to very low water use. Appropriate plant material resources include, but are not limited to, the *Sunset Western Landscape* by Kathleen Norris, the *Water Use Classification of Landscape Species* website ([ucanr.edu](http://ucanr.edu)), and the *Los Angeles County Drought Tolerant Landscape Design Guidelines*.



FIGURE 20: Tiered, i.e. ground cover, shrubs, and trees characterize front yard landscaping observed in Downey neighborhoods.

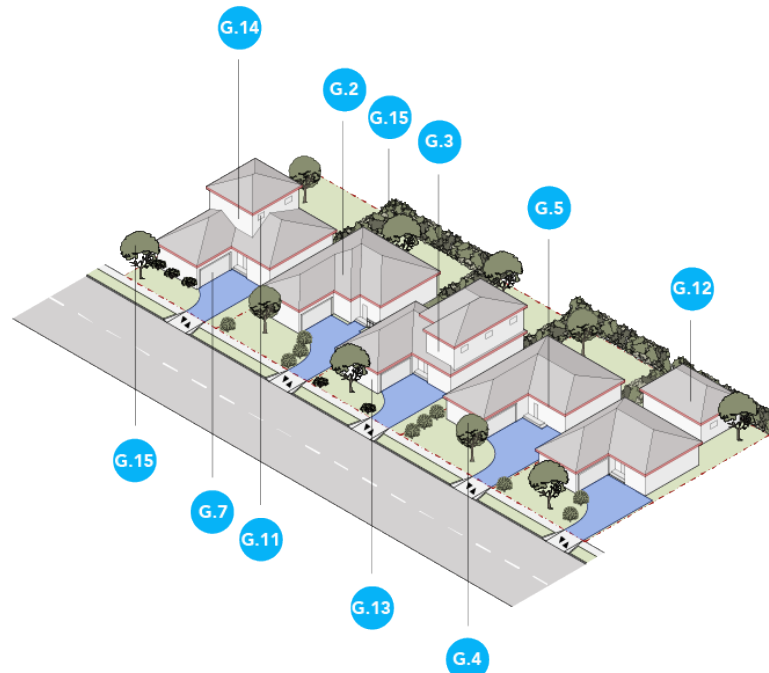
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# Section 5: Design Guidelines

The following Design Guidelines are recommended. Followed to the maximum extent feasible, they will realize designs that best fit with the surrounding neighborhood. The design of an addition or new construction should utilize the following Design Guidelines as well as the Residential Design Goals and Principles of Section 2.

The majority of the Design Guidelines described in this Section are illustrated in Figure 21 below. Refer to the specified Guidelines (indicated by the corresponding numbers in the diagram) for additional explanation.



- X** X indicates Guideline number.
- G.2** Utilize characteristic major and minor massing.
- G.3** Reduce second-story footprints in relation to first-story footprints.
- G.4** Utilize single-story features facing front yards.
- G.5** Maintain prevailing floor-to-plate and overall building heights.
- G.7** Place and orient garages in relation to the prevailing neighborhood context.
- G.11** Moderate the quality and size of side yard-facing openings at second stories.
- G.12** Design accessory structures with massing secondary to the principal residence.
- G.13** Utilize one-story characteristic features facing front yards on additions.
- G.14** Place second story additions behind existing ridgelines.
- G.15** Provide landscape in setback areas.

FIGURE 21: Illustrative Design Guidelines (see G.1 through G.17)

## G.1 Use Downey Characteristic Residential Architectural Styles and related typical features.

Use of a Downey Characteristic Residential Architectural Style (see Section 3) is encouraged. Residents and applicants should observe and learn from their neighborhood residential character and utilize architectural style elements that prevail in Downey. An addition to an existing tract home should utilize the original house style, typically one of three prevailing styles: Minimal Traditional, Ranch, or Styled Ranch. New infill homes should utilize one of these styles, or the New Traditional or 21st Century Modern, as described in Section 3 of this booklet. When utilized, the chosen style should determine the design of elements including but not limited to:

- Massing
- Height
- Materials
- Roof form, pitch, and materials
- Eave depth
- Skyline-enhancing features such as chimneys and towers
- Typical colors
- Methods of modulation
- Entry expression and orientation
- Window proportions
- Landscaping
- Other details specified by the particular style description.

When other and contemporary architectural styles are used, projects should comply with as many of the Design Guidelines of this Section as feasible, and meet bullets 1-7 of the Residential Design Goals and Principles noted in Section 2.



FIGURE 22: A Downey streetscape exhibits various styles.

## G.2 Utilize characteristic major and minor massing along front and side yard-facing façades.

Masses and building planes facing front yards should be modulated to fall within the prevailing scale of other projects on the block; masses and building planes facing side yards should mirror the scale of adjoining structures. To best realize second-story modulation standards conveyed in *Table 9.3.3 of Section 9312.08 of the Downey Municipal Zoning Code*, buildings should be composed of a minimum of two (2) major masses and incorporate transitional minor massing to minimize overall building bulk and relate adjacent single-story structures to new structures and open spaces. Methods of building modulation should be chosen based on what is typical of the Characteristic Residential Architectural Style utilized (see Section 3 for further detail). Such methods include but are not limited to the use of:

- Variation in at least two (2) building materials and/or colors
- A variety of heights
- Varied rooflines, multi-level ridgelines, or cross-gables
- Intersecting building and roof volumes
- Overhangs or awnings
- Balconies that sit under eave lines
- One-story wings and ells
- Second stories that are fully or partially set back from first stories
- Covered or recessed entries, porches, and stoops
- Bay windows, dormers, and/or chimneys.

In all instances, minor massing should be clearly subordinate to major massing in height, volume, and scale. Buildings composed of a grouping of minor masses are discouraged.

## G.3 Reduce second-story footprints in relation to first-story footprints.

Provided that the maximum allowable floor area for the primary residence and accessory structures is achievable, the combined building footprint of all portions of a second story should not exceed eighty (80) percent of the first-story footprint at a primary residence. Second stories should also not project more than eighteen (18) inches beyond the exterior perimeter of the first story unless covering a usable porch or entry area. Additionally, the floor-to-plate height of a second-story should not exceed the floor-to-plate height of the story below.



FIGURE 23: These Downey homes also exhibit a variety of modulation techniques, including the incorporation of single-story components along the streetscape.

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## G.4 Utilize single-story features facing front yards.

If one-story construction is the prevailing character on a block, a project should maintain a single-story character by doing at least one of the following:

- utilizing single-story characteristics such as dormers, porch, and front wings.
- setting back any second-story portion(s) of a project at least forty (40) feet from the front property line and/or ten (10) feet from the first-story façade
- setting back all second-story portion(s) of a project behind the primary first-story ridgeline.



FIGURE 24: This home utilizes single-story characteristics such as incorporating dormers and encasing the first and second story under a singular roof.

## G.5 Maintain prevailing floor-to-plate and overall building heights.

A project design should maintain the first- and second-story floor-to-plate heights, as well as the overall building height, observed within the prevailing range of the street block. If pitched roofs are utilized, roof slopes and eave heights should also be set within the prevailing range seen along the street block. One (1) roof shape and pitch should be used consistently throughout the project, including on additions and accessory structures. The use of more than one (1) roof type or pitch is discouraged.



FIGURE 25: Homes along a Downey streetscape respect the prevailing floor-to-plate and overall building heights.

## G.6 Limit double-height exterior features.

A project design should incorporate no more than two (2) exterior double-height architectural features such as two-story flat façades or double-height windows. The aggregate façade area dedicated to all front yard-facing, double-height architectural elements should not exceed twenty-five (25) percent of the total front-facing façade width, and the heights of these elements should typically not extend beyond the topmost eave line of the principal residence. At one-story residences, double-height features should be set below the highest ridgeline. Double-height exterior features shall also adhere to all relevant porch and entry standards listed in *Table 9.3.3 of Section 9312.08 of the Downey Municipal Zoning Code*.

## G.7 Place and orient garages in relation to the prevailing neighborhood context.

The placement and orientation of garages and driveways should follow the precedent of the prevailing neighborhood context and conditions on the street block. Garages abutting front yards are discouraged, except on blocks where front-loaded garages are the prevailing condition or where it is impractical to locate the garage behind the residence due to considerations of topography, geometry of the lot, and/or the constraining dimensions of property boundaries.



FIGURE 26: Maintain the prevailing condition and pattern of garages and side yard driveways.

## G.8 Maintain existing side yard driveways and/or prevailing open space pattern.

Where rear yard garages are the prevailing condition on a block, maintain the pattern of side yard driveways providing access to rear yard garages. A new rear-accessing driveway should not be placed along the side property line nor within a side yard where an existing rear-accessing driveway at the adjacent property adjoins the common property line, unless this was the original lot configuration. If a new, front yard-adjoining garage configuration is proposed, maintain any existing side yard driveway as an open space to retain consistency with the open space and side yard patterns of the block.

## G.9 Provide alley-accessible required parking.

If a lot adjoins an existing alley, garage access should be from the alley, unless the existing alley does not provide enough width for access.

## G.10 Moderate garage height and/or placement as subordinate to the principal dwelling.

Detached and attached garages should not exceed the height of the principal residence and should be subordinate to the primary structure in terms of massing and placement.



FIGURE 27: This rear yard garage does not exceed the height of the principal structure and is subordinate in massing and placement.

### G.11 Moderate the quantity and size of side yard-facing openings at second stories.

If a side yard abuts another single-family residential property, no more than fifteen (15) percent of the aggregated area of the second-story façade facing that side yard should be dedicated toward openings such as windows and doors.

### G.12 Design accessory structures with massing secondary to the principal residence.

Detached accessory structures should not exceed the height of the principal residence. Attached accessory structures should be subordinate to the primary structure in terms of massing and height. Accessory structures shall utilize the same materials, architectural style, and roof type as the primary home.



FIGURE 28: Side-facing windows at second stories should not exceed fifteen (15) percent of the aggregated side yard-facing façade area.

### G.13 Utilize single-story characteristic features facing front yards on additions.

An addition to an original home should act as a secondary mass to the original form and maintain a single-story character as described in Guideline 4 on page 25 of this booklet. Such characteristic features include porches, wings, and dormers.

### G.14 Place second story additions behind existing ridgelines.

A second-story addition to an original home should be set back from the first story by ten (10) feet, and/or be placed behind its ridgeline, whenever feasible.

### G.15 Provide landscape in setback areas.

All setback, open space, and adjacent parkway areas not occupied by driveways, parking areas, walkways, building projections, and other approved hardscape should be planted in a three-tiered design with a combination of ground cover (not exceeding three (3) feet in height), shrubs (not exceeding five (5) feet in height), and trees. Vertical landscape treatments such as shrubs, hedges, and trees, should be planted along side and rear property lines to buffer views and enhance privacy between abutting and adjoining rear and side yards.



FIGURE 29: Landscaping three-tiered design utilizing ground cover, shrubs, and trees.

# Subdivision-Specific Guidelines

## G.16 Follow prevailing width, depth, and area of lots along the block.

The width, depth, and area of a lot at a subdivision should be within the prevailing range of the widths, depths, and areas at lots along the block.

## G.17 Provide landscaping and sidewalks along new private roads.

A private road should incorporate continuous landscape buffer zones and sidewalks that are each no less than four (4) feet in width along one (1) or preferably both sides of the private road right-of-way.

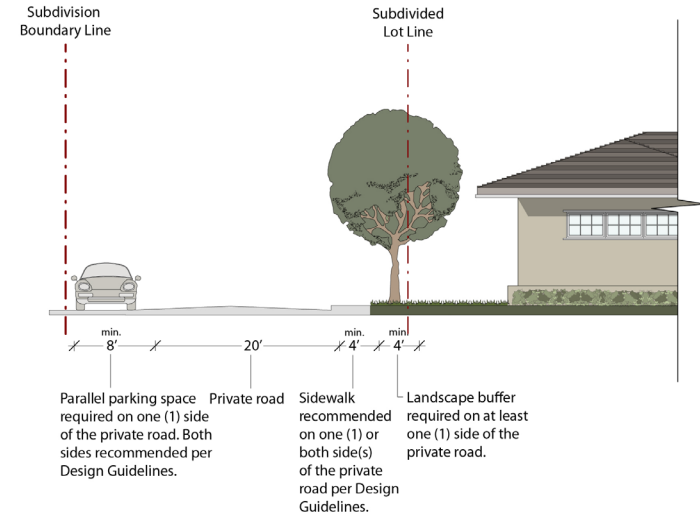


FIGURE 31: 36-Foot Private Road

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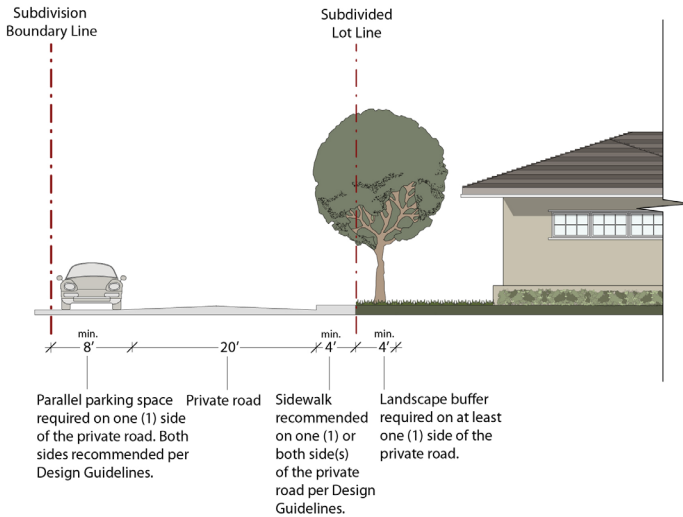


FIGURE 30: 32-Foot Private Road

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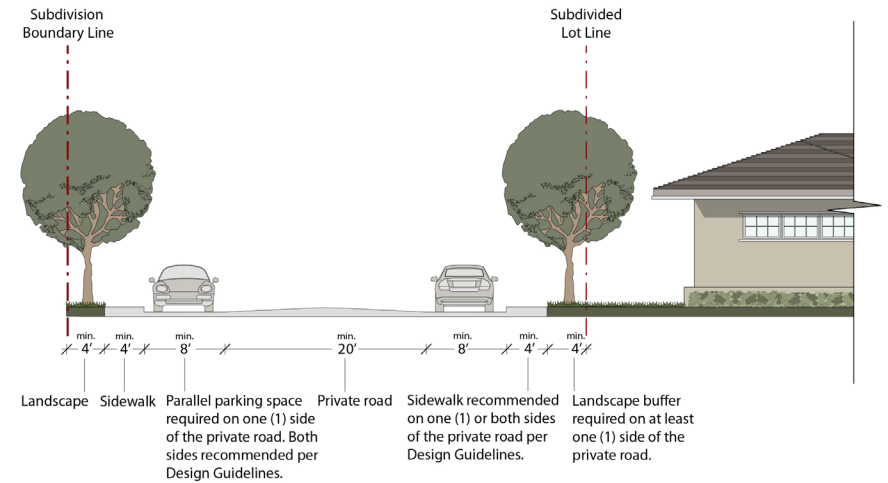


FIGURE 32: 52-Foot Private Road

# Section 6: Development Standards and Design Guidelines Checklist

This checklist should be utilized by applicants and City Staff to determine consistency with the Development Standards and Design Guidelines noted in this booklet.

## Development Standards

*This section is mandatory; meet all criteria below.*

- S.1. Use 360° architecture and maintain design consistency throughout the project design.
- S.2. Design accessory structures and/or additions with materials, roof forms, and architectural styles consistent with the principal structure.
- S.3. Orient front entries toward the public right-of-way.
- S.4. Prioritize public street-facing lots in subdivisions.
- S.5. Provide shade trees in setback areas.
- S.6. Follow existing Downey landscape standards and utilize native and/or climate-appropriate plants.

## Character and Style

*Should meet the criterion below.*

- G.1. Use Downey Characteristic Residential Architectural Styles and related typical features.

## Mass, Bulk, and Height

*Should meet a minimum 4 of 5 below.*

- G.2. Utilize characteristic major and minor massing along front and side yard-facing façades.
- G.3. Reduce second-story footprints in relation to first-story footprints.
- G.4. Utilize single-story features facing front yards.
- G.5. Maintain prevailing floor-to-plate and overall building heights.
- G.6. Limit double-height exterior features.

## Parking and Driveways

*Should meet a minimum 2 of 4 below.*

- G.7. Place and orient garages in relation to the prevailing neighborhood context.
- G.8. Maintain existing side yard driveways and/or prevailing open space pattern.
- G.9. Provide alley-accessible required parking.
- G.10. Moderate garage height and/or placement as subordinate to the principal dwelling.

## Side and Rear Yards

*Should meet the criterion below.*

- G.11. Moderate the quantity and size of side yard-facing openings at second stories (maximum 15% openings).

## Accessory Structures

*Should meet the criterion below.*

- G.12. Design accessory structures with massing secondary to the principal residence.

## Additions

*Should meet a minimum 1 of 2 below.*

- G.13. Utilize single-story characteristic features facing front yards on additions (i.e. porches, wings, dormers).
- G.14. Place second-story additions behind existing ridgelines.

## Landscaping

*Should meet the criterion below.*

- G.15. Provide landscape in setback areas.

## Subdivision-Specific Guidelines

*Subdivisions should meet both criteria below. Subdivision projects should also meet other Guidelines noted in this checklist.*

- G.16. Follow prevailing width, depth, and area of lots along the block.
- G.17. Provide landscaping and sidewalks along new private roads.

## Use of Section 2: Residential Design Goals and Principles

*In cases where Guidelines are not met, as determined by use of this Checklist, and/or the applicant utilizes a non-Downey Characteristic Architectural Style, the following Design Principles should be satisfied per the process outlined on page 2 of this booklet.*

- 1. Design additions and new construction that follow the prevailing mass, bulk, height, and modulation patterns of other buildings seen in the neighborhood and along the same block face(s).
- 2. Utilize single-story characteristics, such as porches, dormers, and wings, in areas with a prevailing presence of one-story homes.
- 3. Maintain street wall continuity, orientation of entries toward sidewalks, utilization of one-story components and roof elements, placement of garages, and use of materials seen along the same block face(s).
- 4. Retain prevailing setbacks, privacy, and open space at side and rear yards, particularly in cases involving rear yard accessory structures.
- 5. Use multi-tiered and region-appropriate landscape design that realizes privacy between adjacent and abutting lots.
- 6. Minimize the visual impacts of automobiles, parking, garages, and driveways along rights-of-way by utilizing prevailing driveway and garage placements.
- 7. Maintain street wall continuity, entry orientation, landscape and setbacks along public rights-of-way on new subdivisions and private roads.

# Section 7: Definitions

**Accessory Structure:** Any structure, detached from or attached to the principal structure, that is customarily a part of or clearly incidental to a residence, such as a garage, which does not change the character of the residential use and/or household.

**Accessory Use:** A use incidental and subordinate to the principal use of the premises, which does not alter the characteristics of the use considered as a whole and as related to other uses permitted in the same zone (definition per *Section 9122 of the Downey Municipal Zoning Code*).

**Adjoining:** refers to a property, lot, or completed project that meets all of the following criteria:

- is located along the same block and same side of the street as the designated design project; and
- abuts the interior side lot line(s) of the project; and
- is not located at a reversed corner lot.

**Cul-De Sac Street:** The continuous segment of a street between a dead-end and its nearest street intersection.

**Designated Design Project/Project Design/Project:** The alteration, addition, or new construction to which these Design Guidelines apply.

**Dormer:** A window that protrudes out of a sloping roof, typically from a second story.

**Double-Height Architectural Element:** An architectural element whose height exceeds the height of the first story eave line or twelve (12) feet, whichever is more restrictive.

**Eave:** The lower edge or thickness of a roof that overhangs and extends beyond the exterior perimeter wall of a structure.

**Ell:** A portion or mass of a building that extends or projects from the main portion of the structure.

**Façade:** The exterior wall or face of a building that abuts or faces a front, side, or rear yard.

**Front-Loaded Garage:** A garage that is attached to the principal structure and abuts a front yard. The entrance to a front-loaded garage may face either a front yard or a side yard.

**Gable, Cross-Gable Roof:** A gable roof is a roof form that consists of two (2) planes sloped upwards and inwards towards the center of the building. A cross-gable roof consists of two (2) or more gable roofs that intersect.

**Hipped Roof, Double-Hipped Roof:** A roof form in which all planes slope downwards towards the exterior perimeter of the building. A double-hipped roof exhibits multiple layers of hipped roofs, sometimes stacked.

**Intersection:** A point at which two (2) or more public road, alley, and/or private road sections intersect with one another.

**Mass/Massing:** The comprehensive bulk or three-dimensional form of a building or portion of a building as viewed from the exterior.

**Prevailing Character(s):** The most common qualitative features such as pattern(s), style(s), expression(s), or other attribute(s) held by at least fifty (50) percent of a designated group of completed projects. Refer to Figure 20 on the next page.

**Prevailing Range:** A set of numerical values describing a quantitative specification or feature of a designated group of completed projects, exclusive of the lowest twenty-five (25) percent and the highest twenty-five (25) percent of the set. Refer to Figure 20 on the next page.

**Principal Structure:** The primary structure(s) within which is conducted the principal use of the lot (definition per *Section 9152 of the Downey Municipal Zoning Code*).

**Private Road:** The curb-to-curb area of a road, driveway, or alley that runs through at least one (1) lot and/or lot subdivision to access another lot and/or lot subdivision.

**Rear-Accessing Driveway:** A driveway that accesses and adjoins or abuts an interior side yard, a street-facing side yard, or an alleyway, and leads to a detached garage or designated parking space located in the rear one-half (1/2) of a lot.

**Rear Garage:** A garage that is located in the rear one-half (1/2) of the lot and detached from the principal residence.

**Ridgeline:** The peak of a sloped or pitched roof, where two or more planes meet.

**Wing:** A portion or mass of a building that intersects with and is subordinate to the main mass of the structure. It serves as a single-story characteristic when designed as a one-story mass protruding from a two-story structure towards the public right-of-way.



# Section 8: References and Resources

## Architectural Style

- *The Abrams Guide to American House Styles*, William Morgan
- *American House Styles: A Concise Guide*, John Milnes Baker
- *A Field Guide to American Houses*, Virginia & Lee McAlester
- *A Field Guide to American Architecture*, Carole Rifkind
- *Western Ranch Houses* by Cliff May

## Double-Height Standards

- *Table 9.3.3 of Section 9312.08 of the Downey Municipal Zoning Code*

## Landscape Standards

- *Section 9312.08 and Section 9520.04 of the Downey Municipal Zoning Code*
- *Sunset Western Landscape*, Kathleen Norris
- *Water Use Classification of Landscape Species* website [www.ucanr.edu](http://www.ucanr.edu)
- *Los Angeles County Drought Tolerant Landscape Design Guidelines*

## Second-Story Modulation Standards

- *Table 9.3.3 of Section 9312.08 of the Downey Municipal Zoning Code*

## Subdivision and Private Road Standards

- *Section 9916 and Section 9933 of the Downey Municipal Zoning Code.*

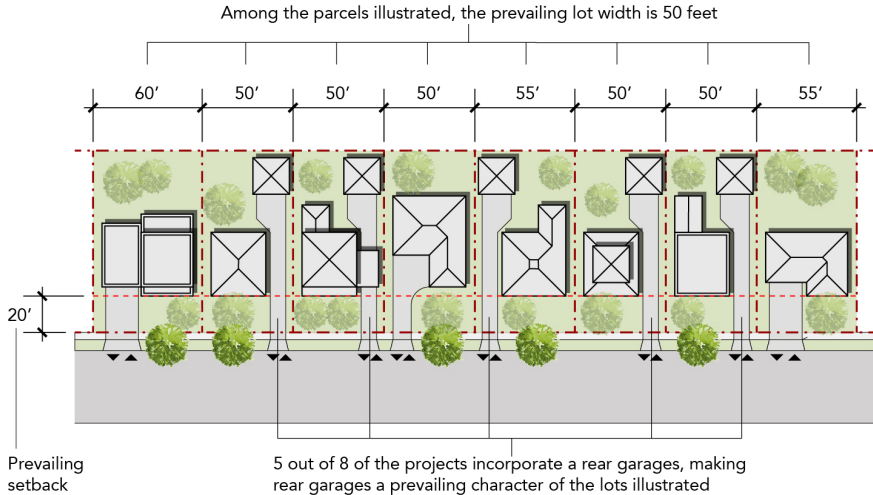
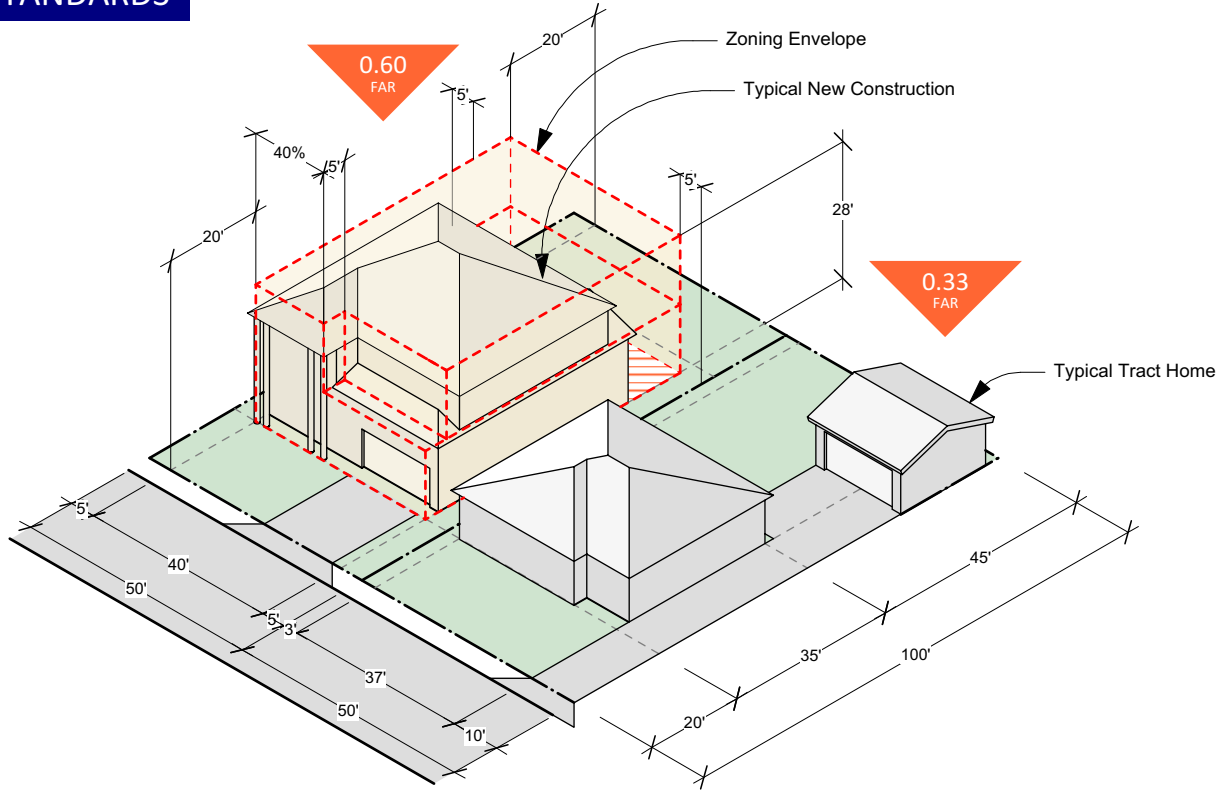


FIGURE 33: Illustrative Conditions Demonstrating Prevailing Range and Prevailing Character

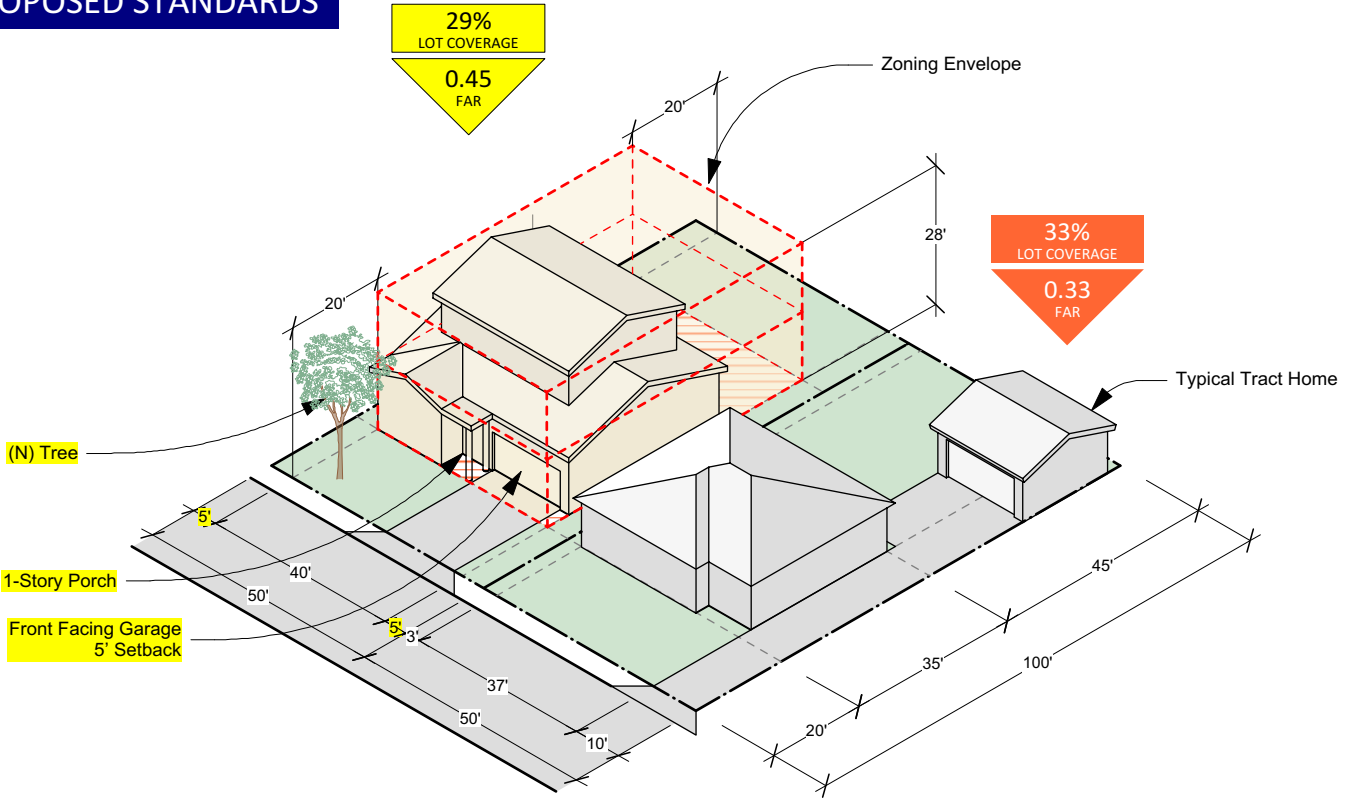
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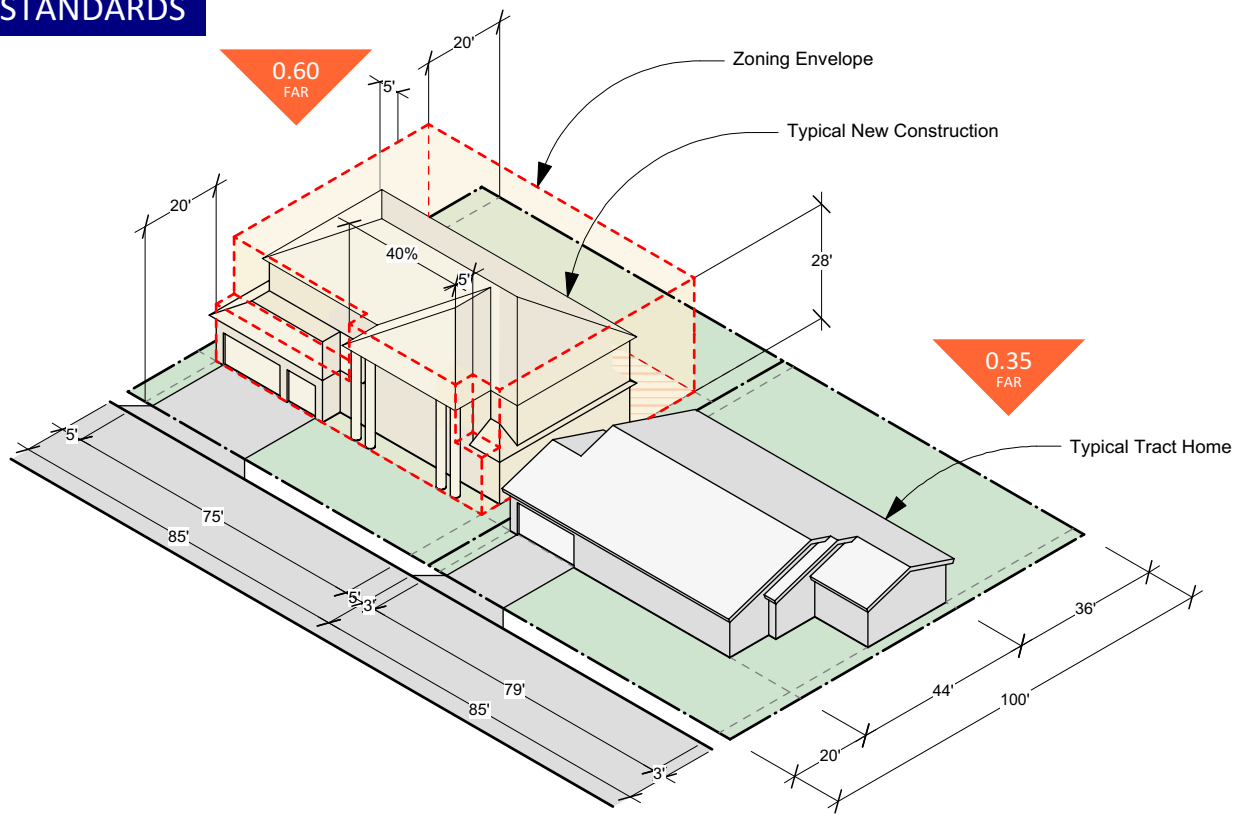
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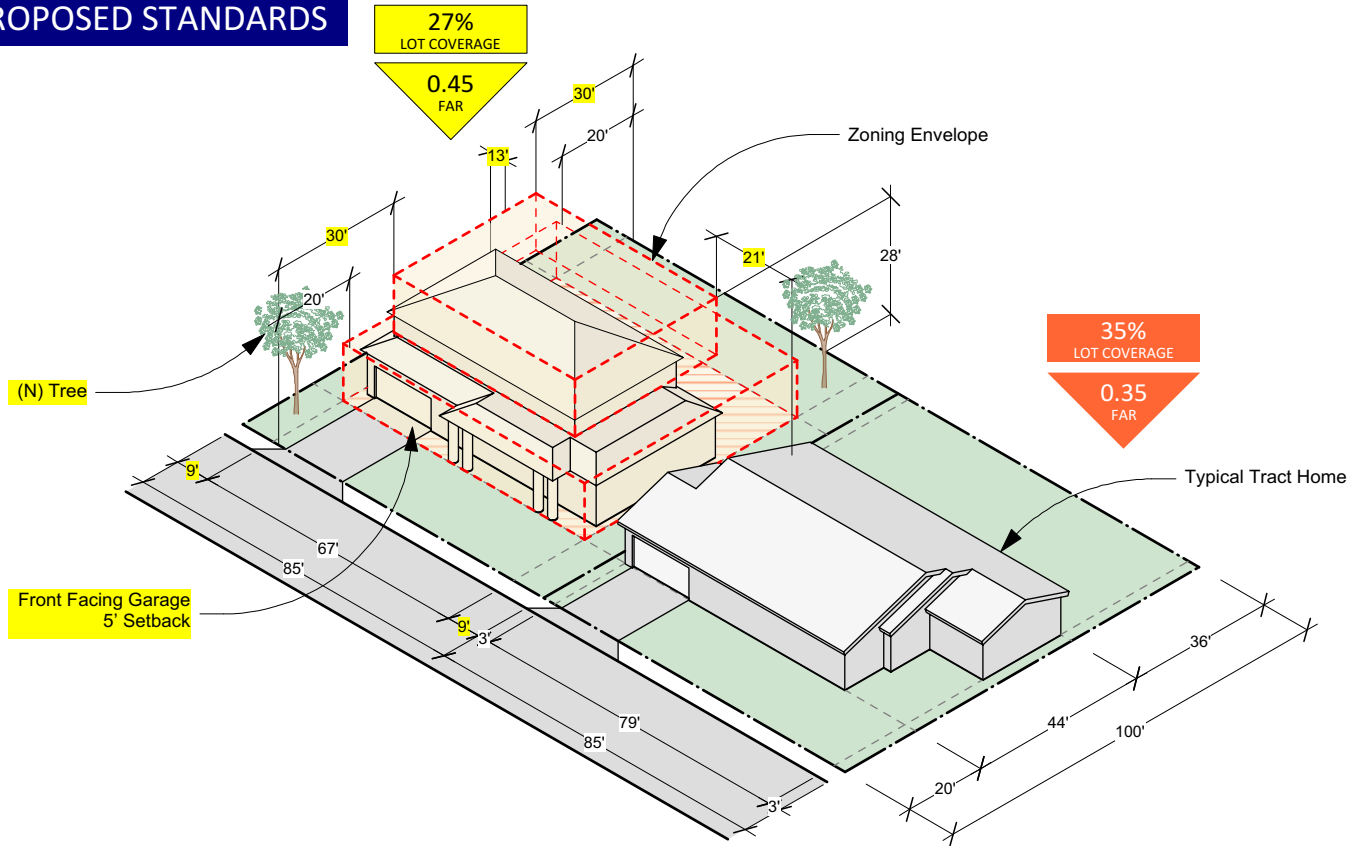
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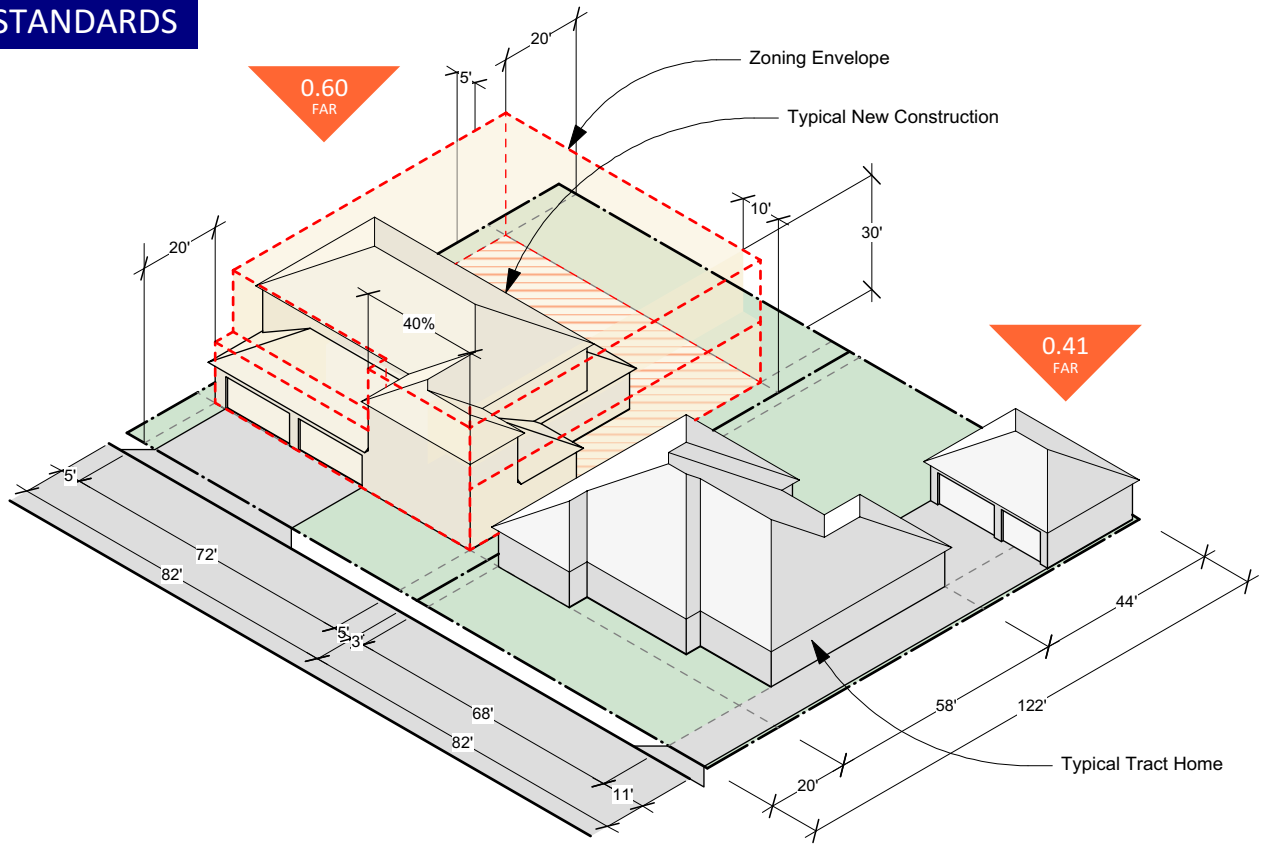
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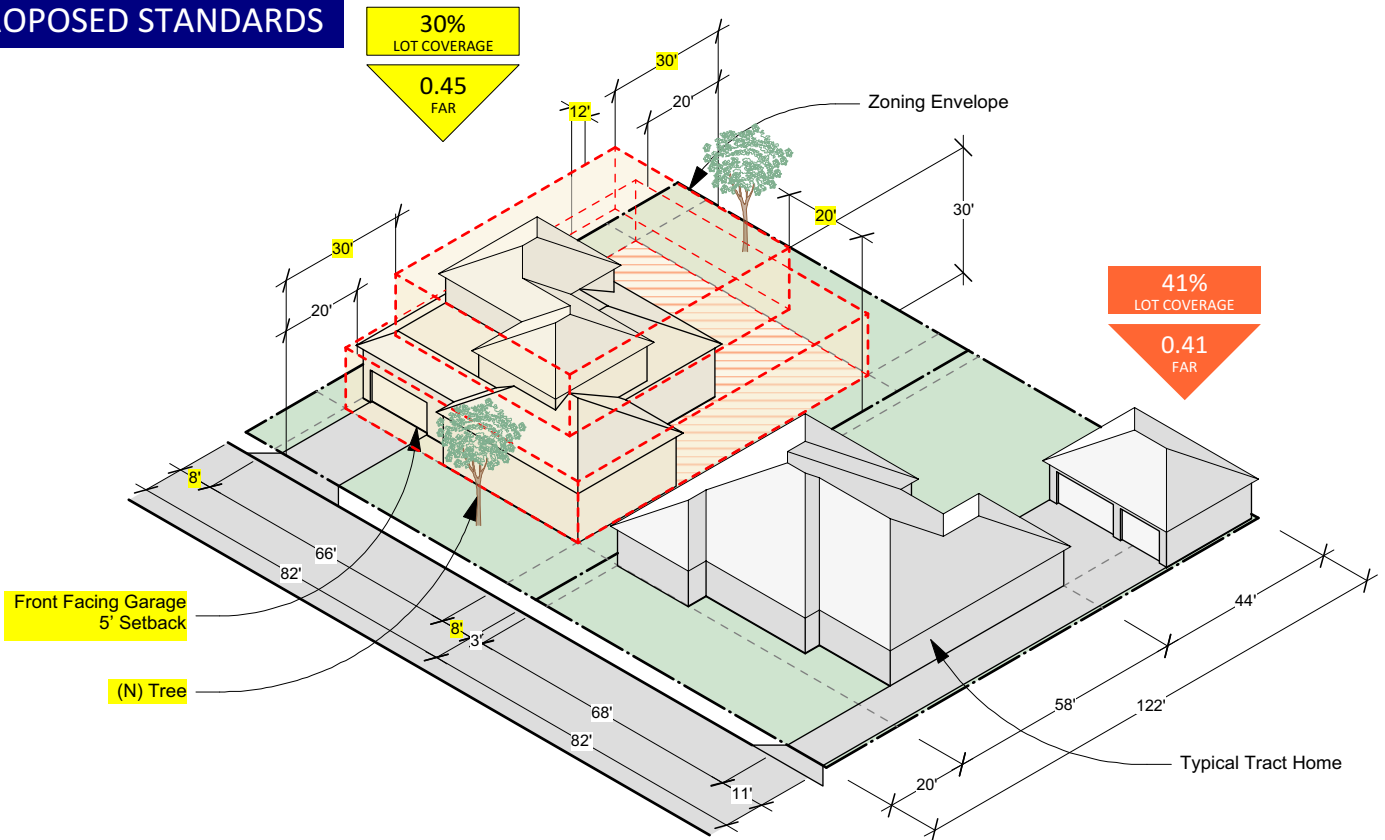
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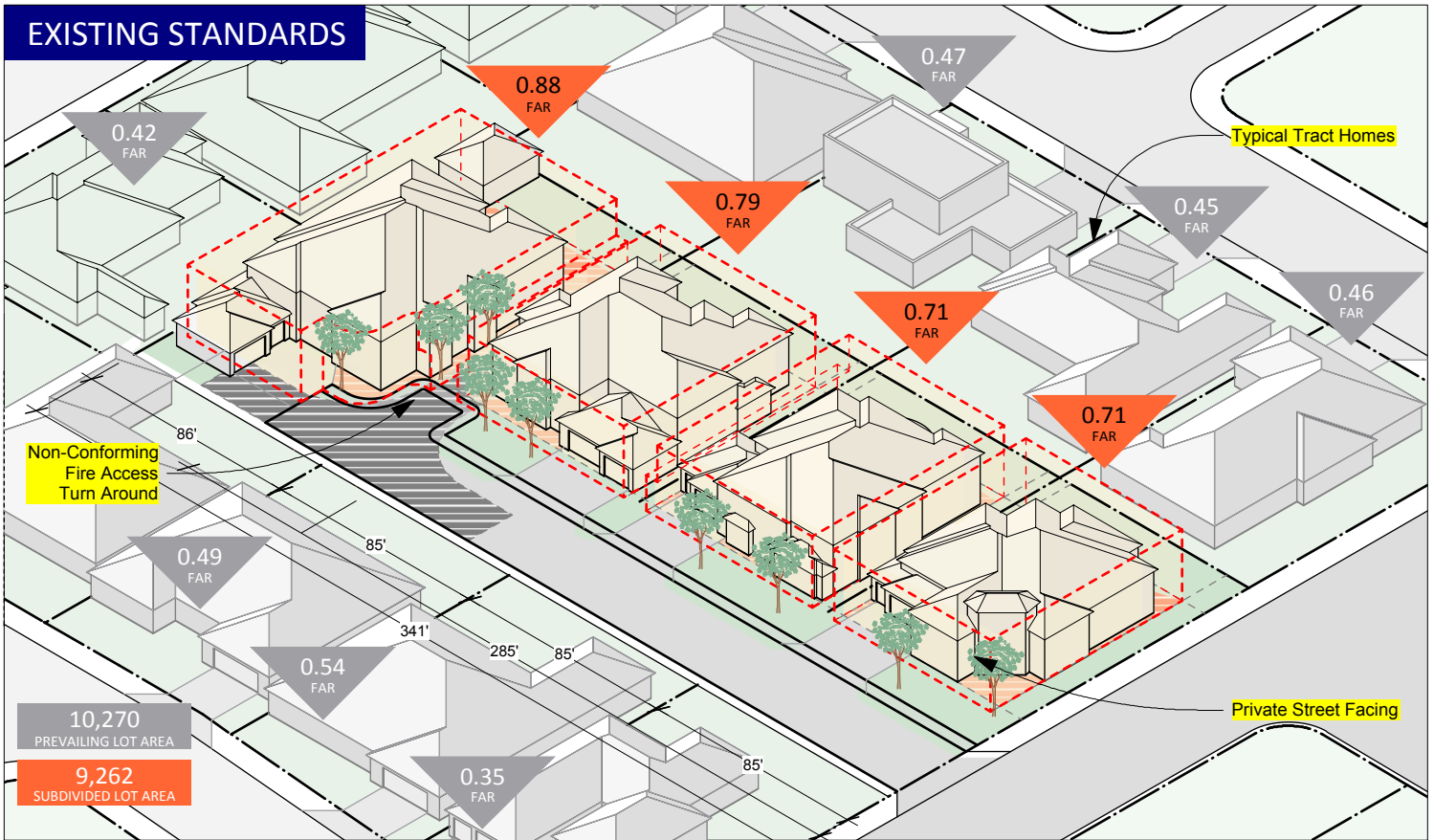
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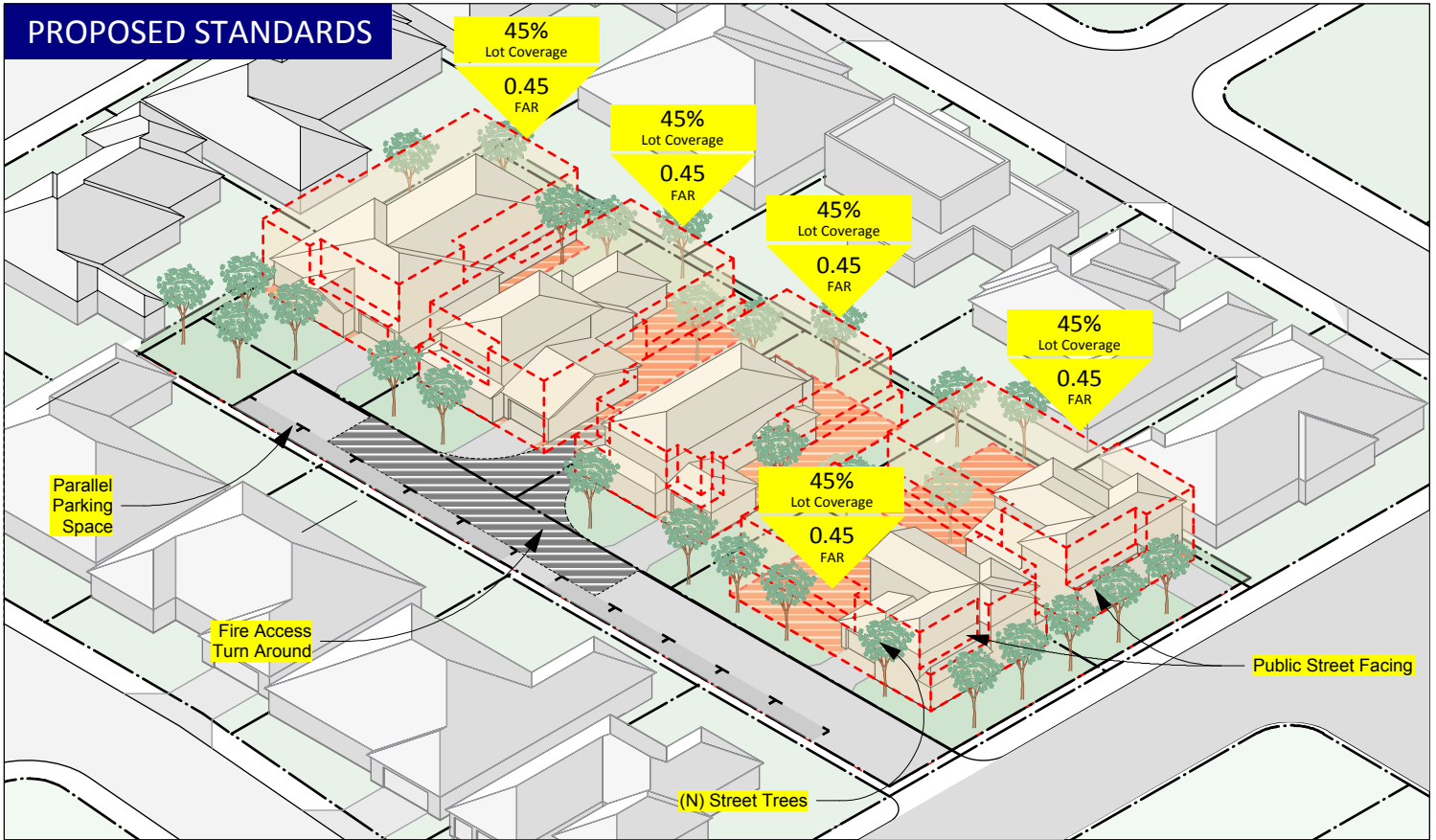
**PROPOSED STANDARDS**



**EXISTING STANDARDS**



**PROPOSED STANDARDS**



**DRAFT MINUTES  
DOWNEY CITY PLANNING COMMISSION  
WEDNESDAY, MARCH 3, 2021  
CITY COUNCIL CHAMBERS, 11111 BROOKSHIRE AVENUE  
DOWNEY, CALIFORNIA  
6:30 P.M.**

Chair Duarte called the March 3, 2021, Regular Meeting of the Planning Commission to order at 6:30 p.m., at Downey City Hall, 11111 Brookshire Avenue, Downey, CA. After the flag salute, Secretary Cavanagh called roll.

**COMMISSIONERS PRESENT:** Miguel Duarte, District 1, Chair  
Patrick Owens, District 2, Vice Chair  
Arturo Montoya, District 3  
Dimitrios Spathopoulos, District 4  
Horacio Ortiz, Jr., District 5

**COMMISSIONERS ABSENT:** None

**OTHERS PRESENT:** Aldo E. Schindler, Director of Community Development  
Yvette Abich Garcia, City Attorney  
Crystal Landavazo, City Planner  
Irving Anaya, Associate Planner  
Madalyn Welch, Assistant Planner  
Mary Cavanagh, Secretary

**PLANNING COMMISSIONER ANNOUNCEMENTS; REQUEST FOR FUTURE AGENDA ITEMS;  
AND CONFERENCE/MEETING REPORTS:** None

**PRESENTATIONS:** None

**REPORT ON CITY COUNCIL ACTION:** Director of Community Development Aldo Schindler reported the City Council received and filed the General Plan Progress Report that was recently approved by the Planning Commission.

**PUBLIC HEARINGS:**

- 1. PLN-20-00101 (Site Plan Review):** Chair Duarte opened the public hearing for PLN-20-00101 and Ms. Cavanagh affirmed proof of publication.

Assistant Planner Madalyn Welch presented the request for a Site Plan Review (SPR), to construct a three unit, two-story multifamily development on property located at 10224 La Reina Avenue, within the R-3 (Multiple-Family Residential) zone. The subject site currently maintains two buildings, which will be demolished, to allow for the construction of two new buildings with a Spanish Style Architectural design, improved with 2,387 sq. ft. of landscape area, consisting primarily of drought tolerant landscape. The proposed front facing building includes two residential units, and the second building to the rear of the property shall consist of one residential unit. Each of the three units includes a 2-car garage and varies in size from 1,191 sq. ft. to 1,457 sq. ft. The proposed project was evaluated by the Development Review Committee and who provided standard comments and conditions. During the review the Fire Department added a condition that a fire hydrant be installed with approved water supply capable of supplying the required fire flow for fire protection. There were no other concerns.

Commissioner Montoya asked if there is a need for a walkway from the sidewalk to the rear dwelling unit for ADA compliance. City Planner Crystal Landavazo clarified, ADA compliance does not apply to this type of development; it would apply to larger multifamily apartment buildings.

Chair Duarte spoke in favor of the design and asked if it is possible for the applicant to later revise the design. Director Schindler assured the Commission that the design is firm; he stated that Staff puts a lot of effort into obtaining quality design. He explained that an applicant comes to Staff with a design and Staff reviews architectural books with the applicant and discusses all elements of the building design. It is possible that the applicant may return at a later date to request changes to the design, but Staff holds firm as to what was approved.

Public Comment Phone Calls: None

Project designer Edgar Cortes together with property owner Wily Barrios were available for questions.

The Commissioners complimented the designer and applicant on the design and stated they look forward to seeing the project come to fruition.

Public Comment Correspondence(s): Staff received one email correspondence which was read aloud and a copy of which was retained as part of the project record.

City Planner Landavazo informed the Commission of a public comment caller, Daniel Jimenez, who was on hold during the public comment but did not remain on the line. Mr. Jimenez is a neighbor who had called earlier in the day and spoke with Ms. Welch to share similar concerns as noted in the email with regard to parking in the area and general development noise during construction.

Chair Duarte closed the public hearing.

The Commissioners spoke in favor of the project design and found it to be a great addition to the City and appropriate for the R-3 Multifamily Residential Zone.

It was moved by Vice Chair Owens, seconded by Commissioner Ortiz, and passed by a vote of 5-0, to adopt Resolution No. 20-3136, thereby approving the request for a Variance (PLN-20-00101).

**NON-AGENDA PUBLIC COMMENTS:** None

**CONSENT CALENDAR ITEMS:**

**2. Approval of the Minutes from October 21, 2020**

Chair Duarte announced that although he was not able to attend the October 21, 2020 Planning Commission Meeting, he was able to watch the meeting online and will therefore vote on this item.

It was moved by Commissioner Spathopoulos, seconded by Vice Chair Owens, and passed by a vote of 3-0-2, with Commissioners Montoya and Ortiz abstaining.

**OTHER BUSINESS:** Commissioner Ortiz requested a Staff report regarding the City's communications and efforts in bringing businesses such as Trader Joes, Sprouts or Whole Foods Markets to Downey. Director Schindler explained the Commissioners' request does not come under the purview of the Planning Commission; however, he provided the Commission with an update on Staff's efforts in bringing businesses to Downey that include regular contact with the Trader Joes' real estate

representative. He explained that Sprouts has expressed interest in coming to Downey however, the challenge is finding a space large enough to accommodate the market and desired parking. The Economic Development division actively seeks restaurants and businesses that are most feasible and profitable for the City, however, the challenge is always space and land.

**STAFF MEMBER COMMENTS:** Director Schindler asked the Commission to spread the word that the City has approximately \$600,000 dollars in federal funds available through our Residential Rent Assistance Program to assist our residents who have been negatively affected by the COVID 19 pandemic.

Director Schindler briefly discussed the upcoming presentation for the Mansionization Study to provide Residential Guidelines for the (R-1) Single-Family Residential zones.

**ADJOURNMENT:** Chair Duarte adjourned the meeting at 7:17 p.m., to Wednesday, March 17, 2021, at 6:30p.m., at Downey City Hall, 11111 Brookshire Ave.

APPROVED AND ADOPTED this this 17<sup>th</sup> day of March, 2021.

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Miguel Duarte, Chair  
City Planning Commission

I HEREBY CERTIFY that the foregoing Minutes were duly approved at a Regular meeting of the Planning Commission held on this 17<sup>th</sup> day of March, 2021, by the following vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:

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Mary Cavanagh, Secretary  
City Planning Commission