

DESIGN GUIDELINES

These guidelines are intended to implement the Strategic Plan policies and promote safe, livable, and attractive streets by encouraging high-quality architecture and landscaping. They also establish walkable districts by:

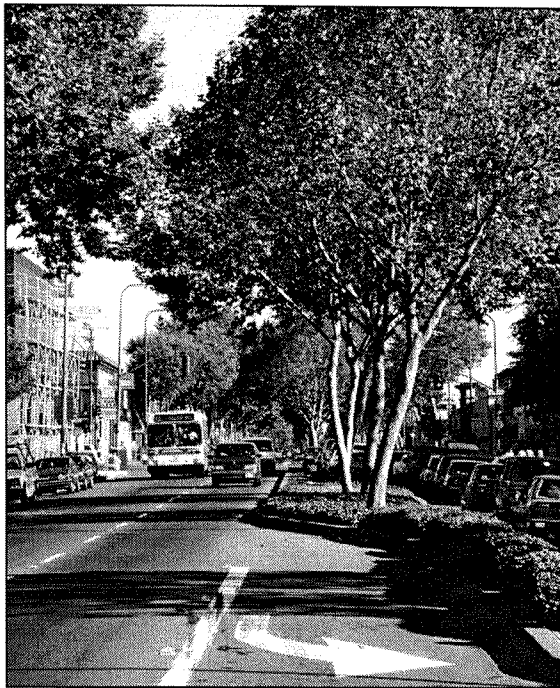
- encouraging nodes of mixed-use activity (residential or office over retail and live/work),
- promoting urban intensities around these nodes,
- advocating pedestrian-oriented amenities and
- requiring streets to be fronted with visually interesting entries and facades.

As part of a new Zoning Overlay system, this plan recommends that the University Avenue Corridor be divided into three “designation” types. These designations are based upon area character, building type, and the desired mix of uses and should be considered as an overlay to the base zoning. The zoning overlay system should not be confused with the Sub-Areas descriptions of the preceding pages, which are based upon specific segments of the University Avenue Corridor.

As part of a new Zoning Overlay, the University Avenue Corridor has been given three “designation” types: Avenue Nodes, Avenue Residential, and Neighborhood Residential.



These guidelines are intended to supplement and complement the already approved design guidelines for the City, including the “Downtown Berkeley Design Guidelines” and the Design Review Ordinance. Please refer to the Downtown Berkeley Design Guidelines and the “Downtown Public Improvements Plan” for projects in the downtown area and to the Design Review Ordinance for projects in other locations.



San Pablo Avenue is one of six Avenue Nodes in the University Avenue Corridor Area.

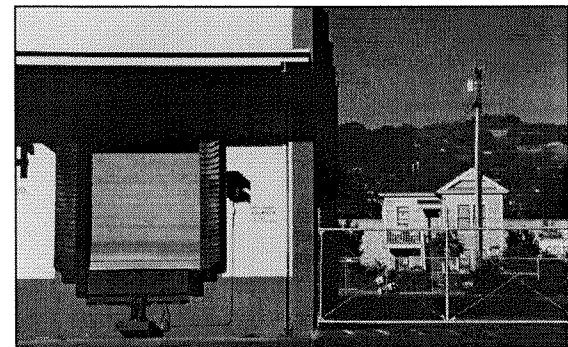
Within the Design Guidelines, it is necessary to read the information in both the General Design Guidelines section and the Specific Designation Design Guidelines section for any given project. The General Design Guidelines apply to all designations. The Specific Design designations are as follows:

Avenue Node - The six nodes that have been identified as target areas for higher-intensity mixed-use buildings are designated “Avenue Nodes.” These Nodes are as follows: 1) Fourth Street in West Berkeley, 2) West University Avenue, 3) San Pablo Avenue, 4) University at Acton Street, 5) University at California Street and 6) Downtown.

Avenue Mixed-Use - Lower-scale mixed-use buildings with upper story residential uses will be encouraged in the area between the Avenue Nodes on University Avenue.

Neighborhood Residential - Though the design review process does not currently apply to the city’s established residential neighborhoods, these design guidelines are provided to encourage sensitive building design in the existing fine-grained single, medium and high density residential neighborhoods of the study area.

West Berkeley - This special section is not intended to be a new zoning overlay designation, but is a unique condition within the corridor. These design guidelines cover the area between I-80 and Sixth Street where a mix of light industrial buildings, offices, live-work spaces, and residential units of varying densities are currently located. This neighborhood has a unique character and new development will be guided by special land-use policies included in the “West Berkeley Plan.”



West Berkeley is a mixed-use community containing light industrial buildings, offices, live-work spaces, and residential units of varying densities.

GENERAL DESIGN GUIDELINES

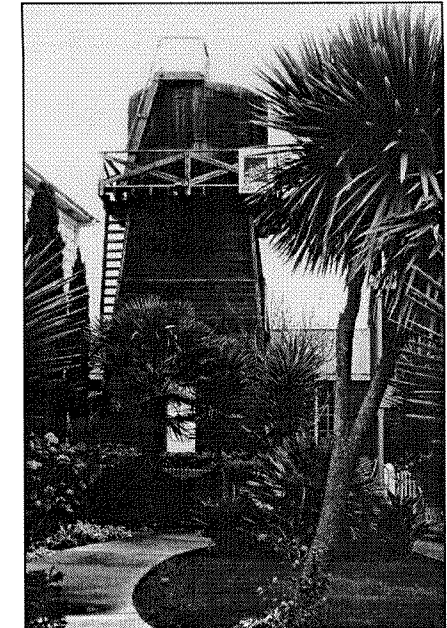
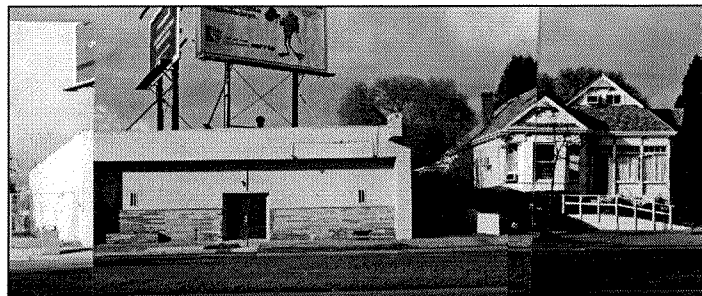
(Applying to all designations)

Integration

The built environment along University Avenue reflects the fascinating and diverse history of Berkeley. From the stately neoclassical buildings in Downtown Berkeley, to the factories in West Berkeley, the physical environment is a built record of the past. New developments can jeopardize the integrity of the neighborhood unless they are sensitive and respectful of the existing fabric and design with their neighbors and the community in mind. The design of a new project must pay attention to the siting, physical characteristics, and sun orientation of both buildings immediately adjacent to it, as well as those nearby.

Siting - The siting of a proposed project must be carefully designed so as to minimize its impact on the air and light of adjacent building and to utilize the best features of the property. The location of parking lots, living units, outdoor spaces, and storage must be taken into consideration to avoid the negative impacts that a new development can have on the existing community. A well-sited building can be improved by combining efforts with a neighboring building. For example, courtyards can be grouped together to create an open space that is twice as large, while shared parking can reduce the redundancies of driveways and parking spaces.

Physical Characteristics - A new building need not imitate existing buildings, but at a minimum should maintain the overall proportions, articulation and defining features of other similar building types along the corridor. Respecting cornice, base, and trim lines,



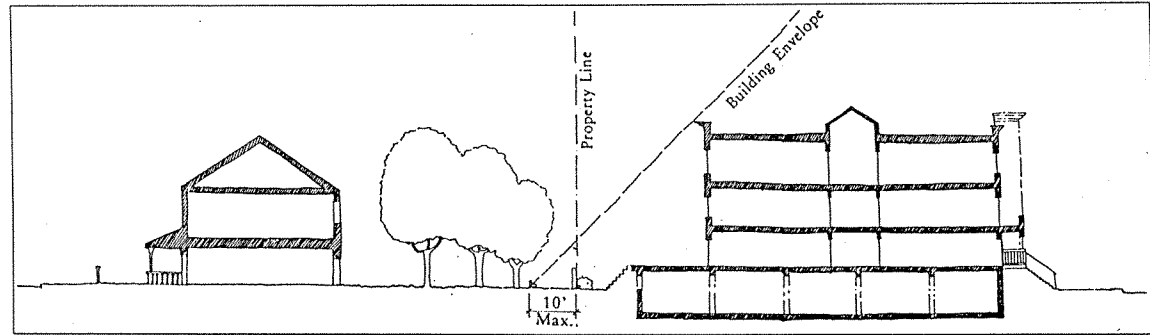
This water tower, which is a built record of Berkeley's past, is well integrated into this professional office complex.

These buildings on University Avenue demonstrate the lack of harmony that is the result of projects that are not well integrated.

window and door rhythm, bay window proportions and roof massing are ways to incorporate new projects into the fabric of the corridor.

Solar Orientation - Berkeley's coastal climate makes solar access an important livability consideration. All buildings, whether Avenue Node, Avenue Mixed-Use or Neighborhood Residential, should be designed with sun orientation in mind.

New buildings along the north side of University Avenue must avoid blocking the sun of all but a small portion of an adjoining parcel to the rear. Specifically, a new building shall not cast a shadow more than twenty feet (20) onto the adjacent property rear yard when the southern sun is at a 29 degree angle on the winter solstice (see diagram). One way to meet this standard is for the new building on University to step or scale-

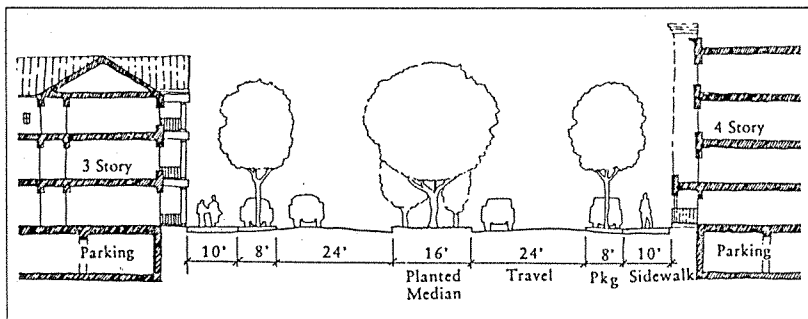


down as it approaches the rear property line, so as not to obstruct direct sunlight to adjacent properties.

A building may not cast a shadow greater than 10' on an adjacent rear yard when the southern sun is at a 45 degree angle.

To preserve the light and air of existing structures on either side of a University Avenue parcel, new developments should avoid building blank walls adjacent to the windows of an existing building. Instead, a series of courtyards or light wells should be integrated into the design to preserve light and air to the existing structure.

Privacy - New buildings on the south side of University Avenue will not shade adjacent rear parcels, but may affect the privacy of existing residents. To preserve the privacy of existing residences and to avoid unnecessarily massive walls along property lines, rear yard setbacks of buildings on the south side of University Avenue should be set back and staggered an average of 20 feet from the property line. (See diagram.)



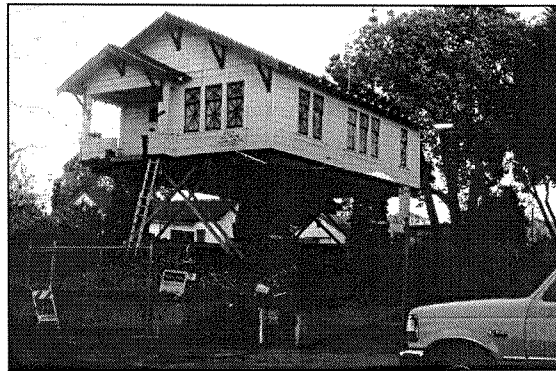
Along University Avenue, new buildings should line the street, helping to create a sense of enclosure.

Reuse of Historic and Existing Buildings

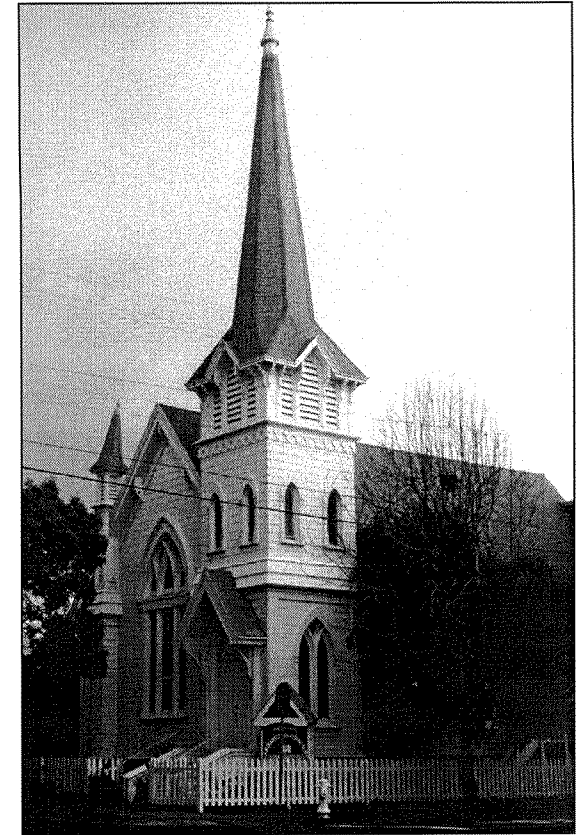
There are many historic and older buildings in the University Avenue corridor which contribute to the charming fine-grained fabric that makes up the built environment of Berkeley. For example, a number of beautifully detailed brick buildings, large elegantly trussed factory buildings, and small exquisite churches merit attention. Many of these buildings remain vacant or under-utilized for a variety of reasons. Some are too small for today's retailers, others need seismic retrofitting, and some are designed for uses that are no longer economically viable.

Whenever possible, historic/existing buildings should be retrofitted, restored for their original use, re-configured for a new use, or combined with neighboring buildings to create a larger floor plate. For example, a sensitively designed second floor could be added to a one story building to create additional space, or square footage can be added to a building in the rear or side yards. It is also possible to combine several small buildings to create additional square footage. A vacant church of historical value should be reused, as a daycare center for example, or turned into several units of housing, rather than demolished.

Refer to the Landmark Preservation Ordinance for more guidelines on restoration of landmark buildings and to the Downtown Design Guidelines for landmark and significant buildings in downtown.



Older homes can be renovated to fit the changing needs of today's families.

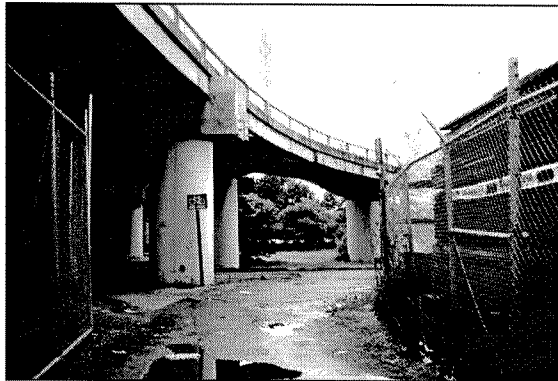


Berkeley's many historic buildings contribute to the charming fine-grained fabric.

Design for Safety

Safety is an important issue for Berkeley's residents. The areas in which safety is the biggest concern are not coincidentally also the areas where there are the most under-utilized or vacant sites and therefore few people to monitor these places. Building design can greatly improve the security of such places by providing "eyes" on the streets.

Plazas, pedestrian ways, courtyards and streets should be fronted with doors and windows, and other active uses. Undesirable activities are less likely to occur if visibility is clear and uninterrupted.



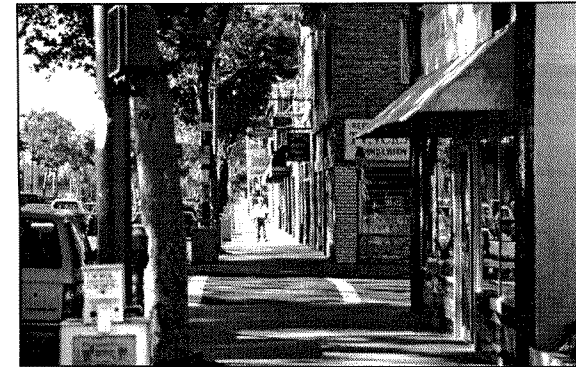
Public safety is often a greater problem in areas where there are a number of under-utilized and vacant lots.

Inaccessible spaces between buildings should be avoided. "Hiding" places such as spaces under stairs or poorly lit niches should be minimized. Entries, plazas and courtyards should be well lighted.

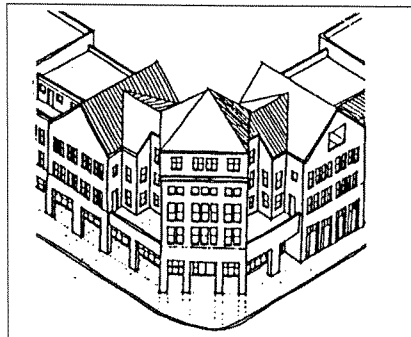
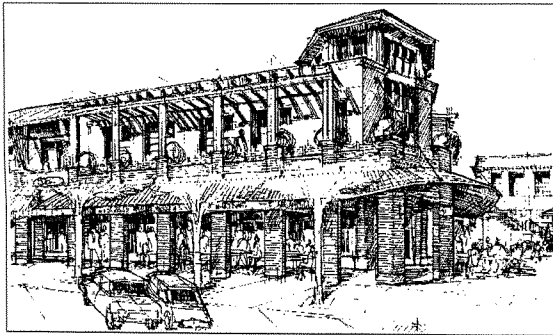
Building Configuration and Orientation

Buildings should address and reinforce streets, pedestrian paths, parks, and plazas by locating the building along the street property line, unless usable street amenity space is created. Line this facade with entries, windows, bays, porches, and other articulated features. High intensity mixed-use and residential projects should be designed to array living units or upper story offices around a central interior courtyard and to the street.

Parking should not dominate the experience along University and San Pablo Avenues, nor the site streets, and needs to be integrated into the building or located in sub-surface lots, in small side-yard lots, or in the rear of the site. See *Parking and Garages* for more information. Courtyard open space should either be located on top of the parking podium or be a combination surface parking and plaza area.



Buildings should address and "enliven" the street with awnings, entries, windows, porches and other special features.



Large buildings can be made to feel more pedestrian-friendly by accentuating certain elements, such as corner elements, and by creating the appearance of several smaller projects.

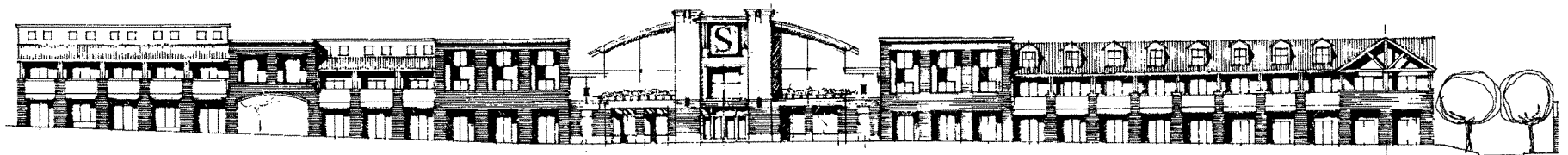
Massing

In general, buildings that meet the higher end of the density/intensity ranges are encouraged in order to create a more urban environment and provide as many residential units as possible within proximity to University Avenue and transit. However, projects that abut a lower-intensity residential neighborhood should minimize their impact by stepping down or becoming lower as they approach the residential site. For example, a proposed three-story building may step down to become one or two stories at the rear of the lot to conform to the scale of the adjacent neighbor and to minimize shadowing onto adjacent properties, as described in the Solar Orientation guidelines, or to avoid a tall, looming wall at the rear property line as described in the Privacy guidelines.

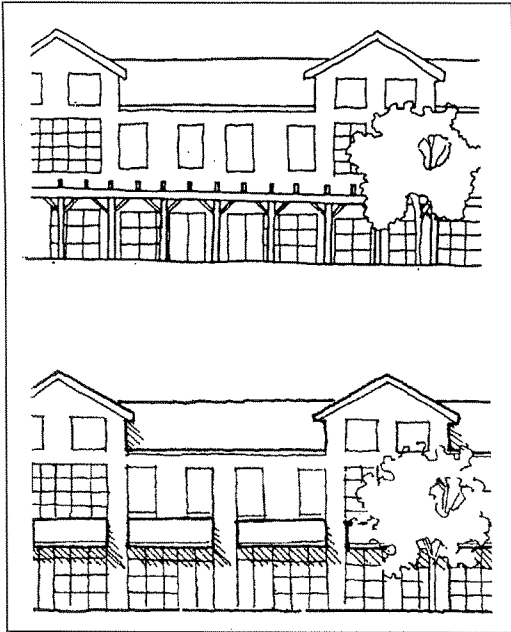
Large-scale projects, whether they are industrial, commercial, live/work, or residential, often diminish the liveliness of the street by their sameness

of detail and monotonous massing and this is undesirable. Instead, these projects could appear as a series of small buildings. Variations in floor level, roof shapes and materials, architectural details, and finishes help create the appearance of several smaller projects. To further reduce these projects' massive appearance, elements of human scale should be incorporated into the building's design.

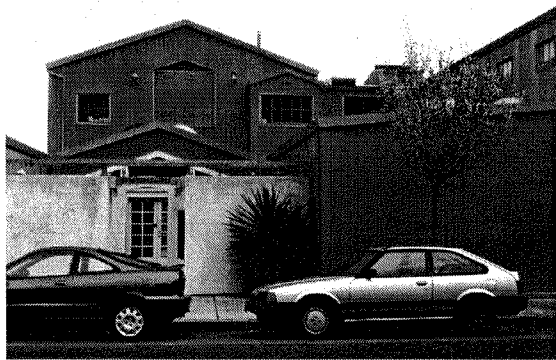
Diverse and articulated massing is encouraged. Entries, bays, and other details should orient to streets and pedestrian-ways, creating an interesting and active public realm. Highlight building entries through the massing of the building. Greater height can be used to accentuate entries with central entry plazas or corner tower elements. Corners and key viewpoints should be emphasized with landmark towers and/or special entries. Street elevations should be broken with reveals, recesses, detailing, and other architectural features to provide visual interest.



Large buildings articulated architecturally to reduce the building mass and appear like a series of smaller buildings.



Arcades and Awnings are encouraged to define the pedestrian-oriented area.



Primary entries must be visible from the street.

Facades

Building facades should be articulated in a pattern that complements the historic facade patterns of the area. (For information on Retail Facades, see *Avenue Nodes*.)

Entries - Primary entrances should orient to and be visible from streets, plazas, or parks. Mixed-use, multi-family residential buildings and office buildings should provide entries every 50 to 60 feet and bays, balconies and upper facade projections every 25 to 30 feet. Single-family homes, townhomes and ground floor retail uses should provide entries every 25 to 30 feet. Secondary entries can be provided from rear, sideyard, or sub-surface parking areas. Street access to upper story office or residential uses should be frequent, rather than a single entry connecting to long internal corridors.

Residential entries should be enhanced with porticos, gated stairways, porches or other special entry features. The design of residential entries should be clearly distinct from retail entries in order to signal to pedestrians the difference in uses.

Porticos, arcades, bays, windows and balconies that overlook streets, rear yards and interior courtyards are strongly encouraged to provide indoor/outdoor connections. Porches and patios should be accessible directly from the street or podium courtyard and should be a minimum of 6 feet deep. Porches are recommended in single-family residential areas to provide an outdoor transitional, street-facing space.

Windows - In general, the pattern of window openings should correspond with the overall rhythm of the building massing its entry locations, and to the rhythm of other similar buildings in the area. Avoid scale-less, inoperable windows. Windows and door frames should be high quality and should create depth in the front facade to emphasize the mass and integrity of the wall.

Roofs

Roofs are an important visual element. Roofs should not be merely cosmetic, but should relate to facade articulation and overall building massing. Gable and hip roofs, composed of a dominant volume augmented with dormers, should predominate. Distinctive, massive cornices are encouraged in



Avoid driveway designs that accommodate the car at the expense of the pedestrian.

combination with flat roofs. Rooftop mechanical equipment should be visually integrated and screened.

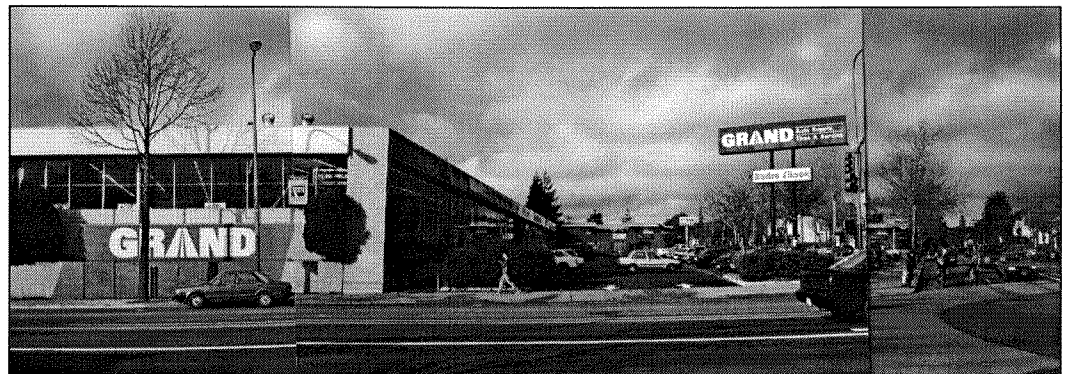
Parking and Garages

Parking garages and parking lots must not dominate the frontage of a street or inhibit pedestrian movement. In most cases, parking should be placed behind, below, or to the side of buildings.

Surface Parking - Parking for lower-density residential, commercial, and industrial projects, such as those located in West Berkeley, Transitional Residential, and Neighborhood Residential areas, should be provided in interior courtyards, in garages, carports, uncovered spaces at the rear of the property, or in small sideyard lots. To reduce the amount of space devoted to parking, tandem parking spaces are strongly encouraged.

Courtyard parking can be incorporated into the design of higher density buildings. The courtyard is located in the interior of the site and the offices or units face onto the courtyard. These courtyards should double as entry courts and be planted to provide shade. Where possible, they should be paved with special materials. Use of surface parking as shared hard-scaped play areas should also be considered in the design, where feasible.

Surface parking lots should be landscaped to provide shade and avoid large, uninterrupted areas of pavement. Trees should be planted liberally, so that a majority of the parking area is shaded in summer months. Hedges, vines or other materials may be used along property lines to screen parking from neighboring buildings.



Parking shall not dominate the frontage of a street or prohibit pedestrian movement.

Driveway - Avoid driveway designs that accommodate the car at the expense of the pedestrian. Pedestrian crossing distances should be minimized across driveways and parking aisles. To maintain pedestrian safety, driveways should not exceed an uninterrupted width of 20 feet at streetside property lines.

Garages and Carports - All residential garage doors should be designed to have an attractive appearance. Carports should be designed to have an attractive, long-lasting, and substantial appearance and to reflect the architectural style of buildings in the area. Unarticulated pipe columns and roof slabs should be avoided.

Sub-Surface and Tuck-Under Garages - Higher density projects, such as buildings built in Avenue Mixed-Use and Avenue Nodes designations, will typically provide parking in semi-subterranean or subterranean parking garages. These parking lots should be arranged so that street-facing garage entrances do not dominate the street frontage. Parking garage entries should be narrow (20' is a good width) and are preferably located on the smaller side streets perpendicular to University Avenue, provided they do not substantially impact

adjacent residents. All sub-surface parking areas should be screened from the Avenue. (See also Facades.)

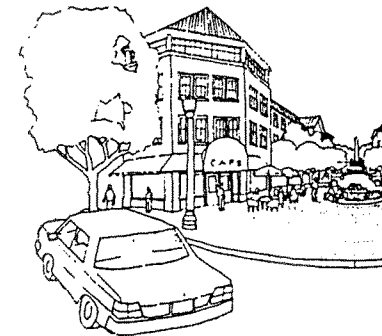
Openings between parking levels and podium courtyards should be provided for access, sunlight and ventilation, but they should be secured for safety. All parking garage lighting should be shielded so that light does not shine through vents at night and headlights are not visible from the street. If forced venting is required for the garage, air should not vent directly onto the sidewalk or podium courtyards. Louvers, screen walls, porches and planting are techniques that could be used to screen air and light vents to the street.

Open Space

Wherever possible, buildings should provide some kind of outdoor open space. Retail buildings and should provide plazas with outdoor seating and cafes. Offices should provide a combination of entry plazas, interior courtyards and roof gardens. Multi-family buildings may provide upper-level courtyards and/or rooftop gardens, balconies, and patios for private use. To take advantage of solar orientation, courtyards and plazas should face south, whenever possible.

All courtyards, plazas, and private yards should be landscaped according to their purpose and extent of public use. Single-family, live/work and townhomes will have front and backyards.

Plazas and Outdoor Seating - At-grade plazas are encouraged where large amounts of pedestrian activity are expected to occur. Plazas should include outdoor seating, special paving, water features, landscaping, attractive buildings entries and/or other place-making features. Shade-making elements such as trees, trellis, and umbrellas are encouraged. Plazas should be located to take advantage of building entries and windows to enhance informal surveillance of the area.



Small plazas are encouraged where high levels of pedestrian activity are expected.

Benches and small “cafe” tables for casual outdoor seating are encouraged along the retail frontages, as long they are outside the public right-of-way and do not impede pedestrian movements along sidewalks, nor at curbs.

Courtyards - Courtyards can occur on the ground level, on the podium above the parking, and on upper level decks. They should contain shared facilities and paths surrounded by porches, patios, and entry porticos and should be landscaped to provide both common and private open space. Steps should connect the courtyards directly to the street within and to the surrounding neighborhood. These steps may be gated for security. Roof decks are also encouraged. They should be integrated into the overall building architecture, provide wind screens and include landscaping.

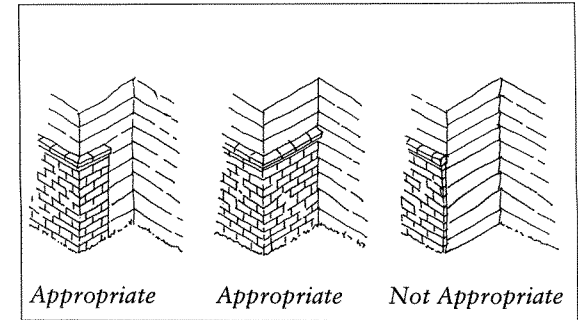
Pedestrian Walkways - Pedestrian walkways, such as those proposed for the Arts District, the Adult School, the Greenway, or Spenger’s parking lot, should be enhanced with building entries, windows and/or pleasant and protective landscaping. Ideally, pedestrian walkways should be adjacent to buildings and be overlooked by frequent entries or windows. In any event, walkways should be at least 4 feet wide

and should be separated with a landscape buffer that is at least 4 feet wide. Trees should be planted along walkways no further than thirty feet on center.

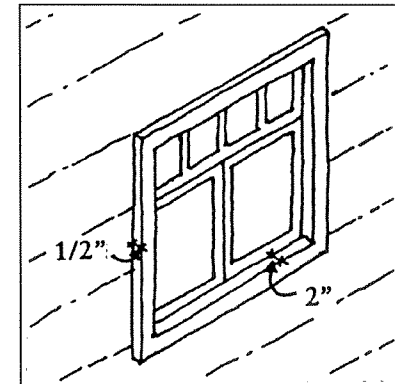
Materials

Building materials should convey a sense of durability and permanence. Smooth-finish stucco, wood siding, brick, and shingles should predominate in Neighborhood and Transitional Residential designations; Avenue Node, Node Residential and West Berkeley buildings may also utilize stone, poured-in-place concrete and split-face concrete block. Tile and masonry should be used judiciously for accents. Glass curtain walls and reflective glass are prohibited.

Fences - Where visible from the street or common open space, fences and walls should be built with attractive, long-lasting materials, including (but not limited to) wrought iron, redwood, split-faced concrete block, tile, and stone. Screens of vegetation are also encouraged.



Exterior finishes must wrap around building corners.



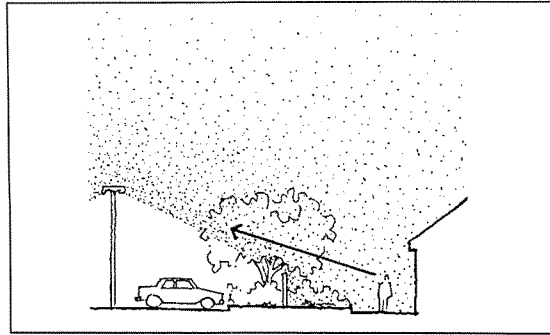
Window frames should not be flush with the exterior finish.

Lighting

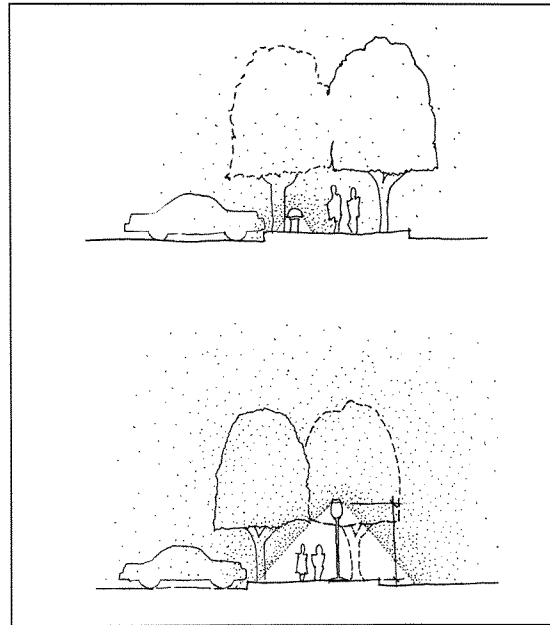
Courtyards, pedestrian pathways and plazas should be illuminated with fixtures that are of an appropriate scale and located and designed to minimize direct glare beyond the service area. Light standards should be under 20' in height to relate to a human scale. Bollards which are directed at the path or landscaping are encouraged along pedestrian pathways and plazas to enhance evening activities and minimize glare. Use white, clean light, which doesn't discolor.

Signage

A coordinated signage plan should be provided for each building which shows sign placement, size, lettering style, and materials. In general, window and awning signs are encouraged over wall signs or internally lit signs. Signs for buildings along University Avenue are only permitted at the ground-floor level. Window signs must maintain the "transparency" of the window



Exterior lighting shall be located to minimize glare.



Luminate pedestrian paths with bollards or lighting fixtures that are of an appropriate scale.

and must be permanently attached. New billboards are not permitted. See also the Sign Ordinance.

Site Amenities

Site accessories such as bike racks, litter cans, planters, benches, tree guards, and light standards should be durable and attractive.

Trash cans for private use need to be stored in a garage or a trash enclosure which is not visible from the street and which is landscaped. Trash cans for public use should be durable and attractive.

AVENUE NODE

Community Character

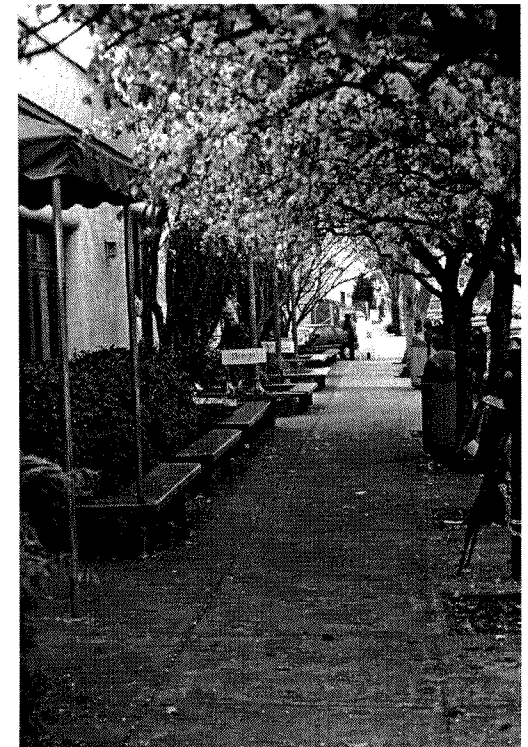
The Avenue Nodes are areas which have a concentration of retail or office, as well as housing. At these key locations, new high density mixed-use projects should be built, while existing lower-intensity commercial and residential buildings should be encouraged to expand and/or re-configure to provide additional square footage for supporting ancillary shops and upper story apartments or professional offices.

Fourth Street is a thriving mixed-use neighborhood in West Berkeley.

The seven Avenue Nodes are as follows: 1) Fourth Street in West Berkeley, 2) West University Avenue, 3) San Pablo Avenue, 4) University Avenue at the Adult School; 5) University at Acton Street, 6) University at California Street and 7) Downtown. See the Land Use section for further information on each of these sites. For specific design guidelines for the downtown area, see the “Downtown Berkeley Design Guidelines” and the “Downtown Berkeley Public Improvements Plan.” For building heights in the Fourth Street Node, see the “West Berkeley Plan.”

Building Configuration

All Avenue Node buildings should front on University Avenue, Fourth Street, and Shattuck Avenue and be lined with main entries and storefronts. Ground floor space should be occupied with retail shops or services, while upper levels must be occupied by residential units or offices.



Massing

Building massing of projects in the Avenue Nodes should be such that the street edge is 2 to 4 stories high. Buildings should step down as they back onto residential areas. The Solar Orientation and Privacy sections of the General Design guidelines also apply.

Facade

Ground Floor Retail - New Avenue Node buildings must be lined with storefronts and entries that create an active, interesting streetscape. At the ground floor level, retail uses should be configured in short increments with columns or piers

placed no more than 25 - 30 feet apart; entries to shops should also be placed every 25 - 30 feet. Display windows should line the street, with no more than 6 feet of blank, non-window wall space in every 25 feet of facade. Display windows should be clear or lightly tinted, non-reflective transparent glass and should begin no higher than 30 inches above finish sidewalk grade.

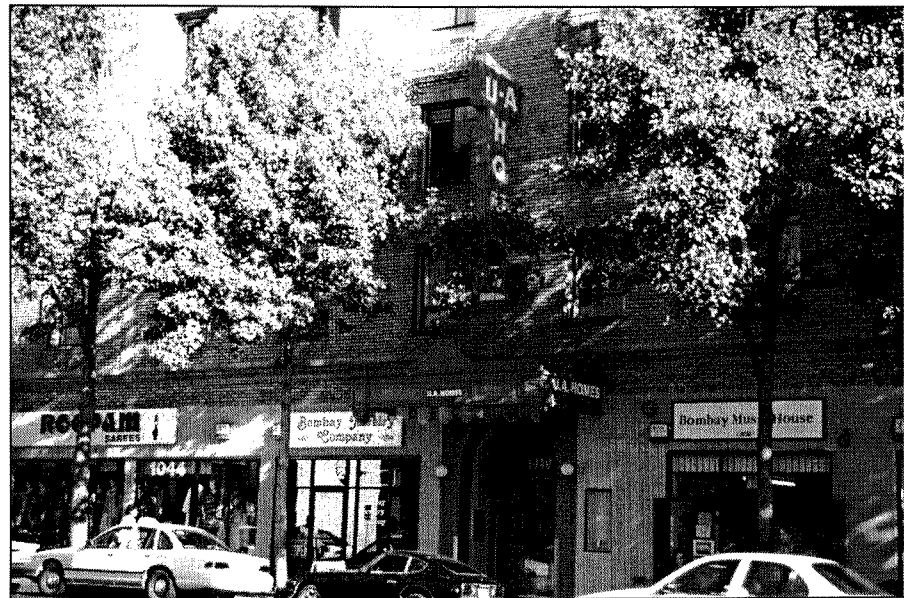
A base should visually carry the weight of the building and should match the height of neighboring buildings. A base can be made by thickening the walls or a change in material and color. Ground

Floor Retail on corner lots should round the corner with display windows, base and trim detailing, or a corner entry.

Ceiling heights for storefronts should be at least 12 feet, in order to mimic the style of existing similar buildings. Entries at the corner are also encouraged. Mezzanine levels are also strongly encouraged.

Awnings- Awnings should clearly define each retail shop. Separate awnings should establish the individual identity of

West University Avenue contains a concentration of Indian shops and businesses.



small shops and draw attention to their entry. Awning breaks also provide an opportunity for expression of vertical facade elements and structural piers. Awnings should be complementary to the building's color.

Signs— Signs should be high quality and pedestrian-oriented in size and placement. See also the Signage section of the General Design Guidelines.

Parking and Garages

Avenue Node parking should be located in sub-surface parking, in ground-level parking areas integrated into the building facade and screened from the street, or behind buildings. Wherever possible, street-facing parking should be avoided on University Avenue, Shattuck Avenue, and Fourth Street. See also the Parking and Garages section of the General Guidelines.



Avenue Node buildings must be lined with continuous storefronts and entries that create an active, interesting streetscape.



Andronico's supermarket is the heart of the Acton Node and functions as this Node's primary neighborhood center.

Special Conditions

Spenger's Parking Lot is a major opportunity site for development. When designing this mixed-use project, there are a number of factors that need to be taken into consideration:

- The building or series of buildings should not be more than 40 feet tall and should be articulated in a pattern that echoes the rhythm of surrounding smaller-scale buildings.
- Ground floor retail must be provided on both Fourth Street and Hearst Street. The upper stories should be occupied with office space or other entertainment uses, such as a cinema. The site should provide a plaza and midblock passage to access the Amtrak Stop from Fourth Street. The plaza and Amtrak platform should be fronted with active uses, such as a cafe, and with windows and doors. The parking should be located at the interior of the site or adjacent to the University Avenue overpass.



Spenger's Parking Lot is a major opportunity site.

AVENUE MIXED-USE

Community Character

Avenue Mixed-Use buildings are two to three stories with upper story residential and ground floor retail and/or small offices. Allowances can be made for upper story live-work and/or offices. Ground floor retail is required, unless a financial hardship can be demonstrated. A variety of unit type and a mix of affordable and market rate housing are desirable, to meet the needs of both large and small households of different incomes levels.

Building Configuration

These multi-story residential buildings should have parking located either in sub-surface garages, in ground level parking areas integrated into the building facade and screened from the street, in the rear of the lot, or in parking courtyards. They will be two- to three-story buildings that front on the Avenue and have a private courtyard open area for the building's residents. See also the "Parking and Garages" section of the General Guidelines.

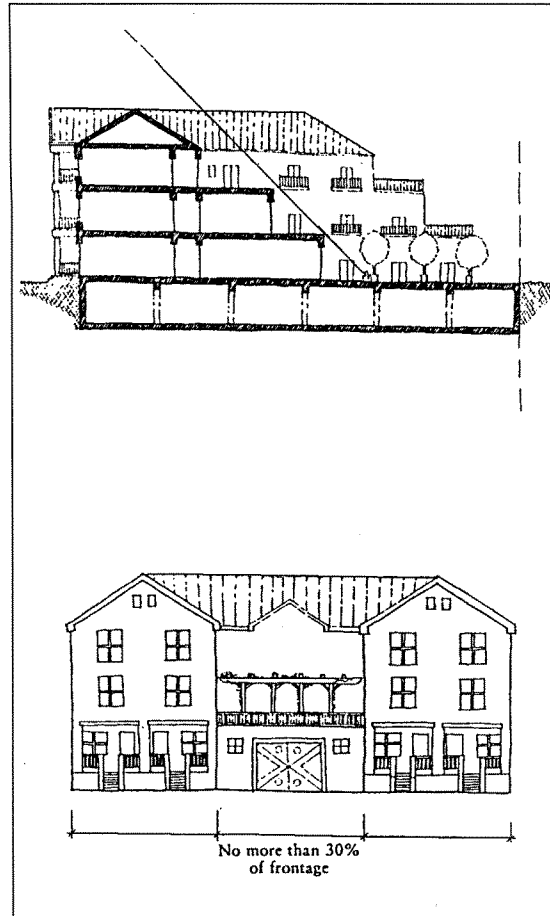
Integration with the Neighbors - Buildings should step down as they approach the Transitional Residential designations to the rear and should adhere to the sun orientation guidelines described in the General Design Guidelines.

Courtyards - Due to the density of these buildings, it is important that Avenue Mixed-Use buildings have open space in the form of courtyards, decks, balconies, and roof gardens. Courtyards should be placed on the sunny side of buildings wherever possible. For buildings located on the south side of University Avenue, the courtyards can simply be placed in the rear of the lots to maximize exposure. This placement of the courtyards also allows the building to step down as it nears the adjacent property.

However, for buildings on the north side of University Avenue, the solution is not so simple. By holding the street edge and the building density, the courtyard, if placed in the rear without adjusting the building footprint, will be shaded. Possible solutions include 1) stepping back the building as it approaches the courtyard or 2) placing the upper level courtyard on the street-facing facade.

Facade

Ground Floor Retail - New Avenue Mixed-Use buildings must have some ground floor storefront(s) or small office spaces that help to create an active, interesting streetscape. At the ground floor level, retail uses should be configured in short increments with columns or piers placed no more than 25 - 30 feet apart; entries to shops should also be placed every 25 - 30 feet. Display windows should face the street, with no more than 12 feet of blank, non-window wall space in every 50 feet of facade. Display windows should be clear or lightly tinted, non-reflective transparent glass and should begin no higher than 30 inches above finish sidewalk grade. A base should visually carry the weight of the building and should match the height of neighboring buildings. A base can be made by thickening the walls or a



Courtyards of south-facing buildings on University Avenue can either: 1) be placed in the rear of the lot with the building massing stepping down as it approaches or 2) located above grade on University Avenue but with a maximum frontage of 50%

change in material and color. Ground Floor Retail on corner lots should round the corner with display windows, base and trim detailing, or a corner entry.

Ceiling heights for storefronts should be at least 12 feet, in order to mimic the style of existing similar buildings. Entries at the corner are also encouraged. Mezzanine levels are also strongly encouraged.

Awnings - Awnings should clearly define each retail shop. Separate awnings should establish the individual identity of small shops and draw attention to their entry. Awning breaks also provide an opportunity for expression of vertical facade elements and structural piers. Awnings should be complementary to the building's color.

Signs - Signs should be high quality and pedestrian-oriented in size and placement. See also the Signage section of the General Design Guidelines.

NEIGHBORHOOD RESIDENTIAL

Community Character

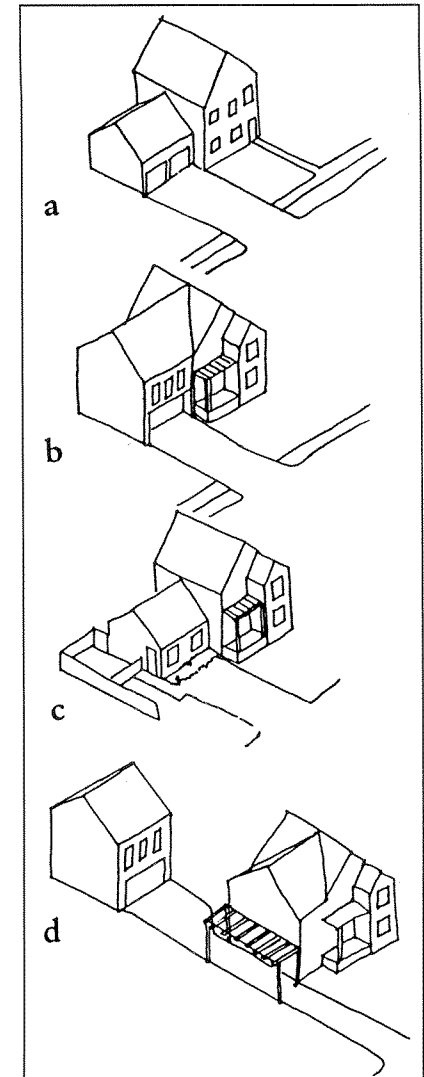
This area is substantially developed with existing single-family homes, duplexes, and small apartment buildings. There is some opportunity for infill and redevelopment. New housing units should emulate the quality and character of older surrounding neighborhood. Generally, this consists of one- to two-story small lot single-family houses and small apartments with “tuck under” garages; in some cases, rear yard garages are also utilized.

Building Configuration

Residential entries should be visible from the street and articulated by a porch. Windows and bay windows for interior living spaces should overlook streets and parking areas. Detached second units may be placed in the rear of the property or above the garage.

Infill - All housing types should reflect the character of older single-family housing in the surrounding area. Duplexes may be provided as stacked flats or side-by-side attached units provided they clearly resemble single-family housing.

Intensification Strategies - Lot intensification strategies include (a) story additions to main house, (b) story addition to garage, (c) house expansion with rear garage addition, and (d) house expansion with rear garage and ancillary unit.



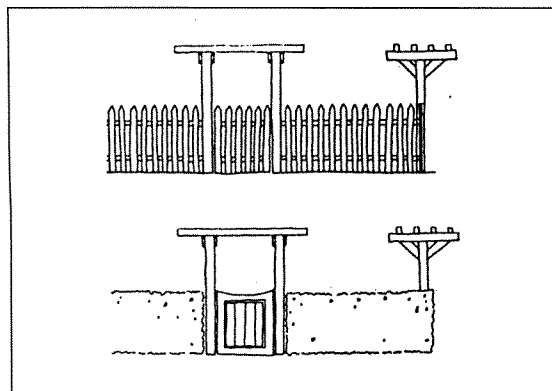
Lot intensification strategies include (a) story additions to main house, (b) story addition to garage, (c) house expansion with rear garage addition, and (d) house expansion with rear garage and ancillary unit.



Details and reveals are encouraged, especially around windows, doors and posts.

Facade

Entries - Building entrances should be articulated with balconies, bays, porches, stoops or equivalent features and face the street. They should be embellished to animate streets and gardens and give expression to individual units. Front doors are encouraged that are sturdy, decorative and reflect the architectural style of the unit. Corner entries are encouraged, when appropriate.



Fences in the front yard should not be taller than 42". Trellises are encouraged to define entries.

Front elevation - Details and reveals are encouraged, especially around windows, doors and posts. Below cantilevered bays or decks, visible joists, brackets or posts are encouraged. In no case shall the street facade of a building consist of an unarticulated blank wall.

Fences & Walls - Street-facing fences and walls should maintain a visual connection from the sidewalk to the unit.

Parking and Garages

Neighborhood Residential parking should be located in garages and carports that are preferably placed in the rear of the property or recessed from the front facade. Driveways should be narrow at sidewalks. Use of a middle planting strip (Hollywood Drives) and special pavers are encouraged. (For more information on parking and garages, see the General Guidelines.)