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DESIGN GUIDELINES
Sustainability



6 Sustainability

Proposed small lot projects present a unique opportunity for innovative sustainable approaches. These sites allow for environmentally-sound principles to be applied on a smaller scale, helping to mitigate the development's impact on the surrounding neighborhood. They also provide the opportunity to employ strategies that might be cost prohibitive on a larger scale such as solar roof materials, semi-permeable paving materials, and energy and water efficiency. All development is required to meet Los Angeles Standard Urban Stormwater Mitigation Plan (SUSMP) requirements and Low Impact Development (LID) strategies (Ord. 181899).



A permeable driveway (concrete grid filled with grass) increases storm water infiltration on the small lot.

Objective: Achieve low-impact development through design that focuses on environmental sensitivity in site planning, building, landscaping, and construction.

SITE PLANNING GUIDELINES

- 1 Incorporate renewable energy technologies (such as photovoltaic panels) on-site.
- 2 Use permeable paving materials (such as porous asphalt, porous concrete, permeable concrete pavers and grid systems filled with gravel or grass) where allowed by the Alternative Paving Material Ordinance (No. 182431).
- 3 Utilize adequate, uniform, and glare-free lighting such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage.
- 4 Reduce pollution by controlling soil erosion, waterway sedimentation and airborne dust generation.
- 5 Seamlessly integrate the SUSMP and LID elements into the project design.



The Gatsby Homes integrate photovoltaic panels into its roof for enhanced energy efficiency.



Mature trees should be preserved during small lot construction.

BUILDING GUIDELINES

- 1 Use passive cooling systems like operable windows for ventilation.
- 2 Provide controllable systems such as localized thermostat control, task lighting, or localized lighting controls.
- 3 Provide connection between indoor and outdoor spaces to take advantage of natural light and ventilation.
- 4 Maximize water efficiency and minimize water waste within buildings.
- 5 Use energy efficient equipment to increase the energy efficiency of the buildings.
- 6 Use renewable, recycled, and regional materials.
- 7 Use certified wood provided from environmentally responsible forest management.
- 8 Use or redirect demolition material to recyclable or reusable centers (Ord. 181519).

LANDSCAPE GUIDELINES

- 1 Plant trees to shade buildings to reduce the heat island effect.
- 2 Facilitate storm water capture, retention and infiltration, and prevent runoff by using permeable or porous paving materials in lieu of concrete or asphalt. Collect, store, and reuse storm water for landscape irrigation as per SUSMP and LID requirements.
- 3 Los Angeles Low-Impact Development (LID) and Standard Urban Stormwater Mitigation Plan (SUSMP) requirements mandate stormwater to be managed through filtration or reuse for all development projects, including small lot developments. There are various ways to incorporate storm water techniques while also using thoughtful design. The City offers different storm water management techniques that don't overwhelming the design of the project.

Some of the small scale Best Management Practices include:

1. Rain Barrels & Small Cisterns
2. Permeable or Porous Pavement Systems
3. Planter Boxes
4. Rain Gardens
5. Dry Wells

For more information, refer to the City of Los Angeles Low Impact Development Best Management Practices Handbook.



The Auburn 7 development provides enhanced landscaping along a DWP easement as a unique amenity for its residents.