A.

- STREET LEVEL
- L01
- FORM

HEIGHT: 3 @ SIDEWALK - NO
L STEPPED

LIVEWORK: STEPPING - YES

PUBLIC - PARKING - REAR/HIDDEN - Median
- Regardless of use
- PUBLIC SPACES @ FRONT
- COURT OK

How many design styles are OK?
- NARROW DOWN, 50's ART DECO ?

B

HEIGHT: STRAIGHT UP, 3 STORIES, NO
3 STORIES OK
↳ LOCATION IMPORTANT
↳ WANT FLEXIBILITY
3 STORIES DEPENDS ON CONTEXT
+ BUILDING USE.

TALLER = LOOK @ STEPPING
HIGH SIDE + LOW SIDE OF AVENUE
LIVE WORK: VERTICAL STEPPING

PUBLIC BUILDING:
↳ COURTYARDS / PUBLIC SPACE, YES.

Density? → LUP

ALTERING HEIGHTS + SETBACKS

BLOCKAGE OF WIND

STYLES: Remodel / New
Big Box @ Avenue? - NO

C

Design Styles:

↳ WHAT goes WITH OTHER STYLES?

↳ Needs to work together.

↳ SPANISH ECLECTIC

↳ incorporate all SPANISH STYLES into 1

FORM BASED CODE:

4 STORY - NO

3 STORY IF STEPPED

↳ maintain views to countryside - HEIGHT Limits

Density → Population

NOT DICTATING LOOKS BUT FORM

↳ CONSTRAINTS

Setbacks & VOCABULARY ALLOWED, not required.

ROAD Alignment + Form Based in conjunction

↳ How does development work w/ Eastside alignment

↳ Pedestrian use vs ease of parking

D

Design Styles:

ENFORCED THROUGH BAR REVIEW

↳ WHAT STYLES CAN GO NEAR OTHER STYLES

↳ LESS STYLES

- MONTEREY / MISSION
- 50's DINER ? signature business

↳ NOT EVERYWHERE

EXISTING ALLOWED to Remain

CAN combine styles?

ie. AGRARIAN + CRAFTSMAN

Form vs Design Styles:

At dip, maybe 4 STORIES IS OK.

↳ WHERE High, Limit Stories.

ALLOWED VS REQUIRED

NARROW Design styles

↳ IDENTITY / CHARACTER.