



# DENSITY AND MIXED-USE CONCEPTS AND EXAMPLES

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Laguna Hills  
Housing Element  
Workshop  
August 5, 2021



***Density:*** The amount of development per acre permitted on a parcel under the applicable zoning, commonly measured as dwelling units per acre (du/ac).



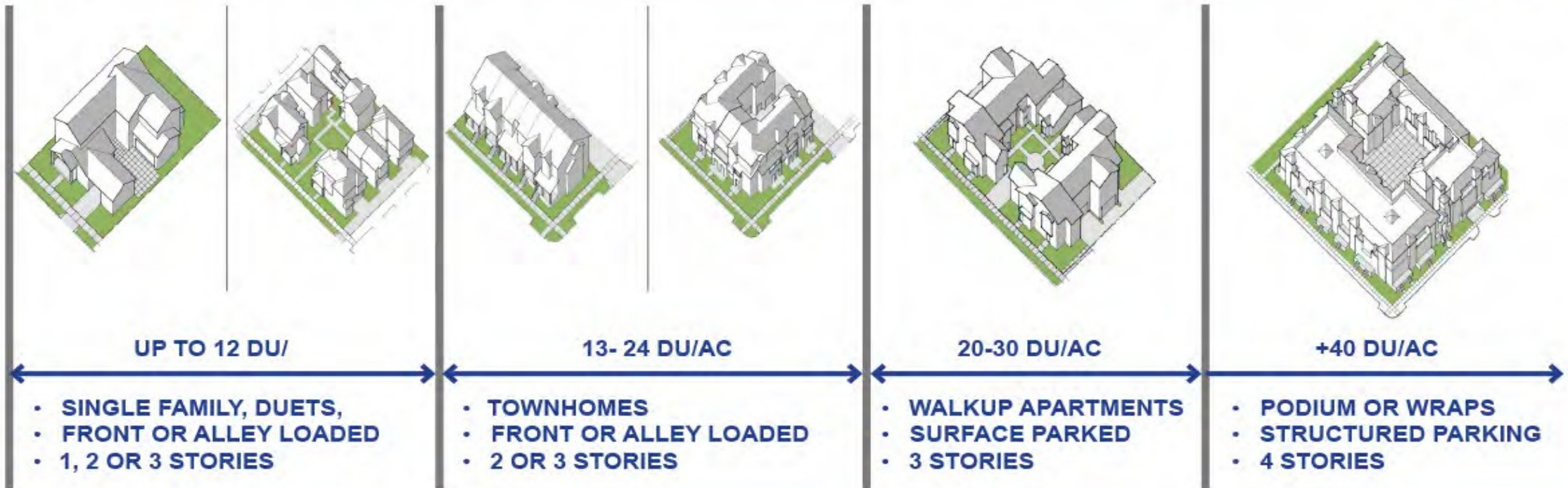
 Site Area: 12 acres  
Units: 240 units

Density: 240 units/12 acres =  
**20 du/ac**



LOW

HIGH



# Densities & Building Typologies





- 1.3 acres
- 4 story building
- A mix of 1, 2 and 3 bedrooms
- 48 units @ 12 unit/floor



- 1.3 acres
- 4 story building
- Only 1 bedrooms
- 64 units @ 16 unit/floor

## Unit Size and Mix

# Invisible Densities

- Blends with the neighborhood character
- Best for integration within existing neighborhoods

ADU Definition: An attached or detached residential dwelling unit which provides complete independent living facilities on the same parcel as a situated single-family dwelling.



• Attached ADU



• Detached ADU

# Invisible Densities: Accessory Dwelling Units

# Visible Densities

- Highly visible intervention
- Should be located adjacent to services and transit
- Careful attention to edges and transitions to surrounding context



# Residential Development Standards: Level 1 (Basic Standards Found in a Zoning Code)

- Density
- Floor Area Ratio (FAR) or Lot Coverage
- Maximum Building Height
- Minimum Setbacks





# Residential Development Standards: Definitions

## Floor Area Ratio (FAR)

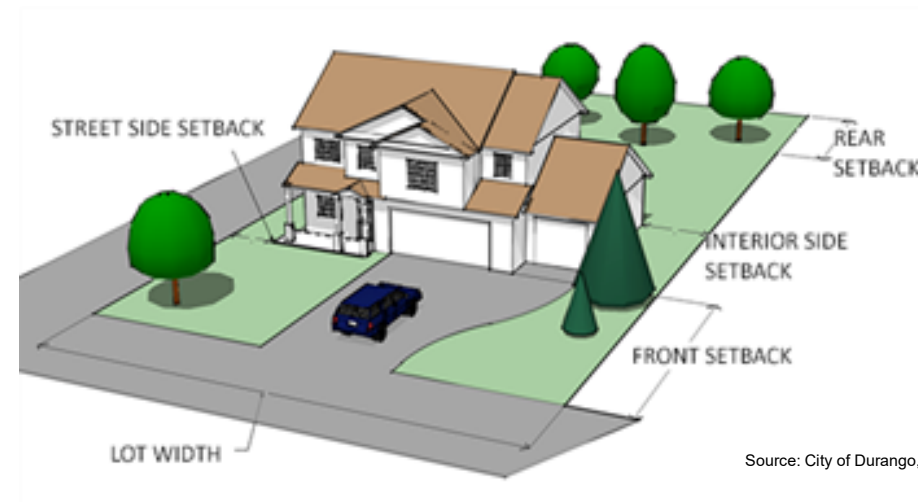
the measurement of a building's floor area in relation to the size of the lot/parcel that the building is located on.



Source: Metropolitan Council (2015)

## Setbacks

the required separation between a lot line (and/or right-of-way line) and a building or structure.



Source: City of Durango, Colorado (2014)

# **Residential Development/Design Standards: Level 2 (Shaping the Box)**

- Wall Plane Changes
- Roofline Changes
- Increased Upper Story Setbacks
- Height Exceptions for Architectural Features (Tower)
- Setback Exceptions for Architectural Features (Bay Window, Trellis)
- Segmenting Building Mass
- Open Space Requirement (Balconies, Rooftop Terrace)

# **Residential Design Standards: Level 3 (Minding the Details)**

- Horizontal Articulation of Base, Middle, and Top
- Vertical Orientation of Windows
- Insetting Windows (No Flush Windows)
- Roof Overhangs (No Flush or Clipped Eaves)
- Consistency in Architectural Style
- Emphasize Main Pedestrian Entrance
- De-Emphasize Vehicle Entrance



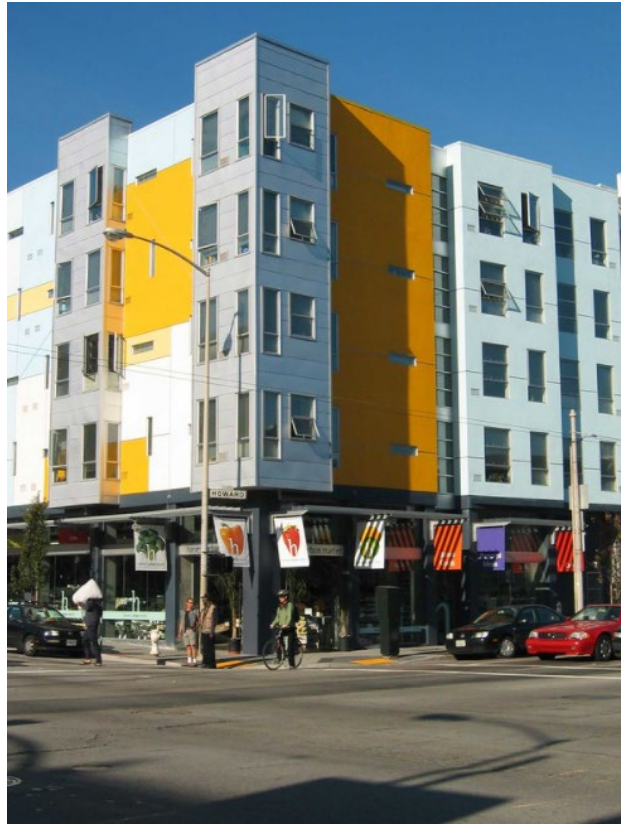
Mixed-Use Development: A development that blends two or more different uses that can include residential, commercial, office, cultural, institutional, and/or industrial uses. Apartments or condominiums above ground-floor retail is a common arrangement.



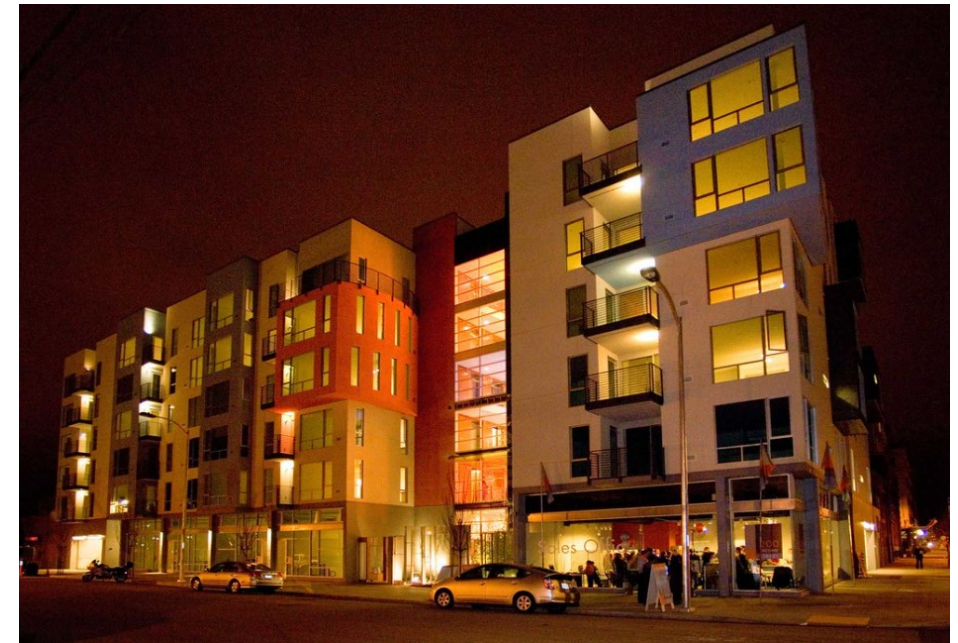
*Reata at Oak Brook Village, Laguna Hills  
Photo credit - W.E. O'Neil Construction*

## Mixed-Use Development Examples

Mixed-Use Development: A development that blends two or more different uses that can include residential, commercial, office, cultural, institutional, and/or industrial uses. Apartments or condominiums above ground-floor retail is a common arrangement.



San Francisco, California



Oakland, California

## Mixed-Use Development Examples





Redwood City, California



San Diego, California

# Mixed-Use Development Examples





San Diego, California



Central Waterfront, Pinole, California

# Mixed-Use Development Examples



View of Apartment Building  
Northeast Corner



View of Mixed-Use Building  
Southeast Corner

## Mixed-Use Development Examples, Livermore, CA





View of Apartment Building  
East Side



View of Mixed-Use Building  
Southwest Corner

## Mixed-Use Development Examples, Livermore, CA