

# RESIDENTIAL CITYWIDE DESIGN GUIDELINES

Multi-Family Residential & Commercial Mixed-Use Projects  
Objective 4: Minimize the Appearance of Driveways and Parking Areas



Los Angeles  
Department  
of City Planning

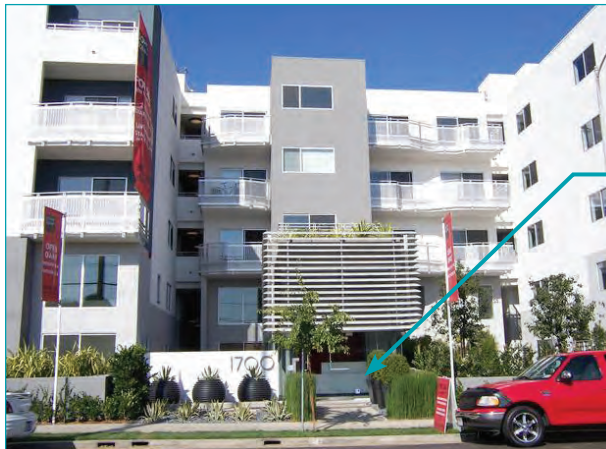
## OBJECTIVE 4:

### Minimize the Appearance of Driveways and Parking Areas

#### Off-Street Parking and Driveways

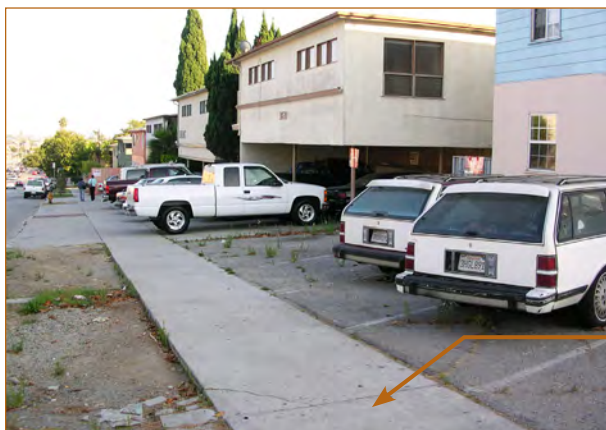
- 1 Prioritize pedestrian access first and automobile access second. Orient parking and driveways toward the rear or side of buildings and away from the public right-of-way. On **corner lots**, parking should be oriented as far from the corner as possible.
- 2 Maintain continuity of the sidewalk by minimizing the number of **curb cuts** for driveways and utilizing alleys for **access** and **egress**.
- 3 Provide drop-off areas for large-scale residential projects to the side or rear of the building.
- 4 When a driveway in a front yard cannot be avoided, locate the driveway at the edge of the parcel rather than the center. Ensure that the street-facing driveway width is minimized to 20 feet or less.

#### RECOMMENDED



Parking is screened behind the building or underground, maintaining a true streetwall and sidewalk continuity while affording opportunities for on-street parking

#### NOT RECOMMENDED

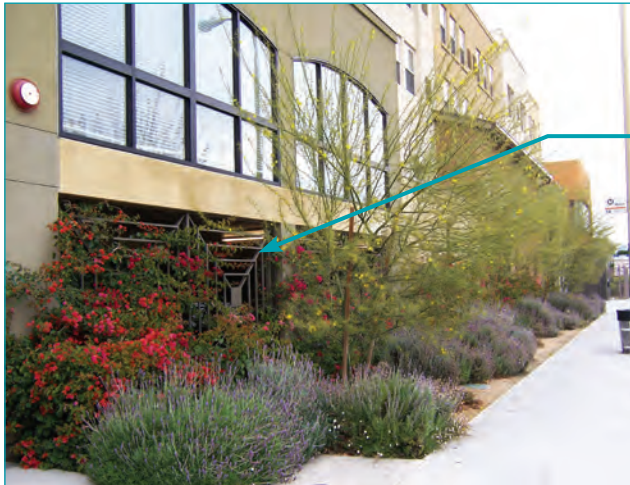


Driveways along building frontages create a hazard for pedestrians

### Off-Street Parking and Driveways *(cont.)*

- 5 Wrap structured parking with active uses such as housing units or retail spaces on the **ground floor**.
- 6 Blend parking structure facades with nearby buildings by incorporating architectural treatments such as arches or other architectural openings and varied building materials, decorative screening, climbing vines, or green walls to provide visual interest.
- 7 Mitigate the impact of parking visible to the street with the use of planting and landscape walls tall enough to screen headlights.

#### RECOMMENDED



Mixed-use underground parking structure screened to reduce visibility from street

#### NOT RECOMMENDED



Inefficient mitigation of visibility of parking structure on the ground floor

## Objective 4: Minimize the Appearance of Driveways and Parking Areas

- 8 Illuminate all parking areas and **pedestrian walkways** to improve safety. Avoid unintended spillover impacts onto adjacent properties.
- 9 Where openings occur due to driveways or other breaks in the sidewalk or building wall, use architectural features such as decorative gates and **pergolas** in combination with landscaping to provide a continuous visual presence at the street level.
- 10 When multiple units share a common driveway lined with individual garages, provide distinguishable pedestrian paths to connect parking areas to individual or common entries.

### RECOMMENDED



Mixed-use building uses architectural features to provide structural continuity at the pedestrian level

### NOT RECOMMENDED



Abandoned driveway and unused curb cut creates missed opportunities for additional street parking