

COMMON OPEN SPACE

Projects of 4 or more units are required to have 100 square feet of usable common open space per unit. This space must be usable by and accessible to all project residents. A ten feet encroachment into the rear yard may count toward this requirement. Also, the minimum dimension of such a space must be 10 feet in any direction. See Figure I. (Zoning Ordinance, Sections 9037.6(k) (OP-2), 9038.6(k) (OP-3), and 9039.6(k) (OP-4).)

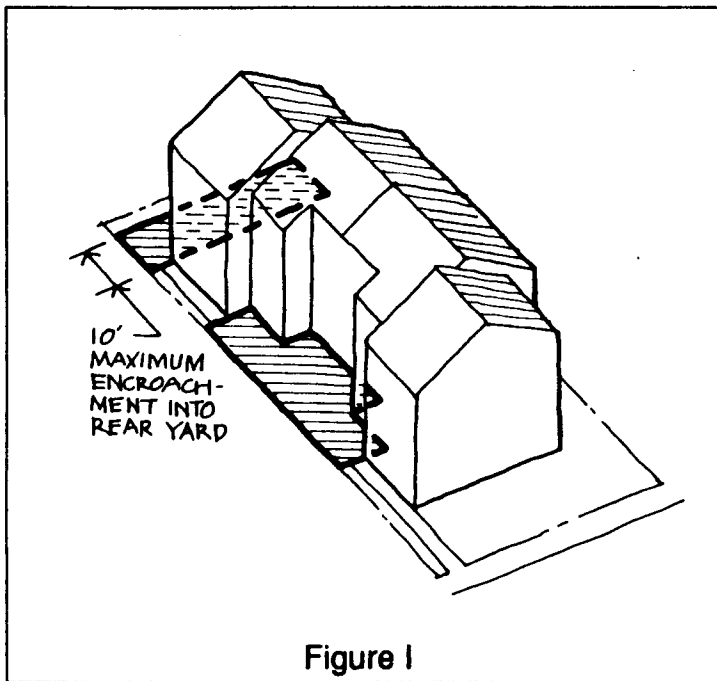


Figure I
Common Open Space
Example: Meeting the
Usable Common Open Space Requirement

** This graphic focuses on one aspect of the Ocean Park development standards. Required overall building envelope, setbacks, open space, lot coverage and other standards may not be accurately reflected.*

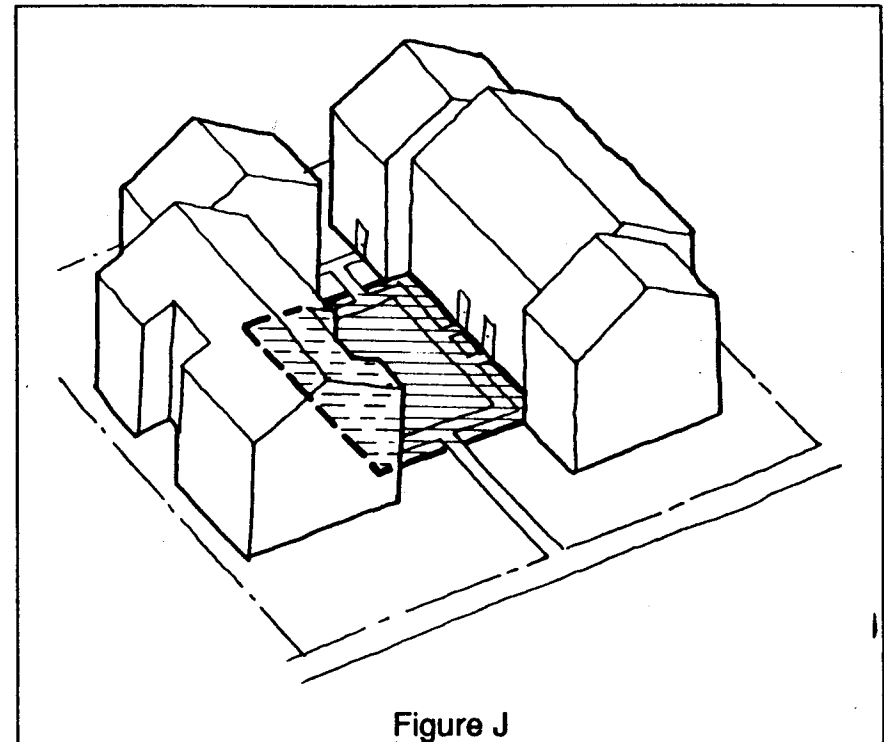


Figure J
Common Open Space
Example: Meeting Usable
Common Open Space Requirement

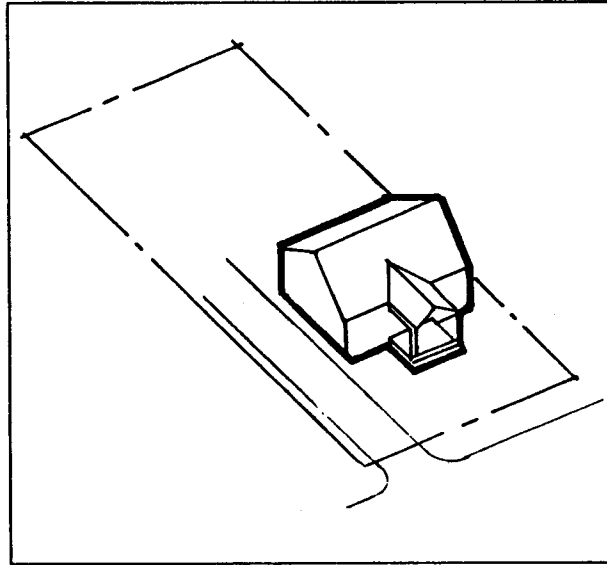
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Sidyard and driveways may meet a portion of this requirement, subject to architectural review.

In developing the common open space configuration for a new development in Ocean Park, it may be possible to orient common space in such a way as to form a courtyard with an adjacent development. See Figure J.

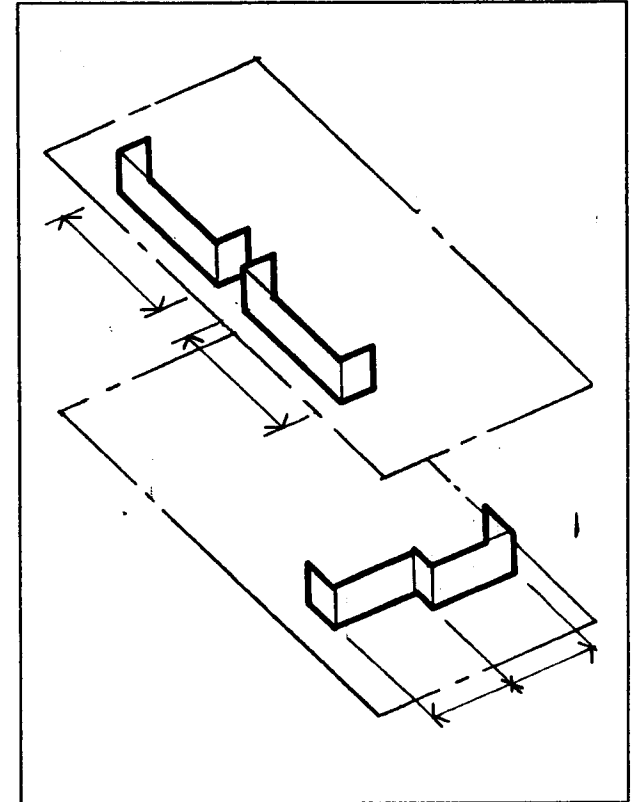
Intent

The purpose of compatibility guidelines is to reinforce the character of adjacent and nearby housing. New projects should avoid high contrast with neighboring projects with respect to height, bulk, scale and proportion, orientation, fenestration, roof form and use of materials. This is not necessarily a prescription for similar architectural styles, although it may be desirable. Nor is it a prescription for existing mediocrity, since many existing buildings would not stand scrutiny under other guidelines.



Compatibility Guidelines

- **Orientation to the street.** Orient units to the street that are along the street frontage of the project. This means individual or collective front door entries, and primary living spaces such as the living room or family room should face the street.
- **Highlight human activities.** Emphasize elements along the streetfront which establish a friendly relationship between housing and the street, such as building entrances, porches, bay windows (appropriate to architectural style) and balconies.



- **Articulate the individual unit.** Building facades should be broken up to give the appearance of a collection of smaller buildings. In general, the building frontage on the street should not extend more than 20 feet without an offset of at least 5 feet, nor extend more than 40 feet in total building width. Buildings may not extend more than 60 feet in any dimension under standards of OP zones.

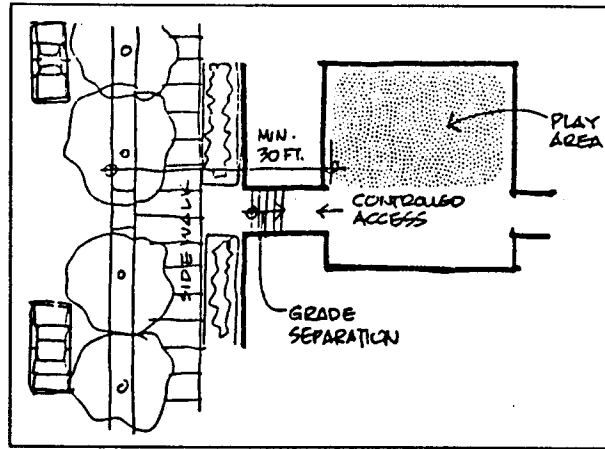
SECURITY

Intent

Security can best be enhanced by fostering a sense of territoriality among residents of a project. Where surveillance is easy, residents will tend to "look out for each other." Numerous locked gates and doors and alarms won't necessarily provide real or perceived security, if people feel that their arrivals and departures are as visible to the general public as they are to residents of a project.

Typical design problems in multi-family projects which reduce security include the absence of shared entry spaces like courtyards; placement of windows which do not allow surveillance of entrances or common areas; and poorly-illuminated entries to units.

The intent of security guidelines is to focus attention on access into and out-of housing, and the use of outdoor spaces.



Security Guidelines

- **Defensible space.** The transition between "public" space on the street, to "semi-public" space near entrances to housing units, to interior private spaces should be carefully orchestrated in the site plan and design of the project. Transitional devices like a single point of access, a gate, steps, lighting, even changes in paving patterns can help to discourage unwanted visitors.
- **"Eyes of the street."** Windows of primary spaces and kitchens should be oriented to the street and walkway approaches to housing units and their entrances. This will help to provide natural surveillance.
- **Shared entrance alcoves or courts.** Courtyards which serve as entrances to multiple units are an excellent way to meet the common open space requirements for projects of 4 or more units in OP zones.
- **Closable garages.** Vandalism and security problems in open parking areas argue for lockable garages for rental as well as condominium units in Ocean Park. Although not required by ordinance, closed garages are strongly encouraged for new multiple family residential housing in Ocean Park. Residents should be able to walk from garages into housing without going outside.

