

COMPATIBILITY GUIDELINES

6. NEIGHBORHOOD

Design a project to be compatible with the immediate neighborhood, and carefully consider the neighborhood study area for a project.

People think of their “neighborhood” in different ways. There are large areas of the City sometimes referred to as neighborhoods. There are also smaller, immediate neighborhoods. The Neighborhood Preservation Ordinance requires homes to be “compatible with their neighborhood.” To help determine project compatibility with a neighborhood, the Single Family Design Board (SFDB) will generally refer to a “Neighborhood Study Area” defined below. A Neighborhood Study Area allows the SFDB to efficiently review homes for compatibility. Following are three levels of “neighborhood” recognized by the SFDB.

General Plan Neighborhood: Neighborhoods as delineated in the Land Use Element of the City’s General Plan (see next page).

Immediate Neighborhood: Generally, an area smaller than a General Plan neighborhood that has a combination of the following characteristics in common:

- Similar zoning
- Properties built as part of the same original subdivision
- Common access routes

- Walkable radius (15 minutes; usually quarter mile radius)
- Similar architectural styles
- Similar tree and landscaping patterns
- Main streets, bridges, or railroad corridors as a boundary

Also, it should be noted that highly visible properties, such as those in hillside areas, can have an impact beyond their immediate neighborhood.

Neighborhood Study Area: The twenty (20) closest lots to a proposed project (see example below). Additional lots may be considered to make a compatibility determination depending on the predominant streetscape, patterns of development, or parcel sizes.



Neighborhood Study Area: 20 Closest Homes Example

