**HGNNC Planning Vision** 6-23-2022

**Air Quality**

Build housing at least 1,000 feet from a freeway.

For developments that are built near freeways, use sound walls and thick groves of trees and plants extending above them to block some of the pollution.

**Building design**

Where feasible, preserve the existing structure and add stories to increase density.

Consider preserving historic buildings and/or designing consistently to complement the culture and original architecture and scale. Coordinate with LA City Planning and visit [Historic Resources Survey](https://planning.lacity.org/preservation-design/historic-resources-survey), which links to [SurveyLA](https://planning.lacity.org/preservation-design/historic-resources-survey) and [Historic Places LA](http://www.historicplacesla.org/), to learn more about the neighborhood’s historic built environment (adapted from [SITES](http://www.sustainablesites.org/)).

When building within 50 feet of an R-1 parcel, implement a (terraced) step-back of mass to minimize encroachment on R-1 residences, with transitional height and sloped roofs (i.e., 45 degrees) on the R-1 side. *(required by City code)*

Avoid placing long blank walls where pedestrian activity is anticipated ([Citywide Design Guidelines](https://planning.lacity.org/odocument/f6608be7-d5fe-4187-bea6-20618eec5049/Citywide_Design_Guidelines.pdf)). Add windows and/or active uses on the ground floor.

Use articulation (break-ups of the mass), visual sight lines, and other architectural features to reduce the perceived mass (adapted from [Citywide Design Guidelines](https://planning.lacity.org/odocument/f6608be7-d5fe-4187-bea6-20618eec5049/Citywide_Design_Guidelines.pdf)). Avoid a boxy style that crowds occupants of other buildings or blocks too much sunlight (adapted from Palms Neighborhood Council Planning & Land-Use Guidelines for Neighborhood Appropriate Developments, 10/11/2017).

Leverage passive building design - situate buildings to maximize cross-ventilation and daylight and to minimize heat gain, especially from south and west exposures

Carve out building mass with courtyards, lightwells, terraces, etc. whenever floor plates exceed 40 feet in depth.

Prioritize pedestrian circulation at street level: make it accessible, prominent, and clear (adapted from [Citywide Design Guidelines](https://planning.lacity.org/odocument/f6608be7-d5fe-4187-bea6-20618eec5049/Citywide_Design_Guidelines.pdf)). Have doors opening to the sidewalk

Minimize shadows and unnecessary shading on surrounding buildings, park and open spaces ([Citywide Design Guidelines](https://planning.lacity.org/odocument/f6608be7-d5fe-4187-bea6-20618eec5049/Citywide_Design_Guidelines.pdf)).?

Orient large windows to avoid heat gain in summer and to gain heat in the winter.

At entrances and windows, include south-facing window shading (cantilevers--movable shade screens) to provide shading and reduce daytime heat gain ([Citywide Design Guidelines](https://planning.lacity.org/odocument/f6608be7-d5fe-4187-bea6-20618eec5049/Citywide_Design_Guidelines.pdf)).

Ease natural ventilation and daylight: incorporate operable windows and light wells ([Citywide Design Guidelines](https://planning.lacity.org/odocument/f6608be7-d5fe-4187-bea6-20618eec5049/Citywide_Design_Guidelines.pdf)).

Place stairs near the building entrance and directly on the primary paths of travel (adapted from [Citywide Design Guidelines](https://planning.lacity.org/odocument/f6608be7-d5fe-4187-bea6-20618eec5049/Citywide_Design_Guidelines.pdf)); stairwells should be an attractive first choice for vertical circulation. Design stairways to allow viewing from outside for greater security and natural light for pleasant use

Ensure shading (such as trees, overhangs, balconies, awnings, or shades) that is appropriate to solar orientation ([Citywide Design Guidelines](https://planning.lacity.org/odocument/f6608be7-d5fe-4187-bea6-20618eec5049/Citywide_Design_Guidelines.pdf)).

Provide shelter from the sun and rain for pedestrians along the public right-of-way where the buildings meet the street. Canopy trees provide shade for pedestrians and are preferable to ornamental trees; allow adequately-sized tree wells for bigger trees. Extend overhead covers across driveways to provide architecturally integrated awnings, arcades and canopies ([Citywide Design Guidelines](https://planning.lacity.org/odocument/f6608be7-d5fe-4187-bea6-20618eec5049/Citywide_Design_Guidelines.pdf)).

Use vegetation to increase energy efficiency, (for example, deciduous trees to provide summer shade while allowing low-angle winter sunlight to provide heat during winter ([Use Vegetation to Increase Energy Efficiency](https://landscapeforlife.org/plants/use-vegetation-to-increase-energy-efficiency)).

Install double-paned windows ([Plan for a Healthy Los Angeles](https://planning.lacity.org/odocument/7f065983-ff10-4e76-81e5-e166c9b78a9e/Plan_for_a_Healthy_Los_Angeles.pdf)) and glazed windows.

Avoid over-shading of adjacent buildings by the new construction and allow space for nearby buildings to use solar panels.

Place trash, recycling, and green waste receptacles within the building site area, and not in setbacks ([Wildlife Pilot Study](https://planning.lacity.org/odocument/75496da9-a23d-423c-813f-85503331cb26/2019_Wildlife_Workshop_Display_Boards.pdf)).

For buildings taller than 40 feet, get a shading study by a City-approved vendor before meeting with the NC (Palms Neighborhood Council Planning & Land-Use Guidelines for Neighborhood Appropriate Developments, 10/11/2017).

Use white or reflective paint on rooftops and light paving materials to reflect heat away from buildings and reduce the need for mechanical cooling ([Citywide Design Guidelines](https://planning.lacity.org/odocument/f6608be7-d5fe-4187-bea6-20618eec5049/Citywide_Design_Guidelines.pdf)). *The Los Angeles Green Building Code requires cool roofs for some new buildings? and also has a cool surface requirement.*

Ensure natural light and ventilation for parking while maintaining architectural cohesion ([Citywide Design Guidelines](https://planning.lacity.org/odocument/f6608be7-d5fe-4187-bea6-20618eec5049/Citywide_Design_Guidelines.pdf)).

Use fully shielded light fixtures to limit light pollution and minimize wildlife and human disruption

Use sky-sensitive, LED (or the most energy-efficient) lighting. In most areas, prohibit the following types of outdoor lighting: drop-down lenses, mercury vapor lights, ultraviolet lights, searchlights, laser lights, or other lighting that flashes, blinks, alternates or moves ([Wildlife Pilot Study](https://planning.lacity.org/odocument/75496da9-a23d-423c-813f-85503331cb26/2019_Wildlife_Workshop_Display_Boards.pdf)). Use lights with a lower correlated color temperature, such as amber lights, to reduce the impact on wildlife (Hazard or Hope? LEDs and Wildlife

by Prof. Travis Longcore, University of Southern California / School of Architecture, LED Professional Review, Nov/Dec 2018). Other lighting might be appropriate in specific non-residential settings at specified times. [*CalGreen (Title 24) section 5.106.8*](https://codes.iccsafe.org/content/CAGBSC2019/chapter-5-nonresidential-mandatory-measures) *addresses light pollution.*

Except for certain non-residential areas, limit strength and height of outdoor lighting. Lighting installed above 15 feet should be at most 400 lumens in most areas ([Wildlife Pilot Study](https://planning.lacity.org/odocument/75496da9-a23d-423c-813f-85503331cb26/2019_Wildlife_Workshop_Display_Boards.pdf)).

Install outdoor lighting that is “dark sky” compliant and minimizes light pollution; use hooded lights and avoid neon lighting; specific non-commercial areas might be exempted.

Prioritize pedestrian access over automobile access. Orient parking and driveways toward the rear or side of buildings and away from public right-of-way. On corner lots, parking should be oriented as far from the corner as possible ([Citywide Design Guidelines](https://planning.lacity.org/odocument/f6608be7-d5fe-4187-bea6-20618eec5049/Citywide_Design_Guidelines.pdf)).

Minimize the number and width of driveway entrances ([Citywide Design Guidelines](https://planning.lacity.org/odocument/f6608be7-d5fe-4187-bea6-20618eec5049/Citywide_Design_Guidelines.pdf)).

Use alleys and side streets for vehicle access where appropriate, instead of interrupting a primary street with driveway entrances ([Citywide Design Guidelines](https://planning.lacity.org/odocument/f6608be7-d5fe-4187-bea6-20618eec5049/Citywide_Design_Guidelines.pdf)). *(LADOT requires this; any change requires a variance.)*

Design sidewalk pedestrian zones (pathways) at least 5 feet wide on residential local streets and at least 7 feet on larger streets (collectors, avenues, and boulevards) ([Citywide Design Guidelines](https://planning.lacity.org/odocument/f6608be7-d5fe-4187-bea6-20618eec5049/Citywide_Design_Guidelines.pdf)).

Avoid street widening in favor of new walkways, walkway widening, landscaping, amenities, and trees. City automatic street-widening requirements can be challenged to preserve trees, and has been done successfully

In multi-family buildings taller than 3 stories along commercial corridors, incorporate mixed-use community retail space, with an emphasis on local businesses based on the needs of the community (adapted from Palms Neighborhood Council Planning & Land-Use Guidelines for Neighborhood Appropriate Developments, 10/11/2017).

**Green space**

Increase green space, particularly space available to the public.

Incorporate shaded open space such as plazas, courtyards, pocket parks, and terraces in large-scale buildings. Consider a public parklet where possible (adapted from [Citywide Design Guidelines](https://planning.lacity.org/odocument/f6608be7-d5fe-4187-bea6-20618eec5049/Citywide_Design_Guidelines.pdf)).

Improve existing alleys with appropriate lighting and other design features (landscaping, art, etc.) to screen blank walls or parking where space is available.

Consider [green walls](https://greenroofs.org/about-green-walls) for insulation and greening, especially of courtyards and on building walls with a public view and enjoyment

**Street scape**

Bury power/utility lines where feasible ([Citywide Design Guidelines](https://planning.lacity.org/odocument/f6608be7-d5fe-4187-bea6-20618eec5049/Citywide_Design_Guidelines.pdf)).

**Sustainability**

Roof gardens for insulation and greening

Install insulation inside the walls and ceiling. *Current insulation requirements can be found in the* [*California Energy Commission’s Building Energy Efficiency Standards*](https://ww2.energy.ca.gov/2018publications/CEC-400-2018-020/CEC-400-2018-020-CMF.pdf).

If a roof deck is planned, use soft or green surfaces to reduce noise and the urban heat island effect (Silver Lake Neighborhood Council Sustainable Questions to Project Applicants).

If a roof deck is planned, ensure there is adequate area to accommodate solar panels.

Use heat pumps for heating and cooling, with open ventilation to allow natural cooling and prevent trapping of fumes or heat

Design hardscape and landscape to allow infiltration of rainwater and/or stormwater capture to reduce water use and water costs. Examples include 1) underground capture cisterns for reuse as landscape irrigation, 2) permeable pavers for driveways, courtyards and sidewalks ([Measure W](https://la.curbed.com/2018/10/18/17930972/measure-w-los-angeles-ballot-measure) incentivizes this.), 3) [rain gardens](https://www.epa.gov/soakuptherain/soak-rain-rain-gardens) and bioswales with plants and healthy soils to filter stormwater.

Use porous pavers in lieu of asphalt paving for aesthetics, long term durability and on-site stormwater management

Install water filters in units to reduce use of bottled water.

Install a greywater system to collect and clean waste water, and use it for all landscaping.

Use non-potable water (captured rainwater, reclaimed water, recycled greywater, air-conditioner condensate) for irrigation.

Install dual plumbing for toilets (have a stub for connection to future recycled water lines).

In multilevel buildings, add chutes to provide easy access to recycling and composting

Install photovoltaic panels or a photovoltaic-panel-ready roof. (*This is mandated for residential buildings of up to 3 stories starting in 2020, by the California solar mandate.)*

Provide setbacks from the sidewalk that are large enough to accommodate large-canopy trees.

**Transportation**

Install electric vehicle charging conduits or raceways (channels for electrical cables), to which electrical wiring can be added later, in all parking spots, which will dramatically reduce the cost of adding charging stations when they are needed. *As of 2020 (see* [*Ordinance No. 186485*](http://www.ladbs.org/docs/default-source/publications/misc-publications/ordinance-186485.pdf?sfvrsn=2.)*), the City requirements are: for multi-family dwelling units where parking is available, 30% of the total number of parking spaces provided, but in no case less than one space, shall be electric vehicle charging spaces capable of supporting future electric vehicle supply equipment*. *The number of required EV spaces at newly constructed hotels and motels shall be 30% (rounding up) of the total number of parking spaces provided, but in no case less than one, for all types of parking facilities.*

Provide bicycle storage for residents, employees and visitors—secure, covered, and easily accessed (on the ground floor) *LAMC Section 12.03 requ*. [Guide to the LA Bicycle Parking ordinance](https://engpermitmanual.lacity.org/sites/default/files/documents/Bike%20Parking%20Ordinance%20Guide_Final%20Draftr.pdf)