CARMEL VALLEY

Prepared for

The City of San Diego

PRECISE PLAN - DESIGN ELEMENT

Approved by the Planning
Commission on April 2, 1981
Under Resolution No. 3131

Adopted by the Council
on June 23, 1981
Under Resolution No. 354519

NORTH CITY WEST COMMUNITY PLANNING COMMISSION

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CARMEL VALLEY

DESIGN ELEMENT

PURPOSE

The purpose of this Design Element is to assure that all development within the Carmel Valley project area responds to the following general principles:

1. Elements of the plan should be compatible with eachother and the natural environment.

2. The plan should promote a positive community idenity at all phases of its development.

3. The plan should encourage reasonable freedom of design expression.

4. The plan should maintain and perpetuate the character of the initial development.

These guidelines are not intended to substitute for other planning standards but as an additional tool to encourage a diversity and variety in the design of the built environment.

DESIGN ELEMENT

TABLE OF CONTENTS

SECTION A-1

ARCHITECTURAL FORM AND CHARACTER

INTENT

The purpose of this section is to establish a visual effect from the point of view of persons at ground level that produces aesthetic appeal without inflicting a style or personal taste.

Style: That which is considered fashionable in a culture at a given time.
Taste: An individual or group performance for a certain aesthetic quality.

This design criteria is based on developing visual unity and sequence compatibility.

1. Visual Unity:
   Spaces, forms colors and textures that are complete, in harmony and balanced.

2. Sequence Compatibility:
   Extend the sense of harmony into a three-dimensional linear manner in which a street or neighborhood is viewed, not one pattern by itself but a pattern viewed in various sequences.

Variety is essential, regarding building placement, mass configuration and site treatment. The use of variety is intended to be employed when a series of buildings can be perceived at one time. The use of variety is not intended to mean that any one building, design or combination of buildings can be utilized only once.

CHARACTER

Carmel Valley will be essentially a residential community consisting of a variety of housing accommodations and supporting facilities such as schools, parks, recreation and a convenient commercial area. Therefore, these guidelines are intended to produce a visual effect of this community that is residential in character.

Design considerations to implement this effect are as follows:

1. Scale:
   Structures, streets and other man-made elements are to be small in size, avoid dehumanizing sizes such as large parkings lots, long straight streets, large plain buildings and rows of buildings that are exactly the same.

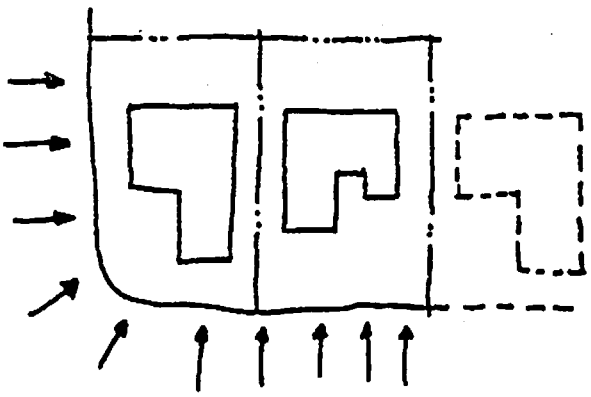
2. Variety and individuality:
Each living unit should convey an individual appearance that is compatible to its neighbor but yet different, when two or more units can be viewed at the same time. Project landscaping should allow for individual landscape expression that can be viewed by the public.

3. Territorially:
Homes and their yards should be designed to provide for outside as well as inside privacy. Short cul-de-sac streets, well defined sub-communities (neighborhoods) have been planned to extend the individual's sense of territory to include his neighborhood.

PRIMARY ELEVATIONS AND COMMUNITY VISABLE

These guidelines are primarily concerned with the appearance of the physical environment as viewed by the residents of and the visitors to Carmel Valley public vantage points. Therefore, it is the intent of these guidelines to apply to those surfaces, frontages, boundaries, slopes, bluffs, etc. that are perceptable by the public and as hereinafter defined.

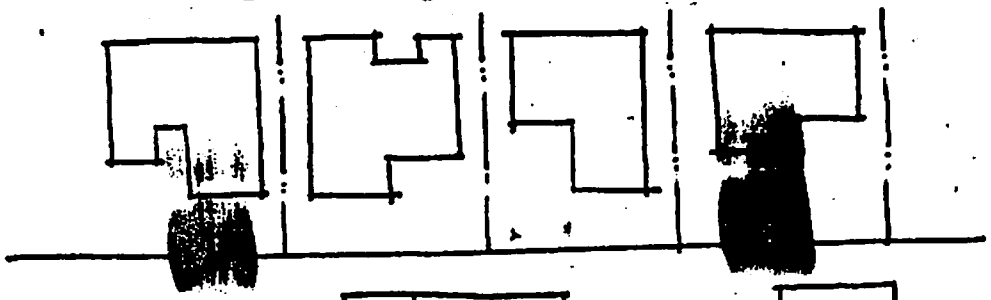
Primary Elevation means those surfaces of a building, structure, or yard that can be perceived from the adjacent public access way.



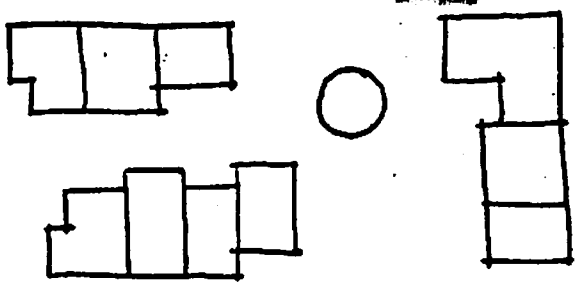
FORM

PLAN

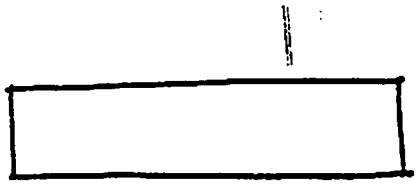
Rectangular plans and variations of the rectangle will assure compatibility and variation.



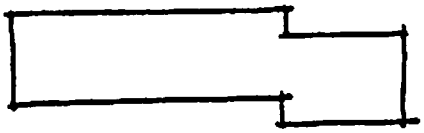
A simple square, rectangle, circle or triangle can be used occasionally.



Avoid long buildings without a break in the plan or facade.

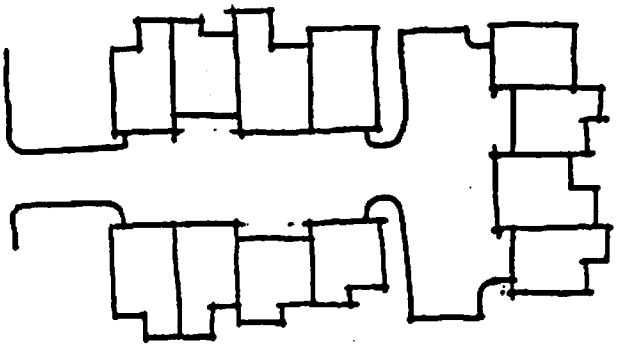


Avoid

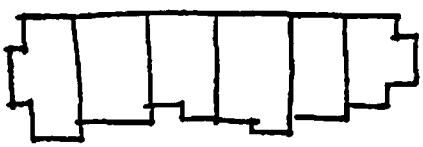


Better

Rear side of houses or auto court need not vary as much as front side.



Cluster housing plans should be broken to reflect that the building is a cluster of individual homes attached rather than a long monotonous building.



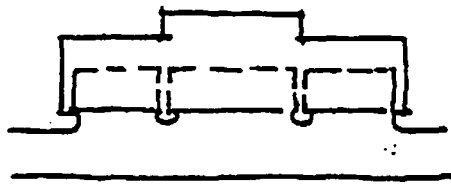
Acceptable

Avoid

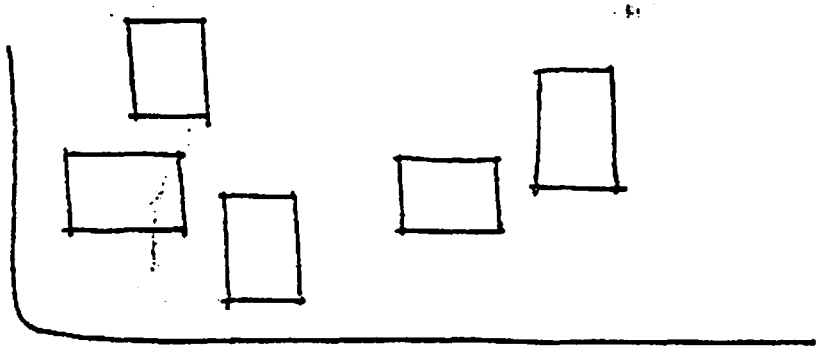
APARTMENT BUILDINGS

When parking is not attached or a part of the building, building plan should incorporate simple jobs so that long plain roofs and long wall elevations can be avoided.

When parking is attached or under portion of building, vary the building width.



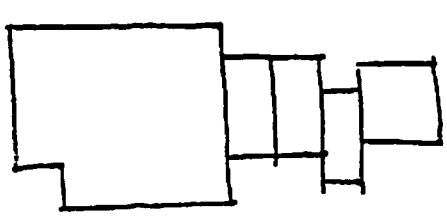
Simple rectangular forms when arranged in an interesting complex are acceptable.



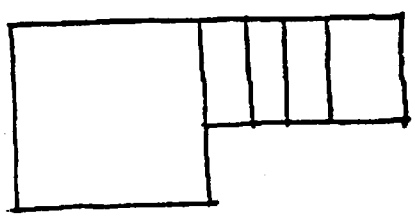
Variation of size perceived from street

COMMERCIAL AND INSTITUTIONAL BUILDINGS

Large structures, even if the plan is serving only one use, should be arranged to appear as a cluster of small buildings.



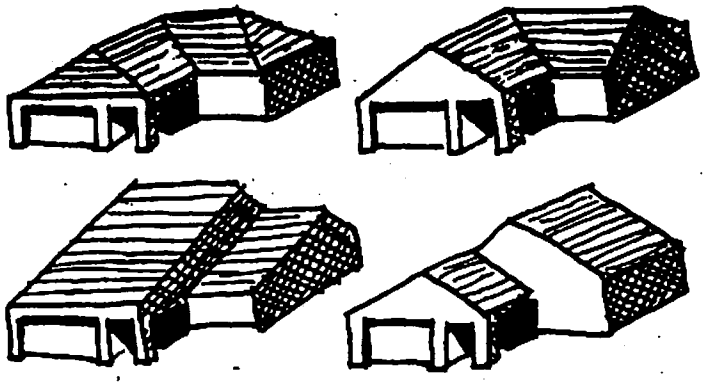
Acceptable



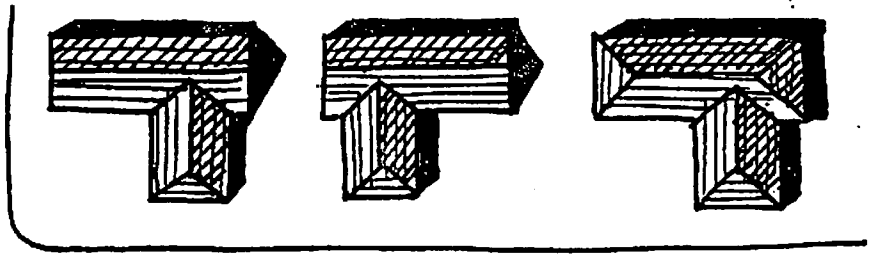
Avoid

ROOFS

Similar floor plan shapes should be varied by roof and porch treatment when similar plans occur together.

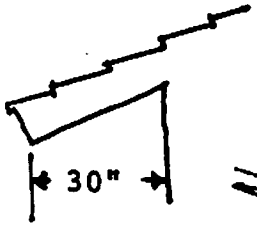


Avoid combining gable and hip roofs where possible

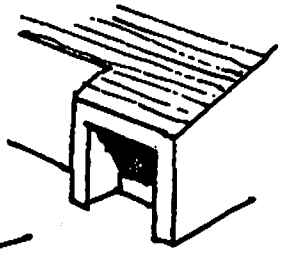


Avoid at corners - OK at interior Lots - Better

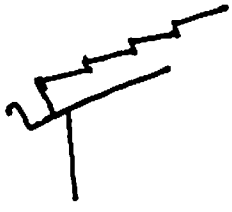
Preferred eave overhangs on Primary Elevations



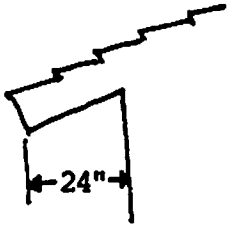
Normal eave 30" minimum preferred



Boxed eave any length

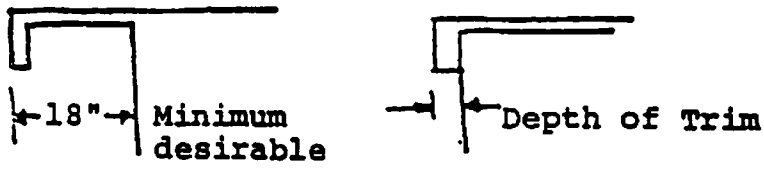


Clipped eave depth of trim and gutter



Normal eave 24" minimum preferred

RAKES



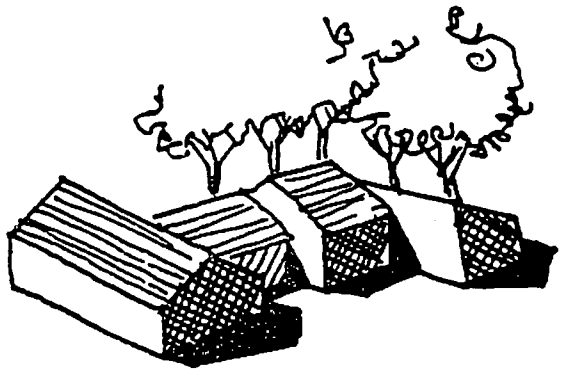
NORMAL CLIPPED

ROOF MATERIAL

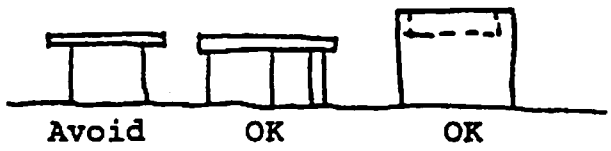
Material on sloping roofs of the same building should be the same on all roof surfaces of the same building except for flat or nearly flat roofs.

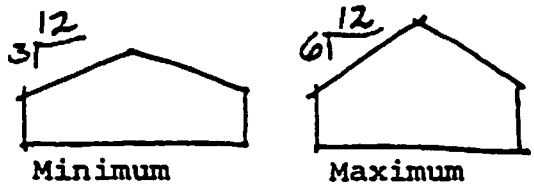
ROOF SHAPES

Gable roofs can be joined perpendicularly or in parallel fashion with usually pleasing results. Shed and gable forms may be combined for additional variety. The strong direct form of the single gable should be used only occasionally. Single shed form should be reserved for small accessory buildings or enclosures.



All primary roof areas should be pitched between three to twelve and six to twelve. Flat roofs may be used as a secondary roof of a structure of building.

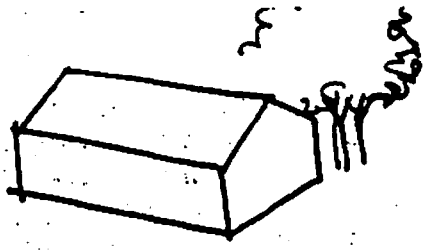




Roof pitches on any one building shall usually be consistent. Roof pitches on single family and duplex housing may vary from building to building. Roof pitches on other building types may be consistent.

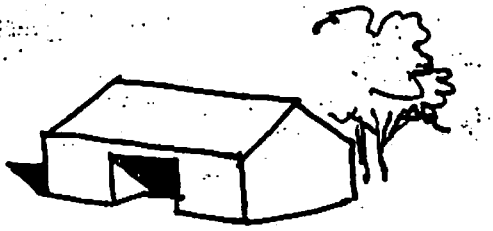
Buildings may be designed without roof overhang, with roof overhang at eaves only or with roof overhang at eaves and rakes. Shed roof form should not have overhang at ridge.

ELEVATIONS



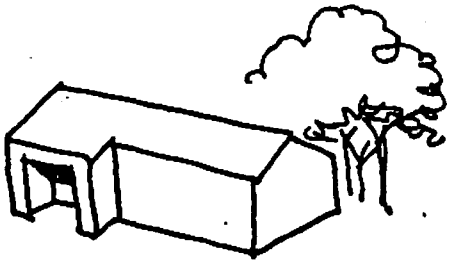
No shadow relief

The way light strikes a building has a great deal to do with how it is perceived. Shadow areas give buildings depth and substance. The visual effect of light and shadow on buildings is perhaps the most valuable design tool available to the housing designer.



Recessed area provides shadow relief . . . particularly important on buildings without mass variations.

Every building should have shadow relief. Variations in plan and massing such as "popouts", overhangs, and recesses, all may be used to produce effective shadow areas. Larger buildings require more shadow relief than do smaller buildings. Larger unbroken expanses of wall should be avoided.



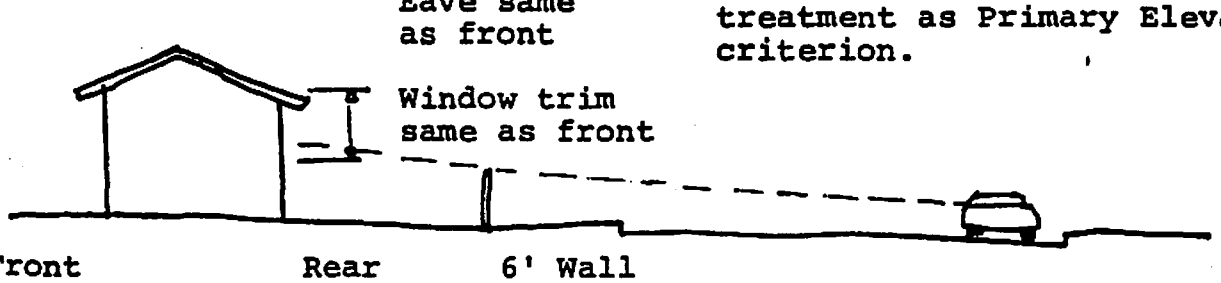
Pop-out around window provides shadow relief.

No mass variation

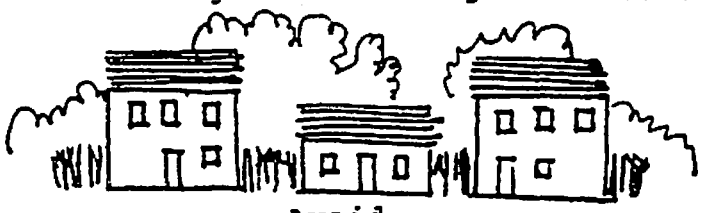
Preferred Preferred

Changes in roof pitch orientation should be accompanied by plan variations on primary elevations. Similarly, abrupt changes in adjacent eave heights require plan variations to soften appearance.

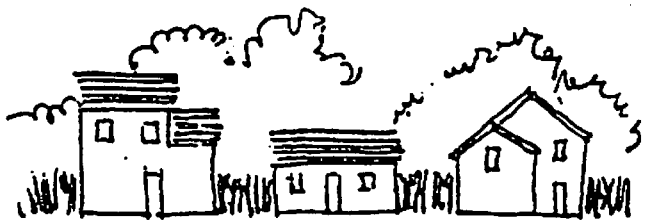
Rear side of housing located adjacent to primary streets should have similar treatment as Primary Elevation criterion.



Too much architectural changes from one building to another brings attention to the differences. One story buildings should not be placed abruptly close to two story buildings without some recognition of adjacent form.

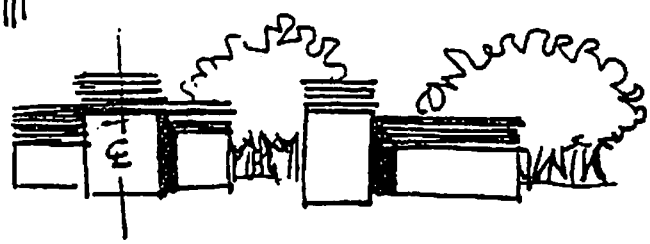


Avoid



Better . . . two story building has some portions with lower than normal two story eave.

Better yet . . . one story building also has some portions with higher than normal one story eave.



Less desirable Preferred

Higher elements in roof profile should not be placed at the center of primary elevations.

Masses of one structure should relate in a sympathetic manner to all neighboring structures. Architectural forms and treatments that are strongly identified as being the same when repeated should be avoided. Abrupt changes in building scale should be reserved for community landmark locations.

A-3

MATERIALS AND COLOR

Wall materials and colors
well as to neighboring buildings.

Encourage:

A. Natural materials of earth tone colors.
B. Woods with transparent stains; heavy body stains are acceptable.
C. Rough sawn and resawn wood finishes; painted smooth wood is acceptable.
D. Large areas of colors that are more natural, toward grey.
E. Small surfaces and trim may be accented with high contrast of compatible adjacent color or bright color.
F. Roof materials of wood shingles or tile of a color that will match wood shingles.

Avoid:

A. Bright colored plastic wall or roof materials.
B. White gravel roof (flat).
C. Pink and green as primary colors.
D. Black stone and black masonry.

Color:

Earth tones such as brown, beige, tan and sepia, should be encouraged for large surfaces of buildings.

Building Elevations:

Elevation treatments that are duplicated should be of different color schemes. Elevations of buildings within a sub-community should use the same materials and colors in a variety of floor plans and elevation treatments.

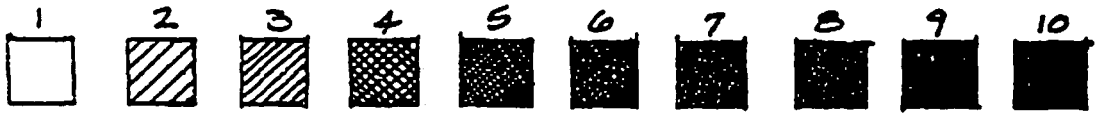
General:

Roof vents and appurtenances should be painted a color which will match the roof color. When natural wood shingles are used, the color should match the ultimate weathered color of the shingles.

Value Scale and Contrast Range Chart

The following Value Scale and Contrast Range Chart should be used as a guide to establish acceptable contrasts between dissimilar materials and colors of the same building and contrasts between neighboring buildings and structures..

It is acknowledged that these values cannot be held too rigidly, however, this method will notify the developer and/or architect of generally what is expected to create the desired effect.



Same Building Surfaces:

Surface	Desirable Range
Walls	1 to 5 maximum
Wood or wall shingles	1 to 10
Masonry	1 to 8
Stucco wall to wood trim	3 to 5 points darker
Stucco wall to wood shingle wall	2 points

Separate Building Surfaces:

Primary wall surface to primary wall surface	4 points

Attached Building Surfaces:

Primary wall surface to primary wall surface	2 points

Exceptions:

A. Trim at doors or windows which is narrower than 2" may exceed 5 point range.

B. Window mullions and frames may be painted darker or lighter surrounding wall and trim value.

Example:

Primary stucco surface of a detached building is approximately 4 points on the Value Scale.

Surface	Range
Wood accent panel on garage door	2 to 6
Trim	7 to 9
Masonry	1 to 8
Adjacent building within 20'	1 to 4 and 4 to 8

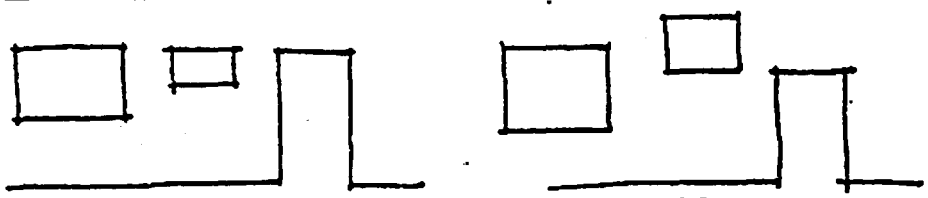
Stone and Masonry:

Stone surfaces should be left natural and unpainted. Brick or concrete block may be painted. When masonry is painted, joints should match color of masonry.

A-4 OPENINGS

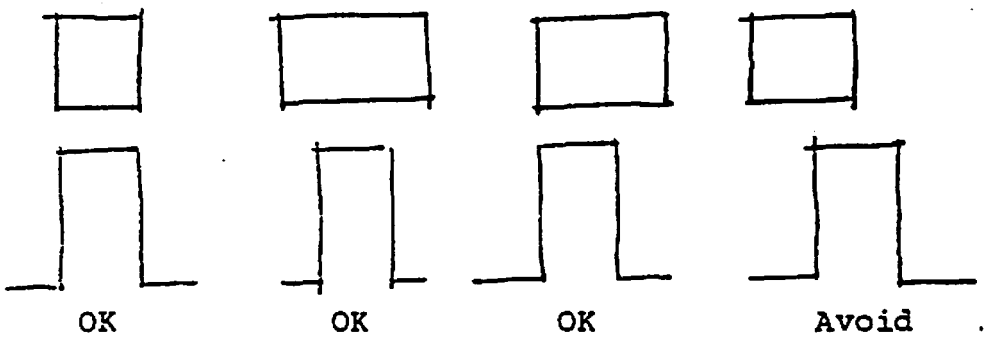
Windows, doorways and garage doors located on the Primary Elevation should be arranged and treated as suggested by the following guidelines:

VERTICAL ALIGNMENT



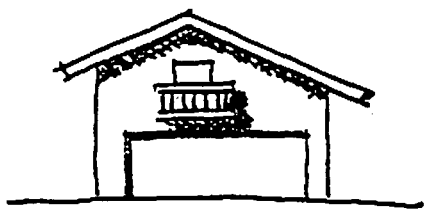
Acceptable Avoid

HORIZONTAL ALIGNMENT

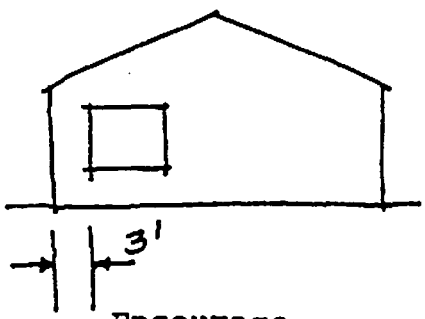


OK OK OK Avoid

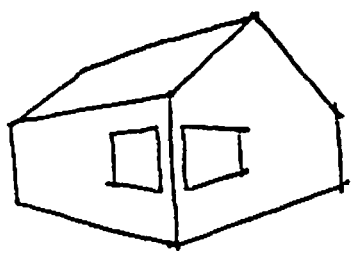
Overall composition can give desired effect if opening is asymmetrically arranged.



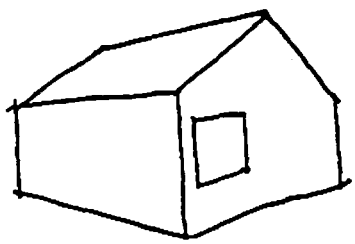
CORNERS



Encourage

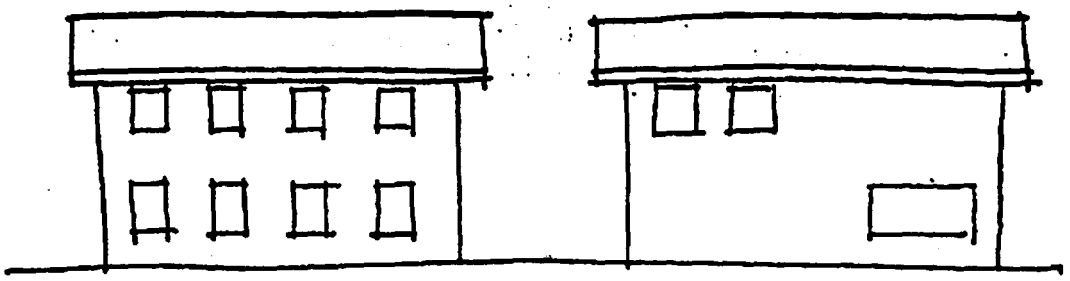


OK



Avoid where feasible

TWO STORY BUILDINGS

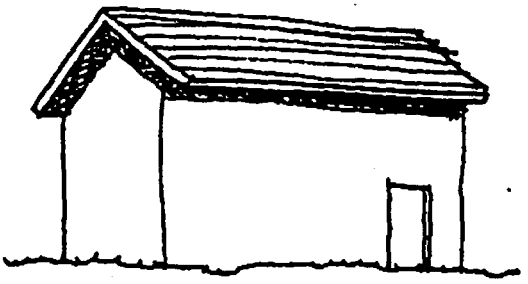


OK, but may be monotonous depending on the design.

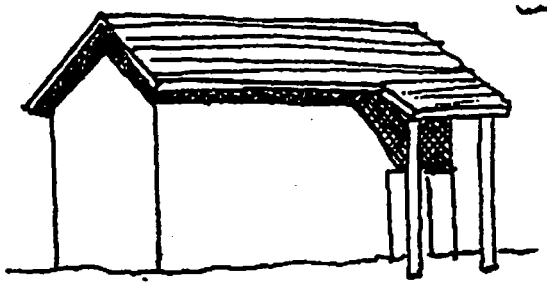
OK

FRONT ENTRANCES

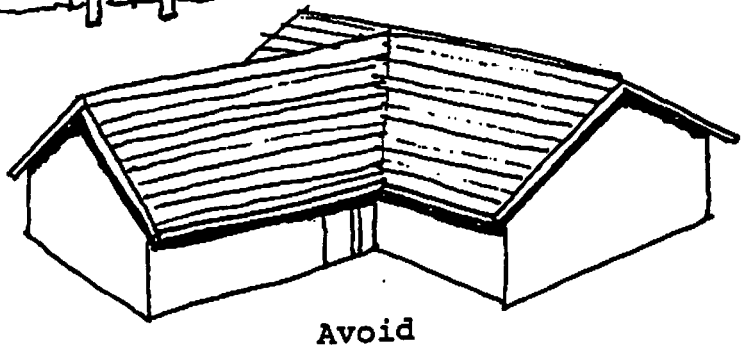
- All front entrance doorways should be covered or recessed.



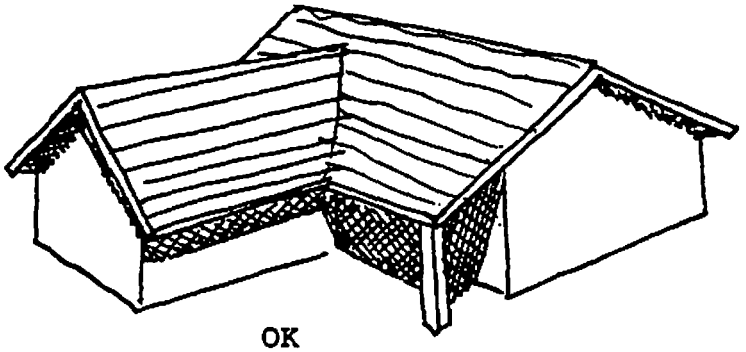
Avoid



OK



Avoid



OK

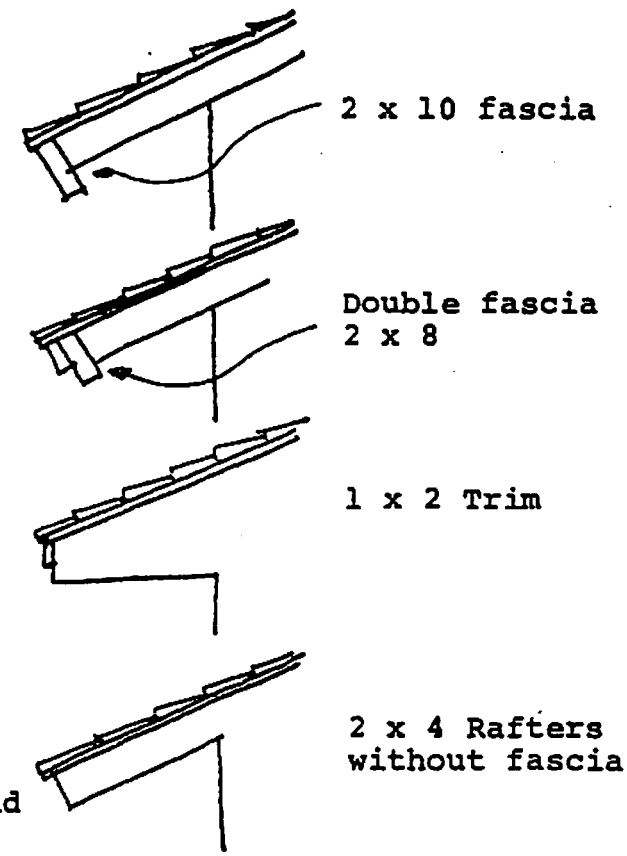
A-5 DETAILS

The use of detail treatment can cause an appearance of cluttered over-statement or of skimpy neglect. The following examples are illustrated to explain by comparison the desired effect. These examples are not intended to limit the designer from creating his own solution.

EAVE FASCIAS

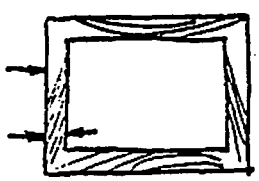
RAKE

Should match fascia design



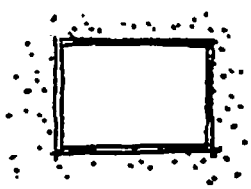
WINDOWS AND DOORS

Preferred
Wood trim
2" minimum
thick
4" minimum
width



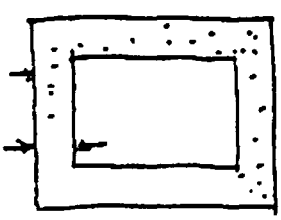
Stucco Wall

Aluminum



Avoid

Preferred
Stucco Trim
4" minimum
thick
8" minimum
width



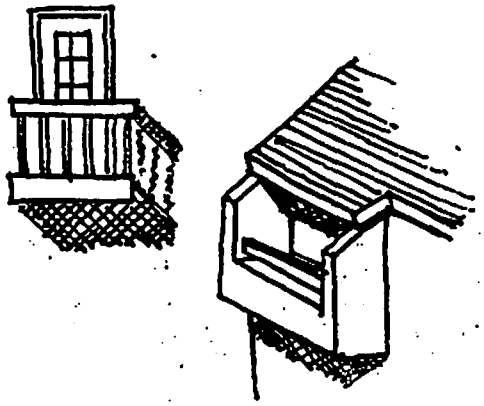
Unless. . .sash is bronze anodized or color and other windows or doors on primary elevation have no trim treatment.

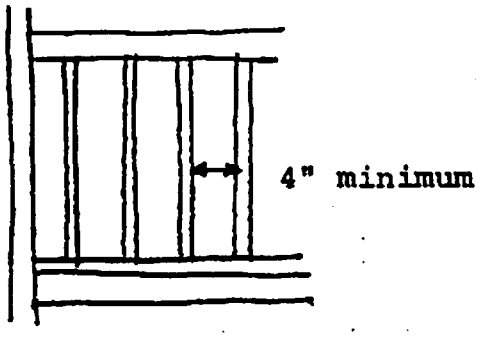
Unless. . .wall is wood.

BALCONIES

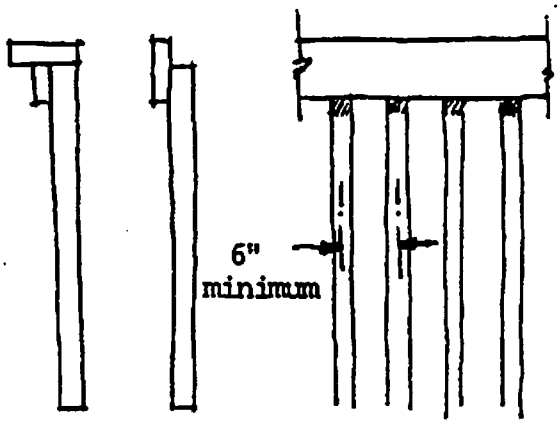
Balconies are an important element in developing a residential character. They are especially to be encouraged in apartment buildings as well as other two story structures.

A variety of balconies can be utilized throughout a project.





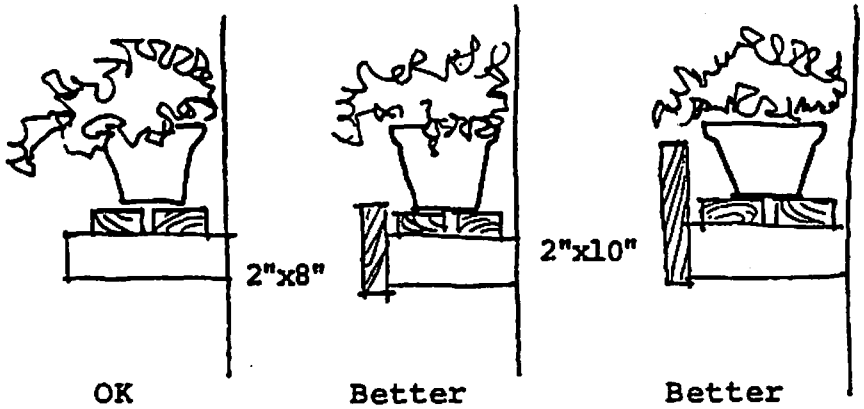
Wrought iron and steel railings should have primary member (cap posts) at least 2" square. Secondary members should be 1" square and spaced 4" minimum apart.



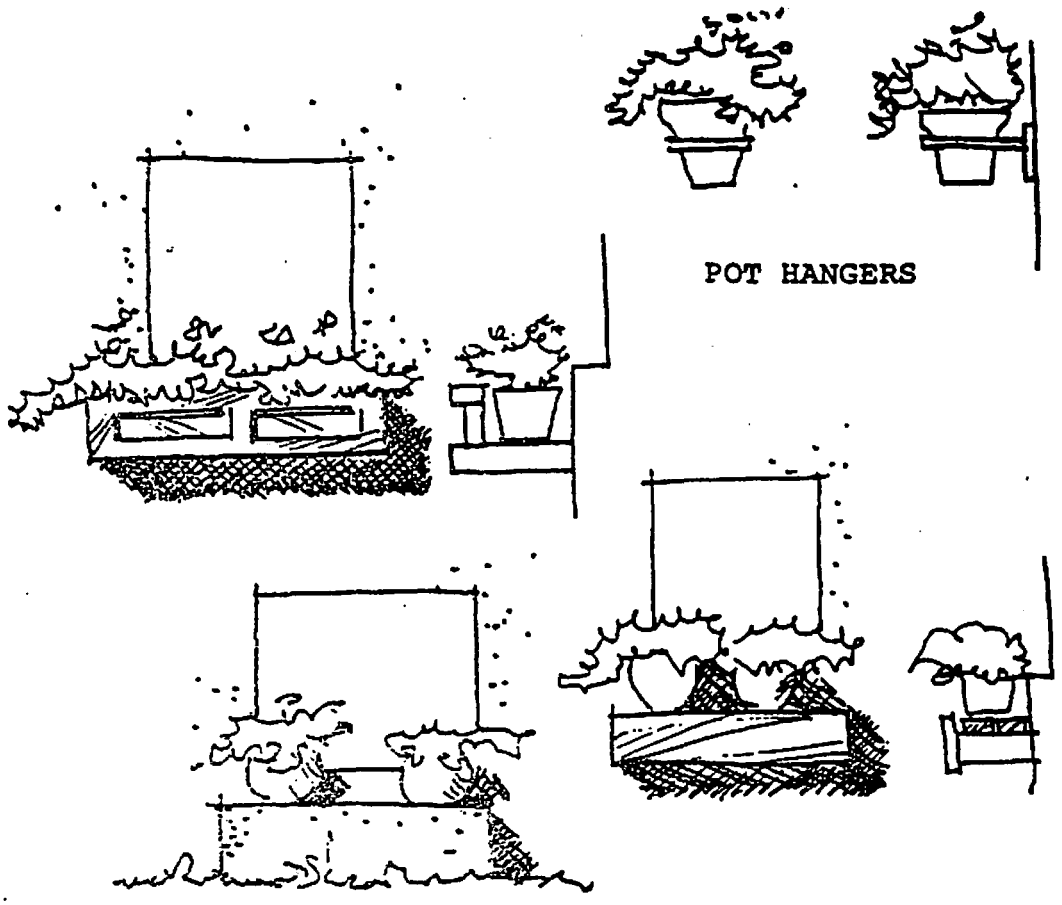
Wood secondary railing should be at least 2" square.

Railing should be designed to avoid a feeling of skimpiness.

POT SHELVES



POT SHELVES - VARIETY



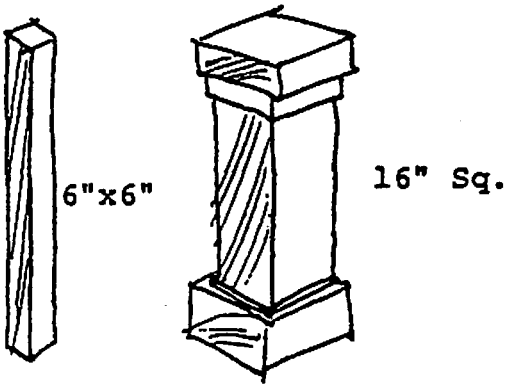
POT HANGERS

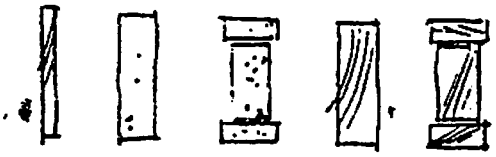
COLUMNS AND POSTS

No supporting wood post should be less than 6"x6".

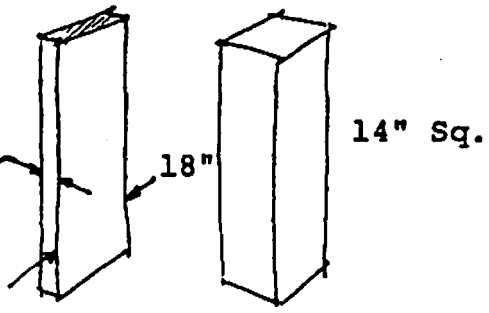
Larger sizes are encouraged.

Wood columns may be built up from several pieces.





Column treatment should be consistent on any one building of primary elevation.

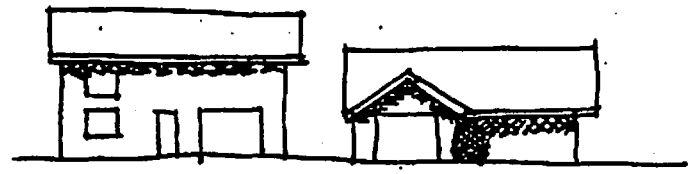


A-6 SITE RELATIONSHIP

Each adjacent building may be similar in character but shall not be identical.

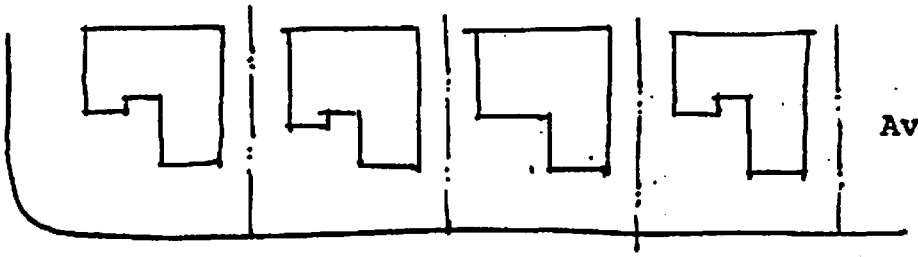
Two story building can best relate to a neighboring one story building if it contains a one story element.

Preferred

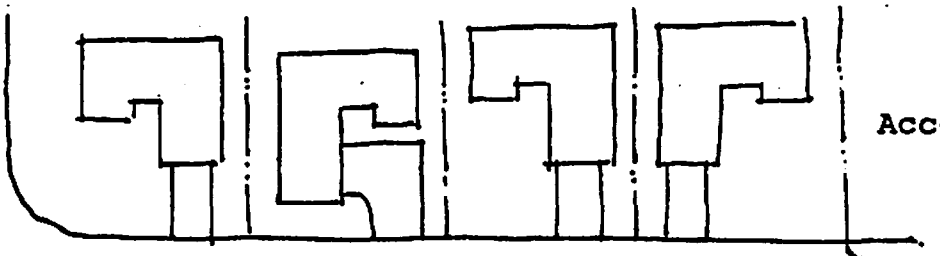


Less desirable

Avoid stereotype patterns



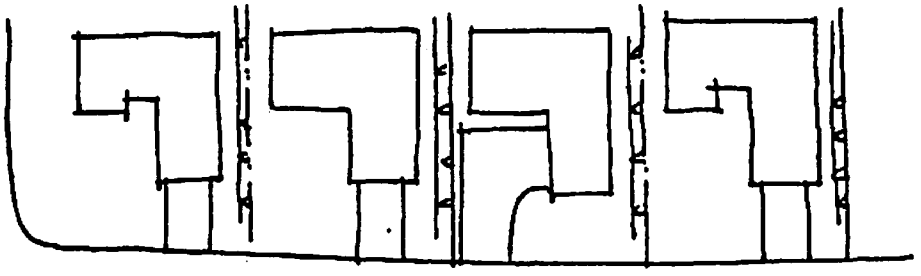
Avoid this



Acceptable

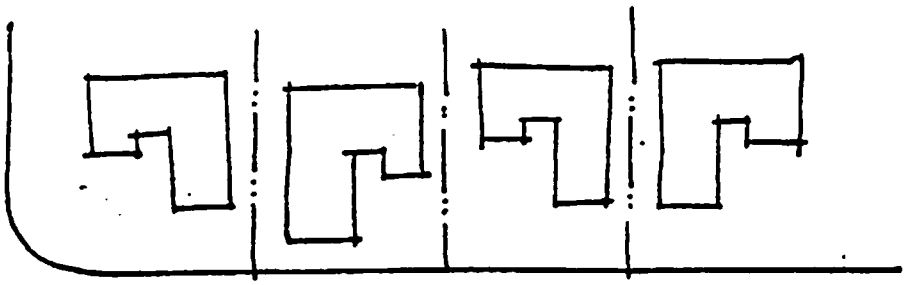
10' 20' sidewalk or curb

SLOPING STREET CONDITION



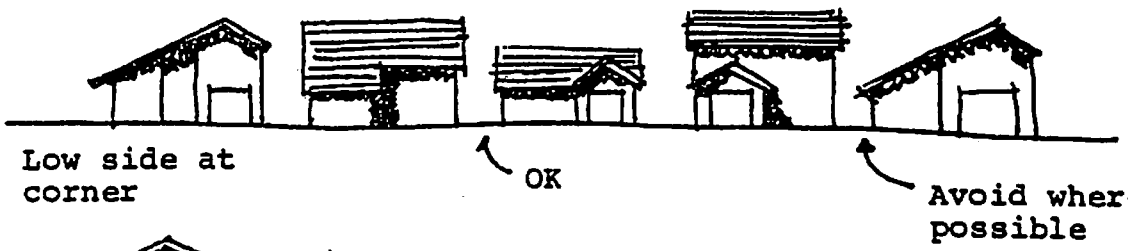
Where practical place low side of building at corner street and place high side against slope side of lot.

CORNERS



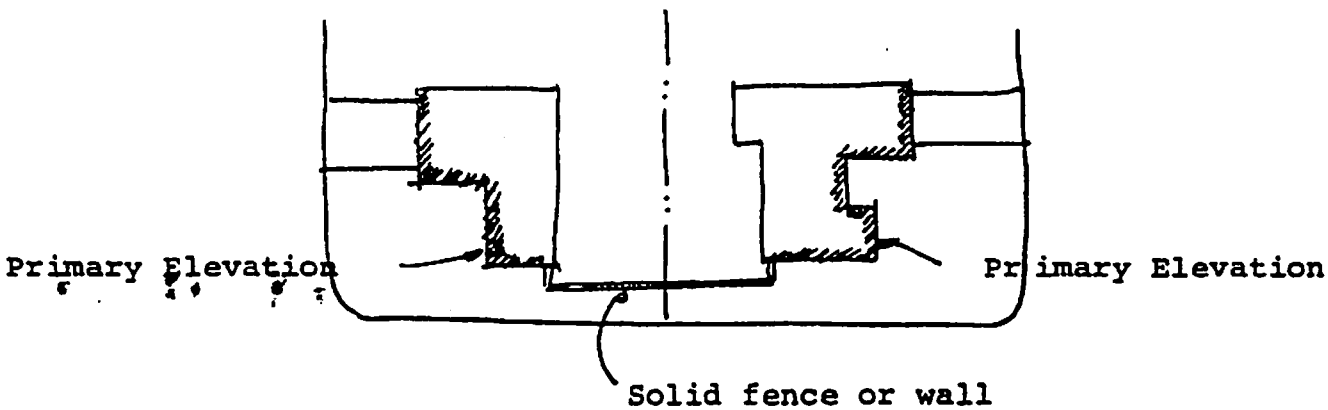
Short side elevation to corner

Place high-side to high-side as much as possible.

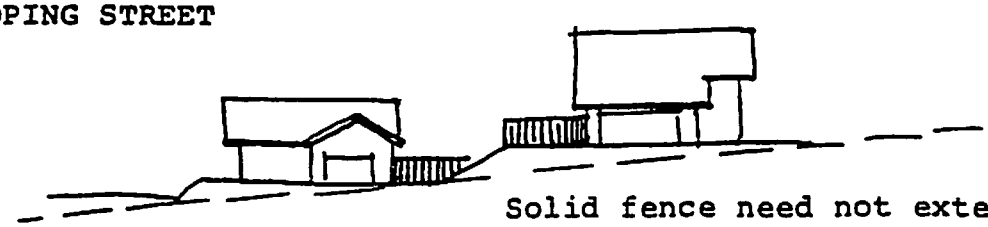


OK at corner when side elevation is treated like Primary Elevation.

COLLECTOR AND SIDE STREETS



AT SLOPING STREET



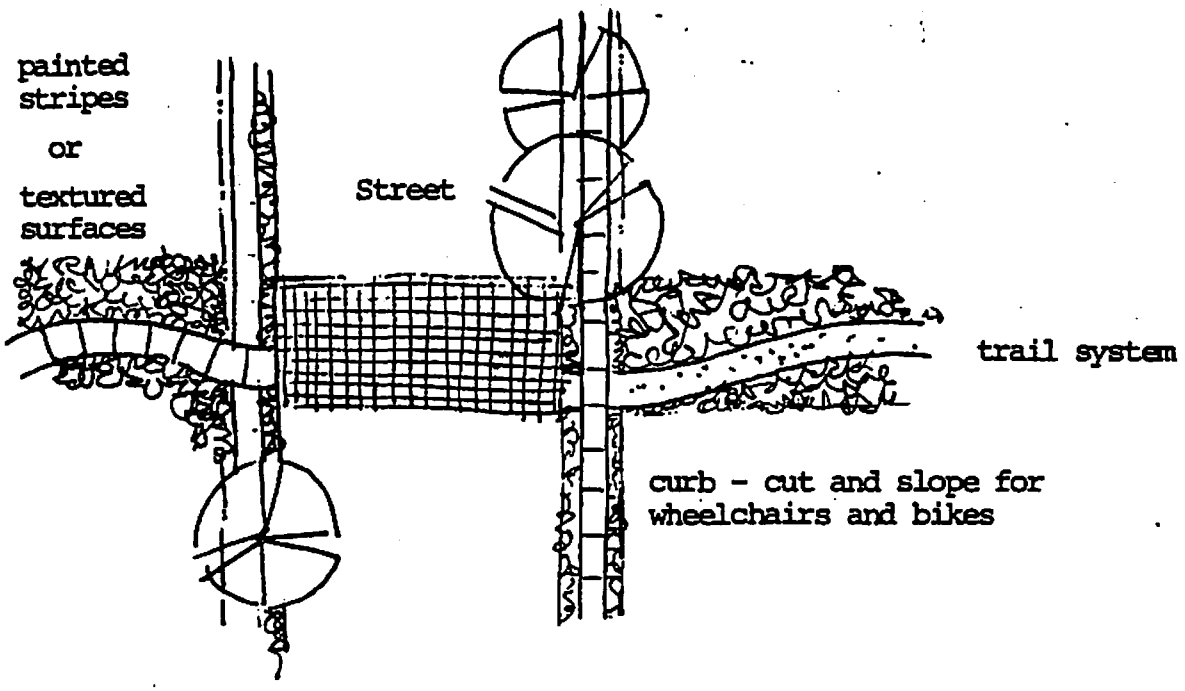
Solid fence need not extend up slope

SECTION A-7

STREETS AND TRAILS

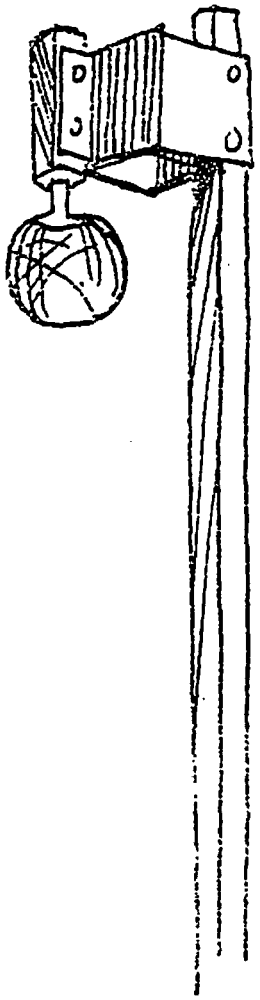
SPECIAL PAVING:

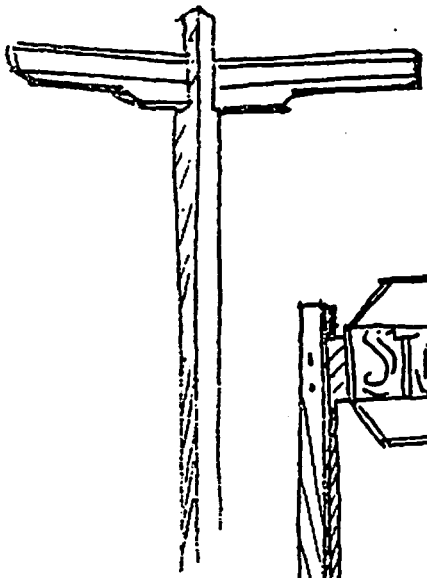
Bicycle and pedestrian trail crossings at all streets should be clearly defined.

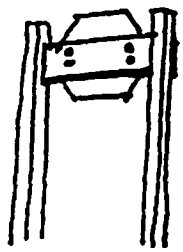


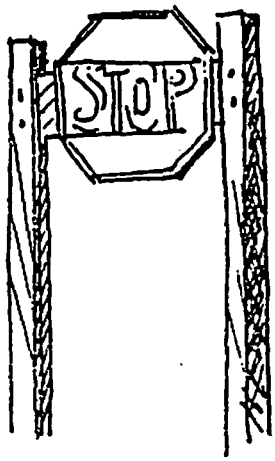
STREET FURNITURE:

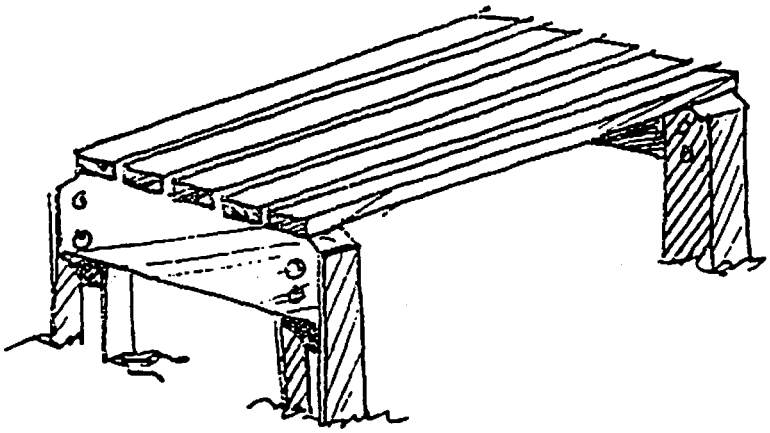
Special attention should be paid to selection and coordination of street furniture.

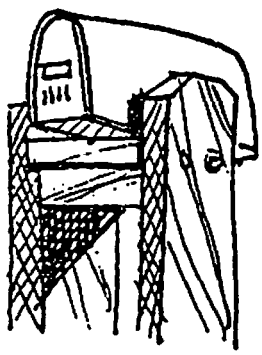


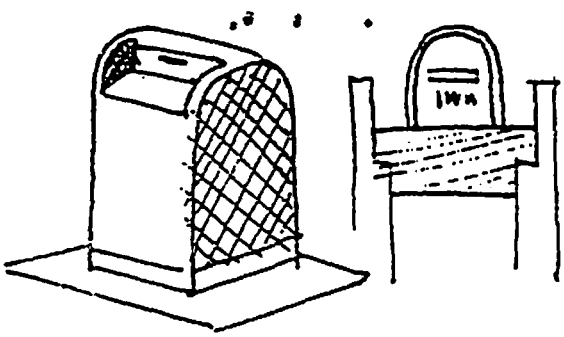


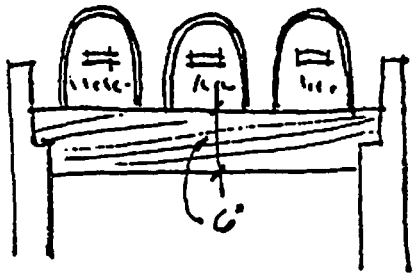


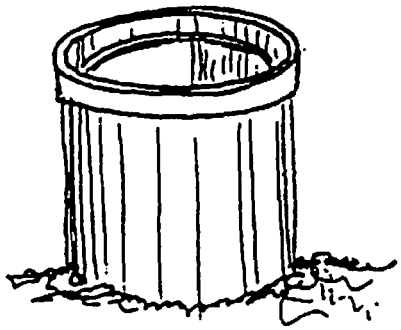












SECTION A-8

LIGHTING

Light quality must be geared to the specific use of the area. A community such as Carmel Valley requires a warm, simple lighting geared to its distinctive character. The lighting must be more human in scale, closer spaced and lower than is usually found in other areas. Each light must also be attractive to look at during the day when the pole, base and light add another dimension to the urban scene.

General Guidelines:

A. The public sidewalks, places and alleys, exteriors, roofs, outer walls and fences of buildings and other constructions and signs visible from any public street, place or position in the Carmel Valley should not be illuminated by privately controlled floodlights or any other illumination except as permitted herein.

B. Building or roof outline tube lighting is to be avoided. Building or wall lighting should be indirect. A limited number of spotlights may be used to create shadow, relief or outline effects when such lighting is concealed or indirect.

C. Interior building lighting should not be used as an advertising device.

D. Define the organization of streets and circulation. Lighting of pedestrian walks, plazas, and buildings should be well lighted with numerous small fixtures. If floodlighting is used, their sources should be well hidden. Light sources should be low and closely spaced to maintain pedestrian scale. The maximum height, with the exceptions of safety lights at intersections, should be approximately 12 feet. Intersections might have increased wattage for definition and to alleviate automobile/pedestrian conflicts. The effect would be one of varying-size pools of light. Either gas or electric lights would be suitable. Do not use neon, mercury vapor, exposed florescent, or any high intensity lights for permanent installations.

E. Parking areas should be well lighted, but with numerous small fixtures or floodlights from a hidden light source.

Design Guidelines:

When designing lighting systems, it must be remembered that today we are undeniably experiencing a shortage of energy. We cannot arbitrarily continue increasing lighting levels or apply our present levels indiscriminately nor can we disregard current quality and safety standards based on years of research.

Building Exterior Floodlighting:

The floodlighting of shopping centers, public and institutional buildings is intended to attract attention to these buildings and to create a favorable impression with passerby.

Illumination Level:

To serve as a design and calculation guide, recommended illumination levels for building floodlighting are given in the table below. Because of the decorative and advertising nature of building floodlighting, these should be considered as guides only. Variation from these levels is to be expected depending on the type of building, its locations, and the ultimate purpose for floodlighting.

Recommended Illumination Levels for Floodlighting

Surface Material	Reflectance (Percent)	Bright Recommended Level (Foot candles)	Dark
Light marble, white or cream terra cotta, white plaster	70-85	15	5
Concrete, tinted stucco, light gray and buff limestone, buff face brick	45-70	20	10
Medium gray limestone, common tan brick, brownstone	20-45	30	15
Common red brick, brownstone, stained wood shingles, dark gray brick	10-20	50	20

Probably the most important single rule that should be followed in decorative as well as functional type installations is to conceal the light source.

Street Lighting:

The basic illumination requirement in a residential area should be four foot candles within five feet of the pole base at street intersection and two foot candles within five feet of the base spaced approximately 200 feet apart.

Tennis Courts and Playgrounds:

All lighting systems should be subject to Planning Director approval.

Parking Lots:

All lighting systems should be designed so as not to shine directly on adjacent residential structures.

SECTION A-9

SIGNS

Signs in Carmel Valley should advertise a place of business or provide directions and information and should be architecturally attractive and contribute to the retention and enchancement of the character of the area.

Unless signs are controlled they will tend to compete with each other. Without reasonably applied design criteria, signs will distract and dominate the setting via height, shape, size, number lighting and movement.

Definitions:

For the purposes of this section the word sign is defined to mean any painted or fabricated element including it's structure which may consist of any letter, figures, character, or marks. A sign (supergraphics) may also include the entire wall of a building, free-standing walls, fences, or other appurtenances upon which the graphics are painted or displayed.

A. Advertising Sign hereinafter referred to as identification of occupant of the premises upon which such signs are placed, or identification of such premises; or description or definition of goods offered, manufactured or produced, or services rendered on the premises.

B. Directional Sign is any sign that is designed primarily to point the way or identify any particular feature or facility, including private as well as public signs.

C. Sign Types. The following definitions apply to signs discussed in these guidelines:

Area of Sign Defined: The area of a sign should be the entire surface area of one side of the sign, excluding structure supporting the sign.

1. Ground sign - any sign supported wholly by uprights, braces or poles in or upon the ground including poster panels and painted bulletins.
2. Projecting sign - any sign other than a wall sign which is attached to and projects from a structure or a building fence or wall.
3. Roof sign - any sign erected upon, against, or directly above a roof, or on top of or above the parapet of a building.

4. Wall (or fascia) sign - any sign (whose) exposed face is parallel or approximately parallel to the place of the building or structure to which it is affixed.

5. Other signs. This general category includes such devices and displays as the following:

   a. Portable sign - any sign not permanently installed or affixed to any sign structure or building.
   b. Banner sign - a temporary sign composed of lightweight material secured or mounted so as to allow movement of the sign caused by movement of the atmosphere.
   c. Temporary window or building sign - any sign painted on the interior of a window or constructed of paper, cloth or other light material and attached to the interior side of the window or building wall, and displayed so as to direct attention of persons outside the building to a sale of merchandise or a change in the status of the business.
   d. Outdoor advertising sign (off-premises sign) - any sign which is not appurtenant to the use of the property on which displayed and which does not identify the place of business as purveyor of the merchancise advertising upon the sign. Such signs shall include vehicle mounted signs (mobile signs).

6. Nonconforming Sign - any advertising structure which fails to all the applicable regulations and restrictions of (this) ordinance.

Regulations:

All signs should be approved by the Planning Director except as described below under "Exceptions". Size, height and means of support for each sign will be considered on an individual basis subject to the conditions noted below. Each sign should be in scale with the building it identifies. The use of natural materials, especially wood, is encouraged.

A. Ground signs should be permitted only when the following conclusions can be reached:

   1. That there are special circumstances or conditions applying to the land or buildings for which the sign is sought, which do not apply generally to the land or buildings in the neighborhood.
   2. That the aforesaid circumstances or conditions are such that the strict application of the provisions of the ordinance would deprive the applicant of the reasonable use of the land or buildings.

3. The granting of the sign will be in harmony with the general purpose and intent of the Carmel Valley Planned District regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
4. Ground signs when permitted should not exceed an area of 40 square inches or exceed a height of 8 feet. Ground signs should not encroach or overhang into the public right-of-way, with the exception of public signs.

B. Roof signs are prohibited. A sign should not project above the top of the second floor or the parapet or eaves, whichever is lower, of the building to which it is affixed.

C. Animated signs, including not not limited to those signs which rotate, move, flash, reflect, blink or effect changes in the hue or intensity of illumination are prohibited. Pennants, banners, streamers, and signs, any parts of which may be set in motion by the movements of the atmosphere, are also prohibited. Neon signs are prohibited.

D. For each dwelling unit one name plate having a maximum area of two square foot should be permitted.

E. Temporary Real Estate Signs for New Construction:

1. All signs should be removed after eighteen months unless extended by the Planning Director.
2. Pennants, maximum twenty feet in height are permitted.

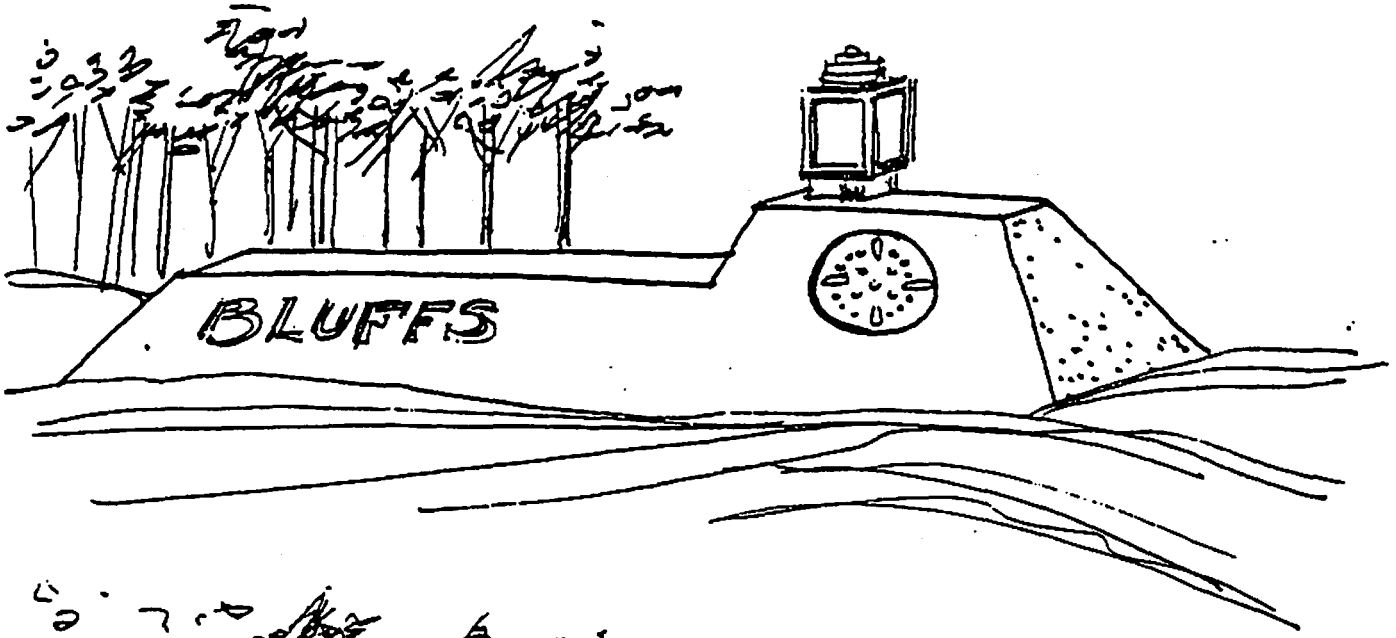
F. Temporary Real Estate Signs:

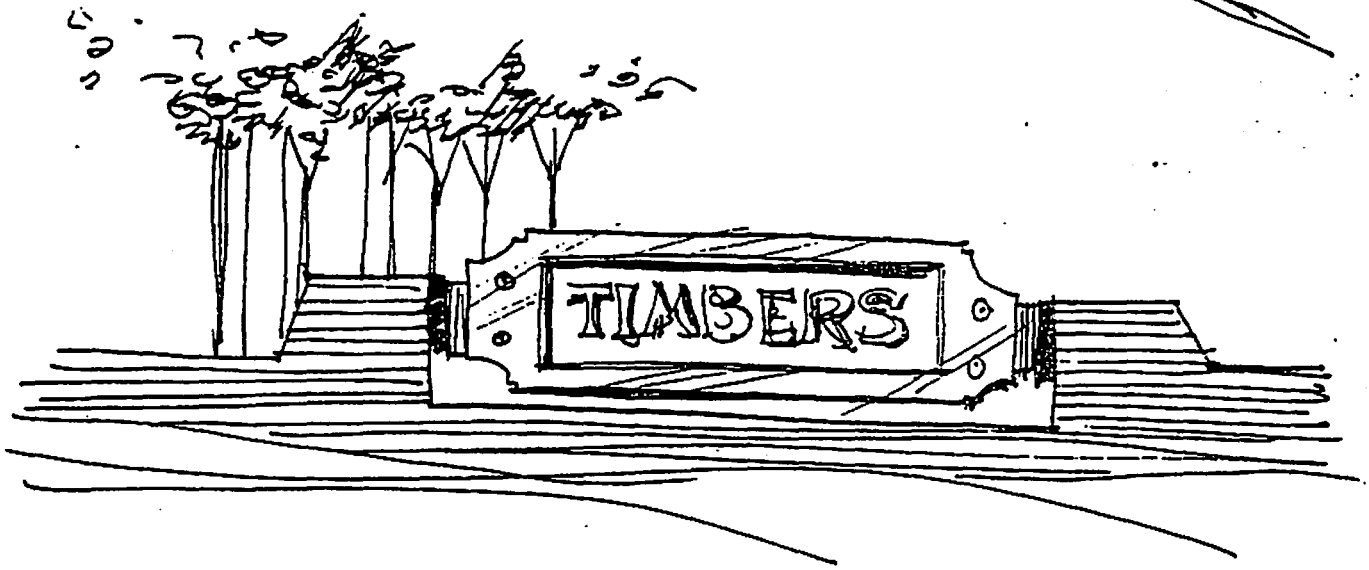
One temporary sign should be permitted on each lot or parcel of real estate, to advertise the leasing, rental or sale of such lot or parcel, provided that such sign meets all of the following conditions:

1. Such sign should be installed and maintained by, or at the direction of, the owner of such lot or parcel of real property.
2. Such sign should not exceed 24 x 24 inches in size and no part of such sign should extend more than four feet above the surface of the ground upon which it is erected.
3. Such sign should be unlighted.

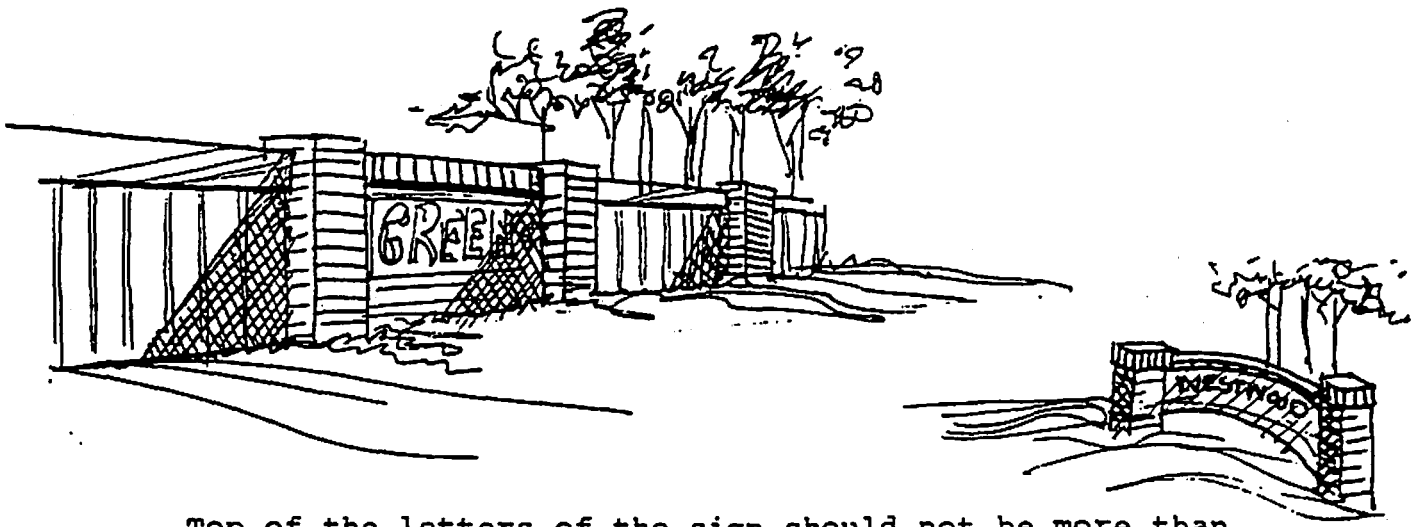
G. **Exceptions:**

1. Exterior signs within a building complex such as apartments, cluster housing, school, and commercial centers that are smaller than twelve square feet, and that can not be perceived from the public street or public trail need not require Planning Director approval.
2. Signs within a model sales compound that are smaller than twelve square feet need not require Planning Director approval.

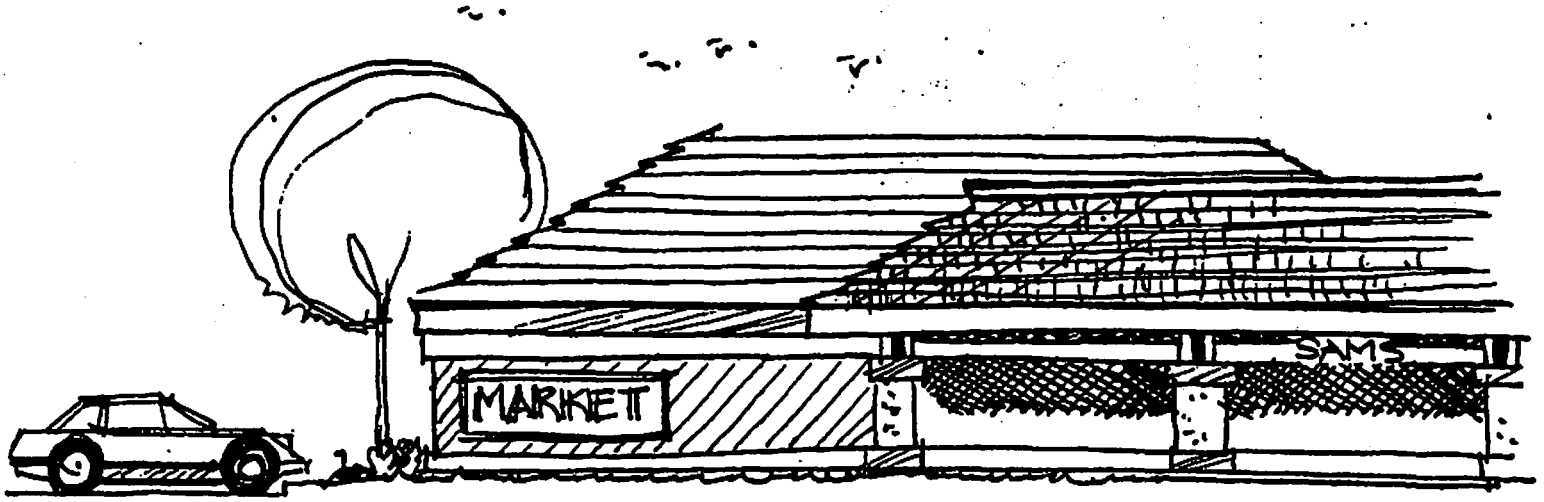




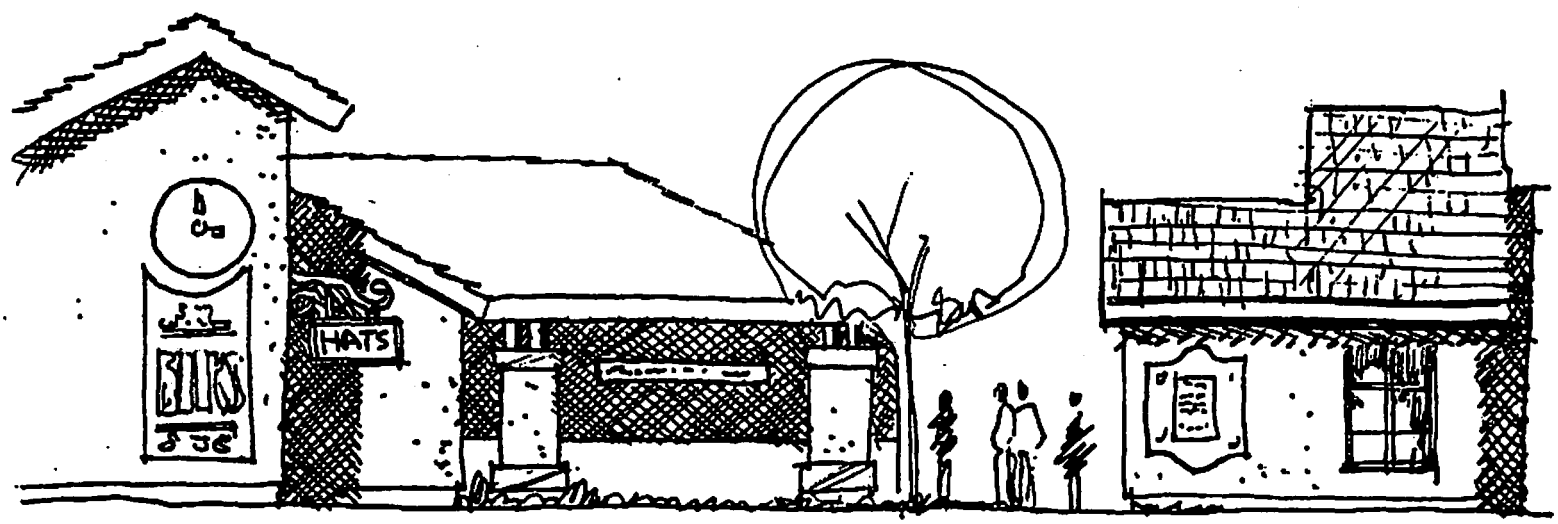
Ground signs identifying neighborhoods and apartment complexes should be designed as an integral element within the surrounding landscape, landforms, and walls.



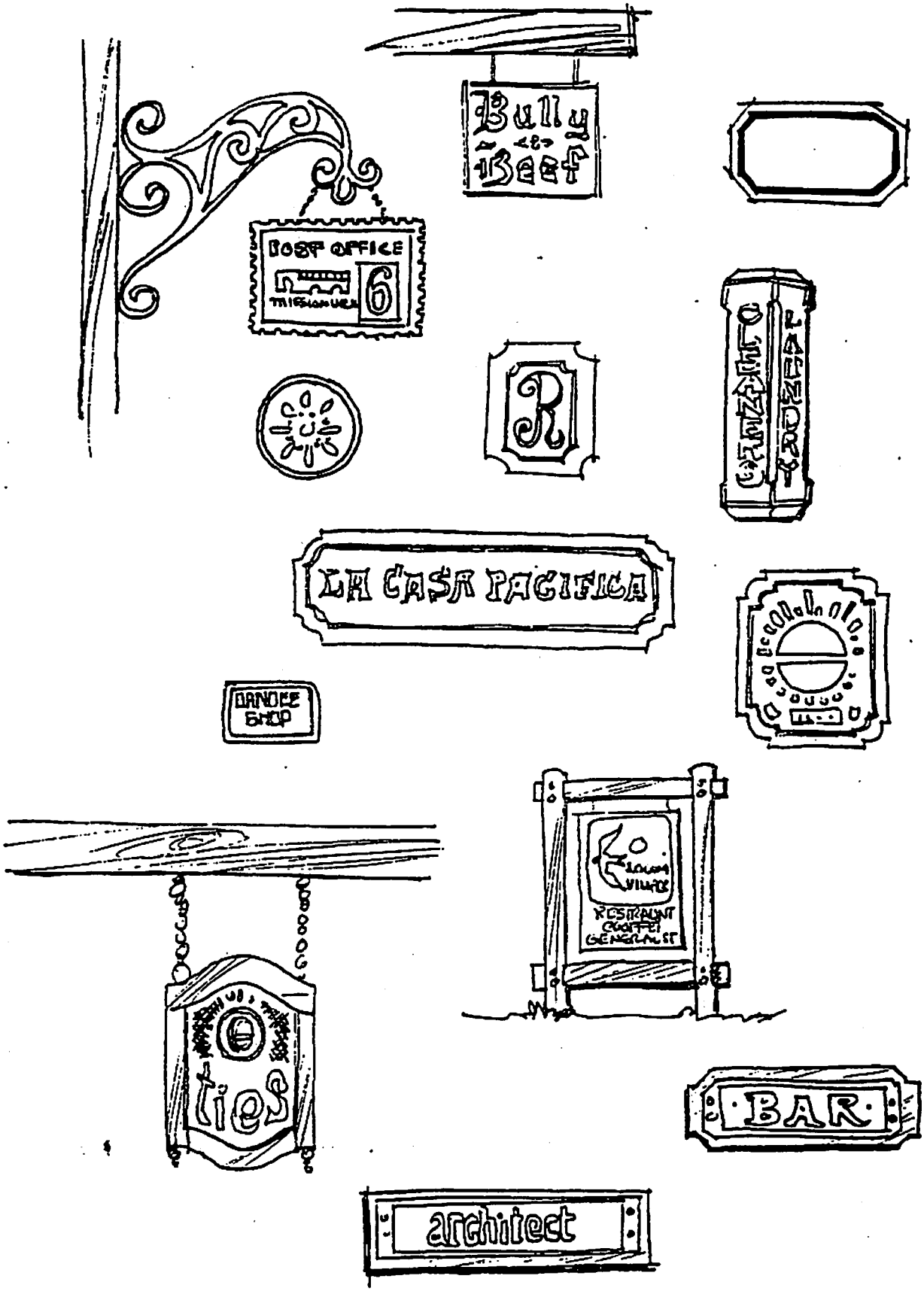
Top of the letters of the sign should not be more than 5' higher than the surrounding grade.



Signs that can be perceived from public street and trails should be in proportion to the building or business they identify.



Signs within building complexes should be sized to pedestrian scale.



Signs on walls, poles or hanging within building complexes should reflect the personality of the individual source it identifies.

SECTION A-10

COVERED PATIOS AND ADDITIONS

A. Covered Patios:

1. Covered patios should be in accordance with the City of San Diego Building Code, and the permitted building coverage and set back requirements of the Carmel Valley Planned District Ordinance.

2. Materials should be of natural stained wood or of a color and a material that matches the building structure to which it is attached.

3. Roof pitch may be of less slope than the building to which it is attached.

B. Additions:

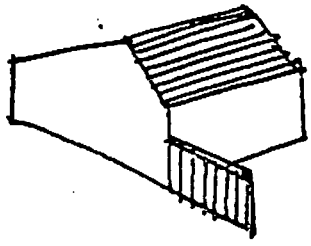
1. Additions should be in accordance with the City of San Diego Building Code and the permitted building coverage and set back requirement of the Carmel Valley Planned District Ordiance.

2. Wall materials, openings, trim, color and roof pitch should match the building structure to which the addition is attached.

GENERAL

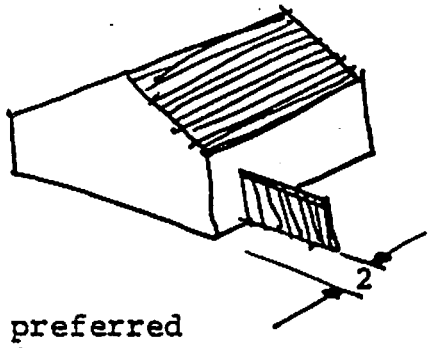
FENCING AND WALLS

In general, fences and low walls should duplicate building wall materials, wood, stucco, shingles and possibly brick.

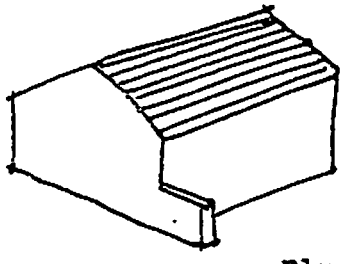


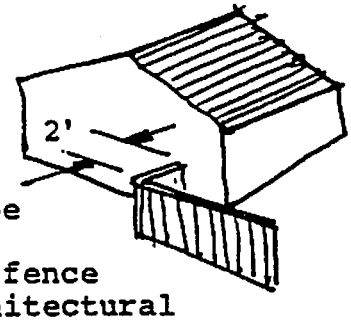
Flushness unattractive

If fence has material changes it should not be flush with wall, except when wall of structure is on property line.



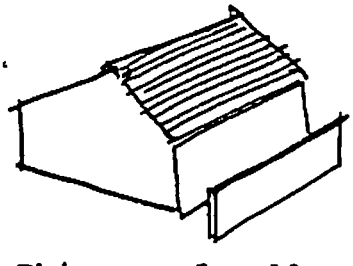
2' minimum preferred when fence is not integral part of the wall.





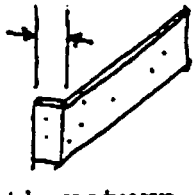
Flushness can best be utilized as design feature if wall and fence handles as same architectural surface.

Walls that project in a way to reveal their thickness on Primary Elevation should return or terminate into a 12" minimum appearance.



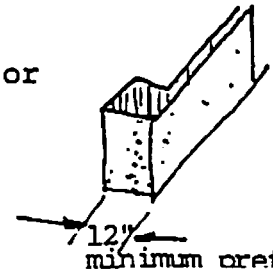
Thiness of wall unnatural.

12" minimum return



Better with return

or



CHAIN LINK FENCE

Chain link fences are not permitted except for the following conditions:

1. Fence should be of green or black vinyl clad linage, with wood posts, maximum height of 5'.
2. Fence should not be located along street frontage.

Other fencing and wall material not permitted:

1. Corregated metal.
2. Bright colored plastic.
3. Reed material.

FLAG POLES, T.V. AND RADIO AERIALS

Flag poles should be located a minimum of 10 feet set back of the front and rear property line and within the same sideyard set back requirement of the building structure.

Flag pole maximum height should be 30 feet from grade.

Except for public buildings, flag poles should be lighted.

Exterior T.V. and radio antennas should not be permitted.

SOLAR HEATING COLLECTOR PANELS

Solar panels should not be located on slope banks.

SECTION C

LANDSCAPING MASTER PLAN

A. Purpose and General Remarks

B. Landscapes with Regional Orientation

1. Eucalyptus Planting Program
2. Regi Vehicular Access Routes

C. Landscape with Community Orientation

1. Community Boundaries
2. Community Entrances
3. Community Streetscapes
4. Community Green Open Space
5. Community Recreational Open Space
6. Community Recreation Centers
7. Community Institutions (School)
8. Community Commercial Centers and Nodes

D. Landscape with Neighborhood Orientation

1. Neighborhood Boundary
2. Neighborhood Entrance
3. Neighborhood Streetscape
4. Neighborhood Green Open Space
5. Neighborhood Recreational Open Space and Activity Centers
6. Neighborhood Landscaped Manufactured Slopes on Private Property

A. Purpose and General Remarks:

The purpose of the Landscape Master Plan is to organize the landscape development of Carmel Valley in such a way as to promote the following landscape development values:

1. Regional Landscape Preservation -

   Landscape preservation is based on a conscientious and thoughtful project site inventory which includes the following considerations:

   a. Groves of trees (native and introduced species)
   b. Natural vegetation communities
   c. Natural topographic characteristics
   d. Unusual geologic formations
   e. Scenic views and view corridors

2. Regional Landscape Evocation -

   Such evocation should be accomplished by the creation of new landscapes featuring landscape characteristics which might imitate or reproduce in spirit the desired regional landscape characteristics (for example, eucalyptus and Torrey Pine groves characteristic of the region should be established). Landscape evocation should be associated with the development of plans for such community planning aspects as the following:

   a. The development of community identity; the public perception of the community.
   b. Public access routes to and through the community.
   c. Regional open space systems.
   d. Regional recreation systems (bicyle, equestrian, and hiking trails, for example).

3. Community Identity, Coherence, and Character -

   Community landscaping should contribute to the production of a visual sense of the community by using thematic "community" plant materials throughout the fabric of the community. The organized community-wide spatial arrangement of said plant materials (primarily trees) should contribute to neighborhood definition as well as community definition.

   a. The community character should be compatible with the regional character and planting goals.

b. The community landscapes are conceived as being transitional in scale between the regional and the neighborhood landscapes.
c. The community landscapes should promote a sense of community self-containment.

4. Neighborhood Identity, Coherence, and Character -

Neighborhood landscaping should contribute to the production of a recognizable visual sense of the neighborhood by using thematic "neighborhood" plant materials throughout each designated community neighborhood. Said plant materials should be used in simple combinations and occur in dominant concentrations throughout each neighborhood to establish a significant basis on which neighborhood character will evolve.

5. Master Plan Design Principles and Guidelines -

a. The achievement of the foregoing landscape development values will be a function or product of enforceable landscape development implementation guidelines and regulations. That is to say: design continuity and coherence requires design control; design control will create community and neighborhood identity, coherence and character.
b. Expression of "variety and individuality" will be the natural outcome of the inhabitants expressing themselves (their culture, values, taste) through landscaping their "territory". Certain types of landscaping expression should be forbidden in areas accessible to the public eye (even if said landscape is on private property) for the sake of maintaining a high landscape aesthetic standard throughout the community.
c. Generally speaking, the landscape character of Carmel Valley should be a function of the following landscaping elements:

1. A Eucalyptus/Torrey Pine planting program and greenbelts and open spaces. Such landscaping is termed a Landscape with Regional Orientation.
2. Restricted plant palettes for areas where landscape guidelines and regulations are applicable. Property owners in the nonregulated sectors should utilize similar plant palettes as are used for the regulated sectors of their particular neighborhood.

3. Tree patterns - Tree planting patterns of an informal, "Naturalized", grouped (i.e., grove) character should be stressed to promote landscape "flow".
4. Land form - Informal naturalesque free-form berming with lawn as ground cover should be emphasized.
5. Color - Color from plant foliage, bark, or flowers should be exploited to create a friendly, warm, and visually exciting landscape environment. Thematic color schemes should be utilized in developing neighborhood identity.
5. Landscape impersonality should be avoided on the neighborhood scale. Imaginative, interesting, and exciting landscape design is encouraged at appropriate sites (recreational or institutional sites).

B. Landscapes with Regional Orientation:

(Refer to Master Plan)

Primarily, this landscape type finds expression in the Eucalyptus/Torrey Pine planting program designated for the "natural" greenbelt and open space areas that meander through the community reminiscent of the scattered groves and windbreaks found throughout the Northwest San Diego region. When mature, these trees should become a significant third dimensional characteristic of the community.

1. Major regional vehicular access routes to the community, which fall within the community boundaries or within its "sphere of influence", should be landscaped with a Eucalyptus/Torrey Pine theme also.
2. Preserved "natural" landscaping. Preservation of remnants of the native regional landscapes or existing agricultural landscapes will enhance the regional orientation of Carmel Valley's landscape development. When preserving such "natural" landscapes, the developer should insure that surrounding irrigated and cultivated landscapes do not adversely affect the ability of the natural plant communities to maintain their ecological "steady state"; that is to say, excess irrigation water may flow into and destroy natural areas by eroding soil or "overwatering" native plants. Such problems should be addressed and solved by the developer.

C. Landscapes with Community Orientation:

(Refer to Master Plan)

The scope of community landscape planning should include the following landscape categories:

1. Community Boundaries
2. Community Entrances
3. Community Streetscapes
4. Community Green Open Space
5. Community Recreation Open Space
6. Community Recreation Centers
7. Community Institutions (i.e., schools, libraries, churches)
8. Community commercial centers and nodes

1. Community Boundaries. Community boundaries define the community as it grows within the North San Diego Region. Landscape materials should be of a scale appropriate to this function, but at the same time be of a scale transitional between region and neighborhood. Community boundaries often coincide with neighborhood boundaries and community streetscapes in which case the community boundary landscape materials will prevail. Where such a circumstance prevails, this "composite" boundary incorporates plant materials common to both community and said neighborhood. A community boundary should feature two dominant trees, (refer to the Master Plant List matrix for all approved trees, their appropriate uses, minimum quantities and sizes), a primary tree and a secondary tree. The secondary tree is the same as the "primary neighborhood boundary tree" selected for the neighborhood with which the community boundary coincides.

2. Community Entrances. When a major community vehicular route intersects a regional arterial route, a community entrance landscape should be developed. Such a landscape should constitute an approach to the community that introduces the visitor or resident to the community character through the use of thematic community plant materials and landscape "style". A community entrance should feature two dominant trees, a primary tree and a secondary tree.

3. Community Streetscapes. Major roads serving the community are mapped as community streetscapes. Community streetscape landscapes should reinforce the community identity established in community boundaries. Community boundaries may in fact be community streetscapes.

a. Community streetscapes may be comprised of all or part of the following elements:

1. Street tree program
2. Median landscape
3. Right-of-way (setback) landscaping area (which may include circulation elements such as bicycle paths).
4. Manufactured slopes

b. Street tree.

c. Median Landscapes. Median trees are designated in the Master Plant List under "streetscape". Mounded lawn areas should be emphasized in the medians.

d. Right-of-way:

1. Lawn should be utilized as the major ground cover in the right-of-way whenever possible.
2. The right-of-way landscapes should feature three dominant trees:
   a. Primary Tree
   b. Secondary tree - This tree should be the same as the "primary neighborhood boundary tree" selected for the neighborhood which the community streetscape abutts.
   c. Street tree - approximately 30% of the trees utilized in the right-of-way landscape should be the same as the selected street tree.

e. Landscaped Manufactured Slopes. Requirements noted under "Community Boundaries" are applicable here.

4. Community Green Open Space. Community Green open space includes open space that is non-recreational in character.

a. Community green open space my be composed of all or part of the following landscape elements:

1. Landscaped manufactured slopes
2. Preserved natural landscapes
3. Lawn areas
4. Ridge-top landscape

b. Landscaped Manufactured Slopes. Requirements noted under "Community Boundaries" are applicable here.

c. Preserved Natural Landscapes. Comments made under the same topic in the section "Landscapes with Regional Orientation" are applicable here.

d. Lawn Areas. Mounded, free-form lawn areas are desirable green space components whenever terrain is suitable for the establishment of lawn.

e. Ridge-Top Landscape. Natural or manufactured slope ridge tops that comprise a significant visual aspect of the community should have a landscape development that:

1. Controls the planting palette along ridge tops for a significant distance down the slope.
2. Controls the planting density along ridge tops to insure that views are preserved.
3. The plant palette for this ridge top zone is found in the Master Plant under Landscaped Manufactured Slopes.

f. Tree Planting Patterns. When a community green space offers a variety of topographic characteristics (e.g. valleys, hills, plains), the tree planting patterns should respond to the topographic features and accentuate their differences. For example, valley bottom landforms might feature catalpa, Sycamore or Alder trees, and valley side slopes might feature the primary green open space tree which would also be more drought tolerant.

g. The green open space tree palette for areas other than "landscaped manufactured slopes" or the slope ridge top zone should feature two dominant trees, a Primary tree and a Secondary tree. Miscellaneous trees may be selected by the developer from the Master Plant List.

5. Community Recreational Open Space (excluding building, parking lot and streetscape setback areas). All remarks made regarding "community green open space" that falls under the jurisdiction of the City of San Diego Park and Recreation Department should be designed in conformance with two City documents:

1. Standards and Criteria For Park and Recreation Facilities.
2. Consultant's Guide for Park and Recreation Facilities.

Note: Whenever standards in the Carmel Valley Landscape Development Implementation Guidelines and Regulations, the Carmel Valley standards should take effect.

a. The Community Recreational Open Space landscapes should fature three dominant trees in areas other than "landscaped manufactured slopes" and the "ridge top zone", a Primary tree, a Secondary tree, a Theme tree (selected by developer) and other miscellaneous trees selected by the developer from the Master Plant List.

Note: The theme tree is an important selection for the developer to make. It should be a tree with strong character or seasonal interest. The name of the recreational area may be from the name of the theme tree (e.g. "Sycamore" Park).

b. The landscape designer is encouraged to create interesting and imaginative landscaping in the Community Recreational Open Spaces.

6. Community Recreation Centers (including those under the jurisdiction of the City of San Diego Park and Recreation Department; see comments under "Community Recreational Open Space"). Community Recreation Center landscapes are considered to be different from recreational open space landscapes because they may include all or part of the following items which require special landscape solutions as noted in the Landscape Development Implementation Guidelines and Regulations:

1. Streetscape Setback Area and Street Trees
2. Site Vehicular Entrances
3. Side and Rear boundaries
4. Parking Areas
5. Interior "On-Site" Areas
6. Undeveloped Areas
7. Outdoor Storage Areas
8. Loading Areas
9. Refuse Collection Areas
10. Telephone and Electrical Service and Utilities
11. Landscape elements related or intergral to building architecture (e.g., architectural planters)
12. Building Entrances
13. Containerized Plant Materials
14. Manufactured Slopes
15. Preserved Natural Landscape
16. Hardscape, Lighting, Signing

Each neighborhood may include all or part of the following landscape types:

1. Neighborhood Boundary
2. Neighborhood Entrance
3. Neighborhood Streetscapes
   a. Major Streetscape
   b. Minor Streetscape
4. Neighborhood Green Open Space
5. Neighborhood Recreational Open Space
6. Neighborhood Activity Centers (Tot-lots, for example)
7. Neighborhood Landscaped Manufactured Slopes on Private Property.

The Neighborhood Landscape Organization is similar to that discussed under community Landscapes.

1. Neighborhood Boundaries. Neighborhood Boundaries enclose neighborhoods and, through use of neighborhood thematic plant materials, the boundaries contribute to the definition of neighborhood identity. Neighborhood boundaries may coincide with community boundaries and streetscapes in which case plant materials, common to both community and neighborhood, are used in combination. Neighborhood boundaries conceptually are transitional between community and residential "block" sale.

   A neighborhood boundary should feature two dominant trees, a Primary tree and a Secondary tree. When a neighborhood boundary coincides with a community boundary, the community boundary planting palette only is used.

2. Neighborhood Entrance. Neighborhood Entrances are generally short streetscape segments which link the neighborhood street system with the community street system. Monument walls, signs, paving, and landscaping should combine to "anounce" that a neighborhood has been entered. Each neighborhood should have a designated "Entrance Tree" to define the entrance in conjunction with other neighborhood thematic plant materials. This entrance theme tree will constitute the dominant street tree for the designated entry streetscape segment.

   a. A neighborhood entrance may feature all or part of the following list of landscaped elements:

      1. Entry Quadrants
      2. Right-of-way (Parkway) Landscaping
      3. Manufactured Slopes
      4. Median Landscaping

b. Entry Quadrants. Entry Quadrants should contain the major entrance "landscape" monument and appurtenances and a strong statement of the entrance theme tree. Flowering ground covers, shrubs, and vines should be planted.

c. Right-of-Way (Parkway) Landscaping. The entrance streetscape right-of-way landscape zone should feature a strong statement of the entrance theme tree. Flowering ground covers, vines and shrubs should be planted. Flower color should be emphasized.

d. Manufactured Slopes. Manufactured Slopes which form a part of the entrance setting should utilize the entrance shrub, vine, and ground cover plant palette. The dominant trees featured on the slopes should be a Primary tree and a Secondary tree.

e. Median Landscape. Medians should feature the entrance theme tree if the median width is suitable for the tree in question. If the median width is not adequate, a tree should be selected from the neighborhood plant palette as a substitution.

3. Neighborhood Streetscape. Each neighborhood should feature two dominant types of streetscape, a Major Streetscape and a Minor Streetscape.

a. Major Streetscape. The streets which comprise the major streetscapes are those which provide major "through street" corridors through and within the neighborhood. The trees which identify this streetscape should posses strong characteristics which make an emphatic visual statement.

1. The major streetscape should feature two dominant trees for any given neighborhood, a Primary tree and a Secondary tree.
2. Free-form berming with lawn ground cover is to be emphasized in the parkway strips.
3. If lawn is not used in the parkway, then ground cover should be utilized as opposed to a material other than plants.

b. Minor Streetscape. Minor streetscape landscape control is limited to the required streetscape tree.

4. Neighborhood Green Open Space. Neighborhood Green Open Space includes open space that is non-recreational in character and may be composed of all or part of the following landscape elements:

   1. Manufactured Slopes
   2. Preserved natural landscape
   3. Lawn areas
   4. Ridge-top landscape

   a. Manufactured Slopes. Green Open Space manufactured slopes are to feature two dominant trees, a Primary tree and a Secondary tree.

   b. Preserved Natural Landscapes. Comments made under the same topic found in the "Landscapes with Regional Orientation" section are applicable here.

   c. Lawn Areas. Comments made under the same topic found in the "Community Green Open Space" section are applicable here.

   d. Ridge-Top Landscape. Comments made under the same topic found in the "Community Green Open Space" section are applicable here.

   e. Tree Planting Patterns. Comments made under the same topic found in the "Community Green Open Space" section are applicable here.

   f. The green open sapce tree palette for areas other than "landscaped manufactured slopes" or the "ridge-top" zone should feature two dominant trees, a Primary tree and a Secondary tree, and miscellaneous trees selected by the developer from the Master Plant List.

5. Neighborhood Recreational Open Space and Activity Centers. Comments under the same topic found in the "Community Recreational Open Space" section are applicable here.

   The Neighborhood Recreational Open Space landscapes should feature three dominant trees in areas other than "landscaped manufactured slopes" (see Master Plan List) and the "ridge-top" zone. These include a Primary tree, a Secondary tree, a Theme tree selected by developer and miscellaneous trees selected by developer from the approved list in the Master Plant List.

6. Neighborhood Landscaped Manufactured Slopes on Private Property. The developer should utilize a "neighborhood manufactured slope tree palette" on all slopes which are required to be landscaped within the neighborhood whether they fall within or without private property boundaries (see Master Plant List). Property owners may augment the slope landscaping by adding plant materials that are the same as those planted already on the slopes, but may in no other fashion modify the developer-installed slope landscaping without the permission of the Planning Director.

SECTION D

LANDSCAPE DEVELOPMENT IMPLEMENTATION

A. Purpose and General Remarks

B. General Guidelines and Regulations

1. Street Trees
2. Parkway Lighting
3. Median Landscaping
4. Entrance Quadrants and Landscaped Quadrants
5. Area to Shrub Ratio
6. Manufactured Slopes
7. Preserved Natural Areas
8. Greenbelts, Green Open Space, and Common Area Landscaping
9. Parks, Recreation and Activity Areas

C. Landscape Guidelines and Regulations for Specific Site Plan Components

1. Streetscape Setback Area
2. Site Vehicular Entrances
3. Side and Rear boundaries
4. Parking Areas
5. Interior "On-Site" Areas
6. Undeveloped Site Areas
7. Outdoor Storage Areas
8. Loading Areas
9. Refuse Collection Areas
10. Telephone and Electrical Service and other utilities
11. Landscape Elements Related or Integral to Building Architecture
12. Building Entrances
13. Containerized Plant Materials

D. Landform - Landscape Grading and Drainage Criteria

E. Irrigation

F. Hardscape (including lighting, signing)

G. Planting Preparation/Plant Installation

H. Plant Materials - Standards and Master Plant Lists

I. Maintenance

J. Landscape Plan Submittal and Review Items

K. Landscaping Requirements and Guidelines for Homeowners

A. Purpose and General Remakrs

1. Purpose:

Carmel Valley should be a planned landscape environment. The purpose of this planning document is to establish and define specific landscape design guidelines and regulations. With regards to the complete landscape program for Carmel Valley, the developer will find that design control is exercised in two ways:

a. Design Regulations. These regulations require adherence to specific design criteria or specifications which leaves the developer with little design latitude, where the regulations are applicable.

b. Design Guidelines. The Guidelines promote the development of landscapes which harmonize with the goals of the Landscape Master Plan while allowing the developer some latitude in determining his final precise landscape plan.

c. These design guidelines and regulations are not applicable to landscaping not designated as common area in residential zones. These landscape development guidelines and regulations will inform the public about the landscape development standards which will be used by the Planning Director in reviewing landscape plans and to assist the developer and his design personnel in achieving the desired quality level of landscape development in Carmel Valley and in implementing the master landscape plan. In addition, the guidelines and regulations will aid the applicant for plan review in expediting the review of his plans by providing sufficient information that will clearly define the standards which his plan should reflect.

NOTE: The landscape development guidelines and regulations will act as a supplement to City, County and State Ordinances, covenants, restrictions and codes.

2. General Guidelines:

a. The landscape design is critical in establishing the character of Carmel Valley. The design

should be compatible with and may enhance or emphasize the site topography. The design should compliment the architecture of the site and be compatible withe the characteristics of existing and proposed neighborhood architecture and landscaping.

b. All of the site not occupied by structures, unplanted recreational facilities or areas, and paving materials should be landscaped (i.e. planted and irrigated) with combinations of ground cover, shrub, and tree materials.

c. Save existing trees whenever possible.

d. Provide shade trees in large paved or parking areas.

e. Maximize use of shrubs to screen parking, storage and utility areas.

f. Plant design should stress effective combinations of plant materials (color, texture, etc.).

g. Landscape plantings should be simple in nature while emphasizing the area's theme through the use of natural and/or complimentary plant combinations.

h. Major landscape units should be developed in coordination with the land use organization and open space patterns master planned for Carmel Valley. Within this basic structure, functional and comfort parameters such as wind control, sun control (shade), and buffer or screening areas must be related to adjacent use.

i. In recognition of the movement types and patterns through which people will experience and relate to the landscape (pedestrian, bicyle, equestrian, auto), landscape should provide a sequence of events and experiences which relate to and recognize the inherent qualities of the site and the intentions of the development.

j. Drought tolerant naturalized plantings should be used where possible and appropriate such as in Open Spaces, Boundaries and Manufactured Slopes.

B. General Guidelines and Regulations

1. Street Trees. Street trees should be planted per the Master Plan and Master Plant List specifications.

2. Parkway Landscaping. Parkways shall be landscaped per the Master Plant List specifications. Refer to the landscape and landscape material prohibitions listed in the "Hardscape" section of the guidelines.

3. Median Landscaping. Medians should be landscaped per the Master Plan and Master Plant List Specifications:

   a. Shrubs over three feet tall should not be used unless they are boxed specimens used as accents in the median plant composition.

   b. Sight lines as related to auto and vehicular circulation or pedestrian movement across the streets should be considered when determining shrub and tree placement, as well as mound configurations.

   c. Shrubs should be located within a planting area so that when they achieve their mature growth and spread they will not encroach over the median curb line. The minimum distance that a shrub shall be planted from said curb line will vary with the kind of shrub used.

   d. Mounds in the medians should not exceed a gradient of 4:1 (25%).

4. Entries. Entrance quadrants should be landscaped per the Master Plan and Master Plant List specifications. Entrance quadrants should meet the following standards:

   a. Sight lines as related to auto and vehicular circulation of pedestrian movement across streets should be considered when determining tree and shrub placement, wall, fence and sign placement, mound configurations, or any other landscape features in the quadrant area.

   b. Mounds should not exceed a gradient of 4:1 (25%).

5. Area to Shrub Ratio. All required landscaped areas, other than medians and manufactured slopes, not planted with lawn should have an area to shrub ratio of not less than one shrub for 50 square feet of shrub/ground cover area.

6. Manufactured Slopes. Manufactured slopes should be landscaped per the Landscape Master Plan and Master Plant List.

   a. 100% of the manufactured slope landscaping should utilize the required trees listed in the Master Plant List.

   b. Shrubs and trees should be installed at the rate of one shrub per 100 square feet of slope landscape area.

   c. Shrubs should be massed at the top and toe of manufactured slopes to mask transitional grading areas, except toe of slope adjacent to rear or side yard of dwelling units need to be planted.

   d. Tree placement on slopes should favor the bottom half areas. Trees planted in the upper half of any given slope should be grouped in relation to where building site side property lines intersect the top of slope in order to provide views from the slope tops and minimize potential fire hazards.

7. Greenbelts, Green Open Space, and Common Area Landscaping. "Green" areas should be landscaped in accordance with the Master Landscape Plan and Master Plant List.

8. Parks and Recreation Areas. Park and recreation areas or open space which fall under the jurisdiction of the City of San Diego Park and Recreation Department should be designed in conformance with two City documents:

   a. Standards and Criteria for Park and Recreation Facilities.

   b. Consultant's Guide for Park and Recreation Facilities whenever standards in the Carmel Valley Landscape Development Implementation Guidelines and Regulations exceed the City of San Diego guidelines and regulations the Carmel Valley standards should take effect. The Park and Recreation landscapes should conform to the Master Plan and Master Plant List as approved by the City of San Diego and as may be necessarily modified by the Parks Dept.

C. Landscape Guidelines and Regulations for Specific Site Plan Components. All or part of the guidelines and regulations may be applicable to the precise site plan for any given site development.

1. **Streetscape Setback Area.**

   a. The entire area between street curb and the setback line should be landscaped except for vehicular access driveways or pedestrian, bicyle or equestrian paved routes.

   b. This area should be designed in the form of undulating free-form berms or sloped and raised planting areas. Lawn should be incorporated wherever possible.

   c. Planting and grading should create a variety of depths.

   d. Trees should conform to the Master Landscape Plan and Plant List.

   e. Tree Palette

      1. Primary Streetscape Setback Tree - See Master Landscape Plan and Plant List.

      2. Secondary Streetscape Setback Tree - This should be the same tree as that selected as the street tree. Approximately 30% of the trees used in the setback area should be this tree variety.

   f. Tree to Landscape Area Ratio. There should be one tree for every 400 square feet of landscaped setback area (minimum).

   g. Tree Planting Pattern

      1. Primary Streetscape Setback Tree. Trees should be informally grouped in a "naturalistic" fashion.

      2. Secondary Streetscape Setback Tree. This tree pattern should be compatible with the street tree pattern. (See Master Plant List).

2. Vehicular Entrances

   a. Vehicular entrances should be identified or accented with a grouping (Five similar trees, minimum) of the designated "entrance tree". (See Master Plan and Plant List).

b. This entrance tree should be recalled onsite, if possible.

3. Side and rear boundaries.

   a. Trees should conform to Master Landscape Plan and Plant Lists.

   b. Tree Planting Pattern - avoid equal spacing of trees.

4. Parking Areas.

   a. Planting islands should be created in order to permit "compositional groupings" of plant materials rather than a linear scheme which reflects the functional physical organization of the parking lot.

   b. Landscape or screen (with fences or walls, etc.) parking areas in such a manner as to interrupt or screen the areas from views from streets and adjacent properties. Use grouped or linear masses of shrubs and trees with growth potential and habits (size, height, density) sufficient to meet this requirement.

   c. Trees should be planted in the ratio of one (1) per each five (5) parking stalls, minimum. These trees should be planted in the parking area and not in other areas on the site.

   d. Trees and other plant materials should conform to the Master Landscape Plan and Plant List.

5. Interior "On-Site" Area

   a. Trees should be planted in a ratio of one tree per 500 square feet of landscaped area, minimum.

   b. Use of lawn is encouraged in the area whenever suitable.

   c. Trees should conform to Master Landscape Plan and Plant List.

   d. The developer should designate a "Theme Tree" to be featured on-site around the building(s).

6. Undeveloped Site Areas.

Undeveloped site areas designated for future use and expansion should be maintained in a weed and debris-free condition, but need not be landscaped unless required by a governing agency.

7. Outdoor Storage Areas.

All outdoor storage areas should be visually screened on all sides (except at access points) to a vertical height of eight feet. Outdoor storage areas should be meant to include all company-owned and operated motor vehicles, with the exception of passenger vehicles. Planting should be used to soften hard materials where such are used for screening.

8. Loading Areas.

The perimeter of all loading areas should be visually screen on all to the extent possible to a vertical height of eight feet. Planting should be used to soften hard materials which are used for screening.

9. Refuse Collection Areas.

a. All outdoor refuse collection areas should be visually screened on all sides to a vertical height of six feet except at excess points.

b. A landscaped area with a minimum width of six feet should be provided around refuse areas except at access points.

c. Plant materials should be used to soften whatever hard materials are used for screening.

10. Telephone, Electrical Service and other utilities.

Transformers, terminal equipment, etc. should be visually screened from view by use of landscaping with adequate clearances as required by the utility company.

11. Landscape Elements Related or Integral to Building Architecture. The use of planters with draping vines, perennials, annuals, etc. along with shrubs and small trees (where feasible) on vertical building surfaces, decks, terraces, balconies, etc. is strongly encouraged.

13. Containerized Plant Materials.

Use of potted accent plants is encouraged.

D. Landform - Landscape Grading and Drainage Criteria.

1. Slope sculpturing, site grading, mounding and berming.

a. Manufactured slopes shall be contoured in a "natural" way with slope gradients no greater than 1 1/2:1 (one and one-half horizontal to one vertical).

b. Stockpile acceptable topsoil whenever possible.

c. Earth berms should be rounded and natural in character.

d. Maximum allowable (mowable) slope for grass is 3:1; 4:1 slope is preferred.

e. Berms should be designed to obscure undesirable views (automobiles, for instance) and add character and interest to the site.

f. Grading should insure that the entire site will surface drain and that there are no drainage problems created; all drainage problems pre-existing on the site should be corrected.

g. All planted areas (except architectural planters) should drain at a 2% minimum gradient slope to drainage swale.

h. All drainage unpaved swales should have a 2% minimum flowline.

i. Formalized lawn play fields may be graded at a 1% minimum gradient.

2. Subsurface Drainage.

Whenever subsurface devices are appropriate or needed, they should comply with the standards and specifications of the City and County of San Diego.

E. Irrigation.

1. All permanent landscaped areas should be served by a permanent automatic underground irrigation system.

2. The irrigation system should provide adequate coverage for all landscaping and provide the proper amount of precipitation for the respective plant materials applied at a rate suitable for the soil and slope gradients on which it is applied.

3. Architectural planters and portable plant containers which cannot be served by a hose bib system should be located so that no hose longer than 50 feet is required to reach any given plantings.

4. A fertilizer injector system is recommended, especially where large plant containers or planters integral to building structures are utilized in a landscape scheme.

F. Hardscape.

Each precise site plan should be developed under the following protective "hardscape" design guidelines and regulations.

1. Landscape Materials.

Landscaped areas may include such features as rock groupings, organic mulch, sculptures, gravel or decomposed granite. However, organic mulch, gravel or decomposed granite areas should in no case exceed 25 percent of the required landscaped area unless otherwise approved in order to prevent too large an area from being devoted to inert ground cover. It is preferable that plant material predominate in landscaped areas. Additional features, such as raised planters, curbs, wheelstops, bollards and headers and other devices should be utilized to protect the planted areas from damage by pedestrian, automobile, or other types of vehicular traffic.

NOTE: All landscaping within or around parking areas should be protected by minimum 6" high curbs or by some other protection device approved by the Planning Director.

2. Site Pedestrian Access.

All proposed developments should submit a plan of pedestrian access to and through said development to the Planning Department prior to the issuance of building permits. This plan should show pedestrian access to the subject property and to adjacent properties (where applicable) and should be binding on subsequent development of the property. This plan should show all walkways proposed, necessary or required.

3. Wheelchair Ramps.

Wheelchair ramps and other provisions for handicapped persons should be provided as required by the State of California and/or the City or County of San Diego.

4. Bicycle Paths.

Bicycle paths on-street or off-street shall be designed in conformance to the standards of the City of San Diego.

a. Bicycle paths should be separated from pedestrian paths when both kinds of paths must share a common "corridor" through landscaped greenbelts or open space.

b. Bicycle paths located in landscaped areas should meander.

5. Furnishings.

a. Street furniture, benches, mailboxes, seat/walls, etc. should reflect a total design and be integrated with the sidewalks and berm systems.

b. Furnishings, including signs, mailboxes and graphics, for any given development should be selected or designed and constructed according to the environmental quality and standards of said development.

6. Fences and Walls.

Fences and walls should be designed as an integral part of the architecture or as complementary to the architecture and landscape character and shall be subject to approval by Planning Director as to materials, color, and height. The following materials should be prohibited for use in walls or fences:

a. Corrugated metal
b. Fiberglass
c. Mica plaster
d. Unpainted, brightly polished metals

7. Paving Materials.

All paving materials should be appropriate for their use and provide safe, well-drained surfaces.

a. Paving material patterns and colors should be appropriate to and harmonious with related architectural character, colors, etc. and should anticipate the scale of space and intensity of use in which the paving occurs.

8. Landscape Lighting.

a. Landscape lighting should be held to a minimum, especially on sites where buildings or structural elements are washed with light.

b. Entrance quadrants, neighborhood, parks, commercial and institutional landscapes, and residential common area landscapes should feature safe, directed path lighting, accent "up-lights" at feature plants or planted areas, and soft flood washes directed at walls and berms or to silhouette vertical plantings.

c. Signs anywhere should be illuminated with directed lighting.

d. Colored lights should not be used.

e. Requirements for security and/or safety lighting should take precedence over any other lighting standard.

f. Outdoor spaces intended for intensive night activities should be illuminated to an appropriate level with appropriate shielding and or cut off limits.

G. Planting Preparation/Plant Installation.

1. Soil Preparation.

a. All landscape developments should receive soil testing to determine soil suitability for planting.

b. All soils should be fertilized, amended, and tilled to conform to recommendations made by the soil testing laboratory and/or landscape architect in order to promote healthy and vigorous plant growth.

c. Specifications should be submitted with landscaping plans to insure that adequate soil preparation will be made.

2. Headerborad/Mowing Strips.

All shrub and ground cover areas should be separated from lawn areas by 2x4 Redwood headerboard (laminated on curves) or mowing strips (concrete or masonry).

3. Plant Materials Quality Control.

a. All trees, shrubs and plants should be in accordance with the California State Department of Agriculture's regulations for nursery inspections, rules and grading. All plants should have a habit of growth normal to that species and shall be sound, healthy, vigorous, and free of insect infestations, plant diseases and objectionable disfigurements. All plants should have normally well-developed branch systems and vigorous and fibrous root systems which are not root or pot bound. The size of the plants will correspond with that normally expected for species and varieties of commercially available nursery stock. All plants should be adaptable to the climatic conditions of the area in which they are to be planted. All plant materials should be of good quality and meet marketable merchandise standards.

b. Trees should exhibit a trunk caliper adequate to support their foliage crowns. Shrubs should exhibit a balanced and uniform growth pattern. Ground cover rooted-cuttings should be healthy, vigorous, and well-rooted.

4. Spacing.

a. Groundcovers. Ground covers should be planted on whatever spacing is required in order to attain full area coverage within twenty-four months following installation. Maximum spacing for rooted cuttings is 18 inches.

b. Tree and Shrub Spacing. The spacing of trees and shrubs should be appropriate to the species used. The plant materials should also be spaced so that they do not interfere with the adequate lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes. Proper spacing should also ensure unobstructed access for vehicles and pedestrians in addition to providing clear vision of the intersections from approaching vehicles.

Care should be exercised to allow space for plants to grow and attain the ultimate size desired without restriction.

5. Plant Installation.

a. Watering Basin (non-irrigated plants). All non-irrigated trees and shrubs should have at their base a watering basin a minimum of two feet in diameter and a minimum of six inches deep.

b. Plant support. Plants should be supported by wood stakes or wire guys as required. Any wires should be marked for public safety. Vines should be firmly attached to walls, fences, posts, etc. mechanically.

c. Mulching. All shrub and ground cover areas should be mulched, following installation, with a 1/2" to 1" depth of either redwood or fir bark.

H. Plant Materials.

1. General Guidelines:

a. Use rapidly growing trees for greenbelts.

b. Use low-maintenance plant materials on slopes and public and/or common areas.

c. Emphasize color.

d. Avoid using plants with evasive and shallow root systems.

e. Avoid using plants with fruit that will stain paving or autos in such areas.

f. Use plant varieties which require low maintenance in public and commercial areas or in large scale landscaped areas; avoid "temperamental" plant materials.

g. No shrub should be less than one gallon size (liner size minimum on slopes).

h. In general, no eucalyptus should be greater than 15 gallon size (exceptions noted in Master Plant List).

i. Use boxed "specimen" size trees for immediate effect.

2. Hydro-seeding.

Hydro-seeding of hillside areas should be permitted. Proposed hydro-seeding plans should be subject to a special review. Plan proposals must be submitted by a landscape architect or competent technicians in the field.

3. Lawn areas.

Lawn seed or sod mixes should be suitable for the soil, climate, and maintenance program existing on the lawn site. Common Bermuda grass should not be used.

4. Planting Design.

a. Plant material characteristics to be considered in plant composition:

1. Form (general outline)
2. Structure (trunk and branch growing patterns)
3. Scale
4. Flowers and fragrance
5. Bark
6. Color or foliage
7. Shade casting qualities (light or heavy)
8. Decorative fruit
9. Seasonal interest, change of aspect
10. Fall color
11. Fire retardance
12. Drought tollerance

b. Plant material functions to be considered in plant composition:

1. Erosion control
2. Wind barrier
3. Noise barrier
4. Traffic control/barrier
5. Shade
6. Dust abatement
7. Glare reduction
8. Frame view
9. Screen view
10. Emphasize or deemphasize land form
11. Provide background ("setting")
12. Provide focal point ("specimen" tree)
13. Grove effects

c. The planting plans should create, direct and frame views as appropriate to the settings for individual developments.

d. Planting plans should address the relation of building masses to the scale of the landscape.

e. Planting plans should provide contrasts between "urban" and "natural" areas where the site permits.

f. Visual confusion in landscaping due to the use of many unrelated plant varieties should be avoided. Complex plant mixtures should be avoided in favor of broad masses and site landscape character consistency.

g. The plant material should be chosen and placed to compliment land forms, enhance building lines and facades, and satisfy functional considerations such as screening objectional views, etc.

h. Choice and arrangement of landscaping should be appropriate to the scale and style of the individual project as well as relate to the Master Landscape Plan.

5. Master Plant List.

The Master Plant List is organized to compliment the Master Lnadscape Plan and test. Substitutions may have to be made for plants that are not available at the time of implementation. Such substitutions may be made subject to the approval of the Planning Director.

I. Maintenance.

These maintenance standards should be followed subsequent to landscape installation:

1. Landscape Appearance.

a. All planting areas should be maintained in weed and debris-free condition.

b. Plantings damaged by vandalism, automobile, etc., or acts of nature should be restored, replaced, corrected, etc. within thirty days after damage has been sustained.

2. Growth Control and Training.

   a. Lawn and ground cover areas should be trimmed and/or mowed regularly.

   b. Trees should be trimmed or pruned as often as required to develop strong and healthly trunk and branch systems appropriate to their function in the landscape (e.g. street trees should be "headed up"; multi-trunk trees should be pruned to promote an attractive multi-trunk character).

   c. All plant growth that falls within the scope and jurisdiction of these landscape development guidelines will be controlled so that the plant material will not:

      1. Interfere with the installation, maintenance, repair or functioning of any public utilities.
      2. Restrict pedestrian, bicycle, vechicular or equestrian circulation in their respective circulation corridors or routes.
      3. Restrict any crucial sight lines related to the safe operation of moving vehicles at street intersections, etc.
      4. Create any slope instability, heave construction footings, pavement, etc.

3. Cultivation.

   1. All plantings are to be maintained in a healthy growing condition by means of conscientious programs of fertilization, cultivation, corrective pruning, etc. in accordance with general accepted horticultural practices.

   2. Trees and shrub stakes, ties, and guy wires should regularly be inspected and adjusted to avoid damage to the plant materials and to preclude potential safety problems.

4. Irrigation.

   1. All planted areas should be watered sufficiently to promote vigorous growth of all plant materials.

   2. Irrigation systems should be automatic and maintained in good working order. Cleaning and adjustments to the systems should be a part of regular maintenance activities.

5. Plant Replacement.

All plant materials which die or fail to exhibit healthy growth should be replaced in quantity, kind and size as governed by the original landscape installtion plan.

6. Drainage Devices.

1. All landscape drainage devices should be maintained in good operating condition.

2. All drainage swales, channels, etc. should be maintained in a state conductive to conducting water in a free-flowing condition.

J. Landscape Plan Submittal and Review Items.

Detailed landscape and irrigation plans, prepared by a registered Architect or Landscape Architect should be submitted to and approved by the Planning Director prior to issuance of a building permit and installed prior to issuance of Certificate of Use and Occupancy.

1. Provide complete landscape plans (landscape, planting, grading and irrigation) and specifications for review.

2. Planting plans should show conformance to the Landscape Master Plan and Master Plant text in the following aspects:

a. Plant varieties
b. Plant sizing and quanities
c. Plant spacing and layout, sight lines
d. Plant composition and pattern
e. Plant installation specifications
f. Soil preparation
g. Plant area coverage

3. Grading Plans should show conformance to the Landform, Grading and Drainage Sections of the Master Plan text in the following aspects:

a. Positive site drainage
b. Mounding and berming
c. Slope gradient appropriate to land use
d. Sight lines

4. Irrigation Plans should show conformance to the Irrigation Section of the Master Plan text.

CARMEL VALLEY

MASTER PLANT LIST - TREES

LANDSCAPES WITH COMMUNITY NEIGHBORHOOD ORIENTATION - REQUIRED TREE MINIMUM QUANTITIES AND MINIMUM SIZES.

Note: In most cases, quantities are to be determined on a tree to landscaped area ratio.

A. BOUNDARY (1 tree/300 sq. ft.)

1. Primary Tree to be 5 gallon with 25% to be 15 gallon or larger.

2. Secondary Trees to be the same as the "Primary Neighborhood Boundary Tree" for the neighborhood which the Community Boundary abutts.

B. ENTRANCE (1 tree/300 sq ft.)

1. Primary Tree to be 24" box with 35% to be 30" box or larger.

2. Secondary Trees to be 5 gallon with 50% to be 15 gallon.

C. STREETSCAPES

1. Street Trees to be 24" box for Community and one 15 gallon for Neighborhood with tree 50 lineal feet of street frontage.

NOTE: "Primary" is defined as more than 50%. All percentages are approximate and ratios represent minimums.

2. Median Trees to be 24" box with one tree per 50 lineal feet.

3. Right-of-Way Areas (Parkway) to be 15 gallon minimum with 1 tree/300 sq ft. Primary Tree and Secondary Tree to have 25% from 24" box or larger. Small flowering trees of 15 gallon size to be used for accent.

4. Manufactured Slopes which are contiguous with Community Streetscapes to be 1 gallon with 1 tree/400 sq. ft.). The Primary tree to be 25% from 15 gallon. The Secondary tree to be from 5 gallon.

D. GREEN OPEN SAPCE

1. Manufactured Slopes to be from 1 gallon with 1 tree/ 400 sq ft. The Primary tree to have

   Minimum size = 1 gallon; maximum size = 15 gallon

   50% from 5 gallon and/or 15 gallon and the Secondary tree to be 1 gallon.

2. Ridge Top Landscape to be from 5 gallon with 1 tree/ 500/sq ft. The Secondary Tree to be from 1 gallon with 50% from 5 gallon and/or 15 gallon.

3. Open Space to be from 5 gallon with 1 tree/500 sq ft. The Primary Tree to be 35% from 15 gallon. The Secondary Tree to be 55% from 15 gallon.

   Miscellaneous Trees to be selected by Developer from APPROVED TREE LIST and be 25% from 5 gallon.

4. Natural Areas (Native Plant Cover) to be from 1 gallon with one tree or shrub with 1/100 sq ft.

   NOTE: Liners may be used instead of 1 gallons.

E. RECREATIONAL OPEN SPACE

1. Manufactured Slopes to be same as Manufactured Slopes in "Green Open Space" (See above).

2. Ridge Top Landscape to be same as Ridge Top Landscape in "Green Open Space" (See above).

3. Recreational Open Space to be from 5 gallon with 1 tree/ 400 sq ft. The Primary Tree to be 35% from 15 gallon. The Secondary Tree to be 55% from 15 gallon. The Theme Tree to be selected by Developer from MASTER PLANT LIST, to be 50% from 15 gallon.

   Miscellaneous Trees to be selected by Developer from MASTER PLANT LIST to be 25% from 5 gallon.

F. RECREATION AND ACTIVITY CENTER

1. Street Tree - Per the Master Plant List.

2. Streetscape Setback Area to be from 15 gallon with 1 tree/400 sq. ft. The Primary Tree to be same as street trees (where occurs) to be 35% from 24" box or larger. The Secondary Tree to be same as the "Primary Boundary Tree" when such boundary occurs and 35% from 15 gallon.

3. Vehicular Entrance Tree to be from 24" box and 35% from 30" box or larger.

4. Side and Rear Boundaries to be from 5 gallon with 1 tree/400 sq. ft. The Primary Tree to be 35% from 24" box or larger. The Secondary Tree to be 35% from 24" box or larger.

5. Parking Areas to be 24" box if canopy form, 15 gallon if upright form with 1 tree/5 parking stalls.

6. Theme Tree to be selected by Developer from MASTER PLANT LIST with 50% from 15 gallon.

7. Manufactured Slopes to be same as Manufactured Slopes in "Green Open Space" (See above).

8. Miscellaneous Interior "On-Site" Area Trees to be selected by Developer from MASTER PLANT LIST with 15 gallon 1 tree/500 sq. ft.

G. COMMERCIAL CENTERS & NODES

1. Street Tree - Per the Master Plant List.

2. Streetscapes Setback Area to be from 15 gallon with 1 tree/400 sq. ft. The Primary Tree to be 35% minimum from 15 gallon. The Secondary Tree to be same as the street trees per the Master Plan and 35% minimum from 24" box.

3. Vehicular Entrance Tree to be from 24" box with 35% from 30" box.

4. Side and Rear Boundaries to be treated the same as Boundary (See above).

5. Parking Areas to be from 24" box if canopy form, 15 gallon if upright form with 1 tree/5 parking stalls.

6. Theme Tree to be selected by Developer from MASTER PLANT LIST with 50% from 15 gallon

7. Manufactured Slopes to be same as Manufactured Slopes in "Green Open Space" (See above).

8. Miscellaneous Interior "On-Site" Area Trees to be selected by Developer from MASTER PLANT LIST 1 tree/ 500 sq. ft.

Minimum size = 15 gallon.

H. SCHOOL LANDSCAPING (RECOMMENDED - NOT REQUIRED).

1. Street Tree - Per the Master Plan.

2. Streetscape Setback Area to be 15 gallon with 1 tree/ 400 sq. ft. The Primary Tree to be 35% from 24" box. The Secondary Tree to be the same as the street tree per the Master Plan with 35% from 30" box.

3. Side Boundary Zones to be 5 gallon with 1 tree/500 sq. ft. The Primary Tree to be 35% from 15 gallon.

4. Rear Boundary Zones to be 5 gallon with 1 tree/500 sq. ft.

5. Parking Areas to be 15 gallon with 1 tree/5 parking stalls.

6. Theme Tree (Interior On-Site Areas) to be 15 gallon.

7. Manufactured Slopes to be the same as Manufactured Slopes in "Green Open Space" (See above).

8. Miscellaneous Interior "On-Site" Area Trees to be selected by Developer from MASTER PLANT LIST with 1 tree/ 500 sq. ft. from 5 gallon with 35% minimum from 15 gallon.

I. LANDSCAPE MANUFACTURED SLOPES ON PRIVATE PROPERTY.

To be 1 gallon (or liner size) with at least 1 tree/400 sq. ft. The Primary Tree to be minimum size = 1 gallon; maximum size = 15 gallon. The Secondary Tree to be 1 gallon

CARMEL VALLEY

MASTER PLANT LIST - TREES

LANDSCAPE WITH NEIGHBORHOOD ORIENTATION - REQUIRED TREE QUANTITIES AND SIZES.

NOTE: In most cases, quanitites are to be determined on a tree to landscaped area ratio.

A. NEIGHBORHOOD BOUNDARY (1 tree/300 sq. ft.)

1. Primary Tree

Minimum size = 5 gallon; maximum size = 15 gallon
25% minimum to be 15 gallon

2. Secondary Tree

Minimum size = 15 gallon

B. NEIGHBORHOOD ENTRANCE

1. Primary Theme Tree

Minimum size = 24" box

2. Secondary "Background" Tree used in areas contiguous with entrance streetscape (e.g. manufactured slopes) where circumstances permit. (1 tree/400 sq. ft.)

Minimum size = 5 gallon; maximum size = 15 gallon
50% minimum to be 15 gallon

C. NEIGHBORHOOD STREETSCAPES (1 tree/20 lineal feet of street frontage minimum)

1. Major Streetscape Mix:

a. Primary Tree

Minimum size = 15 gallon

Note 1: "Primary" is defined as more than 50%.

2: All percentages are approximate and ratios represent minimums.

b. Minor Streetscape

Minimum size = 5 gallon; maximum size = 15 gallon

D. NEIGHBORHOOD GREEN OPEN SPACE

1. Manufactured Slopes (a manufactured slope is a graded slope with a gradient of 3:1 or greater): (1 tree/ 400 sq. ft.)

a. Primary Tree

Minimum size = 1 gallon; maximum size = 15 gallon
50% minimum to be 5 gallon and/or 15 gallon

b. Secondary Tree

Minimum size = 5 gallon

2. Ridge Top Landscape Control Zone: (1 tree/500 sq. ft.)

a. Primary Tree

Minimum size = 5 gallon; maximum size = 15 gallon

b. Secondary Tree

Minimum size = 5 gallon

3. Open Space Trees: (1 tree/500 sq. ft.)

a. Primary Tree

Minimum size = 5 gallon; maximum size - 15 gallon
25% minimum to be 15 gallon

b. Secondary Tree

Minimum sizes: 15% to be 36" box
30% to be 24" box
55% to be 15 gallon

c. Miscellaneous Trees to be selected by Developer from APPROVED TREE LIST. Minimum sizes: 10% to be 36" box, 25% to be 24" box, 40% to be 15 gallon and 25% to be 5 gallon.

4. Natural Areas (Native Plant Cover) (1 tree/1000 sq. ft.)

   a. Primary Tree

      Minimum size = 1 gallon

   b. Secondary Tree

      Minimum size = 1 gallon

Note: Liners may be used instead of one gallons.

E. NEIGHBORHOOD RECREATIONAL OPEN SPACE

1. Manufactured Slopes - Same as "Neighborhood Green Open Space" manufactured slopes.

2. Ridge Top Landscape - Same as "Neighborhood Green Open Space" Ridge Top Landscape Control Zone.

3. Recreational Open Space (1 tree/400 sq. ft.)

   a. Primary Tree

      Minimum size = 5 gallon; maximum size = 15 gallon
      35% minimum to be 15 gallon

   b. Secondary Tree

      Minimum sizes: 15% to be 36" box
      30% to be 24" box
      55% to be 15 gallon

   c. Theme Tree to be selected by Developer from APPROVED TREE LIST.

      Minimum sizes: 20% to be 36" box
      30% to be 24" box
      50% to be 15 gallon

TER PLANT LIST

C = COMMUNITY

N = NEIGHBORHOOD

BOTANICAL NAME	COMMON NAME	C & N BOUNDARY	C ENTRY	N ENTRY	C STREETSCAPE	N STREETSCAPE	C GREEN OPEN SPACE	N GREEN OPEN SPACE	C REC. OPEN SPACE	N REC. OPEN SPACE	C & N REC. & ACTIVITY CTRS	N LANDSCAPED MANUF. SLOPES
ACACIA BAILEYANA	BAILEY ACACIA					X		X				X
ACACIA PENDULA	WEEPING ACACIA			X				X	X	X	X	X
AGONIS FLEXUOSA	PEPPERMINT TREE			X		X	X	X	X	X	X	X
ALBIZIA JULIBRISSIN	SILK TREE							X	X	X	X	X
ALNUS CORDATA	ITALIAN ALDER			X				X	X	X	X	
ARAUCARIA BIDWILLII	BUNYA-BUNYA			X				X		X		
ARAUCARIA HETEROPHYLLA	NORFOLK ISLAND PINE			X				X	X	X	X	
ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM										X	
ARECASTRUM ROMANZOFFIANUM	QUEEN PALM										X	
UHINIA VARIEGATA	PURPLE ORCHID TREE					X					X	
BETULA VERRUCOSA	EUROPEAN WHITE BIRCH			X						X	X	
BRACHYCHITON ACERIFOLIUM	FLAME TREE			X		X			X	X	X	
BRACHYCHITON POPULNEUM	BOTTLE TREE			X		X			X	X	X	
CALLISTEMON VIMINALIS	WEEPING BOTTLEBRUSH			X		X		X	X	X	X	X
CALODENDRUM CAPENSE	CAPE CHESTNUT			X		X			X	X	X	
CASUARINA EQUISETIFOLIA	IRONWOOD					X	X	X	X	X	X	X
CATALPA SPECIOSA	WESTERN CATALPA						X		X			
CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE							X		X	X	
CEDRUS ATLANTICA	ATLAS CEDAR			X				X		X	X	
CEDRUS DEODARA	DEODAR CEDAR			X				X	X	X	X	
CERATONIA SILIQUA	CAROB			X		X		X	X	X	X	
CHORISIA SPECIOSA	FLOSS SILK TREE			X				X			X	
CINNAMOMUM CAMPHORA	CAMPHOR TREE			X		X				X	X	
CUPANIOPSIS ANACARDIODES	CARROT WOOD			X		X				X	X	
CUPRESSOCYPARIS LEYLANDII	LEYLANDI CYPRESS								X	X	X	
ERYTHRINA CAFFRA	KAFFIRBOOM CORAL TREE		X	X					X	X	X	
ERYTHRINA CORALLOIDES	NAKED CORAL TREE		X	X					X	X	X	
ERYTHRINA HUMEANA	NATAL CORAL TREE		X	X					X	X	X	

MASTER PLANT LIST (CONT.)

C = COMMUNITY

N = NEIGHBORHOOD

BOTANICAL NAME	COMMON NAME	C & N BOUNDARY	C ENTRY	N ENTRY	C STREETSCAPE	N STREETSCAPE	C GREEN OPEN SPACE	N GREEN OPEN SPACE	C REC. OPEN SPACE	N REC. OPEN SPACE	C & N REC. & ACTIVITY CTRS	N LANDSCAPED HANU" SLOPES
EUCALYPTUS CAMALDULENSIS	RED GUM	X					X	X	X			
EUCALYPTUS CLADOCALYX	SUGAR GUM	X	X				X	X	X			
EUCALYPTUS FICIFOLIA	RED-FLOWERING GUM			X		X					X	X
EUCALYPTUS LEHMANII	BUSHY YATE	X			X	X	X	X	X	X	X	X
EUCALYPTUS LEUCOXYLON 'ROSEA'	WHITE IRONBARK	X					X	X	X	X	X	X
EUCALYPTUS MACULATA	SPOTTED GUM	X					X		X			
EUCALYPTUS NICHOLII	WILLOW-LEAFED PEPPERMINT							X		X	X	X
EUCALYPTUS POLYANTHEMOS	SILVER DOLLAR GUM					X	X	X	X	X	X	X
EUCALYPTUS RUDIS	DESERT GUM	X					X	X				X
EUCALYPTUS SIDEROXYLON	PINK IRONBARK			X	X			X		X	X	X
EUCALYPTUS TORQUATA	CORAL GUM					X		X		X	X	
FICUS BENJAMINA	WEEPING CHINESE BANYAN									X	X	
FICUS RUBIGINOSA	RUSTYLEAF FIG		X	X						X	X	
FICUS MICROPHYLLA	LITTLE LEAF FIG		X	X						X	X	
FRAXINUS UHDEI	EVERGREEN ASH			X						X		
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW			X						X	X	
GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE			X		X					X	
GREVILLEA ROBUSTA	SILK OAK			X				X	X	X	X	
HARPEPHYLLUM CAFFRUM	KAFFIR PLUMB			X						X	X	
JACARANDA ACUTIFOLIA	JACARANDA			X		X			X	X	X	
KOELREUTERIA HENRYI	CHINESE FLAME TREE			X		X				X	X	
KOELREUTERIA PANICULATA	GOLDEN RAINTREE			X		X				X	X	
LEPTOSPERMUM LAEVIGATUM	TEA TREE							X	X	X	X	
LIQUIDAMBAR STYRACIFLUA	AMERCIAN SWEET GUM			X		X			X	X	X	
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA			X						X	X	
MAYTENUS BOARIA	MAYTEN TREE										X	
MELALEUCA LINARIFOLIA	FLAXLEAF PAPERBACK TREE			X							X	
MELALEUCA QUINQUENERVIA	CAJEPUT TREE			X							X	

MASTER PLANT LIST (CONT.)

C = COMMUNITY

N = NEIGHBORHOOD

BOTANICAL NAME	COMMON NAME	C & N BOUNDARY	C ENTRY	N ENTRY	C STREETSCAPE	N STREETSCAPE	C GREEN OPEN SPACE	N GREEN OPEN SPACE	C REC. OPEN SPACE	N REC. OPEN SPACE	C & N REC. & ACTIVITY CTRS	N LANDSCAPED MANUF. SLOPES
METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE			X		X			X	X	X	
MYOPORUM LAETUM 'CARSONII'	MYOPORUM							X		X	X	
PHOENIX RECLINATA	SENEGAL DATE PALM										X	
PINUS CANARIENSIS	CANARY ISLAND PINE	X	X	X	X	X	X		X	X	X	
PINUS HALEPENSIS 'BRUTIA'	ALEPPO PINE	X		X	X		X	X	X	X	X	X
PINUS PINASTER	CLUSTER PINE			X	X	X	X	X	X	X	X	
PINUS PINEA	ITALIAN STONE PINE	X	X	X	X	X	X	X	X	X	X	X
PINUS ROXBURGHII	CHIR PINE		X	X	X	X			X	X	X	
PINUS THUNBERGIANA	JAPANESE BLACK PINE			X							X	
PINUS TORREYANA	TORREY PINE	X	X	X	X		X	X	X	X	X	X
PITTOSPORUM CRASSIFOLIUM	KARO			X		X				X	X	
PITTOSPORUM RHOMBIFOLIUM	QUEENSLAND PITTOSPORUM					X					X	
PITTOSPORUM UNDULATUM	VICTORIAN BOX					X				X	X	
PLATANUS ACERIFOLIA	LONDON PLANE TREE		X	X	X	X			X	X	X	
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE		X	X	X				X	X	X	
PODOCARPUS GRACILIOR	FERN PINE			X		X				X	X	
POPULUS NIGRA 'ITALICA'	LOMBARDY POPLAR			X				X			X	
PRUNUS CERASIFERA PISSARDI	PURPLE LEAF PLUM			X		X			X	X	X	
PYRUS KAWAKAMII	EVERGREEN PEAR			X		X				X	X	
QUERCUS ILEX	HOLLY OAK			X		X		X		X	X	
QUERCUS SUBER	CORK OAK			X		X		X		X	X	
RHUS LANCEA	AFRICAN SUMAC			X		X		X	X	X	X	X
ROBINIA PSEUDOACACIA	BLACK LOCUST				X		X	X				
SALIX BABYLONICA	WEEPING WILLOW			X				X		X	X	
SCHINUS MOLLE	CALIFORNIA PEPPER TREE			X			X	X			X	X
SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER			X		X	X	X			X	X
TABEBUIA CHRYSOTRICHA	GOLDEN TRUMPET TREE									X	X	
TABEBUIA IPE	NCN									X	X	
TIPUANA TIPU	TIPU TREE			X				X	X		X	X

...STER PLANT LIST (CONT.)

C = COMMUNITY

N = NEIGHBORHOOD

BOTANICAL NAME	COMMON NAME	C & N BOUNDARY	C ENTRY	N ENTRY	C STREETSCAPE	N STREETSCAPE	C GREEN OPEN SPACE	N GREEN OPEN SPACE	C REC. OPEN SPACE	N REC. OPEN SPACE	C & N REC. & ACTIVITY CTRS	N LANDSCAPED MANUF. SLOPES
...RISTANIA CONFERTA	BRISBANE BOX			X		X	X	X	X	X	X	X
...LMUS PARVIFOLIA	CHINESE EVERGREEN ELM		X	X		X			X	X	X	
...ASHINGTONIA FILIFERA	CALIFORNIA FAN PALM										X	
...ASHINGTONIA ROBUSTA	MEXICAN FAN PALM										X	
ZELKOVA SERRATA	SAWLEAF ZELKOVA			X		X				X	X	