



21.15.050 Residential – MULTIFAMILY- ELEVEN UNITS OR MORE

Standard		Applicant Response			Planning Staff Only	
		☐	Page #	Response – Provide a brief description	☐	Explanation (if not marked as complete)
B	Architecture					
B.1	Multifamily projects eleven (11) units or more shall be designed in accordance with one of the architectural styles defined in §21.15.090	☐			☐	
B.2	Multifamily developments one (1) acre or smaller shall provide a consistent architectural style and color scheme, except where the intent is to differentiate between distinct architectural forms	☐			☐	
C	Site Layout and Building Orientation					
C.1	All buildings adjacent to a public street shall maintain a continuous street wall, formed by the edge of the building, for a minimum of forty (40) percent of the lot/parcel frontage adjacent to the street	☐			☐	
C.2	Primary ground-floor or unit entries must face the primary street, courtyard, or walkway unless the street has a right-of-way of eighty-four (84) feet or greater or unit entrances are accessed via an internal hallway, corridor or lobby with a primary building entrance, which shall face the main street. Corner entries and gateway arches into interior courts are acceptable	☐			☐	
C.3	Buildings located within fifty (50) feet of single-family or hillside residential zones must comply with the following:					
	(a) Required setbacks abutting a street do not count toward any required common open space or amenities	☐			☐	
	(b) Within fifty (50) feet of adjacent low-rise residential areas, new multifamily or mixed-use developments shall not exceed a height of thirty-five (35) feet	☐			☐	
	(c) Windows must be offset by at least one (1) foot from any windows in adjacent low-rise residential buildings within twenty (20) linear feet to prevent direct line-of-sight	☐			☐	



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Standard		Applicant Response			Planning Staff Only	
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	(d) Balconies and decks may not extend into setbacks abutting low-rise residential neighborhoods	☐			☐	
D	Vehicular Parking and Access					
D.1	General					
	(a) One (1) vehicular access point is allowed per two hundred (200) feet of street frontage. Additional access points required by the Los Angeles County Fire Department shall be permitted	☐			☐	
	(b) Driveways and parking spaces must be constructed with asphalt, durable concrete, brick, or permeable pavers	☐			☐	
D.2	Auto Courts provide vehicular access to multiple residential units via a common driveway fronted with garages					
	(a) Front doors to residential units are not permitted on auto courts unless accessed by a defined pedestrian walkway separated from the vehicular auto court	☐			☐	
	(b) An unobstructed twenty-five (25') foot backup distance from the parking garage, carport, or parking space to the opposite side of the alley or structure	☐			☐	
	(c) Auto courts shall not exceed one hundred fifty (150') feet in length	☐			☐	
	(d) Auto courts shall have no through street access	☐			☐	
	(e) Auto courts shall have a minimum unobstructed distance or width of twenty-five (25') feet for vehicle backout from garages	☐			☐	
D.3	Pedestrian Circulation and Access					
	(a) Private streets are internal roadways designed with a pedestrian-friendly focus, featuring sidewalks, streetlights, street trees, and curbs to enhance both walkability and aesthetic appeal	☐			☐	



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	(b) Private streets must include a sidewalk on at least one side, with a minimum width of four (4) feet. The sidewalk must be equipped with pedestrian-scale streetlights, street trees, and curbs. Parallel parking is permitted along the private streets	☐			☐	
E	Pedestrian Circulation and Access					
E.1	Pedestrian walkways shall connect residential units to essential areas such as parking, amenities, mailboxes, and waste/recycling enclosures, as well as public sidewalks, building entrances, and vehicle parking areas, including auto courts	☐			☐	
E.2	Walkways shall be a minimum of four (4) feet wide with no obstructions	☐			☐	
E.3	Walkways shall be constructed from firm, slip-resistant materials like concrete, permeable paving, or concrete pavers. The use of asphalt pedestrian walkways is prohibited	☐			☐	
E.4	Walkways shall be set back a minimum of three (3) feet from building facades, with landscaping. Deviations of less than ten (10) linear feet are allowed due to site constraints	☐			☐	
E.5	Where pedestrian and vehicle paths intersect (crosswalks), enhanced paving treatments shall be used with a four (4') foot minimum width for crossings. Additional paint or striping may be required for Building Code compliance	☐			☐	
F	Open Space and Amenities - Each multiple-family development shall provide a minimum of four hundred (400) square feet of usable open space per residential unit. The usable open space may be comprised of common open space shared by more than one (1) residential unit or private open space for the exclusive use of the residents of one (1) unit. Parking facilities, driveways, service areas, required setback areas abutting a street and portions of balconies or roof decks, which extend into required setback areas, shall not count toward open space					



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F.1	Common Open Space. If provided, common open space shall have a minimum area of two hundred twenty-five (225) square feet and no dimension less than fifteen (15) feet	☐			☐	
	(a) At least seven-five (75) percent of common space must be open to the sky	☐			☐	
	(b) At least twenty-five (25) percent of common space at ground level must be planted	☐			☐	
	(c) Up to fifty (50) percent of common open space may be paved with permeable or standard concrete	☐			☐	
F.2	Common Amenities. Common amenities shared by individual units on the same lot or within the same development shall be provided at the following ratios:					
	(a) 11-50 units: one (1) major amenity or two (2) minor amenities	☐			☐	
	(b) 51-100 units: two (2) major or one (1) major plus two (2) minor amenities	☐			☐	
	(c) 101 or more units: three (3) major or one (1) major plus four (4) minor amenities	☐			☐	
F.3	Major Amenities. The following major amenities satisfy the common open space requirements. Repeating the same amenity twice will not satisfy the requirement:					
	(a) Park with a minimum area of one thousand five hundred (1,500) square feet, plus an additional twenty-five (25) square feet for each dwelling unit. A minimum of fifty (50) percent of the area shall be landscaped	☐			☐	
	(b) Covered shade structure with tables and chairs and a minimum area of four hundred (400) square feet	☐			☐	
	(c) Clubhouse with a minimum area of seven hundred fifty (750) square feet, plus an additional five (5) square feet for every dwelling unit over 100	☐			☐	



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	(d) Gymnasium with a minimum area of seven hundred fifty (750) square feet, plus an additional five (5) square feet for every dwelling unit over 100	☐			☐	
	(e) Tennis, pickleball, basketball (half court and/or full court), volleyball courts, or other recreational courts	☐			☐	
	(f) Rooftop terrace with a minimum of seven hundred fifty (750) square feet, plus an additional five (5) square feet for every dwelling unit over two hundred (200)	☐			☐	
	(g) Swimming pool with a minimum area of six hundred (600) square feet, and minimum dimensions of twenty (20') feet by thirty (30') feet, plus an additional two (2) square feet for every dwelling unit over one hundred (100)	☐			☐	
	(h) Other recreational amenities deemed adequate by the Director	☐			☐	
F.4	Minor Amenities. The following listed minor amenities satisfy the common open space requirements. Repeating the same amenity twice will not satisfy the requirement; however, additional amenities are encouraged:					
	(a) Barbeque area with a minimum of two (2) grills and eight (8) seats	☐			☐	
	(b) Dog park with a minimum dimension of six hundred twenty-five (625) square feet	☐			☐	
	(c) Children's play area with a minimum area of six hundred twenty-five (625) square feet with a minimum dimension of no less than twenty (20') feet in each direction. Children's play areas shall be protected from any adjacent streets or parking lots with a fence or other barrier at least four (4') feet in height	☐			☐	
	(d) Community garden with a minimum of ten (10) four (4') foot by four (4') foot plots or an equal surface area	☐			☐	
	(e) Courtyard with a minimum area of six hundred twenty-five (625) square feet	☐			☐	
	(f) Community room/lobby with a minimum area of five hundred (500) square feet	☐			☐	



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	(g) Outdoor workout stations with a minimum of four (4)	☐			☐	
	(h) Trail on private property with a minimum length of one thousand two hundred and fifty (1,250') feet	☐			☐	
	(i) Other recreational amenities deemed adequate by the Director	☐			☐	
F.5	Private Open Space. Private open spaces may include, but are not limited to, balconies, terraces, roof decks, patios, porches, and stoops, and may overlook the street, side yards and internal courtyards, and meet the following standards:					
	(a) Ground-Level: Private open space located at the ground level, such as a patio or porch, shall have a minimum area of sixty (60) square feet and no dimension less than ten (10') feet. Private open space located at the ground level adjacent to a street shall be screened to a minimum height of five (5') feet	☐			☐	
	(b) Balconies/Roof Decks: Open space provided on a balcony or roof deck shall have a minimum area of sixty (60) square feet and no dimension less than six (6') feet	☐			☐	
	(c) Screening: Private balconies must be screened to three (3) feet with walls, fences, and/or landscaping	☐			☐	
	(d) Location. All private open space shall be outdoors	☐			☐	
F.6	Balconies					
	(a) Balconies may project up to ten (10') feet from the façade	☐			☐	
	(b) Balconies may not project into the public right-of-way or across property lines	☐			☐	
	(c) Balconies within ten (10) feet of the property line shall be screened with an opaque material of at least forty-two (42) inches high	☐			☐	
	(d) The use of natural and/or unfinished wood on the nonstructural elements of decks is prohibited	☐			☐	
F.7	Roof Decks					



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	(a) All roof decks and related railing shall be within the height limitations of the zone	☐			☐	
	(b) No roof decks shall overhang into the public right-of-way, public sidewalk, or building setbacks	☐			☐	
	(c) The lower thirty (30) percent of roof deck railings must be opaque and match the building	☐			☐	
	(d) The use of natural and/or unfinished wood on the nonstructural elements of decks is prohibited	☐			☐	
G	Building Design					
G.1	Wall Plane Variation					
	(a) For every fifty (50') feet of street-facing facade, at least thirty (30) percent of the facade length must be varied by a minimum depth of two (2') feet from the primary facade plane. This modulation can be either recessed or projected and may consist of one continuous section or multiple sections	☐			☐	
	(b) Major Variation. For every one hundred (100') feet of street-facing facade, in addition to the minor variation, a building separation must be provided. This separation must be at least five (5') feet deep, twenty (20') feet wide, and extend from grade to the highest story	☐			☐	
G.2	Building facades shall incorporate a top edge treatment consisting of either:					
	(a) a roof overhang or awning projecting a minimum of twelve (12") inches	☐			☐	



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	(b) for flat-roofed buildings, a decorative molding with a minimum height of six (6") inches for single-story facades projecting at least one-half (1/2") inch from the wall plane, and twelve (12") inches for multi-story facades, projecting at least two (2") inches from the wall plane. Wrapping the wall surface with the same material (e.g., roof tiles) shall not constitute compliance. The overhang or molding shall be clearly expressed as a distinct architectural element through the use of differentiated materials and/or color	☐			☐	
G.3	Walls visible from a public right-of-way must not present a continuous horizontal plane longer than thirty (30') feet without incorporating at least one (1) of the following features for each thirty (30') feet:					
	(a) Windows	☐			☐	
	(b) Overhangs	☐				
	(c) Cornices	☐				
	(d) Canopies	☐				
	(e) Columns	☐				
	(f) Trellises	☐				
G.4	Each street-facing facade for buildings two (2) stories or greater shall achieve vertical variation through at least two (2) of the following:					
	(a) Changes in materials, textures, or colors	☐			☐	
	(b) Variations in doors/windows	☐				
	(c) Horizontal projections or recesses at transitions	☐				
G.5	Roof lines must not extend horizontally more than thirty (30) feet in length without incorporating at least one prominent change as follows:					
	(a) Variation in roof form (e.g., hipped, gable, shed, flat, or mansard)	☐			☐	



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	(b) Variation in architectural elements (e.g., parapets, varying cornices, chimneys, or reveals)	☐				
	(c) Use of dormers, cross-gable and/or hipped roof lines	☐				
	(d) Variation in roof height of at least three (3) feet for every thirty (30) feet in length	☐				
G.6	Flat Roofs and Parapets. Parapets are required around the perimeter of a flat roof					
	(a) Parapets may vary in height to provide for visual variation in roof height, as set forth in Section 21.15.060G.4.d	☐			☐	
	(b) Parapets shall be of sufficient height to screen rooftop equipment from ground-level view	☐			☐	
	(c) Rooftop equipment must be located at least five (5) feet away from any roof edge or parapet facing a public right-of-way	☐			☐	
	(d) The interior side of parapet walls must not be visible from a common recreational space or public right-of-way	☐			☐	
	(e) Parapets shall be capped with continuous banding, projecting cornices, or similar edge treatments	☐			☐	
G.7	Corner Elements. Buildings on corner lots at the intersection with at least one (1) street with a right-of-way of eighty-four (84') feet or more, must incorporate at least two (2) of the following corner features on or along both facades:					
	(a) A distinct material application, color, or fenestration pattern for windows and doors, different from the rest of the facade, located within thirty (30) feet of the building corner	☐			☐	
	(b) A distinct material application, color, or fenestration pattern for windows and doors, different from the rest of the facade, located within thirty (30') feet of the building corner	☐				
	(c) A corner feature recessed or projected by at least five (5') feet from the primary facade, extending from grade to building height	☐				
	(d) A corner feature with diagonal or curved walls	☐				



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	(e) A ground-floor commercial entrance or a primary building entrance located within twenty-five (25') feet of the building corner	☐			☐	
	(f) Corner plazas or gathering areas with distinct paving or landscaping	☐				
H	Building Entries					
H.1	If individual dwelling unit entries face a street with a right-of-way of eighty-four (84') feet or more, the entries must meet at least two (2) of the following:					
	(a) A twenty-five (25') foot arterial street setback with landscaping	☐			☐	
	(b) A minimum six hundred twenty-five (625) square feet of space between unit entries and the sidewalk with a minimum dimension not less than fifteen (15') feet	☐				
	(c) A two (2') foot elevation difference between the finished floor and grade	☐				
	(d) An entry patio or stoop with opaque enclosure walls or railings	☐				
	(e) A recess or projection with a minimum depth of five (5') feet	☐				
H.2	Features such as a leasing office, common lobbies, community rooms, or gym/recreation rooms shall be provided at the ground level, adjacent to the primary street. This does not apply to stand-alone clubhouses adjacent to pool areas.	☐			☐	
I	Windows					
I.1	Buildings within twenty (20) feet of an adjacent building, either within or outside the project, must orient windows or similar openings to deflect direct line-of-sight into adjacent units. This can be achieved through:					
	(a) Offsetting windows by at least one (1') foot from adjacent windows within twenty (20') feet	☐			☐	
	(b) Using clerestory windows, glass block, or opaque glass	☐			☐	
	(c) Installing landscape screening in the rear or side setback areas	☐			☐	



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I.2	All windows must be recessed at least three (3") inches from the surrounding exterior wall or have a trim or windowsill that is at least one (1") inch deep and three and one-half (3.5") inches wide	☐			☐	
I.3	Windows facing a public street must feature at least two (2) of the following treatments, consistent with the architectural style:					
	(a) Variation in window types and/or sizes	☐			☐	
	(b) Moldings	☐				
	(c) Wood frames or durable materials that mimic wood (e.g., composite) and that can be painted	☐				
	(d) Decorative trim	☐				
	(e) Architectural brackets	☐				
	(f) Shutters (real or faux) that are proportionally sized to window	☐				
J	Materials and Colors					
J.1	Building facades must incorporate durable materials such as stone, brick, siding, finished wood, precast concrete, cementitious panels/siding, metal panels, or factory-finished products	☐			☐	
J.2	On stucco facades, expansion joints must align with at least one (1) of the following to reinforce the grid pattern created by window openings:					
	(a) Window and/or door jambs, sills, and/or headers	☐			☐	
	(b) The centerlines of windows and/or doors	☐				
	(c) Wall breaks, such as recesses or soffits created by balcony openings	☐				
J.3	Colors					
	(a) Multifamily structures must have at least one (1) primary color and one (1) accent color, in addition to the roof color	☐			☐	



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	(b) Multifamily structures are limited to a maximum of three (3) primary colors and four (4) accent colors, in addition to roof color	☐			☐	
	(c) Primary colors are for facades, and accent colors for trim, architectural elements, windows, and doors	☐			☐	
J.4	Four-Sided Architecture. The same materials and finishes must be uniformly applied on the building exterior elevations to create four-sided architecture	☐			☐	
J.5	Changes in material or color shall occur at plane breaks, preferably inside corners of intersecting walls, or at step-backs, or exterior architectural features that break up the wall plane, such as columns	☐			☐	
J.6	Multifamily developments greater than one (1) acre and consisting of three (3) or more habitable structures shall provide a minimum of two (2) distinct color schemes and material variations. A single-color scheme and material variation shall be dedicated to no less than thirty (30) percent of all habitable buildings	☐			☐	
K	Accessory Structures - Accessory structures over one hundred twenty (120) square feet must utilize the materials and/or colors of the main building(s)	☐			☐	