



Table 3

# AREA B

This area is characterized by mid to late 20th century development of the "Post-War" period, containing a majority of the more contemporary, larger-scaled apartment complexes in the community. Buildings tend to be inward-focused and auto-oriented, with many parking spaces, garages and driveways on the street front. Development is eclectic and diverse, with a mix of apartments, bungalow courts, granny flats and single-family residences. The landscape also tends to be eclectic and sporadic.

CHARACTER DEFINING ATTRIBUTES	PRIORITY FOR CONSERVATION			NOTES
	LOW	MED	HIGH	
<b>HISTORIC DESIGNATION</b>				
<ul style="list-style-type: none"> <li>No identified historic district</li> <li>Fewer than 10 Historic Sites</li> </ul>			X	Class Bias in existing dissonant
<b>LANDSCAPE ELEMENTS</b>				
<ul style="list-style-type: none"> <li>Sporadic &amp; Eclectic</li> <li>Overgrown in some areas</li> <li>Plenty of fences and gates</li> <li>Hilly, with many variations in slope</li> </ul>				
<b>STREETScape ELEMENTS</b>				
<ul style="list-style-type: none"> <li>Historic "Acorn" lamps with banners along Broadway and 30th</li> <li>Narrow sidewalks with eclectic landscape treatments</li> </ul>				
<b>BUILDING DESIGN ELEMENTS</b>				
<ul style="list-style-type: none"> <li>Predominantly multi-family of the mid to late 20th century</li> <li>Gated buildings with internal garages</li> <li>Little ornamentation in building design</li> <li>Eclectic combination of apartment complexes with bungalow courts, granny flats and single-family residences</li> </ul>				
<b>SITE DEVELOPMENT PATTERNS</b>				
<ul style="list-style-type: none"> <li>Development occurs internal to the block, with dwellings tucked in the back of the lot, and along alleys</li> <li>Parking in the front yard is common</li> <li>No consistent street orientation</li> <li>Many driveways and curb cuts</li> </ul>			?	Keep what is there. That's illegal. Questions don't match territory.
<b>PUBLIC ART</b>				
<ul style="list-style-type: none"> <li>Einstein Angle of Repose</li> </ul>				
<b>OTHER</b>				
<p>Preserve small scale everywhere.</p>				

P

Table 3

# AREA C

Table 3

This area includes the South Park neighborhood and is characteristic of early 20th century streetcar development, with a traditional neighborhood design that includes compact blocks, small-scale, single-family homes with consistent street orientation, front porches, stoops and detached garages. Many streets have continuous rows of street trees and landscape treatments along pedestrian-oriented sidewalks. Commercial development in this area is primarily storefront, "Main Street" type commercial. Several historic designated sites exist in this area. While craftsman styles are highly identifiable, Prairie, Mission Revival and Spanish Eclectic architectural styles also exist. The topography of this area is relatively flat compared to other areas in the community, making it highly walkable and bike friendly.

CHARACTER DEFINING ATTRIBUTES	PRIORITY FOR CONSERVATION			NOTES
	LOW	MED	HIGH	
<b>HISTORIC DESIGNATION</b>				
<ul style="list-style-type: none"> <li>Potential Historic District / Conservation Area</li> <li>More than 30 Historic Sites</li> </ul>			X	See map - Blue
<b>LANDSCAPE ELEMENTS</b>				
<ul style="list-style-type: none"> <li>Continuous street trees</li> <li>Consistent front yard setbacks</li> <li>Fences, hedges, garden walls, gates</li> <li>Palm trees throughout</li> <li>Relatively flat and walkable</li> <li>Some buildings are raised above the street with retaining walls along the sidewalk edge</li> <li>Variety of rich plants on the street</li> </ul>				
<b>STREETScape ELEMENTS</b>				
<ul style="list-style-type: none"> <li>Sidewalk cafes, street furniture and amenities along commercial storefronts</li> <li>Bike racks and benches</li> <li>Special pavers and sidewalk treatments</li> <li>Narrow Streets with parking on each side</li> <li>Good street connectivity</li> <li>Variety of plant material &amp; stone</li> </ul>				
<b>BUILDING DESIGN ELEMENTS</b>				
<ul style="list-style-type: none"> <li>Storefront, "Main Street" commercial</li> <li>Buildings are oriented to the street &amp; pedestrians</li> <li>Garages are detached and/ or tucked in rear of lot</li> <li>Small-Scale single-family homes predominate with some granny flats and accessory structures</li> <li>Front porches &amp; stoops</li> <li>Consistent size, scale and bulk of buildings</li> <li>Use of siding, rock, shingle &amp; wood trellis</li> </ul>				
<b>SITE DEVELOPMENT PATTERNS</b>				
<ul style="list-style-type: none"> <li>Small blocks and lots</li> <li>Consistent setbacks</li> <li>Detached garages</li> <li>Mostly single-family land uses</li> </ul>	X		X X X	<ul style="list-style-type: none"> <li>Commercial setbacks changes</li> <li>Granny flats major issue.</li> </ul>
<b>PUBLIC ART</b>				
<ul style="list-style-type: none"> <li>Artistically designed street furniture (benches, trash cans, bike racks)</li> <li>Unique signs characteristic of era</li> <li>Murals on sides of buildings</li> </ul>				
<b>OTHER</b>				
<p>Preserve small scale everywhere.</p>				<p>no block long mixed use.</p> <p>Table 3</p>

Table 3

# AREA D

This area is characterized by development that is adapted to steep slopes and canyons, with mostly small-scale, single-family homes that are oriented to the street and modest in detailing and materials. There is no distinguishable style that dominates the area, although a few expressive and unique houses are scattered throughout. Many landscape elements are used, most notably, the use of rock material around the base of buildings, garden walls and sidewalks. Streets are the narrowest in the community, with some winding streets and interesting dead-ends along the canyons. Landscape planting is lush and wraps in and around blocks and streets.

CHARACTER DEFINING ATTRIBUTES	PRIORITY FOR CONSERVATION			NOTES
	LOW	MED	HIGH	
<b>HISTORIC DESIGNATION</b>				
<ul style="list-style-type: none"> <li>No identified historic districts</li> <li>Fewer than 5 Historic Sites</li> </ul>			X	Areas need to be defined commercial/residential/historic
<b>LANDSCAPE ELEMENTS</b>				Canyon is in this area.
<ul style="list-style-type: none"> <li>Canyons are the key defining element</li> <li>Sporadic and eclectic landscape</li> <li>Lush planting that wraps around blocks and streets</li> <li>Steep slopes and views to bay and eastern neighborhoods</li> <li>Site walls, garden walls, retaining walls</li> <li>Private driveways</li> <li>Fences, gates, stone walls, hedges</li> <li>Some mature trees interspersed with shrubs</li> <li>Use of rock material/ stone</li> </ul>				
<b>STREETScape ELEMENTS</b>				
<ul style="list-style-type: none"> <li>Lack sidewalks in some areas around canyons</li> <li>Non-contiguous sidewalks with planting strips</li> <li>Narrow, winding streets with parallel parking on each side</li> <li>Overhead power lines</li> <li>Interesting dead-ends at canyons</li> <li>Several bridges over canyons</li> </ul>				
<b>BUILDING DESIGN ELEMENTS</b>				
<ul style="list-style-type: none"> <li>Small-lot, small scale single-family homes</li> <li>Bungalow type houses with modest design details and materials</li> <li>Little if any commercial uses</li> <li>Residential "bedroom community" feel</li> <li>Buildings are raised above and below the street, in response to steep slopes</li> <li>Most houses face the street with front lawns</li> <li>Garages are tucked behind</li> <li>Front porches, stoops (simple, not ornate)</li> </ul>				
<b>SITE DEVELOPMENT PATTERNS</b>				
<ul style="list-style-type: none"> <li>Rural feel?</li> <li>Constrained/ formed by the canyons and slope</li> <li>A few large scale developments (school, industrial, etc.)</li> <li>Small lots</li> </ul>			X	<ul style="list-style-type: none"> <li>Maintain open space</li> <li>-exists - No more, please.</li> <li>What exists needs</li> </ul>
<b>PUBLIC ART</b>				
<ul style="list-style-type: none"> <li>None immediately recognizable</li> </ul>				
<b>OTHER</b>				
<p>Preserve small scale everywhere.</p> <p>not as familiar with all areas -</p> <p>No long-Block mixed use.</p>				<p>(unused) Gas stations can be removed!</p> <p>to the Planning Committee</p>