

MIXED TYPE DEVELOPMENT STANDARDS

24S.207.010 Purpose

This section regulates the development of large parcels or parcel assemblages. The intent is to generate buildings whose massing and articulation reflects the scale of the Saticoy & Wells Area intended development pattern, and to prevent large monolithic and repetitive buildings. Large development projects shall be composed of multiple structures and/or shall be designed to have the appearance of multiple independent buildings. A variation in building height and a mix of various building and dwelling types within the same project is required to reflect the scale and the rhythm of the traditional lot pattern.

24S.207.020 Applicability

Any parcel or parcel assemblage with a contiguous area of 30,000 s.f. or more shall be developed as Mixed Type Development in accordance with the standards in this section. Parcels or parcel assemblages with a contiguous area less than 30,000 s.f. may also be developed as Mixed Type Development.

24S.207.030 Submittal Requirements

An application for a development qualifying under this section shall include, at a minimum, a plan sheet, inclusive of diagrams and text, which identifies proposed individual building sites and their dimensions, existing adjacent thoroughfares, proposed new thoroughfares, proposed Building Type(s), proposed Frontage Type(s) and the relationship of the project site to its surrounding context.

24S.207.040 Relationship to Zones and Development Standards and Building Type Standards

Each building within a Mixed Type Development shall comply with the applicable requirements in the Zones & Development Standards, Building Type Standards and Frontage Type Standards. However, standards and requirements shall be amended as follows:

A. STREET SETBACK

For buildings not abutting a street this requirement shall be waived. Buildings shall instead conform with the dimensions and requirements for semi-public paseos and/or courtyards described below.

B. ACCESS.

For buildings not abutting a street pedestrian access shall be taken directly from a paseo or courtyard that functions as the extension of the public realm as described above.

C. SIDE AND/OR REAR SETBACK

The overall project site shall be governed by the applicable Urban Standards. Nominal lots shall be governed by the interior side setback for the applicable zone as per the Urban Standards.

24S.207.050 Mixed Type Development Standards

Each building within a Mixed Type Development shall comply with the applicable requirements in the Zones & Development Standards, Building Type Standards and Frontage Type Standards. However, standards and requirements shall be amended as follows:

A. MIXED BUILDING TYPES

1. Developments on parcels or parcel assemblages between 30,000 s.f. and 50,000 s.f. shall be composed of at least 2 buildings which may be of the same or different building types as allowed by the applicable zone.
2. Developments on parcels or parcel assemblages exceeding 50,000 s.f. shall be composed of at least 3 buildings which may be of the same or different building types as allowed by the applicable zone.
3. Stacked Dwellings are generally not permitted in the Saticoy & Wells Area as they do not contribute much to enliven the street facade and do not provide direct street access for individual dwelling units. However, Mixed Type Developments allow for the inclusion of Stacked Dwellings if they are integrated into the overall design of a project. The units located within a Stacked Dwelling building type shall comprise no more than 30% of the project's total number of units and are encouraged to be located toward the rear of a lot.

B. BLOCK PERIMETER

1. Definition
 - a. Block Perimeter is a measure of the total length of the property line along all block faces.
 - b. Alleys and paseos do not define block faces.
 - c. The required maximum block perimeter for each transect zone is 1600 feet maximum.

2. Applicability

- a. Development increments that exceed the specified Maximum Block Perimeter standard must construct new public streets in locations that result in the creation of city blocks that do not exceed the Maximum Block Perimeter.
- b. New streets must be designed, configured, and located in accordance with the standards specified in principles set forth in Section 24S.208.
- c. Figure 24S.207.060 illustrates, step-by-step, how to introduce new streets and alleyways to subdivide a large parcel into smaller blocks and parcels.

3. Performance Measures

- a. New streets required by this section shall connect to existing streets.
- b. Blocks shall be designed to allow unobstructed bicycle access to the Class I and II bikeways.
- c. Wherever possible, new streets shall:
 - i. Align with existing street intersections.
 - ii. Be located along existing parcel boundaries.
 - iii. Be located and aligned to allow for future direct connections to other streets.

C. PEDESTRIAN ACCESS

The relatively large block may result in deep lots that accommodate buildings within the block that do not necessarily have direct frontage on any of the block bounding streets. These standards aim at ensuring that all dwelling units and/or residential lobbies independent of their location within a block have access to and are connected with the public realm and thus the life of the city. To that end, the public realm shall extend into the block in the form of new streets, paseos and/or interconnected courtyards that provide direct access to a public street. Paseos and courtyards are limited to pedestrian traffic, and in no case may a vehicular driveway be the sole means of access to a dwelling. Permitted building types shall be arranged around and take their primary access from this semi-public extension of the public realm.

Semi-public paseos and courtyards that serve as an extension of the public realm shall have the following minimum dimensions and setbacks:

1. Paseos shall be a minimum of 15 feet wide between primary building walls. Architectural encroachments are not permitted.
2. Courtyards shall be at minimum 30' wide for North/South oriented courtyards, or 40' wide for East/West oriented courtyard. See Section 24S.205.110, Sub-section D. Open Space, for further detail. Architectural encroachments are permitted as per the Zones & Development Standards.

D. VEHICULAR ACCESS

1. Parking shall be accessed from new internal streets, alleys or driveways. Cul-de-sacs and dead end streets are prohibited unless topographical constraints prohibit through streets. Alleys may be dead-end if they allow for future connection to adjacent parcels. Garage doors shall face alleys or driveways. Flag lots are prohibited.
2. Thoroughfares shall fluctuate in design (i.e., travel lane widths, sidewalk widths, landscaping, etc.) according to variables including, but not limited to, vehicle capacity, vehicle speed, topography, pedestrian (including bicycle use) circulation, public transit, placement of adjacent buildings and businesses, and function beyond the project development boundaries; all subject to City Engineer approval.

E. MASSING AND ARTICULATION

Development shall be designed as if buildings were to be built on narrow lots, following the traditional lotting pattern in the Saticoy Wells Area; subject to decision-making authority discretion for lesser or greater widths. Each building shall have a clear and harmonious pattern of vertically-oriented facade openings including entries, windows, and bays and columns or other exposed vertical supports. Vertical articulations can be produced by variations in rooflines, window groupings, applied facade elements such piers or pilasters, bay windows and subtle changes in materials and vertical planes that create shadow lines and textural differences. Vertical elements break up long, monolithic building facades along the street.

F. PUBLIC BUILDINGS.

Public buildings shall be located in visually prominent central locations recognizable and accessible to the public.

G. OPEN SPACE

1. Purpose

The Open Space requirement identifies a minimum size and location for special public space for subdivision of large tracts over 10 acres.

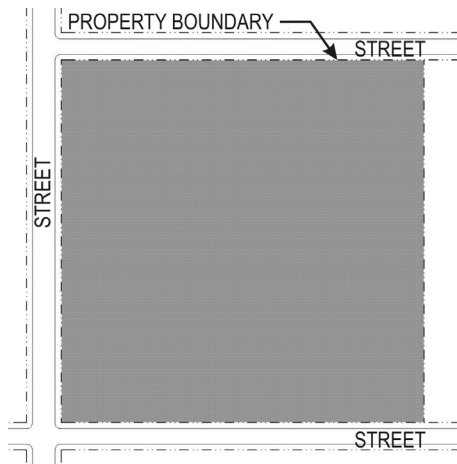
2. Development Standards

- a. As part of new development, properties over 10 acres shall provide at least one open space larger than 1 acre, that:
 - i. Is centrally located.
 - ii. Is provided as a publicly accessible square, plaza, or playground.
 - iii. Abuts public streets on at least three sides.
- b. This requirement shall not apply where an open space meeting this description already exists on the property,

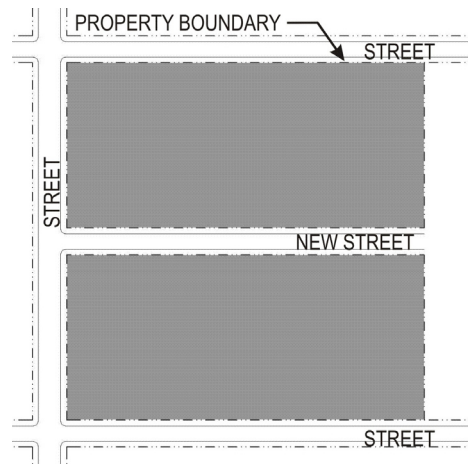
24S.207.060 Illustrative Diagrams

The following diagrams provide an illustrative example of how to comply with Section 24S.207.050.

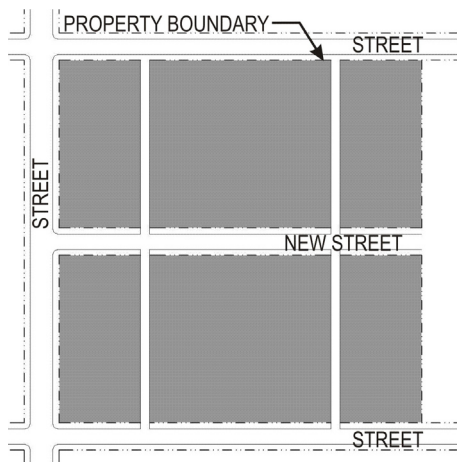
A. Original Site



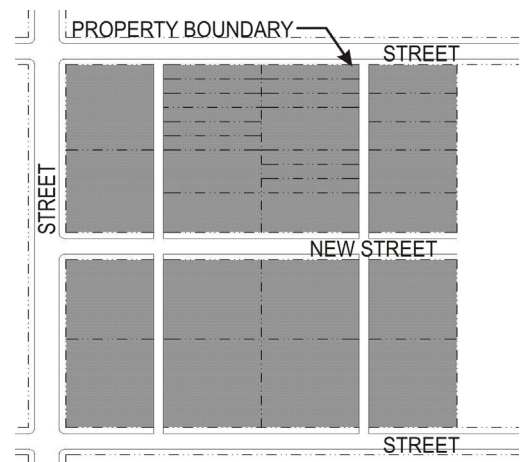
B. Introduce Streets



C. Introduce Alleys



D. Introduce Lots



E. Introduce Building Types



