Multi-Unit
Design Standards

The architectural design, lot size, and lot configuration of multi-unit development in Hermosa Beach varies widely. As such, the design standards are intended to accommodate variety while addressing universal elements of design so multi-unit development engages the street and avoids a monolithic appearance.

- Entrances: All dwelling units located along a street must have an emphasized entrance facing the street or accessed via a walkway or stairway. A menu of acceptable methods of emphasizing entrances, including projections and recesses, is provided to allow flexibility in meeting the standard.

- Building Length: Buildings are limited to a maximum length of 200 feet.

- Windows: Minimum depth of window trim and recesses are required. Exceptions may be granted to accommodate alternative window designs to complement the architectural style.

- Articulation: Street facing building frontages must be articulated with at least one wall shift, projection, opening, or change in material for every 10 feet of façade length.

- Curb Cuts: New curb cuts are limited to preserve on-street parking availability.

Alternative designs that meet the intent of the requirements may be approved through a discretionary process.

Design standards are intended to avoid blank facades that do not engage the street

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The following images are examples of preferred architectural design elements identifying entrances, building length, window treatment, articulation, and curb cuts.

10' 10' 10' 10'

Facade articulation provided through projections, windows, and facade shifts

Window trim

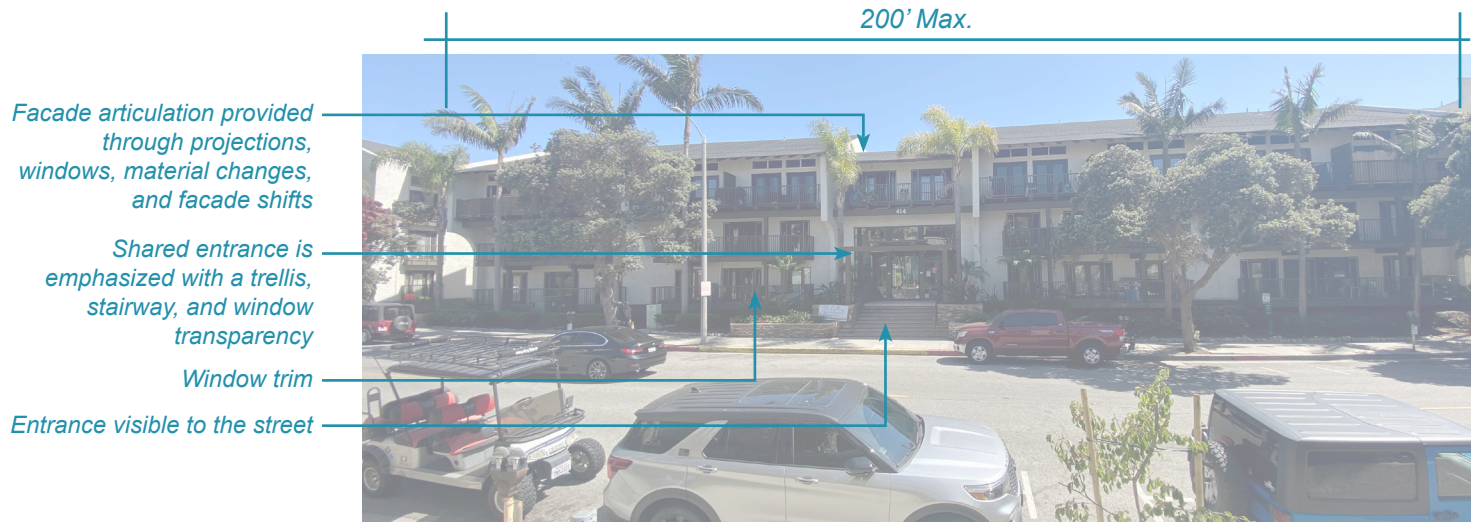*Enhanced walkway creates a welcoming entrance feature*

Facade articulation provided through projections, windows, material changes, and facade shifts

Window trim

Units accessed via a walkway from the street

Curb cuts are minimized with shared driveway

200' Max.

Facade articulation provided through projections, windows, material changes, and facade shifts

Shared entrance is emphasized with a trellis, stairway, and window transparency

Window trim

Entrance visible to the street