

RESIDENTIAL CITYWIDE DESIGN GUIDELINES

Multi-Family Residential & Commercial Mixed-Use Projects
Objective 6: Improve Streetscape Experience by Reducing Visual Clutter



Los Angeles
Department
of City Planning

OBJECTIVE 6:

Improve the Streetscape Experience by Reducing Visual Clutter

Building Signage

- 1 Place signs so they do not dominate or obscure the architectural elements of the building design.
- 2 Include signage at a height and of a size that is visible to pedestrians and facilitates access to the building entrance. In residential-only buildings, permanent signs affixed to the building solely for the purpose of communicating the name of a business or entity, or for advertising rentals are inappropriate in residential areas.
- 3 For **mixed-use projects**, incorporate an overall sign program for the building, including business identification signs, directional and informational signs, and residential signage to maintain a common graphic character and theme.

RECOMMENDED



Well-designed, proportioned, and located permanent building signage

NOT RECOMMENDED



Sign does not clearly indicate entrance of building



Avoid permanent rental advertising signage

Lighting and Security

- 1 Use ornamental low-level lighting to highlight and provide security for pedestrian paths and entrances. Ensure that all parking areas and **pedestrian walkways** are illuminated.
- 2 Install **lighting fixtures** to accent and complement architectural details at night to establish a façade pattern and animate a building's architectural features.
- 3 Utilize adequate, uniform, and glare-free lighting, such as **dark-sky compliant fixtures**, to avoid uneven light distribution, harsh shadows, and light spillage.

RECOMMENDED



Light fixtures double as an architectural detail while providing safety along a pedestrian path

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Utilities

- 1 Place **utilities** such as gas, electric, and water meters in side yard **setbacks** or in landscaped areas and out of the line-of-sight from crosswalks or sidewalks. Utilities such as power lines, transformers, and wireless facilities should be placed underground or on rooftops when appropriately screened by a parapet. Otherwise, any mechanical or electrical equipment should be buffered by planting materials in a manner that contributes to the quality of the existing landscaping on the property and the public streetscape.
- 2 Screen rooftop equipment such as air conditioning units, antennas and communication equipment, mechanical equipment, and vents from the public right-of-way.
- 3 Hide trash enclosures within parking garages so that they are not visible to passersby. Screen outdoor stand alone trash enclosures using walls consistent with the architectural character of the main building and locate them so that they are out of the line-of-sight from crosswalks or sidewalks.
- 4 Locate noise and odor-generating functions in enclosed structures so as not to create a nuisance for building residents or adjacent neighbors.

RECOMMENDED



- ✓ Trash enclosure uses similar building materials as the building which it serves



- ✓ Rooftop mechanical equipment is screened by a parapet

NOT RECOMMENDED



- ! Poorly screened trash enclosure fronting public right-of-way in plain view of passers by



- ! Odor-generating functions not appropriately screened