

## 2. Transition Zone

**PRINCIPLE:** Ensure that new construction, landscape plans, additions, alterations, or other improvements in the vicinity of the Central Shops Historic Area complements this historic resources, in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

### Background and Intent

The boundary for the Transition Zone is shown in Figure 5-1. Guidelines for this zone apply to new construction. In order to ensure that the character-defining elements of the historic Central Shops are preserved, it is important that new construction adjacent to and nearby the historic resources is designed with sensitivity to context, scale, materials and expression. Where any conflict arises between these guidelines and other guidelines in this document, these guidelines shall apply.

### Guidelines

- ◆ New buildings shall respect the fabric of historic buildings by being placed at least 20 feet from any historic building.
- ◆ The height of historic buildings shall be respected by setting neighboring buildings height at the same level or by establishing an upper floor setback, and by conforming with the maximum height limits shown in Figure 5-2 of the Specific Plan.
- ◆ The massing of new buildings in the Transition Zone shall be compatible with the scale and delineation of the massing of the historic buildings in the Central Shops Area.
- ◆ New buildings, streetscape and plaza designs in the Transition Zone should incorporate contemporary versions of elements found on historic buildings; such elements should be used as the basis for the design of elements such as window detailing, materials, building ornament, paving, furniture, signs and lighting. New features should be distinguishable from historic structures and features, and should not create a false sense of historical or architectural authenticity. Examples are shown to the right.



- ◆ Open spaces in the Transition Area shall be designed following the specific design guidance found on pages 3-5- through 3-56 of these Design Guidelines. A map of the areas delineated on these pages is to the right.
- ◆ New buildings in the Transition Zone should be designed to be slender or modulated to allow intermittent views into the Central Shops Area from the I-5 Freeway, Camille Lane and Fifth Street.
- ◆ Windows and balconies on new buildings in the Transition Zone should allow views to the Central Shops Area.

