Chapter 5. Private Realm Recommendations

What is a development standard?
A development standard is a regulation included in the zoning code that all development in the zone is required to follow in order to gain project approval from the City. For mixed-use development in Monterey Park, development standards will be included in a PD (Planned Development) "overlay" zone which complements and supercedes the underlying zoning designation.

What are design guidelines?
Guidelines are recommendations which guide how a project is designed. While they are not absolute requirements like development standards, guidelines are used by the Design Review Board and other City bodies to evaluate and approve proposed development.

This chapter contain key ingredients to achieve high-quality private development:

- Mixed-use land use regulations and development standards to be used with the PD zone
- Design guidelines to be used by Design Review Board along with the Vision
- Prototype projects using the standards and guidelines listed
- Application of mixed-use standards and guidelines to commercial development in Downtown Monterey Park
- Guidelines for revitalization of existing development

The Monterey Park includes three separate mixed-use land use designations in its General Plan – MU-I, MU-II, and MU-III. Generally the differences between the designations relate to the allowable intensity of development. Where differences exist in the application the following regulations, development standards, and guidelines between the mixed-use land use designations, it is noted in the text. (Note: In Sections 5.1 and 5.2 of this chapter, figure numbers directly reference the standard or guideline, rather than be numbered sequentially as in other sections and chapters).

5.1 Mixed-Use Land Use Regulations and Development Standards

These regulations will be included in the PD (Planned Development) overlay zone in the City of Monterey Park zoning code in order to regulate the development of mixed-use projects in Downtown. Once these regulations and standards are adopted in the City's Zoning Code, the Code supercedes this section of the Plan.

Section I. Definitions

A. Mixed-Use Projects: Mixed-use projects shall combine residential uses with one or more of the following uses: office, retail, entertainment, restaurant, or community facilities. Mixed-use projects may be arranged vertically (ground-level retail, office, restaurant, entertainment, or community facility with residential uses above) or horizontally (commercial uses on a portion of the property linked by pedestrian connections to residential uses as part of an unified development project).
B. Building Frontage: The building frontage measures the linear feet of the building or buildings that front onto a major arterial street, not including driveways and pedestrian courtyards between buildings.
C. Ground Floor: Ground floor is the lowest level within a building that is accessible from and within three feet above or two feet below the grade of the adjoining sidewalk.
D. Pedestrian Realm: Pedestrian realm is a 12-15-foot wide area located between the face of the curb of a major arterial street and the face of the building. The pedestrian realm includes any parkway, sidewalk, and landscaped areas. The pedestrian realm may include both public and private property where the public right-of-way is not 12-15

feet wide. Pedestrian amenities, street trees, street furniture, bus stop facilities, and other landscaping, as specified in this ordinance, shall be included in the public realm.

E. Live/Work Units: Live/work units are typically located in a small scale, mixed-use building that is appropriate on a narrow lot and helps transition between a busy street and a residential area. Live/work units combine living quarters with artist studios, professional offices, software/media offices or small retail uses. Live/Work often have the work space on the ground floor with living space on one or two stories above and are intended to be occupied by the same individual(s) who occupies the living quarters. Live/work units are often built as attached townhomes. Live/work units may also be located above ground floor commercial uses with access from interior or exterior corridors.

F. Usable Open Space: Usable open space includes areas for active an passive recreation including landscaped and hardscaped areas. The requirement for open space may not be satisfied through the utilization of parking areas, driveways, service areas, or unusable slopes.

Section II. Land Use Regulations

A. For mixed-use projects, all uses and accessory uses of the underlying zone and residential uses listed in the R-3 zone shall be permitted unless modified as follows:

- The MU classifications shall allow for commercial uses on the ground floor frontage that generate pedestrian activity such as cafes, tea shops, restaurants, bookstores, floral shops, bakeries, retail shopping, commercial recreation and entertainment spaces, personal and convenience stores, travel agencies, barber or beauty parlors, childcare facilities, art galleries and stores, professional offices, and other uses determined by the Planner as appropriate.
- Residential only and live/work uses are permitted on the ground floor of MU-II and MU-III classifications.
- Residential units are not permitted on the ground floor in the MU-I zone, except lobbies and entries to residential located units on upper floors.

B. Uses prohibited in the MU-I and MU-II classifications include drive through businesses; vehicle service and repair businesses; wholesaling activities; warehousing and storage facilities; and bars not associated with restaurants. The City may consider permitting some of the prohibited uses with a Conditional Use Permit. Vehicle sales and medical facilities are prohibited in the MU-I zone.

C. All commercial activities shall be conducted wholly within an enclosed building, except that restaurants may have outdoor eating areas. Retail kiosks and wireless computer services may be permitted in outdoor plazas/public gathering spaces. Other commercial activities may be permitted outdoors for special events such as Farmer's markets and community cultural fairs.

D. It is intended that the ground floor frontage of major streets be devoted to retail, restaurant and other pedestrian friendly uses. The ratio of commercial uses to the total should vary depending on unique site conditions. However, in the MU-I classification, a minimum of 15% of the gross floor area of a mixed use project or 70% of the ground floor frontage at a minimum depth of 25 feet on major corridors, excluding driveways and pedestrian entries, whichever is greater, shall be commercial ground-floor uses.

E. Live/Work units with working space above the ground floor shall follow the home occupations requirements of the City or provide unique evidence that accommodations for visitors to working spaces above the ground floor and uses proposed would be compatible with adjacent residential uses.

Section III. Development Standards

A. BUILDING INTENSITY AND RESIDENTIAL DEVELOPMENT DENSITY

1. The maximum base floor area ratio (FAR) and the density bonus for commercial projects and projects that integrate commercial and residential uses (mixed-use) are defined in the Land Use Element of the

Table 5-1: Maximum Floor Area Ratios by Subdistrict

Subdistrict	Maximum FAR	Maximum With Mixed Use	Maximum With Additional Incentives (listed in III-A-2 below)
North Atlantic (MU-I)	2.0	2.25	2.25
Downtown Core (MU-I)	1.0	1.25	2.0
Downtown Perimeter (MU-I)	0.65	0.90	1.5
East Garvey (MU-II)	0.5	0.75	1.0
North Garfield (MU-III)	1.0	1.25	1.25

General Plan and in Table 5-1. The Housing Element may also permit an additional bonus for affordable housing.

The General Plan may allow a density bonus of 0.25 for mixed-use projects. However, this density bonus is reserved for high-quality mixed-use projects that the Planning Commission and Design Review Board determine meet the development standards and design guidelines herein.

2. As an incentive to include certain amenities needed in the Downtown areas (core and perimeter) and East Garvey subdistricts, up to an additional 0.75 FAR to that provided in Table 5-1 for "with mixed use" may be permitted for a mixed-use project through one or a combination of the following:
   - The provision of a substantial number of additional parking spaces for public use which is excess of those required for uses on the site provided that the project site is located in an area with a deficiency of public spaces (that is there are a number of businesses with little or no parking), provided that these spaces are available at no or nominal cost through metered or a validation system and adequate signage is provided directing patrons to this parking.
   - The construction of a public parking structure off-site in the Downtown area.
   - The provision of a major public gathering space located adjacent to sidewalk with ample pedestrian amenities for downtown patrons or other major pedestrian amenities, which results in open space greater than what is required in this Chapter.
   - The provision of major transit improvements adjacent to the site including an increase in sidewalk width at bus stops, new transit shelters, bicycle racks, special paving, and other pedestrian amenities.
   - The location of all or a major portion of the parking is located underground.
   - The inclusion of key national tenants, large retailers, or unique tenants, such as theaters that provide nighttime use of the area, which the City wishes to attract to provide a wide range of goods and services in downtown.
   - The construction or funding of major traffic improvements or funding a shuttle service in Downtown connecting North Atlantic, Garvey/Atlantic, Garvey/Garfield, and Garfield Hospital.

   The maximum FAR which may be achieved including bonuses and incentives by subarea: Downtown Core – 2.0, Downtown Perimeter – 1.5, East Garvey – 1.0. Each project that is proposed will be reviewed by the Planning Commission and Design Review Board for its contribution toward providing features or public improvements that achieve the vision for Downtown. It is anticipated that projects will provide at least several of the amenities listed and that larger projects will make greater contributions that smaller projects in order to achieve the maximum FAR or density with additional incentives.

3. The maximum residential density permitted in the General Plan is 30 dwelling units per acre for projects that contain commercial and residential. As an incentive to provide for certain amenities in the MU-I classification, this density may be increased up to 55 units per acre at certain key nodes, such as near the Garvey/Garfield intersection, the Atlantic/Garvey intersection, and the Atlantic/Hellman

intersection through a combination of one or more of the following:

- The provision of a major public gathering space located adjacent to the sidewalk with ample pedestrian amenities, which results in open space greater than what is required in this Chapter.
- The provision of major transit improvements including an increase in sidewalk width at bus stops, new transit shelters, bicycle racks, special decorative paving, pedestrian lighting, and other pedestrian amenities.
- The provision of housing types and unit sizes that contribute to a wide variety of residential products in the downtown.
- The construction of a public parking structure offsite in the Downtown area.
- The inclusion of key national tenants, large retailers, or unique tenants, such as theaters that provide nighttime use of the area.
- The construction or funding of major traffic improvements or funding a shuttle service in Downtown connecting North Atlantic, Garvey/Atlantic, Garvey/Garfield, and Garfield Hospital.
- The inclusion of a community room in the project that may be used by residents and others from the community through a reservation system.

Each project that is proposed will be reviewed by the Planning Commission and Design Review Board for its contribution toward providing features or public improvements that achieve the vision for Downtown. It is anticipated that projects will provide at least several of the amenities listed and that larger projects will make greater contributions that smaller projects in order to achieve the maximum FAR or density with additional incentives.

4. The overall intent of the graduated density requirement based on lot size as defined in underlying zones of a property should guide development concepts but need not be followed precisely in order to encourage new and innovative mixed-use building types.

5. FARs do not distinguish between non-residential and residential development to allow for flexibility. The square footage devoted to parking structures shall not apply to calculations of floor area ratios.

B. PEDESTRIAN ORIENTATION AND FRONT SETBACKS

1. A minimum width of the pedestrian realm is required along the frontage of all commercial, residential, and mixed-use projects. This pedestrian realm width is measured from the curb after any required widening and is required as follows:
   - 15 feet on Garvey (today sidewalks are 10 feet – 15 feet resulting in up to 5 feet additional setback on private property)
   - 12 feet on Atlantic (today sidewalks are 8 feet minimum resulting in up to 4 feet additional setback on private property)
   - 12 feet on Garfield (today sidewalks are 4.5 feet to 7.5 feet resulting in up to 7.5 feet additional setback on private property)

2. Ground floor "residential only" projects adjacent to the street frontage shall have a minimum setback of 5 feet and a maximum setback of 10 feet from the exterior edge of the public realm to allow for landscaping, stoops, and entrance porches. "Residential only" projects may be elevated above the sidewalk level by 3 feet to 4 feet for privacy with appropriate landscaping.

3. Non-residential and commercial uses shall be located at or within 5 feet of the exterior edge of the public realm at or near the same elevation as the sidewalk. Additional setbacks up to 10 feet are permitted for outdoor dining, pedestrian entrances, pedestrian arcades, or building articulation.

4. Additional front setbacks beyond 10 feet are permitted for a public gathering space, pocket parks, or open spaces oriented to the pedestrian realm.

5. Entrances to non-residential, commercial uses, and mixed-use projects shall be directly from the adjoining sidewalks.

6. In a new development, parking is not permitted on private property adjacent to the public realm. In rehabilitation of existing development, parking shall be screened from view of the public realm by a 3 feet wall covered in vines or a 3 feet tall hedge or other similar texture.

7. Windows and doors of clear glass shall be provided in 50% of the linear ground floor building frontage along streets.

8. Clear pedestrian connections, which are well marked, attractive and human scaled shall be provided between various uses, parking, street sidewalks, and public spaces such as plazas, courtyards and recreational areas.

C. SIDE AND REAR SETBACK AND MINIMUM LOT DEVELOPMENT STANDARDS

1. For side and rear setbacks, the following are required:
   - When adjacent to streets, no side yards are required.
   - When adjacent to an R zone, the rear yard shall be at least 15 feet in depth.
   - When the lot is separated from a R zone by an alley, a rear setback of 15 feet shall be provided. The required yard depth shall be measured from the centerline of the alley. The rear yard may be used for parking or loading.

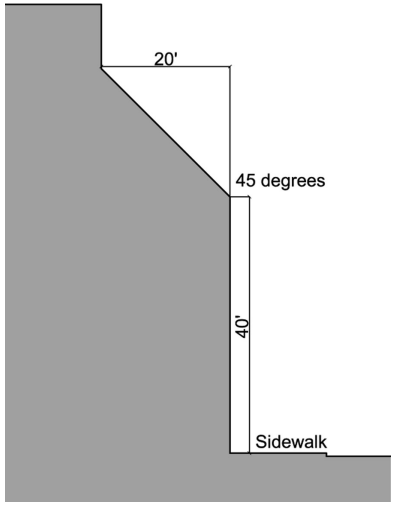
2. The minimum lot size for mixed-use projects in the P-D zone shall be 1.5 acres for the MU-I zone, 1.0 acre for the MU-II and 0.5 acre for the MU-III zone. In MU-II zone, the minimum lot size of 1.0 acre may be reduced to 0.5 acre if the project constructs transit or traffic improvements and provides public art and pedestrian amenities along the public realm.

D. BUILDING HEIGHT DEVELOPMENT STANDARDS

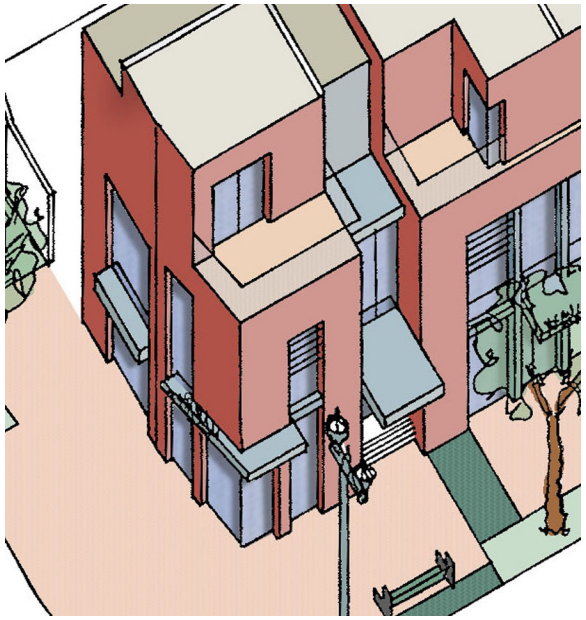
1. Maximum building height permitted is 75 feet for the North Atlantic subareas and for the Downtown Core, 60 feet for North Garfield, 55 feet for the Downtown Perimeter, and 40 feet for East Garvey.

2. Building height shall transition from the maximum building height permitted in the General Plan to a lower building height adjacent to an area designated in the General Plan as Low Density Residential.

3. Rather than a continuous maximum height, the building height of buildings shall vary to provide human scale, contribute to community image and improve the pedestrian experience of mixed-use connections.
4. To create a human scale adjacent to the public realm, along Garvey and Garfield Avenues, the building height at the edge of the public realm shall not be greater than (40



III-D-4. Allowable building height envelope adjacent to the public realm.



III-D-4. Isometric drawing of prototype development setback from public realm according to standards.

feet) and step back at a 45-degree angle for a maximum distance of 20 feet.

5. Unoccupied towers, elevators, stairwells, and similar architectural features may project an additional 10 feet beyond these height limits and should be placed to create variety in massing.

E. OPEN SPACE DEVELOPMENT STANDARDS

1. Open space and recreation space shall be provided for each mixed-use project. The required minimum amount of open space for a mixed-use project is two hundred (200) square feet per unit. The minimum open space may be met through a combination of common and private open spaces. All required open space shall be usable.

2. The requirement for open space may not be satisfied through the utilization of parking areas, driveways, service areas, or unusable slopes.

3. Fifty (50) percent of the open space area required may be provided in private open space such as patios and balconies; however, such private open space must have a minimum area of 75 square feet and a minimum dimension of 7 feet.
4. A minimum of twenty-five (25) percent of the common open space shall be planted area with trees, shrubs, and gardens. Planters and planting containers may be counted toward this requirement.

5. Common open space shall require a minimum width of 10 feet and be a minimum area of 200 square feet. Common open space may be located on roofs, podiums, and decks.

6. For development of 5 residential units or less, 100% of the open space requirement may be satisfied by private open space.

7. Up to ten percent (10%) of the common open space may be provided in an indoor recreational area such as a gymnasium or a community room.

F. PARKING AND SERVICE AREA DEVELOPMENT STANDARDS

1. For parking requirements for non-residential uses, refer to the Zoning Code, Chapter 21.40 Off-street parking including regulations for shared parking analysis for mixed use and joint use development, except:
   - For the residential portion of a mixed-use project, a minimum of two (2) spaces per unit shall be provided except for senior housing, the requirements of Chapter 21.40 of the Zoning Code shall apply.
   - As the mixed-use designated areas are on transit corridors, and are planned to be walkable, a reduction in the total number of parking spaces required in Chapter 21.40 may be permitted for mixed-use projects that contain retail, restaurant, entertainment, and neighborhood services on the ground floor if supported by shared parking and parking demand studies. However, the total parking requirement for commercial and entertainment uses combined shall not be less than 3 spaces/1,000 square feet.

2. If two parking spaces are assigned to one residential unit, one space per unit may be provided in tandem. If two spaces are assigned to the exclusive use of a residential unit, an additional 0.25 parking spaces per unit shall be provided for guest parking. In a mixed-use project, this additional guest parking may be shared with the parking for the non-residential use, if supported by a shared parking analysis study.

3. Guest parking and parking for non-residential uses shall be located or assigned in such a way as to distinguish it from residential parking assigned to individual units.

4. For live/work units which include live/work flex space on the ground floor and residential above and which do not exceed 2,000 square feet in total area per unit, the total number of parking spaces provided shall be 2 spaces per unit plus 0.5 work/guest spaces per unit.

5. Parking along arterial streets shall not be located within the area between the back of the pedestrian realm and a new building fronting on the pedestrian realm.

6. Loading space requirements per underlying zone; however, if there is no commercial space on the ground floor of a residential building, a loading space shall not be required.

G. LANDSCAPING, TRASH FACILITIES AND LIGHTING DEVELOPMENT STANDARDS

1. All open areas except driveways, parking areas, walkways, utility areas, improved decks, patios, porches, or play areas shall be maintained with appropriate vegetative landscaping. Appropriate landscaping shall include at a minimum: two specimen trees (minimum 25-inch box size) per each unit; one 5-gallon shrub per 40 square feet of the area to be landscaped; and approved ground cover planted at a density to achieve 50% of land area coverage within 2 years.

2. A solid perimeter decorative masonry wall 6 feet in height may be provided along the side and rear lot lines. A landscaping strip not less than three feet in width shall be placed adjacent to the wall. Shrubs or vines no smaller than 5-gallon capacity shall be planted no farther apart than 6 feet along the entire perimeter of the side and rear property lines. Alternatively, or in combination with shrubs and vines, the perimeter shall be planted with low ground cover and trees no smaller than 24-inch box size, planted no farther apart than sixteen feet along the lot lines. If the side and rear property lines are adjacent to an alley on a street with ground level commercial or live/work spaces no wall is required and alternative landscaping treatments are permitted.

3. A planting strip not less than 18 inches in width shall be installed and continuously maintained along both sides of a driveway located between two residential buildings on the same lot, except at entrances to buildings, garages or parking spaces.

4. A permanent automatic sprinkler system shall be installed and maintained for all landscaped areas, unless an alternative sustainable non-irrigated design is approved by the Planner.

5. Landscaping shall consist of combinations of evergreen and deciduous trees, shrubs, and ground cover with careful consideration given to water usage, passive solar shading of buildings and open areas, eventual size and spread, susceptibility to disease and pests and durability and adaptability to existing soil and climatic conditions.

   Trees, shrubs, and ground cover species shall be selected from a list provided by the City. Use of plants not on the list of approved plant materials shall require justification by the applicant and written approval of the Planner, prior to issuance of a building permit.

6. All driveway planters shall be bordered by a minimum 6-inch high concrete curb.

7. Landscaping shall be designed to be an integral part of the overall project and compatible with public realm landscaping.

8. All outside trash and garbage collection areas shall be enclosed within a building or by a view-obscuring decorative masonry wall, subject to determination of the planner, not less than 5 feet in height with a view-obscuring door which shall be kept closed except when in use.

9. All outdoor lighting shall be located and shielded so to prevent direct spillage of light and glare onto adjacent lots and streets.

H. DESIGN REVIEW AND GUIDANCE

To encourage flexibility, creativity and quality design that is sensitive to the surrounding context and unique site conditions, any proposed mixed-use development under this Chapter shall require design review pursuant to Chapter 21.72 (same as R3). For design guidance, refer to copies of Design Guidelines for Mixed Use.

5.2 Design Guidelines for Mixed-Use Development

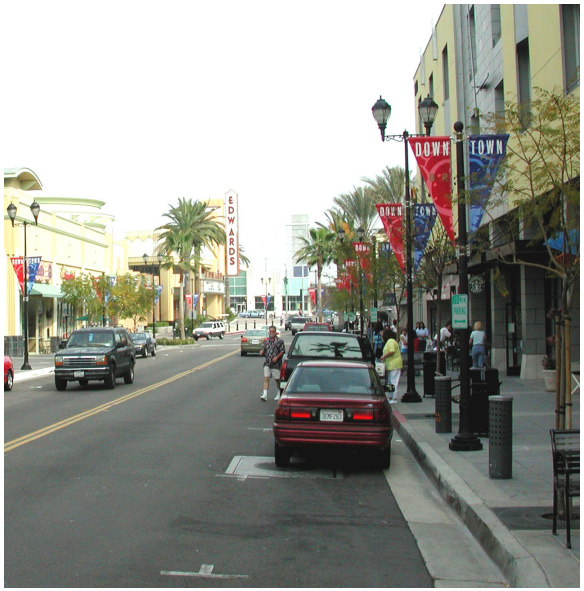
The following design guidelines for mixed-use development will be used by the Design Review Board, as well as other City commissions and the City Council, to evaluate the design of the project. Design guidelines are more flexible than standards and are used to determine the merits of a project and approve it for construction.

A. ARCHITECTURAL CHARACTER AND MASSING

1. Visual Interest at Street Level: The form of mixed-use buildings and architectural details should be designed to create visual interest at the street level using techniques such as staggering the frontage of the building, recessing doors and windows, providing varied display windows, providing awnings and canopies for weather protection and shade, and visually extending interior spaces outside through paving and glazing. Other techniques for visual interest that should be incorporated along ground level frontages include:

   - Transparent clear glass rather than dark tinted glass or reflective glass
   - Columns expressed establishing storefront rhythm or columns set back 2' or more from the property line to provide more flexibility for individual unique contemporary glass storefronts

A1. Clear glass display windows, awnings, and architectural articulation provide visual interest at the ground level.



A1. Mixed-use project in Brea with columns, awnings, and glass providing visual interest.

A1. Outdoor dining and articulated facades activate the streetscape in the Gaslamp Quarter of San Diego

A1. Shed awnings, plants in pots, and large clear glass windows contribute to an attractive street scene.

A2. Step-backs, color, balconies, and recessed windows reduce the mass of large structures.

A2. Facades are highly articulated in this downtown Long Beach mixed-use neighborhood.

A2. Mixed use project in a San Diego neighborhood with coffee shop and corner plaza provides a human-scaled pedestrian-friendly environment.

A2+A3. Mixed-use buildings in Pasadena with equal design treatment on all facades. The roof profile varies, walls are articulated, the corner is expressed, and the ground level retail establishes a base.

A4. Mixed-use building with a variety of tenants forms an edge along the Santa Monica Promenade.

2. Articulated Building Facades: To avoid large, bulky façade and blank walls, and create visual interest, buildings should be articulated in form using techniques such as step-backs of upper floors, stepped terraces, changes in plane, recessed windows, bay windows and balconies, trellises, which create shadow lines, varied roof lines, and changes in color.

3. Equal design treatment on Facades: Buildings should be designed to be attractive for all directions. Where the rear or sides of the building are visible from streets and alleys, these facades should receive equal design treatment as the main façade.

4. Emphasize each street as an urban space: Building placement and design should consider its relationship to the street and the public realm:

- Tenants on the ground level and outdoor activities should be selected to activate the street.
- Large structures should be designed to appear to be a series of smaller buildings through building articulation, color and materials
- The mass of buildings along North Atlantic near the freeway should be designed to reflect the gateway to the city.

5. Variety in Building Facades: Building plans and facades should vary from building to building and from project to project to create interest along the street.

6. Materials and Colors: Materials and colors should be selected to unify the building appearance and fit into the pedestrian realm context. Light base colors are preferred for energy efficiency with bold colors for accents and along the ground level. Use the same or complimentary materials on building walls, screening walls, and parking structures. Avoid chain link fences, imitation rock/stone veneer, extensive use of wood siding, heavily textured stucco walls, adobe, or slump stone masonry.

7. Arcades: To provide shade, variety in a façade and places for outdoor dining, arcades may be utilized at the street edge. However, the street wall should not be interrupted for long distances.

8. Contemporary, timeless pedestrian-friendly design: Buildings shall be designed to visually attractive and fit with the vision of a pedestrian-friendly, vibrant streetscape. Any references to historic styles or cultural elements should be interpreted in a contemporary manner.

A6. Materials and colors selected to unify the building appearance.

A5. Building facades should vary from building to building and include recesses and projections.

A9. Awnings project visual interest and a distinctive image.

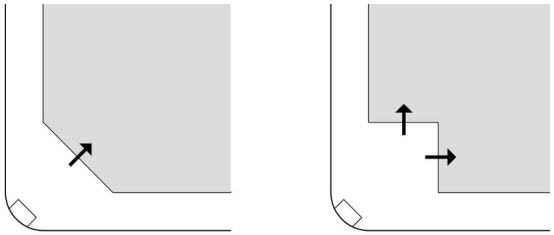
9. Awnings: Awnings are encouraged for sun protection for a distinctive identify and visual interest along the pedestrian center. Awnings should be mounted so as to respect the architecture and character of a building and its function. Awnings should project over doors and windows and not blank walls. Open ended awnings are preferred over closed in awnings. Creative steel, canvas, and glass awnings with signage incorporated are encouraged.

10. Building shaped at corners: A building should reflect the corner of an important intersection or a focal point, by using a variety of techniques such as using a strong vertical mass such as a tower at the corner, providing a diagonal setback at the intersection, locating a corner plaza at the intersection, and/or locating a recessed building entrance at the corner.

11. Lighting: Lighting is encouraged to accent facades at night and provide security and wayfinding for public and private open spaces. Avoid lighting that interferes with residential uses.

A10. Mixed-use building which is shaped at the corner.

A10. A building responding to its corner location.



A10. Shape buildings to form corner plazas.

12. Architectual features integral to the overall design: Architectural features should be an integral part of the design of the building and not appear "tacked on". These features include roof top screening, porches, balconies, cornices, stairwells, awnings, light fixtures, and signs.

13. Screening of mechanical ventilating and security equipment: Mechanical and ventilating equipment should be screened from view frame adjoining lots, public street and open spaces. Security features and equipment may be permitted if completely concealed and mounted inside of the structure. Through the wall venting visible from the public right-of-way should not be used.

14. Energy efficient designs: Buildings design and site planning shall consider passive solar and ventilation techniques, as well as specification of "green" materials.

A10. A diagonal corner at a busy intersection provides an attractive waiting space for pedestrians.

A13. Building incorporating a sunscreen provides an attractive, contemporary façade.

B. OUTDOOR OPEN SPACE

1. A network of open spaces: Well-proportioned outdoor open spaces such as plazas, terraces, courtyards, gardens, and decks should be incorporated into mixed-use projects and connected together, where possible, forming an open space network on a site.

2. Location and character of common open spaces: Common recreational area should be centrally located and preferably be designed as courtyards, plazas and outdoor rooms. The location and character of these outdoor spaces should consider its function, the size of the project, and the surrounding environment.

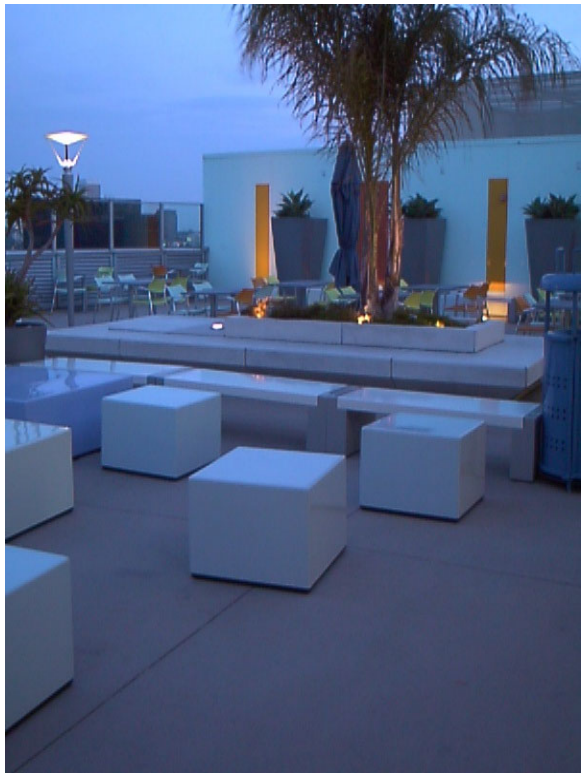
   - Plazas are for public gathering and social interaction and should be designed with visibility from the sidewalk, to address the solar orientation, and to include pedestrian amenities such ample eating, plants, trees, fountains, sculptures and other public art. Small plazas are appropriate at corners and adjacent to transit stops to provide additional space for waiting near the intersection. Plazas should be designed at or near the grade of the sidewalks and designed not to interrupt the street wall. Outdoor dining and other uses that activate the space should be located adjacent or be a part of a plaza.

   - Courtyards should be well defined by buildings and/or landscape elements, providing quiet areas for residents of a project as well as active recreational uses such as places for children's playgrounds, pools, spas, and fountains. Courtyards are typical of traditional Southern California architecture and provide opportunities for residential windows to face an internal and attractive spaces away from the busy traffic on the corridors and opportunities for pedestrian amenities and public art.

   - Gardens, patios, terraces, and decks are opportunities for smaller open space areas. These should be landscaped and appropriately planted to provide outdoor spaces for individual unity.

3. Pedestrian connections through building to pedestrian realm: To connect the sidewalk to parking in the rear, Pedestrian connections adjacent to a building are encouraged especially at or near mid block.

B2. Public gathering space for outdoor dining creating by building setback.


B2. Well defined courtyards provide quiet areas for day and night time use.

B2. A corner public gathering space in neighboring Alhambra.

B2. Internal pedestrian gathering space with artwork and pedestrian amenties.

4. Human-scale walkway design: Textured human-scaled paving materials and generous landscaping should be provided on pedestrian walkways through and adjacent to new projects which are complimentary or the same design as the treatment of the pedestrian realm.

5. Special features: To encourage social interactions, activate a public space, and provide a unique indentity for an area, special features such as public art and water elements are encouraged. Cascading water features at entries and/or outdoor seating areas would introduce a sense of relaxation and mask traffic noise.

6. Lighting: Lighting should be used to guide through the open space, to eliminate dead areas, and accent special features without interfering with the adjoining residential uses.

B3. Pedestrian connections through buildings to pedestrian realm are encouraged.

B5. Special features such as water elements and cascades incorporated into small plazas.

B5. Fences can become public art.