



9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

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www.culvercity.org

CITYWIDE OBJECTIVE DESIGN STANDARDS SUBMITTAL CHECKLIST

The Citywide Residential and Mixed-use Objective Design Standards are minimum design requirements that apply to all new residential and mixed-use development projects located within the City. This Checklist is a user-friendly compilation of the Objective Standards created to help applicants and designers determine compliance with the standards in advance of a submittal and formal review for compliance by the City.

The Objective Design Standards contained in this checklist supersede the City's Design Guidelines and apply to site and building design only. Development standards such as density, building setbacks, height limits, and off-street parking requirements are contained in the Culver City Zoning Code, Title 17 of the Culver City Municipal Code (CCMC).

The Citywide Residential and Mixed-use Objective Design Standards are minimum design requirements that apply to the following types of projects:

- Construction of new residential units within a residential or mixed-use building (not including ADUs/JADUs);
- Projects that include more than 50% demolition of both of the exterior wall surface area and building footprint, (measured from exterior wall to exterior wall); or
- Projects that add more than 50 percent of the existing floor area and more than 1,500 square feet of interior space.

City Staff will review application compliance with the applicable Citywide Objective Design Standards as part of the Site Plan Review process defined in the CCMC 17.540. If submitting an application under the SB 35 process, please review the [SB 35 Affordable Housing Streaming Process](#) and the [SB 35 Eligibility Checklist](#) and complete the [SB 330 / SB 35 Housing Development Preliminary Application Form](#). The Citywide Objective Design Standards will also be applicable to those processes.

The City may allow deviations from the Objective Design Standards by request on a case-by-case basis, provided the requested deviations are found by the approval authority to represent equal or enhanced architectural design than identified in the Citywide Residential and Mixed-Use Objective Design Standards.

This checklist must be submitted with your project to be accepted for review. These are the minimum requirements and additional information and plans may be required to evaluate your application following initial review by staff. Check each "Complete" box under "Applicant" to indicate that the information has been provided. If you believe an item is not applicable to your application, check the "N/A" box under "Applicant" and provide justification why the standard does not apply. If you have any questions regarding this form or are uncertain if a specific requirement applies to your project, please contact the planning staff at 310-253-5710.

Project Information

Proposed Project Name:

Address:

Date:

Contact Information

Applicant Name:

Email:

Phone:

City Use Only

Reviewed by:

Date:

Overall Compliance Finding

Yes: ☐

No: ☐

City Notes:

OBJECTIVE DESIGN STANDARDS FOR FOUR OR MORE UNIT DWELLINGS

| 2.1 Building Location and Orientation | | | | |
|---------------------------------------|--------------------------|--------------------------|-------|--|
| Applicant | | City Staff | | Requirements |
| Complete | N/A | Complete | Notes | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Setbacks: Setbacks shall be provided in accordance with the underlying zoning district and the regulations provided in Municipal Code Section 17.300.020 Setback Regulations and Exceptions. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Building Orientation: The front of the building shall be oriented to face the front property line, as defined in the zoning code. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Pedestrian Entrances: Primary pedestrian entrances for each residential unit (or the single primary pedestrian entrance if shared) shall face the public street, a shared pedestrian paseo, or a common courtyard. Primary pedestrian entries for individual units fronting side property lines shall be provided an alcove or oriented to not face doors and windows of uses on adjacent properties. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Creation of Outdoor Spaces: Multi-family residential buildings shall be arranged to create outdoor spaces such as courtyards, pathways, paseos, and recreational areas, with windows facing the outdoor spaces. |

If Applicant checked "N/A", additional detail may be provided here:

| 2.2 Neighborhood Compatibility and Privacy | | | | |
|--|--------------------------|--------------------------|-------|--|
| Applicant | | City Staff | | Requirements |
| Complete | N/A | Complete | Notes | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Neighborhood Compatibility. Proposed developments shall comply with all applicable requirements of CCMC Chapter 17.210.020 to maintain privacy and compatibility with the surrounding neighborhood. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Window Alignment. When building separation is less than 20 feet at the time of application submittal, no more than 20 percent of window or balcony area of the new development may align directly with existing neighboring windows or balconies without screening obstructing views into at least 80 percent of the area of the window. Visual screening may be accomplished through the use of landscaping that can be shown to grow to the height of the top of the windows, walls, accessory buildings, or other solid structures. Translucent windows and clerestory windows are exempt from this requirement. |

If Applicant checked "N/A", additional detail may be provided here:

| Parking and Access | | | | |
|--------------------------|--------------------------|--------------------------|--|--|
| Applicant | | | City Staff | |
| Complete | N/A | Complete | Requirements | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Parking and Loading Standards. Parking and loading areas for multi-family residential projects shall be designed in accordance with Municipal Code Chapter 17.320 Off-Street Parking and Loading. | |

If Applicant checked "N/A", additional detail may be provided here:

| Building Mass and Scale | | | | |
|--------------------------|--------------------------|--------------------------|------------|---|
| Applicant | | | City Staff | |
| Complete | N/A | Complete | Notes | Requirements |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Scale and Height. Reduce the perceived height and bulk of buildings greater than three (3) stories by dividing the building mass into smaller-scale components on facades facing the public right of way, public open space, or other publicly accessible areas. Perceived height and bulk shall be reduced using one (1) or more of the following techniques: (Check one or more) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Stepping back the entire uppermost floor on all elevations facing the public right of way, public open space, or other publicly accessible areas by at least five (5) feet. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Reducing the floor area of the uppermost floor by at least 15 percent compared to the ground floor. Roof space created by the reduced floor area must extend to the building edge on all elevations facing the public right of way, public open space, or other publicly accessible areas. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Incorporating a combination of a minimum of three (3) volumes with varying heights as applicable to the building type. A volume is defined as a distinct portion of a building form (with a minimum width of 10 feet and a minimum depth of 3 feet) with a given number of occupiable stories. For example, a four-story building can have a two-story building form, a three-story building form, and a four-story building form, with each form set back at least three (3) feet. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Setting back a minimum of 20 percent of the elevation at least 4 feet from the rest of the façade. Set back portions of the façade must be at least three stories tall and extend to the top of the building and located on elevations facing the public right of way, public open space, or other publicly accessible areas. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Massing Breaks of Large Buildings. In no case shall a building plane extend for more than 100 feet without a massing break of a minimum of 2 feet in depth and 6 feet in width. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Taller Building Articulation. Buildings with four or more stories above grade shall be designed to differentiate a defined base or ground floor, a middle or body, and a top, cornice, or parapet cap. This standard applies to all facades facing the public right of way or neighboring buildings. All buildings shall achieve this effect through at least two of the following: (Check two or more) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Color, texture, or material changes. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Variations, projections, or reveals in the wall plane. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Variations in fenestration size or pattern. |

| | | | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Roofline Variation. Rooflines along elevations facing a public street shall be articulated using at least one of the following techniques. (Check one or more) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A change in parapet wall or roof height of at least one foot for a distance of at least 30 feet. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A change in roof pitch, form, or direction. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Inclusion of dormers, gables, parapets, chimneys, and/or varying cornices. |

If Applicant checked “N/A”, additional detail may be provided here:

| Building Façade and Architectural Features | | | | |
|--|--------------------------|--------------------------|-------|--|
| Applicant | | City Staff | | Requirements |
| Complete | N/A | Complete | Notes | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Commercial Corridor Frontage Types. Any project proposed on a site fronting Sepulveda Boulevard or Washington Boulevard, or in a mixed-use zone with frontage on Culver Boulevard or Overland Avenue shall incorporate one (1) of the following frontage types to maintain a commercial appearance from the street: (Check one or more) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Storefront. Storefront frontage type shall incorporate windows, doors, or other openings for a minimum of 65 percent of the street facing exterior walls on the ground floor. The percentage shall be calculated based on the length of the facade frontage and the floor-to-ceiling height of the ground floor. Projects without a commercial component utilizing this frontage type may locate leasing offices, workspaces, community rooms, and other building amenities on the ground floor frontage to maintain privacy for residential units. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Stoop. The stoop frontage type shall utilize elevated stoops at least two (2) feet but no more than 6 feet in height measuring at least 3 feet in depth and 4 feet in width. Each stoop shall access a maximum of two (2) residential units. The steps of the stoop may be parallel or perpendicular to the building façade. Entry door shall face the street. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Rear and Side Elevation Enhancements. Rear and side elevations that are exposed to public view shall be treated with the same number of architectural treatments appropriate to the chosen architectural style as the front elevations. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Consistency with Architectural Style. Façade details shall be appropriate to and consistent with the building's architectural style and be carried through the entire structure and any accessory structures. Additions or alterations to an existing structure, materials, and finishes (including windows and doors) shall be consistent with the chosen architectural style of the project. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Architectural Style of Multiple Structures on One Lot. Structures on the same lot shall be of complementary architectural style. Projects including adaptive reuse of existing buildings or structures which are not visible from the street are exempt from this requirement. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Blank Walls. Untreated blank walls over 15 feet in height and 20 feet in length visible from a public street or a pedestrian-oriented space (such as a park, plaza, common open space, or pedestrian pathway) are prohibited. |

| | | | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Zero Interior Lot Line Situations. In zero interior lot line situations, where the proposed building is built within five feet of an interior side or rear property line and new buildings may be built on the lot lines with no setback and partially block the subject building, building elevations along these lot lines shall be designed to include architectural details such as texture, scoring, or artwork. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Balcony Depth. Balconies, where provided, shall have a minimum depth of three (3) feet and minimum of four (4) feet in width. Juliet or similar decorative balconies shall not be subject to these requirements but shall be at least as wide as the combined width of the window and window trim. Balcony encroachments into setbacks must be consistent with the zoning code. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Entries. Exterior building entry doors and entry ways shall be protected with at least one of the following features: overhangs, recesses, porches, trellises, or other weather-protection features covering an area at least three (3) feet in depth and five (5) feet in width. Encroachments of these features into required setbacks must be consistent with the zoning code. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Window Enhancements. Windows and doors facing a public street, or a pedestrian-oriented space shall be trimmed, recessed or inset, grouped, and/or incorporate enhancement details such as headers/sills, shutters, trellises, awnings, or Juliet balconies consistent with the chosen architectural style of the project. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | When trimmed, the trim material shall be a minimum of three (3) inches in width by three-quarters (3/4) of an inch in depth when protruding from the wall. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | When recessed or inset, the minimum depth shall be two (2) inches from the adjacent wall surface. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Elevations with contemporary or modern design may have trims less than three (3) inches wide, windows without trims or flush with the adjacent surface, provided more than one size of window and enhancement details are incorporated into the elevation. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Window Variation. On publicly visible elevations, a minimum of 10 percent of windows shall vary in size by a minimum of 25 percent. To meet this requirement, at least one window on the elevation must be at least 25 percent larger or smaller than the window that occurs most frequently on any elevation. For purposes of this requirement, sliding glass doors are not considered "windows." |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Window Transparency. Transparent glazing is required for all publicly visible windows. Windows shall be a maximum of 15% reflective, have visible light transmittance greater than 80%, and without tint or coloration in the glass substrate. Bathroom windows shall not be included in this calculation. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Street-level Frontage Articulation. The street frontage of mixed-use projects shall be architecturally varied to create visual interest and shall include a minimum of two (2) of the architectural features or pedestrian amenities listed below. Projects proposed on a site fronting Sepulveda Boulevard or Washington Boulevard, or in a mixed-use zone with frontage on Culver Boulevard or Overland Avenue shall incorporate a minimum of three (3) of the amenities listed below: (Check three or more) |

| | | | | |
|--------------------------|--------------------------|--------------------------|--|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Recessed entries or entries with an awning or projecting element. The recess and projection shall have a minimum combined depth of five (5) feet (e.g., a three (3)-foot recess and a two (2)-foot projection/awning) and a minimum width of six (6) feet. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | A pedestrian arcade or colonnade measuring a minimum of five (5) feet in width. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Stoop or commercial storefront style frontage. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Landscaped strips a minimum of three (3) feet in depth along a minimum of 50 percent of the length of the street-facing façade. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Raised planters, window boxes, pergolas, or trellises complimentary to the architectural style of the project along at least 25 percent of the length of the street-facing façade. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Other pedestrian-oriented enhancements considered suitable by the Planning and Development Director. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Pedestrian Routes. Street level architectural elements and ornamental features shall not impede pedestrian routes. |

If Applicant checked “N/A”, additional detail may be provided here:

| Building Materials and Colors | | | | |
|-------------------------------|--------------------------|--------------------------|-------|---|
| Applicant | | City Staff | | Requirements |
| Complete | N/A | Complete | Notes | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Number of Materials or Colors. Buildings shall incorporate a maximum of two (2) main body colors, three (3) accent colors, and three (3) different materials, excluding windows, doors, trim and public art, murals, or signs. Street-facing exterior elevations shall include at least two (2) colors and at least (2) different materials, (in addition to glazing, window trim, doors, railings, public art, murals, or signs) that can accentuate building masses. The main body color is the predominant color used on the face(s) of the building. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Treatment of Accessory Structures. Accessory structures such as garages, carports, and enclosures for mechanical, utility and service areas shall include no more than three deviations in material or color from the primary structure. Accessory structures not visible from the street or neighboring properties may deviate from this standard. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Glare. Reflective surfaces and materials such as mirrored glass and polished aluminum are prohibited. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Color and Material Changes. Material and color changes shall occur at an inside corner, underside of a massing element, or wrapped to an appropriate termination point such as a roof break, half-column, bay window, or enhanced trim element. |

If Applicant checked “N/A”, additional detail may be provided here:

| Open Space, Landscaping, and Lighting | | | | |
|---------------------------------------|--------------------------|--------------------------|-------|---|
| Applicant | | City Staff | Notes | Requirements |
| Complete | N/A | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Required Open Space. Required open space for proposed multi-family residential projects shall be provided and designed in accordance with Municipal Code Section 17.400.105 Multiple Family Residential Standards and/or 17.400.065 Mixed Use Development Standards, as applicable. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Landscaping Standards. All project sites shall be landscaped in accordance with Municipal Code Chapter 17.310 Landscaping. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Fences, Hedges, and Walls. Fences, hedges, and walls shall be designed in accordance with Municipal Code Section 17.300.030. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Landscape Elements. To achieve a cohesive appearance and compatibility of a new project with its surroundings, proposed projects shall include at least three (3) of the following landscape elements in the landscape plan: (Check three or more) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Pedestrian-scaled lighting |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Fountains |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Decorative paving |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Landmark tree (48-inch box minimum) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Seating opportunities, such as raised planters and walls. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Variety of Plant Materials. Landscaping shall contain a combination of low (3 – 24 inches), medium (2 – 5 feet) and tall (5 + feet) plant materials. For example, low planting may be used in the foreground, proceeding back to the tallest in the background. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Planting Adjacent to Garage Doors. In townhouse or rowhouse type projects, trees and/or planting of at least six (6) square feet shall be provided adjacent to garage doors facing alleys and motor court drives to soften the appearance of the building. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Fence and Wall Materials. Fence and wall materials, colors and detailing shall match the architectural style of buildings on the site. Permanent chain link fencing is not permitted. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Front Yard Walls. Freestanding solid front yard walls of at least thirty (30) inches in height, if included, shall be setback at least two (2) feet from the sidewalk and incorporate low plantings or vines placed between the sidewalk and the fence or wall to soften the appearance of the wall and preserve the public parkway environment. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Common Open Space Enclosure. At least 50 percent of common open space as defined by Section 17.700.010, where provided, shall be open to the sky and not include patio covers, building projections, and similar enclosures that block sunlight and air. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Outdoor lighting shall be installed and maintained along all vehicular access ways and major walkways, in compliance with Municipal Code Section 17.300.040. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Outdoor Lighting. |

| | | | | |
|--------------------------|--------------------------|--------------------------|--|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Lighting shall be directed onto the driveways and walkways within the development and away from adjacent properties. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Lighting of at least one (1) foot-candle (fc) shall be installed and maintained within all covered and enclosed parking areas and shall be screened to reduce glare onto public sidewalks and adjacent properties. Lighting levels shall not be increased by more than one (1) fc onto the public right-of-way and not more than 0.5 fc onto adjacent properties. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Outdoor bicycle racks and lockers shall be lit and have a minimum of one (1) fc. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Landscape and pedestrian walkway lighting mounted to building walls or freestanding poles shall not be placed higher than ten feet above grade or the walkway surface. These lights shall be shielded and set back from the property line a minimum distance equal to the height of the light fixture to confine lighted area to within the property line. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Lighting fixtures shall be of the same architectural style, materials, and color of the structure. |

If Applicant checked "N/A", additional detail may be provided here:

| Utility and Service Areas | | | | |
|---------------------------|--------------------------|--------------------------|-------|--|
| Applicant | | City Staff | Notes | Requirements |
| Complete | N/A | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Screening. Mechanical and utility equipment shall be screened in accordance with Municipal Code Section 17.300.035. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Refuse and Recycling Storage. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Refuse and recycling material containers shared by multiple dwelling units shall be enclosed and screened in accordance with Municipal Code Section 17.300.035. Sizing of the enclosures shall conform to the requirements of the Environmental Programs and Operations (EPO) Division of the Culver City Public Works Department. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Refuse enclosures shall incorporate roof structures to help improve stormwater quality and to screen the enclosure from views from above. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Refuse enclosures shall be finished using materials and colors that are consistent with the chosen architectural style. Enclosure gates shall be opaque. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Refuse and recycling material containers stored within individual yards shall be screened from street view. |

If Applicant checked "N/A", additional detail may be provided here:

| Mixed Use Design Standards | | | | |
|----------------------------|--------------------------|--------------------------|-------|--|
| Applicant | | City Staff | | Requirements |
| Complete | N/A | Complete | Notes | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Mixed-Use Projects. Mixed-use projects shall be designed in accordance with the requirements of Municipal Code Section 17.400.065, <i>Mixed-use Development Standards</i> . |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Live / Work Units. Live / Work units shall be designed in accordance with the requirements of Municipal Code Section 17.400.060, <i>Live/Work Development Standards</i> . |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Signage. Signage associated with the commercial component of mixed-use projects shall be provided in accordance with Municipal Code Chapter 17.330, <i>Signs</i> . |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Ground Floor Transparency. Ground Floor Transparency. Buildings with commercial occupancy on the ground floor shall incorporate windows, doors, or other openings for a minimum of 65 percent of the street facing exterior walls on the ground floor. The percentage shall be calculated based on the length of the facade frontage and the floor-to-ceiling height of the ground floor. |

If Applicant checked "N/A", additional detail may be provided here:

OBJECTIVE DESIGN STANDARDS FOR SINGLE-UNIT, DUPLEX, AND TRIPLEX DWELLINGS

| 3.1 Building Location and Orientation | | | | |
|---------------------------------------|--------------------------|--------------------------|-------|--|
| Applicant | | City Staff | | Requirements |
| Complete | N/A | Complete | Notes | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Setbacks: Setbacks shall be provided in accordance with the underlying zoning district and the regulations provided in Municipal Code Section 17.300.020 Setback Regulations and Exceptions. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Building Orientation: The front of the building shall be oriented to face the front property line, as defined in the zoning code. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Pedestrian Entrances (Check all) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Primary pedestrian entrances for each residential unit (or the single primary pedestrian entrance if shared) shall face the public street, a shared pedestrian paseo, or a common courtyard. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | The entry(s) of the unit(s) closest to the street shall orient the primary entrance to the street to foster an active streetscape. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Primary pedestrian entrances for individual units shall face the public street, a shared pedestrian paseo, or a common courtyard. Primary pedestrian entries for individual units fronting side property lines shall be provided a 5-foot by 5-foot alcove or oriented to not face doors and windows of uses on adjacent properties. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | The walkway to the entrance shall have a minimum width of 36 inches. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Creation of Outdoor Spaces: Residential buildings shall be arranged to create outdoor spaces such as courtyards, pathways, paseos, and recreational areas, with windows facing the outdoor spaces. This requirement may be satisfied with the provision of minimum required open space, setbacks, and building separation as required by the zoning code. |

If Applicant checked "N/A", additional detail may be provided here:

3.2 Neighborhood Compatibility and Privacy

| Applicant | | City Staff | | Requirements |
|--------------------------|--------------------------|--------------------------|-------|---|
| Complete | N/A | Complete | Notes | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <p>Upper-Floor Transitions. To reduce the scale of the upper floors of a single-unit, duplex, or triplex residential building, the uppermost floor shall have a maximum floor area that is no more than 90 percent of the floor area of the first story.</p> <p>a. First floor calculation shall include all interior areas measured from exterior wall finish to exterior wall finish, including interior staircases, and attached garages.</p> <p>b. The floor area of upper stories is inclusive of all interior area measured from exterior wall finish to exterior wall finish; including all staircases; porches, decks, and balconies that are covered by a roof structure; and all cantilevered structures that extend beyond the first-floor footprint that do not extend to the ground, including but not limited to living area, roof decks, bay windows, chimneys, and staircases; as well as any mezzanines, lofts, or other partial floor areas.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <p>Window Alignment. When building separation is less than 20 feet at the time of application submittal, no more than 20% of window or balcony area of the new development may align directly with existing neighboring windows or balconies without screening obstructing views into at least 80% of the area of the window. Visual screening may be accomplished through the use of landscaping that can be shown to grow to the height of the top of the windows, walls, accessory buildings, or other solid structures. Translucent windows and clerestory windows are exempt from this requirement.</p> |

If Applicant checked "N/A", additional detail may be provided here:

3.3 Parking and Access

| Applicant | | | City Staff | Requirements |
|--------------------------|--------------------------|--------------------------|------------|---|
| Complete | N/A | Complete | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Parking Standards. Parking areas for residential projects shall be designed in accordance with CCMC Chapter 17.320 Off-Street Parking and Loading. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Driveways. On an interior lot, only one driveway shall be allowed. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Garage and Parking Areas. In order to further the objective of reducing the visual impacts of parking, driveways, and garage doors, projects shall incorporate two (2) or more of the following strategies: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Use of garage doors constructed of enhanced materials other than vinyl, fiberglass, or painted metal. Enhanced materials include wood, doors that incorporate windows consistent with the architecture of the building, or carriage-style garage doors. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Design driveways and vehicle maneuvering areas with use of pattern and such materials as integral color concrete, slate, brick, pervious concrete, or areas of permeable surface. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Use of trim consistent with window and door trim of the building or decorative trellis element around the garage door. |

| | | | | |
|--------------------------|--------------------------|--------------------------|--|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Recess garage door eight inches from the wall plane or include a roof element above the garage door projecting at least eighteen inches. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Orient garage doors perpendicular to the front property line. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Use of landscaping to screen uncovered parking areas from the street. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Use of single car width garage doors. |

If Applicant checked “N/A”, additional detail may be provided here:

| 3.4 Building Design and Architecture | | | | |
|--|--------------------------|--------------------------|-------|---|
| 3.4.1 Building Façade and Architectural Features | | | | |
| Applicant | | City Staff | | Requirements |
| Complete | N/A | Complete | Notes | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Massing. The purpose of building massing is to ensure that the shape of the building respects the scale of the neighborhood and avoids a bulky appearance. Each publicly visible elevation shall meet one of the following criteria: (Check one or more) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Incorporate a change in wall plane with a minimum four-foot depth. The change in wall plane shall extend for at least 10 feet. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Provide a recessed entry of at least three feet in depth. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Provide a protruding window (such as a bay window) of at least two feet in depth. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Rear and Side Elevation Enhancements. Rear and side elevations that are exposed to public view shall be treated with the same amount of architectural treatments appropriate to the chosen architectural style as the front elevations. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Consistency with Architectural Style. Façade details shall be appropriate to and consistent with the building's architectural style and be carried through the entire structure and any accessory structures. Additions or alterations to an existing structure, materials, and finishes (including windows and doors) shall be consistent with the chosen architectural style of the project. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Architectural Style of Multiple Structures on One Lot. Structures on the same lot shall be of complementary architectural style. Projects including adaptive reuse of existing buildings or structures which are not visible from the street are exempt from this requirement. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Blank Walls. Untreated blank walls (e.g. no windows, breaks, etc.) over 15 feet in height and 20 feet in length visible from a public street or a pedestrian-oriented space (such as a park, plaza, common open space, or pedestrian pathway) are prohibited. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Balcony Depth. Balconies, where provided, shall have a minimum depth of three (3) feet and minimum of four (4) feet in width. Juliet or similar decorative balconies shall not be subject to these requirements but shall be at least as wide as the combined width of the window and window trim. Balcony encroachments into setbacks must be consistent with the zoning code. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Entries. An entry shall be defined by having one of the following: (Check one or more) |

City of Culver City

| | | | | |
|--------------------------|--------------------------|--------------------------|--|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | A porch with a minimum depth of at least four feet. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | A recessed entry of at least three feet in depth. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | A roof element projecting at least thirty inches from the wall plane above the entry. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <p>Fenestration. Windows and doors facing a public street, or a pedestrian-oriented space shall be trimmed, recessed or inset, grouped, and/or incorporate enhancement details such as headers/sills, shutters, trellises, awnings, or Juliet balconies consistent with the chosen architectural style of the project.</p> <p>i. When trimmed, the trim material shall be a minimum of two (2) inches in width by three-quarters (3/4) of an inch in depth when protruding from the wall.</p> <p>ii. When recessed or inset, the minimum depth shall be two (2) inches from the adjacent wall surface.</p> <p>iii. Elevations with contemporary or modern design may have trims less than two (2) inches wide, windows without trims or flush with the adjacent surface, provided more than one size of window and enhancement details are incorporated into the elevation.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <p>Fenestration. On the front and other publicly visible elevations, at least one of the following shall be provided: (Check one or more)</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Picture window. At least one window on the elevation must be at least 25 percent larger than the window that occurs most frequently on the elevation. For purposes of this requirement, sliding glass doors are not considered "windows." |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Bay window |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Deep recessed window (recessed a minimum of three inches). |

If Applicant checked "N/A", additional detail may be provided here:

| 3.4.2 Roofs | | | | |
|--------------------------|--------------------------|--------------------------|-------|--|
| Applicant | | City Staff | | Requirements |
| Complete | N/A | Complete | Notes | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Architectural Style Consistency. Roof styles shall be consistent with the specific building architectural style used. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Variation in Roofline. Changing roof heights, roof slope angles, and dormers shall be used to create variation in the roofline. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Prohibited materials. Corrugated metal, galvanized metal, or similar sheets and panels are prohibited roof material. |

If Applicant checked "N/A", additional detail may be provided here:

3.4.3 Building Materials and Colors

| Applicant | | City Staff | | Requirements |
|--------------------------|--------------------------|--------------------------|-------|---|
| Complete | N/A | Complete | Notes | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Number of Materials or Colors. Buildings shall incorporate a maximum of two (2) main body colors, three (3) accent colors, and three (3) different materials, excluding windows, doors, trim and public art, murals, or signs. Street-facing exterior elevations shall include at least two (2) colors and at least (2) different materials, (in addition to glazing, window trim, doors, railings, public art, murals, or signs) that can accentuate building masses. The main body color is the predominant color used on the face(s) of the building. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Treatment of Accessory Structures. Accessory structures such as garages, carports, and sheds shall include no more than three deviations in material or color from the primary structure. Accessory structures not visible from the street or neighboring properties, and accessory residential structures exempt from zoning code setback standards, may deviate from this standard. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Glare. Reflective surfaces and materials such as mirrored glass and polished aluminum are prohibited. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Prohibited Materials. Prohibited materials include unfinished / unpainted metal siding and plywood. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Color and Material Changes. Material and color changes shall occur at an inside corner, underside of a massing element, or wrapped to an appropriate termination point such as a roof break, half-column, bay window, or enhanced trim element. |

If Applicant checked "N/A", additional detail may be provided here:

3.5 Open Space, Landscaping, and Lighting

| Applicant | | City Staff | | Requirements |
|--------------------------|--------------------------|--------------------------|-------|--|
| Complete | N/A | Complete | Notes | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Landscaping Standards. All project sites shall be landscaped in accordance with CCMC Chapter 17.310 Landscaping. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Fences, Hedges, and Walls. Fences, hedges, and walls shall be designed in accordance with CCMC Section 17.300.030. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Fence and Wall Materials. Permanent chain link, vinyl, or barbed-wire fencing is not permitted. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Front Yard Walls. Free-standing solid front yard walls of at least thirty (30) inches in height, if included, shall be setback at least two (2) feet from the sidewalk and incorporate low plantings or vines placed between the sidewalk and the fence or wall to soften the appearance of the wall and preserve the public parkway environment. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Common Open Space Enclosure. At least 50 percent of common open space as defined by Section 17.700.010, where provided, shall be open to the sky and not include patio covers, building projections, and similar enclosures that block sunlight and air. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Outdoor Lighting. |

| | | | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Lighting shall be directed onto the driveways and walkways within the lot and away from adjacent properties or windows, and the public right-of-way in compliance with CCMC Section 17.300.040. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Landscape and pedestrian walkway lighting on freestanding poles shall not be placed higher than 10 feet above grade of the walkway surface. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Lighting fixtures shall be of the same architectural style, materials, and color of the structure. |

If Applicant checked "N/A", additional detail may be provided here:

| Utility and Service Areas | | | | |
|---------------------------|--------------------------|--------------------------|-------|--|
| Applicant | | City Staff | | Requirements |
| Complete | N/A | Complete | Notes | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Screening. Mechanical and utility equipment shall be screened in accordance with CCMC Section 17.300.035. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Refuse and Recycling Storage. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Refuse and recycling material containers, if used by more than one dwelling unit shall be enclosed and screened in accordance with CCMC Section 17.300.035. Sizing of the enclosures shall conform to the requirements of the Environmental Programs and Operations (EPO) Division of the Culver City Public Works Department. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Refuse and recycling material containers stored within individual yards shall be screened from street view. |

If Applicant checked "N/A", additional detail may be provided here:

OBJECTIVE DESIGN STANDARDS FOR ARCHITECTURAL STYLES CHECKLIST

Projects which utilize one of the styles listed here Spanish/Mediterranean, Modern, Americana, Cottage, Craftsman, or Prairie architectural styles are subject to the following standards respectively in addition to the objective design standards in this document and objective development standards in the Zoning Code.

For proposed projects which do not fall into one of the styles listed, the applicant shall provide a narrative description of the typical materials, colors, architectural elements/details of the chosen style in the "Other Architectural Style" checklist below. The applicant shall also provide photographic examples of two developments which demonstrate the intended architectural style with annotations highlighting the characteristic design elements to be incorporated into the proposed development. All elements of the proposed architectural style shall meet all objective development and design standards in the previous chapters, as applicable.

This checklist must be submitted with your project to be accepted for review. These are the minimum requirements and additional information and plans may be required to evaluate your application following initial review by staff. Check each "Complete" box under "Applicant" to indicate that the information has been provided. If you believe an item is not applicable to your application, check the "N/A" box under "Applicant" and provide justification why the standard does not apply. If you have any questions regarding this form or are uncertain if a specific requirement applies to your project, please contact the planning staff at 310-253-5710.

| Architectural Style of Development | | |
|--|----------------------------------|------------------------------------|
| <input type="checkbox"/> Spanish / Mediterranean | <input type="checkbox"/> Modern | <input type="checkbox"/> Craftsman |
| <input type="checkbox"/> Americana | <input type="checkbox"/> Cottage | <input type="checkbox"/> Prairie |
| <input type="checkbox"/> Other: _____ | | |

| 4.2 Spanish / Mediterranean | | | | |
|--|--------------------------|--------------------------|-------|--|
| 4.2.1 Massing and Architectural Elements | | | | |
| Applicant | | City Staff | Notes | Requirements |
| Complete | N/A | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Each publicly facing elevation shall have a projecting 1- or 2-story volume with minimum width of 10 feet and a minimum depth of 3 feet. The projecting volume shall either have a forward-facing gable roof form, hip roof form, or a shed roof form. Building massing shall create a usable courtyard space enclosed on at least one side or one or more terrace(s). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | When pitched roof forms are used, roofs pitches shall not exceed 4.5:12 and may include exposed rafter tails or cornices. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Windows shall be taller than they are wide or square. Windows may be rectangular or arched. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Windows facing the street must include multiple panes or lites. Simulated divided lites are permitted, but tape-on or snap-on mullions and muntins are prohibited. |

If Applicant checked "N/A", additional detail may be provided here:

4.2.2 Materials and Colors

| Applicant | | City Staff | | Requirements |
|--------------------------|--------------------------|--------------------------|-------|---|
| Complete | N/A | Complete | Notes | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Exterior body materials shall consist of stucco with a smooth, sand, or dash finish. Lace and skip trowel stucco finishes are prohibited. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Body colors shall be limited to whites, off-whites, cream, terracotta, ochre, and beige. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | When pitched roof forms are included, roofs shall utilize clay-colored barrel or S-shaped tiles. When flat roof forms are included, clay-colored barrel or S-shaped tiles shall be utilized on the top of the parapet at all edges. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Accent colors for structural elements such as exposed rafters, and balconies shall be deep brown shades or stained wood finishes. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Minor accents such as window and door trim or shutters shall be painted muted shades of blue, green, rust, deep brown, or burgundy. Stained wood trim or accent materials are also permitted. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Exterior paving materials shall include terracotta tile, decorative tile, brick, stone, gravel, decomposed granite, or concrete. |

If Applicant checked “N/A”, additional detail may be provided here:

4.2.3 Ornamentation and Details

| Applicant | | | City Staff | Requirements |
|--------------------------|--------------------------|--------------------------|------------|--|
| Complete | N/A | Complete | Notes | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Projects shall incorporate architectural detailing on all elevations visible to the public. A minimum of three (3) of the following features are required: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Decorative tile work around doorways, windows, fountains, or stair risers. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Wrought iron/tubular steel features in the form of balcony railings or accents over at least 20 percent of the windows on an elevation. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Shutters on at least 20 percent of the windows of an elevation. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | At least one unique, large window (at least 50 percent larger than all other windows) or feature window with an archway. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Breeze block openings to garden or courtyard spaces. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Canvas awnings with wrought iron supports over at least 10 percent of the windows and doors on an elevation. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Terracotta gable / attic vents on all forward-facing gables. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Window boxes, elevated planters, trellises, or pergolas. |

If Applicant checked “N/A”, additional detail may be provided here:

4.3 Modern

4.3.1 Massing and Architectural Elements

| Applicant | | Complete | City Staff | Requirements |
|--------------------------|--------------------------|--------------------------|------------|--|
| Complete | N/A | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Notes | Building shall utilize a combination of simple geometric volumes which emphasize clean lines. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Roofs shall be flat, parapet, or low pitched shed roof forms not exceeding a slope of 3:12. Parapets, if included, shall be at least 24 inches in height. Gable and hip roofs are prohibited. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Windows shall include a large, rectangular feature window at least 36 square feet in area utilizing uninterrupted panes. Simple rectangular and circular windows shall be implemented. Ornate windows which include windows with external shutters, divided lites smaller than one (1) square foot, headers, and sills are not permitted. Arched windows are prohibited. |

If Applicant checked "N/A", additional detail may be provided here:

4.3.2 Materials and Colors

| Applicant | | Complete | City Staff | Requirements |
|--------------------------|--------------------------|--------------------------|------------|---|
| Complete | N/A | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Notes | Exterior body materials shall consist of composite panels; non-terracotta-colored tiles; textured, corrugated, or smooth metal siding; stucco with a smooth, sand, or dash finish. Lace and skip trowel stucco finishes are prohibited. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Buildings shall incorporate modern materials such as glass, steel, aluminum, composite panels, and sustainable alternatives. Exposed brick, stone, wood, and concrete are not typically used as the predominate building material in modern buildings and may be permitted as accent materials. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Exposed gable vents are prohibited. |

If Applicant checked "N/A", additional detail may be provided here:

4.3.3 Characteristic Architectural Features

| Applicant | | Complete | City Staff | Requirements |
|--------------------------|--------------------------|--------------------------|------------|---|
| Complete | N/A | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Notes | Structures shall be generally without ornamentation and emphasize clean geometric (usually straight) lines. Overly ornate elements such as decorative wrought iron (simple round tubular steel is permitted), intricate brick or tilework, carved wood, dentils or decorative cornices, and external shutters are prohibited. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Projects shall incorporate a minimum of three (3) of the following architectural features of modern design on publicly visible elevations: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Curtain wall or floor to ceiling windows. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Clerestory windows. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Cantilevered elements with a minimum overhang of 24-inches. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Projecting fins / wing walls. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Breeze block walls. |

| | | | | |
|--------------------------|--------------------------|--------------------------|--|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Metal screens, shades, or roof projections. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | A rectangular volume with a minimum dimension of 10 feet (height) by 15 feet (width) that projects forward from the main body of the building by a minimum of 18 inches. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | At least one unique, large window (at least 25 percent larger than all other windows). |

If Applicant checked "N/A", additional detail may be provided here:

| 4.4 Americana | | | | |
|--|--------------------------|--------------------------|------------|--|
| 4.4.1 Massing and Architectural Elements | | | | |
| Applicant | | Complete | City Staff | Requirements |
| Complete | N/A | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Building shall utilize asymmetrical one-and-a-half (1.5) to three (3)-story massing with at least one, street-facing gable roof form. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Individual planes of elevations facing a public right-of-way shall be symmetrical. The placement of exterior doors to one side of a façade plane shall not be considered as breaking from symmetry. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | When gable or shed roof pitches are being used, the pitch shall be between 2:12 and 6:12. Flat roof forms may be used. Hip roof forms are prohibited. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Roof materials on pitched roofs shall utilize dark colored standing seam metal, flat cement, or composite tiles which mimic the appearance of wood shingles. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Windows shall be taller than they are wide with a height to width ratio of at least 3:2. Accent windows of varying shapes and dimensions are permitted. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Windows facing the street must include multiple panes or lites or double-hung casement windows. Windows facing the street must include multiple panes or lites. Simulated divided lites are permitted, but tape-on or snap-on mullions and muntins are prohibited. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Projects shall include a prominent covered entry or porch. Porch or patio roofs shall be supported by square, wood posts or columns. |

If Applicant checked "N/A", additional detail may be provided here:

4.4.2 Materials and Colors

| Applicant | | | City Staff | Requirements |
|--------------------------|--------------------------|--------------------------|------------|---|
| Complete | N/A | Complete | Notes | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Exterior body materials shall consist of horizontal clapboard siding, shiplap, or board and batten paneling. Stucco may be permitted as the body material on primary volumes provided minor volumes are treated with clapboard, shiplap, or board and batten paneling. Stucco shall have a smooth, sand, or dash finish. Lace and skip trowel stucco finishes are prohibited. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Body colors shall be earth tones, whites, greys, or muted blues or greens. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Accent materials shall include brick, stone, board and batten paneling, shiplap, clapboard siding or intentionally textured or formed concrete (board formed, scalloped, etc.). Metal or vinyl siding is not permitted. |

If Applicant checked “N/A”, additional detail may be provided here:

4.5 Cottage

4.5.1 Massing and Architectural Elements

| Applicant | | | City Staff | Requirements |
|--------------------------|--------------------------|--------------------------|------------|---|
| Complete | N/A | Complete | Notes | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Building shall utilize asymmetrical one-and-a-half (1.5) to two-and-a-half (2.5)-story massing with at least one, street-facing gable roof form. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Gable, hip, or shed roofs are permitted and shall be pitched shall be greater than or equal to 4:12. Flat roof forms are prohibited. Roof overhangs at rakes and eaves shall be 12-inches or less. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Windows shall be taller than they are wide or square and may be rectangular or arched. Accent windows of varying shapes and dimensions are permitted. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Windows facing the street must include multiple panes or lites. Simulated divided lites are permitted, but tape-on or snap-on mullions and muntins are prohibited. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Projects shall include a projecting arched entryway element or covered porch. <div><div>a.</div>If a projecting arched entryway is utilized, entryways shall project at least one (1) foot in depth from the body of the structure and be treated with brick or stone masonry.</div> <div><div>b.</div>If a porch is utilized, porch roofs shall be supported by square, wood posts with decorative bracing.</div> |

If Applicant checked “N/A”, additional detail may be provided here:

4.5.2 Materials and Colors

| Applicant | | | City Staff | | Requirements |
|--------------------------|--------------------------|--------------------------|------------|--|---|
| Complete | N/A | Complete | Notes | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | Exterior body materials shall consist of composite panels; non-terracotta-colored tiles; textured, corrugated, or smooth metal siding; stucco with a smooth, sand, or dash finish. Lace and skip trowel stucco finishes are prohibited. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | At least one minor volume must be treated entirely with brick or stone masonry. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | Body colors shall be earth tones, whites, grays, or muted blues or greens. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | Roofs shall utilize architectural grade asphalt shingles, flat cement tiles, or composite tiles which mimic the appearance of wood shingles. Bay windows on the first story, if included, may utilize metal or copper roof materials. |

If Applicant checked "N/A", additional detail may be provided here:

4.5.3 Ornamentation and Details

| Applicant | | | City Staff | Requirements |
|--------------------------|--------------------------|--------------------------|------------|--|
| Complete | N/A | Complete | Notes | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Projects shall incorporate architectural detailing on all elevations visible to the public. A minimum of three (3) of the following features are required: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Street facing bay window |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Street facing arched feature window |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Roof dormers |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Decorative rain gutters and downspouts |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Decorative gable details |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Curved gable roof |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Framed, louvered, or plank -style shutters, window boxes, or balconettes on at least 20 percent of the windows of a publicly visible elevation |

If Applicant checked "N/A", additional detail may be provided here:

4.6 Craftsman**4.6.1 Massing and Architectural Elements**

| Applicant | | | City Staff | | Requirements |
|--------------------------|--------------------------|--------------------------|------------|--|--|
| Complete | N/A | Complete | Notes | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | Building shall utilize simple one-and-a-half (1.5) to two-and-a-half (2.5)-story massing with at least one, street-facing gable roof form. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | Gable or shed roofs are permitted and shall be pitched shall be between 2:12 and 6:12. Flat roof forms are prohibited, unless supporting a rooftop deck or elevated terrace. Roof overhangs at rakes shall be at least 12-inches and overhangs at eaves shall be at least 18-inches. |

| | | | | |
|--------------------------|--------------------------|--------------------------|--|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Gables shall include exposed, sculpted wood or wood appearing rafter tails. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Windows shall be taller than they are wide and rectangular. Accent windows of varying shapes and dimensions are permitted. Windows shall be trimmed with wood or wood appearing materials a minimum of three (3) inches in width by three-quarters (3/4) of an inch in depth when protruding from the wall. On street facing windows, header trim height shall be at least one-and-a-half times (1.5x) the width of the side trim casing and include a varied profile. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Windows facing the street must include multiple panes or lites or double-hung casement windows. Simulated divided lites are permitted, but tape-on or snap-on mullions and muntins are prohibited. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Projects shall include a prominent covered entry or porch. Covered entry or porch roofs shall be supported by tapered, square columns or posts on stone or masonry piers or full height stone or masonry columns. Stone or masonry piers supporting wood columns or posts shall be at least two-and-a-half feet in height. |

If Applicant checked "N/A", additional detail may be provided here:

| 4.6.2 Materials and Colors | | | | |
|----------------------------|--------------------------|--------------------------|------------------|--|
| Applicant Complete | N/A | Complete | City Staff Notes | Requirements |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Primary exterior body materials shall consist of horizontal clapboard siding. Board and batten or shingle siding is permitted on gable ends. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Body colors shall be earth tones, warm grays, or muted blues or greens. Trim colors shall be stained wood, browns, or whites. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Accent materials shall include brick, stone, wood or wood appearing materials. Metal or vinyl siding is not permitted. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Roofs shall utilize architectural grade asphalt shingles, flat cement tiles, or cement or composite tiles which mimic the appearance of wood shingles. |

If Applicant checked "N/A", additional detail may be provided here:

| 4.6.3 Ornamentation and Details | | | | |
|---------------------------------|--------------------------|--------------------------|------------------|--|
| Applicant Complete | N/A | Complete | City Staff Notes | Requirements |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Projects shall incorporate architectural detailing on all elevations visible to the public. A minimum of two (2) of the following features are required: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Decorative stone or brick chimney. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Arts and crafts style lighting. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Art glass (typically incorporated into side-lites or transom window with the front door). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Carport with exposed wood beams and sculpted rafter tails. |

If Applicant checked "N/A", additional detail may be provided here:

4.7 Prairie

4.7.1 Massing and Architectural Elements

| Applicant | | Complete | City Staff | Requirements |
|--------------------------|--------------------------|--------------------------|------------|--|
| Complete | N/A | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Notes | Building shall utilize asymmetrical one (1) to three (3)-story massing with hip or flat roof forms. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Hip roofs shall be pitched and shall be between 2:12 and 5:12. Flat or hip roof overhangs shall be a minimum of 18-inches. Eaves shall be enclosed such that beams and rafters are not visible. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Windows shall be taller than they are wide with a height to width ratio of at least 3:2. Accent and clerestory windows of varying shapes and dimensions are permitted. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Windows facing the street must include multiple panes or lites in the prairie style (these are often called perimeter windows). Simulated divided lites are permitted, but tape-on or snap-on mullions and muntins are prohibited. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | At least one set of 2 – 5 vertical windows in a horizontal group is required on the front elevation. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Projects shall include a prominent covered entry. Covered entries shall utilize hip or flat roof forms supported by square columns. |

If Applicant checked "N/A", additional detail may be provided here:

4.7.2 Materials and Colors

| Applicant | | Complete | City Staff | Requirements |
|--------------------------|--------------------------|--------------------------|------------|--|
| Complete | N/A | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Notes | Exterior body materials shall consist of brick or stone block, horizontal clapboard siding, or stucco. If a combination of materials is utilized, materials shall be arranged by order of visual weight with lighter materials above heavier materials (i.e., stucco above clapboard siding above brick). Stucco shall have a smooth, sand, or dash finish. Lace and skip trowel stucco finishes are prohibited. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Body colors shall be earth tones, whites, greys, or muted blues or greens. Trim colors shall be stained wood, browns, charcoal, or whites. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Accent materials shall include brick, stone, or intentionally textured or formed concrete (board formed, scalloped, etc.) Metal or vinyl siding are prohibited. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Roofs shall utilize architectural grade asphalt shingles or flat cement tiles. |

If Applicant checked "N/A", additional detail may be provided here:

| 4.7.3 Ornamentation and Details | | | | |
|---------------------------------|--------------------------|--------------------------|-------|--|
| Applicant | | City Staff | | Requirements |
| Complete | N/A | Complete | Notes | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Projects shall incorporate architectural detailing on all elevations visible to the public. A minimum of two (2) of the following features are required: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Decorative stone or brick chimney. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Low stone or masonry walls surrounding porch or patio. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Arts and crafts style lighting. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Art glass window elements (often in the form of stained-glass and geometric patterned glass side-lites or transom windows with the front door). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Art glass (typically incorporated into side-lites or transom window with the front door). |
| | | | | Car port with exposed wood beams. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Horizontal banding on elevation used to divide exterior materials. |

If Applicant checked "N/A", additional detail may be provided here:

OTHER ARCHITECTURAL STYLES CHECKLIST

For proposed projects which do not fall into one of the styles included in the Citywide Objective Design Standards, the applicant shall provide photographic examples of two developments which demonstrate the intended architectural style of the proposed project. The applicant shall provide annotations of those images which highlight the characteristic design elements to be incorporated into the proposed development. In the “Design Element Description” column of the checklist below the applicant shall provide a description of the typical element associated with the architectural style and explain how their project incorporates those characteristics. All elements of the proposed architectural style shall meet all objective development and design standards in the previous chapters, as applicable.

Chosen Architectural Style:

| Other Architectural Style | | | | |
|------------------------------------|--------------------------|--------------------------|---------------------|----------------------------|
| Massing and Architectural Elements | | | | |
| Applicant | | Complete | City Staff Notes | Design Element Description |
| Complete | N/A | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Roof Form: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Roof Material: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Windows: |

If Applicant checked “N/A”, additional detail may be provided here:

| Materials and Colors | | | | |
|--------------------------|--------------------------|--------------------------|---------------------|----------------------------|
| Applicant | | Complete | City Staff Notes | Design Element Description |
| Complete | N/A | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Primary Body Materials: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Accent Materials: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Body Colors: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Accent Colors: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Landscape Materials: |

If Applicant checked “N/A”, additional detail may be provided here:

| 4.5.3 Ornamentation and Details | | | | |
|---------------------------------|--------------------------|--------------------------|-------|---|
| Applicant | | City Staff | | Design Element Description |
| Complete | N/A | Complete | Notes | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Projects shall incorporate architectural elements characteristic of the chosen style on all elevations visible to the public. A minimum of three (3) architectural elements are required: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Element 1: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Element 2: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Element 3: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Element 4: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Element 5: |

If Applicant checked “N/A”, additional detail may be provided here:

OBJECTIVE DESIGN STANDARDS FOR SMALL LOT SUBDIVISIONS

Small lot design standards have been created to assist in shaping small lot developments with their unique complexities. All small lot subdivision projects are required to comply with the Small Lot Design Standards listed below. A building permit is required to comply with the objective design standards listed in this document. All new small lot dwellings must comply with these design standards. The design standards should be used in conjunction with relevant policies from the General Plan and Community Plans.

5.2 Small Lot Subdivision Design Standards

5.2.1 Building Location and Orientation

| Applicant | | | City Staff Notes | Requirements |
|--------------------------|--------------------------|--------------------------|---------------------|--|
| Complete | N/A | Complete | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Setbacks. Exterior setbacks for the Small Lot Subdivision project shall be provided in accordance with the underlying zoning district and the regulations provided in CCMC Section 17.300.020 Setback Regulations and Exceptions. Setbacks shall be measured from the parcel lot lines prior to the subdivision. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Front Door. The front door of the unit(s) closest to the public right of way of the Small Lot Home unit development shall be oriented towards the front property line as defined in the zoning code. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Pedestrian Entrance. Primary pedestrian entrances for each Small Lot Home shall face the public street, a shared pedestrian paseo, or a common courtyard. On a corner lot, the front door of all units, except the front unit, shall be oriented towards the side street. Primary pedestrian entries for individual units fronting interior side property lines shall be provided a 5-foot by 5-foot alcove or oriented to not face doors and windows of uses on adjacent properties. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Primary Entry Separation. Small Lot Homes shall provide at least an 8-foot separation between the face of a primary entryway of a Small Lot Home and the adjacent building wall of a neighboring Small Lot Home on the same development. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Unit Identification. All primary entryways shall provide the address or unit identification, ornamental low-level lighting to illuminate the entry area, and a landing area. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Primary Entry Elements. All primary entryways shall incorporate at least four of the following elements: (Check four or more) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | The entryway shall be recessed at least 2 feet from the building façade to create a covered porch or landing area. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | The doorway shall be recessed at least 3 inches from the building façade. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | The entryway shall be designed with an overhead projection of at least 6 inches such as an awning or other architectural design features so as to distinguish the front door from the rest of the building façade. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | The entryway shall be clearly marked with a side lite window panel, adjacent window, or a door with a window. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | The entryway shall be raised or sunken at least one stair step from the pedestrian pathway. |

| | | | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The entryway landing area shall be enhanced with unique paving material, texture, pattern, or color that is differentiated from the pedestrian pathway. |
|--------------------------|--------------------------|--------------------------|---|

If Applicant checked “N/A”, additional detail may be provided here:

| 5.2.2 Neighborhood Compatibility and Privacy | | | | |
|--|--------------------------|--------------------------|---------------------|--|
| Applicant | | Complete | City Staff Notes | Requirements |
| Complete | N/A | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Upper Floor Step Back. Upper floor step backs shall conform to CCMC Section 17.210.020. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Rooftop Decks. Rooftop decks shall conform to CCMC Section 17.210.020. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Window Alignment. When building separation is less than 20 feet at the time of application submittal, no more than 20 percent of window or balcony area of the new development may align directly with existing neighboring windows or balconies without screening obstructing views into at least 80 percent of the area of the window. Visual screening may be accomplished through the use of landscaping that can be shown to grow to the height of the top of the windows, walls, accessory buildings, or other solid structures. Translucent windows and clerestory windows are exempt from this requirement. |

If Applicant checked “N/A”, additional detail may be provided here:

| 5.2.3 Building Mass and Scale | | | | |
|-------------------------------|--------------------------|--------------------------|---------------------|---|
| Applicant | | Complete | City Staff Notes | Requirements |
| Complete | N/A | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Small Lot Homes shall be grouped into clusters to avoid long spans of building wall. Clusters of Small Lot Homes shall be no more than six Small Lot Homes in a single continuous row or 180 linear feet, whichever is smaller. Clusters of Small Lot Homes shall be separated with a building gap of a minimum of 6 feet in width, which shall be treated with a combination of landscaping, open space, and common walkways or driveways. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Small Lot Homes in a single row shall provide a lateral shift or break in the façade of a minimum of 6 inches for every three Small Lot Homes or 90 linear feet, whichever is smaller. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Roofline Variation. Rooflines along elevations facing a public street shall be articulated using at least one of the following techniques. (Check one or more) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Color, texture, or material changes. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Variations, projections, or reveals in the wall plane. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Variations in fenestration size or pattern. |

| | | | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Facade Articulation. All façades facing a right-of-way and the project perimeter, as well as all portions of exterior building elevations located greater than 7 feet from an adjacent Small Lot Home, shall be treated with an equal level of detail and articulation, and shall incorporate all of the following façade articulation techniques: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Change in exterior building materials to include at least two high quality building façade materials that accentuate or correspond to variations in building massing. Building materials may include, but are not limited to: wood, glass, brick, metal spandrel, cement board siding, or tile. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Porticos, awnings, terraces, balconies, eyebrows, or trellises of at least 6 inches in depth that provide variations in the building plane. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Window treatments that are extruded or recessed from the building façade a minimum of 2 inches. Windows or doors that are flush with the plane of the building (rather than extruded or recessed at least 3 inches) will not qualify as facade articulation. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A break in the façade plane of a minimum of 6 inches in depth that is applied to at least 10 vertical feet of the facade. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other additional architectural enhancements to the floor of the primary entrance and below, so as to create a human scale to the building. Examples include handrails, fixed planters, and ornamental details, such as lighting, molding, or tiles. |

If Applicant checked "N/A", additional detail may be provided here:

| 5.2.4 Building Materials and Colors | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------|--|
| Applicant | | City Staff | Requirements | |
| Complete | N/A | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Number of Materials or Colors. Buildings shall incorporate a maximum of two (2) main body colors, three (3) accent colors, and three (3) different materials, excluding windows, doors, or trim. Street-facing exterior elevations shall include at least two (2) colors and at least (2) different materials, (in addition to glazing, window trim, doors, or railings) that can accentuate building masses. The main body color is the predominant color used on the face(s) of the building. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Glare. Reflective surfaces and materials such as mirrored glass and polished aluminum are prohibited. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Color and Material Changes. Material and color changes shall occur at an inside corner, underside of a massing element, or wrapped to an appropriate termination point such as a roof break, half-column, bay window, or enhanced trim element. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Street level architectural elements and ornamental features shall not impede pedestrian routes. |

If Applicant checked “N/A”, additional detail may be provided here:

| 5.2.5 Open Space, Pedestrian Pathways, Landscaping, and Lighting | | | | |
|--|--------------------------|--------------------------|-------|---|
| Applicant | | City Staff | | Requirements |
| Complete | N/A | Complete | Notes | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Pedestrian pathways of a minimum width of 3 feet shall be provided from the public right-of-way to all primary entryways and common areas, such as common open space areas, guest parking, mailboxes, and centralized trash enclosures. All street-facing setback areas shall comply with the landscape and hardscape requirements of CCMC section 17.310.020. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | A pedestrian pathway located within or parallel to a Common Access Driveway shall be constructed and/or treated with a change of materials, finishes, pattern, or paving that distinguishes the pathway from vehicular traffic. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | All setback and open areas not used for buildings shall comply with CCMC Section 17.310.020 A. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | All yards of a subdivision abutting the public right-of-way shall be improved with landscaping (combination of groundcover, shrubs, and trees) and amenities. Amenities may include: decorative fencing, uncovered patios, enhanced pedestrian pathways, garden walls, seating areas, and/or decorative bike racks. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Landscaping Standards. All project sites shall be landscaped in accordance with Municipal Code Chapter 17.310 Landscaping. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Fences, Hedges, and Walls. Fences, hedges, and walls shall be designed in accordance with Municipal Code Section 17.300.030. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Variety of Plant Materials. Landscaping shall contain a combination of low (3 – 24 inches), medium (2 – 5 feet) and tall (5 + feet) plant materials. For example, low planting may be used in the foreground, proceeding back to the tallest in the background. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Fence and Wall Materials. Fence and wall materials, colors and detailing shall match the architectural style of buildings on the site. Permanent chain link fencing is not permitted. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Front Yard Walls. Freestanding solid front yard walls of at least thirty (30) inches in height, if included, shall be setback at least two (2) feet from the sidewalk and incorporate low plantings or vines placed between the sidewalk and the fence or wall to soften the appearance of the wall and preserve the public parkway environment. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Lighting. Lighting shall be directed onto the driveways and walkways within the development and away from adjacent properties. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Lighting of at least one (1) foot-candle (fc) shall be installed and maintained within all covered and enclosed parking areas and shall be screened to reduce glare onto public sidewalks and adjacent properties. Lighting levels shall not be increased by more than one (1) fc onto the public right-of-way and not more than 0.5 fc onto adjacent properties. |

| | | | | |
|--------------------------|--------------------------|--------------------------|--|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Landscape and pedestrian walkway lighting mounted to building walls or freestanding poles shall not be placed higher than ten feet above grade or the walkway surface. These lights shall be shielded and set back from the property line a minimum distance equal to the height of the light fixture to confine lighted area to within the property line. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Lighting fixtures shall be of the same architectural style, materials, and color of the structure. |

If Applicant checked "N/A", additional detail may be provided here:

| 5.2.6 Utility and Service Areas | | | | |
|---------------------------------|--------------------------|--------------------------|---------------------|---|
| Applicant Complete | N/A | Complete | City Staff Notes | Requirements |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Screening. Mechanical and utility equipment shall be screened in accordance with Municipal Code Section 17.300.035. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Refuse and recycling material containers. Refuse and recycling material containers shared by multiple dwelling units shall be enclosed and screened in accordance with Municipal Code Section 17.300.035. Sizing of the enclosures shall conform to the requirements of the Environmental Programs and Operations (EPO) Division of the Culver City Public Works Department. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Refuse enclosures. Refuse enclosures shall incorporate roof structures to help improve stormwater quality and to screen the enclosure from views from above. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Refuse enclosures shall be finished using materials and colors that are consistent with the chosen architectural style. Enclosure gates shall be opaque. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Refuse and recycling material containers stored within individual yards shall be screened from street view. |

If Applicant checked "N/A", additional detail may be provided here:

5.3 Small Lot Subdivision Map Standards

| Applicant | | Complete | City Staff Notes | Requirements |
|--------------------------|--------------------------|--------------------------|---------------------|---|
| Complete | N/A | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Small Lot home projects shall comply with the provisions of the Small Lot Ordinance (CCMC Section 15.10.950) and general requirements that fall under the Map Act and the authority of the Advisory Agency. Amendments to the small lot subdivision map standards may be approved by the Planning Commission. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | New Construction. Applications for small lot subdivisions that only involve new construction will be subject to all Small Lot Subdivision Map Standards, where applicable. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Combined New Construction and Existing Dwelling Units. Applications for small lot subdivisions that involve the retention of an existing legal dwelling or dwellings and the new construction of a small lot home(s) will be subject to the Map Standards where they are deemed feasible by the City and do not result in the removal, including partial removal, of an existing legal dwelling unit or structure. |

If Applicant checked "N/A", additional detail may be provided here:

5.4 Small Lot Map Standards:

| Applicant | | Complete | City Staff Notes | Requirements |
|--------------------------|--------------------------|--------------------------|---------------------|--|
| Complete | N/A | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | A Common Access Driveway (easement) shall be provided for all small lot subdivisions with a minimum width of 10 feet that is open to the sky, unless the driveway leads to subterranean parking. The Common Access Driveway shall also provide a minimum ground floor width as follows: <ul style="list-style-type: none"> a. 10 feet minimum for driveways serving up to 2-4 small lot homes. b. 16 feet minimum for driveways serving 5 or more small lot homes. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | A Maintenance Agreement shall be created, composed of all property owners to maintain all common area and shared facilities such as trees, landscaping, trash, parking, community driveways, walkways, etc. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Automobile Guest Parking, if provided, shall be readily available to all guests and be accessible from a common access driveway or common access walkway. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Bicycle Parking shall be provided in accordance with Section 17.320.045 of the Municipal Code. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | All Refuse Pick-Up shall be in compliance with CCMC Section 1.300.035.C.4. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | Small lot subdivision maps that are determined by Community Development Director, or their designee, to be inconsistent with these standards, where applicable, may be denied or conditioned to comply. |

If Applicant checked "N/A", additional detail may be provided here: