El Camino Real Specific Plan – Building Transition Strategies
Follow up from April 10, 2019 El Camino Real Specific Plan Study Session
Building Transition Strategies
Neighborhood Transitions
Adjacent to Residential

Transition strategies directly abutting residential parcels

DIRECTLY ABUTTING SINGLE-FAMILY RESIDENTIAL

Maximum height adjacent to residential

Projects may be further limited adjacent to 1-2 story residential zones.

*45° measured from the property line at grade

45-degree daylight plane
Adjacent to Residential

Transition strategies directly abutting residential parcels

- Smaller Scale Building Types
- Varied Roof Forms
- Tree + Landscape Screening
- Upper Floor Step Back
- Short Side of Building Faces Transition Area
- Tree + Landscape Screening
- 45-degree daylight plane
Adjacent to Residential - Example
Across the Street from Residential

Transition strategies across the street from residential parcels

ABUTTING/ACROSS FROM MULTI-FAMILY RESIDENTIAL

Maximum height across residential street

MULTI-FAMILY RESIDENTIAL

Height limit adjacent to multi-family residential

*45° measured from the property line at adjacent building height

45-degree daylight plane
Across the Street from Residential

Transition strategies across the street from residential parcels
Across the Street from Residential - Example