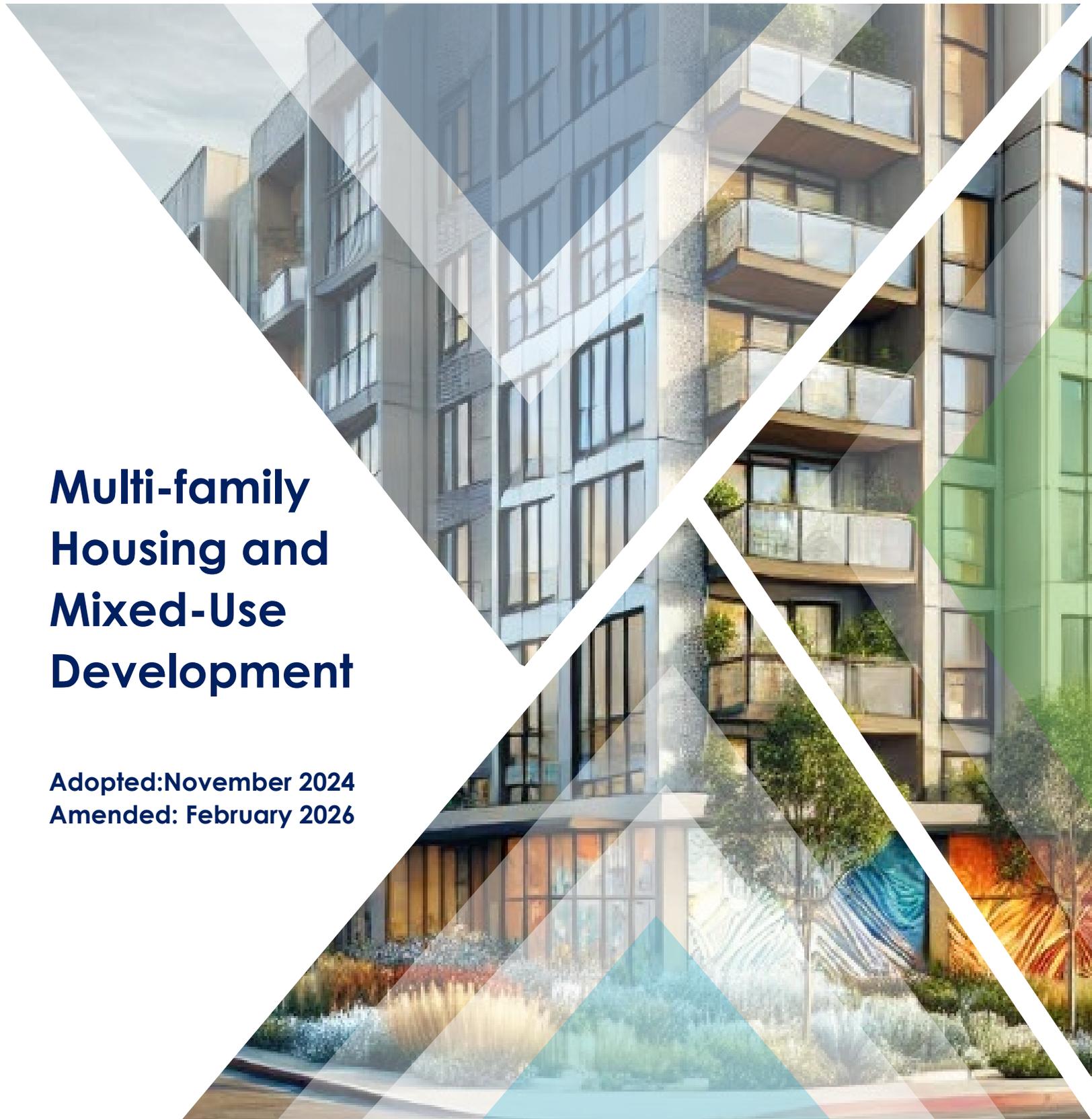




Objective Design Standards

Multi-family Housing and Mixed-Use Development

Adopted: November 2024
Amended: February 2026



ACKNOWLEDGEMENTS

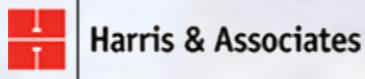
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CHAPTER 1: INTRODUCTION



CHAPTER 1: INTRODUCTION

The City of Irvine regulates the development of residential multi-family projects and mixed-use projects through a variety of documents, including the General Plan, Zoning Ordinance, and other topic-specific ordinances. Following the passage of several California State bills, the City of Irvine is required to adopt Objective Design Standards and streamline its housing development and review process to ensure high quality design and facilitate the efficient delivery of new residential units.

1.1 State Housing Laws

State housing laws rely upon Objective Design Standards and emphasize the need for this document. The following paragraphs summarize the laws, which when layered together, create the policy context within which the City of Irvine must develop its own Objective Design Standards.



Senate Bill 35 (SB 35): The “Affordable Housing Streamlined Approval Process” was passed in 2017. It creates an opt-in program for developers that allows a streamlined ministerial process (i.e., not subject to a discretionary review, and therefore California Environmental Quality Act [CEQA]-exempt) for developments in localities that have not yet made sufficient progress toward meeting their regional housing need allocation (RHNA). Eligible developments must include a specified level of affordability; be located on an infill site; and comply with existing residential and mixed-use general plan or zoning provisions. The streamlined, ministerial entitlement process created by SB 35 relies on Objective Design Standards.

Senate Bill 6 (SB 6): The “Middle Class Housing Act” was passed in 2022. It allows residential development on property zoned for retail and office space without the need to rezone the site and allows project applicants to invoke the Housing Accountability Act (HAA, 1982) to limit local discretion to deny or implement a conditional approval. SB 6 does not provide a ministerial approval pathway and requires applicants to commit to both prevailing wage and more costly “skilled and trained workforce” requirements for project labor but does not rely on Objective Design Standards. SB 6 does not contain any affordability requirements.

Senate Bill 167 (SB 167): The “Housing Accountability Act” was first passed in 1982, with an amendment passed in 2017 to strengthen the initial bill to ensure cities and counties do not unfairly obstruct legally compliant housing projects. SB 167 clarifies “objective standards” and increases the evidence required for jurisdictions to legally reject applications, enforcing only the standards in effect when the application was deemed complete.

Senate Bill 330 (SB 330): The “Housing Crisis Act” was passed in 2019 and was supplemented by Assembly Bill 8 (AB 8) in 2021. SB 330 made changes to existing legislation intended to streamline housing development, such as the Permit Streamlining Act and the Housing Accountability Act. It allows a housing developer to submit a “preliminary application” to a local agency for a housing development project. Submittal of a preliminary application allows a developer to provide a specific subset of information on the proposed housing development before



providing the full amount of information required by the local government for a housing development application. Upon submittal of a preliminary application and payment of a permit processing fee, a housing developer is allowed to “freeze” the applicable fees and development standards that apply to a project while the rest of the material necessary for a full application submittal is assembled. After an application is deemed complete, local agencies cannot “disapprove” an eligible housing development project or condition its approval at a “lower density,” as defined in Government Code Section 65589.5(g) if the project is consistent with objective standards. SB 330 also places additional limitations on an “affected” agency’s ability to limit development and requires the California Department of Housing and Community Development (HCD) to develop a list of “affected cities” and census-designated places (CDPs) within the unincorporated county (“affected counties”) that are prohibited from taking certain zoning-related actions, including, but not limited to the following:

- Downzoning or actions resulting in lesser intensification,
- Imposing a moratorium on development, and/or
- Imposing design standards that are not objective.

The law also requires jurisdiction-wide housing replacement when affordable housing to lower-income residents is demolished. The majority of these provisions sunset, or expire, on January 1, 2030, unless extended by the legislature and governor.

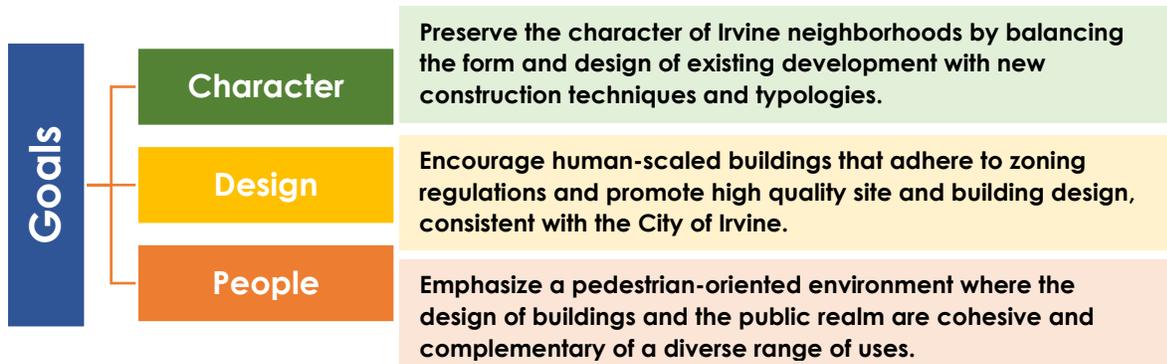
Assembly Bill 2011 (AB 2011): The “Housing and High Roads Job Act” was passed in 2022 and sunsets in 2033. It creates a ministerial, CEQA-exempt, time-limited approval process for multi-family housing developments on commercially zoned property. Projects must pay prevailing wages to construction workers and meet specified Below Market Rate (BMR) affordable housing targets. The legislation provides two distinct options: one for 100% BMR projects and a second for mixed-income (typically 15% BMR) projects located specifically on “commercial corridors.” Eligibility is further limited by numerous site and project criteria requiring careful review. The streamlined review process relies on Objective Design Standards.





1.2 Purpose

The purpose of the Objective Design Standards is to provide citywide regulations that result in high-quality multi-family and mixed-use residential development. The Objective Design Standards include a clear set of rules that are understandable by the public, building and design professionals, and decision makers. This Multi-family Housing and Mixed-Use Development Objective Design Standards Manual (“Manual”) provides clear direction that enhances an area’s unique character and sense of place, allows design flexibility, and promotes construction of new high-quality housing in the City, consistent with the goals of the City of Irvine and State to address the housing affordability in the community. In application, the Objective Design Standards are intended to accomplish the following goals:



1.3 Eligibility/Applicable Project Types

The Objective Design Standards established in this Manual apply to all new construction projects. For the purposes of this document, new construction is defined as any proposal to establish a project meeting the criteria below:



Multi-family Projects: a project consisting of multi-family residential uses only with two or more dwelling units at a density equal to or greater than 15 units per acre, including detached and attached condominiums.

The Residences on Jamboree, Irvine, CA
Source: Romero Thorsen Design



Mixed-Use Projects: a project featuring a combination of residential and other uses where at least two-thirds of the square footage of the development is designated for residential uses at a density equal to or greater than 15 units per acre.

Rendering of Aurum, Irvine, CA
Source: AO Architects

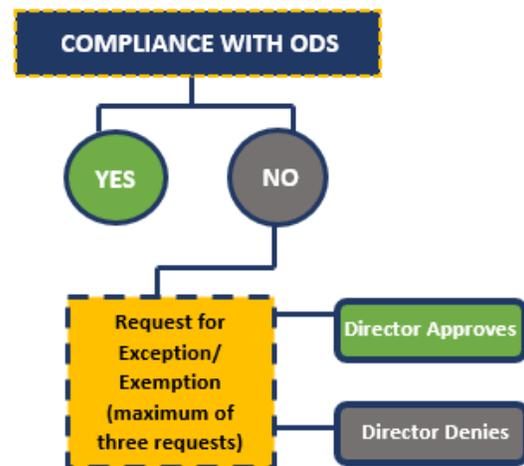


All other project types, including detached single-family residential projects located on a single-ownership parcel, Accessory Dwelling Units, and commercial-only projects are not subject to the Objective Design Standards, but must satisfy existing development standards set forth in the Irvine Zoning Ordinance. Projects proposing exterior renovations that were approved in accordance with Objective Design Standards shall remain in compliance with all standards established in the Objective Design Standards Manual. Projects proposing additions or enlargements to an existing residential or residential mixed-use project meeting the applicability requirements above shall require the expansion areas to comply with the Objective Design Standards Manual.

1.4 Exceptions and Exemptions

All applicable projects are required to comply with the Objective Design Standards outlined in this Manual. However, if an applicant is unable to meet certain Objective Design Standards, the applicant may request up to three (3) minor exceptions/exemptions or may request to enter into an Alternative Standards Agreement to apply substitute standards in lieu of the Objective Design Standards outlined in the Manual. This allows for limited discretionary review and flexibility for projects that may have a physical constraint or alternative architectural solution to a specific standard(s). The Director of Community Development (“Director”) will have the full right to approve or deny exceptions/exemptions requests and Alternative Standards Agreements. Requests shall be made by the applicant in writing to the

Director as part of their application (conditional use permit, master plan, or other application). The decision of the Director of Community Development may be appealed to the Planning Commission in accordance with the procedures established in Chapter 2-5 of the Zoning Ordinance.

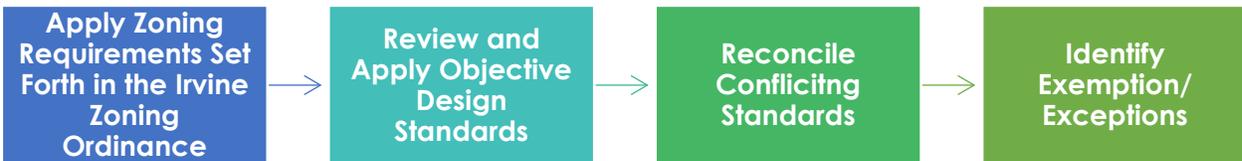


- **Exception/Exemption Request and Alternative Standards Agreement.** The request for an exception(s)/exemption(s) or an Alternative Standards Agreement must be made in writing as part of the application for the proposed project. The written justification for an exception/exemption(s) or an Alternative Standards Agreement must identify the design standard(s) that is requested to be waived and how the request meets the exception/exemption findings or Alternative Standards Agreement findings.
- **Exception/Exemption Request and Alternative Standards Agreement Findings.** The Director will consider the request and information provided and make findings as set forth in Section 3-18-5 of the Zoning Ordinance to approve or deny the request.
- **Density Bonus.** The exception/exemption and Alternative Standards Agreement processes set forth in this section are in conjunction with the concessions/incentives and waiver process pursuant to Density Bonus Law (Government Code Section 65915) and/or other applicable state laws. If the State density bonus concession/incentive is for an Objective Design Standard in this Manual, it would be counted as one (1) of the three (3) allowed waivers for purposes of exceptions/exemptions under this Section.



1.5 User Guide

The Objective Design Standards Manual is for residents, property and business owners, developers and builders, architects and designers, and City staff involved in the review and approval process of multi-family and/or mixed-use development in City of Irvine. The following steps outline the different sections of the document and how to apply each section to a proposed project.



Step 1. Apply Zoning Requirements Set Forth in the Irvine Zoning Ordinance

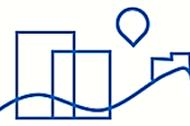
- **Identify the base zone and/or overlay zone for where the eligible project is located.** Chapter 3-37 of the Zoning Ordinance establishes “Zoning District Land Use Regulations and Development Standards” for each zone including, but not limited to, building height, setbacks, and minimum lot size.
- **Specific design topics are also addressed**, such as, but not limited to, landscaping (Chapter 3-15); lighting (Chapter 3-16); fence, wall, and screening standards (Chapter 3-35); signs (Chapter 7-3); automobile, motorcycle, handicap, and bicycle off-street parking requirements (Chapter 4-3); and parking design (Chapter 4-4).
- **There also may be planning area-specific standards applicable to the project**, which may be found in Division 9 of the Zoning Ordinance. Review and apply all relevant standards to the project.

Step 2. Review and Apply Objective Design Standards

- An eligible project is subject to site design standards (pg. 12), building design standards (pg. 20), and utilitarian design standards (pg.38).
- Mixed-use projects are subject to additional mixed-use standards (pg. 33).
- Some standards only apply to projects with a large number of homes or a certain type of building (i.e.: building with one primary entrance for multiple units); these standards specify a threshold for the number of homes or the applicable building type.
- Review and apply all relevant standards to the project.
- Complete checklist (pg.42) to verify the proposed project meets all standards. A completed checklist shall be submitted to the City for review.

Step 3. Reconcile Conflicting Standards

- The City of Irvine maintains multiple regulatory documents that contain design direction for multi-family residential and mixed-use development, including the Irvine Municipal Code, Zoning Ordinance, and master plans. In the case of a conflict between an Objective Design Standard in this Manual and an objective standard in another regulatory document, except for an existing and vested master plan, conditional use permit, or any underlying entitlement for residential and residential mixed-use development, the standard in this Manual shall prevail.



Step 4. Identify Exemption/Exceptions

- Identify any exemption or exception request or alternative standards agreement and include as part of the application submittal.

Exception: Design standards specified in the existing and vested master plan, conditional use permit, or any underlying entitlement for residential and residential mixed-use development, shall prevail if such standards conflict with the Objective Design Standards outlined in this Manual.

1.6 Objective Design Standards Authority and Revision

A. Authority.

The requirements established herein were initially adopted by the Irvine City Council on November 26, 2024, to streamline its housing development and review process to ensure high quality design and facilitate the efficient delivery of new residential units.

B. Revision.

i. General Requirement

Each modification shall be listed at the end of the Objective Design Standards Manual. The list shall include the approval body, the approval date, and any approval record number (i.e., resolution number). Each modification shall also be reflected on the bottom of the subject page that was modified. For example, a minor modification to Page 1 of the document shall indicate 'Modified by City Council January X, 2026' at the bottom of Page 1.

ii. Minor Modification

Minor modifications include modifications to 1) comply with changes in state law; 2) ensure consistency with policies, goals, and objectives of the City as declared by the City Council; and 3) revise existing standards established in the Manual. Examples of minor modifications include adjustment of a numeral requirement or addition of language to clarify existing standards. Minor modifications shall not result in a significant change to any design standard. Minor modifications shall be reviewed by the Director of Community Development and any approved minor modifications to the Manual be issued via an Approval Memorandum.

iii. Major Modification

Major modifications include modifications that result in the addition or removal of standards within the Objective Design Standards Manual. Any modification that results in a significant change to a design standard shall also be considered a major modification. Major modifications shall be reviewed by the Planning Commission and any approved major modifications to the Objective Design Standards Manual be issued via Resolution at a noticed public hearing.

C. Coordination with City Records Division.

The City Objective Design Standards Manual shall be kept on file with the Records Division of the City Clerk's Office and posted on the City's website. Each time the Objective Design Standards Manual is revised, an electronic copy, with the revision date on the bottom of the page, shall be sent by the Community Development Department to the Records Division and the updated version posted on the City's website.



Fusion, Irvine, CA: Source: OlympusProperty.com



CHAPTER 2: SITE DESIGN STANDARDS



CHAPTER 2: SITE DESIGN STANDARDS

Site design refers to the arrangement of – and relationship between – buildings, parking areas, common and private open space, and pedestrian connections. The site design standards in this chapter address site layout and building placement, vehicular surface parking and access, pedestrian circulation and access, landscaping, and private and common open space. Projects shall follow the development standards of the underlying zoning district in which it is located, such as, but not limited to, setbacks and building height.



Rendering of Western Station, Los Angeles, CA. Source: KTG Architecture + Planning



Rendering of Spark, Salt Lake City, UT. Source: KTG Architecture + Planning



Rendering of The Artisan, Scottsdale, AZ. Source: Swaback Architects



Rendering of Skyloft, Irvine, CA. Source: AO Architects



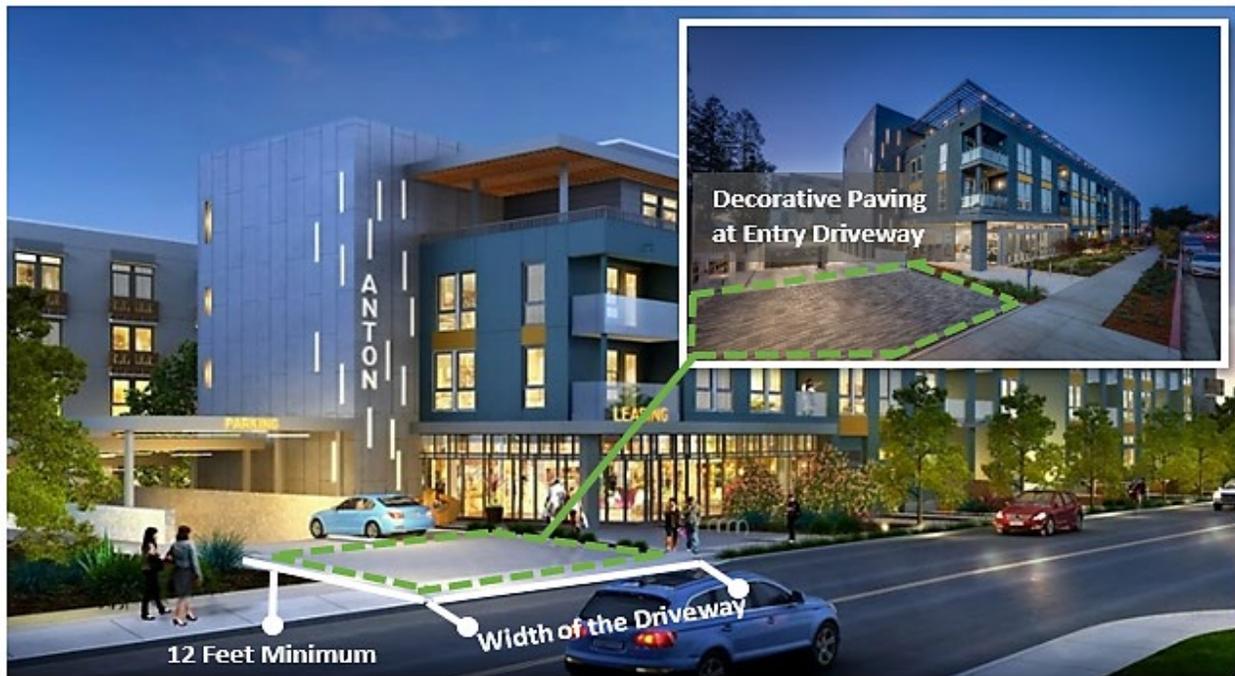
2.1 Site Layout and Building Placement

2.1.1 Common Recreation Space Adjacent to Primary Street – Projects with 50 or More Units

Projects of 50 units or more shall include at least one common open space located outdoors and adjacent to the primary street. The common open space should provide an opportunity for neighborhood interaction, such as a courtyard, picnic/sitting area, or play area. This gathering space counts towards the requirements of Chapter 2.4, Common Open Space – Projects of 20 or More Units.

2.2 Vehicular Parking and Access

Refer to Division 4 – Parking of the Irvine Zoning Ordinance for additional parking and access regulations. Vehicular access and parking shall be designed as follows unless the Fire Department determines that doing so would endanger the public welfare and safety.



Rendering of Anton Ladera, Mountain View, CA.
Source: Anton Residential



2.2.1 Access and Driveways

- a. **Primary Access.** Side street or alley access shall serve as the primary vehicular access to parking and carport areas, if available. If not available, the primary street may provide vehicular access.

- b. **Number of Access Points.** A maximum of one vehicle access point from the street is permitted per 100 linear feet of street frontage. Private courts and ways which are internal to the housing development project may be exempt from this standard.



Image of MDL Townhome Community, Irvine, CA.
Source: Google Maps

- c. **Enhanced Paving and Pedestrian Connections for Entry Driveways.** Entry driveways connecting public streets to the interior of the site shall use enhanced paving treatment with patterned and/or colored pavers, bricks, or decorative colored and scored concrete, a minimum of 12 feet in width as measured from the back of sidewalk or landscape planter abutting the driveway, whichever is closest, and spanning the width of the driveway. Vehicular driveways with access to public streets shall also provide sidewalks and connections on both sides of the driveway and shall be accessible in accordance with all applicable regulations in the Americans with Disabilities Act and with City Building & Safety and Public Works requirements.

2.2.2 Number of Parking Spaces

The provisions of Division 4 – Parking of the Irvine Zoning Ordinance shall be implemented except as defined by Section 65585 of the Government Code.

2.2.3 Vehicular Access Design

- a. **Traffic Calming Measures.** Private Streets. Projects with privately owned or maintained streets shall implement traffic calming measures and techniques approved by the City's Public Works Department. Examples of such traffic calming tools include, but are not limited to, speed tables and speed cushions, angled street parking, high-visibility crosswalks, and intersection bulb-outs.
- b. **Loading, Moving, and Service Areas.** One off-street loading space or moving plaza shall be provided for every 150 units. All required loading, moving, and service areas shall be located along a building wall other than the primary building frontage, and/or at the rear or side of the site. Loading, moving, and service areas shall be located to not disrupt or block the flow of

onsite and offsite vehicular traffic. Loading, moving, and service areas shall not be located within 50 lineal feet of private or common open space areas (unless separated by a building wall), and shall be either incorporated into the design of vehicular access areas or visually screened from the public right-of-way with walls, solid fencing, and/or dense evergreen vegetation. Loading spaces shall be identified through signage to reserve the loading space for exclusive use by moving vans and delivery vehicles. Refer to Chapter 3-17 - Loading Dock Areas of the Zoning Ordinance for loading requirements.

- c. **Passenger Pick-up and Drop-off Location and Rideshare Loading Area.** Projects with 50 or More Units with one primary



entrance for all units. Projects with 50 or more units shall provide at least one pick-up and drop-off and one rideshare loading space within 100 feet of a common open space (such as a lobby, community clubhouse, or pool) or within 100 feet of a vehicular access point. The passenger loading and rideshare area spaces shall each be at least the size of two full-size uncovered parking spaces, as identified in Chapter 4-4 – Design Standards of the Zoning Ordinance and shall be clearly marked and visible from an entry driveway (access point) into the site. The drop-off and pick-up locations must be

incorporated into the design of parking areas and shall not impede vehicular circulation of self-parking areas or obstruct emergency vehicle access to the buildings.

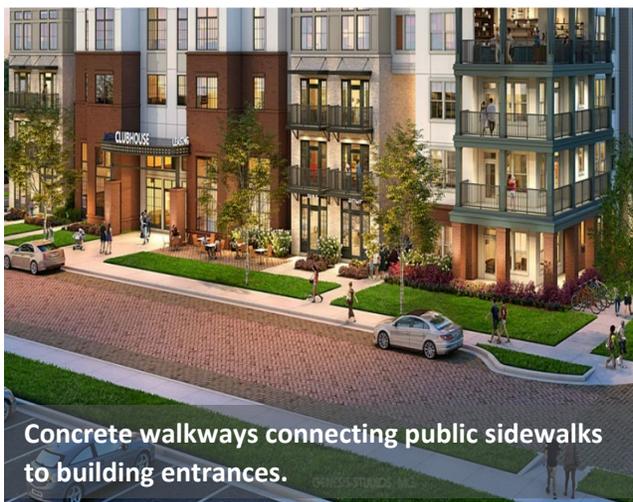
- d. **Vehicle Light Intrusion.** Vehicle parking areas shall be located, oriented, and/or screened to prevent visual intrusion of vehicle lights into habitable residential spaces. Where parking areas are located within 15 feet of a residential unit, they shall be located within a garage, carport, or parking structure, or screened by a solid wall, fence, or landscaping a minimum 6 feet in height.

2.3 Pedestrian Circulation and Access

2.3.1 General

Paved or hardscape on-site pedestrian circulation and access shall be provided according to the following standards:

- a. Pedestrian walkways shall connect residential units to areas throughout the site, such as vehicle parking areas, bicycle parking areas, common open space, waste and recycling enclosures, and other amenities.
- b. Pedestrian walkways shall connect public sidewalks to all building entrances and vehicle and bike parking areas.
- c. Pedestrian walkways shall connect primary building entrances through the site interior to all transit stops directly adjacent to the project, if applicable.
- d. Pedestrian walkways shall connect multiple buildings throughout the site, if applicable.
- e. Primary pedestrian entries for commercial/retail uses within mixed-use projects must be directly from a street or plaza.



Rendering of Bluebird Row, Chattanooga, TN. Source: Genesis Studios



Rendering of Winter Park Townhomes, Winter Park, FL. Source: Genesis Studios



2.3.2 Private Pedestrian Walkways

Private pedestrian walkways shall be provided with a minimum width of four feet along the entire length, according to the following standards:

- a. **Materials.** Walkways shall be constructed of firm, stable, and slip-resistant materials, such as poured-in-place concrete (including stamped concrete), permeable paving, or concrete pavers.
- b. **Enhanced Paving for Pedestrian Crossings.** Where a pedestrian walkway intersects with a vehicle accessway, the pedestrian crossing shall include enhanced paving treatment using patterned and/ or colored pavers, brick, or decorative colored and scored concrete. Pedestrian crossings shall feature enhanced paving with a minimum width of five feet and span the length of the intersecting drive area. Private courts utilized to access garages serving individual dwellings are not subject to this requirement.
- c. **Landscaping.** See Irvine Zoning Ordinance Chapter 3-15, Landscaping, for landscaping requirements adjacent to pedestrian walkways.



Broadstone Edition, Irvine, CA.

Source: Broadstoneedition.com

2.4 Common Open Space – Projects of 20 or More Units

Projects of 20 or more units shall provide on-site common open spaces at a minimum of 100 square feet per unit. Common open space includes amenities accessible to all residents such as play areas, community centers, courtyards, gathering and picnic spaces, rooftop lounges, multi-use paths/trails, pocket parks, athletic/recreational courts or gyms, dog runs and enclosures; pools and spas; and community gardens. An application may provide on-site common open space through an amenity not on this list if it is readily accessible by all residents for open and social purposes. Common open space provided as part of park dedication requirements pursuant to Municipal Code Section 5-5-1004 may be used to fulfill open space requirements established in this Manual.



2.4.1 Minimum Dimensions

Except for pocket parks and multi-use paths and trails, common open spaces shall be continuous space with no less than 15 feet (continuous) in any given direction.

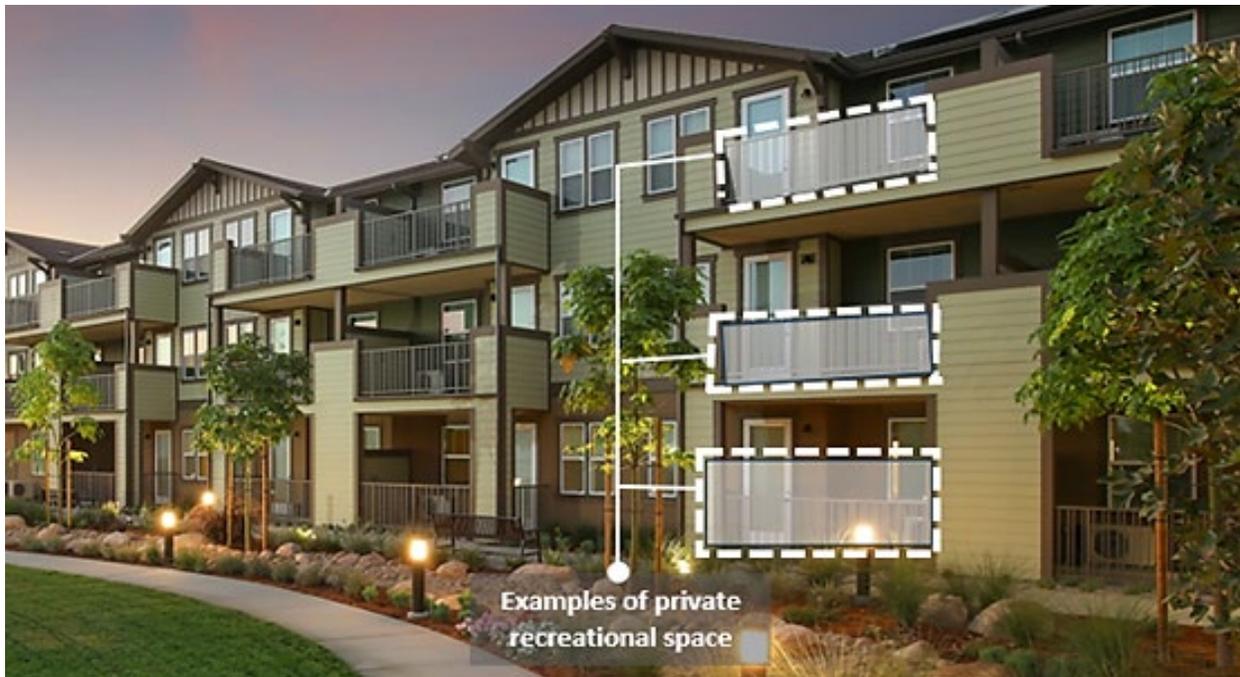
- a. **Pocket Parks.** Pocket parks shall have a minimum width of 50 feet in at least one direction.
- b. **Exemption for Multi-use Paths and Trails.** Multi-use paths and trails are not subject to the minimum dimension requirement of 15 feet.

2.4.2 Visibility

Common open spaces shall be located and arranged to allow visibility into the space from pedestrian walkways on the interior of the site. Fencing or barriers shall be designed with transparency to allow visibility.

2.5 Private Recreational Space

Private open spaces are intended for use for each dwelling unit and may include amenities such as private gardens and yards, terraces, porches, patios, decks, and balconies. Where provided, private open spaces shall comply with the following requirements. All multi-family residential projects shall provide private open space for a minimum of 50% of the total number of units at a minimum of 80 square feet per dwelling unit.



Placentia Veterans Village, Placentia, CA.
Source: TCA Architects

2.6 Landscaping

Landscaping shall be utilized for all outdoor areas that are not specifically used for parking, driveways, walkways, patios, or open space. Projects shall comply with additional objective standards in the Irvine Zoning Ordinance Chapter 3-15.



2.6.1 Landscape Buffer

A landscape buffer of a minimum of five feet wide shall be located adjacent to all ground-level residential spaces abutting the exterior or open air space, to provide additional privacy and security for residents. The buffer shall be planted with dense shrubs, which grow to or are maintained at a maximum height of 4 feet.

Projects located in a Very High Fire Hazard Severity Zone shall not be subject to this requirement.

2.6.2 Pedestrian Walkways

Pedestrian walkways shall be flanked with landscaping, including groundcover and shrubs. A tree shall be provided on either side of the walkway every 50 feet of walkway length, on average. Regular alternating intervals of trees on both sides of all walkways may be provided where there is sufficient space to promote healthy tree growth and avoid root damage to adjacent hardscape elements.



Rendering of The Murphy, Irvine, CA.
Source: PLC and Milender White

2.6.3 Plant Selection

Projects shall utilize plant materials consistent with the requirements of the Irvine Zoning Ordinance, Landscape Manual, Landscape Standard Plans, Sustainable Landscape Guidelines, and any other applicable City regulatory document and permit conditions.

2.6.4 Privacy

Landscape screening shall obscure direct sight lines into ground-floor dwelling units and private open space from communal areas such as parking areas, common mailboxes, and pedestrian walkways. Landscaping may be used in combination with walls, fencing, and/or trellises to screen views where consistent with objective standards from the Irvine Zoning Ordinance.



Elements, Irvine, CA. Source: Elementsrivine.com



CHAPTER 3: BUILDING DESIGN STANDARDS



CHAPTER 3: BUILDING DESIGN STANDARDS

Topics for this chapter include building massing and form, façade articulation, roof form, building and unit entrances, fenestration, parking structure design, and building materials and colors.

3.1 Building Form, Massing, and Articulation

3.1.1 Building Form and Hierarchy

Buildings greater than two stories shall be designed to differentiate a defined base; a middle or body; and a top, cornice, or parapet cap. Buildings two stories or less shall include a defined base and top. The “base” and “top” each shall not exceed two stories in height (one-story each). This effect shall be achieved through at least two of the following for all buildings:

- a. Color, texture, or material changes.
- b. Variations, projections, or reveals in the wall plane.
- c. Variations in fenestration size or pattern.
- d. Decorative architectural details such as cornices and columns, or arcades.

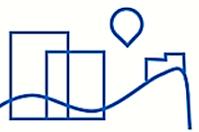


Rendering of Element (41st Street Townhomes), Oakland, CA.

Source: Axis Designs

3.1.2 Wall Plane Variation

- a. *Upper Floor Area Reduction.* For buildings that provide one primary entrance for multiple units, the floor area for upper floors shall be a maximum of 90% of the ground floor area. The upper floor area for each upper floor shall not protrude more than five feet over the first floor along the street frontage.



- b. *Horizontal Articulation.* Walls visible from a public right-of-way shall not run in a continuous horizontal plane for more than 40 feet without incorporating articulating features such as glazing, overhangs, cornices, canopies, columns, pilasters, trellises, arches, or other clearly defined projecting or recessed architectural elements.



Rendering of Bluebird Row, Chattanooga, TN.
Source: CBA Architects

3.1.3 Corner Buildings

Corner buildings located at the intersection of two streets (with the exception of private ways and courts) that are greater than two stories in height shall include one or more of the following features on both façades:

- An entry to ground floor commercial uses or a primary building entrance located within 25 feet of the corner of the building.
- A different material application, color, or fenestration pattern of windows and doors from the rest of the façade located within 40 feet of the corner of the building on both sides.
- A change in height of at least five feet (taller or shorter) compared to the height of the abutting façade, located within 40 feet of the corner of the building on both sides.



Rendering of Callia, Phoenix, AZ.
Source: Toll Brothers



3.1.4 Corner Articulation

For buildings with one or more primary entrances to multiple units, a different material application, color, or fenestration pattern of windows and doors from the rest of the facade located within 40 feet of the corner of the buildings on both sides shall be provided on each corner of the building.

3.1.5 Roof Line Variations

a. For buildings with one or more primary entrances to multiple units, roof lines shall not extend horizontally more than 40 feet in length without at least one of the following prominent changes described below

- i. Provide variation in roof form, such as hipped, gable, shed, flat, and mansard.
- ii. Provide variation in architectural elements, such as parapets, varying cornices, chimneys, and reveals.
- iii. Provide variation of roof height of at least 18 inches, as measured from the highest point of each roof line.

b. For buildings with individual unit entrances, roof lines shall not extend horizontally more than 60 feet in length without at least one of the following prominent changes described below

- i. Provide variation in roof form, such as hipped, gable, shed, flat, and mansard.
- ii. Provide variation in architectural elements, such as parapets, varying cornices, chimneys, and reveals.
- iii. Provide variation of roof height of at least 18 inches, as measured from the highest point of each roof line.



Rendering of Cartwright Family Apartments, Irvine, CA.
Source: Cartwright-apartments.com



3.1.6 Flat Roofs and Parapets

Parapets shall be provided around the perimeter of a flat roof.

- a. Rooftop equipment shall be located a minimum of five feet away from any roof edge and parapet adjacent to a public right-of-way. Rooftop equipment shall also be screened in accordance with Chapter 3-20 of the Irvine Zoning Ordinance.
- b. Interior side of parapet walls shall not be visible from a common open space or public right-of-way.
- c. Parapets shall be capped with precast treatment, continuous banding, projecting cornices, dentils, or similar edge treatment.

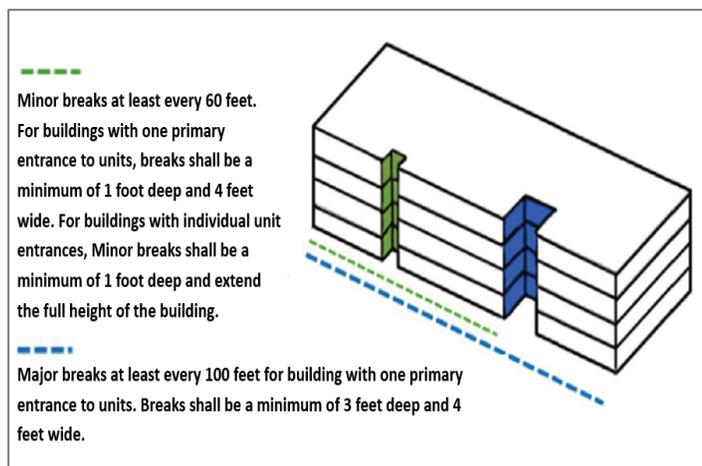
3.1.7 Garages

Garage doors shall be recessed a minimum of four inches from the exterior wall to accentuate patterns and relief. Garages shall not front the primary street unless there is no other driveway access available onsite for residential parking.

3.1.8 Structure Length

Minor and/or major massing breaks shall be provided for buildings specified under the following circumstances:

- a. For buildings with one primary entrance to units:
 - i. **Minor.** Minor massing breaks shall be provided at least every 60 feet along the street frontage, adjacent public or common open spaces, publicly accessible outdoor space, or designated open space, with varying setbacks, building entries and recesses, or structural bays. Minor breaks shall be a minimum of one foot deep and four feet wide and extend the full height of the building.



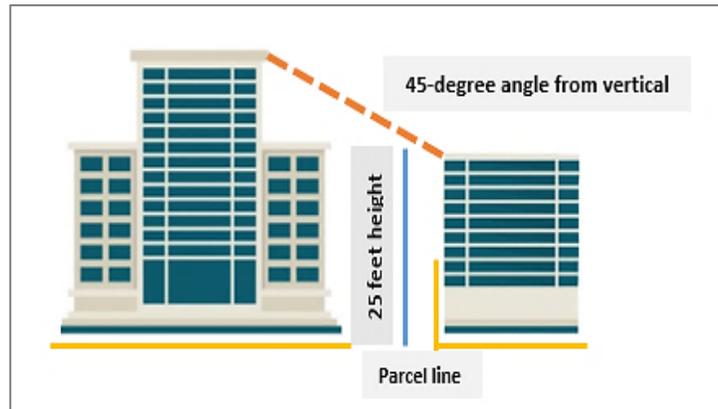
- ii. **Major.** Major massing breaks shall be provided at least every 100 feet along any street frontage, adjacent public open space (or private open space where residents of the building would have access), publicly accessible open space, or designated open space. Massing breaks shall be accomplished by using varying setbacks and/or building entries. Major breaks shall be a minimum three feet deep and four feet wide and extend the full height of the building.
 - iii. Any single building frontage shall not be longer than 220 feet without a break of at least 15 feet in depth and 15 feet in length.
- b. For buildings with individual unit entrances:
 - i. Minor massing breaks shall be provided at least every 60 feet along the street frontage, adjacent public or common open spaces, publicly accessible outdoor space, or designated open space, with varying setbacks, building entries and recesses, or structural bays. Minor breaks shall be a minimum of one foot deep and extend the full height of the building. Buildings with individual unit entrances shall not be subject to providing major massing.



3.1.9 Building Height

Refer to the maximum building height requirements in the Irvine Zoning Ordinance.

- a. Buildings shall be designed with variations in building height to create visual interest. On buildings five or more stories in height, one dominant building height shall not exceed 70% of the building footprint and on buildings up to four stories, one dominant height shall not exceed 80% of the building footprint. Parking structures are not included in the calculation.
- b. Buildings shall not extend above a plane starting at 25 feet in height directly above the parcel line abutting any residentially zoned parcel and from that point extending in at a 45-degree angle from vertical toward the interior of the site.



3.1.10 Exterior Stairwells

Exterior stairwells shall not be oriented to the public right-of-way. Exterior stairwells shall face interior spaces, such as plazas and gathering areas, parking areas, and pedestrian pathways and shall not be separated from these areas for safety and security.



Ship Street Apartments, Seattle, WA.
Source: b9 Architects



Graceland Apartments, Seattle, WA.
Source: b9 Architects



3.1.11 Building Themes

- a. Buildings shall carry the same theme on all elevations. For purposes of this requirement, a theme includes primary (non-accent) materials and colors.
- b. Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are not distinguishable.

3.2 Building and Unit Entrances

Entrances for buildings and individual units shall incorporate architectural treatments such as feature window details, towers, decorative veneer or siding, porches, stoops and/or changes in roofline or wall planes.



Rendering of Memorial Care San Clemente, San Clemente, CA.
Source: TCA Architects



3.2.1 Common Building Entrance

For buildings with one primary entrance that provides interior access to multiple individual dwelling units, the primary building entrance must face the street.

- a. Primary building entries serving multiple units shall be easily identifiable and designed with distinctive massing. Entries may include recessed or projecting elements, and/or a change in roofline.
- b. Primary building entries shall include either projected or recessed weather protection with a depth and width that is as wide as the entry with a minimum projection of 4 feet.

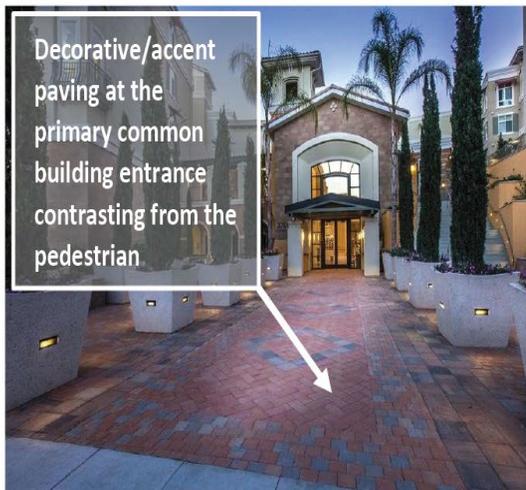


201 Marshall, Redwood City, CA; Source: TCA Architects



888 San Mateo, San Mateo, CA; Source: TCA Architects

- c. Entryways shall not be separated from the street or common open space areas such as landscaped courtyards, plazas, or paseos by vehicular parking, a wall, fence, or landscaping taller than three feet in height.
- d. Primary common building entrances shall provide decorative and accent paving that spans the entire length of the building entrance and extends to the public right-of-way. This paving shall contrast in color and texture from the adjacent pedestrian walkway paving.



Verdant Apartments, San Jose, CA
Source: Verdant-apts.com



Artisan Crossing, Belmont, CA
Source: Artisan-Crossing.com



3.2.2 Individual Unit Entrance

- a. On lots where units have individual exterior entrances, all ground floor units with street frontage must have an entrance that faces the street. If any wall of a ground floor unit faces the street, the unit must comply with the following requirements:
 - i. Buildings with individual exterior entrances shall be articulated with stoops, porches, balconies, overhangs, arcades (i.e., facades with an attached colonnade covered by upper stories where the sidewalk is fully incorporated under the roof), recessed forecourts (i.e., recessed courts within a storefront gallery or arcade frontage suitable for gardens, vehicular drop-offs and utility off-loading), galleries (i.e., storefronts with an attached colonnade that projects over the sidewalk and encroaches into the public right-of-way), and other architectural devices that articulate the façade.



Rendering of 330 Distel Circle, Los Altos, CA.
Source: KTG Architects



Rendering of Residences at Northridge, Northridge, CA.
Source: TCA Architects



Rendering of Nubian Square, Roxbury MA.
Source TAT Architects



Rendering of Jantzen Apartments, Portland, OR.
Source: SFERA Architects

- ii. Entryways shall not be separated from the street by vehicular parking, a wall, fence, or landscaping taller than three feet in height.
- iii. *Weather Protection.* Entrances shall have either a projected sheltering element or be recessed from the main façade; the projection or recess shall have a minimum depth of 24 inches.



Elements Wood, Irvine, CA.
Source: Elementslrvine.com

- b. If exterior corridors are proposed, exterior entrances to individual units on upper floors are permitted through an exterior corridor. No exterior access corridor providing access to upper-floor units shall be longer than 40 horizontal feet.
- c. On lots where units have individual exterior entrances, all ground floor units without street frontage may face the interior of the lot and must be oriented to common areas such as paseos, courtyards, parking areas, and active landscape areas.
- d. A pedestrian walkway that is a minimum of 4 feet in width shall provide a connection between the public street and all building entrances that are required by Chapters 1 and 2 of this Manual. Where site grades prohibit direct access to the street, a separate walkway may be provided at the top or bottom of the finished grade for entryways along the street.

3.3 Windows and Doors

- a. Street-facing building walls shall provide clear glass windows or doors for a minimum of 35% of the building frontage. All structured parking facilities are exempt from this standard and are excluded from this calculation.
- b. When dwelling units are abutting common open space areas, a minimum of one window from each dwelling unit shall be located to overlook any common area.
- c. Window and door style, material, shape, and proportion shall be consistent on all elevations.
- d. Windows shall be designed to include a variation in opening size, varied and/or orderly grouping of windows, or use of recessed windows (minimum three inches for surrounding wall plane). No blank wall areas (without windows or entrances) exceeding 20 linear feet shall be permitted.
- e. All windows facing a public right-of-way and visible from public view shall feature enhanced window treatments, such as decorative architectural brackets, trim, shutters, awnings, and/or trellises.



- f. A window trim of at least one inch in width shall be provided at all exterior window and door openings. In lieu of exterior window trim, windows can be recessed from the wall plane by a minimum of three inches.
- g. The use of functional or decorative shutters shall reflect the same dimensions as the adjacent window glazing.
- h. Mirrored glass is prohibited to minimize off-site glare and maximize transparency.



Rendering of Plaza Verde, Irvine, CA.
Source: KTG Architecture + Planning

3.4 Parking Structure Treatments

3.4.1 Freestanding Parking Structures

Portions of any parking structure facing a street shall be lined with residential units or community/commercial facilities so that at least 70% of the ground floor length of the parking structure is visually screened from the street.

- a. Parking structures that are located along property lines, not directly adjacent to streets and/or parks shall utilize architectural detailing, facade treatment, or other architectural features to enhance the facade.
- b. The landscape area shall be a minimum of 8 feet in depth at the ground level where the landscaping is the only means of visual screening.
- c. Upper levels of any structures shall be of similar color and material to adjacent buildings and include enhanced architectural treatment to provide facade variation. View of cars shall be screened by a 42 inch high parapet.

3.4.2 Podium Parking Structures

- a. Exposed portions shall be architecturally treated with stoops, porches, courtyards, vents and screened with landscape planting.
- b. Where a podium parking structure extends higher than 3.5 feet above grade it shall be treated as a freestanding parking structure and be subject to freestanding parking structure requirements.



3.5 Materials and Colors



Source: Whitney Kamman Photography;
Zakara Photography



Source: AO Architects



Source: ElementsIrvine.com



Source: Humphrey & Partners

3.5.1 Variation Between Buildings – Projects with Multiple Buildings

For projects with multiple buildings, the colors or materials of exterior walls, doors, and accents (such as window trim) shall vary for each building.

3.5.2 Consistency Between Elevations

The same materials, colors, and styles of windows, doors, roofs, decks, balconies, exterior staircases, porches, and any façade treatment shall be used on more than one elevation of a building.

3.5.3 Wall Material

The primary exterior siding material for buildings shall be wood, stone, brick, stucco, fiber cement, composite wood, or stone. Plywood is prohibited.

3.5.4 Chimneys

Chimneys shall either be painted the same color as the exterior wall or constructed with the same materials present on other accents or elements of the façade.

3.5.5 Balconies

Balconies shall be constructed with the same materials present on other accents or elements of the facade.

3.5.6 Material Transition

For buildings providing one primary entrance to multiple units, changes in material shall occur on opposing walls at the corner of intersecting walls or at architectural features that break up the wall plane, such as columns.

3.5.7 Accent Material

Use of two or more accent materials such as glass, tile, brick, stone, concrete, or plaster, which differ from the primary exterior siding material, shall be incorporated to highlight building features.

3.5.8 Building Color

Building exteriors shall be designed to incorporate the use of contrasting/complementary colors and materials which reflect rather than absorb sunlight. Primary exterior building colors shall be used over



65% of percent of the building exterior, or more, and shall utilize neutral, earth tone colors including but not limited to white, off-white, light ochre, beige, or other neutral earth tones with other darker tones/colors used to accentuate door or window openings, cornices, and other architectural elements/features.

3.5.9 Glass Building Wall

Building elevations that include a glass curtain wall shall be designed to incorporate a contrast/ratio between punched openings and curtain wall elements. Curtain wall elements shall not exceed 85 percent of any one building facade.



Aurum, Irvine, CA. Source: AO Architects



CHAPTER 4: ADDITIONAL MIXED-USE STANDARDS



CHAPTER 4: ADDITIONAL MIXED-USE STANDARDS

The following standards shall be implemented by mixed-use projects in addition to the standards in Chapter 3: Building Design Standards. Topics in this chapter specifically remedy potential conflicts and considerations derived from the integration of various uses. The following standards are categorized by vertical and horizontal mixed-uses; all standards apply to structures that contain either or both vertical and horizontal mixed-uses.

4.1 Vertical Mixed-Use

The following standards apply to all vertical mixed-use buildings where there are multiple uses (e.g., residential, and non-residential uses) on different floors of the same building.



Rendering of Fourth Street Apartments, Santa Ana, CA.
Source: Red Oak Investments

4.1.1 Ground Floor Use and Activity

In addition to non-residential uses, common open spaces, amenities, and leasing offices are allowed on the ground floor along the primary street. Residential dwelling units shall not be located within the ground floor space along the primary street.

4.1.2 Ground Floor Height

Mixed-use buildings with one primary entrance for multiple units shall incorporate a minimum ground floor height (measured from floor to floor) of 14 feet.



4.1.3 Ground Floor Transparency

Mixed-use buildings located adjacent to a primary street shall include windows and doors for a minimum of 50% of the facade along the ground floor. The area of signage and posters within a window display shall not count towards this requirement.

- a. Parking garages are not required to meet the ground floor transparency requirement.
- b. Transparent or translucent glazing is required on the ground floor façade. Opaque, reflective, or dark tinted glass that obstructs interior views at the street level is not permitted.



Rendering of Evermont, Los Angeles, CA.
Source: TCA Architects

4.1.4 Product Displays

The bottom of any product display window shall be between 18 to 35 inches in height, as measured from the height of the finished grade of the sidewalk. Product display windows shall be internally lit.

4.1.5 Ground Floor Pedestrian Scale

Mixed-use building façades providing one primary entrance to multiple units that are located adjacent to the primary street shall provide two of the following for every 40 feet in façade length.

- a. An awning, canopy, or other shade/weather protection structure a minimum of 10 feet in height as measured from the height of the finished sidewalk.
 - i. If provided as one continuous awning, canopy, or other shade/weather protection structure, the structure shall extend a minimum of 10 feet in length.
 - ii. If provided as multiple awnings, canopies, or other shade/weather protection structures, the structure shall be provided at a minimum over every window.
- b. A change in exterior wall material consistent with Chapter 3.4, Materials and Colors.



- c. Planter boxes located under each window or on either side of entry doors, each a minimum of four feet in length.
- d. Signage projecting from the building façade wall at a perpendicular angle, or signage attached to a fixed canopy or awning. Signage shall adhere to Division 7 of the Zoning Ordinance.



Rendering of 330 Distel Circle, Los Altos, CA.
Source: KTG Architecture + Planning

4.2 Horizontal Mixed-Use

The following standards apply to all horizontal mixed-use developments where there are multiple uses (e.g., residential, and non-residential) in the same building or within different buildings that are part of the same project or development site:



Renderings of Cypress City Center, Cypress, CA.
Source: AO Architects



4.2.1 Pedestrian Circulation

Pedestrian walkways shall connect multiple buildings throughout the site, as per Chapter 2.3 Pedestrian Circulation and Access.

4.2.2 Access to Common Open Spaces

Commercial tenants, visitors, and residents shall have access to open space areas.

4.2.3 Nuisances and Hazards

General Requirement

Buildings shall be located and sited in compliance with objective standards in the Irvine Zoning Ordinance as related to noise, vibration, odor, glare, and other nuisances and hazards.

Non-Residential Back of House and Outdoor Receiving Areas

- a. Back of house areas include all behind-the-scenes areas that are not intended for customers to see. This includes, but is not limited to, offices, storage areas, kitchen and preparation areas, trash storage, and delivery areas. All back of house and outdoor receiving areas shall be incorporated as part of the overall building design with similar materials, colors, and architectural features. Back of house areas shall be fully screened by mature landscaping or other similar screening materials so that these areas are not visible from any residential units.
- i. Where back of house areas absolutely cannot be incorporated into a building, they shall be located at the rear of the site in freestanding, completely enclosed structures designed to be compatible with the architecture of the rest of the development.

Hotels and Outdoor Dining Areas

- a. Hotel main entries shall be oriented away from residential unit entries and balconies.
- b. Outdoor dining areas shall be oriented away from residential unit entries.
- c. Hotel main entries and outdoor dining areas shall be separated from residential units by mature landscaping or other similar screening materials.
- d. Hotel main entries and outdoor dining areas shall incorporate the following design strategies to provide privacy for residential uses: offsetting windows, clerestory windows, opaque treatment on windows.



The Carlyle Irvine, CA. Source: Livecarlyle.com



CHAPTER 5: UTILITARIAN DESIGN STANDARDS

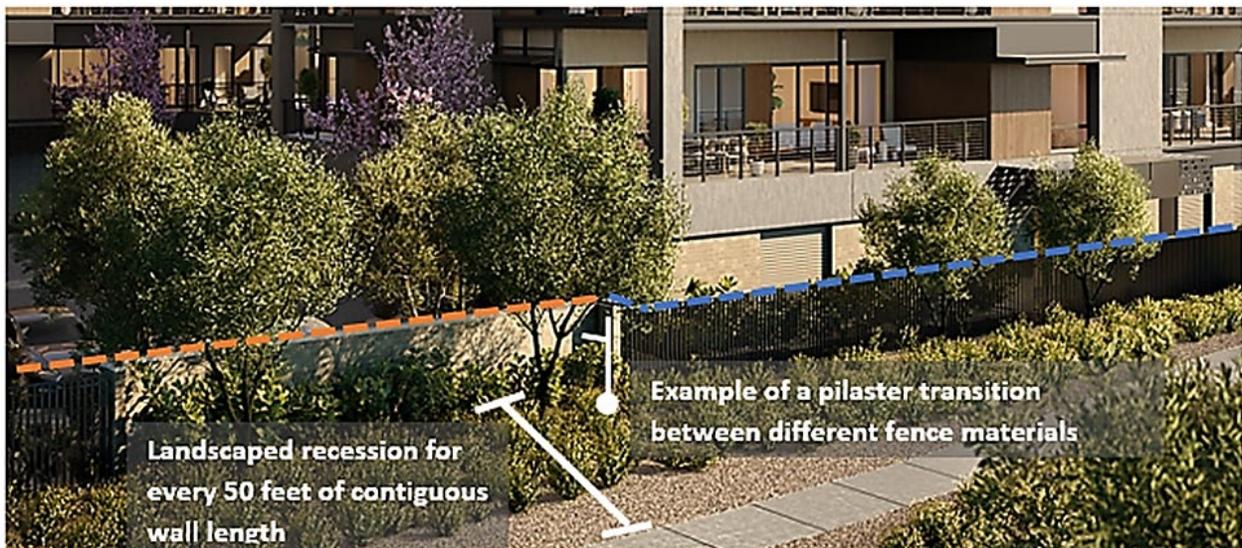


CHAPTER 5: UTILITARIAN DESIGN STANDARDS

The following standards relate to the operational fixtures and structures of multi-family residential and mixed-use buildings.

5.1 Community Delivery Center – Projects of 20 or More Units

For all developments consisting of 20 or more residential units, a delivery room, consolidated mailbox, or mail pick-up and drop-off location shall be provided. Outdoor consolidated mailbox or mail pick-up and drop-off locations shall be designed and operate in accordance with United States Postal Service requirements. This amenity shall have direct pedestrian access to the public right-of-way for delivery personnel. A dedicated United States Postal Service parking space shall be provided near the community delivery center.



Rendering of Portico – One Scottsdale, Scottsdale, AZ.
Source: KTG Architecture + Planning

5.2 Fences and Walls

5.2.1 Fence Materials

- a. Fences, walls, and gates shall be architecturally treated on both sides. Fence, wall, and gate materials and finishes shall be constructed of quality and durable materials. Refer to Irvine Zoning Ordinance Chapter 3-35 for permitted and prohibited materials.
- b. Where fences and walls of different materials or finish touch or intersect, a transition such as a pilaster shall be provided.

5.2.2 Retaining Wall Materials

- a. Retaining walls shall be constructed of masonry material such as brick, poured-in place concrete with architectural finish, stone, or ornamental/split face concrete blocks.
- b. Where retaining walls of different materials or finish touch or intersect, a transition such as a pilaster shall be provided.



5.2.3 Fence and Wall Relief

- a. Exterior fences/walls abutting a public right-of-way shall provide a landscaped recession for every 50 feet of continuous wall length or a landscape buffer from the street. The landscaped recession shall accommodate a mature tree.
- b. A fence or wall located adjacent to a public sidewalk or trail shall integrate an illuminated pedestrian entry gate a minimum of every continuous wall length of 200 feet, on average.



RIZE, Irvine, CA.
Source: OC Register

5.3 Lighting

Refer to Irvine Zoning Ordinance Chapter 3-16 and Municipal Code Chapter 5, Uniform Security Code.

5.3.1 General Provisions

- a. All pedestrian walkways, parking areas, structure entries, refuse, and recycling enclosures and common space areas shall be illuminated for safety and security.
- b. All entry signs, directional signs, and unit and structure identifiers shall be externally illuminated for visibility at night. Illumination shall comply with Division 7 of the Irvine Zoning Ordinance.
- c. All lighting shall be fully shielded and directed downward.
- d. Lighting shall not spill beyond the intended area and shall not extend off-site.

5.3.2 Outdoor Light Fixtures

- a. Outdoor light fixtures including pole lights, wall mounted lights and bollards shall all be hooded, fully shielded, and aimed downward.
- b. Outdoor light fixtures and poles shall match other site furnishings in design, color, and finish.
- c. All project outdoor light fixtures and poles shall be of consistent design, color, and finish.



5.4 Equipment and Utility Screening

5.4.1 Wall-mounted Utilities

Wall-mounted utility elements such as wires, conduits, junction boxes, transformers, ballasts, backflow devices, irrigation controllers, switch and panel boxes, utilities such as gas and electrical meters, and any other similar equipment shall be located at interior corners of building walls, or behind buildings or screened by landscape elements that conceal them from the view of pedestrian walkways, communal gathering areas, and the public right-of-way.

All wall-mounted elements shall be located at interior corners of building walls or behind building elements that conceal them from the view of pedestrian walkways. All flashing, sheet metal vents, exhaust fans/ventilators, downspouts, and pipe stacks shall be painted to match the adjacent roof or wall material and/or color.

5.4.2 Ground-mounted and Rooftop Equipment

Ground-mounted and rooftop equipment shall comply with outdoor storage and equipment area screening requirements in Chapter 3-20 of the Irvine Zoning Ordinance.

5.5 Refuse and Recycling

Refuse and recycling areas shall be located within a building, incorporated into the exterior building design, or located within a detached enclosure designed and placed as follows:

5.5.1 Location

The enclosure shall be located to the rear or side of the building and within 500 feet of an access point to the units served. The enclosure shall not be oriented towards the primary street frontage.

5.5.2 Screening

The enclosure shall be enclosed within a solid wall without breaks or transparency and having a gate or door. Enclosures shall be shielded from view within a building or area enclosed by a wall not less than six feet in height and have a roof to protect the refuse and recycling areas. Enclosures shall also comply with design requirements in Section 3-23-4 of the Irvine Zoning Ordinance.

5.5.3 Materials

The enclosure shall incorporate the same materials and colors of the primary building design.

5.6 Signs

Sign design shall comply with the objective requirements of Irvine Zoning Ordinance Division 7 – Signs.

5.7 Public Art

Developments with 50 or more units shall provide at least one public art amenity. Public art shall be approved by the City's Public Arts Commission or Community Services Commission.



Source: Trulia.com



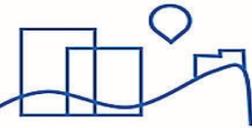
Source: AO Architects



Volar Apartments, Irvine, CA; Source: Garden Communities CA



OBJECTIVE DESIGN STANDARDS CHECKLIST

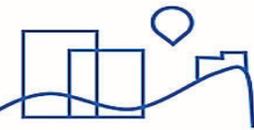


All projects subject to the Objective Design Standards Manual shall submit a completed checklist.

CHAPTER 2 CHECKLIST

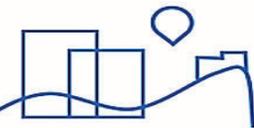
2.1 SITE LAYOUT AND BUILDING PLACEMENT				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.1.1.	<p>Common Recreation Space Adjacent to Primary Street – Projects with 50 or More Units</p> <p>Projects of 50 units or more shall include at least one common open space located outdoors and adjacent to the primary street. The common open space should provide an opportunity for neighborhood interaction, such as a courtyard, picnic/sitting area, or play area. This gathering space counts towards the requirements of Chapter 4, Common Open Space – Projects of 20 or More Units.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>Applicant comments and/of further explanation of compliance (optional).</i></p>				

CITY USE ONLY		
2.1 SITE LAYOUT AND BUILDING PLACEMENT		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>City comments (optional).</i></p>		



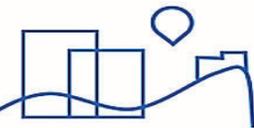
2.2 VEHICULAR PARKING AND ACCESS				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.2.1.a.	Primary Access. Side street or alley access shall serve as the primary vehicular access to parking and carport areas, if available. If not available, the primary street may provide vehicular access.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.2.1.b.	Number of Access Points. A maximum of one vehicle access point from the street is permitted per 100 linear feet of street frontage. Private courts and ways which are internal to the housing development project may be exempt from this standard.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.2.1.c.	Enhanced Paving and Pedestrian Connections for Entry Driveways. Entry driveways connecting public streets to the interior of the site shall use enhanced paving treatment with patterned and/or colored pavers, bricks, or decorative colored and scored concrete, a minimum of 12 feet in width as measured from the back of sidewalk or landscape planter abutting the driveway, whichever is closest, and spanning the width of the driveway. Vehicular driveways with access to public streets shall also provide sidewalks and connections on both sides of the driveway and shall be accessible in accordance with all applicable regulations in the Americans with Disabilities Act and with City Building and Safety and Public Works requirements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
2.2 VEHICULAR PARKING AND ACCESS		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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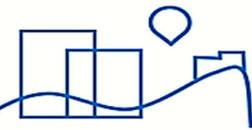
2.2 VEHICULAR PARKING AND ACCESS (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.2.2.	Number of Parking Spaces. The provisions of Division 4 – Parking of the Irvine Zoning Ordinance shall be implemented except as defined by Section 65585 of the Government Code.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.2.3.a.	Traffic Calming Measures. Private Streets. Projects with privately owned or maintained streets shall implement traffic calming measures and techniques approved by the City’s Public Works Department. Examples of such traffic calming tools include, but are not limited to, speed tables and speed cushions, angled street parking, high-visibility crosswalks, and intersection bulb-outs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.2.3.b.	Loading, Moving, and Service Areas. One off-street loading space or moving plaza shall be provided for every 150 units. All required loading, moving, and service areas shall be located along a façade other than the primary building frontage, and/or at the rear or side of the site. Loading, moving, and service areas shall be located to not disrupt or block the flow of onsite and offsite vehicular traffic. Loading, moving, and service areas shall not be located within 50 lineal feet of private or common open space areas (unless separated by a building wall) and shall be either incorporated into the design of vehicular access areas or visually screened from the public right-of-way with walls, solid fencing, and/or dense evergreen vegetation. Loading spaces shall be identified through signage to reserve the loading space for exclusive use by moving vans and delivery vehicles. Refer to Chapter 3-17 - Loading Dock Areas of the Zoning Ordinance for loading requirements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
2.2 VEHICULAR PARKING AND ACCESS (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



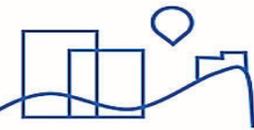
2.2 VEHICULAR PARKING AND ACCESS (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.2.3.c.	Passenger Pick-up and Drop-off Location and Ridehare Loading Area. Projects with 50 or More Units with one primary entrance for all units. Projects with 50 or more units shall provide at least one pick-up and drop-off location within 100 feet of a common open space (such as a lobby, community clubhouse, or pool) or within 100 feet of a vehicular access point. The passenger loading spaces shall be at least the size of a full-size uncovered parking space, as identified in Chapter 4-4 – Design Standards of the Zoning Ordinance and shall be clearly marked and visible from an entry driveway (access point) into the site. The drop-off and pick-up locations must be incorporated into the design of parking areas and shall not impede vehicular circulation of self-parking areas or obstruct emergency vehicle access to the buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.2.3.d.	Vehicle Light Intrusion. Vehicle parking areas shall be located, oriented, and/or screened to prevent visual intrusion of vehicle lights into habitable residential spaces. Where parking areas are located within 15 feet of a residential unit, they shall be located within a garage, carport, or parking structure, or screened by a solid wall, fence, or landscaping a minimum 6 feet in height.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
2.2 VEHICULAR PARKING AND ACCESS (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>City comments (optional).</i>		



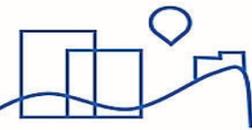
2.3 PEDESTRIAN CIRCULATION AND ACCESS				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.3.1.	General. Paved or hardscape on-site pedestrian circulation and access shall be provided according to the following standards:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3.1.a	Pedestrian walkways shall connect residential units to areas throughout the site, such as vehicle parking areas, bicycle parking areas, common open space, waste and recycling enclosures, and other amenities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3.1.b	Pedestrian walkways shall connect public sidewalks to all building entrances and vehicle and bike parking areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3.1.c	Pedestrian walkways shall connect primary building entrances through the site interior to all transit stops directly adjacent to the project, if applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3.1.d	Pedestrian walkways shall connect multiple buildings throughout the site, if applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3.1.e.	Primary pedestrian entries for commercial/retail uses within mixed-use projects must be directly from a street or plaza.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
2.3 PEDESTRIAN CIRCULATION AND ACCESS		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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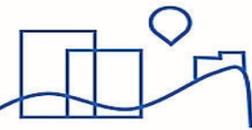
2.3 PEDESTRIAN CIRCULATION AND ACCESS (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.3.2	Private pedestrian walkways shall be provided with a minimum width of four feet along the entire length, according to the following standards:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3.2.a.	Materials. Walkways shall be constructed of firm, stable, and slip-resistant materials, such as poured-in-place concrete (including stamped concrete), permeable paving, or concrete pavers.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3.2.b.	Enhanced Paving for Pedestrian Crossings. Where a pedestrian walkway intersects with a vehicle accessway, the pedestrian crossing shall include enhanced paving treatment using patterned and/ or colored pavers, brick, or decorative colored and scored concrete. Pedestrian crossings shall feature enhanced paving with a minimum width of five feet and span the length of the intersecting drive area. Private courts utilized to access garages serving individual dwellings are not subject to this requirement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3.2.c	Landscaping. See Irvine Zoning Ordinance Chapter 3-15, Landscaping, for landscaping requirements adjacent to pedestrian walkways.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
2.3 PEDESTRIAN CIRCULATION AND ACCESS (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>City comments (optional).</i>		



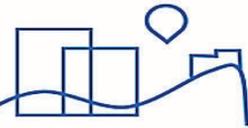
2.4 COMMON OPEN SPACE - PROJECTS OF 20 OR MORE UNITS				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.4	Projects of 20 or more units shall provide on-site common open spaces at a minimum of 100 square feet per unit. Common open space includes amenities accessible to all residents such as play areas, community centers, courtyards, gathering and picnic spaces, rooftop lounges, multi-use paths/trails, pocket parks, athletic/recreational courts or gyms, dog runs and enclosures; pools and spas; and community gardens. An application may provide on-site common open space through an amenity not on this list if it is readily accessible by all residents for open and social purposes. Common open space provided as part of park dedication requirements pursuant to Municipal Code Section 5-5-1004 may be used to fulfill open space requirements established in this Manual.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.4.1.	Minimum Dimensions. Except for pocket parks and multi-use paths and trails, common open spaces shall be continuous space with no less than 15 feet (continuous) in any given direction.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
2.4 COMMON OPEN SPACE - PROJECTS OF 20 OR MORE UNITS		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



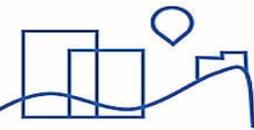
2.4 COMMON OPEN SPACE - PROJECTS OF 20 OR MORE UNITS (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.4.1.a.	Pocket Parks. Pocket parks shall have a minimum width of 50 feet in at least one direction.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.4.1.b.	Exemption for Multi-use Paths and Trails. Multi-use paths and trails are not subject to the minimum dimension requirement of 15 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.4.2.	Visibility. Common open spaces shall be located and arranged to allow visibility into the space from pedestrian walkways on the interior of the site. Fencing or barriers shall be designed with transparency to allow visibility.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
2.4 COMMON OPEN SPACE - PROJECTS OF 20 OR MORE UNITS (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>City comments (optional).</i>		



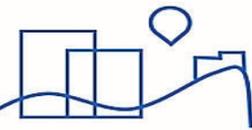
2.5 PRIVATE RECREATIONAL SPACE				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.5.	Private open spaces are intended for use for each dwelling unit and may include amenities such as private gardens and yards, terraces, porches, patios, decks, and balconies. Where provided, private open spaces shall comply with the following requirements. All multi-family residential projects shall provide private open space for a minimum of 50% of the total number of units at a minimum of 80 square feet per dwelling unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
2.5 PRIVATE RECREATIONAL SPACE		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>City comments (optional).</i>		



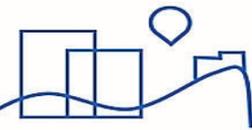
2.6 LANDSCAPING				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.6.	Landscaping shall be utilized for all outdoor areas that are not specifically used for parking, driveways, walkways, patios, or open space. Projects shall comply with additional objective standards in the City of Irvine Zoning Ordinance Chapter 3-15.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.6.1	Landscape Buffer. A landscape buffer of a minimum of five feet shall be located adjacent to all ground-level residential spaces abutting the exterior or open air space, to provide additional privacy and security for residents. The buffer shall be planted with dense shrubs, which grow to or are maintained at a maximum height of 4 feet. Projects located in a Very High Fire Hazard Severity Zone shall not be subject to this requirement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.6.2	Pedestrian Walkways. Pedestrian walkways shall be flanked with landscaping, including, groundcover and shrubs. A tree shall be provided on either side of the walkway every 50 feet of walkway length, on average. Regular alternating intervals of trees on both sides of all walkways may be provided where there is sufficient space to promote healthy tree growth and avoid root damage to adjacent hardscape elements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
2.6 LANDSCAPING		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



2.6 LANDSCAPING (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.6.3	Plant Selection. Projects shall utilize plant materials consistent with the requirements of the City of Irvine Zoning Ordinance and any applicable permit conditions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.6.4	Privacy. Landscape screening shall obscure direct sight lines into ground-floor dwelling units and private open space from communal areas such as parking areas, common mailboxes, and pedestrian walkways. Landscaping may be used in combination with walls, fencing, and/or trellises to screen views where consistent with objective standards from the City of Irvine Zoning Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

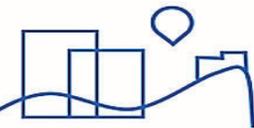
2.6 LANDSCAPING (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<i>City comments (optional).</i>		



CHAPTER 3 CHECKLIST

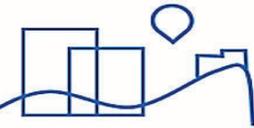
3.1 BUILDING FORM, MASSING, AND ARTICULATION				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.1.1	Building Form and Hierarchy. Buildings greater than two stories shall be designed to differentiate a defined base; a middle or body; and a top, cornice, or parapet cap. Buildings two stories or less shall include a defined base and top. The “base” and “top” each shall not exceed two stories in height (one-story each). This effect shall be achieved through at least two of the following for all buildings:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.1.a.	Color, texture, or material changes. <input type="checkbox"/>			
3.1.1.b.	Variations, projections, or reveals in the wall plane. <input type="checkbox"/>			
3.1.1.c.	Variations in fenestration size or pattern. <input type="checkbox"/>			
3.1.1.d.	Decorative architectural details such as cornices and columns, or arcades. <input type="checkbox"/>			
3.1.2.a.	Wall plane Variation. Upper Floor Area Reduction. For buildings that provide one primary entrance for multiple units, the floor area for upper floors shall be a maximum of 90% of the ground floor area. The upper floor area for each upper floor shall not protrude more than five feet over the first floor along the street frontage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
3.1 BUILDING FORM, MASSING, AND ARTICULATION		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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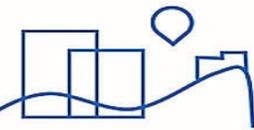
3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.1.2.b	Wall Plane Variation. Horizontal Articulation. Walls visible from a public right-of-way shall not run in a continuous horizontal plane for more than 40 feet without incorporating articulating features such as glazing, overhangs, cornices, canopies, columns, pilasters, trellises, arches, or other clearly defined projecting or recessed architectural elements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.3.	Corner Buildings. Corner buildings located at the intersection of two streets (with the exception of private ways and courts) that are greater than two stories in height shall include one or more of the following features on both façades:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.3.a.	An entry to ground floor commercial uses or a primary building entrance located within 25 feet of the corner of the building. <input type="checkbox"/>			
3.1.3.b.	A different material application, color, or fenestration pattern of windows and doors from the rest of the façade located within 40 feet of the corner of the building on both sides. <input type="checkbox"/>			
3.1.3.c.	A change in height of at least five feet (taller or shorter) compared to the height of the abutting façade, located within 40 feet of the corner of the building on both sides. <input type="checkbox"/>			
3.1.4	Corner Articulation. For buildings with one or more primary entrances to multiple units, a different material application, color, or fenestration pattern of windows and doors from the rest of the facade located within 40 feet of the corner of the buildings on both sides shall be provided on each corner of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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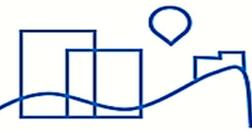
3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.1.5.a	For buildings with one or more primary entrances to multiple units, roof lines shall not extend horizontally more than 40 feet in length without at least one of the following prominent changes described below:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.5.a.i.	Provide variation in roof form, such as hipped, gable, shed, flat, and mansard. <input type="checkbox"/>			
3.1.5.a.ii.	Provide variation in architectural elements, such as parapets, varying cornices, chimneys, and reveals. <input type="checkbox"/>			
3.1.5.a.iii.	Provide variation of roof height of at least 18 inches, as measured from the highest point of each roof line. <input type="checkbox"/>			
3.1.5.b.	For buildings with individual unit entrances, roof lines shall not extend horizontally more than 60 feet in length without at least one of the following prominent changes described below:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.5.b.i.	Provide variation in roof form, such as hipped, gable, shed, flat, and mansard. <input type="checkbox"/>			
3.1.5.b.ii.	Provide variation in architectural elements, such as parapets, varying cornices, chimneys, and reveals. <input type="checkbox"/>			
3.1.5.b.iii.	Provide variation of roof height of at least 18 inches, as measured from the highest point of each roof line. <input type="checkbox"/>			

CITY USE ONLY		
3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
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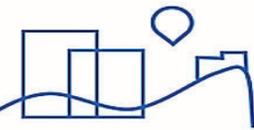
3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.1.6.	Flat Roofs and Parapets. Parapets shall be provided around the perimeter of a flat roof.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.6.a.	Rooftop equipment shall be located a minimum of five feet away from any roof edge and parapet adjacent to a public right-of-way. Rooftop equipment shall also be screened in accordance with Chapter 3-20 of the Irvine Zoning Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.6.b.	Interior side of parapet walls shall not be visible from a common open space or public right-of-way.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.6.c.	Parapets shall be capped with precast treatment, continuous banding, projecting cornices, dentils, or similar edge treatment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.7.	Garages. Garage doors shall be recessed a minimum of four inches from the exterior wall to accentuate patterns and relief. Garages shall not front the primary street unless there is no other driveway access available onsite for residential parking.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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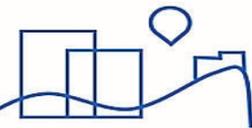
3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.1.8.	Structure Length. Minor and/or major massing breaks shall be required for buildings specified under the following circumstances:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.8.a.i.	Minor. For buildings with one primary entrance to all units, Minor massing breaks shall be provided at least every 60 feet along the street frontage, adjacent public or common open spaces, publicly accessible outdoor space, or designated open space, with varying setbacks, building entries and recesses, or structural bays. Minor breaks shall be a minimum of one foot deep and four feet wide and extend the full height of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.8.a.ii	Major. For buildings with one primary entrance to all units, Major massing breaks shall be provided at least every 100 feet along any street frontage, adjacent public open space (or private open space where residents of the building would have access), publicly accessible open space, or designated open space. Massing breaks shall be accomplished by using varying setbacks and/or building entries. Major breaks shall be a minimum three feet deep and four feet wide and extend the full height of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.8.a.iii.	For buildings with one primary entrance to units, any single building frontage shall not be longer than 220 feet without a break of at least 15 feet in depth and 15 feet in length.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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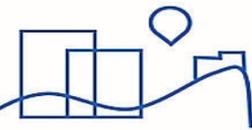
3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.1.8.b.i	For buildings with individual unit entrances, i. Minor massing breaks shall be provided at least every 60 feet along the street frontage, adjacent public or common open spaces, publicly accessible outdoor space, or designated open space, with varying setbacks, building entries and recesses, or structural bays. Minor breaks shall be a minimum of one foot deep and extend the full height of the building. Buildings with individual unit entrances shall not be subject to providing major massing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.9.	Building Height. Refer to the maximum building height requirements in the Irvine Zoning Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.9.a.	Buildings shall be designed with variations in building height to create visual interest. On buildings five or more stories in height, one dominant building height shall not exceed 70% of the building footprint and on buildings up to four stories, one dominant height shall not exceed 80% of the building footprint. Parking structures are not included in the calculation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.9.b.	Buildings shall not extend above a plane starting at 25 feet in height directly above the parcel line abutting any residentially zoned parcel and from that point extending in at a 45-degree angle from vertical toward the interior of the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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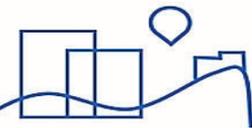
3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.1.10.	Exterior Stairwells. Exterior stairwells shall not be oriented to the public right-of-way. Exterior stairwells shall face interior spaces, such as plazas and gathering areas, parking areas, and pedestrian pathways and shall not be separated from these areas for safety and security.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.11.a.	Building Themes. Buildings shall carry the same theme on all elevations. For purposes of this requirement, a theme includes primary (non-accent) materials and colors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.11.b.	Building Themes. Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are not distinguishable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>City comments (optional).</i>		



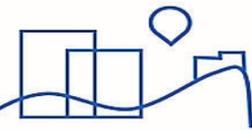
3.2 BUILDING AND UNIT ENTRANCES				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.2.	Entrances for buildings and individual units shall incorporate architectural treatments such as feature window details, towers, decorative veneer or siding, porches, stoops and/or changes in roofline or wall planes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2.1.	Common Building Entrance. For buildings with one primary entrance that provides interior access to multiple individual dwelling units, the primary building entrance must face the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2.1.a.	Primary building entries serving multiple units shall be easily identifiable and designed with distinctive massing. Entries may include recessed or projecting elements, and/or a change in roofline.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2.1.b.	Primary building entries shall include either projected or recessed weather protection with a depth and width that is as wide as the entry with a minimum projection of 4 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2.1.c.	Entryways shall not be separated from the street or common open space areas such as landscaped courtyards, plazas, or paseos by vehicular parking, a wall, fence, or landscaping taller than three feet in height.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
3.2 BUILDING AND UNIT ENTRANCES		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



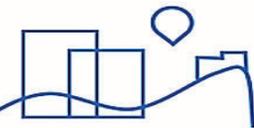
3.2 BUILDING AND UNIT ENTRANCES (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.2.1.d.	Primary common building entrances shall provide decorative and accent paving that spans the entire length of the building entrance and extends to the public right-of-way. This paving shall contrast in color and texture from the adjacent pedestrian walkway paving.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2.2.a.	Individual Unit Entrance. On lots where units have individual exterior entrances, all ground floor units with street frontage must have an entrance that faces the street. If any wall of a ground floor unit faces the street, the unit must comply with the following requirements:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2.2.a.i.	Buildings with individual exterior entrances shall be articulated with stoops, porches, balconies, overhangs, arcades (i.e., facades with an attached colonnade covered by upper stories where the sidewalk is fully incorporated under the roof), recessed forecourts (i.e., recessed courts within a storefront gallery or arcade frontage suitable for gardens, vehicular drop-offs and utility off-loading), galleries (i.e., storefronts with an attached colonnade that projects over the sidewalk and encroaches into the public right-of-way), and other architectural devices that articulate the façade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2.2.a.ii.	Entryways shall not be separated from the street by vehicular parking, a wall, fence, or landscaping taller than three feet in height.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2.2.a.iii.	Weather Protection. Entrances shall have either a projected sheltering element or be recessed from the main façade; the projection or recess shall have a minimum depth of 24 inches.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
3.2 BUILDING AND UNIT ENTRANCES (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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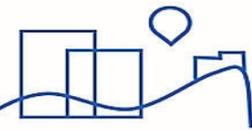
3.2 BUILDING AND UNIT ENTRANCES (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.2.2.b.	If exterior corridors are proposed, exterior entrances to individual units on upper floors are permitted through an exterior corridor. No exterior access corridor providing access to upper-floor units shall be longer than 40 horizontal feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2.2.c.	On lots where units have individual exterior entrances, all ground floor units without street frontage may face the interior of the lot and must be oriented to common areas such as paseos, courtyards, parking areas, and active landscape areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2.2.d.	A pedestrian walkway that is a minimum of 4 feet in width shall provide a connection between the public street and all building entrances that are required by Chapters 1 and 2 of this Manual. Where site grades prohibit direct access to the street, a separate walkway may be provided at the top or bottom of the finished grade for entryways along the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
3.2 BUILDING AND UNIT ENTRANCES (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>City comments (optional).</i>		



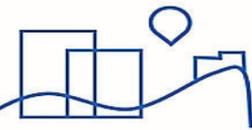
3.3 WINDOWS AND DOORS				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.3.a.	Street-facing building walls shall provide clear glass windows or doors for a minimum of 35% of the building frontage. All structured parking facilities are exempt from this standard and are excluded from this calculation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.b.	When dwelling units are abutting common open space areas, a minimum of one window from each dwelling unit shall be located to overlook any common area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.c.	Window and door style, material, shape, and proportion shall be consistent on all elevations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.d.	Windows shall be designed to include a variation in opening size, varied and/or orderly grouping of windows, or use of recessed windows (minimum three inches for surrounding wall plane). No blank wall areas (without windows or entrances) exceeding 20 linear feet shall be permitted.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.e.	All windows facing a public right-of-way and visible from public view shall feature enhanced window treatments, such as decorative architectural brackets, trim, shutters, awnings, and/or trellises.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
3.3 WINDOWS AND DOORS		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



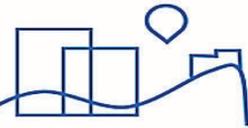
3.3 WINDOWS AND DOORS (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.3.f.	A window trim of at least one inch in width shall be provided at all exterior window and door openings. In lieu of exterior window trim, windows can be recessed from the wall plane by a minimum of three inches.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.g.	The use of functional or decorative shutters shall reflect the same dimensions as the adjacent window glazing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.h.	Mirrored glass is prohibited to minimize off-site glare and maximize transparency.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
3.3 WINDOWS AND DOORS (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>City comments (optional).</i>		



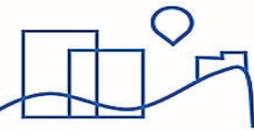
3.4 PARKING STRUCTURE TREATMENTS				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.4.1	<p>Freestanding Parking Structures</p> <p>Portions of any parking structure facing a street shall be lined with residential units or community/commercial facilities so that at least 70% of the ground floor length of the parking structure is visually screened from the street.</p> <p>a. Parking structures that are located along property lines, not directly adjacent to streets and/or parks shall utilize architectural detailing, facade treatment, or other architectural features to enhance the facade.</p> <p>b. The landscape area shall be a minimum of 8 feet in depth at the ground level where the landscaping is the only means of visual screening.</p> <p>c. Upper levels of any structures shall be of similar color and material to adjacent buildings and include enhanced architectural treatment to provide facade variation. View of cars shall be screened by a 42 inch high parapet.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
3.4 PARKING STRUCTURE TREATMENTS		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



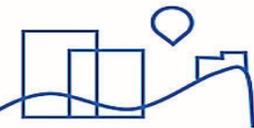
3.4 PARKING STRUCTURE TREATMENTS (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.4.2	<p>Podium Parking Structures</p> <p>a. Exposed portions shall be architecturally treated with stoops, porches, courtyards, vents and screened with landscape planting.</p> <p>b. Where a podium parking structure extends higher than 3.5 feet above grade it shall be treated as a freestanding parking structure and be subject to freestanding parking structure requirements.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>Applicant comments and/of further explanation of compliance (optional).</i></p>				

CITY USE ONLY		
3.4 PARKING STRUCTURE TREATMENTS (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>City comments (optional).</i></p>		



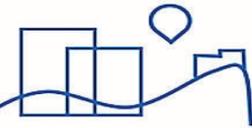
3.5 MATERIALS AND COLORS				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.5.1.	Variation Between Buildings – Projects with Multiple Buildings. For projects with multiple buildings, the colors or materials of exterior walls, doors, and accents (such as window trim) shall vary for each building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5.2.	Consistency Between Elevations. The same materials, colors, and styles of windows, doors, roofs, decks, balconies, exterior staircases, porches, and any façade treatment shall be used on more than one elevation of a building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5.3.	Wall Material. The primary exterior siding material for buildings shall be wood, stone, brick, stucco, fiber cement, composite wood, or stone. Plywood is prohibited.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5.4.	Chimneys. Chimneys shall either be painted the same color as the exterior wall or constructed with the same materials present on other accents or elements of the façade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5.5	Balcones. Balconies shall be constructed with the same materials present on other accents or elements of the facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
3.5 MATERIALS AND COLORS		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



3.5 MATERIALS AND COLORS (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.5.6.	Material Transition. For buildings providing one primary entrance to multiple units, changes in material shall occur on opposing walls at the corner of intersecting walls or at architectural features that break up the wall plane, such as columns.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5.7.	Accent Material. Use of two or more accent materials such as glass, tile, brick, stone, concrete, or plaster, which differ from the primary exterior siding material, shall be incorporated to highlight building features.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5.8.	Building Color. Building exteriors shall be designed to incorporate the use of contrasting/complementary colors and materials which reflect rather than absorb sunlight. Primary exterior building colors shall be used over 65% of percent of the building exterior, or more, and shall utilize neutral, earth tone colors including but not limited to white, off-white, light ochre, beige, or other neutral earth tones with other darker tones/colors used to accentuate door or window openings, cornices, and other architectural elements/features.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5.9.	Glass Building Wall. Building elevations that include a glass curtain wall shall be designed to incorporate a contrast/ratio between punched openings and curtain wall elements. Curtain wall elements shall not exceed 85 percent of any one building facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

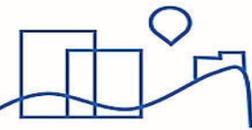
CITY USE ONLY		
3.5 MATERIALS AND COLORS (CONTD.)		
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<i>City comments (optional).</i>		



CHAPTER 4 CHECKLIST

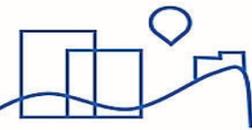
4.1 VERTICAL MIXED-USE				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
4.1.1.	Ground Floor Use and Activity. In addition to non-residential uses, common open spaces, amenities, and leasing offices are allowed on the ground floor along the primary street. Residential dwelling units shall not be located within the ground floor space along the primary street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.2.	Ground Floor Height. Mixed-use buildings with one primary entrance for multiple units shall incorporate a minimum ground floor height (measured from floor to floor) of 14 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.3.	Ground Floor Transparency. Mixed-use buildings located adjacent to a primary street shall include windows and doors for a minimum of 50% of the building area located between three and seven feet above the height of the finished grade of the sidewalk. The area of signage and posters within a window display shall not count towards this requirement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.3.a.	Parking garages are not required to meet the ground floor transparency requirement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.3.b.	Transparent or translucent glazing is required on the ground floor façade. Opaque, reflective, or dark tinted glass that obstructs interior views at the street level is not permitted.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
4.1 VERTICAL MIXED-USE		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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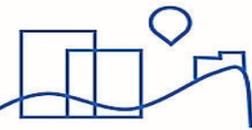
4.1 VERTICAL MIXED-USE (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
4.1.4.	Product Displays. The bottom of any product display window shall be between 18 to 35 inches in height, as measured from the height of the finished grade of the sidewalk. Product display windows shall be internally lit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.5.	Ground Floor Pedestrian Scale. Mixed-use building façades providing one primary entrance to multiple units that are located adjacent to the primary street shall provide two of the following for every 40 feet in façade length.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.5.a.	An awning, canopy, or other shade/weather protection structure a minimum of 10 feet in height as measured from the height of the finished sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.5.a.i	If provided as one continuous awning, canopy, or other shade/weather protection structure, the structure shall extend a minimum of 10 feet in length.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
4.1 VERTICAL MIXED-USE (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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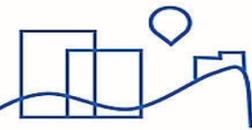
4.1 VERTICAL MIXED-USE (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
4.1.5.a.ii.	If provided as multiple awnings, canopies, or other shade/weather protection structures, the structure shall be provided at a minimum over every window.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.5.b.	A change in exterior wall material consistent with Chapter 3.5, Materials and Colors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.5.c.	Planter boxes located under each window or on either side of entry doors, each a minimum of four feet in length.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.5.d.	Signage projecting from the building façade wall at a perpendicular angle, or signage attached to a fixed canopy or awning. Signage shall adhere to Division 7 of the Zoning Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
4.1 VERTICAL MIXED-USE (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>City comments (optional).</i>		



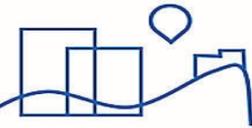
4.2 HORIZONTAL MIXED-USE				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
4.2.1.	Pedestrian Circulation. Pedestrian walkways shall connect multiple buildings throughout the site, as per Chapter 2.3 Pedestrian Circulation and Access.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.2.	Access to Common Open Spaces. Commercial tenants, visitors, and residents shall have access to open space areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.3	Nuisances and Hazards. Buildings shall be located and sited in compliance with objective standards in the Irvine Zoning Ordinance as related to noise, vibration, odor, glare, and other nuisances and hazards.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.3	<p>Non-Residential Back of House and Outdoor Receiving Areas</p> <p>a.Back of house areas include all behind-the-scenes areas that are not intended for customers to see. This includes, but is not limited to, offices, storage areas, kitchen and preparation areas, trash storage, and delivery areas. All back of house and outdoor receiving areas shall be incorporated as part of the overall building design with similar materials, colors, and architectural features. Back of house areas shall be fully screened by mature landscaping or other similar screening materials so that these areas are not visible from any residential units.</p> <p>i.Where back of house areas absolutely cannot be incorporated into a building, they shall be located at the rear of the site in freestanding, completely enclosed structures designed to be compatible with the architecture of the rest of the development.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY USE ONLY		
4.2 HORIZONTAL MIXED-USE		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



4.2 HORIZONTAL MIXED-USE (CONTD.)				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
4.2.3	<p>Hotels and Outdoor Dining Areas</p> <p>a. Hotel main entries shall be oriented away from residential unit entries and balconies.</p> <p>b. Outdoor dining areas shall be oriented away from residential unit entries.</p> <p>c. Hotel main entries and outdoor dining areas shall be separated from residential units by mature landscaping or other similar screening materials.</p> <p>d. Hotel main entries and outdoor dining areas shall incorporate the following design strategies to provide privacy for residential uses: offsetting windows, clerestory windows, opaque treatment on windows.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>Applicant comments and/of further explanation of compliance (optional).</i></p>				

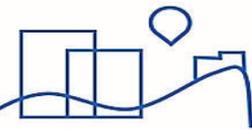
CITY USE ONLY		
4.2 HORIZONTAL MIXED-USE (CONTD.)		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>City comments (optional).</i></p>		



CHAPTER 5 CHECKLIST

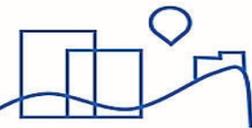
5.1 COMMUNITY DELIVERY CENTER – PROJECTS OF 20 OR MORE UNITS				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
5.1.	For all developments consisting of 20 or more residential units, a delivery room, consolidated mailbox, or mail pick-up and drop-off location shall be provided. Outdoor consolidated mailbox or mail pick-up and drop-off locations shall be designed and operate in accordance with United States Postal Service requirements. This amenity shall have direct pedestrian access to the public right-of-way for delivery personnel. A dedicated USPS parking space shall be provided near this mailbox.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>Applicant comments and/of further explanation of compliance (optional).</i></p>				

CITY USE ONLY		
5.1 COMMUNITY DELIVERY CENTER – PROJECTS OF 20 OR MORE UNITS		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>City comments (optional).</i></p>		



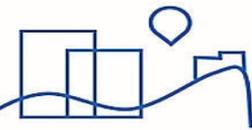
5.2 FENCES AND WALLS				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
5.2.1.a.	Fences, walls, and gates shall be architecturally treated on both sides. Fence, wall, and gate materials and finishes shall be constructed of quality and durable materials. Refer to Irvine Zoning Ordinance Chapter 3-35 for permitted and prohibited materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.2.1.b.	Where fences and walls of different materials or finish touch or intersect, a transition such as a pilaster shall be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.2.2.a.	Retaining walls shall be constructed of masonry material such as brick, poured-in place concrete with architectural finish, stone, or ornamental/split face concrete blocks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.2.2.b.	Where retaining walls of different materials or finish touch or intersect, a transition such as a pilaster shall be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.2.3.a.	Exterior fences/walls abutting a public right-of-way shall provide a landscaped recession for every 50 feet of continuous wall length or a landscape buffer from the street. The landscaped recession shall accommodate a mature tree.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.2.3.b.	A fence or wall located adjacent to a public sidewalk or trail shall integrate an illuminated pedestrian entry gate a minimum of every continuous wall length of 200 feet, on average.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
5.2 FENCES AND WALLS		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>City comments (optional).</i>		



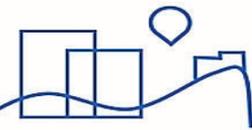
5.3 LIGHTING				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
5.3.1.a.	All pedestrian walkways, parking areas, structure entries, refuse, and recycling enclosures and common space areas shall be illuminated for safety and security.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.3.1.b.	All entry signs, directional signs, and unit and structure identifiers shall be externally illuminated for visibility at night. Illumination shall comply with Division 7 of the Irvine Zoning Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.3.1.c.	All lighting shall be fully shielded and directed downward.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.3.1.d.	Lighting shall not spill beyond the intended area and shall not extend off-site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.3.2.a	Outdoor light fixtures including pole lights, wall mounted lights and bollards shall all be hooded, fully shielded, and aimed downward.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.3.2.b.	Outdoor light fixtures and poles shall match other site furnishings in design, color, and finish.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.3.2.c	All project outdoor light fixtures and poles shall be of consistent design, color, and finish.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
5.3 LIGHTING		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>City comments (optional).</i>		



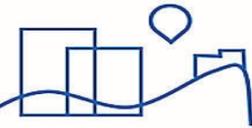
5.4 EQUIPMENT AND UTILITY SCREENING				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
5.4.1	Wall-mounted utility elements such as wires, conduits, junction boxes, transformers, ballasts, backflow devices, irrigation controllers, switch and panel boxes, utilities such as gas and electrical meters, and any other similar equipment shall be located at interior corners of building walls, or behind buildings or screened by landscape elements that conceal them from the view of pedestrian walkways, communal gathering areas, and the public right-of-way. All wall-mounted elements shall be located at interior corners of building walls or behind building elements that conceal them from the view of pedestrian walkways. All flashing, sheet metal vents, exhaust fans/ventilators, downspouts, and pipe stacks shall be painted to match the adjacent roof or wall material and/or color.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.4.2	Ground-mounted and rooftop equipment shall comply with outdoor storage and equipment area screening requirements in Chapter 3-20 of the Irvine Zoning Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
5.4 EQUIPMENT AND UTILITY SCREENING		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>City comments (optional).</i>		



5.5 REFUSE AND RECYCLING				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
5.5.1.	Location. The enclosure shall be located to the rear or side of the building and within 500 feet of an access point to the units served. The enclosure shall not be oriented towards the primary street frontage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.5.2.	Screening. The enclosure shall be enclosed within a solid wall without breaks or transparency and having a gate or door. Enclosures shall also have a roof to protect the refuse and recycling areas. Enclosures shall also comply with design requirements in Section 3-23-4 of the Irvine Zoning Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.5.3.	Materials. The enclosure shall incorporate the same materials and colors of the primary building design.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
5.5 REFUSE AND RECYCLING		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>City comments (optional).</i>		



5.6 SIGNS				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
5.6.	Sign design shall comply with the objective requirements of Irvine Zoning Ordinance Division 7 – Signs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
5.6 SIGNS		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>City comments (optional).</i>		

5.7 PUBLIC ART				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
5.7.	Developments with 50 or more units shall provide at least one public art amenity. Public art shall be approved by the City’s Public Arts Commission or Community Services Commission.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Applicant comments and/of further explanation of compliance (optional).</i>				

CITY USE ONLY		
5.7 PUBLIC ART		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>City comments (optional).</i>		



Lux, Irvine, CA: Source: KTG Architecture + Planning





The terms listed below are defined and referenced throughout this Manual.

Alley - A public thoroughfare or way having a width of not more than 20 feet which affords only a secondary means of access to abutting property.

Arcade - A series of arches carried by columns or piers, a passageway between arches and a solid wall, or a covered walkway providing access to building entrances.

Awning - An architectural fabric or metal projection that provides weather protection, building identity, or decoration, and is wholly supported by the building to which it is attached. An awning is typically comprised of a lightweight frame structure over which a cover is attached.

Balcony - An external extension of an upper floor of a building, enclosed by a solid or transparent screen, balusters, or railings.

Carport - A structure, or portion of a structure, accessible to vehicles, with a solid weatherproof roof that is permanently open on at least two sides, used as vehicle parking and/or outdoor storage.

Cornice - The uppermost division of an entablature; a projecting shelf along the top of a wall supported by a series of brackets; the exterior trim at the meeting of a roof and wall, consisting of soffit, fascia, and crown molding.

Courtyard - Any portion of the interior of a lot or building site which is wholly or partially surrounded by buildings, and which is not a required front, side, or rear yard.

Downspout - A vertical pipe that carries water from the roof gutters to the ground or cistern.

Elevation - The view of the front, back, or side of a building; or an architectural drawing of one of these views showing architectural and design features, and the relationship of grade to floor level.

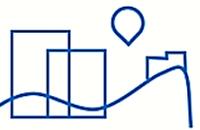
Façade - The exterior face of a building.

Fenestration - The arrangement, proportioning, and design of windows, doors, and other exterior openings in a building.

Horizontal Mixed-Use - A term applied where multiple types of uses (e.g., residential, and non-residential) occur in the same building or within different buildings that are part of the same project or development site.

Housing Development Project - As defined by California Code Section 65589.5, a housing development project means a use consisting of residential units only, mixed use developments consisting of residential and non-residential uses with at least two-thirds of the square footage designated for residential use, or transitional or supportive housing. Because the term “units” is plural, a development must consist of more than one unit to qualify under the Housing Accountability Act. The development can consist of attached or detached units and may occupy more than one parcel, so long as the development is included in the same development application.

Individual Exterior Entrances - Entrances to residential units that are accessed from any exterior space including, but not limited to, outdoor walkways, public sidewalks, etc. This does not include units that obtain access from interior walkways, breezeways, etc.



Objective Design Standards - Standards which involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion.

Paseo - A recreational space that serves as a pedestrian connection and passive landscape between two separate streets.

Parapet - A low protective wall or railing along the edge of a roof, balcony, or similar structure; in an exterior wall, the part entirely above the roof.

Pilaster - A partial pier or column, often with a base, shaft, and capital, that is embedded in a flat wall and projects slightly; may be constructed as a projection of the wall itself.

Primary Street - A primary street in relation to an existing or proposed site is the right-of-way with the higher street classification according to the city's General Plan Mobility Element, and which generally carries the greater volume of vehicular traffic. If a project site fronts two primary streets, the primary street with the longer frontage shall be considered the primary street.

Side Street - A street which is adjacent to a corner lot, and which extends in the general direction of the line determining the depth of the lot.

Vertical Mixed-Use - A term applied where multiple types of uses (e.g., residential, and non-residential; retail and office) occur on different floors of the same building.



Objective Design Standards Manual Modifications

- November 26, 2024 - Original Approval Case No. 00937305-PZC Approved by City Council Ordinance No. 24-18
- February 10, 2026 – Major Modification Case No. 00969435-PZC Approved by City Council Ordinance No. 26-02