CITY OF LA MESA
JEWEL of the HILLS

TREE POLICY MANUAL

Adopted By City Council - Ordinance 97-2686, November 25, 1997

Revised & Adopted By the Tree Board – February 11, 2013

Since 1980

Revised 03/11/13

DISCLAIMER

The *City of La Mesa Tree Policy Manual* was prepared and developed as a guide for City departments and divisions that will be involved with the review of landscape design and maintenance of trees within the City. This is the most current version of the City's Tree Policy Manual. It may not be fully adequate to address all aspects of tree maintenance. Therefore, it is prudent for the applicable City department members and outside design professionals to avail their best professional experience and good judgment is using the information in this document.

The City of La Mesa makes no warranty either expressed or implied as to the accuracy or reliability of the information contained in this 2012 version of the City of La Mesa Tree Policy Manual.

Effective July 28, 1987, by Resolution No. 15579, the City of La Mesa adopted as policy the San Diego Regional Standard Drawings as the design standards governing development within the City of La Mesa's jurisdiction. The design guidelines presented here are only meant to supplement the Regional Standard Drawings; where conflict arises between these guidelines and the Regional Standard Drawings, the City of La Mesa Standard Drawings shall take precedence.

_____ 3/11/13

Gregory P. Humora Date
City Engineer, Director of Public Works

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SECTION 1: PURPOSE

The purpose of this manual is to provide a reference for existing City of La Mesa guidelines, policies and standards for the planting, care, preservation, maintenance, replacement and removal of trees within the public right-of-way and on private property. The goal is the preservation of existing trees wherever feasible and their replacement when removal is necessary. This manual is also to be used as a reference guide for planting new trees, and to provide rules in the exercise of the City's authority to remove encroachments when deemed necessary for public safety and welfare within the City of La Mesa. (*Tree Policy, Adopted November 14, 1989, Section II - Purpose*)

References made in this manual have been extracted from existing documents governing and pertaining to planting, caring for and maintaining trees and landscaping throughout the City. Individual users of this manual should consult the complete documents referenced for specific and comprehensive information.

SECTION 2: AUTHORITY AND POWER

The city shall develop and maintain a Tree Policy Manual which provides for policies and guidelines for the planting, care, preservation, maintenance, and removal of trees within the public right-of-way and on private property. The Tree Policy Manual shall be approved by the city council. The manual may be amended from time to time to reflect updates to the program, the La Mesa General Plan, or other changes in the physical development or environment of La Mesa. The city's development advisory board shall serve as the city tree board which shall review and recommend updates to the manual as needed. *(Municipal Code Section24.02.037, Ord. 97-2686 § 2; November 25, 1997)*

The Development Advisory Board (DAB) shall serve as the City Tree Board. The DAB shall review and update the City's Tree Policy Manual, as required, from time to time, to maintain consistency with the City's General Plan and other related documents. *(Municipal Code Section 24.02.010(G), Ordinance No. 97-2686 (See Appendix A))*

The DAB shall consist of the Community Development Director, City Engineer, Building Division Director, Associate Engineer, and Fire Marshal. When acting as the City Tree Board the Public Works Superintendent shall also be a voting member. *(Municipal Code Section 24.02.010(G), Ordinance No. 97-2686 (See Appendix A))*

Tree Policy - Approval and Revision History

Section Revised	Revision Description	Approved By	Date
	Policy for the removal, replacement and trimming of and other landscaping located within the public street right of way and privately owned landscaping encroaching into the public street right of way	City Council	11/14/79
	Policy for the acceptance of funds for planting trees.	Ron Bradley, CE	11/30/84
24.02 LMMC	Ordinance to amend	City Council	11/25/97
	Tree Policy Manual	Tree Board	12/1/99
	Tree Policy Manual Update	Tree Board	

SECTION 3: APPLICABILITY

The scope of this policy is intended to cover only those trees and other landscaping located within or which encroach into the public right-of-way. Trees or landscaping located entirely within private property shall be subject to the provisions of the appropriate sections of the City Municipal Code. (*Tree Policy, Adopted November 14, 1989, Section I - Scope*)

SECTION 4: DEFINITIONS

A. Street Tree: Any tree located within the City street right-of-way. These may be located in parkways, behind sidewalks, or in cases where there is no sidewalk, in the space between the edge of pavement or curb and the property line.

Exception: Trees planted as a condition of approval of a development entitlement and which are designated as the adjacent property owner's responsibility to maintain. *(Tree Policy, Adopted November 14, 1989, Section III - Definitions)*

B. Parkway: The strip of land located within 10 feet from face of curb; generally between face of curb and the sidewalk or back of sidewalk and City street right-of-way. (*Tree Policy, Adopted November 14, 1989, Section III – Definitions)*

C. Street right-of-way: That area owned by the City and used for street purposes, extending between property lines on either side of the street. Paralleling or adjacent easements identified for utilities are not considered as street right-of-way for purposes of this policy. (*Tree Policy, Adopted November 14, 1989, Section III - Definitions)*

D. Exterior Architectural Feature: The architectural style, design, general arrangement, components and natural features and all the outer surfaces of the improvement, including, but not limited to, the kind and texture of the building material, the type and style of all windows, doors, lights, signs, walls, fences, and other fixtures appurtenant to such improvement, and the natural form and appearance of but not by way of limitation, any grade, rock, body of water, stream, tree, plant, shrub, road, path, walkway, plaza, fountain, sculpture, or other form of natural or artificial landscaping. (*Municipal Code Section 25.01.050(g)*)

SECTION 5: STREET TREE PROGRAM: TREE PLANTING, MAINTENANCE AND REMOVAL

The City maintains an inventory of all trees within the public right-of way for which the City is responsible for continual maintenance, (See Appendix I). Any additions, deletions or substitutions to the existing inventory should be documented.

I. STREET TREE PROGRAM:

A. Street Tree Requirements

1. Street trees shall be planted at a minimum of one 15-gallon tree per 40 feet of linear street frontage. Trees may be placed on center or clustered in groups, dependent on the prevailing pattern in the neighborhood. (For requirements within the Mixed-Use Overlay Zone, refer to Appendix VI.)

2. Trees shall be placed a minimum of 10 feet from all traffic signals, stop signs, utility poles, street lights, fire hydrants or transformer enclosures.

3. A root barrier such as "bio-barrier" shall be installed per manufacturer's specifications for all trees within 5 feet of a public sidewalk.

4. Trees shall be selected and maintained so that upon maturity a minimum distance of 7 feet clear is maintained between the finish grade and the lower branches.

5. Trees shall be specified from the approved street tree list for final approval by the Director of Public Works.

II. INSTALLATION:

A. The City maintains an inventory of all trees within the public right-of way which the City is responsible for maintenance. (See Appendix I.) When a property owner desires to replace an existing tree or add additional trees along their property frontage within the public right-of-way the following policy shall be adhered to:

1. The property owner shall sign a Tree Planting and Maintenance Agreement for continued maintenance of the tree. (See Exhibit VI.)

2. A property owner may request that City forces do the work. Trees being planted at the request of the property owner are performed on a first-come-first-serve basis.

3. The property owner may perform the work themselves but replacement of an existing tree that requires tree removal shall be done in accordance with provisions set forth in this manual.

4. Prior to beginning the work, the property owner should contact the City and obtain an Encroachment Permit to perform work within the public right-of-way, and provide a sketch of their property frontage showing locations of existing and proposed tree locations, driveway location, distance off of curb face, adjacent property lines, utility locations and any other facilities that may conflict with the tree locations.

5. All trees should be free of insects, pests, or fungus disease. They should have normally well developed branch systems and a vigorous and fibrous root system, which is not root or pot bound.

6. Trees shall be staked or guyed until they are self-supporting. (See LMSD LS-1 and Tree Planting & Staking, Exhibit I.)

7. See Section V through VIII, below, for care and maintenance.

B. Final Approval

1. Upon completing the installation of the landscaping and irrigation system, the developer, contractor, or landscape architect shall submit a letter to the Director of Public Works stating that all landscaping, irrigation, drainage, and hardscape was installed according to City standards and per specifications and details of the approved plans. This letter shall also note any significant changes to either the planting or irrigation plans which were made during installation. Receipt of this letter and final inspection by the Department shall be required prior to final occupancy being granted for the project. Any trees added by new development will be added to the City's asset inventory by the Land Development Mgr.

III. REMOVAL:

A. Street trees shall only be removed by the City or duly authorized agents of the City. In certain cases, removal will be permitted by others but only upon approval by the Director of Public Works and an encroachment permit is obtained from the City. Removal by others shall be subject to all the conditions contained in the encroachment permit. Removal by either the City or others will be allowed only when one of the following has occurred: *(Tree Policy, adopted November 14, 1989, Section IV - Tree Removal - #1-8 - p.2)*

1. The tree is dead.

2. The tree is damaged, diseased, or infested beyond the point of saving using reasonable horticultural practices, or should be removed to prevent the spread of disease or infestation.

3. The tree is uprooted and a hazard.

4. The tree is damaging improvements such as pavement, curb and gutter, and sidewalk, and all options such as root pruning, re-routing of improvements around the tree, or other methods which may become available, have been considered but deemed infeasible.

5. The tree is damaging private improvements and methods described in number 4 above are not feasible.

6. The tree is deemed by the Department of Public Works to be a substantial hazard to traffic or pedestrians, and all other reasonable alternatives are deemed infeasible.

7. The tree is noxious, a public nuisance or is otherwise a safety or health risk. Property owner dislike or dissatisfaction with a particular street tree shall not be grounds for removal, unless strong medical or other reasons are documented to the satisfaction of the Public Works Superintendent.

8. Root intrusion into a private sewer lateral shall not be grounds for removal of a tree. Root intrusions shall be handled in a manner consistent with the revised sewer lateral maintenance policy adopted December 24, 2012.

B. Tree Removal By Utility Company

A utility company may request removal of a tree if it has determined that the tree is interfering with and has the potential to disrupt utility service. A utility wishing to remove a tree shall perform the following prior to removing the tree:

1. Inform the City in writing which tree it would like to remove and the reasons for requesting removal.

2. If the City approves the request for removal then the Utility shall:

   a. Send a letter to the property owner(s) informing them that the tree will be removed and the reasons why.

   b. Propose a replacement tree and location to the City and property

owner(s).

c. Have the property owner(s) execute a tree maintenance agreement if a new tree is installed. (See Exhibit VI.)

d. Remove the old tree and stump.

e. Plant new tree.

C. Where tree stumps are removed, the City will be responsible only for backfilling the hole with topsoil. The City will not be responsible for replacing surface improvements such as decorative brick, ground cover, or other treatments which previously existed around the tree. Improvements replaced by the property owner shall be done in a manner acceptable to the City Engineering Division. *(Tree Policy, adopted November 14, 1989, Section IV - Tree Removal - p. 2)*

D. The owner or resident of the property at which a street tree is to be removed shall be notified a minimum of one week in advance of the removal, except in the case of an emergency so deemed by the Superintendent of Public Works. *(Tree Policy, adopted November 14, 1989, Section IV - Tree Removal - p. 3)*

E. Except where removal by others is approved, all cleanup and removal of debris, brush, and wood shall be the responsibility of the City. *(Tree Policy, adopted November 14, 1989, Section IV - p. 3)*

F. Emergencies may require immediate action on an individual tree basis. The Superintendent of Public Works shall determine whether an emergency exists. *(Tree Policy, adopted November 14, 1989, Section VII - Trimming of Street Trees - p. 3)*

G. For replacement of removed trees, see Section IV - Tree Replacement, below.

IV. TREE REPLACEMENT:

A. Trees will be replaced when: *(Tree Policy, adopted November 14, 1989, Section V - Tree Replacement)*

1. The property owner signs the tree maintenance agreement.

2. The property owner purchases the tree and all related materials necessary to plant the tree in accordance with Exhibit I.

3. The original tree was destroyed as the result of some action, such as an auto accident, from which recovery of costs may be made by the City.

B. Trees will not be replaced at locations where deemed inappropriate by the Director of Public Works due to inadequate space, sight distance or other problems.

C. The method of the planting (Exhibit I) and the list of approved street trees (Exhibit II) may be amended by the Director of Public Works from time to time as experience or technology dictates. In areas of special landscaping, such as median islands or other street landscaped areas, trees of other species may be planted that are appropriate for the space available. *(Tree Policy, adopted November 14, 1989, Section V - Tree Replacement - p.3)*

D. Plant materials that have deteriorated or died shall be replaced with healthy plantings, or the area should be redesigned and replanted with other landscape treatments to provide an attractive and equivalent appearance. *(Urban Design Program - Streetscape - D(4) - p. 67)*

V. CARE AND MAINTENANCE AFTER PLANTING:

A. Resource limitations make it impractical for City forces to provide continual care for newly planted trees. Adjoining property owners will be responsible to provide water to the tree, and to report tree distress if any should occur. Homeowners will be required to enter into a maintenance agreement for care of the tree, (See Exhibit VI). Written watering instructions along with a contact phone number, will be provided by the City. *(Tree Policy, adopted November 14, 1989, Section VI - Care and Maintenance After Planting)*

B. Trees should be maintained to ensure water efficiency. A regular maintenance schedule should include, but not be limited to: checking, adjusting, and repairing irrigation equipment; resetting the automatic controller; aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning; and, weeding in all landscaped areas. (See Water Efficient Landscape Regulations, Appendix 4.)

C. Watering should be scheduled between the hours of 2:00 AM and 10:00 AM to avoid irrigating during times of high wind or high temperature. Deep watering practices shall be utilized to promote deep rooting of trees and shrubs.

D. Trees and shrubs should be trimmed or pruned to prevent blocking or interference with the following:

1. Sight distance views; no shrubs shall be allowed to exceed 36” in height when planted within parkways. Tree canopy shall not extend below; 7’ in height over sidewalks or 14 feet in height over public streets and alleys. *(Refer to LMSD LS-1; Tree Planting & Staking, (See Exhibit I) and LMFD Fire Code Section 503.2.1)*

2. Pedestrian or motor vehicle access.

3. Installation, maintenance or repair of any public utility or fire lane.

4. Damage to property line fences or structures on adjoining properties.

E. All landscaped areas shall be regularly watered, fertilized, weeded and otherwise kept in good condition.

F. The City will be responsible for pruning, and chemical treatment for insects. *(Tree Policy, adopted November 14, 1989, Section VI - Care and Maintenance After Planting), R.O.W. Tree maintenance Handout (See Exhibit IV.)*

G. Plantings must be kept watered, fed, cultivated, and pruned as required to give a healthy and well groomed appearance during all seasons. Planting areas should be periodically weeded and cleaned. *(Urban Design Program - Streetscape - D(5) - p. 67)*

VI. TRIMMING OF STREET TREES:

A. Trimming of street trees shall be the responsibility of the City Public Works Department, either by City forces or by private contract. Scheduling shall generally be by Maintenance Zones so as to give a uniform appearance to neighborhoods. The City is divided into seven (7) maintenance zones. One zone shall be pruned each year and maintenance shall rotate through the zones in numerical and clockwise order around the City. Tree and root pruning shall be followed by repairs to concrete hardscape then asphalt concrete public improvements. (See Exhibit IV). *(Tree Policy, adopted November 14, 1989, Section VII - Trimming of Street Trees)*

B. Regular trimming will consist of providing a minimum clearance of 7 feet above sidewalks, and 14 feet above the street or alley. Trees will be thinned out and or have their crowns reduced. Traffic control signs or other warning devices shall be kept clear of growth, with good visibility provided to motorists. *(Tree Policy, adopted November 14, 1989, Section VI - Trimming of Street Trees and LMFD Fire Code Section 503.2.1)*

C. SDG&E will be notified of trees growing into electrical wires. That agency will normally provide trimming necessary for their facilities only. The City will provide other trimming as necessary. *(Tree Policy, adopted November 14, 1989, Section VII - Trimming of Street Trees)*

VII. ROOT PRUNING:

A. PURPOSE

The purpose of the root pruning policy is twofold:

1. To provide guidelines for root pruning that will protect the health of the tree;

and

2. To reduce safety hazards and damage to property caused by aggressive tree roots.

B. OBJECTIVES

1. To reduce future root problems by implementing a proper planning and assessment process.

2. To develop root pruning practices and guidelines.

3. To provide a process for correcting existing root problems that is a threat to public safety or is causing property damage.

4. To train and instruct staff in the methods of root growth control.

5. To develop a communication link with other City departments whose operations are affected by aggressive tree roots.

C. DEFINITIONS

1. Root Pruning -The practice of removing a portion of a tree's root system.

2. Root Pruner - A machine that cuts roots up to a depth of half a meter 1½ feet below grade level.

3. Tree - A woody plant with one or more stems and a minimum diameter width of 1 inch and a minimum height of 4 feet.

D. RESPONSIBILITY

1. The Park Maintenance Supervisor has the overall responsibility for implementing the root pruning guidelines.

2. The Park Maintenance Supervisor is responsible for coordinating the root pruning operations.

3. The Park Maintenance Supervisor is responsible for training staff.

4. Approval of the Park maintenance Supervisor or Engineering Division is required before any tree root over four inches in diameter is pruned. Any tree root with a diameter of less than four inches can be pruned without the approval of the Parks Supervisor.

E. PROCEDURE

1. All new planting locations shall be assessed by the appropriate Parks or Engineering Division personnel to avoid creating future root problems for the site. In order to prevent tree root problems created by using inappropriate trees for the site, The Approved Parkway Street Tree List shall be followed by all persons planting trees on public land.

2. Applicants applying for a building permit whose construction activities will require a public tree to be root pruned shall be advised to contact the Parks Supervisor.

3. All new construction projects shall be jointly assessed by the Parks Supervisor and the contractor to determine if there is a need to do any root pruning before work commences. The contractor is required to notify Department of Public Works a minimum of two weeks in advance so that any root pruning can be completed before the work commences.

4. The Park Maintenance Supervisor shall conduct an on-site assessment of the root pruning work required.

5. The Park Maintenance Supervisor shall schedule a crew/contractor to do the root pruning required. The work shall be done in accordance with the root pruning guidelines described in Section G, below.

6. The Park Maintenance Supervisor is responsible for conducting ongoing site assessments while the project is occurring. This is to ensure that no additional roots are cut by the contractor without the approval of The Department of Public Works.

7. In cases where a tree on public property must be root pruned to accommodate a private development, the cost of the root pruning shall be billed to the proponent of the project.

8. Contractors or private property owners performing unauthorized root pruning on public trees resulting in instability to the tree or its subsequent demise shall be billed for any expenses incurred in remedying the situation or replacing the tree. An assessment of all affected trees shall be conducted within two years of the project completion to determine the effectiveness of the root pruning and if any additional work will be required. The Park Maintenance Supervisor will determine any follow-up work needed.

F. GUIDELINES

Root pruning is done to:

- prevent serious damage to a tree's root system by construction;
- eliminate a safety hazard; and
- alleviate or prevent damage to public property. Root pruning should be employed as a last resort when viable alternatives to severing the roots cannot be found. The following guidelines shall be employed for root pruning.

1. All root pruning work associated with City trees shall be done by City staff or its designated contractor.

2. All root pruning requires the approval of the Park Maintenance Supervisor.

3. Root pruning shall be done when below ground construction work is occurring within fifteen feet (15') of a city tree or when roots restrict the installation of public improvements. The root pruning will be done to a depth of one and a half feet (1½') below ground or in the case of sidewalk installation, to a depth sufficient to install the sidewalk. Prior to root pruning, the tree must be laced or thinned by authorized city staff or their designated contractor. The following root pruning table shall act as a guide for the distance to prune away from the base of a tree and when the tree must be laced or thinned prior to pruning.

TRUNK DIAMETER	DISTANCE FROM TREE BASE
0 – 4 inches	3.5 feet
4 – 6 inches	7 feet
6 – 8 inches	8 feet
8 – 10 inches *	10 feet
10 – 12 inches*	11.5 feet
12 – 14 inches*	13 feet
14 – 16 inches*	15 feet
16 – 18 inches*	16.5 feet
18 – 20 inches*	18 feet

* This size tree must be laced or thinned prior to root pruning.

4. All roots greater than 2" shall be cleanly cut with a root pruner, a sharp saw and/or hand pruners, to encourage good callus tissue. It is recommended that the roots be prune back to the next node.

5. No more than one third of a tree's root system shall be removed without the

approval of the Park Maintenance Supervisor.

6. Roots must not be removed from more than one side of the tree in any given year.

7. All excavation holes are to be covered with a wet tarp and kept moist for the duration of the construction project to protect the roots from desiccation.

8. Root barriers shall be used in association with root problems adjacent to concrete and asphalt walkways. *(Refer to LMSD LS-1, Tree Planting Policy for root barrier installation. (See Exhibit I.))*

9. Root control barriers may be used in those sites deemed appropriate.

10. Should the Park Maintenance Supervisor determine that root pruning will not alleviate the problem then the tree may be rated as a hazard tree and subsequently recommend for removal. **(See Section 5: Street Tree Planting, Maintenance and Removal,** Subsection III - Removal.**)**

11. Top soil shall be used to backfill the excavation area.

12. Root pruning of surface roots shall only occur if the level of the surrounding surface cannot be raised.

13. No root pruning will occur within six feet of a tree without the approval of the Park Maintenance Supervisor. The installation of any utilities within the six foot zone shall be by auguring a trench under the tree.

VIII. STANDARDS AND SPECIFICATIONS:

A. See **Section 8 - LANDSCAPING**, Subsection V - Landscape Design, p. 8-10 to 8-12.

B. See **Tree Planting Specifications**, (Exhibit I)

C. See **Approved Street Tree List**, (Exhibit II)

D. See **Tree List - Color Exhibit**, (Exhibit III)

SECTION 6: ADJACENT LANDOWNER RESPONSIBILITY

I. RESPONSIBILITY

A. The area commonly referred to as the "parkway" between the public right of way and the improved street, excluding sidewalk, shall be maintained by the adjacent property owner.

B. Unless otherwise agreed to, trees within the public right of way shall be trimmed by the city.

C. Unless otherwise agreed to, trees within the parkway shall be trimmed by the city.

D. Trees within the public right of way or the parkway shall be watered and fertilized as necessary by the adjacent property owner.

E. The maintenance of trees and landscaping located on private property adjacent to the public right of way shall be the responsibility of the property owner

II. PROCEDURE

A. Parkway improvements shall be approved by the city.

B. Parkways are to be properly maintained. Plant material shall be healthy. Weeds shall be removed. Plants or vegetation shall not encroach into the street or the sidewalk as this could create a hazard. Debris from parkways shall not encroach into the street or the sidewalk.

C. To reduce storm water pollution and runoff, parkways are not to be paved with asphalt, concrete or other impervious material. They may be landscaped with plants, mulch, decomposed granite, pavers or other pervious material.

D. Sidewalks shall have a minimum of a 7-foot high clearance from all trees and vegetation. It shall be the property owner's responsibility to maintain height clearances. (See Exhibit I.)

E. Encroachment and Obstructions:

1. Where trees on private property encroach into the public right-of-way and are determined to be in need of trimming because they are affecting the safety of the general public, the property owner shall be notified in writing to perform designated trimming within 10 days. If not done within the specified period, City forces will perform the trimming, but only as necessary to remove the endangerment. No special shaping or trimming will be performed. The City will dispose of all trimmings. The

property owner will be billed for the City's costs in performing the work and accept all risk and liability associated with the trimming even after the work has been performed. *(Tree Policy, adopted November 14, 1989, Section VIII - Privately Owned Street Trees)*

2. In case of a private tree falling across the public right-of-way, the Public Works Department will take immediate action to clear the obstruction back to the property line and off the right-of-way. The wood from this type of removal will be cut into handling lengths and given to the property owner only if the property owner requests. The property owner will be billed for the City's costs in performing the work and accept all risk and liability associated with the trimming even after the work has been performed. *(Tree Policy, adopted November 14, 1989, Section VIII - Privately Owned Street Trees)*

F. See **Section 5 - TREE PLANTING, MAINTENANCE AND REMOVAL,** Subsection III - Removal (C), p. 5-2.

G. Streets shall have a minimum of a 14-foot high clearance from all trees and vegetation. It shall be the property owner's responsibility to maintain height clearances. (See Exhibit I.)

H. Trees and vegetation shall not affect site distance as this could create a hazard. It shall be the property owner's responsibility to maintain site distances. (See Exhibit V – Sight Distance Requirements At Corners.)

I. City staff spends a considerable amount of time responding to complaints regarding vegetation encroachments from height clearance and site distance. It is the property owner's responsibility to remove these encroachments. If a complaint is received regarding an encroachment, the city will investigate the complaint. If the investigation finds that the encroachment complaint is valid, a letter will be issued to the property owner requesting removal of the encroachment within a specified time period. If the encroachment is not removed as requested the city may perform the removal with its own or contact forces and may seek reimbursement of all associated costs from the property owner.

III. REFERENCES

A. California Streets and Highways Code, Section 5610

The owners of lots or portions of lots fronting on any portion of a public street or place when that street or place is improved or if and when the are between the property line of the adjacent property and the street line is maintained as a park or parking strip, shall maintain any sidewalk in such condition that the sidewalk will not endanger persons or property and maintain it in a condition which will not interfere with the public convenience in the use of those works or areas save and except as to those conditions

created or maintained in, upon, along, or in connection with such sidewalk by any person other than the owner, under and be virtue of any permit or right granted to him be law or by the city authorities in charge thereof, and such persons shall be under a like duty in relation thereto.

B. La Mesa Municipal Code, Chapter 24.11, Urban Design Overlay Zone (D)

SECTION 7: TREE PROTECTION

The following excerpts are extractions from the La Mesa General Plan. For the complete core of policies which govern the physical development and growth of La Mesa including policies which govern new development, redevelopment and the maintenance of property, consult the La Mesa General Plan in its entirety.

I. PRESERVATION:

A. The City values trees for their role in processing carbon dioxide in the atmosphere, and will continue efforts to save existing trees and to require planting of new trees in conjunction with public and private developments. *(La Mesa General Plan - Conservation and Open Space Element - Conservation Policies - #5 - p. 3)*

B. The Community Development Department will review the Zoning Ordinance to consider what standards can be added to preserve and protect stands of mature trees within the City. *(La Mesa General Plan - Conservation and Open Space Element - Conservation Objectives - #2 - p. 4)*

C. The Community Development Department and the Public Works Department shall review the current standards for street trees and landscaping in the right-of-way to insure that the plant varieties and quantities specified are adequate. *(La Mesa General Plan - Conservation and Open Space Element - Conservation Objectives - #3 - p. 4)*

The following page contains excerpts from Chapter 9.08 of the La Mesa Municipal Code and the City's General Plan. For the complete set of rules governing parks and recreation areas, please consult Chapter 9.08 of the La Mesa Municipal Code in its entirety. For a comprehensive list of La Mesa's historic landmarks, please consult Appendix A of the City's General Plan.

II. PROTECTION:

A. It is unlawful for any person to do any of the acts herein specified within the exterior boundary lines of any park or recreation area in the city:

1. To cut, break, injure, deface or disturb any tree, shrub, plant, rock, building, fence, bench, table, or other structures, apparatus or property; or to pluck, pull up, cut, take or remove any shrub, bush, plant, or flower; or to mark or write upon, paint or deface in any manner, any building, monument, fence, bench, or other structure. *(La Mesa Municipal Code Section 9.08.060.) (Ord. 1880 § 1 (part); March 14, 1972)*

III. NEW DEVELOPMENTS:

A. See **Section 8 - LANDSCAPING**, Subsection I - Landscape Standards, C - Landscape Design Plans (2h), p.5-4.

B. Also see **Section 8 - LANDSCAPING**, Subsection II - Zoning Requirements, A - Limitations on Permitted Uses and Structures (1), p. 5-7.

C. Also see **Section 8 - LANDSCAPING**, Subsection IV - Site Design, p. 5-10.

SECTION 8: LANDSCAPING

Pages 8-1 to 8-6 of this manual contain excerpts from the City of La Mesa Landscape Standards. Individual users should refer to the City of La Mesa Landscape Standards in its entirety for more specific information governing new and rehabilitated landscaping for certain projects.

I. LANDSCAPE STANDARDS:

A. The regulations and guidelines listed in these Landscape Standards adopted by the La Mesa City Council are intended to achieve the following goals:

1. Promote the values and benefits of landscapes while recognizing the need to invest water and other resources as efficiently as possible.

2. Establish a structure for designing, installing, and maintaining water efficient landscapes in new projects.

3. Establish provisions for water management practices and water waste prevention for established landscapes.

B. Properties Subject to Landscape Standards

1. These standards shall apply to all new and rehabilitated landscaping for the following projects:

a. Public agency projects.

b. Private industrial and commercial projects.

c. Multiple-unit residential projects and developer-installed landscaping in single-family residential projects.

2. These standards shall not apply to landscaping by homeowners in single-family residences.

C. Review Process

1. Landscape Plan Review

a. Prior to the issuance of a building permit, landscape and irrigation plans must be submitted to the Community Development Department Building Division for approval. The property owner or his agent shall submit two copies of the landscape and irrigation plans. Building permits will not be

issued without an approved set of landscape and irrigation plans.

b. Projects subject to site plan review or design review shall provide conceptual landscape plans including a Water Conservation Information Package with the initial application.

D. Landscape Design Plans

1. General Landscape Design Requirements

a. Each project shall contain a brief description of the project and the design elements that are intended to achieve conservation and efficiency in water use.

b. The landscape plan shall be designed to achieve architectural and environmental enhancement in the following areas:

1. Screening of parking, storage areas, and unsightly objects such as public utilities and substations.

2. Creating buffer zones between residential, commercial and industrial areas.

3. Erosion control.

4. Wind and noise barriers.

5. Streetscape enhancement.

6. Improving the relationship of site to structure through the use of shade, screening, accent, and foundation plantings.

2. Landscape Plan Design

a. Plant materials should be selected for their ability to withstand drought conditions. The following xeriscape principles should be incorporated into the planting design:

1. Plant materials with low water requirements should be utilized.

2. Plants with similar water requirements should be grouped together on the same irrigation system.

3. Native plants should be utilized when applicable and for transitional

zones.

4. All shrub and ground cover areas (excluding lawns and slopes over 3:1) should be top-dressed with a minimum of 2" depth shredded bark mulch to retain soil moisture.

5. The use of lawns shall be limited to conserve water.

b. All areas should be provided with a mixture of groundcover, shrubs, and trees. Trees shall generally be in minimum 15-gallon containers and shrubs in 5-gallon containers, except where approved by the Community Development Department (or by the Public Works Department where appropriate).

c. At least one tree shall be provided for every 500 square feet of landscaped area (except in public parks, subject to approval by the Public Works Department). A minimum of 20% of the trees shall be specimen size (i.e., in 24" box or larger containers). Additional trees may be required for screening or to provide vertical scale as a requirement of the Design Review process.

d. Plant spacing shall be determined by the average mature size of the plant. Flats and liners shall be spaced at a maximum of 12" on center, triangular spacing.

e. Planting or suitable non-living groundcover (i.e., bark chips, mulch, etc.) shall be required in all areas not developed by buildings, parking, or hardscape.

f. Shrubs over 36" in height (at maturity) shall not be permitted within a 15 foot sight distance triangle at the intersection of the public right-of-way, or within 15 feet of the intersection of any ingress or egress driveway and the public right-of-way.

g. Non-living groundcover such as bark or stone may be used, but shall not cover more than 30% of any landscape area.

h. Existing mature trees should be preserved and incorporated into the landscape design wherever feasible and appropriate.

3. Specifications and Details

a. Planting plans shall include botanical and common names of plant materials, symbols, size, quantity, and spacing.

b. The name, address, phone number and license number of the person or firm who prepared the plans. Either a licensed landscape architect or licensed landscape contractor shall prepare plans for projects with over 1,000 square feet of landscaping area. For smaller projects, a person familiar with the proposed species of plants, irrigation systems, and water conservation principles shall prepare the plans.

c. The plans shall include the details for the installation of trees and shrubs, including details for the staking and guying of all trees.

d. The following minimum information shall be included on the plans:

1. Property lines, easements, locations of utilities, the result of approved construction (i.e. buildings, pavement, pools, rock outcroppings, walls, fences, planters, lighting, etc.). The existing or proposed curbs, gutters, sidewalks or edge of pavement, street name(s), scale, north arrow, site address, etc. (Minimum scale = 20').

2. The location, type and caliper size of any existing mature trees to remain, to be relocated, or to be removed. If mature trees are removed due to grading or other reasons, replacement specimen size trees may be required.

E. Erosion Control For Slopes

1. All newly graded slopes at a gradient of 4:1 or greater; in excess of 3 feet vertical height shall be landscaped with groundcover from flats which is known to have soil binding characteristics to control erosion. Groundcover shall be planted at a rate to achieve complete coverage in the first year. Jute matting, or other similar erosion control material, shall be installed on all slopes. Hydro seed may be substituted for groundcover plantings if it is shown that the hydro seed area will achieve 100% coverage in the first year.

2. Slopes in excess of 5 feet vertical height shall be irrigated with a permanent irrigation system and planted with a combination of trees, shrubs and groundcovers to prevent erosion of soil.

3. Slope planting and irrigation shall be installed and operative before the final inspection by the Public Works Department.

F. Fire Protection / Brush Management

1. Plantings of low fuel volume and low to moderate fire retardant characteristics

shall be required in high fire hazard areas.

2. Regular maintenance of new and existing plantings shall include pruning and thinning to eliminate dead or excessive fuel, and provide adequate space between shrubs and structures.

G. Graffiti Prevention

1. Landscaping shall be installed to provide screening of blank building or retaining walls to discourage graffiti. A dense row of trees or vines, which climb to cover blank wall areas, shall be utilized. In addition, shrubs that exhibit thorns may also be utilized to inhibit access to the wall area. The landscaping should be designed to provide substantial coverage of the wall within a one year period after installation.

The following are excerpts from Chapter 24, Zoning, of the La Mesa Municipal Code. Please consult Chapter 24.09, Scenic Preservation Overlay Zone (P), of the La Mesa Municipal Code for complete information governing established regulations for the recognized scenic areas within the city, the character of which could be permanently damaged by action involving the development and use of land without special regulation to prevent or mitigate such damage. For comprehensive information concerning development standards for Brier Crest Tract, refer to Chapter 24.10 of the La Mesa Municipal Code.

II. ZONING REQUIREMENTS:

A. Scenic Preservation Overlay Zone (P)

All uses and structures permitted in the underlying zone shall be subject to the same conditions and restrictions of such zone and the following: *(Municipal Code Section 24.09.020(A), (B) & 24.09.040)*

1. The improvement of the building site either initially or after a principal use has been established shall not involve alteration of the surface of the land by construction, excavation, filling, or otherwise, through which trees would be removed, water courses would be altered, or earth banks exceeding 3 feet in height would be created unless the development is first submitted to and approved by the Planning Commission.

2. Insofar as feasible, natural topography, vegetation, and scenic features of the site shall be retained and incorporated into each proposed development. The design of the foundation and structure for each proposed building shall accommodate the natural terrain with minimal grading.

3. All building sites shall be landscaped and maintained. In connection with each proposed development a landscaping plan shall be submitted with application for building permit. Such plan shall show location, size, and type of all trees proposed to be removed together with the size, location, and type of all trees proposed for replacement. All specimen trees shall be replaced with healthy trees also of specimen size except where this requirement is relieved by the Planning Commission upon justification.

B. Brier Tract Overlay Zone (BT)* *(Municipal Code Section 24.10.02(a)(c))*

In order to maintain the rustic atmosphere of the Brier Tract the following development standards shall apply in addition to those of the underlying zone:

1. Streets: All streets shall conform to the Brier Tract standards for rural roads. Note: The standard below is intended to be a flexible standard. A 40' right-of-way is required with an 18' travel way and an 8' parking bay. When designing the street the City Engineer shall vary the location of the travel way within the right-of-way so as to avoid trees and other environmental disruptions.

2. Landscaping: Regardless of any other standard, four trees shall be required on every lot within the Brier Tract Overlay zone. Two of the required four trees shall be placed in the front setback area and the required trees shall be not less than ten feet high and three inches in girth.

The following excerpts are extractions from the La Mesa General Plan. For the complete core of policies which govern the physical development and growth of La Mesa including policies which govern new development, redevelopment and the maintenance of property, consult the La Mesa General Plan in its entirety.

III. TREE RELATED LAND USE GUIDELINES:

A. Land Use Goal

1. To create a network of mixed-use transportation corridors throughout the City by transforming El Cajon Boulevard, Fletcher Parkway, La Mesa Boulevard, Spring Street and University Avenue into tree lined civic boulevards accommodating a mix of high volume retailers, professional offices, financial centers and moderate density residential projects. *(General Plan - Land Use & Urban Design Element - Land Use Goal - #7- p. 8)*

B. Land Use Policy

1. Methods to preserve natural features of the land, including mature stands of trees and topographic features should be incorporated in new residential development standards. *(General Plan - Urban Design Element - Policies - Residential - #18 - p. 25)*

C. Urban Design Policy

1. New development shall be designed to enhance as well as maintain the natural features of a site. Removal of major rock outcroppings, trees or other natural features through grading or the construction processes will be avoided. *(General Plan - Land Use & Urban Design Element - Urban Design Program - #6 - p. 40)*

D. Fire Safety Design

1. Fire safety in developed areas shall be increased through a program of plant materials management, including weed abatement on vacant land, and the replacement of flammable vegetation with less flammable plant materials. *(General Plan - Safety Element - Fire Safety - Landscape Buffers - p. 39)*

2. Around undeveloped and open space areas the selective clearing and thinning of overgrown vegetation reduces fire risk. Native chaparral species as well as non-native grass species are relatively less fire resistant. Replacement plantings using fire resistant species along the interface between developed and undeveloped areas reduces wild land fire hazard. *(General Plan - Safety Element - Fire Safety - Responses to Fire Hazards - p. 23)*

Pages 8-9 through 8-13 contain excerpts from the City of La Mesa's Urban Design Program. Please refer to Chapter 24.11, Urban Design Overlay Zone (D) of the La Mesa Municipal Code and the Urban Design Program for the specific requirements for all new development and major renovations or remodeling of property within the Urban Design Overlay Zone. This zone is used to supplement the required land use regulation that are reviewed under the standard provisions of the Zoning Ordinance.

IV. <u>SITE DESIGN</u>:

A. Natural site amenities should be recognized and be considered as strong site design determinants. Canyons, rock outcroppings, views, trees and similar features unique to the site should be preserved and incorporated into development proposals. *(Urban Design Program - Development Guidelines - Site Design - #4 - p. 31)*

V. LANDSCAPE DESIGN:

La Mesa has been nationally recognized as a *Tree City* for its concern and dedication to the maintenance and preservation of our urban landscape. All site development should include a well thought out and executed landscape plan. The Design Review Board encourages innovation in planting design and choice of landscape materials. *(Urban Design Program - Development Guidelines – p. 37)*

A. Existing Vegetation - Healthy existing vegetation and natural rock formations should be kept an incorporated into site and landscaping plans if they improve the site's appearance or enhance its proposed use and function.

B. Landscape Design - There should be a consistent landscape design throughout a development. Unrelated choice or placement of plant materials should be avoided. Different landscape themes may be utilized in larger developments, where it may help to heighten the distinction between spaces and to strengthen a sense of movement or place, as long as such themes are internally consistent. Landscaping should use a combination of trees, shrubs, and ground cover. A project's planting should blend with vegetation on nearby property if the neighboring greenery is healthy and appropriate.

C. Plant Purposes -

1. Walls: Shrubs and scrubby trees can be grouped densely together to form substantial hedges and walls. Such use of shrubs can range from 4 to 8 feet in eight and be maintained in very formal or natural forms depending on the appropriateness of the plant materials. Tall shrubs and small trees can also extend this landscape for up to heights of 8-20 feet where appropriate.

2. Ceilings: Moderate to very full trees can be used singly or in groups as an umbrella or canopy to form landscape ceilings. These can serve to provide privacy, climate control, control erosion, and define a hierarchy of spatial organization, structure, or function.

D. Plant Selection - Healthy and well-maintained plant materials should be used in all landscaped areas. Thickness, height, color, seasonal characteristics and ultimate growth should always be considered.

1. Where planting is intended to perform a function such as screening or shading, its initial size and spacing must be selected to achieve its purpose within two years, or else it should be supplemented by temporary architectural features such as street fencing or an arbor. The use of indigenous or native-type plant materials is encouraged. *(Urban Design Program - Development Standards - Development Guidelines - #1-12 - p. 37)*

E. Landscaping Scale and Nature - The scale and nature of landscaping materials should be appropriate to the site and/or structure. Large-scale buildings generally should be complemented landscaping with similar scale and proportions. Where a site, structural or circulation hierarchy exists, the landscape plan should enhance the definition of use and function. For example, where shade is desired, broad-spreading canopy-type trees are appropriate, or landscaping of sites on major streets should include large-scale trees.

F. Existing Landscape Elements - Existing landscape elements should be incorporated into landscape plans. Mature trees and tree groupings as well as rock outcroppings should be considered as design determinants and clearly shown on all plans submitted.

G. Street Trees - Street trees should be considered a required landscape element for all projects unless otherwise directed by the City. Street trees should be 15-gallon size or larger, and should complement the existing street trees or the City's street tree plan for the area. Use of ornamental type trees as street trees is discouraged unless deemed appropriate.

H. Ground Cover - Ground cover should be of live plant materials.

I. Parking Areas - All parking areas should be landscaped. Planting and landscaping should be provided at suitable intervals throughout the lot and at the ends of parking rows, and should screen parked cars from adjacent streets. It should include trees that will provide adequate visual interest and shading when they mature. The planting must not block a driver's view.

J. Placement - Plants should be placed with respect to their life cycles - attention should be given to their ability to maintain and reproduce, achieve their size at maturity and their expected life span. Placement also should respect the various environmental requirements of different plants including such factors as temperature, moisture, soil, sunlight, and wind.

K. Energy Conservation - Solar accessibility and utility should be a determinant of landscape design: dense, tall screen-type landscaping along northerly property lines should be avoided where solar access may be appropriate on adjoining properties. Deciduous trees on the southerly and westerly side(s) of buildings may help reduce overall energy consumption as well.

L. Planting Sizes - A variety of plant sizes are encouraged at the time of installation with the following minimum standards as general guidelines:

Trees: 1¾ inch caliper, 6 foot height

M. Protection for Planters - Planting areas adjacent to parking areas, drives, or walks must be protected by concrete curbing where necessary.

N. Planting Types - Where possible, landscaping and vegetation should be native and drought resistant or tolerant. Choice of fire retardant plants is also required in canyon areas.

VI. OFF-STREET PARKING DESIGN: *(Urban Design Program - Development Guidelines - Off-street Parking Design - p. 42)*

A. Parking Area Element

1. Concrete curbing around all landscaped areas in order to contain landscape material and to protect landscaping from automobiles.

B. Parking Design - Off-street parking areas should be designed and landscaped so as to minimize the visual impact of large paved areas. Parking areas should include the following elements:

1. Landscaping *in* and *around* the paved area to meet the City's Parking and Landscape Standards. Generally, trees, shrubs, and ground cover should be incorporated in peripheral areas.

2. Both perimeter and interior landscaping of canopy-type trees: the location and spacing of trees is dependent on type of tree used, but the overall effect should be of a relatively consistent tree cover which will shade the pavement and autos.

VII. VISUALLY SENSITIVE AREAS: *(Urban Design Program - Visually Sensitive Areas - #14 - p. 19)*

A. La Mesa is making a conscious attempt to create a physical environment which is well landscaped. All parking areas shall be screened from public streets with landscaping and decorative screening walls. Interior yards need not be landscaped unless required by the Board. However, all parking lots shall be landscaped with ground cover, shrubs, and trees for shade. Landscape arrangement should provide for safe pedestrian/vehicular orientation. Plantings should be selected and placed to reinforce and enhance pedestrian scale and character along street frontages. Trees that provide shade canopies or seasonal color are encouraged.

B. Major Circulation Corridors: Fletcher Pkwy., El Cajon Blvd., University Ave., La Mesa Blvd. east of University Ave. - The community, new projects, and redevelopment (where feasible) should provide for visual characteristics which strengthen the image of the corridor and the streetscape through such features as street trees programs, landscaped areas, sign programs, appropriate site design and architecture, and removal of visually disruptive elements. The following specific guidelines are applicable to development

occurring along these major circulation corridors: *(Urban Design Program - Visually Sensitive Areas - p. 20)*

1. Street Trees - The provision of street trees and live vegetation within the right-of-way is significant in strengthening a corridor's image. The City encourages the use of street trees and planting in the space between the street and sidewalk (park strip) rather than replacement with paving materials. Preservation of all existing mature trees within the street right-of-way and on private property where visible from the street is encouraged. *(Urban Design Program - Visually Sensitive Areas - #4 - p. 22)*

2. Street Furniture - The location of street furniture along corridors and adjacent to major intersections is very desirable and should be included in new projects which encompass this need. By including amenities, such as trash receptacles, benches, public mailboxes, telephone booths, and street trees or landscaping can greatly enhance the pedestrian environment and give greater function and amenity to these areas. *(Urban Design Program - Visually Sensitive Areas - #6 - p. 22)*

3. Landscaping Adjacent to Freeways - Because CALTRANS does not provide adequate vegetation along all freeway areas the City and property owners must also assist in creating and maintaining landscape areas in these corridors. Landscaping adjacent to the freeway right-of-way would be similar in nature to the existing and adjacent landscaping of the freeway and should provide trees and ground cover wherever visible. Care in the integration of the project and freeway topography should be provided. *(Urban Design Program - Visually Sensitive Areas - #13 - p. 24)*

VIII. SAFETY DESIGN

A. Barriers to Police - In semi-public and semi-private areas barriers, which would hinder police patrol, such as confused parking patterns and tall shrubs, should be avoided. Plant materials such as high shrubs should not be located so that surveillance of semi-public and semi-private areas is blocked. Sticker shrubs may discourage crime activities. Low shrubs and umbrella trees (where the canopy is maintained above five feet from the ground) will allow surveillance opportunities, hence reducing the potential for criminal behavior. *(Urban Design Program - Development Guidelines - Safety Design - #11 - p. 48)*

SECTION 9: PERMITS

The following are excerpts from the La Mesa Municipal Code Chapters 18.16 and 26.09. For additional information regarding permits for street work, please consult Chapter 18.16 of the La Mesa Municipal Code. For specific information pertaining to design and construction, please see Chapter 26.09 of the La Mesa Municipal Code in its entirety.

A. An encroachment permit is required for any work being performed within the public right of way by non-city personnel, inclusive of planting, maintaining or removing any trees growing in the public right of way. *(Municipal Code Section 18.16.030(e))*

B. Nothing contained in a utility franchise agreement shall empower a grantee to cut or trim any trees in any street, alley or public highway, but grantee may cut or trim trees pursuant to a prior agreement with the owner of property on which they stand, or as otherwise authorized in writing by grantor. *(Municipal Code Section 26.09.180.) (Ord. 2621 § 1 (part); March 23, 1993)*

See **Section 8 - LANDSCAPING**, Subsection I - Landscape Standards, B - Review Process (1a), p. 5-2.

See **Section 5 - TREE PLANTING, MAINTENANCE AND REMOVAL**, Subsection I - Removal (A), p. 6-1.

SECTION 10: TREE CITY U.S.A.

I. HISTORY:

The Tree City USA® program, sponsored by the Arbor Day Foundation in cooperation with the USDA Forest Service and the National Association of State Foresters, provides direction, technical assistance, public attention, and national recognition for urban and community forestry programs in thousands of towns and cities that more than 120 million Americans call home.

La Mesa has been nationally recognized as a *Tree City* for its concern and dedication to the maintenance and preservation of our urban landscape. The City of La Mesa has been designated as a *Tree City USA* by the National Arbor Day Foundation since 1980 and is currently recognized as the longest standing City within San Diego County to achieve this designation.

II. POLICY:

There are four standards a community must comply with to be Tree City USA qualified:

A. The City must have a Tree Board or Forestry Department:

Ordinance 97-2686 amends Section 24.02 of the La Mesa Municipal Code, amending the administrative responsibilities of the Development Advisory Board to include serving as the City Tree Board. The DAB shall consist of the Community Development Director, City Engineer, Building Division Director, Associate Engineer, and Fire Marshal. When acting as the City Tree Board the Public Works Superintendent shall also be a voting member. *(Municipal Code Section 24.02.010(G), Ordinance No. 97-2686 (See Appendix A))*

B. The City must have a local tree ordinance:

Ordinance 97-2686 amends Section 24.02 of the La Mesa Municipal Code, providing for the adoption of a Tree Policy Manual.

C. The City must spend $2 per capita on tree maintenance:

Fiscal year 2011 budget numbers were $327,360. The number of City residents is currently 56,881. Dividing the budget amount by the number of residents gives you the amount spent per capita of $5.75.

D. The City must promote Arbor Day:

Each year during the second week of March the Mayor and the City Council sign a proclamation designating the week as "Arbor Week" where citizens are encouraged to celebrate Arbor Week and support efforts to protect our trees and woodlands and support the City's tree planting programs.

III. WEBLINK:

A. To view the City's website information regarding approved street tree lists, tree maintenance agreements, policies, or to report a problem please follow this link; http://www.cityoflamesa.com/index.aspx?NID=224.

B. To view the National Tree City U.S.A. website information please follow this link; http://www.arborday.org/programs/treeCityUSA/index.cfm.

SECTION 11: OTHER

The following excerpts have been extracted from City of La Mesa project area plans. Please see Attachments 1 through 3 for complete redevelopment plans. References made to trees and tree related guidelines and standards can be found in the following references. Please see the plans in their entirety for more complete information.

I. SPECIFIC PLANS:

A. Downtown Village Specific Plan

B. Harry Griffin Park Xeriscape and Trails

C. Alvarado Creek Redevelopment Project, Environmental Impact Report

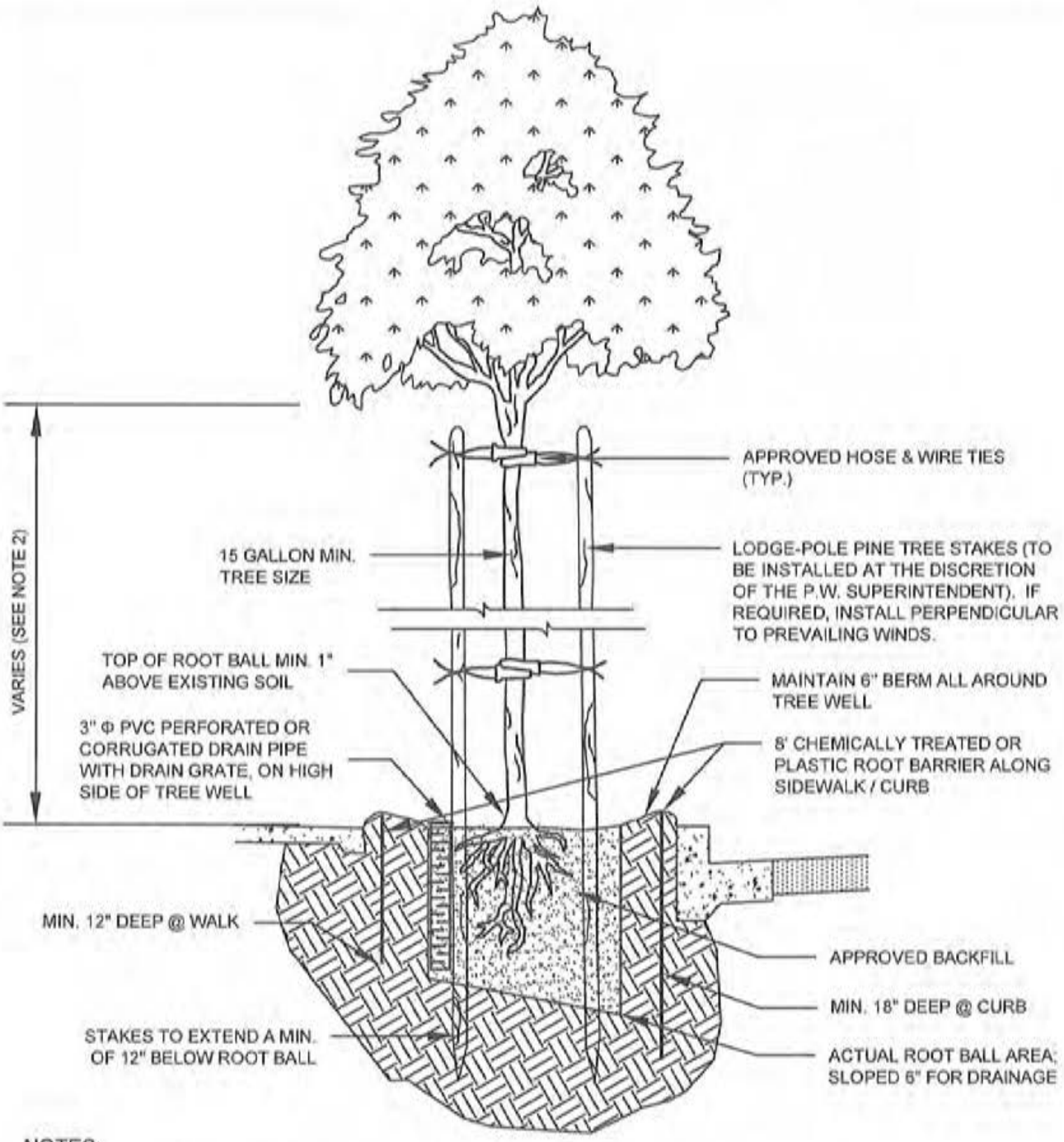
II. OPEN SPACES AND LANDSCAPING:

Landscaping plans shall be submitted to the Agency for review and approval to ensure optimum use of living plant material. *(Excerpt from Alvarado Creek Redevelopment Plan [Sec 516] p. 22; Amended Redevelopment Plan for the Central Area Redevelopment Project [Sec 519] p. 15; Fletcher Parkway Redevelopment Project [Sec 517] p. 16.)*

III. ADDITIONAL TREE RELATED REQUIREMENTS:

A. No news rack shall be placed, installed, used or maintained within three feet of, or on any public area improved with lawn, flowers, shrubs, trees or other landscaping. *(Municipal Code (10.25.050))*

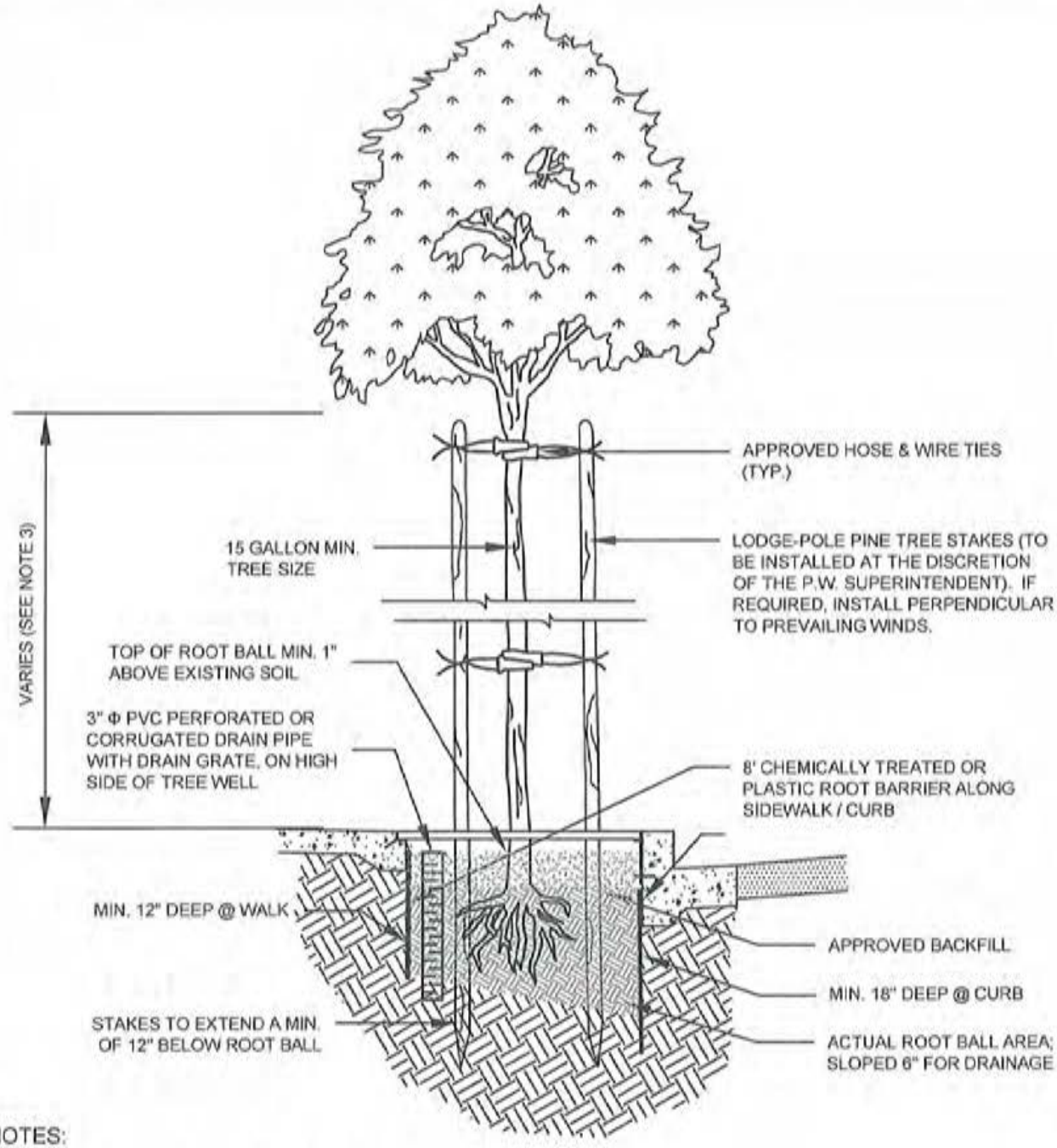
B. The responsibility for landscaping park areas, direction and assistance to workmen engaged in planting and caring for lawns, trees, shrubs, and flowers and maintenance of all parks, shall be under the supervision of the Director of Public Works of the City. *(Municipal Code Section 9.06.010)* (Ord. 1880 § 1 (part); March 14, 1972)



NOTES:

1. REFER TO SDRSD L-1 FOR STANDARD NOTES AND DETAILS.
2. CANOPY SHALL NOT EXTEND BELOW 7' OVER SIDEWALKS, AND 12' OVER PUBLIC STREETS AND ALLEYS.
3. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT @ 1-800-422-4133 TWO (2) WORKING DAYS BEFORE YOU DIG.
4. FILL STANDPIPE WITH WATER WEEKLY OR AS NEEDED TO KEEP FROM DRYING OUT, UNTIL FULLY ESTABLISHED

Revision	By	Approved	Date		
	DM		11/10/08	CITY OF LA MESA - STANDARD DRAWING	City Engineer 9/17/09 Date
				TREE PLANTING & STAKING (NO GRATE)	DRAWING NUMBER LMSD LS-1



NOTES:

1. REFER TO SDRSD L-1 FOR STANDARD NOTES AND DETAILS.
2. REFER TO LMSD LS-3 FOR GRATE FRAME AND FASTENING DETAILS.
3. CANOPY SHALL NOT EXTEND BELOW 7' OVER SIDEWALKS AND 12' OVER PUBLIC STREETS AND ALLEYS.
4. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT @ 1-800-422-4133 TWO (2) WORKING DAYS BEFORE YOU DIG.
5. FILL STANDPIPE WITH WATER WEEKLY OR AS NEEDED TO KEEP FROM DRYING OUT, UNTIL FULLY ESTABLISHED.

Revision	By	Approved	Date
	DM		12/2/08

CITY OF LAMESA - STANDARD DRAWING

TREE PLANTING & STAKING WITH GRATES

City Engineer 9/9/09 Date

DRAWING NUMBER LMSD LS-2

APPROVED STREET TREE LIST

PUBLIC WORKS DEPARTMENT / ENGINEERING DIVISION
8130 Allison Avenue, La Mesa, CA 91942
Phone: 619.667.1166 • Fax: 619.667.1380

Common Name	Botanical Name	Height (Ft.)	Spread (Ft.)	Comments
Brisbane Box	Tristania Conferta	30 ~ 60'	15 ~ 25'	F, D
Bronze Loquat	Eriobotrya Deflexa	20'	20'	F, S, PL
Canary Island Pine	Pinus Canariensis	40 ~ 60'	20 ~ 30'	D
Chinese Flame Tree	Koelreuteria Bipinnata	20 ~ 40'	< 45'	F, S, D
Crape Myrtle	Lagerstroemia Indica	< 30'	< 20'	F, S, PL
Fern Pine	Podocarpus Gacilior	60'	60'	
Gold Medallion Tree	Cassia Leptophylla	20 ~ 25'	10'	F, S, PL
Holly Oak	Quercus Ilex	40 ~ 70'	40 ~ 70'	F
Hollyleaf Cherry	Prunus Ilicifolia	15 ~ 30'	15 ~ 30'	F, PL
Hong Kong Orchid Tree	Bauhinia Blakeana	20 ~ 25'	20 ~ 25'	F, PL
King Palm	Archontophoenix Cunninghamiana	50'	10 ~ 15'	F
Kurrajong Bottle Tree	Brachychiton Populneus	30 ~ 50'	30'	F
Maidenhair Tree	Ginkgo Biloba	35 ~ 80'	30 ~ 60'	F
Mexican Fan Palm	Washingtonia Robusta	100'	10 ~ 15'	F, D
Ornamental Pear	Pyrus Calleryana (Bradford)	15 ~ 25′	15 ~ 30'	PL
Peppermint Tree	Agonis Flexuosa	25 ~ 35'	25 ~ 35'	F
Purple Orchid Tree	Bauhinia Variegata	20 ~ 35'	35'	F, S, D
Queen Palm	Arecastrum Romanzoffianum	50'	20'	F, D
Stone Pine	Pinus Pinea	30 ~ 40'	30'	D
Swamp Myrtle	Tristania Laurina	20 ~ 25	20 ~ 25'	PL
Western Redbud	Cercis Occidentalis	20'	20'	F, PL
Windmill Palm	Trachycarpus Fortunei	< 30'	< 6'	F, PL

- F = Tree is on City of La Mesa Fire Dept. Approved Tree List.
- S = Tree is on the Sustainable Energy Tree List.
- D = Approved for the Downtown area.
- **PL** = Acceptable under Power Lines; (generally grows to less than 30′ in height).
- Street trees shall be planted at a minimum of one 15-gallon tree per 40 feet of linear street frontage.
- Refer to Planning Department "Landscape Standards" and "Parking Standards" for additional information regarding planting of street trees.

CITY OF
LA MESA
JEWEL of the HILLS

APPROVED STREET TREES

February 15, 2010

Pinus Pinea

PINE-us
Pin-NAY-uh

(Pine)
(Stone Pine)
Pinaceae Family
Origin: Southern Europe, Turkey

Species characteristics:

Form - Evergreen. Moderate growth reaching 40 – 80 feet with a 30-foot spread. In youth a stout bushy globe; in mid-life, thick trunk topped with umbrella form. In age, broad and flat topped.

Trunk - Trunk and limbs have long brownish-grey ridges

Foliage - Needles: in twos, 5 – 8 in, bright to gray green, stiff.

Flowers/fruit - Cones: 4 – 6 in. glossy, chestnut brown, broadly Oval.

Cultivars -

Site suitability:

Sunset zones - California valleys and coast.

Clearances - Suitable for 5' minimum parkways, medians, cutouts.

Good for street sides medians, parks and lawns.

Culture considerations:

Hardy, takes heat and drought once established. Splendid roadside tree. Excellent in Beach gardens, eventually for large gardens only. Young trees are handsome, older trees are striking.

Comments, notes:

Prunus Ilicifolia PRUNE-us

Laurocerasus ilicifolia ill-ISS-if-OL-ee-uh

(Holly-Leafed Cherry)

Rosaceae Family

Origin: Coastal California, Northern Baja

Species characteristics:

Form - Evergreen shrub to tree, average 14 ft. high.

Trunk – Greyish brown, close grained.

Foliage - The leaves are holly-like with petiole and spiny margins.

Flowers/fruit - Clusters of white flowers in spikes in March that cover the entire plant, and in the fall is very showy, covered with large red cherries.

Cultivars - None.

Site suitability:

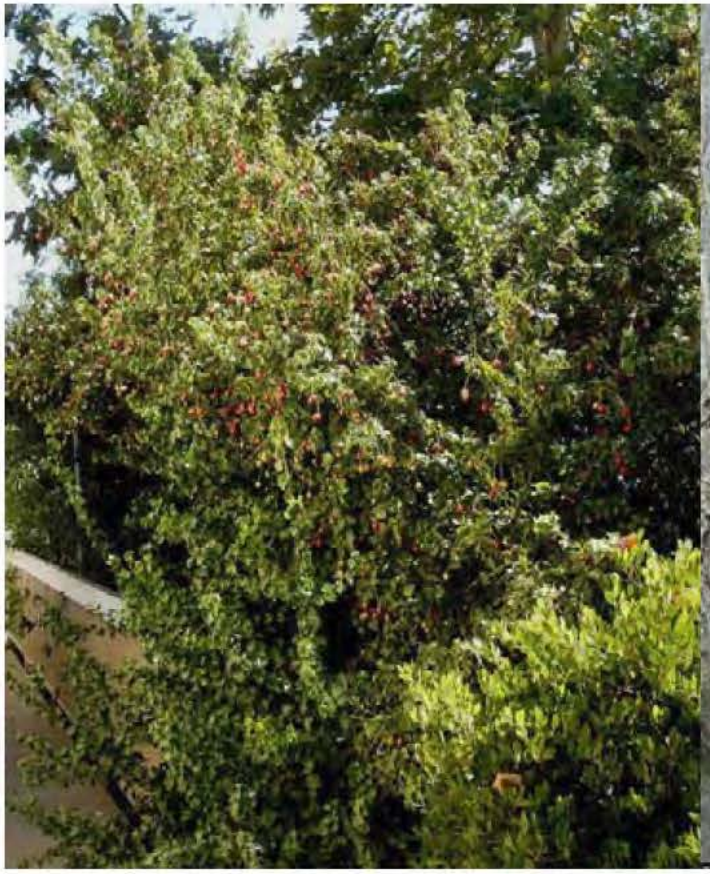
Sunset zones - Native to the California coast ranges from Mexico north to above San Francisco Bay.

Clearances -

Culture considerations:

Likes full sun, has low water requirements after established, and needs good drainage. Tolerates shearing, for a formal hedge. When young, this species is killed at 20°F, but after the first year will survive 0°F or lower.

Comments, notes



Agonis flexuosa

uh-GOE-nis
fleks-you-OH-suh

(Peppermint Tree, Australian Willow Myrtle)

Chart: C48

Myrtaceae (Myrtle family)
Origin: Australia

25'-30'

Species characteristics:

Form - Evergreen. Medium fast growing to 35', sometimes slightly taller with equal spread. Fine texture, with a weeping willowlike appearance with age.

Trunk - Straight, sometimes twisted, normally low-branching; rough, fibrous, red brown bark.

Foliage - Long, narrow leaves are alternate, lanceolate and slightly curving, reaching 4-6" in length and 1/4" wide. They are a dull green with a reddish cast, are borne densely and have a unique peppermint odor when crushed. Newer twigs have a distinctive red color.

Flowers/fruit - Small white flowers in chains of 1/2" clusters along the branch tips are borne in abundance in June. The fruits are small capsules, forming inconspicuous balls of 1/4 to 1/2" in diameter, which persist on the tree from previous years.

No significant pest problems.

Site suitability:

Sunset zones - 15-17 and 20-24.

Clearances - Better suited in 5-6' parkways or 5x5' cutouts.

Good for streetsides, medians, parks and lawns.

Culture considerations:

Does well in poor soil, strong wind, heat, drought and seaside.

Comments, notes:

Archontophoenix cunninghamiana ar-kon-toe-FEE-niks
(Seaforthia elegans) kun-ing-HAM-ee-an-nuh
(King Palm) Chart: C49
Arecaceae (Palmae) (Palm family) 30-40'
Origin: Australia

Species characteristics:

Form - Feather palm. Moderate growth rate to 30 - 40' with a 10 - 20' spread. Handsome and stately.

Trunk - Dead fronds shed cleanly, leaving a smooth gray trunk at maturity.

Foliage - The feathery fronds on mature trees are 8 - 10' long green above and gray beneath.

Flowers/fruit - Prominent clusters of lavender flowers are bunched at the base of the crownshaft during spring and early summer, followed by colorful groups of small, waxy bright red fruits that are 3/8" long.

No significant pest problems.

Site suitability:

Sunset zones - 21 - 24.

Clearances - Suitable for 2 - 3' parkways or 3 x 3' cutouts.

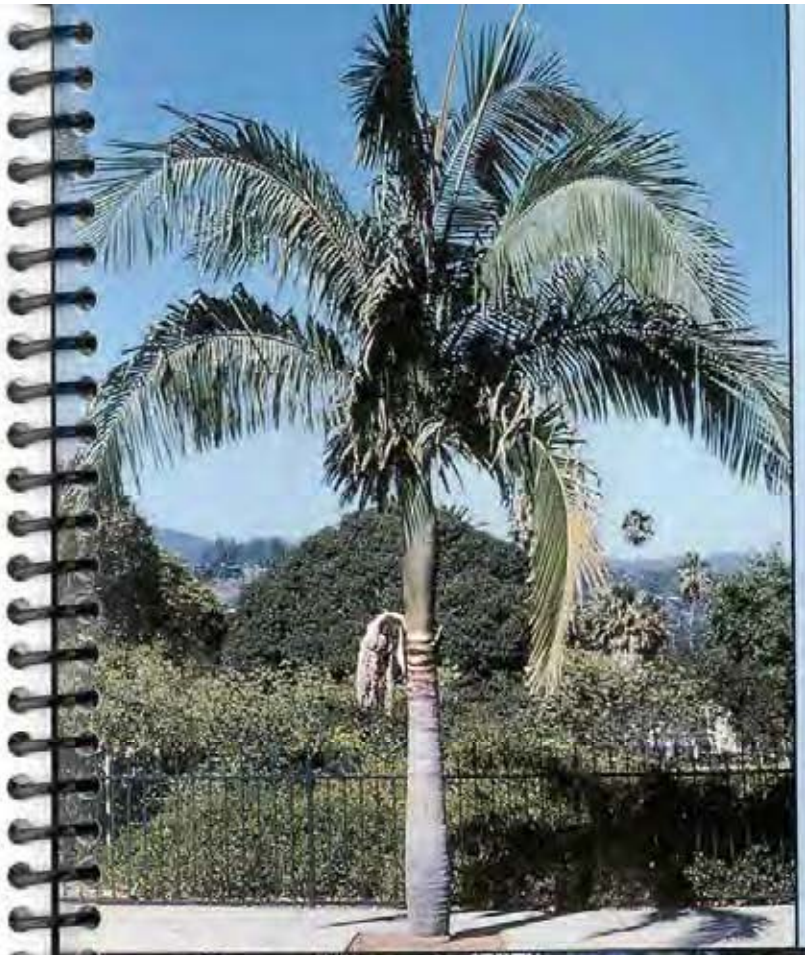
Good for streetsides, medians, parks, and lawns. Excellent for group planting.

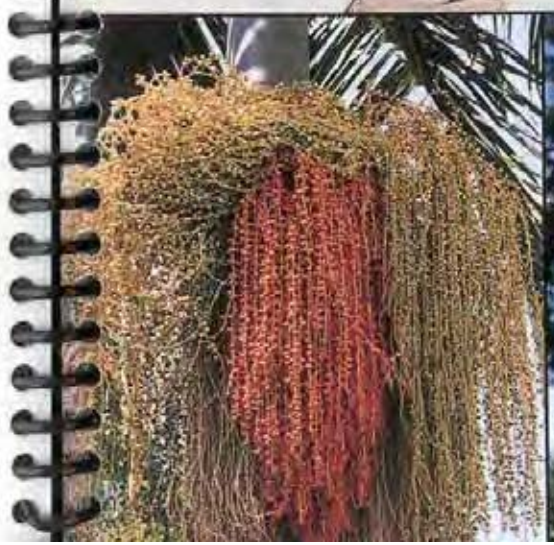
Culture considerations:

Avoid planting where future watering cannot be assured or in frost areas.

Tolerates sun from an early age, as well as shade, and can grow for many years grouped under tall trees.

Comments, notes:





Arecastrum romanzoffianum*
(Syagrus romanzoffiana, Cocos plumosa)
(Queen Palm, Cocos Palm)
Arecaceae (Palmae) (Palm family)
Origin: Brazil

ah-ree-KAS-trum
roe-man-ZOFF-ee-an-um

40-50'

Species characteristics:

Form - Feather palm. Gracefully arching, medium sized, moderate to fast growth, to 50' with a spread of 20'.

Trunk - Smooth and exceptionally straight. Scars are formed on trunk when frond sheaths drop, resulting in bands of light and dark gray.

Foliage - Many soft, gray-green graceful arching fronds, with blades attached to a central midrib, are borne in staggered whorls. Fronds, 10 - 15' long, are sparse and open.

Flowers/fruit - Small cream to yellow flowers turn into showy hanging clusters of green dates on 3' stalks. Fruits ripen in June and turn orange before falling.

Significant pest problem is pink bud rot.

Site suitability:

Sunset zones - 12, 13, 15 - 17, and 19 - 24.

Clearances - Suitable for 2 - 3' parkways or 3 x 3' cutouts.

Good for streetsides, medians, parks, lawns and group plantings.

Culture considerations:

Drought tolerant, but responds to water and fertilizer in well drained soil. Tolerant of smog and seacoast exposure. Fronds subject to breakage in high winds. Fruit litter problems.

Comments, notes:

* New nomenclature: *Syagrus romanzoffianum.*

Bauhinia blakeana

bau-HEEN-ee-uh
blayk-ee-AH-nuh

(Hong Kong Orchid Tree)
Fabaceae (Leguminosae) (Legume family)
Origin: Southern China

20-25'

Species characteristics:

Form - Partially deciduous for a short period of time. Small, sprawling, umbrella type growth habit to 20'. Informal with showy flowers.

Trunk - Dark gray coarse bark.

Foliage - Leaves are gray green, twin-lobed, deeply cleft, 6" long and as wide, tending to drop around bloom time, but not completely defoliating. The "twin leaved" appearance is actually twin lobes.

Flowers/fruit - The 5 - 6" long and as wide flowers bloom in winter. Shaped like some orchids, variable colors range from cranberry maroon through purple and rose to pink, often with white throats.

No significant pest problems except leaf spots.

Site suitability:

Sunset zones - 13, 19, 21 and 23.

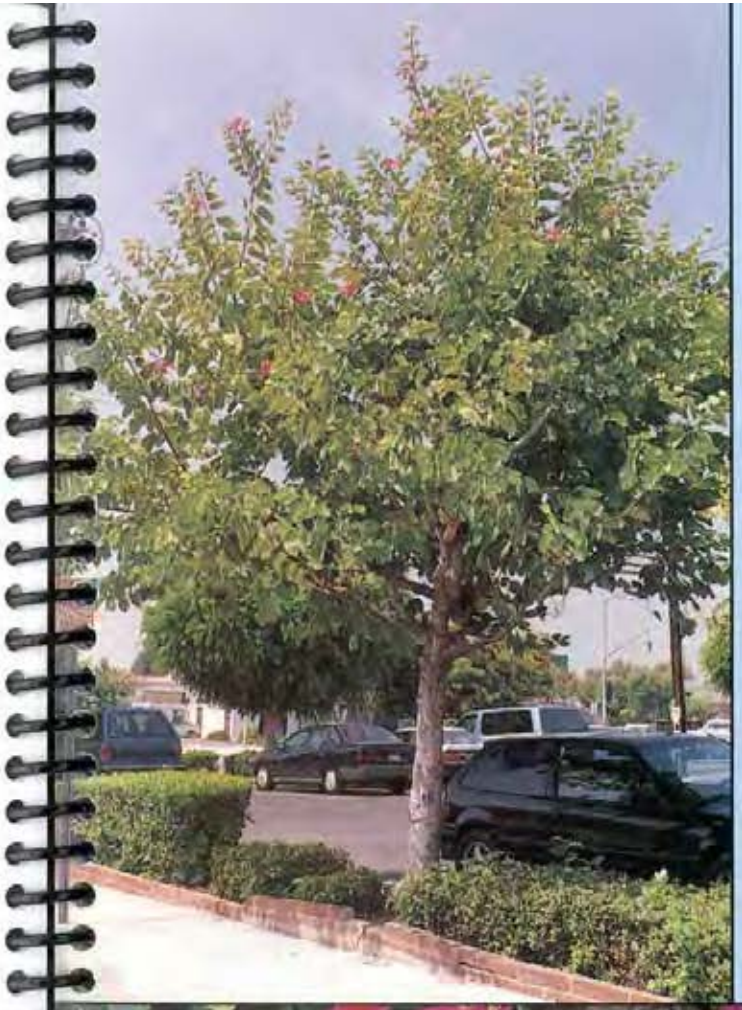
Clearances - Suitable for 2 - 3' parkways or 3 x 3' cutouts and under utility lines. Corresponds to class C on STS chart.

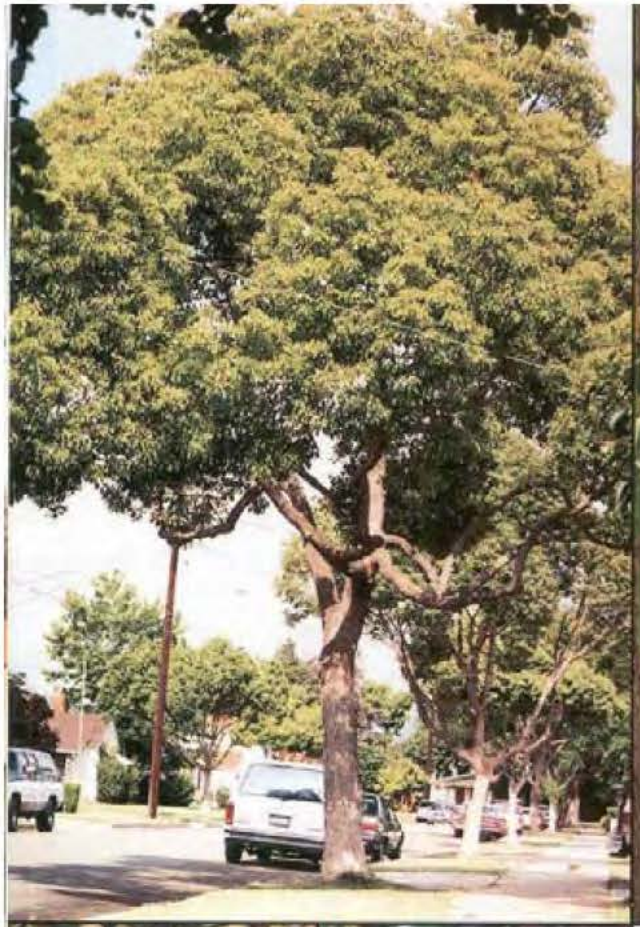
Good for streetsides, medians, parks and lawns.

Culture considerations:

Removal of seed pods will enhance growth.

Comment, notes:





Brachychiton populneus
(Sterculia diversifolia)
(Bottle Tree)
Sterculiaceae (Sterculia family)
Origin: Eastern Australia, 1824

brak-ee-KYE-tin
poe-PUL-nee-us
Chart: B23

Species characteristics:

Form - Evergreen. Pyramidal in youth becoming upright oval and formal, moderate growth to 50' with a spread to 40'.

Trunk - Smooth green to brown, broad based, tapering quickly. Often with a swollen, bottle-like base.

Foliage - Leaves are fluttering, strongly ovate, glossy green 2 - 3" long. Vary in shape and may be entire or irregularly lobed, especially in juvenile stage.

Flowers/fruit - Clusters of 1/2" bell shaped, greenish white flowers with red spots inside occur from May to July. The clusters of woody reddish brown 2 - 3" canoe-shaped pods contain large plump seeds and persist well into winter.

No significant pest problems.

Site suitability:

Sunset zones - 12 - 24.

Clearances - Suitable for 5 - 6' parkways and 5 x 5' cutouts.

Good for streetsides, medians, parks and lawns as well as windbreaks or screens.

Culture considerations:

Withstands heat, sun, dust and drought. Prefers well drained, loamy sand soil, but will grow in most Southern California soils. Large pods can be a nuisance.

Comments, notes:

Calodendrum capense

kal-oh-DEN-drum
ka-PEN-see

(Cape Chestnut)
Rutaceae (Rue family)
Origin: South Africa, 1789

Chart: B26
20-40

Species characteristics:

Form - Semievergreen, depending on winter temperatures. Slow growing broadleaf tree, 20 - 40' in height with a spreading dome to 40' or more.

Trunk - Smooth, light gray bark.

Foliage - Dense. Leaves opposite, simple, entire, 3 - 6" long and 1 - 2" wide. Leaves are studded with oil cysts that appear transparent when held to light.

Flowers/fruit - Rose lilac flowers speckled with purple dots are carried upright on branch tips, covering the entire crown. Individual flowers have 5 narrow petals 1 1/2" long which hang in terminal clusters, 10 - 12" long, and nearly as wide. Bloom period May to July, occasionally repeating in late summer/early autumn. Use budded stock for best flower color. Needs some maturity to flower. The fruit is a woody, 1 1/2" long capsule with a burrlike surface of knobby prickles.

No significant pest problems.

Site suitability:

Sunset zones - 19 and 21 - 24. Sometimes grown in 15 and 16.

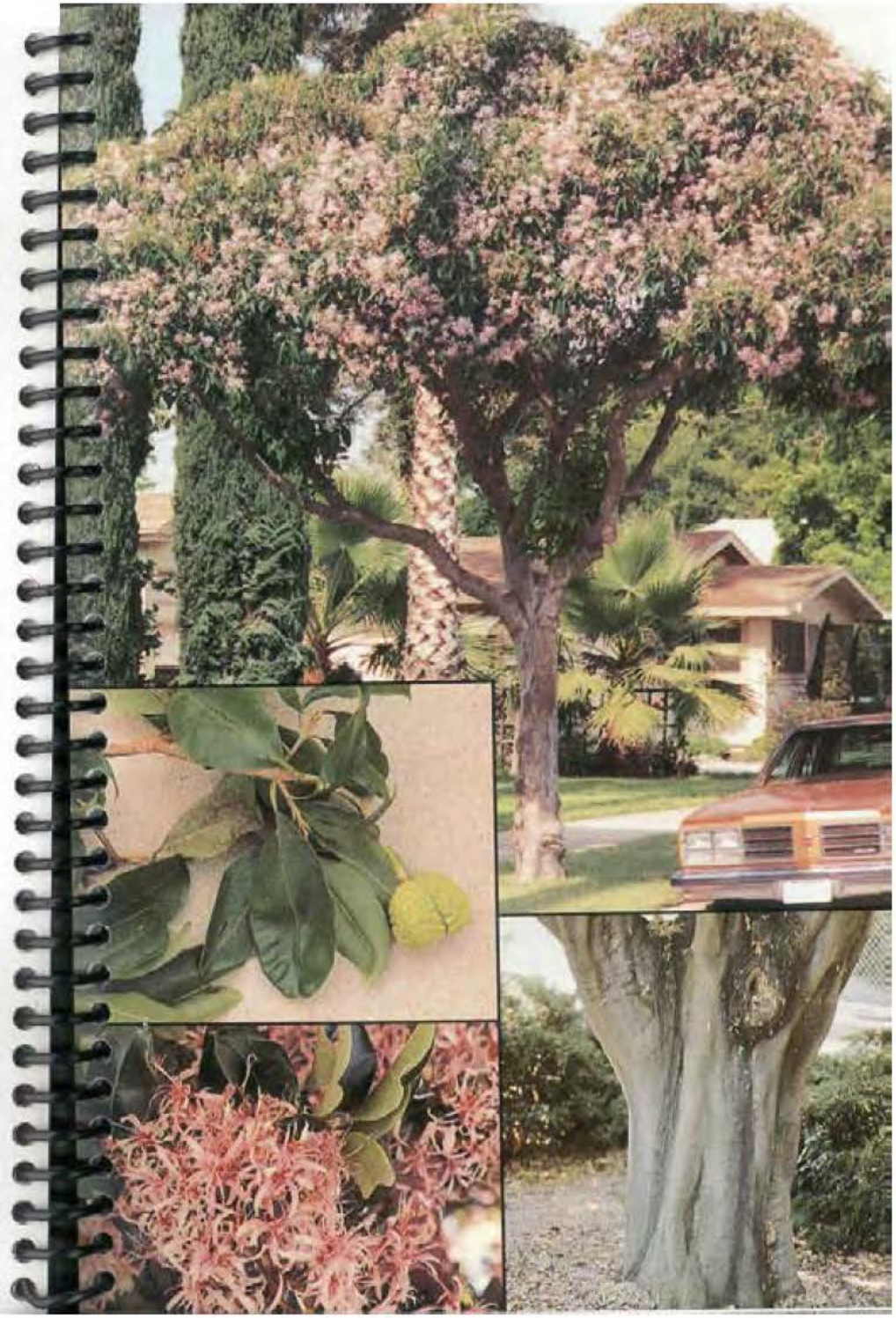
Clearances - Suitable for 5 - 6' parkways or 5 x 5' cutouts.

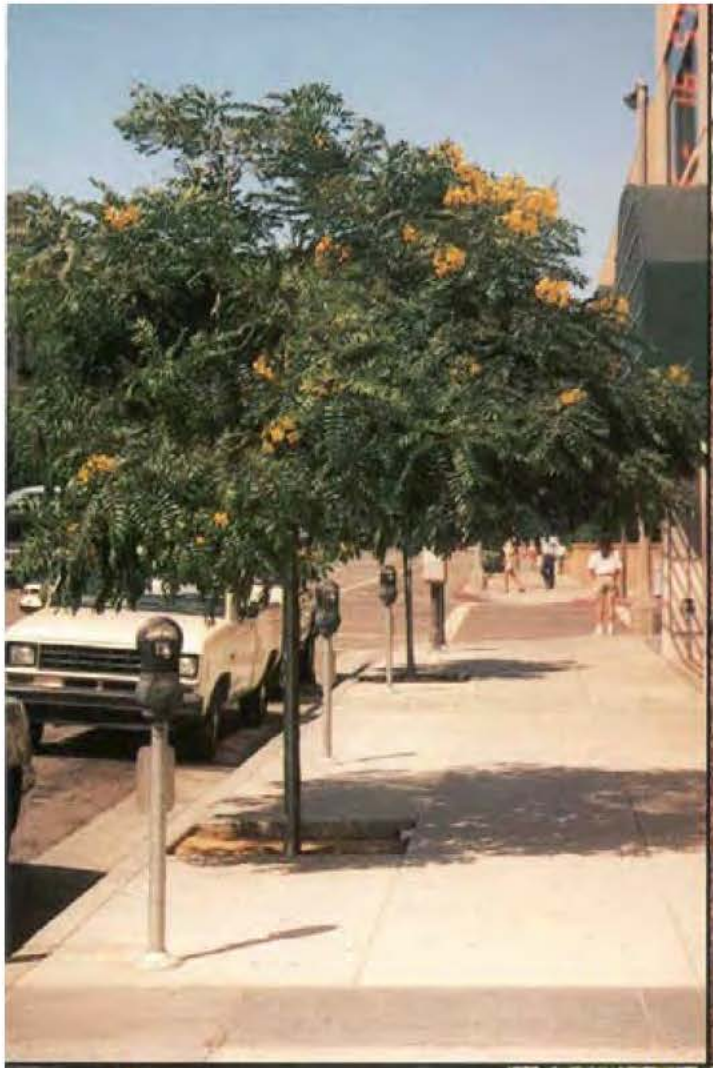
Good for streetsides, medians, parks and lawns.

Culture considerations:

Prefers moderately light clay or loam, well drained and deep. Flower litter.

Comments, notes:





Cassia leptophylla

KASS-ee-uh
lep-toe-FILL-uh

20-25

(Gold Medallion Tree)
Fabaceae (Leguminosae) (Legume family)
Origin: Brazil

Species characteristics:

Form - Nearly evergreen. Fast growing to 20 - 25'. A shapely, graceful, open-headed, low-spreading tree with a bushy spreading crown and slightly pendent branch tips.

Trunk - Slightly furrowed reddish brown bark occasionally marked with vertical streaks.

Foliage - Pinnately compound, green leaves 12 - 18" long with up to 12 pairs of narrow leaflets 1 1/2" - 2 1/2" long and 1/2" - 3/4" wide.

Flowers/fruit - Deep yellow flowers 2 - 3" wide in 6 - 8" rounded terminal clusters through July and August, with occasional blooms later. Straight green woody pods turn dark brown and twisting with maturity, reaching 16" long and 1/2" thick. The pods are 4-sided, almost square in cross section, and very hard.

No significant pest problems.

Site suitability:

Sunset zones - 21 - 24.

Clearances - Suitable for 5 - 6' parkways or 5 x 5' cutouts and under utility lines. Corresponds to class B on STS chart.

Good for streetsides, medians, parks and lawns.

Culture considerations:

Prune after flowering. Full sun. Large pods present a litter problem.

Comments, notes:

Cercis occidentalis

SER-sis
ox-ih-den-TAL-is

(Western Redbud, California Redbud, Judas Tree)
Fabaceae (Leguminosae) (Legume family)
Origin: California, Arizona, Utah

Chart: D61

20-25'

Species characteristics:

Form - Deciduous. Slow to moderate growth to 20' and as wide.

Trunk - Smooth pale gray bark. Tendency to multitrunk.

Foliage - Leaves are blue green, 2 - 3 1/2" wide and distinctly notched, or heart shaped at base and round or slightly notched at apex. Twigs and leaf edges reddish when young. Fall coloring is light yellow.

Flowers/fruit - Brilliant display of magenta pea-like flowers, 1/2" long, in spring before the leaves, borne in small clusters on the older wood. Fruits develop in summer. Newly formed seed pods, 1 1/2 - 3" long and 1/2 - 5/8" wide, are also magenta turning reddish brown and held through the winter.

No significant pest problems.

Site suitability:

Sunset zones - 2 - 24. Needs winter temperatures of near zero for heaviest flower production.

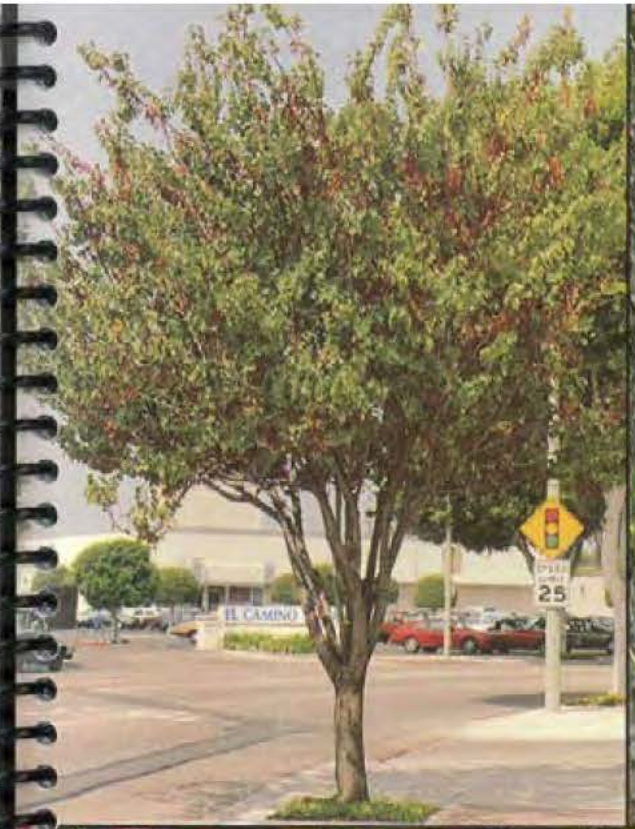
Clearances - Suitable for 2 - 3' parkways or 3 x 3' cutouts and under utility lines.

Good for streetsides, medians, parks and lawns.

Culture considerations:

Available in single or multitrunk. Tolerates drought once established. Prefers deep soil with good drainage. Tolerates clay soil.

Comments, notes:



Eriobotrya deflexa

air-ee-oh-BAH-tree-uh
dee-FLEKS-uh

(Bronze Loquat)
Rosaceae (Rose family)
Origin: China, Japan, Taiwan

Chart: C53
25'

Species characteristics:

Form - Evergreen. Moderate to fast growing vase-shaped tree to 25' with equal spread.

Trunk - Gray, relatively smooth bark.

Foliage - Leaves are somewhat leathery, elliptical, 6 - 8" long and 1 - 2 1/2" across, and deeply veined. They are alternate, glabrous, and noticeably toothed. Juvenile leaves are bronze before becoming green.

Flowers/fruit - Creamy white, 5 petaled, 1/2", fragrant flowers appear from December through March, developing yellow green, 5/8" pomes, from February through May.

Significant pest problems are fire blight, powdery mildew and scale.

Site suitability:

Sunset zones - 8 - 24.

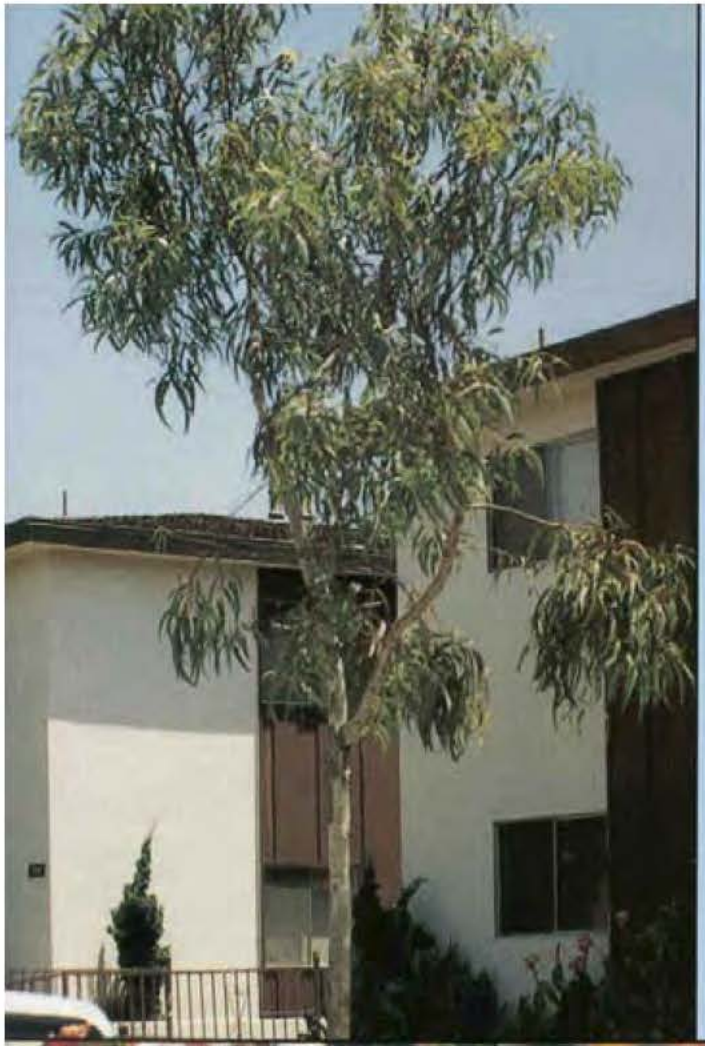
Clearances - Suitable for 2 - 3' parkways or 3 x 3' cutouts and under utility lines.

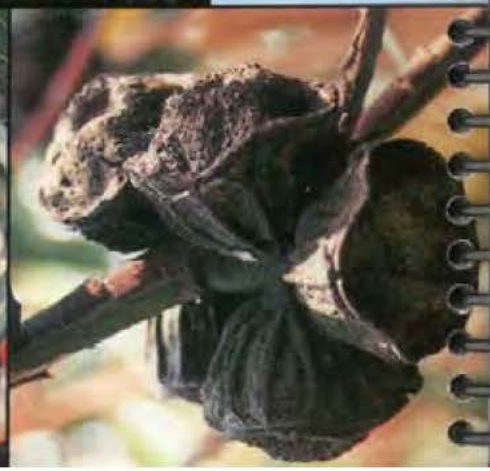
Good for streetsides, medians, parks and lawns.

Culture considerations:

Moderately drought tolerant when established. Has done well in non-irrigated tree wells.

Comments, notes:





Eucalyptus erythrocorys

you-kuh-LIP-tus
ee-rith-roe-KOE-ris

Chart: C54

25'

(Red-Cap Gum)
Myrtaceae (Myrtle family)
Origin: Australia (Western Australia)

Species characteristics:

Form - Evergreen. Moderate growth rate, strong small tree, to 25' and nearly as wide.

Trunk - Thin tan bark which flakes from the white undersurface. The younger branches are not round, but have a unique ridge.

Foliage - Thick, 4 - 7" long deep green, shiny and leathery lance-shaped leaves. Mature leaves are opposite, which is rare in eucalypts.

Flowers/fruit - Very attractive, large, 4 lobed, scarlet bud caps with 2" yellow flowers in showy clusters. Blooms almost year round with heavy bloom from fall to spring. Large seed capsules, 2 - 3" wide and cone shaped, can stay on trees for several years.

No significant pest problems.

Site suitability:

Sunset zones - 5, 6, and 8 - 24.

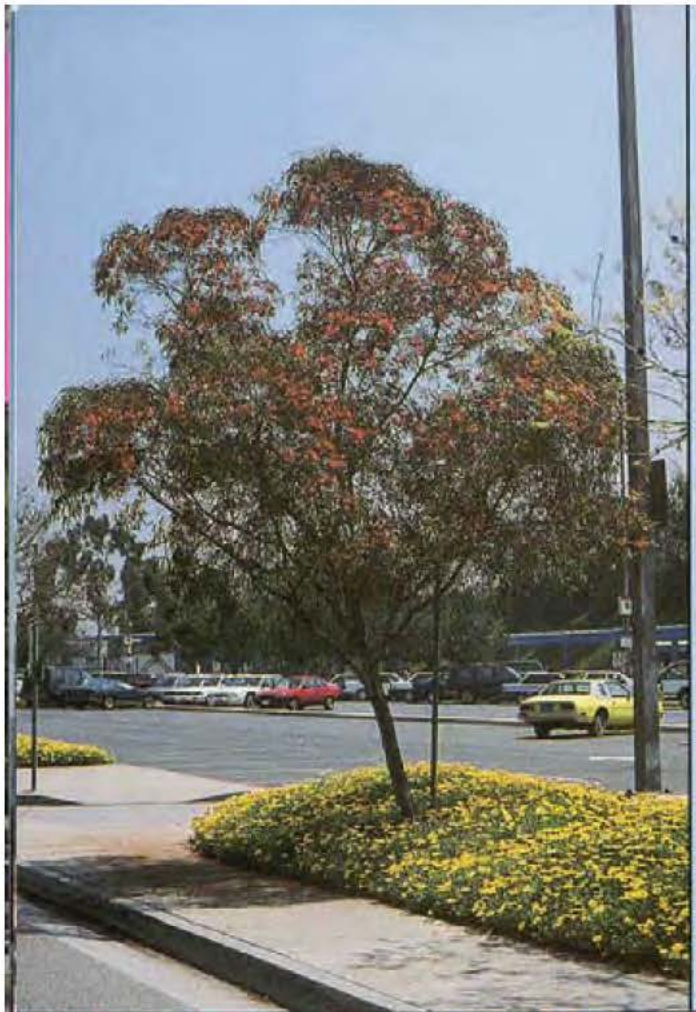
Clearances - Suitable for 2 - 3' parkways or 3 x 3' cutouts and under utility lines.

Good for streetsides, medians, parks and lawns.

Culture considerations:

Prune to encourage branching and a single trunk. Can take lawn watering, and is drought tolerant but needs good drainage. Will tolerate moderate salinity.

Comments, notes:



Eucalyptus torquata

you-kuh-LIP-tus
tor-KWA-tuh

(Coral Gum, Goldfields Gum)
Myrtaceae (Myrtle family)
Origin: Australia (Western Australia)

24'

Species characteristics:

Form - Evergreen. Moderately fast growing small tree to 20' high with equal spread; variable form tending to round or spreading. Weight of flowers and seed capsules cause branches to droop.

Trunk - Older bark is persistent, rough, reddish brown.

Foliage - Open on slender stems. Lanceolate mature leaves are 4 - 6" long and 1/2 - 1 1/4" wide, light grayish green to golden green, are borne alternately. Juvenile leaves may be blunt and round.

Flowers/fruit - Decorative buds are bronze to bright red with a yellow, beaked operculum resembling miniature lanterns. The buds are 3/4" long and 3/8" wide and turn yellow and coral red before opening to the flowers of coral pink or yellowish white. Blooms occur from October through June, and intermittently in summer. May flower as early as one year old. Cup shaped seed capsules are 1/4 - 1/2" long and of equal width, with corrugated sides.

No significant pest problems.

Site suitability:

Sunset zones - 5, 6, and 8 - 24. May be injured by temperatures below 30. Does well in semi-arid and warm inland climates. Corresponds to class C on STS Chart.

Clearances - Suitable for 2 - 3' parkways or 3 x 3' cutouts and under utility lines.

Good for streetsides, medians, parks and lawns.

Culture considerations:

Moderately drought and heat tolerant. Needs staking and corrective pruning.

Comments, notes:

Ginkgo biloba

GINK-goe
bye-LOE-buh

Chart: B31

20-40'

(Maidenhair Tree)
Ginkgoaceae (Ginkgo family)
Origin: Eastern China

Species characteristics:

Form - Deciduous. Slow growing, long lived tree. Erratic growth, sometimes asymmetrical, when young. Shape variable in maturity with height to 60', and occasionally more, and spread 20 - 40'.

Trunk - Bark is light gray, turning darker and furrowed with age.

Foliage - Leaves are leathery, light green, broad fan shaped 1 - 4" wide, turning golden in the fall. Persistent golden foliage then drops to form a golden carpet beneath the tree. Two-lobed leaves are shaped like those of Maidenhair Fern.

Cultivars - Specify male grafted or male cutting stock, as female tree produces large quantities of messy, foul smelling fruits. All cultivars are grafted male trees and should be used when uniformity is desired. 'Autumn Gold' is upright, evenly broad shaped. 'Fairmont' is slow growing to 45', with a moderately pyramidal crown. 'Princeton Sentry' has narrow growth form and a straight trunk. 'Lakeview' grows slowly to 45' and is narrowly pyramidal. 'Saratoga' is smaller than others and densely pyramidal. 'Shangri La' has a compact growth habit, dense, full crown and more rapid growth than most Ginkgos, has brilliant yellow leaves under most fall conditions.

No significant pest problems.

Site suitability:

Sunset zones - 1 - 10, 12 and 14 - 24.

Clearances - Suitable for 5 - 6' parkways or 5 x 5' cutouts.

Good for streetsides, medians, parks and lawns.

Culture considerations:

Tolerant to all soils, air pollution, high wind and drought. Maximum growth in well-drained soils.

Comments, notes:

Lagerstroemia indica

lah-ger-STRO-mee-uh
IN-dih-kuh

(Crape Myrtle)
Lythraceae (Loosestrife family)
Origin: China, 1759

Chart: D62

251

Species characteristics:

Form - Deciduous. Variable, vase-shaped or domed small tree. Fast growing in hot areas to 25' tall with a 20' spread.

Trunk - Very attractive with smooth gray or light brown bark which flakes off to reveal dramatic, smooth pinkish inner bark.

Foliage - Spring foliage is light green tinged bronze red. Mature leaves are 1-2" long, oval, deep glossy green. Fall foliage varies with cultivars from yellow to orange and red.

Flowers/fruit - Crinkly 1 1/2" flowers, borne in slightly conical clusters 6 - 12" long at ends of branches. Colors vary from white through pinks, reds and purples, June through September, with very showy flowers for the long summer blooming period. Clusters of seed capsules, borne on twiggy end branches persist through winter.

Cultivars - Over 30 cultivars are available. Some are more resistant to mildew than others. *L. indica x L. fauriei* has been used successfully in areas with coastal influence.

Significant pest problem can be powdery mildew.

Site suitability:

Sunset zones - all

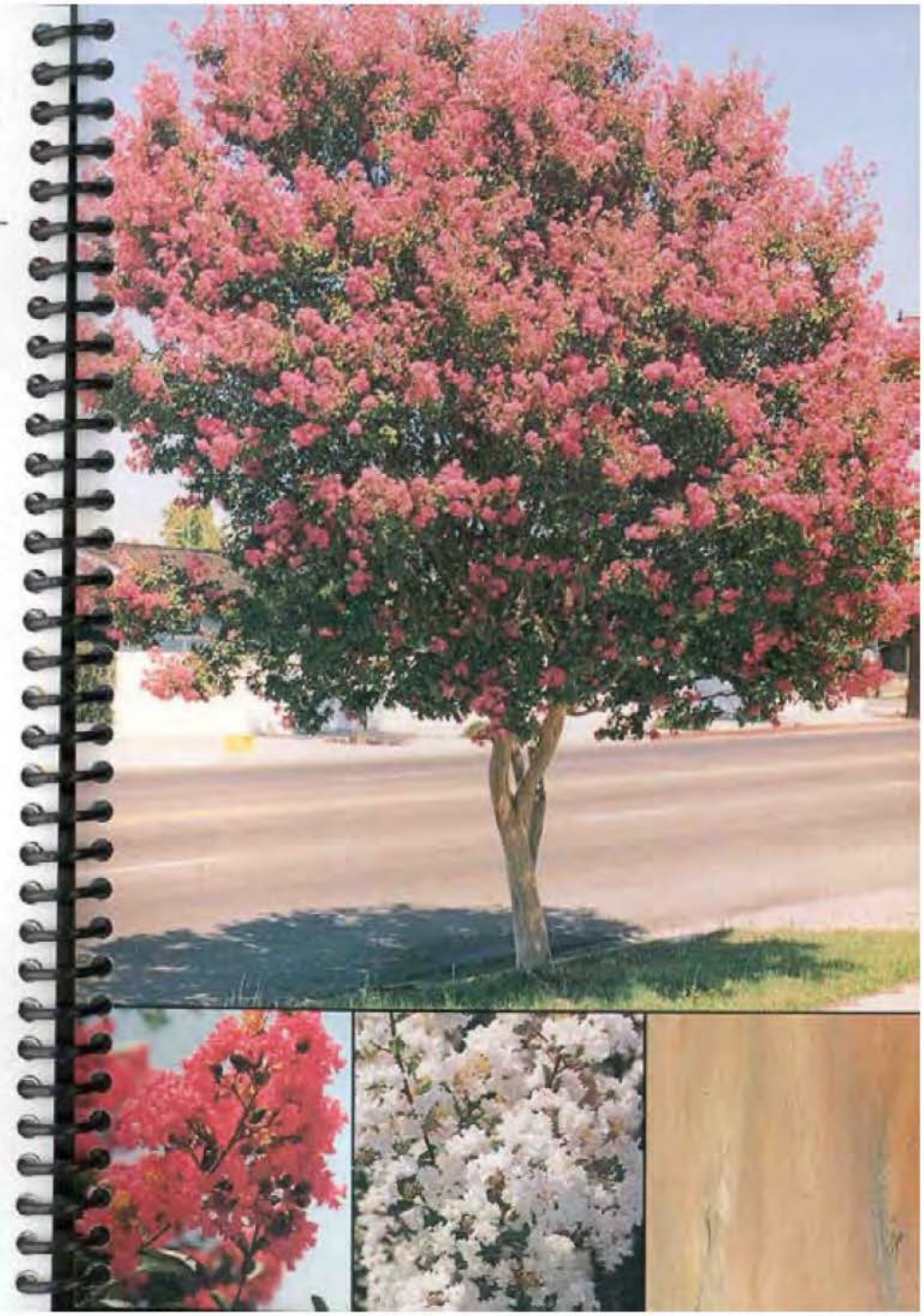
Clearances - Suitable for 2 - 3' parkways or 3 x 3' cutouts and under utility lines.

Good for streetsides, medians, parks and lawns.

Culture considerations:

Best in hot inland and interior valleys. Full sun. Water infrequently but deeply. Drought tolerant once established. Tendency to chlorosis or marginal leaf burn in alkaline or saline soil. May need occasional leaching or application of iron. Use extreme care as bark is fragile.

Comments, notes:



Pittosporum rhombifolium

pih-toe-SPOR-um
rom-bih-FOE-lee-um

(Queensland Pittosporum, Diamond Leaf Pittosporum)
Pittosporaceae (Pittosporum family)
Origin: Australia (New South Wales and Queensland)

-75

Species characteristics:

Form - Evergreen. Slow growing to 15 - 35' and 10 - 20' in spread. Round topped crown with moderate to dense foliage.

Trunk - Smooth whitish gray bark with small platelets.

Foliage - Leaves medium to dark green, shiny on upper surface, diamond shaped, with margins toothed toward tips. Leaves 3 - 4" long and 1 - 2" wide.

Flowers/fruit - Small, white flowers in terminal clusters, from late spring to early summer. Clusters of capsules open to reveal berry-like, 1/4 - 1/2" wide fruits, bright yellow orange and glossy. They drop throughout autumn and winter.

Significant pest problems are scale, aphids, and their resultant condition of sooty mold.

Site suitability:

Sunset zones - 12 - 24.

Clearances - Suitable for 2 - 3' parkways or 3 x 3' cutouts. Corresponds to class C on STS chart.

Good for streetsides, medians, parks, lawns and accents.

Culture considerations:

Broad moisture range, tolerating moderate irrigation in well drained soil, better with deep infrequent irrigation in all soils types. Fruit litter problems.

Comment, notes:

*Pyrus calleryana**

PYE-rus
kah-ler-ee-AH-nuh

(Ornamental Pear, Callery Pear)

Chart: C56 & C57

Rosaceae (Rose family)
Origin: China, 1908

30'

Species characteristics:

Form - Deciduous or semievergreen. Highly variable as to height, width, thorns, fruit color, summer and fall foliage and resistance to fireblight, depending on individual cultivar.

Trunk -Dark brown or gray, smooth when young to rough at maturity.

Foliage - Variable, very glossy, leathery dark green, 1 - 3" long, broadly oval, scalloped leaves.

Flowers/fruit - Clustered, white, 3/4 - 1" wide, early blooming flowers, may be destroyed by late freeze. Fruit is small, round, russet colored, attracting many birds.

Cultivars -"Aristocrat" (upper and lower left pictures) is thornless, broadly based, pyramidal, with upcurving branches, medium growth rate to 30' with a 40' spread. Leaves pointed at the tip, margins are entire and not wavy. Brilliant yellow to maroon fall color. Fireblight resistant. Tolerant of heat, alkaline and heavy soils.

'Bradford' (upper right and lower center pictures) has strongly vertical multileader branches and included bark. Grows rapidly to 50' with a 30' spread, and oval silhouette. Leaves are rounded at tip, margins wavy with slight serrations at apex. Yellow to orange, red, and/or maroon in fall. Dense narrow angled upright branching habit creates poor branch structure with age.

With slightly different characteristics are 'Autumn Blaze', 'Capital', 'Chanticleer', 'Redspire', 'Trinity' and 'Whitehouse', and others.

Significant pest problems are purple leaf spot and fireblight.

Site suitability:

Sunset zones - 2 - 9 and 14 - 21. Chill deepens fall color.

Clearances - Suitable for 2 - 3' parkways or 3 x 3' cutouts.

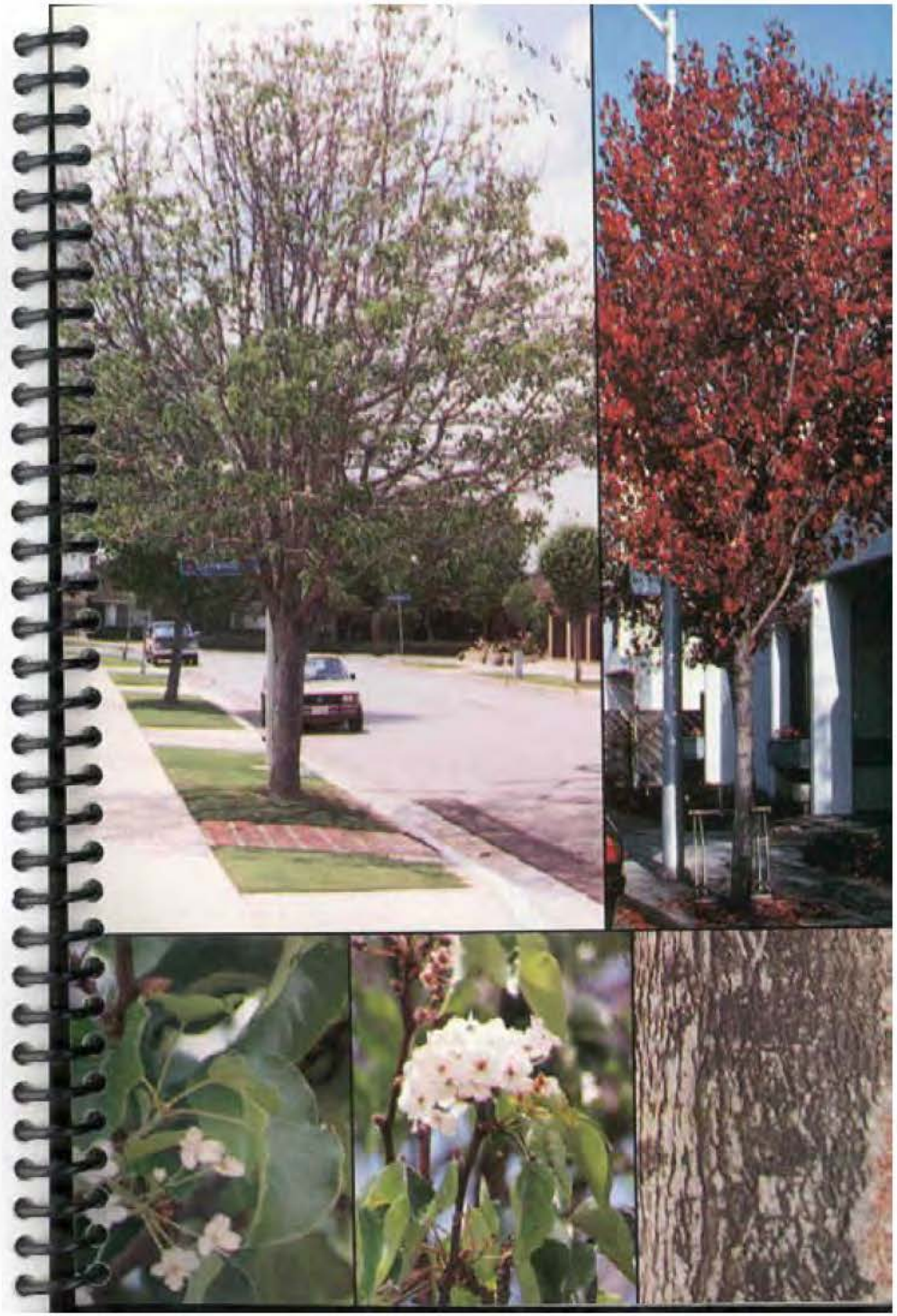
Good for streetsides, medians, parks, lawns and accents.

Culture considerations:

No more than moderate summer watering when established.

Comments, notes:

*NOTE: Only cultivars are recommended.



Trachycarpus fortunei
(Chamaerops excelsa)
(Windmill Palm, Chinese Windmill
Arecaceae (Palmae) (Palm family)
Origin: China, 1830

tray-kee-KAR-pus
for-TOON-ee-eye

-30'

Species characteristics:

Form - Fan palm. Medium sized, single trunked, slow to moderate growth to 30' with a small rounded canopy. Informal, with shaggy look, especially in windy areas.

Trunk - Dark, thickest toward top, covered with dark brown to black hairy fibers which stay on trunk for many years. A 20' tree may have an 8" trunk.

Foliage - Dark green 2 - 3' fronds are deeply cut, borne on thornless 1 1/2' stalks. Most trees keep fibrous remains of frond bases on trunk for many years, gradually increasing the width at the top.

Flowers/fruit - In the spring, conspicuous clusters of 1/4" pale yellow flowers hang from long branching stalks, followed by 1/2" long kidney shaped, bluish, furrowed, 3-lobed fruits.

No significant pest problems.

Site suitability:

Sunset zones - 4 - 24.

Clearances - Suitable for 2 - 3' parkways or 3 x 3' cutouts, and under utility lines. Corresponds to Class C on STS Chart.

Good for streetsides, medians, parks and lawns.

Culture considerations:

Tree needs minimum maintenance. Grows in many types of soil, and is drought resistant. Prefers infrequent deep watering.

Comments, notes:

E:\0950\70\tree flyer.pub

CITY OF
LA MESA
JEWEL of the HILLS

Department of Public Works

Randy Goodell
Park Maintenance Supervisor
8152 Commercial Street
La Mesa CA 91942
Phone: 619.667.1450
E-mail: rgoodell@ci.la-mesa.ca.us

CITY OF
LA MESA
JEWEL of the HILLS

Right-of-Way Tree Maintenance

City of La Mesa
Department of Public Works

Right-of-Way Tree Maintenance

Along with being responsible for the maintenance of public parks and traffic island landscape, the Park Maintenance Division of the Public Works Department is also responsible for the maintenance of over 8,156 trees planted throughout the City including the public rights-of-way. This maintenance includes scheduled and emergency tree trimming and removal.

Removal Of Existing Trees:

Removal of existing trees is caused by many factors including death of the tree, hazardous conditions and damage to surrounding improvements including sidewalks, curb and gutter and pavement. This work is done by the City or a duly authorized agent. Removal by others is permitted only with the approval of the Director of Public Works and a street encroachment permit. (Tree Policy Manual Section 6)

Replacement of Removed Trees:

Selection of the correct tree for a specific location is extremely important. The wrong tree would not grow properly and may cause damage to infrastructure. Removed trees are replaced following several guidelines such as adequate space for planting, clear traffic sight lines and locations of existing utilities. Replacement trees are selected from an approved tree list Once the location is decided, the selected tree is planted by City crews or authorized agents. The list of approved trees and the method of planting may change over time due to changing standards and practices. (Refer to Tree Policy Manual, Exhibit III for a current list.)

Care and Maintenance after Replacement:

Due to staffing and funding limitations, adjacent property owners are required to provide water for the tree and periodic weeding. The city will be responsible for pruning of the tree. Due to many environmental factors including soil type, weather factors and tree type, an exact watering schedule is difficult to determine. As a general practice, the application of 15 to 20 gallons of water per week for the first year is sufficient to establish most trees, The water may be applied with a hose, bucket or irrigation system. Typically this watering can be cut back after the first

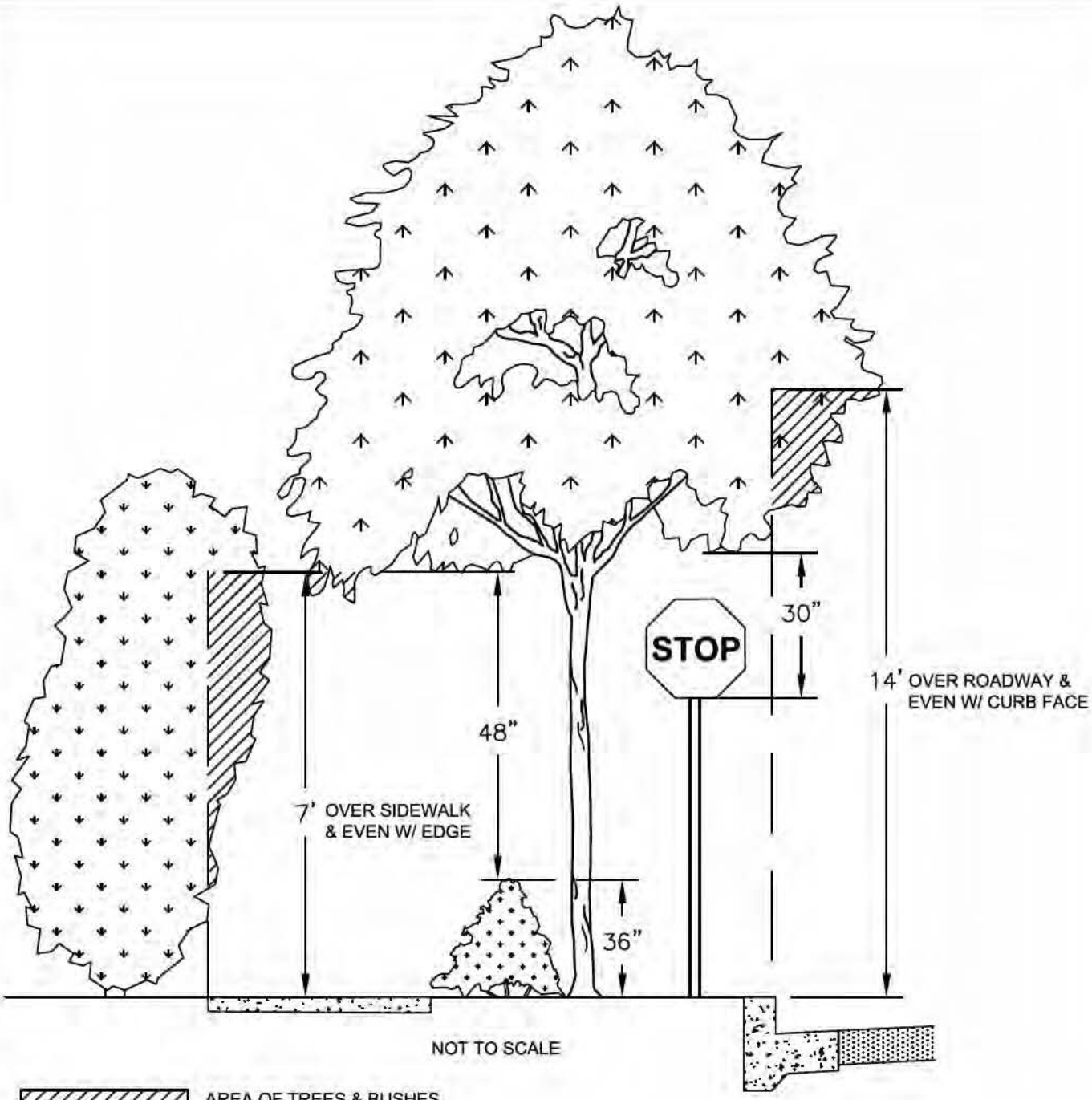
Trimming of Existing Trees:

Trimming of trees located in the right-of-way is the responsibility of the Department of Public Works and is done by maintenance zone approximately every seven years. Trimming is done to maintain a proper growth structure to the trees. This trimming consists of raising trees to 12 foot over streets, seven feet over sidewalks and thinning. Emergency trimming is done on a case be case basis and is done primarily due to hazardous conditions and blocked visibility.

It is the City of La Mesa's practice to establish, keep and maintain a viable urban forest in its community. This practice is supported with the planting of new vegetation in the right-of-way, parks and green belts within its borders using guidelines for drought and disease tolerance, appropriate plantings in proper places and current industry standards.

For Further Information:

You may contact the Public Works Department at 619-667-1450 or the Park Maintenance Supervisor at 619-667-1476 with any questions or concerns.

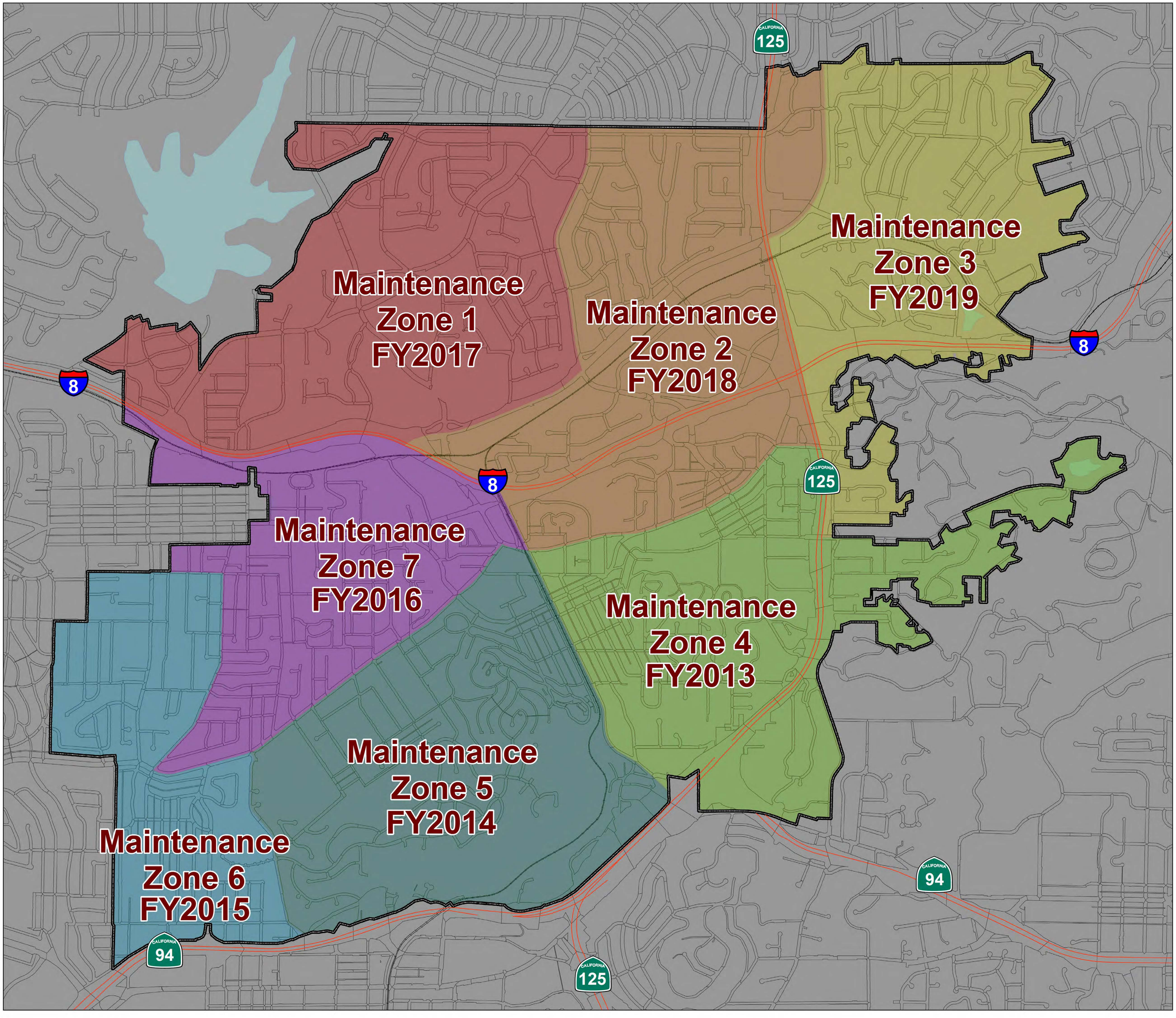


AREA OF TREES & BUSHES
TO BE TRIMMED

NOTES:

1. REFER TO SDRSD L-1 FOR STANDARD NOTES AND DETAILS.
2. CANOPY SHALL NOT EXTEND BELOW 7' OVER SIDEWALKS, AND 12' OVER PUBLIC STREETS AND ALLEYS.
3. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT @ 1-800-422-4133 TWO (2) WORKING DAYS BEFORE YOU DIG.
4. FILL STANDPIPE WITH WATER WEEKLY OR AS NEEDED TO KEEP FROM DRYING OUT, UNTIL FULLY ESTABLISHED

Revision	By	Approved	Date		
	DM		11/10/08	CITY OF LA MESA - STANDARD DRAWING	
				RIGHT OF WAY TREE TRIMMING	City Engineer Date
					EXHIBIT IV



Maintenance Zones

Maintenance Zones
Municipal Boundary

Maintenance Zone ID

1
2
3
4
5
6
7

San Diego Trolley
Lakes

0 600 1,200 2,400 Feet

1 inch = 667 feet

N

CITY OF LA MESA
JEWEL of the HILLS

Data Sources:
Parcels: SanGIS, October 2009.
San Diego Trolley: City of La Mesa, March 2007.

CITY OF
LA MESA
JEWEL of the HILLS

PUBLIC WORKS DEPARTMENT

March 18, 2013

Owner's Name
Title
Address 1
Address 2

Ref: Pedestrian Hazard in Public Right-of-Way at Property Address & APN

- NOTICE OF LIABILITY -

Dear Owner's Name,

The above described property was recently inspected and found to have a hazardous sidewalk condition which is a danger to pedestrians, due to a tree on private property. Pursuant the California Street and Highway Code, Section 5610, the abutting property owner is responsible for maintenance and repair of damaged sidewalks. Should an injury occur to any pedestrian as a result of this condition} you may be held legally responsible.

> *CALIFORNIA CODES- STREETS AND HIGHWAYS CODE SECTION 5610: The owners of lots or portions of lots fronting on any portion of a public street or place when that street or place is improved or if and when the area between the property line of the adjacent property and the street line is maintained as a park or parking strip} shall maintain any sidewalk in such condition that the sidewalk will not endanger persons or property and maintain it in a condition which will not interfere with the public convenience in the use of those works or areas save and except as to those conditions created or maintained in upon, along, or in connection with such sidewalk by any person other than the owner, under and by virtue of any permit or right granted to him by law or by the city authorities in charge thereof and such persons shall be under a like duty in relation thereto.*

Although it has been City policy to maintain the sidewalk within the public right-of-way} in order to repair the sidewalk the tree or root system must be pruned or removed. The City cannot perform maintenance on private trees. There is liability associated with the action that may cause damage to the tree or to surrounding improvements if the tree or a portion thereof should fall. Please make the necessary repairs to the tree and sidewalk within 30 calendar days from the date of this notice. A follow-up visit will be made by a City inspector to ensure the work has been completed. If it is found that the work has not been completed, the property owner may incur a fine of up to $100 per day until such time that the hazard is remedied.

For information on how to properly maintain trees, root systems, permanently repair the sidewalk and obtain the required City permit, contact the Public Works Department at (619) 667-1166. City offices are located at 8130 Allison Avenue, La Mesa, CA 91941. City maintenance crews may make temporary asphalt

repairs to alleviate the immediate pedestrian hazard. All work associated with the temporary repairs will be performed at the cost of the owner.

If you have any questions or concerns with this information please do not hesitate to contact the City at your earliest convenience at (619) 667-1166.

Sincerely,

Gregory P. Humora
Director of Public Works/City Engineer

CC: File

LETTER OF AGREEMENT
GENERAL TREE PLANTING AND MAINTENANCE GUIDELINES

PLEASE READ THE FOLLOWING CAREFULLY BEFORE SIGNING THE AGREEMENT -To join your neighborhood street tree planting in partnership with The City of La Mesa the responsibilities are:

Maintenance	In planting on the sidewalk or in the parkway adjacent to a property, the owner accepts responsibility for the tree's maintenance, both for the sake of its survival and for the beauty and safety of the neighborhood and all passersby.
Watering	Specifically, a tree must be watered deeply and regularly – initially, about 15 gallons once a week - and pruned and re-staked as necessary normally about once a year. The basin must also be weeded, kept full of soil, empty of trash and mulched as necessary. The City of La Mesa staff will give you information and advice about watering and further maintenance at any time thereafter. Maintenance responsibility can be voluntarily assumed by renters or even added to a lease; but ONLY THE PROPERTY OWNER can sign the TREE RECIPIENT AGREEMENT.
Damage to Underground Utilities	The owner is also responsible for repair of any underground utilities that may be damaged during preparation of basins or subsequently disrupted by tree roots. The City of La Mesa takes precautions to see that lines are not damaged: We participate in UNDERGROUND SERVICE ALERT, a service that notifies all utilities in the area of excavation work on your property. A City representative then approves of your basin's location and species selection following City regulations. Your property insurance should cover any underground damages, but you should check with your agent if you are concerned to know exactly what is covered.
Planting Day Participation	The owner, or surrogate (at least one person per address and one for every two trees), is expected to participate on Planting Day. All the neighbors will help each other until all of the trees are planted.
Cost	Donations are often requested from the tree recipient to help defray costs of all services, materials and labor required for planting. The amount varies depending on outside and other funding sources. You will be appraised of any costs prior to the need to sign this agreement.

Community Meetings	SPECIES SELECTION - You are also expected to attend a minimum of one organizational meeting. At first, neighbors from each area (block, housing project, community etc.), with The City of La Mesa guidance, will choose a tree species to plant in their area. Often there is more than one tree type available.
Planning	At the community meeting(s) the neighbors pool their resources and ideas, and volunteer their individual time and energy to help prepare for a smooth and enjoyable planting. Some offer their garages, or trucks, wheelbarrows, etc. for planting day. Others offer to coordinate coffee and donuts or a potluck when the "fun-work" is complete. Everyone offers what help (s)he can.
Placement of Basins	If you favor, or specifically DO NOT DESIRE a particular location for your tree(s), you should explain on the attached tree recipient agreement. You should mark the preferred spot on the curb with an "X" of durable tape or crayon. A City of La Mesa employee will visit the site listed on your application to determine if it fits within the City's requirements; notify DIG ALERT and then notify the City for final approval. These authorities will endeavor to meet your requests but final decision is based on many factors including utilities, proximity to driveways, stop signs, street corners, property lines, etc. Some few unlucky properties have no viable tree location (approx. 1 in 20). (Please see the City's permit application.)
Change of Marked Location	Keep your eye on the sidewalk. If the "tree mark" appears where you don't want it, or if your neighbor's mark appears and yours doesn't, call The City of La Mesa immediately. If time and restrictions allow we will be happy to try one more time to accommodate you.
Pre-Planting Meeting	This is a brief (optional) gathering -usually less than a half hour long. which in same cases can be handled by phone, for working out last minute logistics, confirmation of plans for planting day and collection of all fees by the City. If you can't come to the meeting call your community coordinator afterwards to get any last minute information and to say what you'd like to bring to the potluck (if you are having one).

TREE RECIPIENT AGREEMENT

I HAVE READ THE CITY OF LA MESA "LETTER OF AGREEMENT" AND UNDERSTAND THE RESPONSIBILITES I ASSUME IN JOINING A NEIGHBORHOOD PLANTING IN COOPERATION WITH THE CITY OF LA MESA.

ALTHOUGH MAINTENANCE IS MY SOLE RESPONSIBILTY I ALSO GIVE CONSENT TO CITY STAFF RESPONSIBLE FOR STREET TREES TO PRUNE MY TREE OR ADJUST OR REMOVE STAKES OR HARDWARE AT THEIR DISCRETION; TO PROMOTE HEALTHY DEVELOPMENT OF THE TREE(S) AND TO PROTECT THE PUBLIC SAFETY.

We agree to accept responsibility for checking the water needs of each tree at our address each week for the first three years after planting, and watering accordingly. We also accept responsibility for keeping the tree wells free of leaves, debris and weeds and will maintain the stakes and ties until the time at which they should be removed.

I am the owner of the property for which I received the trees listed below:

Property Owner's Signature: _____

Address of Proposed Trees: _____

Cross Street: _____

Please Print:

Name: _____

Home Address: _____

Telephone: (H)_____ (W) _____

Name(s) of Other Co-Owners: _____

_____

Number of Trees: 1 2 3 4 5

Species _____

Name and phone number of tenants or neighbors planning to plant or care for trees:

_____

TREE PLANTING & MAINTENANCE AGREEMENT

PUBLIC WORKS DEPARTMENT / ENGINEERING DIVISION
8130 Allison Avenue, La Mesa, CA 91942
Phone: 619.667.1166 • Fax: 619.667.1380

PLEASE READ THE FOLLOWING CAREFULLY BEFORE SIGNING THE AGREEMENT

To join your neighborhood street tree planting in partnership with The City of La Mesa the responsibilities are:

Maintenance

In planting on the sidewalk or in the parkway adjacent to a property, the owner accepts responsibility for the tree's maintenance, both for the sake of its survival and for the beauty and safety of the neighborhood and all passersby.

Watering

Specifically, a tree must be watered deeply and regularly – initially, about 15 gallons once a week - and pruned and re-staked as necessary normally about once a year. The basin must also be weeded, kept full of soil, empty of trash and mulched as necessary. The City of La Mesa staff will give you information and advice about watering and further maintenance at anytime thereafter.

Maintenance responsibility can be voluntarily assumed by renters or even added to a lease; but ONLY THE PROPERTY OWNER can sign the TREE RECIPIENT AGREEMENT.

Pre-Planting Meeting

This is a brief (optional) gathering -usually less than a half hour long, which in same cases can be handled by phone, for working out last minute logistics, confirmation of plans for planting day.

I HAVE READ THE CITY OF LA MESA "LETTER OF AGREEMENT" AND UNDERSTAND THE RESPONSIBILITES I ASSUME IN JOINING A NEIGHBORHOOD PLANTING IN COOPERATION WITH THE CITY OF LA MESA.

We agree to accept responsibility for checking the water needs of each tree at our address each week for the first three years after planting, and watering accordingly. We also accept responsibility for keeping the tree wells free of leaves, debris and weeds and will maintain the stakes and ties until the time at which they should be removed.

I am the owner of the property for which I received the trees listed below (please print):

Property Owner's: _____
(Print Name) (Signature)

Address of Proposed Trees: _____

Cross Street: _____

Home Address: _____

Telephone: (H) _____ (W) _____ # of Trees: _____

Species: _____

Name and phone number of tenants or neighbors planning to plant or care for trees:

_____

SECTION 11: Section 2[illegible], Administration and Officer Compensation, is hereby amended to read as follows:

(G) DEVELOPMENT ADVISORY BOARD. The Development Advisory Board (DAB) is intended to expedite the review of development proposals. The authority and functions of the DAB shall be:

111. Where review is required for use, statement or subdivision, the DAB shall meet and provide recommendations and comments for approval, conditional approval, or denial.

222. The DAB shall serve as the City/Tree Board. The DAB shall review and provide the City/Tree Board, as required, for [illegible] consistency with the City's General Plan and other related documents.

POLICY FOR THE REMOVAL, REPLACEMENT AND TRIMMING OF STREET TREES AND OTHER LANDSCAPING LOCATED WITHIN THE PUBLIC STREET RIGHT OF WAY, AND PRIVATELY OWNED LANDSCAPING ENCROACHING INTO PUBLIC STREET RIGHT OF WAY.

ADOPTED BY CITY COUNCIL
NOVEMBER 14, 1989

I. SCOPE:

The scope of this policy is intended to cover only those trees and other landscaping located within, or which encroaches into, public street right of way. Trees or landscaping located entirely within private property shall be subject to the provisions of the appropriate sections of the City Municipal Code. This policy supercedes in all respects the policy similarly titled and adopted by the City Council on or about October 20, 1979.

II. PURPOSE:

The purpose of this policy is to provide guidelines for the management of the City's street trees, with the goal being the preservation of existing trees wherever feasible and their replacement when removal is necessary. It is also to be used as a guide for planting new trees, and to provide rules in the exercise of the City's authority to remove encroachments when deemed necessary for public safety and welfare.

Under the general direction of the City Manager, the Public Works Department shall be responsible for the implementation and execution of this policy.

III DEFINITIONS:

1. Street Tree: Any tree located within the City street right of way. These may be located in parkways, behind sidewalks, or in cases where there is no sidewalk, in the space between the edge of pavement or curb and the property line.

   Exception: Trees planted as a condition of approval of a development entitlement and which are designated as the adjacent property owner's responsibility to maintain.

2. Parkway: the strip of land located between the curb and sidewalk within the City street right of way.

3. Street right of way: That area owned by the City and used for street purposes, extending between property lines on either side of the street. Paralleling or adjacent easements identified for utilities are not considered as street right of way for purposes of this policy.

IV TREE REMOVAL:

Street trees shall only be removed by the City or duly authorized agents of the City. In certain cases, removal will be permitted by others but only upon approval by the Public Works Director and a street encroachment permit is obtained from the City. Removal by others shall be subject to all the conditions contained in the encroachment permit. Removal by either the City or others will be accomplished only when one of the following has occurred:

1. The tree is dead.

2. The tree is damaged, diseased, or infested beyond the point of saving using reasonable horticultural practices, or should be removed to prevent the spread of disease or infestation.

3. The tree is uprooted and a hazard.

4. The tree is damaging improvements such as pavement, curb and gutter, and sidewalk, and all options such as root pruning, re-routing of improvements around the tree, or other methods which may become available, have been considered but deemed infeasible.

5. The tree is damaging private improvements and methods described in No. 4 above are not feasible.

6. The tree is deemed by the City Transportation Engineer to be a substantial hazard to traffic or pedestrians, and all other reasonable alternatives are deemed infeasible.

7. The tree is noxious and a public nuisance, or is otherwise a safety or health risk. Property owner dislike or dissatisfaction with a particular street tree shall not be grounds for removal, unless strong medical or other reasons are documented to the satisfaction of the Public Works Superintendent.

8. Root intrusion into a private sewer lateral shall not be grounds for removal of a tree. Root intrusions shall be handled in a manner consistent with the sewer lateral maintenance policy adopted March 2, 1982.

Where tree stumps are removed, the City will be responsible only for backfilling the hole with top soil. The City will not be responsible for replacing surface improvements such as decorative brick, ground cover, or other treatments which previously existed around the tree. Improvements replaced by the property owner shall be done in a manner acceptable to the City Engineering Division.

The owner or resident of the property at which a street tree is to be removed shall be notified a minimum of one week in advance of the removal, except in the case of an emergency so deemed by the Superintendent of Public Works.

Except where removal by others is approved, all cleanup and removal of debris, brush, and wood shall be the responsibility of the City.

V TREE REPLACEMENT:

Trees will be replaced only if one of the following occurs:

a. The adjacent property owner purchases the tree and all related materials necessary to plant the tree in accordance with Exhibit 1.

b. The original tree was destroyed as the result of some action, such as an auto accident, from which recovery of costs may be made by the City.

Trees will not be replaced at locations where deemed inappropriate by the Director of Public Works due to inadequate space, sight distance or other problems.

The list of approved street trees (Exhibit I) and the method of the planting (Exhibit II) may be amended by the Public Works Director from time to time as experience or technology dictates. In areas of special landscaping, such as median islands or other street landscaped areas, trees of other species may be planted that are appropriate for the space available.

VI CARE AND MAINTENANCE AFTER PLANTING:

Staffing and funding limitations make it impractical for City forces to provide continual care for newly planted trees. Adjoining property owners will be responsible to provide water to the tree, and to report tree distress if any should occur. Written watering instructions will be provided by the City, along with a contact phone number.

The City will be responsible for maintenance such as pruning, topping, and chemical treatment for insects.

VII TRIMMING OF STREET TREES.

Trimming of street trees shall be the responsibility of the City Public Works Department, either by City forces or by private contract. Scheduling shall generally be on an area basis so as to give a uniform appearance to neighborhoods.

Emergencies may require immediate action on an individual tree basis. The Public Works Superintendent shall determine whether an emergency exists.

Regular trimming will consist of providing a minimum clearance of 7 feet above sidewalks, and 12 feet above the street. Trees will be thinned out and or have their crowns reduced. Traffic control signs or other warning devices shall be kept clear of growth, with good visibility provided to motorists.

SDG&E will be notified of trees growing into electrical wires. That agency will normally provide trimming necessary for their facilities only. The City will provide other trimming as necessary.

VIII PRIVATELY OWNED TREES:

Where trees on private property encroach into the public right of way and are determined to be in need of trimming because they are affecting the safety of the general public, the property owner shall be notified in writing to perform designated trimming within 10 days. If not done within the specified period, City forces will perform the trimming, but only as necessary to remove the endangerment. No special shaping or trimming will be performed. Trimmings will be disposed of by the City. The property owner will be billed for the City's costs in performing the work.

In case of a private tree falling across the public right of way, the Public Works Department will take immediate action to clear the obstruction back to the property line and off the right of way. The wood from this type of removal will be cut into handling lengths and given to the property owner only if the property owner requests.

IX SHRUBS IN RIGHT OF WAY:

As part of yard landscaping, shrubs are often planted in the public right of way by residents. Shrubs deemed to be causing a safety problem such as interference with vehicular sight distance or impedance of pedestrian flow shall be trimmed or removed. The adjoining property owner shall be notified in writing to perform the designated trimming or removal within 10 days. If not performed within the specified time, City forces will trim or remove the shrubs, but only to the extent needed to remove the obstruction. No special shaping or trimming will be performed. Repeated occurrence of the problem shall result in removal of the shrubs. In either case, the property owner will be billed for the City's costs in performing the work.

X IMPLEMENTATION:

This policy shall become effective immediately upon adoption.

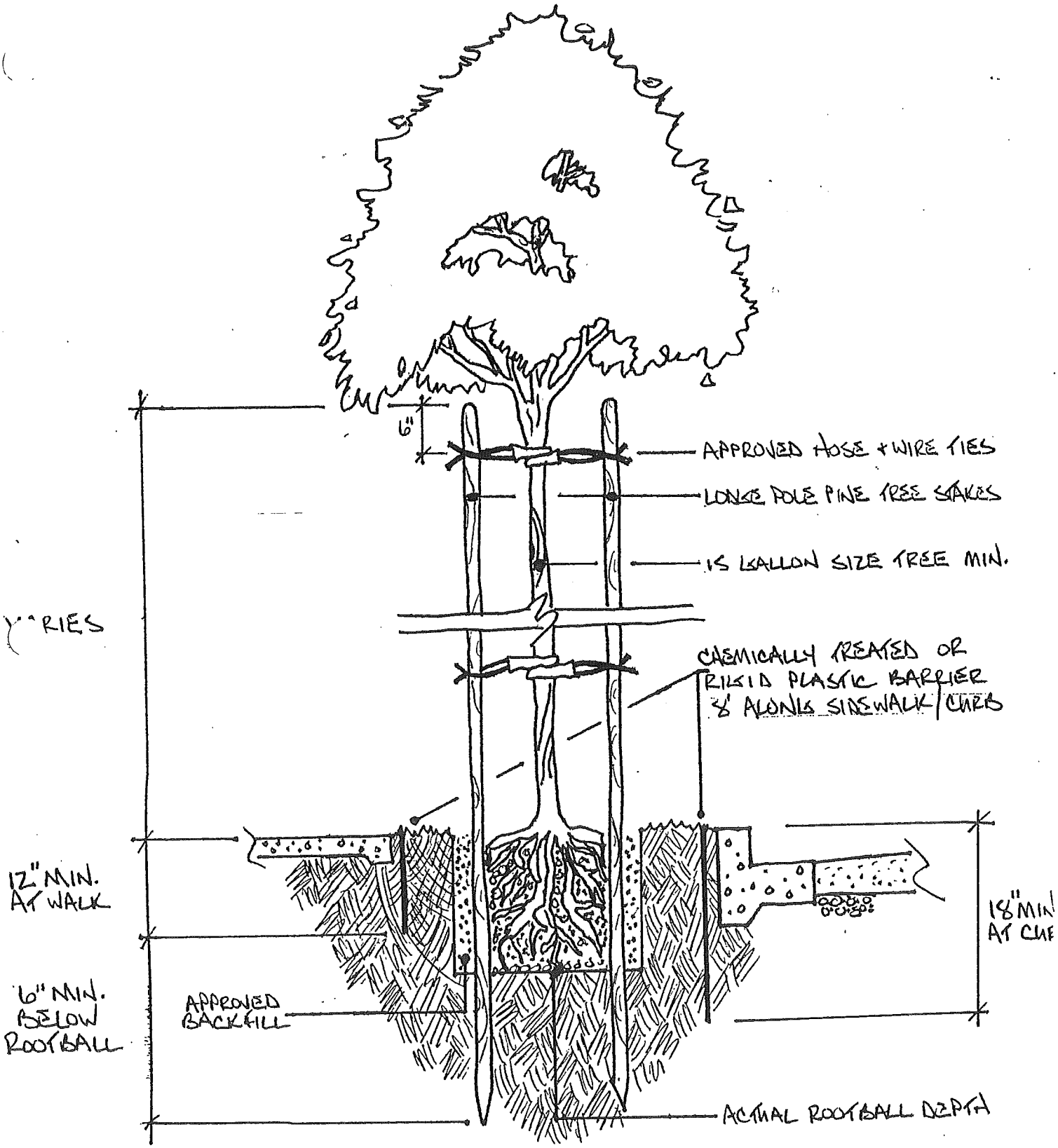

6"
APPROVED HOSE + WIRE TIES
LONGE POLE PINE TREE STAKES
15 GALLON SIZE TREE MIN.
CHEMICALLY TREATED OR
RIGID PLASTIC BARRIER
8' ALONG SIDEWALK/CURB
12" MIN.
AT WALK
6" MIN.
BELOW
ROOTBALL
APPROVED
BACKFILL
ACTUAL ROOTBALL DEPTH

EXHIBIT I

CITY OF LA MESA
APPROVED STREET TREE LIST

The below listed trees are approved for use in City Street right of way. They may be used in parkways 4 feet or more in width. Planting in parkways less than 4 feet shall be authorized on a case by case basis.

Ligustrum Lucidum - Wax leaf or glossy privet
Fast growing evergreen to 40' tall, with flowers (Spring) good for narrow areas.

Ginkgo Biloba "Autumn Gold" (Male only!) Maidenhair Tree.
Decidious, good fall color (bright gold), insect/disease free, 35' - 50' tall, "Fairmount" good variety.

Quercus ilex - Holly Oak
Evergreen 40' - 70' tall, easier than most oaks drought tolerant after few years, water during first 1 or 2 dry seasons.

Lagerstroemia Indica - Crepe Myrtle
Decidious, to 30' tall, flowers white to purple. Mildew a problem, resistant varieties such as "Catawba", "Cherokee", "Potomac" and "Seminole" are available.

Bauhinia Blakeana - Hong Kong orchid tree
Partialy decidious to 20' tall, orchid shaped flowers cranberry to orchid pink. Fall & winter .

Tristania Laurina
Slow growing, small tree to 20 - 25' tall colorful bark, clusters of small yellow flowers in Spring.

Prunus Ilicifolia - Hollyleaf Cherry
California Native. Evergreen small tree to 30'.

Arcantophoenix Cunninghamiana (Seaforthia Elegans) - King Palm
Clean, handsome palm to 50'. Self-pruning, will freeze.

Arecastrum Romanzoffianum (Cocos Plumosa) Queen Palm
Straight to 50' not as clean as King Palm will freeze.

Other species identified in a City approved specific plan for designated areas of the City.

885C:CL:lh

EXHIBIT II

REPORT

CITY OF LA MESA

TO the MAYOR and MEMBERS of the CITY COUNCIL
From the CITY MANAGER

RECEIVED
DEC 1 8 1989
ENGINEERING DEPT.

DATE: November 9, 1989

SUBJECT: Consideration of Approval of New Street Tree Policy

ISSUING DEPARTMENT: Public Works

SUMMARY:

Issues:

Shall the City Council adopt a new street tree policy, replacing the existing policy adopted in 1979?

Recommendation:

It is recommended that the City Council adopt the new policy.

Alternatives:

1. Amend and adopt the proposed new policy;

2. Do not adopt a new policy and leave the existing policy in place.

Fiscal Impact:

Council approved $5,000 annually for tree replacement by City Force.

~~Under the proposed new policy, the cost of a replacement tree must be borne by the property owner.~~ The City will provide the labor to plant new replacement street trees when old ones are removed. This should be able to be absorbed into current work programs without additional staff. The loss of encroachment permit revenue will be minimal, as only 1-2 permits per year have been issued.

BACKGROUND:

There is a growing concern both at the Council and staff level over the loss of mature street trees. Public Works staff reviewed the current street tree policy to determine if changes were warranted or necessary to help preserve our existing stock and to encourage replacement when it becomes necessary to remove a street tree.

In reviewing the current policy which was adopted in 1979, it became evident that a number of changes should be made. A new policy has been written which incorporates all of the good elements of the old, but proposes new guidelines to hopefully reduce the number of removals and increase the number of replacements. The proposed new policy is attached as Exhibit I. The current policy is also attached for comparison (Exhibit II).

Discussion:

The main highlights of the new policy are:

1. Street trees are better defined.
2. Strengthens requirements which must be met before removing a tree.
3. Removes ~~some of~~ the financial burden on property owners to replace a tree.
4. Substantially revises (and reduces) the list of approved street trees to those that are deeper rooted and less likely to cause damage.
5. Puts financial burden on the property owner to prune shrubs in the street right of way, and for trees or shrubs on private property encroaching into the City street right of way which create a safety or other problem for the general public.

Referring to Item 2 above, the emphasis is to try all feasible alternatives before removing a tree. These are pointed out in Section IV of the new policy.

One specific change relates to tree root intrusion into private sewer laterals. The current policy allows removal of a tree if it chronically causes sewer problems (root intrusion). Staff is proposing to change this policy and make it consistent with the current Sewer Lateral Maintenance Policy. This latter policy puts the burden on the property owner for internal root removal, with the exception that if an external root has physically damaged the sewer lateral by, for example, physically displacing the pipe, the City will dig it up and make the repair at our cost, without necessarily removing the tree.

For Item No. 3 above, the current policy is to replace a tree only when the cost is recoverable such as from an auto accident. In all other cases, to replace a tree which has been removed, the property owner must not only pay for the tree and related materials ($50-$60), but also take out a street encroachment permit ($200) and do the work. This has been a significant deterrent to replacing our street tree stock. We have in past years removed up to 100 trees annually and not replaced any.

The proposed policy ~~still~~ requires the ~~property owner to~~ City pay for the tree and materials, ~~but~~ and the City will provide the labor. This frees the property owner of the need and expense of ~~an encroachment permit~~ a street tree. ~~This has little budgetary impact, as we believe the additional labor can be absorbed without adding additional personnel.~~ Council approved $5,000 annually.

Lastly, with regard to Item 5, we have not been charging property owners who refuse to comply with a notice to trim shrubs or private trees causing a problem in the street right of way. The new policy allows us to bill the owner if we have to do the work.

The proposed new policy has been reviewed with the La Mesa Beautiful Board of Directors, and has their support. In addition, the list of proposed street trees was reviewed with Bob Bichowsky, a La Mesa resident and consulting arborist. Mr. Bichowsky was also very helpful in assisting staff in the development of a tree planting guide, and in reviewing the new policy.

Reviewed by:

Ronald D. Creagh
City Manager

Respectfully submitted:

Cecil Leonardo

Cecil Leonardo
Director of Public Works

296A:CL:lh

REPORT

CITY OF LA MESA

TO the MAYOR and the MEMBERS of CITY COUNCIL
From the CITY MANAGER

DATE: November 30, 1984

SUBJECT: Policy for the acceptance of funds for planting trees.

ISSUING DEPARTMENT: Engineering

SUMMARY:

Issue: Should the City encourage contributions to the City of La Mesa for planting of trees?

Recommendation: The City should encourage such donations, and adopt a policy governing such donations.

Alternatives:
1. Adopt a different policy.
2. Do not adopt a policy on this matter.

Fiscal Impact: Approximately $150 would be required to start this program. Funds are available within the operating budget of the Parks Maintenance Department. After the program is established, there will be a contribution of $150 to the City for each tree donated under this program.

BACKGROUND:

Several months ago the City received a request from La Mesa Beautiful that we consider a program to encourage the donation of trees to the City of La Mesa. At that time it was suggested that we adopt a program similar to Chula Vista's, "Adopt a Tree" program.

The City has contacted Chula Vista, and has discovered that in the approximately two years of existence of their program they have accrued $1,200 in their tree planting fund. Members of City staff have also met with Mr. Mac Wordell and other representatives of La Mesa Beautiful, as well as the Parks and Recreation Commission to discuss this further.

As a result of this investigation, staff believes that development of such a policy would be appropriate, and could be a catalyst to encourage donations to be used for tree plantings within the City of La Mesa. We have discussed this with representatives of the Park Maintenance Department, and have identified a number of areas where additional trees would be most welcome - most notably the Harry Griffen Park area at the present time.

Attachment #1 is the recommended policy. This policy requires that a plaque be placed in City Hall. This seems to be the most appropriate location as plaques placed in parks are subject to vandalism. A suitable plaque with space for approximately fifty names would cost $150. This plaque would be purchased only after the City had received at least one donation under this program. Funds are available within the Parks Maintenance budget for the plaque.

The $150 recommended minimum donation covers the purchase price of up to a 24" box size tree as well as the engraving of the name plaque. City forces would plant the tree as part of their regular job assignment and no additional labor fee is proposed. La Mesa Beautiful and the City's Parks and Recreation Commission support the recommended policy.

A key element for the success of this program will be publicity. If adopted, staff would prepare a press release as well as periodic notices in the City's newsletter. Finally, La Mesa Beautiful has stated that they would assist in the publicizing of this program.

Reviewed by:

Ronald E. Bradley
City Manager

Respectfully submitted by:

James B. O'Grady
Director of Public Works

JBO:dm

Attachment

CITY OF LA MESA

GIFT TREE POLICY

PURPOSE: This policy is intended to provide guidelines for the donation of funds for the purchase of trees in the City of La Mesa. It is hoped that through the adoption of such guidelines that funds will be donated for this purpose.

POLICY: Contributions in any amount are encouraged and accepted. All contributions will receive a letter of acceptance and appreciation from the City.

If a contributor donates $150 or more, special recognition will be given. This recognition will consist of a letter notifying the contributor of the tree species selected and the location where it has been planted. The donor also will be recognized on a plaque to be displayed at the La Mesa City Hall. Donations will be accepted in the name of living persons as well as in memory of deceased persons.

All funds received will be used to purchase trees for planting in City parks and rights-of-way. The trees will be purchased and planted as soon as practical. Where the funds received are not sufficient to purchase a tree, the funds will be pooled and held until such time as purchase of a tree is possible.

The donors may indicate their preference of tree species and location. However, the City of La Mesa shall retain final responsibility for determining the tree species and location based on community need at the time of the donation.

TREE MAINTENANCE/REMOVAL REQUEST

PUBLIC WORKS DEPARTMENT / ENGINEERING DIVISION
8130 Allison Avenue, La Mesa, CA 91942
Phone: 619.667.1166 • Fax: 619.667.1380

REQUESTOR'S INFORMATION

Name: _____ Phone: _____ ☐ Work ☐ Cell Phone

Address: _____

Contractor Performing Work: _____ License #: _____

Contact Name: _____ Phone: _____ ☐ Work ☐ Cell Phone

Owner/Agent: _____ / _____
(Print Name) (Signature)

REQUESTED ACTION (ONE TREE PER FORM)

☐ Remove ☐ Prune ☐ Root Prune ☐ Replace ☐ Other _____

Diameter (inches) @ breast height: _____ (4.5 ft along tree centerline)

Address/Location of Tree: _____

Nearest Cross Street: _____

Tree Species: _____ Located within an easement: ☐ Yes ☐ No ☐ Unknown

☐ Encroachment Permit Required

REASON FOR REQUEST

☐ Causing Damage ☐ Dead ☐ Uprooted/Safety Hazard ☐ Diseased ☐ Beautify

☐ Other _____

»»»»»»»»»»»»»»»»»»»»»»»»»»»»»»»»»» **FOR CITY USE ONLY** «««««««««««««««««««««««««««««««

APPROVED ACTION

☐ Remove ☐ Prune ☐ Root Prune ☐ Replace ☐ Other _____

Tree ID# (PER GIS): _____ Diameter (inches) @ breast height: _____ (4.5 ft along tree centerline)

Director of Public Works, City Engineer: _____ _____
(Signature) (Date)

GIS Information Updated By: _____ Date: _____

OVER →

I. REMOVAL:

A. Street trees shall only be removed by the City or duly authorized agents of the City. In certain cases, removal will be permitted by others but only upon approval by the Director of Public Works and an encroachment permit is obtained from the City. Removal by others shall be subject to all the conditions contained in the encroachment permit. Removal by either the City or others will be allowed only when one of the following has occurred: *(Tree Policy, adopted November 14, 1989, Section IV - Tree Removal - #1-8 - p.2)*

1. The tree is dead.
2. The tree is damaged, diseased, or infested beyond the point of saving using reasonable horticultural practices, or should be removed to prevent the spread of disease or infestation.
3. The tree is uprooted and a hazard.
4. The tree is damaging improvements such as pavement, curb and gutter, and sidewalk, and all options such as root pruning, re-routing of improvements around the tree, or other methods which may become available, have been considered but deemed infeasible.
5. The tree is damaging private improvements and methods described in number 4 above are not feasible.
6. The tree is deemed by the Department of Public Works to be a substantial hazard to traffic or pedestrians, and all other reasonable alternatives are deemed infeasible.
7. The tree is noxious, a public nuisance or is otherwise a safety or health risk. Property owner dislike or dissatisfaction with a particular street tree shall not be grounds for removal, unless strong medical or other reasons are documented to the satisfaction of the Public Works Superintendent.
8. Root intrusion into a private sewer lateral shall not be grounds for removal of a tree. Root intrusions shall be handled in a manner consistent with the revised sewer lateral maintenance policy adopted December 24, 2012.

B. Tree Removal By Utility Company

A utility company may request removal of a tree if it has determined that the tree is interfering with and has the potential to disrupt utility service. A utility wishing to remove a tree shall perform the following prior to removing the tree:

1. Inform the City in writing which tree it would like to remove and the reasons for requesting removal.
2. If the City approves the request for removal then the Utility shall:
   a. Send a letter to the property owner(s) informing them that the tree will be removed and the reasons why.
   b. Propose a replacement tree and location to the City and property owner(s).
   c. Have the property owner(s) execute a tree maintenance agreement if a new tree is installed. (See Exhibit VI.)
   d. Remove the old tree and stump.
   e. Plant new tree.

C. Where tree stumps are removed, the City will be responsible only for backfilling the hole with topsoil. The City will not be responsible for replacing surface improvements such as decorative brick, ground cover, or other treatments which previously existed around the tree. Improvements replaced by the property owner shall be done in a manner acceptable to the City Engineering Division. *(Tree Policy, adopted November 14, 1989, Section IV - Tree Removal - p. 2)*

D. The owner or resident of the property at which a street tree is to be removed shall be notified a minimum of one week in advance of the removal, except in the case of an emergency so deemed by the Superintendent of Public Works. *(Tree Policy, adopted November 14, 1989, Section IV - Tree Removal - p. 3)*

E. Except where removal by others is approved, all cleanup and removal of debris, brush, and wood shall be the responsibility of the City. *(Tree Policy, adopted November 14, 1989, Section IV - p. 3)*

F. Emergencies may require immediate action on an individual tree basis. The Superintendent of Public Works shall determine whether an emergency exists. *(Tree Policy, adopted November 14, 1989, Section VII - Trimming of Street Trees - p. 3)*

G. For replacement of removed trees, see Section II - Tree Replacement, below.

II. TREE REPLACEMENT:

A. Trees will be replaced when: *(Tree Policy, adopted November 14, 1989, Section V - Tree Replacement)*

1. The property owner signs the tree maintenance agreement.
2. The property owner purchases the tree and all related materials necessary to plant the tree in accordance with Exhibit I.
3. The original tree was destroyed as the result of some action, such as an auto accident, from which recovery of costs may be made by the City.

B. Trees will not be replaced at locations where deemed inappropriate by the Director of Public Works due to inadequate space, sight distance or other problems.

C. The method of the planting (Exhibit I) and the list of approved street trees (Exhibit II) may be amended by the Director of Public Works from time to time as experience or technology dictates. In areas of special landscaping, such as median islands or other street landscaped areas, trees of other species may be planted that are appropriate for the space available. *(Tree Policy, adopted November 14, 1989, Section V - Tree Replacement - p.3)*

D. Plant materials that have deteriorated or died shall be replaced with healthy plantings, or the area should be redesigned and replanted with other landscape treatments to provide an attractive and equivalent appearance. *(Urban Design Program - Streetscape - D(4) - p. 67*

HISTORIC RESOURCES INVENTORY
NON-STRUCTURAL SITES

Many of the following non-structural sites are located in the City Right of Way:

ADDRESS	HISTORIC NAME	DATE OF CONSTRUCTION
8000 Blk. of Culowee Street	Street Eucalyptus Trees	-
7100 Blk. of Stanford Street	Eucalyptus Grove	-
5700-9400 Water Street	Eucalyptus Pass	1900
4577-4675 Date Avenue	Palm Trees	-
4500-4670 Nebo Drive	Palm Trees	-
4634 Nebo Street	Redwood Trees	1930

DOWNTOWN VILLAGE SPECIFIC PLAN

CITY OF LA MESA

Adopted by the La Mesa City Council

April 17, 1990

Zucker Systems
with
Gerald Gast, Urban Design
Natelson, Levander, Whitney, Inc., Economics
Parsons Brinckerhoof Quade & Douglas, Transportation
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LAND DESIGN OF SAN DIEGO

Karen Hanna, Landscape Architect

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Specific Plan Citizen Advisory Committee

City of La Mesa Primary Staff for This Study

Other City Staff of Assistance

INTRODUCTION

Purpose and Intent of the Specific Plan

The Downtown Village Specific Plan is designed to provide a clear image and direction for the future of Downtown La Mesa over the next twenty years. A variety of plans and projects have been completed or proposed for Downtown, but there has been no comprehensive agreement on direction, no clear image of the future, nor a plan to carry out such a direction. Single purpose improvements could not proceed with the comfort that they were part of an overall approach to Downtown improvement.

The adoption of a Specific Plan can provide a Vision for the Downtown Village future. A synergistic approach, where the whole becomes greater than the sum of the parts. A system where each part of the plan can add to and reinforce another. A Plan that City residents can use to coalesce around a group of ideas to create Downtown Village matching their highest aspirations.

This Specific Plan serves as a planning tool for carrying out the objectives of the La Mesa General Plan. The Specific Plan bridges the gap between the general policy-oriented language of the General Plan and more detailed criteria guiding the development of specific sites or public improvements. It also adds additional criteria for carrying out projects under the City Zoning Ordinance. It is authorized by Article B of the California Government Code (Section 65450 et. seq.) and this document meets all of the requirements as specified in this Article.

The Specific Plan is a flexible planning document which features precise parcel specific Design Guidelines in some areas with less specificity in others. The Plan promotes public/private coordination of development efforts.

Specific Plan Project Area

The project area as shown on Figure 1 consists of approximately 161 acres of land plus street rights-of-way. This area extends from the Route 8 Freeway south along Spring Street to Pasadena Avenue. It is roughly bounded on the east by the University Avenue – La Mesa Boulevard intersection and on the west by the University Avenue – La Mesa Boulevard intersection.

The project area encompasses the Downtown commercial activities, Civic center and surrounding residential neighborhoods. The area is also divided in to 13 sub-areas, which were used for analysis and specific Design Guidelines as discussed in the Design Guidelines.

INSERT SPECIFIC PLAN AREA MAP (FIGURE 2)

The Planning Process

The Specific Plan was prepared during a year-long process which began with interviews of 30 of La Mesa community leaders and executives. These interviews provided a breadth of opinion, ideas and issues about Downtown that formed the focus of subsequent studies.

Nationally renowned urban designer, Allan B. Jacobs, was asked to look at Downtown La Mesa, and present his findings at a well-attended public meeting. As part of this meeting, citizens were asked to complete a questionnaire giving their thoughts and goals for Downtown. Many did, and more that 50 questionnaires were completed and returned for analysis.

The City Council appointed a 19-person Citizen Advisory Committee that met throughout the study to give thoughtful analysis and direction to the study effort. Extensive background studies were completed by the consulting team with a detailed analysis of land use, circulation and parking, urban design and economic and market conditions. These studies were published in an extensive report available in the Planning Department, Background Studies – Technical Memorandum 1. A second extensive report, highlighting issues and plan alternatives, is also available, Conceptual Plan Alternatives – Technical Memorandum 2.

All of this work formed the basis for the Downtown Village Specific Plan, a Plan designed to match the aspirations of La Mesa residents and provide a long-term guide for Downtown's future.

INSERT PHOTO OF VILLAGE HERE

Summary

Downtown is envisioned as La Mesa's Symbolic Center – the shopping, cultural, governmental and housing center of the entire community – the place that can provide citizens with a sense of belong, roots, history and pride. In discussing how to best capture this image, the Downtown Citizen Advisory Committee decided on the words, Downtown Village.

The Vision for this symbolic center focuses on 5 major themes or ideas and a number of sub-themes.

COMPACT PEDESTRIAN-ORIENTED COMMERCIAL AREA WITH RESIDENTIAL EMPHASIS

The Plan proposes to keep the commercial area concentrated and easily walkable. The emphasis is on the pedestrian rather than the automobile. This compactness will not only add to the visual interest of the area, but also makes economic sense by creating amore inviting shopping atmosphere.

The compactness is reinforced through an emphasis on residential development by preservation of the surrounding residential neighborhoods, requiring residential development in the Residential/Business Zones, restricting any future 3rd floor development with the Village

to residential uses and creating a historic area in the Date Avenue neighborhood. The residential emphasis also reinforces the commercial activities by providing close-by customers and night time street activity.

CIVIC CENTER – URBAN FOREST

The Civic Center complex is proposed to remain on its present site to reinforce the symbolic center of La Mesa. The exisiting Civic Center buildings are not distinguishable; however, many remain highly functional. To preserve these resources, but provide an appropriate "civic" image, a dramatic urban forest landscape is proposed with a thick density of canopy trees over the entire site, including parking lots. The visual focus will shift to the entire landscaped campus setting, rather than on individual buildings.

New uses as needed, such as City Hall space, library, or a theatre, should be added to the east side of the existing City Hall in a visually prominent relation to Spring Street. A park-like open space, with pedestrian paths and informal seating areas, should be developed between the Civic Center buildings and the railroad tracks. The construction of a parking garage will allow the existing parking areas to be transformed into pedestrian courtyards with covered walkways as circulation elements between buildings. The courtyards would provide settings for gardens, fountains and sculpture, and could be used for public events and ceremonies.

The return of diagonal parking and street trees to Allison Avenue will mirror the theme already established on La Mesa Boulevard in the Village, visually tie the Civic Center to the rest of the Village, and return a pedestrian scale to this entire area.

CIVIC BOULEVARD – SPRING STREET

Spring Street should be developed as a unifying civic boulevard that provides a strong entry sequence into Downtown and integrates several points of focus – Civic Center, The Village, La Mesa Village Plaza, Trolley Stop and Depot Museum.

Spring Street would be lined with a dramatic row of Mexican Fan Palms on both sides of the street; include special paving at the Freeway entrance and at the intersection with La Mesa Boulevard; include a special design element at La Mesa Boulevard; landscaped medians where possible; dense canopy trees at the freeway entrance; building setbacks that narrow to focus on La Mesa Boulevard; pedestrian-scaled street lights; new Civic Center buildings on one side of the street and redeveloped commercial buildings across from the Civic Center.

INSERT DRAWING OF SPRING STREET WITH PALMS

PEDESTRIAN/TRANSIT/PARKING STREET (PTP)

La Mesa Boulevard and Allison Avenue would be turned into a new street category 0 Pedestrian/Transit/Parking Street. These streets would tie the Downtown Village together. They would include the major bus routes and access all of the proposed parking lots and

garages. They would be heavily landscaped with trees. Allison Avenue west of Spring Street would be returned to diagonal parking, and diagonal parking would be added to the south side of La Mesa Boulevard from Acacia Street to University Avenue. Pedestrian-scaled lighting would be included on both streets.

PEDESTRIAN EMPHASIS – TREES

The entire Downtown Village would emphasize the pedestrian. Design Guidelines will emphasize pedestrian-scaled buildings, streets and parking lots. Pedestrian-scaled street lights would be used throughout. A thousand trees would be added to the streets, located at the curb between the travel way and sidewalks to create pleasant pedestrian paths. Commercial activity will remain compact and highly walkable. Small-scale residential developments would be favored over larger apartment buildings.

INSERT GRAPHICS

The Pedestrian scale is also emphasized through adding a landscaped median to Baltimore Drive and narrowing University Avenue east of Spring Street. Bike lanes would be added to both streets.

OVERALL GOALS

If American cities are to change into something worth having, there must be a clear image clearly conceived of what that city should be, and this image must be injected into and mature within the processes which actually dictate the form the city will take. If the image exists but does not make contact with the form-determining processes, the city will fail to achieve the humane character we seek for it. Edmond Bacon, The City Image.

Downtown Village – Symbolic center

The image for Downtown La Mesa should be a Downtown Village, the City's symbolic, shopping, cultural, governmental, and housing center.

Pedestrian Scale – People

The focus for the Downtown Village should be on people – living, working, shopping, and recreation. The entire area should be highly walkable from end to end. Pedestrian and bicycle movements should be given equal weight with the automobile. New development should emphasize interesting places enticing people to walk.

Image, Beauty, Service

Emphasis for Downtown Village development should be on image, beauty and service for human satisfaction. Although many downtowns emphasize increasing sales tax, La Mesa's

Downtown Village will always produce a small part of La Mesa's total sales tax revenue, and its emphasis should be on features that strengthen the function as La Mesa's symbolic center.

II. Plan Elements

Land Use

As part of the background studies for the Specific Plan, an extensive inventory and review of land and building uses was conducted. Summary acreages and square footages are shown in Table 1.

INSERT UPDATED LAND USE BY ACRES TABLE

Twenty-five percent of the business properties are owner occupied, 38% owned by other City of La Mesa residents, with the remaining 37% owned by people living outside of La Mesa.

The Plan area is surrounds by a series of single-family R-1 neighborhoods. The Plan area contains 996 units. Of these, 341 unites of 34% are in single*family use, 162 or 16% in two-family use, and 493 or 49% are in multi-family use. Twenty-seven percent of all units are owner occupied, and 59% of the single-family units are owner occupied.

The project area is a major focal point for La Mesa's historic resources. It contains 142 sites listed in La Mesa's Historical Resource Inventory, which is 43% of all sites located in the City.

Two key goals of the plan are to emphasize compactness of the commercial areas and retention of residential development. The Plan study explored a variety of zoning changes as one approach to achieving these goals; however, the Plan recommends an approach leaving most of the zoning intact and modifying it through Design Guidelines or other special regulations.

As part of the analysis leading to the Specific Plan, a market and economic study was conducted by Natelson, Levander, Whitney, Inc. This study, included in Technical Memorandum 1, found that ample population exists within the marketing area to support new commercial development, not in direct competition with the regional malls, but rather for regionally-oriented specialty retail, coupled with local services. Some office expansion is also likely with a focus on local-serving offices rather than regional. Also, housing growth demand should continue within the marketing area. Principal development determinants for all uses will be adequate site assembly, appropriate site pricing, and creating a desirable commercial and residential environment.

Sales tax data was analyzed for the CD zoned part of the Downtown Village. This area generated $222,955 in sales tax from July /87 to June'88, equating to gross sales of $22, 295,500. This same area contained 136,150 sq. feet of occupied space in the categories of retail, food services and auto-related, which yields an average sale of $97 per sq. ft. A sampling of individual stores is even more revealing. Restaurants are averaging about $100 per sq. ft. However, a few are doing very well at $300-$325/sq.ft. range. Many stores are averaging $50/sq.ft. or less. As the area revitalizes,

average sales per square foot can be expected to increase at least by 50% and many stores should be expected to readily double or triple current sales.

Goals

Emphasize compactness and diversity

An intimate concentrated blend of diverse prosperous pedestrian-oriented small shops and services, as distinguished from sprawling auto-oriented strip retail or shopping centers, should be encouraged. Small friendly stress with personal service, a variety of eating places, sidewalk cafes, combined with professional offices and governmental services is the desired image.

Retain and Encourage Residential Development

Although over time natural economic forces will tend to replace residential development with commercial development, the goal for the Downtown Village is to retain a variety of viable residential neighborhoods in close proximity as well as within the area, and thus provide a balanced community.

Policies

Land Use Clusters

Land use areas are shown in Figure 2 and are clustered in five categories:

Village Commercial

Residential/Office

Residential

Civic Center

Historic

Figure 2 also designates four specific sites which are subject to special policy as designated in Policy 5.

Zoning Ordinance Modifications

Land use policy in the Specific Plan is consistent with the General Plan. It is also consistent with the Zoning Ordinance except as modified by the Design Guildelines and as follow (see Figure DG-6 for drawing of the zones:

INSERT LAND USE CLUSTERS MAP

<u>CD Zone</u>

- Institutions providing services accessible to persons who remain in their automobile shall be prohibited.
- Residential uses shall not be allowed on the first floor elevation facing the street on La Mesa Boulevard or Spring Street.

C Zone

- Institutions providing services accessible to persons who remain in their automobile shall be prohibited.
- Manufacturing uses shall be prohibited except for sale on premises only.
- Outdoor rental of tools and equipment is prohibited.

R-B Zone

- Institutions providing services accessible to persons who remain in their automobile shall be prohibited.
- Retail sales shall be prohibited except restaurants may be allowed by Conditional Use Permit when the Board of Adjustment can make the finding that any adverse affect on residential property is mitigated through project design.
- Although the Zoning Ordinance describes this zone as "in transition from residential to business development", the intent of the Specific Plan is to emphasize and encourage residential uses in the RB zones, while still allowing some office uses. The goal for properties in the RB zones is that, where feasible, roughly half of the uses on the parcel should be residential. This provision should be implemented as part of the Design Review process.

Parking

- Offsite Parking Fund—All properties within 300 feet of a public parking lot or planned public parking lot should be allowed to contribute to a parking fund rather than provide onsite parking. As an incentive, fees for such contributions should be set at 75% of current estimated value. A discretionary review and approval should be required to implement this procedure. The resulting shared group parking provides for better parking space utilization, improved parking location identity, discourages driving from one store to another, increases pedestrian activity, and allows for improved concentrated pedestrian-oriented business development.
- Residential Parking Standards—As an encouragement for residential development in the Downtown Village and because of close proximity to the MTDB Trolley Station, the Zoning Ordinance parking standards for residential development may be reduced by 25%.

- Theatre Parking—Although a movie theatre or other theatres are considered desirable uses for the Downtown Village, land values and parking requirements may discourage such uses. As part of a Conditional Use Permit for theatres, and to encourage such uses in the Downtown Village, the City may waive part of the parking requirement when it is determined that street parking, public parking or other joint use parking will be sufficient to accommodate the use.

Density

- 1895 sq. ft. of lot area per residential unit is authorized for Site 4. See Policy 5.

Height

- Height restrictions shall be as shown in the City Zoning Ordinance except that:

  All street facing facades should be limited to 2 stories. Third stories or above shall be set back at least 10 ft. from the street facing façade in order to reduce the apparent building height.

  The areas shaded on the map below shall be limited to two stories except that a third story may be permitted if the third story is exclusively for residential use.

INSERT MAP HERE

Civic Center

The Civic Center should remain on its current site as the symbolic central focus of La Mesa and the Downtown Village, and should expand east across Date Avenue and Nebo Drive to Spring Street. The City Hall, Library and Police Station should remain within the Civic Center complex. Other appropriate long term uses include an art gallery and theatre or similar civic uses. Other compatible uses include the Fire Department, Water District, School District, and Chamber of Commerce, although these uses may also be appropriately located at another site.

La Mesa's Civic Center should retain its informal, friendly character as a focus of service rather than a monument to government. The Civic Center concept is to retain most of the present buildings and add a parking garage. This is to be accompanied by new uses as needed at the east end, in a visually prominent relationship to Spring Street. The entire site is to be developed as an "urban forest".

The existing Civic Center buildings are not distinguishable; however, many remain highly functional. To preserve these resources, but provide an appropriate "civic" image, a dramatic urban forest landscape is proposed with a think density of canopy trees over the entire site, including parking lots. The visual focus will shift to the entire landscaped campus setting rather than on individual buildings.

Additional details on the proposed Civic Center complex are shown in the Design Guidelines, Sub-Area F.

The Post Office should be considered an interim use with the wholesale functions to be relocated outside the Downtown Village. A retail post office use should be retained within the Downtown Village on a site with appropriate parking and traffic control facilities. For example, the southwest corner of Date and Allison would be appropriate.

Cultural Resources

Development of any site located within the Downtown Village that is listed in La Mesa's Historic Resources inventory shall be subject to design review.

INSERT VILLAGE DRAWING HERE

Specific Development Sites

Four specific development sites are shown on Figure 2 and are subject to the following specific site-by-site policy.

Site 1: East Side of Spring Street

The existing lumber yard site and surround uses represents a special opportunity to develop 4.73 acres at a highly-visible location in the heart of the Downtown Village.

Development could take place through private land assembly or public redevelopment. The entire site should be designed at one time. In response to an acceptable proposal, considerations should be given to rezoning the entire parcel to the "CD Zone" classification. (The area is currently zone C,CD and RB). Development should be in strict accordance with Design Guidelines in Chapter V for sub-areas C and E, as well as the following guidelines.

Envisioned is a mixed-use development of ground floor retail and upper floor offices and residential, with residential uses concentrated on the east side (away from Spring). Key design issues for development should be:

- The Spring Street edge – it would be preferable to place buildings fronting Spring Street, with a 10-foot setback, to be used as a paved pedestrian area and place parking at an internal location out of view from Spring Street.
- Insert artist rendering here.
- Access should be from University and Allison Avenue – no driveways opening directly to Spring.
- The relationship to the Civic Center across Spring Street is important. The building heights and profiles of the two projects should be similar or complementary, producing a sense of unity between the two as one moves through on Spring Street.

- The size of the development has potential to produce large buildings. It will be important for building masses to be divided in to smaller parts to keep the project at a scale similar to neighboring buildings and the Downtown Village atmosphere.
- The historic building at 8200 Allison Avenue could be moved to another site or incorporated as a special feature on this site.
- Palm trees should be planted on the curb side on the Spring Street frontage. Landscaping for Allison Avenue and University Avenue should follow the specifications for those streets.

Insert concept drawing here.

Site 2: N.E. Corner of El Cajon Boulevard and Baltimore Drive

Site 2 is a 2.5 acre undeveloped parcel owned by the City. It should be retained as a landscaped entrance to the City for as long as feasible. If developed, the City should retain the underlying ownership or control of the use of the property to adequately limit development of the site in a manner which is consistent with the design objective of the Specific Plan.

Although zoned "C", the property should be restricted to office uses under strict Design Guidelines. Envisioned is a 20,000 – 25, 000 sq. ft. general purpose office building. The building would be 2 stories with parking on the roof with access off Baltimore Drive. The building would be set back from Baltimore Drive 25-30 feet and be heavily landscaped with the landscape theme established by Baltimore Drive to the north, i.e. pines, eucalyptus, etc. The roof elevation would be at or slightly below the grade of Baltimore Drive. Views to the north from the Baltimore Drive – El Cajon Boulevard intersection would remain unobstructed, and the building and parking areas would be virtually unseen from this location. Although the building could be seen from the Route 8 Freeway off-ramp to Spring Street, it should be set back 50 to 150 ft. from this ramp, should be heavily landscaped, and because of the direction of the car movements, would not generally be noticed. A second surface parking area could be located between the building and El Cajon Boulevard. This parking area should be set back 25 to 30 ft. from the curb and heavily landscaped. The elevation of the parking surface should be 5 ft. below El Cajon Boulevard so as to retain the natural open space feeling of this important intersection.

Access to the building would be right turns only on Baltimore Drive, with no crossing of the median. While this is not the most desirable access, the market should exist either today or in the future for this type of building, attracting tenants with limited public access needs.

Insert concept drawing here.

Site 3: Kitzman Site

Insert map here.

Site 4: La Mesa Lumber

Insert map here.

Site 5: Chase Bank and Union Bank

Site 6: Civic Center/New Police Station

Site 7: La Mesa Boulevard (between Acacia Avenue and Nebo Drive)

La Mesa Boulevard store facades on these two blocks should be preserved and rehabilitated to preserve the Village scale. The City should not pursue clearance and rebuilding; however, some of these buildings could be replaced in a similar pattern and in some cases be expanded to two stories.

Insert Illustrative Design concept here

Circulation and Parking

As part of the background studies for the Specific Plan, future (year 2010) average daily traffic and peak hour traffic was projected for the Downtown Village area as shown in Figure 3. Under this projection, the existing streets can accommodate future traffic without adding any travel lanes. Morning peak hour travel will remain at a high level of service with some increased congestion in the afternoon peak hour. However, all intersections operate at peak hour level of service D or above (see Appendix A for level of service description). The highest level of congestion at this location can be viewed as a normal part of the function of this street which is proposed as a "pedestrian/transit/parking street".

The Plan proposed to keep the same number of travel lanes on all streets as exist today. Streets, however, will be heavily landscaped with medians where possible. Large canopy trees will normally be placed at the curb-side, rather than at the back of the sidewalk. This has the effect of visually narrowing the street since trees are closer together, and creates a friendlier pedestrian atmosphere, since trees create a buffer between the pedestrian and moving traffic. A number of other minor street changes are also proposed.

Although the existing parking supply in the Downtown Village is more than adequate to serve the existing uses, provision is made so that the long-term supply is sufficient to support projected long-term development. It is anticipated that major new developments would provide sufficient off-street parking to support their own uses, but parking will need to be added to accommodate a projected increase in activity from existing development. Parking demand was projected using a low demand of one space per 400 square feet of commercial activity and a high demand of one space per 300 square feet of activity. This resulted in a long term shortage of between 350 to 1,100 spaces. The proposed parking additions could accommodate 900 to 1,000 new spaces.

Goals

Provide for Accessibility

Vehicular access and parking to serve the Downtown Village should be convenient and efficient; however, with a clear emphasis on the pedestrian. Traffic should operate at no worse than Level of Service D during the peak hours.

Route Through Traffic Around Downtown

Through traffic should be encouraged to use alternative travel routes which bypass Downtown, such as Route 125.

Create Pedestrian-Scaled Streets

Streets should be designed to emphasize safe and pleasant pedestrian and bicycle movements, views of surrounding hills, and a close relation to abutting landscape. This is in contract to streets that emphasize wide ribbons of concrete and rapid auto movement.

Encourage Transit Use

People coming to the Downtown Village should be encouraged to use travel modes other than the automobile and take advantage of the San Diego Trolley.

Increase Parking as Area Grows

The Downtown Village parking supply should be sufficient to accommodate demand for parking as business grows, but should not be provided in a way that will encourage automobile use nor negatively impact pedestrians.

Public parking areas (not restricted to patrons of a particular business or shopping area) should be encouraged. Parking facilities should be available within a reasonably short walk of destination, so that excessive searching for a parking space in not required.

Recognize Alleys as Important Resource

Alleys are in keeping with the Downtown Village character, humanize the area, should be retained, and should be named.

Policies

Street Classification

The street classification system is shown in Figure 4 and consists of a Civic Boulevard (Spring Street), Prime Arterials (Baltimore Drive, El Cajon Boulevard and University Avenue), and Pedestrian/Transit/Parking streets (Allison Avenue and La Mesa Boulevard). The Civic Boulevard and Prime Arterials category meet the Prime Arterial category of the General Plan,

except for University Avenue, which is proposed for 3 lanes. The Prime Arterial category requires 4 lanes. The Pedestrian/Transit/Parking streets meet the Class 4 Collector category of the General Plan.

Insert the following maps:

Future Average Daily Traffic & Peak Hour Conditions

Street Classification System & Parking Lots

Civic Boulevard (Spring Street)

Spring Street should be developed as a unifying Civic Boulevard that provides a strong entry sequence into Downtown and integrates several points of focus – Civic Center, The Village, La Mesa Village Plaza, Trolley Stop and Depot Museum.

It should consist of four travel lanes, no parking, a divided median for landscaping where possible, safety islands and turn pockets, a strong rhythmic row of Mexican Fan Palm trees on both sides of the street at the curb line, with sidewalks and landscape behind where feasible.

Although Spring Street is classified as a Prime Arterial due to functional needs both within the Downtown Village and the City of La Mesa, the street shall serve an important dual role as the Civic Boulevard which is intended to unify the Downtown Village and create an important visual street image. Details of the suggested design are shown in the Design Guidelines, Sub area E.

Insert concept drawing here (palms)

Prime Arterials

University Avenue, Baltimore Drive, El Cajon Boulevard are designated as Prime Arterials and are intended to carry traffic that bypasses the core of the Downtown Village and connect the Downtown Village to La Mesa north of the freeway. Individual configurations will vary for each street as follows:

<u>Baltimore Drive</u>

Baltimore Drive is an important gateway to the Downtown Village. In order to better serve this function both visually and functionally, it should include a divided landscape median at least 6 feet in width, parking restricted to accommodate four travel lanes and bike lanes, and have trees planted at the curb line with sidewalks behind in order to visually narrow the street.

Insert concept drawing here.

<u>El Cajon Boulevard—As per City standards</u>

University Avenue East of Spring Street—Should include two travel lanes, a central turn lane, two bike lanes and parallel parking on both sides. At intersecting streets, curbs should be

extended to the edge of the bike lanes, and large canopy trees shall be located at the curb line in these extended areas. Curb lines should also be periodically extended to the travel way between parking areas (bulb-outs) as shown in the illustrations. Because of the numerous driveways which can be used for parking maneuvering, the bulb-outs can be added and still retain much of the parallel parking. Large canopy trees should be located at the curb line in these bulb-out areas. Median islands shall be lengthened where feasible, and planted with trees. At Spring Street, University Avenue west bound should allow for three lanes; a left turn, through, and shared through/right turn. Also, two eastbound through lanes should be provided after the intersections before tapering down to one lane.

Where redevelopment of abutting properties allows, curb side parking should be removed in favor of creating landscaped mediums or narrowing the street.

Insert concept drawings here.

University Avenue West of Spring Street

Should include a divided landscape median 6-14 feet in width with large canopy trees, spaced 35-50 ft. on center, four travel lanes, two bike lanes, parallel parking, large canopy trees at the curb line, spaced 35-50 feet on center with sidewalks behind.

Insert concept drawing here.

The dual University Avenue eastbound right turn lanes and traffic islands should be replaced with a single right turn lane with a typical T-intersection configuration. This change will improve traffic flow at this intersection, narrow a wide and visually undesirable intersection, and add land area for the proposed Civic Center Urban Forest.

Insert concept drawing here.

Pedestrian/Transit/Parking Streets (PTP Streets)

La Mesa Boulevard and Allison Avenue are designated as pedestrian/transit/parking streets. For these streets, the needs of pedestrian, transit and parking shall take priority over traffic movement. The configuration of each street shall vary as outlined below.

Allison Avenue East of Spring Street

Should consist of two travel lanes with parallel parking as exists today. Large canopy trees should be planted at the curb line spaced 25-50 feet on center with sidewalks behind.

Insert concept drawing here.

Allison Avenue West of Spring Street

Should consists of two travel lanes with 45 degree angle parking, and tree wells for large canopy trees every third parking space. Tree guards should be used to protect these trees from automobiles. This configuration will match the theme already established on La Mesa

Boulevard, help visually tie the Civic Center area to the rest of the Downtown Village, create a pedestrian scale, and add needed parking. A bus transfer area should be located on the east end of the street in front of the Police Station. Sidewalks and curb lines should be extended to the travel lanes at all intersections.

Insert concept drawing here.

La Mesa Boulevard East of Spring Street

Should retain the existing configurations consisting of two travel lanes with angle parking, and tree walls for large canopy trees every third parking space. Metal tree guards should be added to each tree to protect them from damage.

La Mesa Boulevard (Spring Street to Acacia Avenue)

The configuration of this part of La Mesa Boulevard has been set as part of the Phase II A Redevelopment Project and consist of one travel lane each direction, turn bays, parallel parking south side, sidewalks north and south sides, and MTDB drop off and bus stop on north side. Large canopy trees should be added in the median and at curb side as space permits.

Insert concept drawing here.

La Mesa Boulevard (Acacia Avenue to University Avenue)

Proposed is one travel lane each direction, turn bays at Acacia, Normal Avenue, and University Avenue, no parking north side, 45 degree perpendicular parking south side, large canopy trees at curb line north side, tree wells for large canopy trees every third parking space south side. Extend curbs to travel lanes at intersections with large planting and sidewalk areas. It should also be possible to include a landscaped median for the wider sections from University Avenue to Normal Avenue. This new configuration will be in keeping with the function of this street as a Pedestrian/Transit/Parking street, will increase parking, allow the removal of current front yard parking, and visually tie this area to La Mesa Boulevard east of Spring, which has the same type of parking.

Since the east end of La Mesa Boulevard (Spring to Acacia) has been downgraded to a two lane facility, it is appropriate to also downgrade the section from Acacia to University Avenue. The current four travel lanes at University Avenue is misleading to drivers who turn onto this roadway believing it maintains this type of facility throughout its entire length, and thus creates a dangerous situation with high speeds.

Insert concept drawing here.

Street Closures and Changes

Nebo Drive (I-8 to University Avenue)

To remove confusion for drivers entering the Downtown Village from I-8 and add to the design of the Civic Boulevard (see Urban Design Guidelines), the access to Nebo Drive from I-8 should be closed and Nebo Drive either abandoned or cul-de-saced. Access to the City's sewer pumping station at the location should be retained.

Nebo Drive (University Avenue to Allison Avenue)

As part of a future Civic Center expansion, this portion of Nebo Drive should be abandoned as a public street and either converted to landscaping or incorporated into an access drive for the Civic Center. (see Urban Design Guidelines). The Street is not needed to accommodate traffic, will add needed space to the Civic Center, and will allow new Civic Center uses closer visual proximity to Spring Street.

Date Avenue (University Avenue to Allison Avenue)

Date Avenue at this location should be abandoned as a public street and incorporated as a landscaped pedestrian way in a new Civic Center Design. The large trees west of the Post Office should be retained.

Palm Avenue at Allison Avenue

Future consideration should be given to the cost/benefit of realigning Palm Avenue at Allison to remove the intersection off-set. This review should take place in conjunction with consideration of a new parking structure on Palm Avenue and possible relocation of the Allison Avenue bus transfer stop.

Public Parking Lots

Public surface parking lots are proposed in locations indicated on the drawing below.

Insert concept drawing here.

Any or all of these lots may be converted to structure parking in the future based on parking demand and careful visual analysis. Conceptual design should be completed for each lot now so that most trees may mature without being removed in the future for parking structures. In no case should structures exceed two stories of four floors of parking (i.e. one basement, one surface, and two parking levels above). Strategy for each specific lot is as follows:

Lot-A.—Allison Avenue (East of Spring)

Because of this lot's visual relation to Allison Avenue, the stores on La mesa Blvd., the triangular shape, and the usability of this lot for public events such as the Octoberfest, it should be kept as a surface lot until parking demands dictate an extreme need to parking. At that time, a complete visual, functional and financial analysis should be conducted prior to any decision for structured parking.

Lot-B.—Allison Avenue (West of Spring)

A structure parking lot is proposed at this location to accommodate current Civic Center parking needs and free up Civic Center land for landscaping. (see Urban Design Guidelines discussion). To add to the street scene and pedestrian vitality of Allison Avenue, public offices should be located on the Allison Avenue ground floor.

Lot-C.—La Mesa Boulevard

The City's current parking lot on La mesa boulevard could accommodate a 2 story building (4 floors of parking) built into the side of the hill. The La Mesa Street frontage should be used for retail space to provide pedestrian-oriented continuity to the street.

Lot-D.—Lemon Avenue and Nebo

This important property should be acquired at an early date. Initially, the building could be leased and excess yard space used for parking. The property should be heavily landscaped. The second phase would remove the building and convert the entire site to public surface parking. The third phase would be construction of a public parking garage with retail uses on the ground floor Nebo Drive frontage.

Lot-E.—Lemon Avenue (Palm to 3rd Street)

As opportunities present themselves, the City should acquire this entire ½ block. Initially buildings could be leased. As parking demand increases, a public surface lot or parking structure should be built. Commercial uses should occupy the ground floor street frontages.

Lot-F.—Palm Avenue (North of La Mesa Blvd.)

A public/private partnership is proposed for the open parking areas currently owned and utilized by the two free standing banks on Spring Street. Proposed is a joint use (banks and public) parking garage with new commercial uses on the first floor Palm Avenue frontage.

Lot-G.—Palm Avenue (South of La Mesa Blvd.)

No changes are proposed for this existing public surface parking lot.

Parking Controls

Parking Meters

Parking meters should be used within the Village commercial and Civic Center areas to regulate curb-side and surface parking lot parking and to help finance parking enforcement. Existing meter locations should be expanded as needed within the commercial and Civic Center area (for example, on Date Avenue south of La Mesa), but should normally not be installed in RB zones or residential areas. The amount of meter fees should be periodically adjusted in relation to the needs of a Downtown Village marketing strategy and financial needs.

Two Hour Parking Limits

Where streets are signed for restricted parking (such as two hour limits), these limits should be enforced. Parking limits should be extended as necessary into residential areas to control all day commercial employee parking, or MTDB-related parking.

Transit

MTDB Drop Off & Bus Access

MTDB drop off points and bus loading bays should be located on both La Mesa Boulevard and Allison Avenue at roughly Nebo Drive. Good pedestrian access should be provided from these points to the MTDB station.

Encourage Trolley Ridership

Merchants should provide free trolley tickets or other incentives to encourage use of the trolley for persons coming to the Downtown Village.

Bus Transfer Location

A detailed study should be undertaken to examine the feasibility of moving the Bus Transfer stop on Allison Avenue east of Spring Street to west of Spring Street, between Date Avenue and Spring Street. This would provide for better coordination with the MTDB Trolley Station and to ease traffic congestion at the intersections o Allison Avenue and Palm Avenue.

Pedestrians

Pleasant pedestrian ways shall be emphasized throughout the Downtown Village area. Features shall include planting of trees and other landscape between the pedestrian way and the travel or parking lanes on streets, the use of texture or other interesting paving surfaces, and the use of safety islands at intersections on wide streets.

A sidewalk should be added on the east side of Spring Street for roughly a 450 foot area north and south of Pasadena Avenue.

Amenities for pedestrians shall be provided throughout the Downtown Village such as benches, planters, trash cans, and works of art.

Alleys

The alleys in the Downtown Village are particularly useful for service, supplementary parking and pedestrian ways, and should be retained.

Many of the alleys are used for primary access to housing, and add interest and variety to the Downtown Village and should be named. The work "alley" suggests a rather negative image to most people. They should be renamed "lanes" or "walks" which suggests a more positive image.

Special paving treatment should be extended to as many of the alleys as feasible and the ornamental paving that has deteriorated in the Downtown Village area should be repaired.

Bicycle Network

Bike Lanes

El Cajon Boulevard, Baltimore Drive, University Avenue south of Baltimore Drive and University Avenue east of Baltimore Drive to La Mesa Boulevard, should contain bike lanes (a lane on the paved area of the roadway for the exclusive or semi-exclusive use of bicycles.) See Figure 5.

Bike Routes

Designated bike routes (identified as a bicycle facility by signing only) should included Allison Avenue, Lemon Avenue, Palm Avenue and Normal Avenue – See Figure 5.

Bicycle Facilities

Safe, convenient bicycle racks should be installed throughout the Downtown Village area.

Insert Figure 5 – Bicycle Network map

Historic Preservation

Background

Goals

Policies

Public Facilities

Background

Goals

Retain City Hall in the Downtown Village

City Hall is a symbol of the community and should be retained at the center of the Village area. It should focus on service rather than be monument to government.

Policies

Design

As part of the background studies for the Specific Plan, a variety of urban design studies were conducted. These studies found that the Downtown area already contains many admirable design feature including many "pedestrian scaled" commercial buildings, attractive surrounding residential areas, and in some cases, dramatic landscaping.

Key problem areas included the addition of a variety of new non-pedestrian scaled buildings, a number of wide barren streets that emphasize the automobile, and many asphalt parking lots with little or no landscaping.

Goals

Encourage Diverse Architecture

A varied and diverse architecture should be encouraged without one architectural theme, like a jewel with many facets. Buildings should have a small pedestrian/human scale rather than be institutional or auto-oriented. Neglected buildings should be rehabilitated. Commercial buildings in close proximity to residential uses should respect and accommodate the residential values.

Honor and Respect History

The historic buildings in the area should be honored, restored and preserved, and Downtown's historic role in the community should be emphasized. This provides a link with the past (sense of past), creates a pleasant ambiance, and adds to the architectural diversity.

Pedestrian and Human Scale Housing

Buildings should have a pedestrian/human scale, and entrances and windows should be oriented to the street to emphasize a village, pedestrian atmosphere. While accommodating the automobile is important, the automobile should not dominate the front yard or streetscape. Small scale, fine-grained structures should be favored over large scale condominiums and apartments where feasible.

Trees – Trees – Trees

An appropriate design theme for the Downtown Village is one of streets heavily landscaped with street trees. Parking areas should also be heavily landscaped, with cars visually screened to emphasize the pedestrian/landscape/architecture images, i.e. "parking parks".

Policies

Design Review

All property within the La Mesa Downtown Village Specific Plan area should be subject to design review. Single family dwellings located outside the historic area that are not listed as a historic resource are exempted from this requirement.

Design review should follow the Downtown Village Specific Plan Design Guidelines as well as policies, procedures and guidelines established in the City-wide Urban Design Program.

III. Implementation

Forty-six specific actions are recommended to implement the Plan as outlines in Chapter I to V. These actions are discussed below and summarized in Table 3. Fourteen of these actions are administrative or operational in nature, will cost little to implement and should be completed within 1 to 2 years after Plan adoption.

The other 32 actions relate to public improvements which could be implemented over the next 15 to 20 years and which will be relatively costly. A funding goal of 5 million dollars plus Civic Center improvement costs would not be unreasonable. Funding sources for these public improvements will need to be developed and will likely include bonds, assessment districts, land sale revenues, Block Grants, redevelopment funds, parking fees and City Capital Improvement Funds. (See Appendix B for discussion of revenue sources.)

General Plan Amendments

La Mesa Boulevard

La Mesa Boulevard from Spring Street east to University Avenue shall be re-classified from a Collector – Class 1 (4 lanes) to a Collector – Class II (2 lanes).

The Specific Plan classifies this street as a pedestrian/transit/parking street. Its current use as two travel lanes with diagonal parking is a more appropriate use than four travel lanes.

Bicycle Network Plan

Baltimore Drive from El Cajon Boulevard to University Avenue and University Avenue east of Baltimore Drive to La Mesa Boulevard should be reclassified from Bike Routes (streets

identified as a bicycle facility by signing only) to Bike Lanes (lanes on a paved area of a roadway for the exclusive or semi-exclusive use of bicycles.

Baltimore Drive is one of the few streets in Downtown wide enough to accommodate a bike lane. This change will connect the bike lane on Baltimore Drive north of El Cajon Boulevard to the University Avenue bike lane. This will also be helpful to bicyclists because Baltimore Drive carries a heavy automobile traffic flow of 27,700 ADT.

This change on University Avenue will enhance the abutting Downtown Village residential areas and will connect the Baltimore Drive and University Avenue Bike Lanes to McArthur Park.

Prime Arterial Standards

The General Plan sets standards for a Prime Arterial as 4 moving lanes. In order to accommodate the proposed 3 lane University Avenue configuration, the General Plan standards for a Prime Arterial should be modified or a new street classification created.

General Plan and Zoning Map Amendments

Spring Street

The C-D Zone on the east side of Spring Street from University Avenue south to Allison Avenue shall be changed to a CD-D zone. The C zone allows uses such as manufacturing that are incompatible with the goals fro the Downtown Village. The General Plan designation for this area should also be changed from 12-General Commercial to 11-Downtown Commercial.

La Mesa Boulevard

To implement Policy 5, Site 4 on La Mesa Boulevard should be rezones from C to R3D. The General Plan designation for this area should also be changed from 12 General Commercial to 6 Multiple Unit Residential.

Implementation Staffing

In order to facilitate early implementation of the Plan, the City should assign a half time to full time staff person to plan implementation for at least the next year. The need for the position should be re-evaluated after the first year. Responsibilities should include:

Parking Lot Landscaping

Meeting with owners of each parking lot needing landscaping to encourage a voluntary landscaping program. As part of this program the City should provide free design guidance and perhaps grant or loan incentives.

Capital Improvements Programs

Coordination of the City's capital improvements program for the Downtown Village, including design studies, prioritizing, and funding strategies.

Façade Rehabilitation Program

Encouraging owners to participate in the Façade Rehabilitation Program. This effort could focus on specific needs, such as the proposal to add display windows to the telephone building.

Marketing

Working with merchants, property owners, citizens and City officials to obtain long term support for the Downtown Village Plan.

As trees are periodically added to the area, it will also be necessary to expand existing city tree maintenance crews. This need should be periodically evaluated as the Plan is implemented.

Redevelopment Area

Consideration should be given to expanding the Downtown Redevelopment Area to encompass as much of the Downtown Village as possible. This would potentially increase the tax increment available for revitalization and allow a larger area to benefit from needed public improvements. Likely high priority areas for expansion are shown in Figure 6, and include the commercial area on the north side of the area, the RB Zones on University Avenue and Baltimore Drive, and Site 4 on La Mesa Boulevard.

Insert Redevelopment Map – Figure 6

Paving Permits

In order to protect existing landscaping and assure that new parking lots meet City landscape requirements and Specific Plan Design Guidelines, permits should be required for any new or re-surfaced parking lot or driveway paving. The City should adopt a new ordinance to carry out this policy.

Commercial Rehabilitation Programs

Many downtown improvement programs throughout the country provide loans and grants to property owners and tenants of commercial properties to improve their properties. Through such programs the downtowns hope to stimulate the process of downtown revitalization. These are viewed as public/private action and investment.

Typical assistance includes:

Design Assistance

Either the community retains the service of an architectural consultant and makes such services available to applicants, or in some cases loans and grants are made to pay the applicant's architect.

The architect provides a design proposal including, where appropriate, color and material selections and budgets. Most programs fund façade improvements, and many will include structural repairs. Some fund sign improvements, others do not.

Most programs offer the design assistance as a grant.

Construction Assistance

Most programs reimburse the applicant for a portion of actual expenses incurred. Some offer full grants; however these are normally restricted to a few demonstration structures or a demonstration block. Many of the programs work on a sliding scale. The smaller the improvement, the higher the percentage of the grant. Normally, there is also a maximum sized grant.

Other Factors

The success of a commercial rehabilitation program hinges on a number of factors, often unique to the local community. Some experimentation with the program will likely be necessary. Almost all programs require a marketing effort. In addition to heavy involvement by property owners and merchants, it can be helpful to market the program to contractors such as painting, masonry, sign, window, awning, and landscape contractors.

La Mesa Programs

It is proposed that La Mesa form a committee to actually design the program. Members should include representatives of the City, property owners, merchants and contractors. Suggested ingredients include the following:

Design:	Initially, the use of one City-hired architect and landscape architect should prove cost effective, provide continuity, and help in integration and refinement of the Design Guidelines. As the program matures, the use of owner architects could be added.
Design Grants:	To stimulate interest in the program, design grants up to $2,000 per property should be authorized.

Final Plans and Specifications:	An initial grant of 75% of cost is proposed. As the program becomes successful, this might be reduced to 50%.
Construction Grants:	Construction grants will be highly dependent on the interest in the program and the amount of money available. Assuming an initial allocation to the program of $100,000, consideration should be given to the following schedule of rebates or grants:

Signs:	50% of cost
Landscaping:	75% of cost
Facades, Sidewalks, Lighting, etc.	50% of cost

Maximum construction grants under the program should be limited to $5, 000.

Priorities:	The Specific Plan has a heavy emphasis on landscaping, and landscaping can be more effective in changing the character of the Downtown Village than façade improvements.
Area	The program should cover the entire Specific Plan area.
Evaluation:	The program should be continually evaluated as it proceeds. Priorities and criteria should be adjusted as necessary to either encourage utilization of the program, or if necessary, reduce the size of grants to increase the number of users.

Organization-Promotion-Economic Restructuring

The adoption and implementation of the Downtown Village Specific Plan can provide a major impetus for downtown revitalization in La Mesa. However, most communities involved with downtown revitalization have found that focusing on land use, circulation and design can be most effective when coupled with an additional emphasis on organization, promotion and economic restructuring.

The Merchants Association and Chamber of Commerce have both been involved in a variety of successful activities aimed at bettering Downtown, such as the Octoberfest and joint advertising. However, much more could be done and is being done by active downtowns. Generally some form of funding is needed and in California this is often provided by a Business Improvement District which allows assessing businesses within the area to fund downtown activities, often including paid staff. Activities include:

Organization:	Building consensus for action. Seeking cooperation from all parties. Providing long-term management and planning.
Promotion:	Advertising downtown as a place to shop, invest and live through publicity, promotional materials, etc.
Economic Restructuring:	Recruiting businesses or developers to fulfill specific downtown needs and assisting existing businesses through business seminars and the like.

Because of the importance of this item, the Downtown Village merchants and owners should create a Business Improvement District and increase funding and action on organization, promotion and economic restructuring activities.

Public Improvements

A variety of public improvements are needed to implement the Downtown Village Plan. While proposed expenditures may seem well beyond the current means of the City, the program is designed for a 15-20 year implementation. The Plan is a necessary first step to be ready to take advantage of external long term funding potential as well as a mechanism to provide a focus for likely needed assessment districts or City-wide bond issues.

Improvements are grouped below in the topics of streets and tree planting programs, parking lots, Civic Center, street lights, undergrounding of utilities and other improvements. An approach to each topic is outlined along with a rough cost estimate, described in more detail in Appendix C.

The cost estimates are only to be used to set the overall direction of the program. Considerable refinement will be necessary as actual designs are prepared and posted.

Street Improvements and Tree Planting Program

Many downtown revitalization programs undertake comprehensive street and sidewalk modification programs similar to that undertaken in La Mesa Village a number of years ago. Such programs often include new sidewalks with ornamental paving, undergrounding of utilities and signs. While this type of program can add much to a downtown area, it is also quite expensive. Typical costs run $500 to $800 per linear foot of street. An example of this kind of program is currently being pursued in downtown Escondido. Such a program for the Downtown Village could easily cost 7 to 11 million dollars.

More modest programs are similar to the one being developed for Linda Vista Road in the City of San Diego. This program will add medians, street trees 40 ft. on center, and irrigation, at a cost of $150 per linear foot. A similar program for the Downtown Village would cost 2 million dollars.

Given the likely shortage of funds to implement the Downtown Village Plan, the City should be clear on priorities as related to both the most important streets and the improvements that will have the greatest impact. The primary components of the street improvement program recommended for the Downtown Village include trees, underground utilities and street lights as discussed below.

The improvement that will have the most impact on the Downtown Village at the lowest cost is the addition of street trees. Given growth times, these should be planted as soon as feasible. Over a period of 5 to 15 years, such a program can dramatically transform the appearance of Downtown.

Envisioned are generally small trees (15 gallons), planted at curb side within the sidewalk area, with minor modifications or expansions of sidewalk areas as needed. These trees will cost roughly $545 each, plus irrigation costs (see Appendix C). An exception to the use of small trees is the recommended larger palm trees for Spring Street. These will cost $1545 each for 20 ft. clear tree height.

Priorities for street tree planting are shown in Figure 7. This proposal would add 813 new street trees in the Downtown Village.

Insert Figure 7 – Street Trees

Five of the Downtown Village streets have been recommended for more comprehensive change. Each of these streets should undergo a comprehensive design study including preparation of detailed cost estimates. Recommendations and preliminary costs are summarized below and described in detail in Chapter IV.

<u>Allison Avenue (Spring Street West to University)</u>

Convert to diagonal parking, tree wells in every third space, extend curb at corners.

Baltimore Drive

Add landscaped median island, bike lanes, extend curbs (bulb-outs) in many places for landscape islands, narrow intersections.

La Mesa Boulevard (Acacia to University)

Convert to 2 lanes with turn pockets, diagonal parking on south side with tree wells every third space, trees on curb line on north side. Selected median islands as appropriate.

University Avenue (East of Spring to La Mesa)

Convert from four lanes to three lanes, add bike lanes, extend curbs (bulb-outs) in many places for landscape islands, narrow intersections.

Spring Street

Add landscape or safety median islands where possible, special paving at I-8 entrance and La Mesa Boulevard intersection, Palm trees at curb both sides, entrance sign, and close Nebo Drive.

Table 2

Costs for Comprehensive Street Changes

Street	Length	Cost/Linear Ft.	Cost
Allison Avenue	1000	$130	$ 130,000
Baltimore Drive	800	$175	$ 140,000
La Mesa Blvd.	1250	$210	$ 262,500
University Avenue	1900	$245	$ 465,500
Spring Street	2925	$310	$ 906,750
		Total	$1,904,750

Parking Lots and Structures

The Downtown Village Plan recommends seven parking lots distributed throughout the area. Six of these lots could readily accommodate parking structures should future demands and land values dictate. Current parking demands and land values do not support structures which cost $7500 to $10,000 per parking space.

The parking lots are shown in Figure 4. Four of the lots are currently in public ownership: Lots A, B, C and G, and part of Lot E. Lot F is in private ownership and is currently used for parking. The long term proposal is for a joint public/private parking structure combined with retail uses. Lot D and part of Lot E are privately owned and may be available for purchase. The City should actively pursue purchase of these two lots before they are pre-empted for other uses.

Lot D is estimated at a cost of $400 - $600,000. Lot E at $1,200,000 - $1,400,000. Both lots and their buildings could be leased to private uses on an interim basis until needed for public use.

Civic Center

Civic Center costs cannot be determined until decisions are made in relation to specific building needs. The first step should be the completion of a detailed master plan for the existing site to clarify a variety of technical, financing and planning issues.

The master plan should include a design for the Urban Forest. Cost for the master plan is estimated at $75,000 - $100,000.

Major construction cost components would likely include: A New Library, City Hall Expansion, Parking Structure, The Urban Forest, Possible Theatre, and a New Fire Station.

These components would total an amount that would likely require a city-wide dong issue.

Street Lights

Many of the streets in the Downtown Village are poorly lit or lit by automobile-oriented street lights. The long term goal for the area should be the addition of shorter, closely spaced pedestrian scaled street lights. The specially designed lights being used on La Mesa Blvd. in the Village would be expensive to add to the entire area and costly to maintain. A standard pedestrian scaled street light similar to those currently used in the Civic Center parking lot and in keeping with the Downtown Village historic character should be used.

Pedestrian scaled street lights are estimated to cost roughly $3,000 each and should be located approximately 80 ft. on center. Conversion of the entire Downtown Village would require 334 street lights at a cost of a million dollars (see Appendix C for cost estimate). Since it is unlikely that these funds will be available, along term incremental program is necessary in which lights can be installed as part of other street rebuilding programs. Suggested priority streets are shown in Figure 8.

Insert Figure 8 – Priorities for Pedestrian Scaled Street Lights

Undergrounding of Utilities

The City participates with SDG&E in a program to underground overhead utilities. The Downtown Village will need to compete in priority with other areas of the City. Suggested streets in the Downtown Village and recommended priorities are shown in Figure 9.

Insert Figure 9 – Streets Needing Undergrounding of Utilities

Other Improvements

Other desirable improvements for the Downtown Village are as follows:

	Item	Cost
1.	Additional Street Furniture	$ 50,000
2.	Design Element La Mesa & Spring Street	$100,000
3.	Revise University Ave./Baltimore Dr. Intersection	$ 30,000
4.	Sidewalk on Spring Street at Pasadena (450 ft.)	$ 6,100
5.	Sidewalks – West Side of University Ave. near Allison	$ 2,900
6.	Repair Ornamental Sidewalk & Street Pacing	$3 -$5 per sq. ft.

*****Insert Implementation Program Summary here.*****

Appendix A

LEVELS OF SERVICE

Represents free flow. Individual users are virtually unaffected by the presence of others in the traffic stream. Freedom to select desired speeds and to maneuver within the traffic stream is extremely high. The general level of comfort and convenience is excellent. Volume/Capacity 0.00-0.60.

Is in the range of stable flow, but the presence of other uses in the traffic stream begins to be noticeable. Freedom to select desired speeds is relatively unaffected, but there is a slight decline in the freedom to maneuver within the traffic stream from LOS "A". The level of comfort and convenience provided is somewhat less than at LOS "A", because the presence of others in the traffic stream begins to affect individual behavior. Volume/Capacity 0.61-0.70.

Is in the range of stable flow, but marks the beginning of the range of flow in which the operation of individual users becomes significantly affected by interactions with others in the traffic stream. The selection to speed is now affected by the presence of others, and maneuvering within the traffic stream requires substantial vigilance on the part of the user. The general level of comfort and convenience declines noticeably at this level. Volume/Capacity 0.71-0.80.

Represents high-density, but stable, flow. Speed and freedom to maneuver are severely restricted, and the driver experiences a generally poor level of comfort and convenience. Small increases in traffic flow will generally cause operational problems at this level. Volume/Capacity 0.81-0.90.

Represents operating conditions at or near the capacity level. All speeds are reduced to low, but relatively uniform value. Freedom to maneuver with the traffic stream is extremely difficult, and it is generally accomplished by forcing a vehicle or pedestrian to "give way" to accommodate such maneuvers. Comfort and convenience levels are extremely poor, and driver frustration is generally high. Operations at this level are usually unstable, because small increases in flow or minor perturbations within the traffic stream will cause breakdowns. Volume/Capacity 0.91-100.

Is used to define forced or breakdown flow. This condition exists wherever the amount of traffic approaching a point exceeds the amount which can traverse the point. Queues form behind such locations. Operations within the queue are characterized by stop-and-go waves, and they are extremely unstable. Vehicle may progress at reasonable speeds for several hundred feet or more, and then be required to stop in a cyclic fashion. Volume/Capacity over 100.

Source: Highway Capacity Manual, Transportation Research Board, Special Report No. 209, Washington, D.C. 1985

Appendix B

REVENUE SOURCES

A variety of revenue sources are available to implement the Downtown Village Plan recommendations. Each is discussed briefly below with a current estimate of funding potential. Since it is anticipated that it may take 10-20 years to implement this plan, the revenue sources will need to be periodically re-examined.

La Mesa Central Area Redevelopment Project

The currently operating Downtown Redevelopment Project is shown in Figure 6. The Project area includes Phase IIA (La Mesa Village Plaza) and Specific Development Site 1 identified in the Specific Plan, Policy 5. It is assumed that all tax increments generated from this Redevelopment Area will be used to pay off bonds for Phase IIA or to acquire and develop Site 1.

Expanded Downtown Redevelopment Area

The expanded redevelopment area shown in Figure 6 could accommodate some new uses that would generate tax increments for Downtown Village improvements.

Block Grant Funds

The City currently receives $400,000 per year in Federal Block Grant monies. Under new regulation 60% of these funds must be used for low and moderate income related activities. Normally another 15% is needed for Agency administrative costs. It is projected that $125,000 per year could be available for Downtown Village improvements from this funding source. Part of these funds would be used for the Village Rehabilitation Program with the remainder for capital improvements.

Parking District Number 1

The City created Parking District Number 1 in 1955 to build several parking lots. The district issued $210,000 in Bonds and the City contributed an additional $56,710 to the project. The District was established for 31 years and the Bonds were paid off a few years ago.

The District levied an assessment of roughly 7 cents per $100 of valuation. These funds along with revenue from parking meters were used to build the parking lots, maintenance and enforcement.

The Parking District has revenue of $114,000 available for maintenance or repair of paving. The District does not appear to have any additional funding potential.

Parking Meters

Parking meter revenue and expenditures are placed in a special fund. Current annual revenues are roughly $63,000 per year with annual meter related expenditures of $60,000 per year.

Current meter rates are 10 cents per hour. For analysis purposed, an increase of 25 cents is estimated to generate an additional $67,000 per year.

The City also has a policy authorizing parking permits for some of the spaces at a cost of $20 for every 3 months. These permits are summarized in table B-1.

Table B-1

City Parking Lots, Meters and Permits

Parking Lot	No. of Meters	No. of Authorized Permits	Permits Available
La Mesa Boulevard	34	15	3
Allison Avenue	77	50	Waiting List of 50
Lemon Avenue	36	25	Waiting List of 50
Palm Avenue	25	10	Waiting List of 50

These permits generate roughly $8,000/year. For analysis purposes, if for example the permits were $20 per month (the private parking rate in the Downtown Village), they would generate $24,000 per year. This could be a short term revenue source until the parking spaces are needed for customer parking or as part of a parking garage construction program.

Sale of City Property

The sale of Specific Development Site 2 (see Policy 5) could generate $500,000 to $1,000,000. These funds should be earmarked to implement the Specific Plan.

General Fund

Each year the City appropriates some funds for Capital Facilities from the General Fund. For FY88-89, the appropriation was:

Park Projects	$ 32,250
Street Projects	$186,650
Sewer Projects	0
Drainage Projects	$139,000
Building Projects	$ 12,000
	$369,900

It does not appear that the City will have any major increase in General Funds available for Capital Facilities in future years. Therefore, it is reasonable to assume that only $24,000-$50,000 per year will be available for Downtown Village Capital improvements.

Undergrounding of Utilities

SDG&E funds a number of projects each year to underground utilities. The property owner pays the cost from the property line to the building and SDG&E pays the remaining costs. The City has priorities already set through 1995. Projects in the Downtown Village will be eligible to be considered for funding in future years.

Developer Exactions

Most communities in California now require development projects to contribute to both on-site and off-site public improvements related to the project. Developer exactions could be used as a source to fund some of the street tree, sidewalk and street improvements.

Proposition A Funds

The voters of San Diego County passed Proposition A, otherwise known as the San Diego transportation Improvement Program Ordinance and Expenditure Plan. This imposes an additional ½ percent transactions and use tax, bringing the local sales tax rate to 6 ½ percent. This is effective for a twenty-year period beginning in April 1, 1988 and ending in March 31, 2008. The additional revenue generated by the ½ percent increase will be used to fund transit, street and road projects. The additional revenue will supplement the local funds already being spent on transit, street and roads. Each local agency receiving funds must maintain the same minimum level of local discretionary funding expended for streets and roads purposes. The City is anticipating $718,000 of revenues for Fiscal Year 1988-89 with a total estimated funding of $17,570,000 over the twenty-year program.

The City Council has allocated $700,000/year for the next five years for Fletcher Parkway Improvements. After the 5 years period Proposition A funds could be used for some Downtown Village improvements such as street improvements to Baltimore Drive, Spring Street and University Avenue.

Assessment Districts

A variety of assessment districts are available to fund Downtown Village activities such as:

Parking Districts

Lighting and Landscape Districts

1913 and 1915 Bond Acts

Mello Roos

Appendix C

COST ESTIMATES

Street Trees

Table C-1 shows estimated street tree costs. Table C-2 lists the appropriate number of trees needed for each street, costs and recommended priority, A being the highest priority. This program would add 813 trees to the Downtown Village at a cost of $667,195 plus irrigation costs.

Table C-1

Typical Street Tree Costs

	Palms	Other
Street Tree – 15 Gallon Can	---	$90
Mexican Fan Palm – 20 ft. clear trunk height skinned, includes crane	$1,040	---
Root Barrier	$40	$30
Tree Grate	$450	$360
Expand Sidewalk as Needed ($2.70/sq. ft.)	$65	$65
	$1,595*	$545*

Additional cost will include irrigation which is difficult to estimate without a detailed street by street study. In some cases, it may also be appropriate to add tree guards to protect the trees from automobile bumpers. Tree guards will cost approximately $220 each.

Table C-2

Street Tree Cost Estimates

Street	Length (ft.)	# Trees (3)	Cost of Tree (1) Program Only	Priority
Allison Avenue (East of Spring)	1200	60	$32,700	C
Allison Avenue (west of Spring)	1000	40(2)	30,600	A
Baltimore Drive	800	60	32,700	B
Cypress Street	700		19,075	D
Fourth Street (La Mesa to Lemon)	275	13	7,085	C
La Mesa (Spring to Acacia)	700	17 (North Side) 17 (South Side)	9,265 13,005	A
La Mesa (Acacia to University)	1250	31 (North Side) 31 (South Side)(2)	16,895 23,715	A
Lemon Avenue (Spring to 4th)	900	45	24,525	C
Palm Avenue (Allison to Finley)	1200	60	32,700	C
Pine Street	650		17,712	D
Spring Street (Freeway to Finley)	2925	195 (Palms)	311,025	A
At I-8 (Canopy Trees)		30	16,350	A

Third Street (La Mesa to Lemon)	275	13	7,085	C
University Avenue (West of Spring to La Mesa)	1600			B
Sides of Street		80	43,600	
Median		26	14,170	
University Avenue (East of Spring to La Mesa)	1900	96	51,775	A
TOTAL	15,375	813	703,982	

(1) Excludes irrigation costs

(2) Includes tree guards at $220/tree

(3) Assumes trees at an average of 40 ft. on center, except Palms at 30 ft. on center

Table C-3

Street Light Costs

Street	Estimated Number of Fixtures	Cost	Priority
Acacia Avenue (La Mesa to Orange)	6	$18,000	B
Allison Avenue (East of Spring)	30	90,000	A
Allison Avenue (West of Spring)	24	72,000	B
Cypress Street (Allison to University)	22	66,000	C
:La Mesa Blvd. (Spring St. West to University)	48	144,000	A
La Mesa Blvd. (Grant Ave. to University)	22	66,000	A
Lemon Avenue (Spring to Hillcrest)	22	66,000	B
Orange Avenue (Acacia to Allison)	16	48,000	B
Palm Avenue (Allison to University)	12	36,000	C
Pine Avenue (Allison to University)	16	48,000	C

Spring Street (East Side) (El Cajon to Finley)	36	108,000	A
University Avenue (Spring St. West to La Mesa Blvd.)	40	120,000	C
University Avenue (Spring St. East to La Mesa Blvd.	46	138,000	C
TOTAL	334	$1,002,000	

Priorities are shown in Figure 8 and total as follows:

Priority A	$	408,000
Priority B		204,000
Priority C		390,000
	$	1,002,000

DESIGN GUIDELINES

Downtown Village Specific Plan

City of La Mesa

Contents

Design Review Required

How to Proceed

Guidelines That Apply to All Area

- General Design Principles
- Building Form and Scale
- The Street Edge
- Historic Building and Cultural Resources
- Pedestrian Emphasis
- Materials and Colors
- Off-Street Parking Facilities
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Design Guidelines for Sub-Areas

- The Village
- La Mesa Boulevard (East of 4th Street)
- Allison Avenue (Between Spring St. & La Mesa Blvd.)
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- Spring Street Corridor
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- La Mesa Springs Shopping Center
- La Mesa Village Plaza and Trolley Stop
- La Mesa Boulevard (Between Acacia Ave. and Nebo Dr.)
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- Parking Areas Needing Landscaping

Design Review Checklist

La Mesa Boulevard (South Side – Nebo Dr. to Date Ave.)

Illustrative Design

La Mesa Boulevard (North Side – Palm Ave. to New Walking)

Illustrative Design

Alley (North of La Mesa Blvd.)

Illustrative Design

Zoning

Downtown Sub-Areas

DESIGN REVIEW REQUIRED

All property within the La Mesa Downtown Village Specific Plan area is subject to design review as outlines in these Design Guidelines. Single family dwellings located outside the historic area that are not listed as a historic resource are exempted from this requirement.

HOW TO USE THE GUIDELINES

In order to assist property owners and developers in carrying out the intent of these Guidelines it is suggested that you follow the following procedure:

1st. Goals

Read the Goals for the Downtown Village contained in Chapter II of the Specific Plan. These Goals should help you understand the overall intent of the Plan.

2nd. Sub-Area Guidelines

Locate your property within one of the thirteen specific Downtown Sub-Areas (see the fold out map, Figure DG-7 located at the back of the Design Guidelines). Read the specific guidelines that only apply to your sub-area.

3rd. Guidelines Applying to All Sub-Areas

Read the remainder of the Design Guidelines that apply to the entire Specific Plan area. To assist you with steps 2 and 3 you may wish to use the Design Review Checklist. Figure DG-2.

4th. Zoning Ordinance

Your project must continue to meet the requirements of the City Zoning Ordinance. However, the Specific Plan modifies these requirements in a few cases. See Policy 2 of the Specific Plan for these modifications.

5tht. Store Front Designs

If you are remodeling a store front, you may wish to review the illustrative designs shown at the end of this document, Figures DG-3, 4 and 5. These are not intended to be specific designs, but will provide some guidance in relation to implementing the Design Guidelines.

GUIDELINES THAT APPLY TO ALL SUB-AREAS

General Design Principles

All Elevations

All elevations of a building should be given careful design consideration, including those which do not directly face the street.

Climate

Site design should give consideration to solar influences, energy efficiency and prevailing breezes. The summer climate of La Mesa is characterized by predominantly a hot-humid to infrequently hot-arid zone. In this zone, air movement constitutes the main comfort-restoring and cooling element. Wind currents generally are in an easterly direction creating a pleasant sea breeze, although this condition may vary in certain areas. Building openings and outdoor living spaces should be oriented to take advantage of this prevailing west to east direction.

Insert Climate Range diagram

Design Theme

No one design theme is required. Good architectural character is based upon the relationship of a building to neighboring buildings, the suitability of a building for its purpose, and its relationship of proportion and materials.

Insert Distinguishable Design Styles drawing

Details and Ornamentation

Surface detail, ornament and other architectural elements that add to building character are encouraged. This is especially important at the pedestrian level. Details should be carefully integrated with the design concept of the building.

The variety, scale and rhythm provided by window, door and other openings should be used to improve building character, especially for large expanses of exterior building surfaces.

Parapet walls should be treated as an integral part of the building design. Such walls should not appear as unrelated visual elements. Unnecessary height and bulk should be avoided. Where mansard roofs are incorporated into the parapet design, views from above the building onto the flat roof area must be considered.

Exposed Rooftops

Due to the topography of La Mesa, exposed roofs are a significant factor in establishing a building's appearance and character. Design should assure that color and texture of roofing materials complement those used for walls and other elements. Exposed rooftops should be treated as building elevations. Such rooftops should be free of mechanical equipment clutter where it may be visible from surrounding buildings and streets. Rooftop mechanical equipment is discouraged, but it used, its design and screening should incorporate the building's materials and design.

Lighting

To achieve the desired lighting level for most projects, use of many short low intensity fixtures is encouraged, instead of a few tall fixtures that illuminate large areas.

For commercial parking areas, overhead lighting should be mounted at a maximum height of 20 feet above the paved surface, with a lower height preferred. For residential parking areas, overhead lighting should not be mounted at a height of 15 feet, with lower heights preferred. The placement of lighting in residential parking areas should avoid interference with bedroom windows.

Overhead fixtures used for pedestrian areas should be limited to 8 feet in height. Along walkways, low-level lighting in the form of bollards or fixtures mounted on short posts or low walls is encouraged. When this type of lighting is used, fixtures should be placed to minimize glare. Shatterproof coverings are recommended. Posts should be located to avoid hazards for pedestrians or vehicles.

Orientation of Buildings

The siting and orientation of buildings should respond to the pedestrian or vehicular nature of the street. Buildings on streets of high pedestrian use should face on and be directly accessible from the sidewalk, with minimal interruption by driveways or parking areas. Buildings on streets with heavy traffic, particularly those with no on-street parking, should provide a clearly legible major entry to the off-street parking area as well as orienting the building to the streetscape.

Refuse Containers

Refuse containers should be located away from public streets and building entrances and should be completely screened with materials that are compatible with building exteriors. Enclosures should be durable and designed for long-term use.

Safety Design

Because the Downtown Village Plan focuses on pedestrian activity and the retention of a residential environment, safety concerns in design are of paramount importance. Designers should carefully review the Safety Design Guidelines contained in the City's Urban Design Review process.

Trademark Buildings

Building design should strive to represent the character and image of La Mesa through the use of appropriate design elements. Trademark buildings may be prohibited if they are not consistent with other design principles established in these guidelines.

Utilities

Meters and electrical transformers, telephone junction boxes, utility poles, light standards, and other utility equipment should be screened and located to reduce their visual impact. Utility services should be placed underground. Roof mounted equipment should be screened from view from adjacent streets, properties and pedestrian areas. Special attention should be given to changes in elevation which may provide a view down to a roof. In this case enclose the equipment in a screened shelter or design the layout of exposed equipment in an orderly fashion.

Building Form and Scale

Proportion and Scale.

Proportion is defined as the relationship between parts of a building or building element. Scale is the relationship of the building to human size. Varied proportions are generally desired in the design of building elevations. The scale of building elements, especially at the pedestrian level, should be kept intimate and close to human size with relatively small parts.

Insert proportion diagrams

Reduction of Apparent Height and Bulk

Suggested methods of reducing the apparent height and bulk of buildings are illustrated. Although these methods are encouraged, other approaches that achieve the same objectives are equally acceptable.

<u>Reduction of Apparent Width</u>

Buildings over 50 feet wide are encouraged to divide their elevations into smaller parts. This can be accomplished by a change of plane, projection or recess.

Recesses and projections are encouraged to divide the mass of the building into small-scale elements and to provide strong areas of shade and shadow. Recesses may also be used to define courtyards, entries or other outdoor spaces along the perimeter of the building. Recessed or projected balconies, porches and arcades create a sense of depth in a building wall, contracting surfaces exposed to the sun with those in shadow.

Projections may be used to emphasize important architectural features such as entrances, bays, stairs, balconies and arcades.

Insert "Reduction of Apparent Width" drawing here.

<u>Details</u>

Building details such as deep reveals, expressed columns, deeply-recessed doors and windows, and changes in texture help divide a wall plane into small-scale parts that relate to human size and scale.

c. Vertical Setbacks. Buildings over two stories high should set back their upper story street-facing facades to reduce apparent height.

Insert "Vertical Setback" drawing here.

2.3 Vertical Composition. A traditional principle which is often helpful in reducing building bulk and improving scale is to divide the mass of the structure into distinct horizontal parts that express a sense of base, mid-section and top. This is especially helpful for buildings of three or more stories, and can achieve a more sculptured quality of building form.

3. The Street Edge

3.1 Corner Buildings. Corner buildings should make a strong tie to the building lines of each street. Buildings should close in the corner rather than open it as is often the case in strip shopping centers.

Insert drawing here.

3.2 Street Edge. "Street spaces" include both the public right-of-way and adjacent building setback zone. The network of street spaces establishes the basic scale and character of the Downtown public environment. The objective in La Mesa's Downtown is to create consistent street spaces that unify separate buildings and developments into a tightly-knit, walkable district with a traditional Downtown Village atmosphere. Four standard conditions for street edge treatment are described in the following pages. The condition that applies to each street is shown in the specific sub-area Design Guidelines.

Condition 1: Continuous Building Edge – Commercial Areas

Place as much of the ground level front elevation of the building as possible on the front property line and at the sidewalk edge to maintain the continuity of the "street wall."

Avoid deep setback from the sidewalk edge.

Strive to create continuous pedestrian activity in an uninterrupted sequence by minimizing spatial gaps between buildings.

Avoid parking lots that interrupt commercial space.

Avoid blank walls and other "dead" spaces at the ground level.

A drawing (example) is attached to this information.

Condition 2: Courtyard, Patio or Plaza at the Street Edge Commercial Areas

Paved pedestrian space that is continuous from curb to building, except for planters, trees, shrubs and fountains. Buildings should be set back to 10 feet from the property line.

Paving with a variety of textures and colors.

Trees located along the street edge planted in a linear, rhythmic pattern with occasional contrasts and accents.

Insert drawing here (human size)

Site furnishings scaled to human size.

Lighting at pedestrian height to supplement street lighting.

On major arterials such as Spring Street, there should be a buffer between the pedestrian and street: bollards, raised planter beds, and site furnishings such as street lamps, inward-facing benches or low walls help give the pedestrian a sense of protection from passing traffic.

Avoid large expanses of lawn, using turf grasses only in small areas.

Parking to be located at rear of buildings.

Condition 3: Landscaped Buffer at the Street Edge Commercial Areas

(a drawing is attached to the following bullets)

Provide a minimum 10 foot deep fully-landscaped buffer at the street-facing edge of all parking lots.

Provide at least one tree per 300 square feet of the total landscaped buffer area.

Trees, shrubs and/or low walls at least 30 inches high should be used to screen the parking area from street view.

Provide street trees on curb edge.

The sidewalk should be set back from the curb edge at least 4 feet.

Condition 4: Planted Front Yard Space – Residential and RB Zones

(a drawing is attached to the following bullets)

Provide a richly-planted front yard and garden space in the setback area along all front and side street property lines. The setback area should be fully-landscaped, interrupted only by pedestrian areas and sidewalks.

Parking should not be located in the setback space.

Locate parking at rear of building.

When parking lots are located to the side of the building or elsewhere on the site where they may be visible from the street, they should be screened from street view by low walls and/or shrubs at least 30 inches high. No parking shall be located within the required front yards.

Driveways are permitted, but should be of minimal number and width as necessary for safety.

4. Historic Buildings and Cultural Resources

Insert drawing here.

A variety of architectural styles occupy the Village area to serve as a "guide" or "theme" for revitalizing the Downtown Village.

A historic building or other cultural resource which retains the historic character from the period in which it was created can substantially contribute to new development and the surround community. The contributions to the community include many tangible and intangible elements, such as the documentation of history in "brick and mortar", providing a record of human achievements, a sense of place and continuity with the past.

For new developments, the contributions a cultural resource can make are equally carried. The historic element can add character and charm to a modern backdrop; it can inspire a design

direction which will find broad-based public support; it can be a source of pride. The resource can also provide financial advantage to a project through the benefits of recycling, the special allowances of the State Historic Building Code and carious tax incentive.

4.1 Compatibility with Historic Resources. New development should recognize, respect, preserve and be compatible with existing Downtown historic resources. Particular emphasis should be placed on achieving an intimate scale, and a concern for craftsmanship.

New developments which are built on or adjacent to designated historic sties or older buildings of substantial historic character should be respectful of the historic building or site. While not mimicking the older structure, the development should consider the compatibility of size, shape, scale, materials, details, textures, colors and landscape features.

4.2 Diligent Effort to Rehabilitate. New improvements to renovate, or alter an historic site, especially a site listed in the La Mesa Historic Resources Inventory, which have a rating of 1,2, or 3, should demonstrate a diligent effort to retain and rehabilitate the resource.

For a detailed explanation of the laws and guidelines affecting Designated Landmark properties, see the Historic Preservation Element and Inventory, La Mesa, California, Volume 1, especially Chapter 2, "Historic Preservation Ordinance" and Chapter 3, "resource Management Guidelines."

Historic buildings and sites which are rehabilitated are encouraged to follow The Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" published by the U.S. Department of the Interior, National Park Service.

The Guidelines are too lengthy to be repeated here, but the Standards for Rehabilitation are as follows:

1) Every reasonable effort shall be made to provide a compatible use for a property which required minimal alteration of the buildings, structure, or site and its environment, or to use a property for its originally intended purpose.

2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. the removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.

9) Contemporary design for alternations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

10) Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Insert historic photo here.

The City and local historical groups will offer advice to owners remodeling heritage buildings. It is hoped a "Rediscovery" of our heritage will take place in the Village. This will be two-fold by saving heritage structures for future generations to enjoy and to reinforce the image needed today in the Village.

4.3 Design Example. There are many heritage structures existing in the Village today; however, many have been covered with pseudo-modern facades. Many key design elements are still present and with little difficulty, storefronts could be renovated into their original character.

Some shops are unchanged like the "Pretty and Plum" store at 8333 La Mesa Boulevard; however, the "La Mesa Gold, Tennis, Etc." store, its neighboring building at 8329, has been modified. This building, a former local Gas and Electricity office, could easily be restored to its original condition as shown below.

Insert before and after photo/drawing

5. Pedestrian Emphasis

5.1 Address Pedestrian Needs. The emphasis of design throughout Downtown La Mesa should be to create a high-quality pedestrian environment. Designs should address pedestrian needs and develop creative approaches to improving pedestrian interest, access and enjoyment.

5.2 Active Building Frontages. Pedestrian interest should be maximized by creating active building frontages with inviting indoor and outdoor spaces visible from the sidewalk and street.

Active building frontages are essential to strengthen Downtown La Mesa's pedestrian character. Buildings should provide generous openings at ground level to allow views of display windows by pedestrians and passing traffic.

Entry courtyards, gardens and street-facing patios can create inviting outdoor spaces that offer a similarly-rich pedestrian experience. Site amenities such as seating, shade structure, public art, special landscaping and paving are helpful to further this intent.

Insert "Active Building Frontages" drawing here.

5.3 Building Entrances. Commercial buildings with long frontages should provide frequent building entrances along the street. Side or rear building entrances should always be accompanied by a front, street-facing entrance.

Insert "Encouraged/discouraged" drawing here

5.4 Storefronts. All new buildings and renovations in the Downtown Village shall give careful consideration to providing an attractive storefront to provide pedestrian variety and interest.

Storefronts are the most important elements to a pedestrian oriented streetscape. Together with display windows, awnings and signs, storefronts make up the character of each building, and all the buildings together make up the total character of the Village.

Historically, storefronts were well-integrated with the rest of the building. Doorways, windows, signs, awnings were balanced and complemented the building above, including the second story windows, parapet walls and cornices.

Through the years, due to buildings being remodeled for the needs of particular merchants, regard to integrating each storefront to the total building has often been overlooked.

5.5 Entry Ways. Entry ways to stores should be recessed in a variety of ways for visual interest and to minimize doors swinging into the sidewalk right of way. However, recessed areas should be designed with security of the pedestrian in mind. lines of sight should be maintained.

Building entries should be protected from the elements and should create a focus or sense of entry for the structure. Wall recesses, roof overhands, canopies, arches, signs and similar architectural

features should be integral elements of the building design calling attention to the importance of the entry.

Insert 2 storefront drawings.

5.6 Windows/Transparency. Pedestrian activity should be encouraged by providing views into shops, offices and restaurants.

At sidewalk level, buildings must be primarily transparent. A minimum of 505 of all first floor facades with street frontage should consist of pedestrian entrances, display windows or windows affording views into retail, offices, gallery or lobby space. The building wall subject to transparency requirements shall include the portion between three feet and ten feet above the sidewalk. Blank walls should be avoided and lively facades encouraged.

All glass in windows and doorways should be clear for maximizing visibility into stores. A minimal amount of neutral tinting of glass to achieve some sun control is acceptable if the glass appears essentially transparent when viewed from the outside. Opaque and reflecting glass should not be used.

Buildings and establishments where goods and services aren't offered shall contain at least passive elements focused to the pedestrian. These may include architectural detailing, art work, landscaped areas or windows for public service use.

Perhaps the best advertising a merchant can do is to have an attractive storefront. A storefront that is visually exciting to the pedestrian will cause him to pause long enough to see well displayed merchandise, and this will, in turn, sell itself.

Insert photo here.

The Pacific Telephone building fronting on La Mesa Blvd. is an example of the type of large, expansive walls that should be avoided. Display bay windows for public use combined with landscape planters could be added for creating the visual interest that is necessary within the Village.

Insert photo/rendering here.

5.7 Courtyards, Patios, Plaza, Gardens. Downtown projects are encouraged to provide courtyards, patios, plazas and gardens which accommodate outdoor activities, give scale and focus to a building or site, and provide a sense of transition between indoors and outdoors. Courtyards should supplement rather than take away from street activity. Courtyards that are designed to diminish street activity should not be allowed.

Downtown La Mesa has potential to develop more courtyard buildings that take advantage of the City's exemplary climate. Characteristics of courtyards and courtyard buildings encouraged are:

It is preferable that courtyards be partially visible from the street or linked to the street by a clear circulation element such as an open passage or covered arcade.

The edges of courtyard spaces should contain retail shops, restaurants, offices or other activities that show sign of life. Blank walls and dead spaces without pedestrian interest should be minimized.

The design of the courtyard may provide a choice of sunny and shaded areas, variety of texture and color, movable seating and tables, sculpture or fountain as a focus.

6. Materials and Colors.

6.1 Materials and Colors. Materials and colors should provide for a pleasant pedestrian atmosphere, reinforce the continued quality of the Village look, and harmonize individual buildings into a cohesive and attractive environment.

When refurbishing old structures or constructing new buildings, the material and color choices are an all important step taken to assure the continued quality of the Village.

There are enough buildings of the Old La Mesa style, 1920's through the 1950's that are of stucco, terracotta tile to establish a theme. All materials and colors used should be compatible with the original styles and colors.

6.2 Materials. Development proposals should show evidence that the use of building materials in the area of the new project has been studied. In districts where a particular material predominates, the new project is encouraged to use a similar material palette or one compatible in texture, color and scale with the predominant materials.

Although the range of building materials may be quite broad, surface materials should be only those in keeping with the tradition of the community. Natural materials (such as wood, stone

or brick), are prevalent and contribute to the character of La Mesa. Use of imitation materials, such as artificial stone, should be avoided.

Surface materials that are in keeping with the tradition of the community are:

Natural materials, such as wood, brick, unpolished stone, etc.

Stucco.

Textured masonry.

Formed concrete with integral color and a textured finish.

Surface materials that are not in keeping with the community include:

Metal panels exceeding 10% area of the facing of the building.

Glazed tiles exceeding 20% coverage of the face of the building.

Polished marble or granite exceeding 10% of the building face.

Plain concrete block.

Plastic materials of any kind exceeding 10% coverage of the facing of the building.

Highly reflective or mirror-like materials that reflect glare into the surrounding environment. These materials should be used only in small areas for architectural details near the ground level.

6.3 Color. Building color(s) should be compatible and blend with the existing colors of the surrounding neighborhood. They should strengthen the existing character, not detract or compete for attention. A range of color recommendations has been created that will allow diversity and yet maintain color harmony in the Village.

Cleaning up a storefront and repainting it can enliven the identity of each individual building as well as harmonize separate structures into a cohesive and attractive environment. Color selection is a major design consideration; therefore, it is important colors be in good taste.

Surface colors in keeping with the community are:

Off white.

Natural brick and woods tones.

Light pastel and earth tones are encouraged for similar buildings or any elevation containing 100 sq. ft. or less.

Darker pastel and earth tones are encouraged for larger plain elevations exceeding 100 sq. ft. of facing.

Very bright or very dark tones along with garish colors are prohibited for the primary colors of buildings in the Village.

Accent colors, other than those colors in the color palette, for doors, window frames and other detailing, are allowed, provided such building accents do not exceed 10% of any exterior building elevation.

Base colors (primary building color) should be in the light pastel range. Small buildings should range from white to medium earth tones. Large buildings should all range in the medium toned colors. Slightly darker tones can make large, dull buildings look smaller. Colors for accents, including signs and awnings, should be considered at the time the base colors are selected.

7. Off-Street Parking Facilities

7.1 Surface Parking Areas. Off-street parking areas should be designed and heavily landscaped so as to minimize the visual impact of large paved areas. Parking areas should include the following elements:

Dense landscaping should be used at the perimeter of the paved area to meet the City's Parking and Landscape Standards. Generally, trees and shrubs should be used in conjunction with walls and fences to provide visual enclosure and screening.

Insert "Landscape Parking Area" drawing.

In parking areas over 6,000 square feet, interior landscaping should be provided to screen and visually separate the parking areas into smaller increments.

Both perimeter and interior landscaping should use canopy-type trees. The location and spacing of trees is dependent on the type of tree used, but the overall effect should be of a relatively consistent tree cover which will shade the pavement and autos.

As a general guideline, a planted break at least 4 feet wide for canopy trees should be provided at a minimum interval of 6 parking spaces in a row. As an alternative to a planted break, one tree at a minimum interval of 3 parking spaces in a row may be located in the center of the parking bay, by a grate, planter or other protection device.

Insert illustration.

7.2 Parking Structures. Parking structures which must be located on public street frontages should:

Minimize the street frontage of the structure by placing its short dimension along the street edge when possible.

Develop activities such as shops, offices or other commercial space along the ground level of street frontage.

When this is not possible, provide a planted patio space between the structure and the street.

Insert illustration.

8. Landscape

8.1 Mature Trees. All mature trees should be retained when feasible. This will require careful judgment weighing the value and hierarchy of all natural features, the size and species of the tree, and the developer's program

8.2 Landscape Heritage. La Mesa has been nationally recognized as a "Tree City" for its concern and dedication to the maintenance and preservation of the urban landscape. All development proposals shall include a well thought out and executed landscape plan. Innovation in planting design and choice of landscape materials is encouraged. Artificial plants and grass are discouraged.

Trees planted around homes, businesses and along streets consume carbon dioxide directly, and there fore help lessen the "global greenhouse effect". They also minimize the "heat islands" produced by sunbathed streets and parking lots.

8.3 Street Trees. Street trees are a required element for all projects unless otherwise directed by the City. Locations for street trees are specified in the sub-area guidelines for each street. The basic design theme for all of Downtown is to locate the trees between the curb and the sidewalk. This reinforces the pedestrian atmosphere by providing a psychological barrier between the sidewalk and the street and by visually narrowing the street.

Insert "this"/"not this" illustration here.

Specific Trees are specified for some streets as part of the Sub-District Design Guidelines.

Other trees recommended for commercial areas are as follows:

a. Theme Tree (a dominant tree which signifies the commercial area theme).

Choices: American Sweetgum
Stone Pine
Jacaranda

b. Processional Tree (a medium size, evergreen tree used between theme trees).

Choices: Fern Pine
Carrotwood
Brisbane Box
Queen Palm

c. Accent Trees (trees with showy flowers, dramatic form or Fall color; used at local points or transitional nodes)

Choices: Chinese Flame Tree
Purple Orchid Tree
Chinese Pistache

Queen Palm

Recommended trees are described below. Descriptions refer to mature sizes anticipated for these trees as street trees in La Mesa.

STREET TREE DESCRIPTIONS

American Sweetgum (liquidambar styraciflua) The American Sweetgum is a medium sized tree. In southern California it has a mature height of 30 to 40 feet and a spread of 8 to 20 feet. Its form is pyramidal at youth and more columnar when mature. the tree is deciduous with Fall foliage colors of yellow, orange and crimson red. The root system is deep and will take wet soils. The tree is free from disease and pests. It has dry seed balls that may cause more maintenance than many other fruits.

Brisbane Box (Tristania conferta) This medium sized tree has an oval form and will grow to a height of 40 to 50 feet with a spread of 15 to25 feet. The small white, star-shaped flowers bloom in small clusters from May to June. The root system grows to an average depth. The tree is susceptible to scale.

Cajeput Tree (Melaleuca quinquenervia) The Cajeput Tree is a narrow, columnar tree with a height of up to 40 feet and a spread of 15 feet at maturity. Its pendulous branches and peeling bark add interest to the tree, as do its clusters of creamy white flowers. The root system grows to an average depth and can withstand wet conditions. The tree is free from pests and diseases.

Canary Island Pine (Pinus caneriensis) This tree is a large, pyramidal evergreen that can grow from 40 to 60 feet in height with a spread of 20-30 feet. The root system is deep and the tree is free from pests and disease.

Carrotwood (Cupaniopsis anarcardioides) The Carrotwood is a medium sized evergreen tree with a rounded canopy form. It can grow to a height of 30 feet and a spread of 20 feet at maturity. The root system is deep and the tree is free from pests and disease. It is important to plant male trees only as the female produces messy yellow-orange fruit about one inch in diameter.

Chinese Flame Tree (Koalrauteria bipinnata) The Chinese Flame Tree is a medium to large deciduous canopy tree. It will grow to a height of 20 to 40 feet with a spread of 10 to 30 feet. In December, the leaves turn yellow before dropping. The tree produces more color in late Summer and Fall with 2 inch long capsules of red, orange or salmon color. The root system is deep and the tree has no pests or disease.

Chinese Pistache (Pistachia chinensis) The Chinese Pistache is a medium to large, round-headed, deciduous tree that will reach a height of 20 to 30 feet with an equal spread. The foliage will turn bright red and orange in the Fall for color accent. Female trees will produce clusters of small red-bronze fruit in the Fall. The root system is deep and the tree is relatively free from disease and pests.

Jacaranda (Jacaranda mimosifolia) This deciduous tree is known for its profuse lavender look in the Spring. It has a dense cover of fine, light green leaves and is bare for a brief time prior to flowering. The tree can attain a round form, but requires pruning to avoid an irregular structure. At maturity, it averages 2 to 40 feet in height, with a width of 15 to 25 feet. The tree is relatively pest free, with deep roots. However, it requires good drainage and will not tolerate wet soils.

Mexican Fan Palm (Washingtonia robusta) The Mexican fan Palm is a tall tree with fan-shaped leaves and a tall, slender trunk. It can reach a height of 40 to 100 feet tall with a spread of 5 to 10 feet. It has a shallow, fibroxus root system (not invasive) and is free from pests and disease.

Purple Orchid tree (Bauhinia variegate) This deciduous tree has a rounded form and grows to a height of 20 to 35 feet. Its lavender-purple flowers put on a show from January to April. The dry seed pods produced after flowering can be messy. The root system grows to an average depth. It is not susceptible to pests or disease.

Queen Palm (Arecastrum romanzoffianum) The Queen Palm is a tall, slender tree with long, leathery leaves that form an arching head of 10 to15 feet in width. The tree will reach a height of 40 feet at maturity. It produces small white flowers and small orange fruit which hang in clusters from the base of the crown. The root system is shallow and fibrous, but not invasive. Disease and pests are not a problem.

Stone Pine (Pinus pinea) The Stone Pine is a large, massive tree with a possible mature height of 30 to 40 feet and a 30 foot spread. The branches sweep upward forming a flat-topped umbrella-like crown. The tree produces 4 to 5 inch cones which ripen in 2 years. The root system is deep and there are no pests or diseases.

8.4 Specific Areas Needing Landscaping. Numerous buildings throughout the study area have unattractive asphalt paved parking lots with no landscaping or poorly defined tree lawns. In these lots the paving abuts the sidewalk with no differentiation. These lots should be separated from the sidewalks by low walls, hedges, trees or other landscape and at least partially screened from public view as shown below. The larger lots also need trees and landscaping internal to the lot.

Insert diagram here.

The following list of 24 sites, mapped on Figure DG-1, include most of the more important sites.

P.1 Legion Hall. There's no differentiation between the parking lot and the sidewalk at this location and the parking lot needs landscaping.

P.2 Liquor Barn. This entire parking area needs landscaping. The landscaping on Spring Street is particularly poor, and the entire frontage needs trees at the curb line.

P.3 United Methodist Church. The tree lawn on the Lemon Avenue frontage from Spring Street to the alley is asphalt. It could be changed to grass like the next half block. The Palm Avenue frontage is a green gravel tree lawn. This should either be planted in grass or an attractive hard surface. Both frontages should have trees planted at the curb line.

P.4 Gaines Laundry. This area has painted gravel tree lawn that needs trees at the curb line. Additionally, the parking lot needs landscaping.

P.5 North Side of Lemon Avenue (Palm to Third Street). This entire half block consisting of three parking lots needs landscaping. The City parking lot has two existing nice trees. However, overall the entire area needs landscape screening of the cars.

P.6 Alley South of Lemon (between Palm and Third). This is a typical example of an alley that needs landscaping.

P.7 Lot on Third Street South of Lemon. Landscaping is needed on the front part of this lot.

P.8 Palm Avenue (west side between Lemon Avenue and Finley). This commercial lot needs landscaping.

P.9 Mortuary on Cypress. This parking lot needs landscaping.

P.10 Telephone Building. This property needs trees at the curb line on Spring Street.

P.11 La Mesa Auto Parts on Allison Avenue. This parking area needs landscaping.

Insert photo here.

P.12 City Parking Lot on Allison. The new walkway coming through Von's Cleaners should be extended through to Allison Avenue. Also, this entire parking lot could use more landscaping.

P.13 Grossmont Escrow. This parking lot needs landscaping. Additionally, the blank undifferentiated north wall should be screened from the Palm Avenue view, since Palm Avenue is a residential street.

P.14 Residential Court on Pine Street. This development could be substantially improved with the addition of trees.

P.15 8037-8047 La Mesa Boulevard. This entire parking area needs to be redefined. Currently, cars drive on the sidewalk or back on the sidewalk to maneuver.

P.16 South Two Corners, Normal Avenue and La mesa Boulevard. The 7-11 Store and Alinda Flower Shop both have bad parking lots that need landscaping. The intersection should also be visually closed through the addition of trees.

P.17 7979 La Mesa Boulevard. The parking lot for the retirement home, and particularly the hill behind the parking lot, need additional landscaping.

P.18 Bob Stall Chevrolet on Baltimore. This entire frontage needs landscaping. Trees should be placed at the curb line with a high canopy which would not block the auto display.

P.19 Police Department Parking Lot. This parking lot at the corner of Date and Allison needs landscaping and street trees.

P.20 Grant and Lemon. The Dansk Tea Room parking lot needs landscaping. Additionally, the chain link fence along the street line might be replaced with an attractive wrought iron fence or some similar feature.

P.21 University Avenue Law Office. This parking lot needs landscaping.

Insert photo here.

P.22 Northeast Corner of University Avenue and Palm Avenue. The parking lot behind the chiropractor's office at 8300 University needs landscaping. This is particularly important since the lot abuts a single family area.

P.23 Senior Center Parking Lot on University. This parking lot needs landscaping.

P.24 University Avenue Architect's Office. This architect's office at 8270 University Avenue has paved the front yard for parking with no landscape. The area needs trees and landscaping.

Insert "Parking Areas needing Landscaping" Map

9. Signs

9.1 General Design Criteria. Signs and related graphics should make a definite architectural contribution and function as an integral part of the building and site design. Sign concepts should be considered during the design of buildings, so that signs and graphics are architecturally incorporated into those buildings. Size, heights, location, and material should strongly relate to building design. Permanent signs should serve to identify a business. They are an index for the streetscape, and are not primarily intended to advertise specific products. They should provide visual interest to the pedestrian, enticing people to walk and browse. They should have graphic balance and be an integral part of the overall storefront. Signs should be sized and placed so as not to cover up architectural features. Signs of exceptional design quality of a historic design may be given special permission to modify these requirements.

Signs communicate information about the business, and the quality of the sign can communicate something of the quality of the business. A well designed sign greatly contributes to the character of the building façade and can enhance the total character of the Village.

Merchants depend on signs to communicate goods or services available to the shopper. Signs are the first thing the merchant wants one to notice. Historically signs have become larger and larger due to the necessity for them to be seen from passing automobiles. Her, in the Village, it is the intention to focus signs to a walking pedestrian, or a slow moving vehicle.

Well designed signs get the "clue" or "inspiration" from a well designed building and/or the product or services offered. A good building is generally easy to sign, while a poorly designed building cannot be made interesting by the signage alone.

9.2 Sign Programs. Complete sign programs for entire buildings or building complexes shall be included with design review applications.

9.3 Freestanding Signs. Signs that are permanently attached to the building façade are encouraged. Freestanding signs should be considered only in the following special instances:

For the identification of a building group, commercial or otherwise, such as a shopping center, professional office group, or community center, in instances where more than one use is to be identified by a single sign.

When attached signing would be ineffective due to:

1. Location of the building on the site
2. Design of the building
3. Location of other buildings or structures on or adjacent to the site.
4. Topography or other existing natural features.

9.4 Projecting Signs.

Projecting signs are appropriate and encouraged because they are best oriented to the pedestrian.

All projecting signs should be pedestrian oriented and should not exceed a size of 8 square feet. All projecting signs shall provide vertical clearance to sidewalks of a minimum of eight feet, and shall not extend more than four feet from the buildings or 1/3 of the sidewalks width, whichever is less.

Although roof signs are not allowed, projecting signs may extend to a maximum of three (3) feet above the parapet roof line.

9.5 Awning Signs

Awning signs are permitted but are limited to 15% of the awning area.

9.6 Illumination. The preferred illumination method for Downtown signs is to project light onto the face of the signs, with the light sources shielded from view. Small neon signs create an "ambient" mood while communicating a message and are allowed in the Village. Back-lit plastic box signs are discouraged. When such signs are allowed, they should consist of illuminated individual symbols or letters or have dark or opaque backgrounds with light colored letters.

9.7 Colors. Sign colors shall relate to the building's architecture and surroundings. Excessive brightness and overly brilliant colors should be avoided.

9.8 Graphics. Sign style should be simple and easy to read, with text kept to a minimum. Signs that are of complex type face should be avoided because they are generally too difficult to read. Signs that are faddish should also be avoided.

Lettering, logos and other graphics are too often cramped onto the signboard. Lettering and logos need room to breathe. The space surrounding the lettering is an important part of the sign design. The following is a good rule of thumb. An imaginary rectangle that describes the area of lettering, logo or other graphics, should not exceed 40% of the total sign board area.

Words communicate the sign's message; therefore, the typeface is important. generally, simple block letters for a short message work well. The sign might be one word like "Hardware" or "Books", etc.

Individual letters mounted on a façade are accepted; however, cut out letters above the parapet line are not allowed. Letters should not exceed 12 inches in height.

Building signs should only communicate the primary message. Secondary information (description of goods or services) should be at eye level.

Banners are permitted but must only communicate a general public message, such as "festivals".

Pictograph signs can communicate very rapidly. A cut out of a musical instrument, for example, as a sign, is easily recognizable.

Three dimensional icons, such as a barber pole, are encouraged and appropriate in the Village.

DESIGN GUIDELINES FOR SUB AREAS

Specific Guidelines are established for the thirteen sub-areas shown in Figure DG-7, which is a fold-out located at the end of this document.

A. THE VILLAGE

Insert photo

The design objective fore the Village is to preserve its unique qualities including:

Streets, walks and buildings that are in scale with a pedestrian-oriented experience

Historic buildings and architecturally significant stores that establish a diverse, pedestrian-scaled architecture.

A sense of friendliness and security for the shopper.

Well placed landscaping that acts as a backdrop for Village activities.

A sense of place and experience not found in shopping centers.

Specialty shops not found elsewhere.

Street Edge: Follow Guidelines 3.2, Street Edge, Condition 1.

Landscape Design: Metal protective grates should be installed to protect the trees planted in the La Mesa Boulevard parking areas.

Rooflines:

The silhouette of buildings against the sky should provide interest but avoid visual clutter.

Rooflines should vary as storefronts do, from one to the other.

Old unused signs and brackets projecting above parapet walls should be removed.

Insert photo

Mass and Scale: To insure the Village character, mass and scale of new or remodeled buildings are important considerations. The following points are designed to maintain this scale.

There are illustrations for the following guidelines.

The maximum permitted building height in the Village is two useable stories. A third story is permitted if the third story is exclusively for residential use. All street facing facades should be limited to 2 stories. If a building contains a third story, the third story should be set back at least 10 feet from the street-facing façade in order to reduce the apparent building height.

Efforts to coordinate the actual and apparent height of adjacent structures are encouraged. This is especially applicable where buildings are placed very close to each other. It is often possible to adjust the actual height of a wall, cornice or parapet line to be a similar height to that of an adjacent building. Design linkages can also be achieved to adjust apparent height by placing window lines, belt courses or other horizontal elements in a place or pattern that reflects the same elements on neighboring buildings.

Along public streets, at least 50% of all building frontages should be placed on the property line with a higher percentage desired. Setbacks should not exceed 4 feet at any point including recessed door entry ways.

The drawing to the right illustrates how the rhythm and scale can be maintained in the future. Lively narrow storefronts, with activities, i.e. restaurants, shop and/or offices should be encouraged on second floors. Third floors should be for residential only.

Note the scale at the street level. Although there are two levels shown above, the pedestrian's experience is not adversely impacted.

Building Width

The rhythm of the narrow one and two story buildings along La Mesa Boulevard offers the pedestrian maximum variety and interest while window shopping.

Twenty-five to thirty-five foot storefronts should be the pattern for the Village. Existing large, expansive store fronts should be broken into smaller pedestrian-scale bays.

Canopy and Awnings

Incorporation of canopies and awnings into storefront design is encouraged since they add architectural interest to buildings, protect shoppers from inclement weather, provide places for signage, and shade merchandise display windows.

Awning and Canopy Design

Awnings and canopies should not be the major design element of a storefront. Awnings that extend vertically to the upper parapet are overpowering to the pedestrian and should not be allowed.

Awnings and canopies are limited to a projection of four (4) feet into the public right-of-way and are to be a minimum of seven (7) feet above the sidewalk to the soft flexible portion and eight (8) feet to any solid portion and eight (8) feet to any solid portion or frame of an awning. Awnings are also limited to a maximum of six (6) feet vertically long the building line.

Projection into Street

Because the sidewalks are rather narrow, canopies and awnings should not project more than four feet from the property line toward the street. Some canopies exist in the Village that project over most of the sidewalk.

Solid Canopies

Fixed canopies or marquees must primarily be transparent and require an encroachment permit.

Solid canopies extending to the street block views of awnings and signage for the pedestrian and should not be used in the Village.

Adjacent awnings should be within eighteen (18) inches in vertical height of each other. This creates a pattern that flows horizontally with the streetscape.

Awnings must be of flexible materials such as canvas and reinforced plastic.

Awnings may be translucent or opaque. Translucent awnings may be illuminated from within.

Replacement of existing awnings that exceed the size requirements must be reviewed for color approval.

B. LA MESA BOULEVARD (EAST OF 4TH STREET)

The tall palm trees, small-scale buildings of consistent 1 and 2 story height and well-planted front yards give this part of La Mesa Boulevard a distinction and unity, making it one of Downtown's best scenes. New infill development should preserve the present residential character of the street and district.

Street Edge: Follow Guideline 3.2, Street Edge, Condition 4.

Building Location: In order to maintain a consistent street setback and yard pattern, locate the building on or near the front setback line.

Landscape Design: Street tree plantings should repeat the present Fan Palms. Front yard trees of this species are encouraged, and may be combined with canopy and ornamental trees of other species.

Scale: Retain the present fine-grain building pattern by dividing building masses into smaller-scale parts. Larger projects are encouraged to divide their buildings into more than one structure, or provide a courtyard or deep recess to reduce the apparent size of the building.

Building Height: Buildings over two stories high should step back the street-facing façade of the upper story in order to reduce apparent building height on La Mesa Boulevard and maintain the consistent 1-2 story building scale of the street.

Pedestrian Interest and Front Entries: It is extremely important for buildings in this district to maintain pedestrian interest on La Mesa Boulevard. Buildings should emphasize their La Mesa Boulevard facades as "fronts", with street-facing entrances, porches, windows and entry courtyards strongly encourage. Garage doors and service areas should not face the street.

Specific Development Site 4: This sub-area contains Specific Development Site 4 that includes additional policy. See Policy 5, Site 4.

C. ALLISON AVENUE (BETWEEN SPRING STREET AND LA MESA BOULEVARD)

The design objective on Allison Avenue is to extent the pleasant pedestrian character that now exists on the north side of the street (at its east and near La Mesa Boulevard) toward Spring Street.

Street Edge:

North side of Allison Avenue and Spring Street: Follow Guideline 3.2, Street Edge, Condition 2. A front yard setback of 10 feet, developed as a "patio landscape", is strongly encouraged.

South side of Allison Avenue and Palm Avenue: Follow Guideline 3.2, Street Edge Condition 1 or Condition 2.

Landscape Design: Provide regular street tree planting on both sides of the street at curb line. The front yard "patio landscape" on the north side of the street should emphasize ornamental trees and shrubs to attain a pattern of small-scale outdoor spaces with color, texture and pedestrian interest. the restaurant patio on the northwest corner of Allison and Pine Street is an excellent example of the desired landscape character. Install perimeter landscape screening at all existing and new parking lot edges.

Building Scale: Retain the present fine-grain building pattern on the north side of the street. Building masses should generally be less than 50 feet wide along the street, with larger buildings divided into smaller parts. New buildings on the south side of the street should follow a similar pattern. While this may not be possible in the case of a new parking structure, careful architectural detailing should be used to break down the scale of the structure to reduce it apparent width and visually divide it into smaller parts.

When the La Mesa Lumber site and adjacent property are developed, give careful design attention to the building scale and pedestrian interest along the street edge. Specific guidelines and policy for this area is included in the Specific Plan, Policy 5, Site 1.

Building Height: Retain the pattern of low building heights along the street edge. Buildings over two stories high should step back the street-facing façade of the upper story(ies) in order to reduce apparent building height along the street to two stories. Buildings east of Palm Avenue should be limited to two stories in height except a third story may be allowed for residential uses.

Pedestrian Interest: Buildings on Allison and Palm Avenues should give careful attention to creating pedestrian interest with active street frontages, placing shop fronts along the street and creating inviting outdoor pedestrian patios. If parking structures are built at a future date, they should contain shops along street frontages.

D. UNIVERSITY AVENUE (EAST OF SPRING STREET)

The residential character with well-planted front yards and small-scale building pattern along University Avenue should be retained.

Street Edge:

Follow Guideline 3.2, Street Edge, Condition 4 for RB zoned property. Locate the building on or near the front 15 ft. setback line in order to maintain a consistent street setback and yard pattern. Follow Condition 2 or C or CD zoned property.

Landscape Design:

Generous front and side yard plantings of canopy and ornamental trees, shrubs and ground covers are encouraged. New development should implement the street landscape as recommended in the Specific Plan.

Building Scale:

Retain the present fine-grain building pattern and scale by dividing building masses into smaller pars. Larger projects should avoid large single buildings. Instead, create a grouping of smaller structures, or provide a deep street-facing courtyard to reduce apparent building size.

Building Height:

Buildings over two stories high should step back the street-facing façade of the upper stories in order to maintain a consistent 1-2 story building scale along the street.

Pedestrian Interest:

Buildings should maintain pedestrian interest, emphasizing University Avenue facades as "fonts", with street0facing entrances, porches, windows and entry courtyards encourage. garage doors and service areas should not fact the street.

E. SPRING STREET CORRIDOR

Spring Street should be developed as a unifying civic boulevard that provides a strong entry sequence into Downtown and integrates several points o f focus – Civic center, The Village, La Mesa Village Plaza, Trolley stop and Depot Museum.

Specific Design Guidelines are set for each Downtown Sub-Area as it abuts Spring Street. Additional Guidelines for Spring Street are discussed in this section.

Spring Street is the primary entry to Downtown from Interstate 8. The free exist ramp is very short. It delivers the driver from the high speed, grand scale of the interstate to Downtown within a few seconds. Currently, the scene is one of railroad tracks, overhead electric lines and confusion. It is unclear whether Spring Street is straight ahead (onto Nebo Street) or to the left. This northern

end of Spring Street needs to: identify the entry to the Village of La Mesa; slow the driver's speed so the details of the street can be noticed; direct the driver to the commercial and civic areas of town; and, introduce the driver to the Downtown La Mesa Village.

The proposed design includes the following features:

Close Nebo Drive: The Spring Street entrance from Interstate 8 should be simplified by closing off Nebo Drive.

Distinctive Paving: Distinctive paving should be used on Spring Street just south of the El Cajon Boulevard overpass.

Screen Parking Lots: A dense row of tall trees should be added on the east side of Nebo Drive to screen views of the parking lots.

Restrict Access: In order to reduce traffic congestion, access to properties on Spring Street should be from side streets only, except when no other alternative exists.

Canopy Trees: Dense canopy trees which, at maturity, will extend from 8 to 10 feet above ground to an overall height of 30 ft. should be planted on the freeway off-ramps and on both sides of the Spring Street south of the El Cajon Boulevard overpass for a portion of the block. The comparative intimacy of this landscape will serve to slow the driver's speed from the freeway.

Other Spring Street design features should include the following:

Dramatic Landscape: A strong rhythmic row of Mexican Fan Palm trees should be added on both sides of Spring Street at the curb line to provide a dramatic element and identity for Downtown. Trees should be planted no more than 30 ft. to 40 ft. on center and preferably at a mature height of 20 to 40 ft. Many San Diego County residents associate the City of La Mesa with the striking rows of skyline palm trees lining the railroad tracks on the west side of Spring Street. These Washingtonia Robusta have become part of a designated historic site and will be part of La Mesa's image for many more years. This theme will be extended with the Mexican Fan Palms.

Pedestrian Scaled Street Lights: Pedestrian scaled street lighting fixtures should be used on the east side of Spring Street.

Spring Street – La Mesa Boulevard Design Element: A special street paving pattern should be used at the intersection of Spring Street and La Mesa Boulevard to announce the actual entrance to the Village. This should be accompanied by a vertical design element such as a "La Mesa Village" arch on the east side of La Mesa Boulevard. The City should consider a design competition to design the actual improvements for this intersection.

Civic Center: New civic center uses should be built on the east side of the existing City Hall and be visually prominent on Spring Street.

Street Edge: The building setback areas recommended in each of the abutting sub-districts result in set-backs that are wide at the northern and southern end of Spring Street and come to a more narrow focus at La mesa Boulevard.

Landscape Medians: Median islands should be added and landscaped where feasible and pedestrian safety islands should be added at all intersections.

Height: Building facades facing Spring Street should be limited to two stories with upper stories set back a minimum of 10 feet.

F. CIVIC CENTER SUB-AREA

The Civic center sub-area consists of both the government buildings and surrounding private properties. Each is discussed in a separate section below.

CIVIC CENTER

Insert photo

La Mesa's Civic Center should retain its informal, friendly character as a focus of service rather than a monument to government. The Civic Center concept is to retain most of the present buildings. This is to be accompanied by new uses as needed at the east end, in a visually prominent relationship to Spring Street. The entire site is to be developed as an "urban forest".

The concept of fitting public buildings into downtown has been heavily researched by the national organization, Downtown idea Exchange, with the following conclusions:

"All new public buildings should be well-integrated physically and functionally with the downtown context. Old buildings should be retrofitted better into downtown. An impressive or grandiose city hall or central library that is walled off from effective interaction with downtown is a mistake. These facilities are triply important. They bring people downtown to work in them. They attract people who need the services. Where they fail is in facilitating the ability of people to use the facilities easily and conveniently, and interchanging people and activities with downtown's many other facilities.

The concept includes the following feature:

Urban Forest: The existing Civic Center buildings are not distinguishable; however, many remain highly functional. To preserve these resources, but provide an appropriate "civic" image, a dramatic urban forest landscape is proposed with a think density of canopy trees over the entire site including parking lots. The visual focus will shift to the entire landscaped campus setting rather than on individual buildings. The Civic Center "forest" tree types will be selected by a consultant at a future date. The trees along the adjoining streets should come from the trees selected for each specific street.

New Uses As Needed: New uses as needed such as City Hall space, library or a theatre should be added to the east side of the existing City Hall in a visually prominent relation to Spring Street. A park-like open space, with pedestrian path and informal seating areas, should be developed between the Civic Center buildings and the tracks. Buildings should be set back a minimum of 20 feet from the Trolley tracks.

Pedestrian Spines: A north-south pedestrian spine in the vicinity of Date Street and an east-west spine between the existing City Hall and the Helix Water District Building are proposed. Around these would be an internal sequence of landscaped courtyards and gardens, with covered walkways as circulation elements between buildings. The courtyards would provide settings for gardens, fountains and sculpture, and could be used for public events and ceremonies.

Parking Structure: in order to provide for increase landscaping and to meet parking needs, a two-story parking structure is proposed for the area west of City Hall. Portions of the ground floor could be used for additional public offices.

Allison Avenue: Allison Avenue should be returned to a pedestrian-scaled street (pedestrian, parking, transit street) with diagonal parking and tree wells in the street similar to La Mesa Boulevard in the Village. This will not only add needed parking but will visually tie the area to the rest of the Village through the similar street treatment.

University Avenue-Baltimore Drive Intersection: this intersection is redesigned to clarify traffic movements and visually reduce the size of the intersection. In the process, extra land is added to the Civic Center area for landscaping.

Design Plan: The City should prepare a detailed master plan to carry out the proposed Civic Center improvements. The design should allow for long term incremental implementation. Consideration should be given to conducting a design competition.

Insert Civic Center Concept Plan drawing

SURROUNDING PROPERTIES

Street Edge:

Allison Avenue frontage (south side): Follow Guideline 3.2, Street Edge, Condition: 2.

University Avenue frontage (west side): Follow Guideline 3.2, Street Edge, Condition 4.

Date Avenue and Orange Avenue, south of Allison Avenue: Follow Guideline 3.2, Street Edge, Condition 2. A landscaped area of trees and shrubs may be provided instead of a pedestrian space.

Building Height:

Buildings over two stories high should step back the street-facing façade of the upper stories to reduce apparent building height and develop a consistent low building scale as seen from the street.

Pedestrian Interest:

Buildings should maintain pedestrian interest, emphasizing street-facing facades as “front”.

G. BALTIMORE DRIVE

Baltimore Drive needs a strong street tree planting program and median island to eliminate its present barren character and to improve its appearance as an important gateway to Downtown.

Insert Baltimore Drive – looking north photo

Street Edge:

West side: Follow Guideline 3.2, Street Edge, Condition 4.

East side: Follow Guideline 3.2, Street Edge, Condition 3: The provision of the guideline encouraging a 3-foot high low wall or shrubs along the street edge may be modified at the existing automobile agency property. A planted edge with ground cover or other low shrubs may be used.

Landscape Design: Tree planting for properties on Baltimore Drive should reflect the landscape theme already established for the Baltimore Drive residential areas to the north. This can help to symbolically tie Downtown to this part of La Mesa. Street trees should be planted next to the curb with sidewalks behind, and a median island should be added to the street and heavily landscaped with trees.

Appropriate street trees include:	Trees for private property include:
American Sweetgum	Pines
Cajeput Tree	Eucalyptus
Southern Magnolia	
Brisbane Box	

Specific Development Sites 2 and 3: The Specific Plan contains detailed policy for two sites in this sub-district, see Policy 5.

H. LA MESA SPRINGS SHOPPING CENTER

Insert photo here.

Provide a better pedestrian scale through landscaping.

Street Edge: Follow Guideline 3.2, Street Edge, Condition 3.

Landscaping

Provide added street tree plantings along the University Avenue and La Mesa Boulevard street edges. Trees should be located at the curb with sidewalks behind.

The parking areas of the shopping center are not adequately landscaped and should receive tree canopy plantings throughout the interior, as well as additional edge plantings at several locations.

I. LA MESA VILLAGE PLAZA AND TROLLEY STOP

Approved development is under construction. No guidelines needed.

J. LA MESA BOULEVARD (BETWEEN ACACIA AVENUE AND NEBO DRIVE)

Insert photo here.

Preserve the present building scale and pattern to attain a character similar to the Village on the east side of Spring Street.

Follow all Design Guidelines listed for the Village, District A, except that Date Avenue between Lemon Avenue and the alley shall follow Guideline 3.2, Street Edge, Condition 4.

La Mesa Boulevard store facades on these two blocks should be preserved and rehabilitated to preserve the Village scale. The City should not pursue clearance and rebuilding; however, some of these buildings could be replaced in a similar pattern and in some cases be expanded to two stories. See Figure DG-3 for illustrative store front designs.

K. UNIVERISTY AVENUE AND LA MESA BOULEVARD (BETWEEN ACACIA AVENUE AND NEBO DRIVE)

Insert photo here.

Reorganize parking and landscape to create a pedestrian atmosphere and transition to the Village.

Parking:

On the south side of La mesa Boulevard, from Acacia Avenue to Normal Avenue, replace parking in front yard areas with landscaping where possible. Provide diagonal parking on the south side of La Mesa Boulevard, from Acacia Avenue to Normal Avenue.

Develop pedestrian and landscaping improvements at the intersections of Normal Avenue and La Mesa Boulevard and La Mesa Boulevard and University Avenue.

Street Edge:

La Mesa Boulevard, from Acacia Avenue to University Avenue: Follow Guideline 3.2 Street Edge, Condition 1 or 2.

University Avenue RB-D Zone: Follow Guideline 3.2, Street Edge, Condition 4.

University Avenue CD-D Zone: Follow Guideline 3.2, Street Edge, Condition 1 or 2.

Landscape Design:

Trees should be located at curb edge with sidewalks behind. Closed spaced trees should be used at the intersection of Normal Avenue and La Mesa Boulevard and La Mesa Boulevard and University Avenue. This landscape is intended to visually narrow these visually expansive intersections.

Height:

Maximum of two stories except third story permitted for residential.

L. MILLS AVENUE AND SPRING STREET

A development was approved for this sub-area during the course of this study. Should this project not be built, the City will develop guidelines for this sub-area.

M. RESIDENTIAL ZONES

Insert photo here.

Residentially zoned properties in the Downtown Specific Plan area are important resources that should be preserved and retained as desirable residential neighborhoods.

Street Edge: Follow Guideline 3.2, Street Edge, Condition 4.

Organize as many dwelling units as possible to front the street. The use of traditional front porches, entry patios, terraces and windows facing public streets is encouraged.

Courtyard buildings with single or multiple entrances to dwelling units are common in the region, with several fine examples in La Mesa. When this building type is used, orient the courtyard toward the street.

Internal corridor buildings are generally discouraged, except for senior citizen or other specialized residential applications. When buildings of this type are used, the primary entrance should face the street and be given special architectural emphasis.

Preservation Emphasis: Preservation of existing structures, through additions to buildings rather than demolition for new, larger structures, is strongly encouraged. Retain and recognize historic houses when possible.

Garages: Garage doors of multi-family buildings should open to the rear or side of the lot and not face a public street, except in the case of corner lots or lots with less than 100 feet of frontage. On small lots, when it is necessary for a garage door to face a public street, reduce garage door numbers and frontage on the street to a minimum.

Buildings which contain a common enclosed parking garage may orient one garage door opening toward the street.

Garages and carports should be compatible with the architecture of the principle building(s).

Insert photo here.

Pedestrian Access: Driveways should not be used for pedestrian access to residential developments.

Landscape: La Mesa's tradition of well landscaped residential streets should be preserved in the Downtown residential areas. Street trees should be selected to match an existing street tree theme. Normally only one tree type per street should be used as the dominate tree for that street. Suggested tree choices are:

American Sweetgum

Cajeput Tree

Canary Island Pine

Chinese Pistache

Mexican Fan Palm

Queen Palm

Carrotwood

APPENDIX A

Design Review Checklist

Required	Encourage	Discouraged
1.1 All Elevations ___ Careful consideration of all elevations.		
1.2 Climate __Site design shall give consideration to energy efficiency and prevailing breezes.		
1.3 Design Them	__Suitability of building for its purpose.	__One design theme.

1.4 Details & Ornamentations __Good use of variety, scale and rhythm.	__Surface details that add to building character. __Parapet walls treated as integral part of the building.	
1.5 Exposed Rooftops	__ Treat with same care as building elevations.	__Rooftop mechanical equipment.
1.6 Lighting	__Short low intensity fixtures.	__Commercial parking area lights over 20 feet in height. __Residential parking area lights over 15 feet in height. __Pedestrian area lights over 8 feet in height.
1.7 Orientation of Buildings __Respond to pedestrian needs.	___Clear entry to off-street parking areas.	
1.8 Refuse Containers	__Screen with durable materials compatible with building exteriors.	
1.9 Safety Design __Development proposals shall consider safety as an important site planning element.		
1.10 Trademark Building		__Trademark buildings that are not consistent with design

		principles of these Guidelines.
1.11 Utilities __Reduce visual impact of all utilities.	__Special design attention to roof mounted utilities.	
2. Building Form and Scale __Study of predominant scale of buildings in the district and street. __Human scaled buildings.	__Divide larger building masses into small-scale parts. __Set back 3rd story and above. __Divide the mass of the structure into horizontal parts.	__Large or long continuous wall planes.
3. The Building Street Edge __Design the Building Street Edge according to one of the four standard street edge conditions.	__Corner buildings to make a strong tie to the building line of street.	
4. Historic, Buildings & Cultural Resources __Diligent effort to retain and rehabilitate sites with a rating of 1,2, or 3. __Buildings shall reflect the intimate scale and concern for craftsmanship.	__New developments should be compatible with existing historic resources.	
5. Pedestrian Emphasis __Design should address pedestrian needs. __Provide views into shops, office and restaurants. __Clear glazing on windows and doorways.	__Active building frontages. __Frequent street facing buildings entrances. __Attractive storefronts. __Recessed entryways for visual interest and protection	__Blank walls. __Opaque and reflecting glass. __Courtyards designed to discourage street activity.

	from elements. __50% of first floor transparent. __Courtyards, patios, plazas and gardens that do not diminish street activity.	
5. Pedestrian Emphasis __Design should address pedestrian needs. __Provide views into shops, office and restaurants. __Clear glazing on windows and doorways.	__Wood, brick, unpolished stone, stucco, textured masonry. __Off-white, natural brick & wood tones, light pastel and earth tones.	__Plain concrete block. The following materials exceeding 10% of the face of building: metal panels, polished marble or granite, plastic. Also glazed tile exceeding 20%. __Very bright or very dark tones or garish colors.
7. Off-Street Parking Facilities __Interior & perimeter landscaping.	__Locate parking at rear or interior portion of site. __Use ground floor street edge of parking structures for commercial use.	
8. Landscape __Well thought out and executed landscape plan. __Street trees.	__Retain mature trees.	__Artificial plants and grass.
9. Signs __Signs and related graphics shall be integral to overall building and site design. __Complete sign programs for multi-occupancy buildings. __Focus signs to a walking	__Pedestrian oriented projecting signs. __Lettering area should not exceed 50% of total sign board area. __Three dimensional icons.	__Excessive brightness and overly brilliant colors. __Complex type faces and faddish. __Cut out letters above the parapet line.

pedestrian.		__Freestanding signs. __Back-lit plastic box signs, flashing signs and chasing light signs. __Letters exceeding 12" in height.
SUN_AREAS		
A. The Village __Preserve unique qualities of Village.	__Street edge Condition 1.	
Rooflines	__Avoid visual clutter. __Vary rooflines. __Remove unused signs and brackets.	
Mass and Scale __Maximum of two stories except third story permitted for residential.	__Front yard setback 0 (zero) feet for at least 50% of frontage, 4 feet for remainder. __Outdoor gardens and patios. __Coordinate actual and apparent height of structures.	
Building Width __Expansive store fronts shall be broken into smaller pedestrian scale bays.	__24-35 ft. storefronts should be the pattern.	
Canopy and Awnings	__Use of canopy and awnings. __Should not project more	__Solid-fixed canopies. __Awnings that extend

	than 4 ft. into right-of-way. __Should be within 18" vertical height of adjacent awning.	vertically to upper parapet.
B. LM Blvd. (East of 4th St.) __Preserve the residential character of area. __Retain fine-grain building pattern.	__Locate buildings on or near front setback. __Fan palm street trees. __Step back street facades over two stories. __Face development to street. ++Street edge Condition 4.	
C. Allison Ave. (Between Spring Street and LM Blvd.) __Provide pleasant pedestrian character with active street frontages.	__North side of Allison Ave.. & Spring Street: street edge Condition 2. __South side of Allison Ave. & Palm Ave.: street edge Condition 1 or 2. __Buildings over 2 stories should set back upper stories. __Buildings east of Palm, maximum of two stories except third story permitted for residential.	
D. University Ave. (Between LM Blvd. & Spring Street) __Retain residential character.	__Buildings over 2 stories should set back upper stories. __Front buildings to the street. __Street edge Condition 4 for RB Zones property. __Street edge Condition 2 for	

	C or CD Zoned property.	
E. Spring Street Corridor. __Rhythmic row of palm trees on both sides of Spring Street. __Dense canopy trees at I-8 entrance to Spring Street.	__Pedestrian scaled street lights. __Vehicular access from side streets only. __Street edge Conditions as specified in abutting sub-districts. __Buildings over 2 stories should set back upper stories.	
F. Civic Center	__Develop urban forest over entire site. __Locate any new City Hall and Library space on the east side of the site. __Internal sequence of courtyards & gardens.	
Surrounding Properties	__Allison Avenue, street edge Condition 2. __University Avenue (east side), street edge Condition 4. __Date Avenue and Orange, street edge, Condition 2. __Buildings over 2 stories should set back upper stories. __Emphasize pedestrian oriented street facades.	

G. Baltimore Drive __Curb side street trees and landscaped median island.	__West side – Street edge Condition 4. __East side – Street edge Condition 3.	
H. LM Springs Shopping Center __Provide pedestrian scale through landscaping.	__Street edge Condition 3.	
I. Phase II Redevelopment Project La Mesa Village Plaza	__Approved development is under construction.	
J. La Mesa Boulevard (Between Acacia and Nebo) __Attain character similar to the Village on the east side of Spring.	__Same guidelines as District A, the Village, except Date Ave. to follow street edge Condition 4. __Preserve and rehabilitate storefronts.	
K. University Ave. & LM Blvd. __Reorganize parking and landscape to create a pedestrian atmosphere and transition to the Village. __Height maximum of two stories except third story permitted for residential.	__Acacia to University, street edge Condition 1 or 2. __University Avenue (RB Zone), street edge Condition 4. __University Ave. (C Zone), street edge Condition 1 or 2. __Replace front yard parking with landscaping. __Pedestrian and landscape improvements at the	

	intersection of Normal Ave. & La Mesa Blvd.	
L. Mills and Spring Streets		
M. Residential Zones __Preservation as desirable residential neighborhoods.	__Street edge Condition 4. __Preserve existing structures and retain and recognize historic house. __Dwellings to front on street.	__Garage door fronting on street.

Harry Griffen Park
Xeriscape and Trails Project

Part 2 - Special Provisions - Construction Materials

Part 2 shall conform to Part 2 of the standard specifications for public works construction except for the following changes and/or additions:

Section 200 - Rock Materials:

200-1 Rock Products:

200-1.2 Crushed Rock and Rock Dust:
Add the following:

The decomposed granite shall be 3/4" screened crushed granite. Location shall be as shown on plans.

200-1.3 Gravel

Stabilized gravel shall be "Arizona Coral 1/4" minus stabilized" gravel, supplied by KRC Rock, 315 E. Carmel Street, San Marcos, CA 92069, (800) 427-0572, (no known equal).

200-1.4 Course Aggregate for Portland Cement Concrete: Add the following:

The concrete aggregate shall conform to the No. 4 gradation for 3/4 inch maximum sieve size (Test Grading "C").

Section 201 - Concrete, Mortar and Related Materials:

201-1 Portland Cement Concrete:

201-1.2.4 Admixtures: Add the following:

(e) Color Admixture:

The integral color admixture for portland cement concrete at observation decks, picnic pads and trash pads shall be C-41 "Acacia Green" as supplied by L.M. Scofield Co., or equal. All other concrete paving areas shall not contain colored admixture.

The Contractor shall submit the concrete mix with sources of components, i.e., cement and aggregate as part of product submission.

201-3.4 Expansion Joint Sealant: Add the following:

The recommended expansion joint sealer is Vulken 45 or 245 pourable polyurethane sealer, PRC 270 Sealant, or other approved polyurethane sealant conforming to Federal Specification Number TT-S-230C, Type 1, Class "A". Sealant color to match COLOR OF ADJACENT CONCRETE.

Section 203 - Bituminous Materials:

203-1 Paving Asphalt:

203-1.2 Testing Requirements: Add the following:

Asphalt shall be Viscosity Grade AR-4000.

203-6 Asphalt Concrete:

203-6.3.2 Composition and Grading: Add the following:

Asphalt concrete used for asphalt repair shall be Type C-1-AR 4000.

Section 204 Lumber and Treatment With Preservatives

204-1 Lumber and Plywood

204-1.1 Kinds

204-1.1.2 Douglas Fir - Add the following:

All wood for interpretive signs, colonnades and trellises shall be rough-sawn lumber, except posts, which shall be re-sawn.

204-1.2 Lumber Uses and Grades: Add the following:

Colonnades and trellises: All wood shall be select structural grade.
Interpretive signs: Wood shall be No. 1 grade.

204-2.2 Wood Preservatives - Add the following:

Preservatives used for wood shall be pentachlorophenol.

Section 210 - Paint and Protective Coatings

Finish for wood colonnades, interpretive signs, bridge and trellises shall be "Madera Water Reducible Semi-Transparent Stain" by Frazee or approved equal. Color to be selected by Landscape Architect.

Section 212 Landscape and Irrigation Materials:

212-1 Landscape Material:

212-1.2 Soil Fertilizing and Soil Amendment Materials:

212-1.2.3 Commercial Fertilizer: Add the following:

The contractor shall submit commercial fertilizer as part of the product submittal.

Pre-Plant Fertilizer and Post Plant Fertilizer shall be a controlled release type having an 5-3-1 N-P-K formula. The fertilizer shall be a commercial grade uniform, beaded, homogenous fertilizer - 100% passing through a #4 mesh screen.

Total Nitrogen (N)	5.00%
1.00% Ammoniacal Nitrogen	
4.00% Urea Nitrogen	
Available Phosphoric Acid (P_2O_5)	3.00%
Soluble Potash (K_2O)	1.00%
Iron (Fe)	1.00%
Manganese (Mn)	0.05%
Zinc (Zn)	0.05%
Derived from ammonium phosphate, urea, muriate of potash, compost and sulfides and oxides of iron, manganese and zinc.	
Humic Acids (derived from compost)	15.00%
Penetrant (alkyl naphthalene sodium sulfonate)	1.00%
Bacteria (common soil and airborne organisms - aerobic, anaerobic) Yeast and mold. Minimum	60,000 per 100 grams

Fertilizer Planting Tablets shall be a 21 gram, controlled-release tablet having an 20-10-5 formula, or shall be a 7 gram, controlled-release tablet having an 12-8-8 formula.

The 7 gram tablets shall have the following guaranteed analysis:

Total Nitrogen (N)	12.00%
4.2% Water Soluble Organic Nitrogen	
7.8% Water Insoluble Organic Nitrogen	
Available Phosphoric Acids (P_2O_5)	8.00%
Soluble Potash (K_2O)	8.00%
Sulphur (S)	3.50%
Iron (Fe)	2.00%
Manganese (Mn)	0.05%
Zinc (Zn)	0.05%
Derived from Ureaform, triple super phosphate, muriate of potash, compost and sulfides and oxides of iron, manganese, and zinc.	
Humic Acids (Derived from Compost)	4.00%
Humus	2.00%

The 21 gram tablets shall have the following guaranteed analysis:

Total Nitrogen (N)	20.00%
2.0% Ammoniacal Nitrogen	
5.3% Water Soluble Nitrogen	
12.7% Water Insoluble Nitrogen	
Available Phosphoric Acids (P_2O_5)	10.00%
Soluble Potash (K_2O)	5.00%
Calcium (Ca)	1.50%
Magnesium (Mg)	0.05%
Sulphur (S)	2.50%
Iron (Fe)	0.75%
Zinc (Zn)	0.05%
Derived from Ureaform, Ammonium Phosphate, Calcium Phosphate, Potassium Sulfate, Potassium Sulfate-Magnesia, Compost, Ferrous sulfate and Ferric Oxide.	
Humic Acids (Derived from Compost)	2.00%
Humus	10.00%

212-1.2.4 Organic Soil Amendment:

Amend first sentence to read: "Organic soil amendment shall be Type 1 as described herein."

Add the following: "Seasoil" shall be as supplied by Butler's Mill, A-1 Soils, or approved equal. Seasoil shall be used in lawn areas only, as per Section 308-2.3.2.

212-1.2.5 Mulch:

Delete the first sentence in paragraph under this subsection and substitute the following:

Mulch shall be designated as a "Walk-on Bark", Type 5. The Contractor shall submit mulch as part of the product submittal.

212-1.4 Plants:

212-1.4.1 General: Delete first sentence. Add the following:

a. Nomenclature - The scientific and common names of plants herein specified conform to the approved names given in "A Checklist of Woody Ornamental Plants in California" published by the University of California, Division of Agriculture Sciences, Manual 32, (1963).

b. Selection - Contractor shall make arrangements with a nursery or nurseries to have certain materials grown and/or tagged for this project. Within fifteen (15) days of award of construction contract, the Contractor shall supply the written contract(s) between the Contractor and nursery or nurseries, stating that the varieties, sizes and quantities of plants listed in specification Section 212-1.4.1 (c) are to be supplied to the job site as per the project requirements. Note all plants specified on plans shall be supplied through a contract with a nursery. At the same time, Contractor shall supply a verification of deposit from the nursery/nurseries stating that a 25% deposit has been placed with the nursery/nurseries. Contractor shall have City Engineer, at time of delivery to site, certify that plants are in compliance with the contract plans and specifications.

c. Plant List (Contract Grow Items)

Trees:

1. CERCIS OCCIDENTALIS (Western Redbud)
   Multi-trunk form with full growth
   (13) 24" box: 4-5 height x 3-4' spread

2. GEIJERA PARVIFOLIA (Australian Willow)
   Standard form with thick caliper
   (9) 36" box: 14' height x 6' spread
   (16) 24" box: 10' height x 4' spread
   (58) 5 gallon: 8' height x 3' spread

3. PARKINSONIA ACULEATA (Mexican Palo Verde)
   Standard form with even canopy
   (18) 24" box: 11' height x 5' spread
   (46) 15 gallon: 8' height x 3' spread

4. PRUNUS LYONII (Catalina Cherry)
   (39) 15 gallon: 4' height x 30" spread

5. QUERCUS AGRIFOLIA (Coast Live Oak)
   Multi-trunk, low branching or naturally single trunk with thick caliper and no signs of mildew
   (12) 36" box: 10' height x 7' spread
   (14) 24" box: 6' height x 5' spread
   (27) 15 gallon: 5' height x 4' spread

Shrubs:

1. ARCTOSTAPHYLOS 'HOWARD MCMINN' (Howard McMinn Manzanita)
   Full and even growth, fully rooted to bottom of pot
   (543) 1 gallon: 12" height x 6-8" spread

2. ARCTOSTAPHYLOS 'CARMEL SUR' (Carmel Sur Manzanita)
   Full and even growth, fully rooted to bottom of pot
   (305) 1 gallon: 6-11' height x 8-10" spread

3. ATRIPLEX LENTIFORMIS SSP. BREWERI (Quail Bush)
   Even, healthy growth, fully rooted to bottom of pot
   (190) 4" pots: 4-8" height x 4-8" spread

4. BOTHRIOCHLOA BARBINODUS (NCN)
   Full clumps, fully rooted to bottom of pot
   (266) 1 gallon: 6-8" height x 3-4" spread

5. CEANOTHUS 'JOYCE COULTER' (Joyce Coulter Ceanothus)
   Full and even growth, fully rooted to bottom of pot
   (128) 1 gallon: 8-12" height x 8-12" spread

6. CEANOTHUS 'SIERRA BLUE' (Sierra Blue Ceanothus)
   Full and even growth, fully rooted to bottom of pot
   (192) 1 gallon: 8-12" height x 8-12" spread

7. CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' (Yankee Point Ceanothus)
   Full and well-branched, fully rooted to bottom of pot
   (629) 1 gallon: 4-8" height x 10-12" spread

8. ERIOGONUM FASCICULATUM 'DANA POINT' (Dana Point Buckwheat)
   Healthy growth, fully rooted to bottom of pot
   (1609) 4" pots: 3-4" height x 4-5" spread

9. FREMONTODENDRON MEXICANUM (Mexican Flannelbush)
   Even branching and full, up-right growth, fully rooted to bottom of pot
   (22) 5 gallon: 18-30" height x 12-18" spread

10. IVA HAYESIANA (Poverty Weed)
    Well branched, healthy growth, fully rooted to bottom of pot
    (1330) 4" pots: 3-4" height x 4-5" spread

11. LAVATERA ASSURGENTIFLORA (Tree Mallow)
    Full, even branching, fully rooted to bottom of pot
    (129) 1 gallon: 8-12" height x 6-8" spread

12. MALOSMA LAURINA (Laurel Sumac)
    Full growth, well branched, fully rooted to bottom of pot
    (71) 5 gallon: 16-18" height x 10-16" spread

13. QUERCUS DUMOSA (Scrub Oak)
    Up-right trunk (main stem) with healthy growth, fully rooted to bottom of pot
    (113) 5 gallon: 8-12" height x 8-9" spread

14. RHAMNUS CROCEA (Redberry)
Even, healthy growth, fully rooted to bottom of pot
(180) 1 gallon: 6-8" height x 4-6" spread

15. ROMNEYA COULTERI 'WHITE CLOUD' (White Cloud Matilija Poppy)
Well-developed roots with healthy top growth, fully rooted to bottom of pot
(530) 1 gallon: 8-16" height x 4-8" spread

16. SALVIA CLEVELANDII (Cleveland Sage)
Healthy growth, fully rooted to bottom of pot
(663) 4" pots: 4-8" height x 3-6" spread

17. SALVIA MELLIFERA 'TERA SECA' (Tera Seca Sage)
healthy growth, fully rooted to bottom of pot
(887) 4" pots: 3-6" height x 4-8" spread

18. STIPA CORONATA (Crested Stipa)
Full clumps, fully rooted to bottom of pot
(227) 1 gallon: 6-8" height x 4-6" spread

19. STIPA PULCHRA (Purple Needlegrass)
Full clumps, fully rooted to bottom of pot
(268) 1 gallon: 6-8" height x 4-6" spread

20. THEVETIA PERUVIANA (Yellow Oleander)
Multi-trunk form
(69) 15 gallon: 3-4' height x 3-4' spread

d. Labeling - Trees delivered on site shall be labeled clearly as to species and variety. However, final determination of the species and variety will be made by the City and the decision will be final.

e. Quality and Size - Plants shall be in accordance with the California State Department of Agriculture regulations for nursery inspections, rules and grading. The City Engineer or Landscape Architect is the sole judge as to acceptability of each plant. Vigorous, healthy, well-proportioned plants are the intent of this specification. Plants which are "overgrown", rootbound, or are showing signs of decline or lack of vigor are subject to rejection. The size of the plants will correspond with that normally expected for species and variety of commercially available nursery stock, or as specified in the special conditions or plans. Plants larger in size than specified may be used with the approval of the City Engineer, but the use of larger plants will make no change in contract price. If the use of larger plants is approved, the ball of earth and spread of roots for each plant shall be increased proportionately.

f. Rejection or Substitution - All plants not conforming to the requirements herein specified shall be considered defective and such plants, whether in place or not, shall be marked as rejected and immediately removed from the site and replaced with new plants by the Contractor at his expense.

g. Right to Changes (Non Contract Grow Plants): The City reserves the right to change the species, variety, and/or sizes of plant material to be furnished, provided that the cost of such plant changes does not exceed the cost of plants in the original bid, and with the provision that the Contractor shall be notified, in writing, at least thirty (30) days before the planting operation has commenced.

212-1.5.3 Tree Stakes

Replace last sentence of this section with the following:

Tree ties with vinyl hose covering (shown on tree planting details on plans) shall be "Cinch-Tie" or approved equal.

212-2 Irrigation System Materials:

212-2.1 Pipe and Fittings:

212-2.1.1 General: Add the following:

Sand encasement for all irrigation pipe, direct burial control wire and electrical conduit shall be plaster or mortar sand as per section 200 of the standard specifications, with a minimum sand equivalency of 50.

All pressure pipe shall have a continuous blue colored trench marker metallic tape placed nine inches (9") below finished grade directly above the buried pipe. marker tape shall be "alarmatape" as manufactured by Paul Potter Warning Tape, Inc., or approved equal.

212-2.2 Valves and Valve Boxes:

212.2.2.1 General: Add the following:

All materials and equipment in the sprinkler irrigation work shall be new and without flaws and/or defects and of the quality and performance as specified. Prior to the installation of any irrigation work, the Contractor shall submit to the City for approval a listing of all materials and equipment to be used on the job. If material or equipment is other than that listed or specified, he or she shall submit in writing to the City a request to deviate from the materials shown on the irrigation legend. Samples of the material(s) or equipment shall accompany the request to assist in the evaluation of the substitution proposal. Proof of equality rests with the Contractor. Decision will be made by City Engineer.

212-2.2.2 Gate Valves: Delete the two paragraphs and add the following:

Gate valves, two and one-half inches (2-1/2") and smaller, shall be cast bronze, double-disc wedge type with internal tapered seats and non-rising stem. Gate valves shall be equipped with hand wheels.

All sizes above 2-1/2 inches shall be iron body, brass trimmed with other features the same as for 2-1/2 inch.

212-2.2.4 Remote Control Valves: Add the following:

Remote control valves shall be installed in concrete valve boxes with hinged, locking, cast iron lids. Brooks 3-HL or approved equal.

212-2.2.6 Quick Coupling Valves: Add the following:

All quick coupling valves shall be equipped with locking vinyl or rubber covers.

212-2.2.7 Valve Boxes: Add the following:

Valve boxes shall be a minimum of nine and one-half inches (9-1/2") wide by sixteen inches (16") long precast portland cement concrete with steel hinged covers. The covers shall be locking. Each lid shall bear the identification number of the valve and controller clock in white one and one-half inch (1-1/2") high letter with red background. At the option of the Contractor, equal or better valve boxes with steel covers may be used if approved by the Engineer prior to construction.

212-2.2.8 Emitter Flush Valves: Add the following:

Valves shall be molded-in-place PVC Ball Valves, or the same or larger size as the emitter lateral with a clear waterway equal to the full nominal inside diameter of the valve. Open and shut positions must be ascertained from the outside and limited by stops. Valve shall be solvent welded into the emitter lateral. Valve shall have CPVC ball and Teflon seats.

212-2.3 Backflow Preventer Assembly: Add the following:

Backflow enclosure shall be as per drawings.

212-2.4 Sprinkler Equipment: Delete all but first sentence and last sentence of this section.

Add the following: New galvanized pipe risers and supports shall match existing in materials. Contractor shall submit materials to be used along with shop drawings of riser construction.

212-2.5 Pressure Regulator:

Main pressure regulator shall have a bronze body with separate bronze "Y" strainer. 300 psi rated inlet, standard spring range of 25-75 psi. Regulator to be equipped with a union connection between regulator and strainer, nylon reinforced neoprene diaphragm, reversible seat washer, and a renewable Monel seat. Strainer to be equipped with a Monel mesh strainer, 20 mesh.

212-2.6 Multiple Outlet Drip Emitters:

Emitters shall have virgin polypropylene body construction with twelve independently operating outlets and a barbed hose connector, containing virgin silicone inserts for individual pressure compensation of flow. Top shall be color coded (molded in top).

Unit shall be self-flushing and shall have a stable emission rate of 0.97 to 1.03 gallon per hour as shown on drawings and details, within a pressure range of 5.0 to 60.0 psi. Unit shall have twelve barbed outlets compatible with 6mm (0.22") distribution tubing.

Holes for emitter installation shall be cut by a tool especially designed for this purpose. Quantity of emitters and spacing shall be based on the irrigation notes and specific plant and site conditions.

212-2.7 Emitter Enclosures:

Emitter enclosures (boxes) shall be plastic, as per plans.

212-2.8 Ancillary Drip Equipment:

212-2.8.1 Distribution Tubing Bug Cap:

Insert type bug cap of EPDM construction. Model No. 6302 as manufactured by Olson Irrigation Systems.

212-2.8.2 Emitter Outlet Cap:

Push-on type to close unused emitter outlets. Model No. 1734 as manufactured by Olson Irrigation Systems.

212-2.8.3 Tubing Anchors:

PVC coated 9-gauge galvanized wire, "U" shaped, 229mm (9") overall length.

212-2.8.4 Tubing Stake:

Molded plastic 6" stake with top to fit 4.75mm to 6.35mm (3/16" to 1/4") O.D. distribution tubing. Model No. 6185 as manufactured by Olson Irrigation Systems.

212-3 Electrical Materials:

212-3.2.1 Conduit: Delete "Conduit shall be galvanized steel" and ADD "Conduit shall be PVC, Schedule 40" before the phrase "conforming to the applicable provisions of Section 209-2.3".

212-3.2.2 Conductors: Add the following:

Direct burial wiring shall conform to the following additional provisions:

(a) Control Wires:

Control wires shall be solid copper, 600 volt, Type UF, single conductor, conforming to the project Standard Specifications and Plans, Special Provisions and the following installation requirements.

(1) Neutral Wires shall be white, 12 gauge (AWG). Do not interconnect neutral wires between controllers.

(2) Spare Wires shall be red, 14 gauge (AWG). pull two spare wires to farthest valve of valve manifold from controller(s).

(3) Pilot Wires shall be 14 gauge (AWG).

Each controller shall have a separate electrical service through a raceway. Provide one power off-on switch for each controller.

All wires in pull boxes shall be loose and shall not come within three inches (3") from lid. boxes shall be sized accordingly to accommodate this requirement.

Sleeves shall be sch. 40 pvc, 2 times the pipe size diameter and extend 12" beyond each side of pavement. The letters "e" for electrical or "w" for water shall be stamped or chiseled on the pavement directly above the sleeve.

(b) Wire Connectors:

Neutral, pilot and spare wires shall be installed with a two-foot (2') coiled excess wire length at each end enclosure. Each and every wire splice shall be soldered together using 60-40 solder and then encased in the waterproof epoxy of the "Scotch-Pac" or "Pen-Tite" connectors shown on Standard Drawing
I-15. Wire splices shall be made only in valve or pull boxes.

(c) Wire Bundles:

Each individual controller clock's control wires shall be bundled and taped together with color coded tape at intervals not to exceed ten feet (10') on center. Controller identification tape colors shall be as follows:

CONTROLLER	COLOR
"A"	Black
"B"	Red

(d) Trench Marker:

All direct burial wires shall be marked with a continuous red colored trench marking tape nine inches (9") below finish grade directly above the buried wires. Marker tape shall be equal to "Alarmatape" as manufactured by Paul Potter Warning Tape, Inc. Tape shall be four inches (4") wide.

(e) Testing:

All wiring shall be tested for continuity, open circuits and unintentional grounds prior to connecting to equipment. The minimum insulation resistance to ground shall be fifty (50) megohms. All wiring not meeting this requirement shall be replaced at the Contractor's expense.

212-3.3 Controller Unit: Add the following:

A reduced copy of the as-built irrigation plan(s), color coded by stations and laminated in plastic, shall be mounted on the inside of each controller enclosure for maintenance personnel.

Part 3 - Special Provisions - Construction Methods

Part 3 shall conform to Part 3 of the standard specifications for public works construction except for the following changes and/or additions:

Section 300 - Earthwork:

300-1 Clearing and Grubbing:

300-1.1 General: Delete first, second, third, fourth and seventh paragraphs.

Add the following: All areas to be hydroseeded or planted with shrubs shall be cleared free of grasses by use of approved herbicides (as per recommendation of certified pest control advisor). Dead grasses shall be cut and removed prior to planting or hydroseeding. Rototilling and/or ripping of soils shall not be required, except in lawn areas (see Section 308-2.3.2).

In all areas shown on the plans to be planted with seed, shrubs, trees, lawn or groundcovers, rocks and cobbles 4" in diameter or larger which are on the soil surface or are excavated by grading, planting or other construction shall be re-located to the dry stream bed as shown on drawings. If amount of cobble collected or excavated will exceed that amount required to construct the dry stream bed as shown on the drawings, place the additional cobble in the dry stream bed at direction of City Engineer. The intent is to utilize all cobble for the dry stream bed, with no site export. Rocks larger than 18" in diameter shall be located in dry stream bed at direction of City Engineer. If not enough rock or cobble is generated from on-site sources to fill stream bed, as shown on Construction Plans, Contractor shall provide 4"-6" layer of "Sunburst Pebbles, 3-5 inch", as supplied by Desert Rock Supply, (619) 564-1554, or approved equal.

300-1.2 Preservation of Property: Add the following:

Any utility service lines that interfere with the work shall be protected by, and at the expense of, the Contractor. If damaged, the Contractor shall furnish temporary utility services until the lines are replaced by new permanent utilities. Replacement lines shall be of the same size and material as those that were removed. Replacement, if necessary, shall be at the expense of the Contractor.

300-1.3 Removal and Disposal of Materials: Add the following:

The Contractor shall remove and dispose of unsuitable excavated material by the end of each working day. The Contractor shall properly transport the materials to a legal off-site disposal area.

300-1.3.2 Requirements: Add the following:

(a) Bituminous Pavement. The Contractor shall saw cut the existing pavement at areas of pavement removal as per the project drawings to clean straight lines conforming to this Subsection of the Standard Specifications.

(b) Concrete Pavement. The Contractor shall remove concrete pavement to neatly sawed edges or to existing expansion joint as indicated on the project drawings and conforming to this Subsection of the Standard Specifications. All sawed edges shall be ground smooth to one-quarter inch (1/4") radius.

(c) Concrete Curb, Walk, Gutters, Cross Gutters, Driveways and Alley Intersections. Concrete driveway apron to be removed shall be saw cut at the point of joining of new to existing except that sidewalk shall be cut at the first score line beyond the point of joining. All sawed edges shall be ground smooth to one-quarter inch (1/4") radius.

300-2 Unclassified Excavation:

300-2.1 General: Delete paragraph under this Subsection and substitute the following:

Unclassified excavation shall consist of all excavation required for this work. All work shall comply with Section 300-2 of the Standard Specifications.

Section 302 - Roadway Surfacing:

302-5 Asphalt Concrete Pavement:

302-5.3 Prime Coat: Delete first sentence in paragraph under this Subsection and substitute the following:

A prime coat shall be applied at the approximate rate of 0.25 gallons per square yard.

302-5.4 Tack Coat: Delete the first sentence in paragraph under this Subsection and Substitute the following:

Tack coat and paint coats shall be applied at the approximate rate of 0.10 gallons per square yard. The surface shall be free of water, foreign material, dust, and other deleterious material prior to application of the tack or paint coats.

302-5.5 Distribution and Spreading: Add the following:

The Contractor shall warp new asphalt concrete surface to meet existing pavement in such a manner that a smooth transition results. There shall be no objectionable breaks in grade. The Contractor shall overlay the existing pavement if required so that no ponding will occur and that water will flow away from pavement.

Section 303 - Concrete and Masonry Construction:

303-5 Concrete Curb, Walks, Gutters, Cross Gutters, Driveways and Alley Intersections:

303-5.4.2 Expansion Joints: Add the following:

Expansion joints for curbs, gutters, and sidewalks shall be formed where indicated on the drawings and as specified in this Section of the Standard Specifications. Expansion joints shall be constructed per San Diego Regional Standard Drawing No. G-10 and the drawings.

303-5.5.3 Walk: Add the following:

All walk structural pavement section shall be portland cement concrete Class 560 C 3250. The pavement surface for areas without color admixture shall be finished with a medium broom finish. Pavement surfaces with color admixtures shall be finished with a medium sandblast finish.

Section 308 - Landscape and Irrigation Installation:

308-2.3 Topsoil Preparation and Conditioning:

308-2.3.2 Fertilizing and Conditioning Procedures: Add the following:

All lawn areas shall receive 3" Class A topsoil and 1" of "Seasoil", rototilled in two passes. Blend topsoil into the top 6" of existing soil, removing rocks 2" diameter and larger. At edges of areas to be amended with topsoil, transition finish grade to meet adjacent planting areas.

The following soil amendment material shall be evenly spread and thoroughly incorporated to a depth of 6" at the following rates per 1,000 square feet in lawn areas:

Gypsum	200 pounds
Pre-plant Fertilizer	150 pounds
Ammonium Sulfate	10 pounds

308-4 Planting

308-4.1 General: Delete last paragraph and inset the following:

Irrigation system, except for final placement of drip distribution tubing, shall be complete prior to starting planting operations with the exception of specimen material 24" box size and larger.

Add the following:

Contractor shall install trees as shown on plans. Actual planting shall be performed during those periods when weather and soil conditions are suitable and in accordance with locally accepted horticultural practice, as approved by the City Engineer. No planting shall be done without these specifications. Soil moisture level prior to planting shall be no less than seventy-five percent (75%) of field capacity. The determination of adequate soil moisture for planting shall be at the discretion of the City Engineer.

308-4.2 Protection and Storage: Add the following:

The Contractor's on-site plant storage area shall be approved by the Landscape Architect prior to the delivery of any plant materials. Any tree determined by the Landscape Architect to be wilted or otherwise damaged shall be rejected at any time during the project, whether in the ground or not.

308-4.5 Tree, Shrub, Vine and Groundcover Planting:

a. Delete first sentence and substitute the following: Planting holes shall be as detailed on the drawings.

b. Delete third paragraph and substitute the following: Scarify native soil at the bottom of the planting hole per the details.

c. Delete fourth paragraph and substitute the following:

Planting backfill shall be a thoroughly blended mixture at the following mixture:

Type 1 Soil Conditioner	1 Part
Stock-Piled on Site Soil	3 Parts
Iron Sulphate	2 lbs./per cu.yd. of mix
Gypsum	10 lbs./per cu.yd. of mix
Pre-plant Fertilizer	15 lbs./per cu.yd. of mix

d. 21 gram size fertilizer planting tablets shall be placed with each plant 5 gallon size or larger, at the following rates:

5 gallon plant	3 tablets
15 gallon tree	5 tablets
24" box tree	5 tablets
36" box tree	6 tablets
48" box tree	8 tablets

e. 7 gram size tablets shall be placed with each plant 1 gallon size or smaller, at the following rates:

4" pot plant	1 tablet
1 gallon plant	3 tablets

f. Add the following to item (6) of fifth paragraph: Stake or guy only those plants which are indicated on the drawings and legends to be staked or guyed. Additional staking or guying shall be done so only at the direction of the City Engineer or Landscape Architect.

g. Add the following to fifth paragraph:

8) Prior to hydroseeding operations, protect all container planted shrub material from the hydroseed spray by placing a nursery grow pot over each shrub. Use a 5 gallon pot over 1 gallon material and 15 gallon pot over 5 gallon material. The intent is to prevent hydroseeding from reaching the base area of the container plant, thereby reducing competition during the establishment period. The nursery grow pots shall not be in place over the plants for more than one hour total. Stagger or phase the hydroseeding to allow for this. Nursery pots may be returned for deposit following hydroseeding operations. Any container shrub found to have hydroseeding on foliage or at its base shall be rinsed off and the ground base area cleaned free of hydroseed material.

9) Pruning shall be limited to the minimum necessary to remove injured limbs or fronds, and to compensate for loss of roots during transplanting. Pruning may be done only with the approval of, and in the presence of, the City Engineer or Landscape Architect.

308-4.6 Plant Staking and Guying:

308-4.6.1 Method A Tree Staking:

Delete this subsection and replace with the following:

The tree shall be staked with a 2" diameter x 10' long lodge pole pine stake, install as per the drawings.

308-4.6.2 Method B Tree Staking:

Delete this section.

Add:
308-4.8.5 Hydrostolon/Seed:

Application of Hydrostolon/Seed

Hydrostolonizing of lawn areas shall be completed after March 1st and before October 15th.

Components shall be mixed together in hydroseeding machine containing at least 2,000 gallons of water to allow for a homogeneous slurry which is thoroughly mixed and can be applied easily without clogging.

The equipment shall have a built-in agitation system and operating capacity sufficient to agitate, suspend and homogenously mix a slurry containing not less than 20 kilos (44 lbs.) of organic mulching amendment plus fertilizer, chemical additives and solids for each 100 gallons of water.

The hydromulching equipment shall meet the minimum requirements of a slurry distribution line large enough to prevent stoppage and shall be equipped with a set of hydraulic spray nozzles which will provide a continuous non-fluctuating discharge of at least 25 PSI at the end of the spray nozzle. The slurry tank shall have a minimum capacity of 2,000 gallons and shall be mounted on a traveling unit either self-propelled or drawn by a separate unit.

The operator shall spray the area with a uniform visible coat using the color of the cellulose fiber as a visual guide. The slurry shall be applied in a downward drilling motion via a fan stream nozzle. The spray operation must be so directed that the slurry spray will also penetrate the soil surface to drill and mix the slurry components into the soil, thus ensuring maximum impregnation and coverage.

The hydroseeding will be applied in two applications. The first application will consist of the appropriate seed mix and fertilizer and 1,000 lbs. per acre of mulch fiber. The second application will include soil stabilizer and 1,000 lbs. per acre of mulch fiber.

Time limit - The hydromulching slurry components shall not be left in the hydromulch machine for more than two hours. If slurry components are left for more than two hours in the machine, the contractor shall add 50% more of the originally specified seed mix to any slurry mix which has not been applied within the two hours after mixing. The contractor shall add 75% more of the original seed mix to any slurry mixture which has not been applied eight hours after mixing. Any mixture not applied after eight hours shall be rejected and disposed of off-site at contractor's expense.

Protection - Special care is to be exercised by the contractor to prevent any of the slurry from being sprayed onto any hard surface areas including concrete walks, walls, etc. Any slurry sprayed onto these areas shall be cleaned off at the contractor's expense.

Hydroseed/Hydrostolon Mixture

Cellulose fiber mulch and wetting agent shall be applied in quantities specified on plans.

Irrigation of Hydrostolon/Seed Areas

General care and maintenance shall consist of the proper watering, fertilizing and clean-up during the germination and establishment period of growth.

Germination stage irrigation - Initial watering should be left on long enough to moisten the soil thoroughly to the depth of the slurry mulch taking care not to over-saturate or wash away the slurry and stolons/seed. Frequent, light irrigation must be performed to establish growth. The contractor will have to repair all washing or erosion at his own expense. The slurry mulch and stolons/seed must be irrigated frequently to maintain optimum moisture content for maximum germination and growth. The irrigation system must be observed at all times while in operation. The irrigation sequence must be determined by air temperature, prevailing wind velocity, soil texture, orientation and other logistical problems. It is imperative that the soil be kept moist at all times during the germination period. The light, frequent irrigation sequence should continue until the stolons and seedings have grown beyond the germination stage. The contractor shall closely monitor the irrigation system during the germination period. The City Engineer or Landscape Architect will make a determination as to the success of germination.

Establishment stage irrigation - The irrigation sequence (frequency) shall be gradually reduced while the duration of each watering cycle shall be gradually increased. A specific watering program shall be submitted in writing to the City Engineer by the Contractor for approval by the City Engineer. This establishment stage is expected to be 60-90 days minimum.

"Hardening Off" stage irrigation - A post-maintenance watering program shall be submitted by the Contractor, if requested by they City Engineer. The contractor shall be responsible for adjusting watering frequency and duration to promote optimum growing conditions.

308-5 Irrigation System Installation:

308-5.2 Irrigation Pipeline Installation:

308-5.2.1 General: Add the following:

Sand encasement for all irrigation pipe, direct burial control wiring and electrical conduit shall be plaster or mortar sand per Section 200 of the Standard Specifications with a minimum sand equivalency of 50.

All pressure pipe, polyvinyl chloride pipe or metal pipe, shall have the correct sized concrete thrust blocks installed at every abrupt change in alignment, at gate valves, at tees, elbows and crosses and at ends of pipe runs or wherever the Engineer deems appropriate. Thrust blocks shall be installed as per Standard Drawings W-17, W-18 and W-19. All connections to polyvinyl or asbestos cement main line pipes shall be made horizontally. See Standard Drawings I-28 and I-29.

308-5.4.3 Riser and Nozzle Line Installation: Add the following:

An anti-drain/excess-flow valve shall be installed under each lawn and shrub head which is not equipped with an internal check valve. The anti-drain/excess-flow valve shall be the same size as the diameter of the riser and shall be integrated into the riser assembly. The valve shall be "Valcon ADV-XS" or approved equal.

308-6 Maintenance and Plant Establishment: Add the following:

The Contractor shall provide complete landscape maintenance of all planting areas. The work shall include, but not be limited to, watering, litter control, weed control, stake repair, repair of irrigation systems, and control of diseases and pests.

At the direction of the Engineer, the Contractor shall control disease and pest infestations in the planting areas. The Engineer shall approve all methods and materials for such control. Upon approval, the Contractor shall implement the control measures exercising extreme caution in using pesticides and taking all steps to ensure the safety of the public. Only legally licensed personnel will be permitted to perform toxic spraying work.

During the establishment period the Contractor shall furnish required men and equipment on a daily or weekly basis to perform the work required by this section. At the request of the City Engineer, the Contractor will provide a schedule of labor/man hours required to perform the work.

Any day when the Contractor fails to adequately carry out specified maintenance work, as determined necessary by the Engineer, the day will not be credited as one of the plant establishment days.

The plant establishment period will either be for a period of 90 (ninety) days following acceptance of planting operations (base bid), or 365 days following job acceptance of planting operations (bid alternate).

A nitrogen only maintenance fertilizer program shall be employed at turf areas. Beginning approximately 90 days after planting, ammonium sulfate shall be applied at the rate of 5 lbs. per 1,000 sq. ft. on a monthly basis.

308-7 Guarantee: Add the following:

The entire irrigation system shall be guaranteed against defects in materials and workmanship for a period of one (1) year from the date of acceptance of the work. Should the Contractor fail, during the guarantee period, to expeditiously correct a defect upon written notice by the City, the City shall cause the work to be corrected and bill the actual costs incurred to the Contractor. Defect corrections shall include the complete restoration of existing improvements that are damaged as a result of the defect.

All trees installed under the contract shall be guaranteed to live and grow for one (1) year from the day of final acceptance of contract work.

Any trees found to be dead, missing, or in poor condition during the establishment period, shall be replaced immediately. The Engineer shall be the sole judge as to the condition of the material. Material found to be dead or in poor condition within the guarantee period shall be replaced by the Contractor, at his expense, within fifteen (15) days of written notification by the City. Replacements shall be made to the same specifications required for the original plantings.

WATER EFFICIENT LANDSCAPE REGULATIONS

CITY OF LA MESA
JEWEL of the HILLS

COMMUNITY DEVELOPMENT DEPARTMENT / PLANNING DIVISION
8130 Allison Avenue, La Mesa, CA 91942
Phone: 619.667.1177 • Fax: 619.667.1380

PURPOSE AND INTENT OF WATER LANDSCAPE REGULATIONS:

The water efficient landscape regulations adopted by the La Mesa City Council are intended to achieve the following goals:

A. Promote the values and benefits of landscapes while recognizing the need to utilize water and other resources as efficiently as possible.
B. Establish a structure for planning, designing, installing, maintaining and managing water efficient landscapes in new construction.
C. Promote the use, when available, of tertiary treated recycled water, for irrigating landscaping.
D. Use water efficiently without waste by setting a Maximum Applied Water Allowance (MAWA) as an upper limit for water use and reduce water use to the lowest practical amount.
E. Encourage water users of existing landscapes to use water efficiently and without waste.

PROPERTIES SUBJECT TO WATER EFFICEINT LANDSCAPE REGULATIONS:

A. The water efficient landscape regulations are applicable to the following projects requiring a building permit or a discretionary permit:
   1. A project for an industrial, commercial, institutional or multi-family residential use where the landscaped area is greater than or equal to 2,500 square feet.
   2. Developer installed residential and common area landscapes where the total landscaped area for the development is greater than or equal to 2,500 square feet.
   3. A new single family residence with homeowner provided landscaping, where the landscaped area is greater than or equal to 5,000 square feet.
   4. A model home that includes a landscaped area.
   5. A public agency project that contains a landscaped area of 2,500 square feet or more.
   6. A rehabilitated landscape for an exiting industrial, commercial, institutional, public agency or multi-family use where a building permit or discretionary permit is being issued and the applicant is installing or modifying 2,500 square feet or more of landscaping.
B. These requirements do not apply to individual single-family residences with a landscape area of less than 5,000 square feet, or to a registered historical site.

REQUIREMENTS FOR LANDSCAPE DOCUMENTATION PACKAGE:

Building permit applications for projects subject to water efficient landscape regulations shall include a landscape documentation package that contains the following information:

A. **Soil Management Report** – This report analyzes the soil within each landscaped area of the project and makes recommendations regarding the type and quantity of soil additives necessary to foster plant growth and survival using efficient irrigation techniques. The report shall also identify the type and amount of mulch for each area where mulch is applied. A minimum two-inch layer of mulch shall be applied on all exposed soil surfaces.
B. **Planting and Irrigation Plans** that describe the landscaping and irrigation for the project. The plans shall:
   1. Include the MAWA (Maximum Applied Water Allowance) calculations and ETWU (Estimated Total Water Use) calculations for the project based upon the formula set forth in Ordinance 2009-2805 on file in the office of the City Clerk.
   2. Include a statement signed by the person who prepared the plans that provides, "I am familiar with the requirements for landscape and irrigation plans contained in the City of La Mesa Water Efficient Landscape Regulations. I have prepared this plan in compliance with those regulations. I certify that the plan implements those regulations to provide efficient use of water."
   3. Demonstrate compliance with best management practices required by the City of La Mesa Storm Water Management and Discharge Control Ordinance.
   4. Address fire safety issues, avoid the use of fire prone vegetation and demonstrate compliance requirements for defensible space around buildings and structures.

The planting plan shall meet the following requirements:

1. The plan shall include a list of all vegetation by common and botanical plant name, which exists in the proposed landscaped area. The plan shall state what vegetation will be retained and what will be removed.

2. The plan shall include a list of all vegetation by common and botanical plant name which will be added to each landscaped area. No invasive plant species shall be added to a landscaped area. The plan shall include the total quantities by container size and species. If the applicant intends to plant seeds, the plan shall describe the seed mixes and applicable purity and germination specifications.
3. The plan shall include a detailed description of each water feature that will be included in the landscaped area.
4. The plan shall be accompanied by a drawing showing on a page or pages, the specific location of all vegetation, retained or planted, the plant spacing and plant size, natural features, water features, and hardscape areas. The drawing shall include a legend listing the common and botanical plant name of each plant shown on the drawing.
5. All plants shall be grouped in hydrozones and the irrigation shall be designed to deliver water to hydrozones based on the moisture requirements of the plant grouping. A hydrozone may mix plants of moderate and low water use or mix plants of high water use with plants of moderate water use. No high water use plants shall be allowed in a low water use hydrozone. The plan shall also demonstrate how the plant groupings accomplish the most efficient use of water.
6. The plan shall identify areas permanently and solely dedicated to edible plants.
7. The plan shall demonstrate that landscaping when installed and at maturity will be positioned to avoid obstructing motorists' views of pedestrian crossings, driveways, roadways and other vehicular travel ways. If the landscaping will require maintenance to avoid obstructing motorist's views, the plan shall describe the maintenance and the frequency of the proposed maintenance.
8. The plan shall avoid the use of landscaping with known surface root problems adjacent to a paved area, unless the plan provides for installation of root control barriers or other appropriate devices to control surface roots.
9. Plants in a transitional area shall consist of a combination of site adaptive and compatible native and/or non-native species. No invasive species shall be introduced or tolerated in a transitional area. The irrigation in a transitional area shall be designed so that no overspray or runoff shall enter an adjacent area that is not irrigated.
10. On a project other than a single-family residence, the plan shall identify passive and active recreational areas.

The Irrigation Plan shall meet the following requirements:

1. The plan shall show the location, type and size of all components of the irrigation system that will provide water to the landscaped area, including the controller, water lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices.
2. The plan shall show the static water pressure at the point of connection to the public water supply and the flow rate in gallons, the application rate in inches per hour and the design operating pressure in pressure per square inch for each station.
3. The irrigation system shall be designed to prevent runoff, overspray, low-head drainage and other similar conditions where irrigation water flows or sprays onto areas not intended for irrigation. The plan shall also demonstrate how grading and drainage techniques promote healthy plant growth and prevent erosion and runoff.
4. The plan shall identify each area irrigated with recycled water.
5. The plan shall provide that any slope greater than 25 percent will be irrigated with an irrigation system with a precipitation rate of .75 inches per hour or less to prevent runoff and erosion. As used by the ordinance, 25 percent grade means one foot of vertical elevation change for every four feet of horizontal length. An applicant may employ an alternative design if the plan demonstrates that no runoff or erosion will occur.
6. The plan shall provide that all wiring and piping under a paved area that a vehicle may use, such as a parking area, driveway or roadway, will be installed inside a PVC conduit.
7. The plan shall provide that irrigation piping and irrigation devices that deliver water, such as sprinkler heads, shall be installed below grade if they are within 24 inches of a vehicle or pedestrian use area. The Director may allow on-grade piping where landform constraints make below grade piping infeasible.
8. The plan shall provide that only low volume or subsurface irrigation shall be used to irrigate any vegetation within 24 inches of an impermeable surface unless the adjacent impermeable surfaces are designed and constructed to cause water to drain entirely into a landscaped area.
9. The irrigation system shall provide for the installation of a manual shutoff valve as close as possible to the water supply. Additional manual shutoff valves shall be installed between each zone of the irrigation system and the water supply.

10. The irrigation system shall provide that irrigation for any landscaped area will be regulated by an automatic irrigation controller.
11. The irrigation system shall be designed with landscape irrigation efficiency necessary to meet the MAWA.
12. The plan shall describe each automatic irrigation controller the system uses to regulate the irrigation schedule and whether it is a weather based system or moisture detection system. The plan shall depict the location of electrical service for the automatic irrigation controller or describe the use of batteries or solar power that will power valves or a smart controller.

C. **A water efficient landscape worksheet** that calculates the MAWA (Maximum Applied Water Allowance) and ETWU (Estimated Total Water Use) for the project, shall contain the following:

1. A hydrozone information table that contains a list of each hydrozone in the landscaped area of the project. For each hydrozone listed, the table shall identify plant types and water features in the hydrozone, the irrigation methods used, the square footage, and the percentages of the total landscaped area of the project that the hydrozone represents. The plant types shall be categorized as turf, high water use, moderate water use or low water use.
2. Water budget calculations, which meet the following requirements:
   a. The plant factor used shall be from WUCOLS III. The plant factor shall be 0.1 for very low water use plants, 0.3 for low water use plants, 0.5 for moderate water use plants, and 0.8 for high water use plants. A plan that mixes plants in a hydrozone that require a different amount of water shall use the plant factor for the highest water using plant in the hydrozone.
   b. Temporarily irrigated areas shall be included in the low water use hydrozone.
   c. The surface area of a water feature, including swimming pools, shall be included in a high water use hydrozone.
   d. The calculations shall use the formula for the MAWA and for the ETWU set forth in Ordinance 2009-2805.

Special landscaped areas, such as areas dedicated to edible plants, or areas irrigated with recycled water, or an area dedicated as turf area within a park, sports field or golf course where turf is a passive or active recreational surface, shall be indentified on the worksheet and the area's water use calculated using an ETAF of 1.0.

D. **A grading design plan** that describes the grading of the project. The grading on the project site shall be designed for the efficient use of water by minimizing soil erosion, runoff and water waste resulting from precipitation and irrigation. The plan shall show the finished configurations and elevations of each landscaped area including the height of graded slopes, the drainage pattern, pad elevations, finish grade and any storm water retention improvements.

IRRIGATION SCHEDULE

An irrigation schedule shall be prepared and provide a description of the automatic irrigation system that will be used for the project, the evapotranspiration (RTo) data relied on to develop the irrigation schedule, the time period when overhead irrigation will be scheduled (no overhead irrigation shall be used between 10:00 a.m. and 6:00 p.m.), and the parameters used in setting the irrigation system controller for watering times for:

1. The plant establishment period.
2. Establishing irrigated areas.
3. Temporarily irrigated areas.
4. Different seasons of the year.

In addition, the irrigation schedule shall provide the consideration used for each station for the following factors:

1. The days between irrigation.
2. Station run time in minutes for each irrigated event, designed to avoid runoff.
3. Number of cycle starts required for each irrigation event, designed to avoid runoff.
4. Amount of water to be applied on a monthly basis.
5. The root depth.
6. The plant type setting.
7. The soil type.
8. The slope factor.
9. The shade factor.

See separate handout entitled "Water Efficient Landscape Worksheet" for an example hydrozone information table.

THE MAXIMUM APPLIED WATER USE (MAWA)

A landscape project subject to the water efficient landscape regulations shall not exceed the MAWA. The MAWA for a landscape project is determined by the following calculation:

$$MAWA = (ETo)(0.62)[0.7 \times LA + 0.3 \times SLA].$$

See Ordinance 2009-2805 or the separate handout entitled "Water Efficient Landscape Worksheet" for additional information to calculate the MAWA.

Note that rock and stone and pervious design features, such as decomposed granite, that is adjacent to a vegetated area may be included in the calculation of the MAWA and ETWU provided that the features are integrated into the design of the landscape area and the primary purpose of the feature is decorative.

THE ESTIMATED TOTAL WATER USE (ETWU)

An applicant for a landscape project subject to the water efficient landscape regulations shall calculate the ETWU for each landscaped area and the entire project using the following equation: ETWA=(ETo)(0.62)[PFxHA/IE+SLA].

See Ordinance 2009-2805 or the separate handout entitled "Water Efficient Landscape Worksheet" for additional information to calculate the ETWU.

USE OF TURF ON LANDSCAPED AREAS

Only low volume or subsurface irrigation shall be used for turf in a landscaped area 1) on a slope greater than 25 percent grade where the toe of the slope is adjacent to an impermeable hardscape; and 2) where any dimension of the landscaped area is less than six feet wide. No turf shall be allowed in a landscaped area that cannot be efficiently irrigated, such as avoiding runoff or overspray.

On a commercial, industrial, institutional or multi-family project, no turf shall be allowed on the center island median strip or on a parking lot island.

A ball field, park, golf course and other similar use shall be designed to limit turf in any portion of a landscaped area not essential for the operation of the facility.

PROJECTS WITH MODEL HOMES

Each model home site shall provide an educational sign in the front yard that states "This model home uses water efficient landscaping and irrigation." See Ordinance 2009-2805 for additional requirements.

RECYCLED WATER

A person using recycled water shall install a dual distribution system for water received from a public water purveyor (Helix Water District). Pipes carrying recycled water shall be purple. A person who uses recycled water shall be entitled to an ET Adjustment Factor (ETAF) of 1.0

LANDSCAPING AND IRRIGATION INSTALLATION AND MAINTENANCE

A person issued a landscape approval for a project, other than a single family residence where the landscaped area of the project is less that 5,000 square feet, shall install the approved landscaping and irrigation system before final inspection of the project.

A maintenance schedule shall be provided for the landscaping and irrigation system on the project. The schedule shall provide for:

1. Routine inspection to guard against runoff and erosion and detect plant or irrigation system failure.
2. Replacement of dead, dying and diseased vegetation.
3. Eradication of invasive species.
4. Repairing the irrigation system and its components.
5. Replenishing mulch.
6. Soil amendment when necessary to support and maintain healthy plant growth.
7. Fertilizing, pruning and weeding and maintaining turf areas.
8. Maintenance to avoid obstruction of motorists' view.

The schedule shall also identify who will be responsible for maintenance.

After approval of a landscape plan, the owner is required to:

1. Maintain and operate the landscaping and irrigation system on the property consistent with the MAWA.
2. Maintain the irrigation system to achieve efficiency that meets or exceeds the MAWA.
3. Replace broken or malfunctioning irrigation system components with components of the same materials and specifications, their equivalent or better.
4. Ensure that when vegetation is replaced, replacement plantings are representative of the hydrozone in which the plants were removed and are typical of the water use requirements of the plants removed, provided that the replaced vegetation does not result in mixing high water use plants with low water use plants in the same hydrozone.

CERTIFICATE OF COMPLETION

A person issued a landscape approval for a project, other than a single family residence where the landscape area of the project is less than 5, 000 square feet, shall submit:

1. A signed certificate of completion, under penalty of perjury, on a form provided by the City of La Mesa within 10 days after installation.
    a. The certificate shall include a statement verifying that the landscaping and irrigation were installed as allowed in the approved landscape and irrigation plan, all approved soil amendments were implemented, the

installed irrigation system is functioning as design and approved, the irrigation control system was properly programmed in accordance with the irrigation schedule, and the person operating the system has received all required maintenance and irrigation plans.

b. Where there have been significant changes to the landscape plan during the installation of landscaping or irrigation devices or irrigation system components, the professional of record for the landscape design shall submit "as built" plans that show the changes.

c. The certificate shall be signed by the professional of record for the landscape design.

2. An irrigation schedule that describes the irrigation times and water usage for the project.
3. A landscaping and irrigation systems maintenance schedule.
4. A soil management report if the applicant did not submit the report with the landscape documentation package.

WASTE WATER PREVENTION

No person shall use water for irrigation that, due to runoff, low head drainage, overspray or other similar condition, water flows onto adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas.

No person whose landscape is subject to a landscape approval shall apply water to the landscape in excess of the MAWA.

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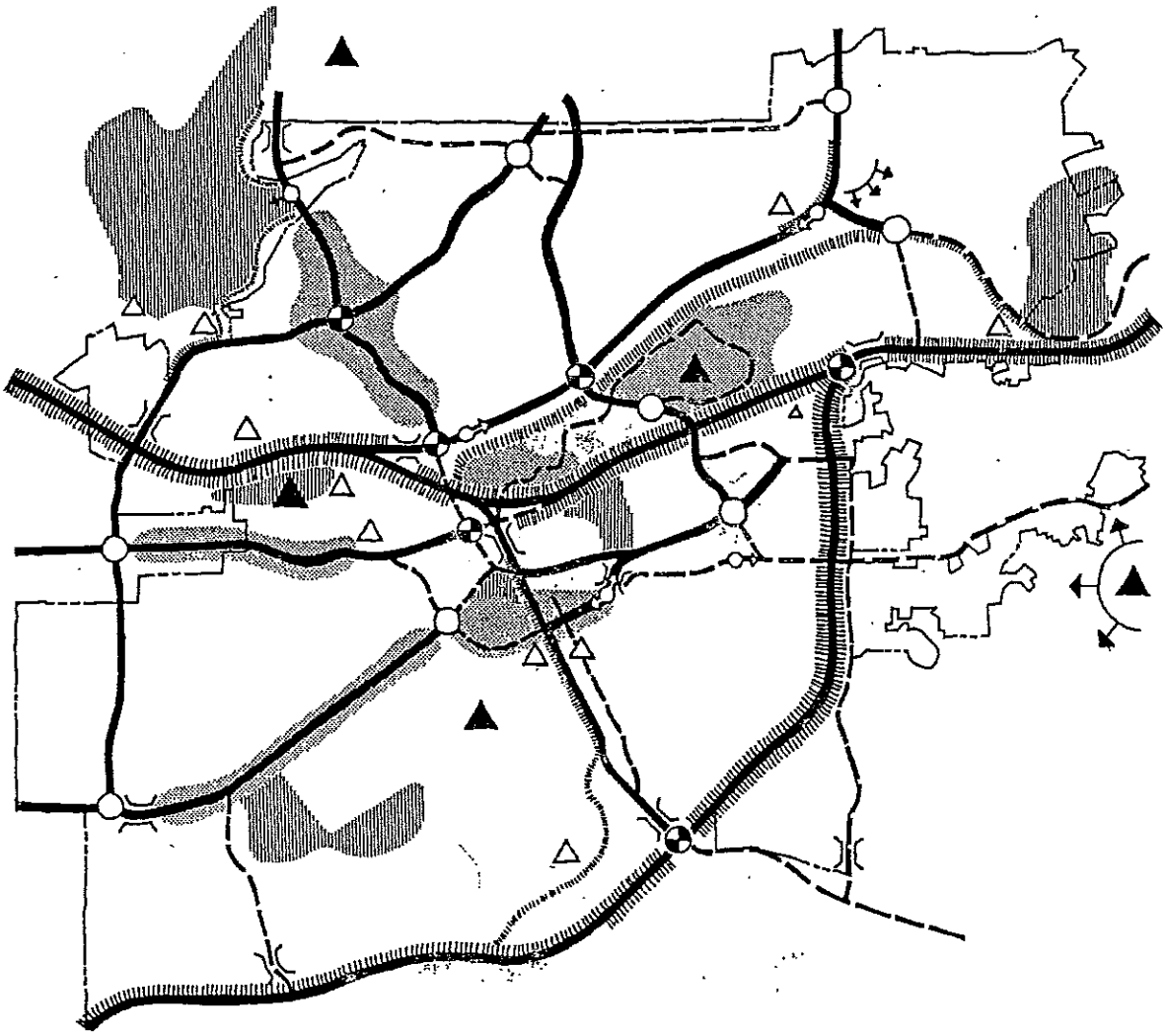
URBAN DESIGN PROGRAM



CITY OF LA MESA, CALIFORNIA

"JEWEL OF THE HILLS"

This document represents a preliminary draft of the *Urban Design Program* for the City of La Mesa. This draft has been prepared by the La Mesa Planning Department for the purpose of discussion and public review. During the public review period, it is hoped that this draft will assist in the development of the final recommendations to be presented to the City Council for adoption.

URBAN DESIGN PROGRAM

CITY OF LA MESA, CALIFORNIA

JEWEL OF THE HILLS

City Council

Fred Nagel (Mayor)
Edmund Senechal (Vice Mayor)
Art Madrid
Jerri Lopez
Ernest Ewin

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OVERVIEW

OVERVIEW

The City of La Mesa enjoys a beautiful natural setting: based on community sensitivity to that setting, La Mesa has had a long standing commitment to excellence of design. This commitment concerns not only the appearance of specific buildings, but also to the community as a whole. When the appearance of business districts, public areas and residential neighborhoods is good, shoppers, new businesses, industries and new residents are all attracted to the community. Property values remain high and the well being and character of the community is preserved.

In order to assure the future quality of the City's appearance and to enhance the beauty of La Mesa, the City Council has decided to strengthen the community's commitment to design excellence through the establishment of an *Urban Design Program.* The design program described herein includes the following sections:

- *Community Image* introduces an understanding of the community image and urban design by presenting a community design vocabulary, an imagibility map, and the urban design goals and objectives.
- *Visually Sensitive Areas* moves from the overall community scale to address the unique districts and land uses of the city with specific guidelines that supplement the general Development Guidelines. Areas covered include the Downtown, Major Commercial Centers, Major Circulation Corridors, Manufacturing/Industrial districts, and Special Design Districts.
- *Development Guidelines* outlines the individual categories that have been established for Site Plan, Architectural, Public Area, and Maintenance Guidelines.

The above sections have have been grouped in order to organize the design guidelines as a hierarchy of design related issues, beginning with the broadest or most general concepts of "community image." This macro view of the City is followed by a more focused identification of design issues associated with specific areas of concern as presented within the "visually sensitive areas" section. "Development guidelines" are the final and most detailed level of the program addressing the issues of site planning and architectural details.

The remainder of this Overview for the Urban Design Program explains the basic concepts involved in the design review process and how the program is implemented.

A. Design Review Process
B. General Criteria

A. Design Review Process

The Urban Design Program's Design Review Process is just one part of the City's development review process used to guide development in directions which are consistent with the City's goals and policies, and to insure that new development is in the interest of the public's health safety and general welfare. Design review was created by local ordinance to be separate from, but consistent with other required approvals (such as a use permit, a rezoning, or a building permit) which might also be required for a project.

The Urban Design Program incorporates a comprehensive approach to the issues of urban design which includes guidelines from a communitywide perspective as well as the site specific concerns of an individual development. The Design Review Process fits efficiently into the City's existing development review procedures to avoid unnecessary delays. In addition, the process takes advantage of professional design review skills of the City staff and professionals in the community to help in the evaluation of each project.

The Program is a system to assist with formulating a development plan before it gets built. The review process considers much more than just building design and materials. The Program is provided by the City to assist the developer in knowing what is important to the City while building plans are being conceived. The Design Review Board will analyze a project's layout, landscaping, parking, driveways, signs, scale, architecture, and other design and functional factors to determine how a project will look, how well it works and how well it fits. A project will also be evaluated in terms of its relationship with surrounding uses and neighborhoods, as well as, how it relates to the community as a whole. Many of these factors may also require review and approval by the City's Advisory Boards or Commissions and the City Council, which will benefit from the initial comments and recommendations by the Design Review Board.

The purpose of the Design Review Board is to look at more than just code requirements and development standards established by the City. The Design Review Board will also examine the way a project relates to the land, the community, and judge the quality of a project for those who will live, work or shop in a project in the years to come. As a result, the process involves evaluations and judgements which in many ways cannot be measured or quantified. For this reason the City has adopted the Urban Design Program and Design Review Process which includes design guidelines and professional support to insure that these judgements are not arbitrary. They will be based on goals and policies adopted by the City and well established principles of urban design, site planning, and architecture.

The Urban Design Program does not dictate a particular style of architecture or design. It does lay out some guidelines though, and identify areas of special concern to the City (such as the Visually Sensitive Areas) where it is especially important that new development take existing or planned patterns of development into consideration.

Design Review is intended to be a dynamic process, with give-and-take between the City and a developer/designer. The guidelines should serve to encourage creativity in design, site planning and architecture, while recognizing that La Mesa is essentially a town of existing development into which a project must fit.

WHO DOES DESIGN REVIEW?

The Design Review Process is implemented by the Design Review Board which has been established by the City Council. The Design Review Board is an extension of the City's Development Advisory Board which serves to streamline and coordinate all departments in the City which must review development proposals (i.e., Engineering, Fire, Building and Planning Departments). The Design Review Board evaluates projects in conjunction with the Development Advisory Board so that duplication and unnecessary delays are avoided. The Design Review Board is made up of three design professionals appointed by the City Council and two representatives of the City's Planning Department staff. The Board is charged with the responsibility of implementing the Urban Design Program.

The Design Review Board is established by City ordinances which define the purpose and make-up of the Board. The Design Review Board is assisted by Planning Department staff to help in the initial review of a project and consultation with the project developer/designer, as well as, preparing agendas and reports for the Board. The Design Review Board has three main responsibilities:

1. **To review development proposals in accordance with the Design Guidelines.**

2. **Advise the City in future evaluations and updates of the Design Guidelines.**

3. **To provide urban design expertise and advice on other matters as directed by the City Council.**

The Urban Design Program contains official policy statements by the City as adopted by the City Council. They may be revised from time to time to recognize that the City is a growing and changing community which will continue to change over time. The Program and the Board are tools or mechanisms to implement City policies and include the necessary flexibility to reflect changes in the goals, policies, and plans for development in La Mesa.

After reviewing a development proposal, the Design Review Board may approve a project, approve a project with conditions, or require redesign of a project. Decisions of the Design Review Board may be appealed to the City Council in accordance with prescribed City procedures. The Design Review Process is required to operate within the development permit processing time limits established by the City and by the State.

It is important to emphasize that the Design Review Board does not supercede determinations which are otherwise required by other advisory boards and commissions or the City Council, such as a rezoning, conditional use permit, special permit, variance, general plan amendment, or subdivisions. The Board may, however, provide preliminary review and recommendations upon such projects as part of the Development Advisory Board process established by the City. In addition, almost all development will require building, grading, encroachment, or other permits which require approval by the Building, Engineering, Fire or other City Departments not addressed as part of the Program.

WHAT PROJECTS NEED DESIGN REVIEW?

The Urban Design Program and the ordinances establishing the Design Review Board define which projects require design review. Projects likely to require evaluation by the Design Review Board generally include the following types of development:

- **Major Multiple Family Developments**
- **Planned Residential Developments**
- **Density Bonus Projects**
- **Major new commercial and industrial developments requiring site plan approval**
- **Projects in Redevelopment areas**
- **Projects in the Urban Design Overlay Zone**
- **Projects determined to be on sensitive sites**

Other projects which require site development plan approval or other discretionary approval will be evaluated in the context of the Development Guidelines by staff in conjunction with review by the Development Advisory Board even though Design Review Board approval may not be required. This will assist the City's Planning Commission, Board of Adjustment, and the City Council in their determinations or recommendations on development proposals. In addition, the City may require design review for public projects or other projects which the City Council determines that design review would be beneficial.

HOW THE PROCESS WORKS

Design review, as with most other development review procedures, is managed by the Planning Department. Anyone with a development proposal should contact the Planning Department to discuss the project and be advised of the requirements for processing the proposal. Many projects may need more than one type of approval by the City. A staff member can explain the design review process, the estimated time involved, and the various forms, information and fees required to process an application. Essentially the Design Review Process consists of the following basic steps:

- **Initial consultation and project discussion with staff.**
- **Development of schematic plans.**
- **Application submittal and evaluation.**
- **Design Review Board meeting and determination.**
- **Final plan submittal (if revisions or conditions are required) and certification of Design Review Board action.**

If the Design Review Board approves a project, the action and any conditions of approval are recorded in the Minutes of the meeting and a Certification of Action which will be promptly mailed to the applicant. If the approval is subject to conditions, the applicant must submit revised plans for the file and for building permit application. Approval by the Design Review Board does not entitle any grading or building to occur until all required permits are secured from the appropriate City department. A project which is approved subject to conditions must reflect these conditions on final plans, but is not required to go back to the Design Review Board unless specifically required to do so by the Board.

Typically, applications will only have to be reviewed again if the Board's action is to require redesign of the project because it does not meet the criteria established in the Urban Design Program. From time to time the Board may require additional review of a project if more information is needed by the Board to adequately understand the development proposal. Submittal of a complete application which clearly and accurately depicts a development proposal will normally avoid continuation of an item. In addition, an item may be continued with the Board's consent if the applicant wishes additional time to revise or restudy a project submittal.

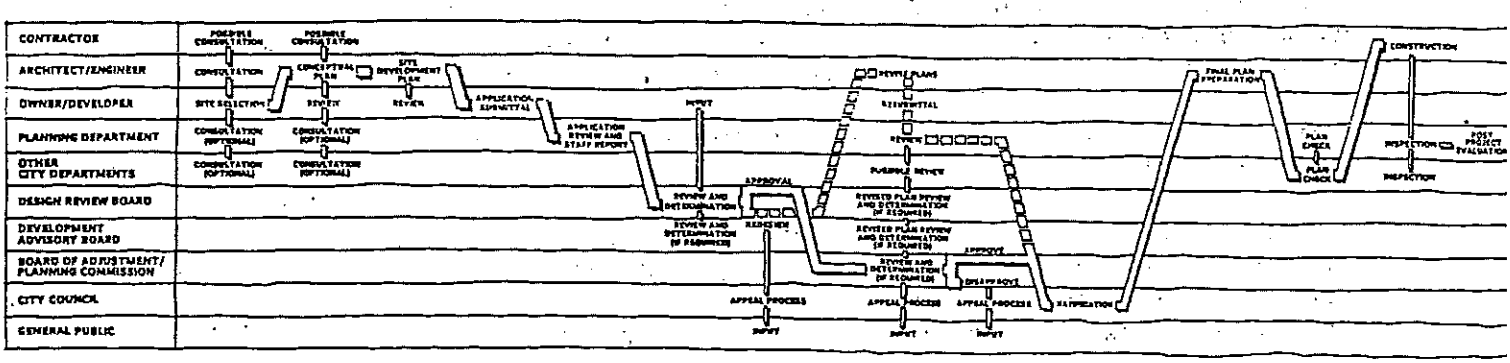
HOW LONG WILL IT TAKE?

The Design Review Board meets in conjunction with the City's Development Advisory Board. Once a Design Review Application is submitted and accepted as complete, the item will be scheduled on the next available Design Review Board Agenda. This will usually be the same agenda as the Development Advisory Board if both boards are required to review the project.

To provide adequate time for staff to evaluate and review an application, prepare the report on the proposal, and distribute the information to Board members before the meeting, closing dates are set by the Planning Department for upcoming agendas. Typically, the closing date for a completed application is approximately two to three weeks before a meeting to insure an expedient design review process. If additional information is needed or there will be some reason to delay placing an item on an agenda, the applicant will be notified by a staff member. Prior to the Design Review Board meeting, the applicant will be notified of the meeting date and a copy of the staff report or memo will be mailed to the applicant. If the applicant is unsure of the meeting date or doesn't receive a report, contact the Planning Department so that you can be advised of the status of the application.

To insure that an application goes through the process as smoothly as possible, it is strongly encouraged to work with the Planning Department staff from the initial stages of a project and schematic design development.

DESIGN REVIEW FLOWCHART



B. General Criteria

The DRB has established the following underlying general design subjects which form the basis for establishing the policy for reviewing the Urban Design Guidelines. The following policy questions are used in conjunction with the guidelines as criteria in the evaluation and formulation of the Board's determinations:

1. **Will the project improve the quality of life and the spacial form of La Mesa?**

   The Design Review Board will try and assess the project's overall effect on life in La Mesa. What will the project be like to look at, to live in, to live next to, to work in, to shop in? Will it add to or detract from the pleasures of living in La Mesa? Will it be something the community is glad to have?

2. **Will the project fit in La Mesa on an urban scale as well as the proposed site?**

   A design will be evaluated on its contribution to the City's unique and rich landscape character, and on the suitability for its location. Stock building plans might not be acceptable, even though they represent a national or corporate image or are the only design an applicant has or uses.

3. **Will the project be a good neighbor?**

   A project should not impair - directly or cumulatively with the effects of several projects - the use, enjoyment, value, or orderly and attractive development of neighboring public and private property. A project should be designed to minimize interference with the privacy, quiet and view of its neighbors. The design also should minimize traffic problems and damage to the natural environment. Building and site design should provide for the safety and security of users and the public alike.

4. **Does the project attempt to incorporate the basic principles of urban design?**

   Such as: fit, vitality, function, spacial form and quality, access, sense of place, structural orientation, congruence, safety, stability, adaptability, and efficiency. Whether it's a multi-building phased project or a single sign, its different elements should be compatible. The project's appearance should go with its surroundings in a pleasing way, and should be designed as a whole. Elements should be in balance and in proportion to one another and their environment.

5. **Does the project give occupants and the public some variety as well as something interesting to look at?**

   Variety should be used to create interest, not used just for the sake of difference. Monotony in form, detail and siting should be avoided. Design should take advantage of sun and shade and changes in level. The project should avoid expanses of blank wall and uninterrupted rows of parking.

6. **Have special features been included to help a project fit into the community or site, or to make the project a source of community pride?**

   Special features may include landscaping, use of natural features incorporated into the site, unique site design, or architecture. The City of La Mesa has been identified as a tree city due to its landscape heritage: integration of landscaping into the site and architectural design in terms of consistency and overall design theme is encouraged.

7. **Is there an overall *La Mesa* design theme?**

   No, there is not, but architectural variety generally is encouraged. However, within the City, there are distinct neighborhoods, specific plan areas, and visually sensitive areas: compatibility with the design elements of these neighborhoods is encouraged.

8. **Are new proposals or remodeling required to match surrounding existing developments?**

   Because La Mesa has an ever changing design environment, responding to new development changes continually, proposals are not always required to match adjacent developments, but should be sensitive to project vicinity or *fit*. The Board also encourages the incorporation of basic design elements characteristic of La Mesa, such as human scale, low density residences, landscaping, and *natural* building materials.

9. **Does the project make good use of the site?**

   Natural topography, trees, and other site elements should be retained. Building orientation and landscaping should consider opportunities for active or passive solar heating-cooling while interior spaces should be oriented to take advantage of outward views.

10. **Do the different elements of the project fit together logically?**

    The site should be designed so that items, such as parking location, are situated so that a person can get easily from the car to the building entrance. Has maintenance been considered in choice of materials and finishes? Trees should provide shade where and when it's needed. Most importantly, the project function should suit its purpose.

11. **How will the project look in years to come: does it fit the plans for La Mesa?**

    Care and attention should be given to the selection and use of material types. The materials that are selected should not only be suitable and appropriate for their application, but be chosen for their longevity and future appearance. This applies to buildings as well as landscaping.

12. **Does the project reflect La Mesa's sense of history or other characteristics which help define the community?**

    The Design Review Board encourages retention, reuse, rehabilitation, and preservation of existing (particularly historic and architecturally significant) structures and sites when appropriate.

COMMUNITY IMAGE

COMMUNITY IMAGE

The community image is an association of differing mental images of the City that are supported by its physical forms and spaces. When these images and forms are combined they can determine the character of a certain place. Although this is an abstract and subjective statement, it is the starting place for developing a means of understanding the City of La Mesa's current image. From this image general goals and policies can be created for guiding individual projects as they relate within the context of neighboring districts or other forms of the community fabric.

Once the community image can be understood and analyzed, it can then be manipulated or changed within the ongoing process of urban design. This process is dynamic: it changes with time, it can apply to various urban scales, and is seen somewhat different by each individual.

One method for understanding the City's image was developed by Kevin Lynch, a noted urban designer. His method can be used to establish a vocabulary of various community elements. From this language an example of the existing community image can be shown on an imagibility map. An example of an image study for La Mesa was prepared by the Planning Department to assist in explaining the method of analyzing the City's existing urban design elements and is shown on Diagram A. Image studies of this type reflect individual perspectives of a community, but are also a means of recording a general consensus about existing or planned urban design elements of the City's image. This map relates the community scale design of the City to individual developments, thus enabling the determination of project impacts at the community image level. To supplement the imagibility map community goals and objectives have been established. These form general principles and directions that underlie understanding and utilizing the Visually Sensitive Areas and Development Guidelines of this document. In the future a more detailed imagibility map and urban design objectives and policies could be expanded into an Urban Design Element for the City of La Mesa's General Plan. This would require more indepth study and public input. To assist in understanding the community image the following sections apply:

A. Community Image Vocabulary
B. Community Image Diagram
C. Urban Design Program Goals and Objectives

These sections are a means of establishing a context to discuss new development within the community image. When a projects impact is found to affect the City's image, the Design Review Board will draw from these sections for reviewing and approving new development.

A. Community Image Vocabulary

The contents of a city image study that refer to physical forms can conveniently be classified into nine types of elements: paths, edges, landmarks, districts, nodes, groupings, gateways, panoramic views, and vistas. Each individual element is also differentiated by its relative strength or weakness of providing a memorable image. Memorability is a concept that is not qualitative but attempts to measure the relative strength or weakness of a feature to be understood and remembered in the context of its surroundings. An element that falls within this criteria and is strong is said to have good imagibility. These elements may be defined as follows:

1. PATH. Paths are the channels along which the observer customarily, occasionally, or potentially moves. They may be streets, walkways, transit lines, or railroads. For many people, these are the predominant elements in their image. People observe the city while moving through it, and along these paths the other environmental elements are arranged and related. Paths should possess a strong sense of unity and scale that is considerate of their use and location in relation to the areas they pass though.

2. EDGE. Edges are the linear elements not used or considered as paths by the observer. They are the boundaries between two phases, linear breaks in continuity: shores, steep slopes, edges of development, or walls. They are lateral references rather than coordinate axes. Such edges may be barriers, more or less penetrable, which close one region off from another: or they may be seams, lines along which two regions are related and joined together. These edge elements, although probably not as dominant as paths, are for many people important organizing features of a community. An example of a strong edge could be a well designed and landscaped embankment forming an edge between two districts.

3. LANDMARK. Landmarks are another type of point-reference, but in this case the observer does not usually enter within them, they are external. They are usually a rather simply defined physical object: a sign, isolated towers, unique buildings, or natural features such as a major hill or lake. They may be within the city or at such a distance that for all practical purposes they symbolize a constant direction. A landmark should not only be distinctive but have a quality design that is appropriate for the community or district it is situated in.

4. DISTRICT. Districts are the medium to large sections of the city, conceived of as having two-dimensional extent, which the observer mentally enters *inside of*, and which are recognizable as having some common, identifying character. Always identifiable from the inside, they are also used for exterior reference if visible from the outside. The district character is the predominant means of how the element achieves recognition: often in a community care should be taken to establish or preserve this character by means of unity of land use and development.

5. NODE. Nodes are points, the strategic spots in a city into which an observer can enter, and which are the intensive foci to and from which he is traveling. They may be primarily junctions, places of a break in transportation, a crossing or convergence of paths, moments of shift from one structure to another. Or the nodes may be simply concentrations, which gain their importance from being the

condensation of some use or physical character, as a street-corner hangout or an enclosed square. Some of these concentration nodes are the focus and epitome of a district, over which their influence radiates and of which they stand as a symbol.They may also be called cores. Many nodes, by nature, are both junctions and concentrations. The concept of node is related to the concept of path, since junctions are typically the convergence of paths, events on the journey. It is similarly related to the concept of district, since cores are typically the intensive foci of districts, their polarizing center. Nodes should be well defined and recognized by a cohesive design theme using architectural treatment or street hardware.

6. GROUPING. Groupings are small-to-medium sections of the city that are similar in relation to districts. They are a collection of similar units that would bridge the gap left between districts and nodes. A grouping may be buildings of similar character, use, or history. It may also be non-structural such as a park or open space. A grouping should have a common identifying theme or character that relates the different units within its physical design.

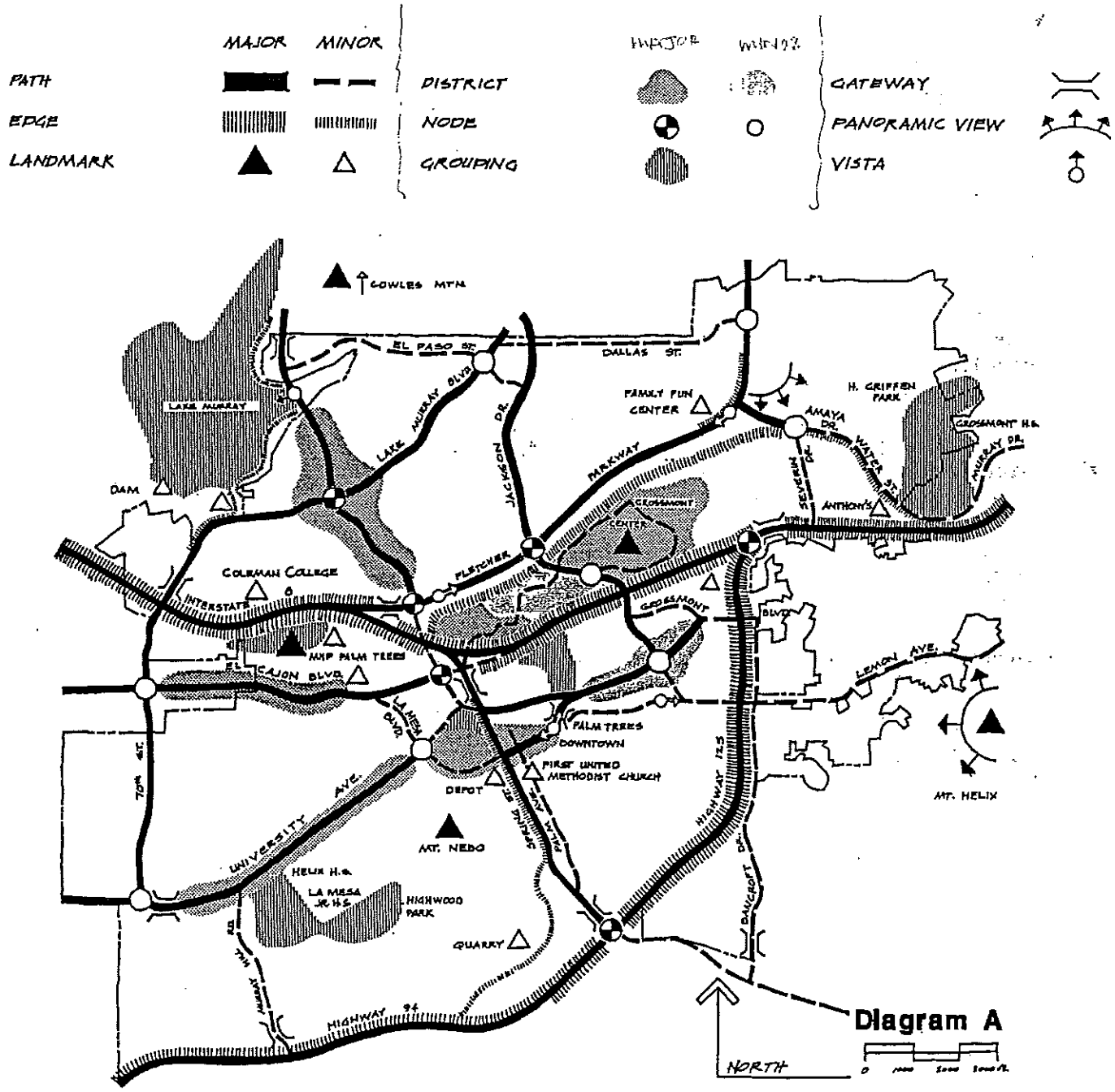
7. GATEWAY. Gateways serve as the visual entries or exits between unit transitions. They may form the entrance to a district, grouping, or denote an access through an edge. The identifying form can be either a single dominant element or many similar elements. A gateway may be characterized by natural or man-made features, usually in conjunction with traveling along a path. They may be a bridge, a tunnel, or significant vegetation and buildings adjacent to the path. The use of gateways should help define entries by portraying positive community characteristics or elements that are easily recognizable.

8. PANORAMIC VIEW. Panoramic views provide an overall image of a large portion of the city or outlying region. They are important in allowing the locational arrangement of a large number of elements to be perceived in context at one time. Often they are the only basis the viewer has of assembling a comprehensive picture of their surroundings. The location may be within or adjacent to the city and from an easily access point such as a hill top, pass, or atop a landmark. To strengthen a panoramic view the structure or form from which the view is seen should be well located, easily accessible, and well designed.

9. VISTA. Vista is the image received from viewing along a narrow corridor with few elements (buildings, spaces, forms) within the visual screen. Similar to panoramic views but with a much narrower angle these views are characterized by long vertically defined spaces that open to allow sight of a few select elements. These elements can be buildings, open space, hills or valleys, or other forms, usually differing from those providing the vistas vertical definition. Common examples occur along streets, corridors, or groves that open on to views of the ocean, a major building, or a square. A well organized vista should provide richly textured vertical relief with the view opening to a distinct memorable element.

B. Community Image Diagram

Using the concepts established in the previous section on Community Image Vocabulary, a graphic representation can be produced based on the built and natural setting of the city. This diagram represents the location and interrelationships of the image elements as they occur within La Mesa. A legend with symbols identifying each of the elements and a further designation as to their relative strength or weakness has been established. Developers should consult this diagram and use the community image process, as the Design Review Board will, to determine the relationship that a project will have on the surrounding community environment, fabric, and urban form.



C. Urban Design Program Goals and Objectives

The goal of the Urban Design Program is to:

Preserve and enhance the existing community character and sense of place by developing projects and programs that build upon positive design features.

Further, this urban design goal can be stated in the following objectives:

1. Promote and preserve the positive community identity and imagibility of the City of La Mesa.

2. Enhance the visual quality and continuity of the community through consistent circulation patterns, definition of community edges and boundaries, distinct gateways and nodes, and removal of visually disruptive elements.

3. Promote and protect the identity of the community's unique neighborhoods and districts.

4. Insure high quality community design for new construction and renovation, and conservation of historically and architecturally important districts, groupings, streetscapes, and structures.

5. Encourage energy conservation and safety conscious design methods for new development.

6. Continue the recognition of the hills and vegetation as dominant physical features and elements of the city.

7. Provide programs and plans that give direction and guidelines for the preparation, review, and establishment of specific design areas within the community.

VISUALLY SENSITIVE AREAS

VISUALLY SENSITIVE AREAS

The visually sensitive areas addresses topics of special concern to the City's physical image and built environment. These areas will be given special attention during development review due to the unique nature of their use and location. These areas are specified by either a particular area (such as the Downtown Area) or by the scope of an operation or activity (such as the guidelines for Major Commercial Nodes). The Urban Design Guidelines apply to all new development and redevelopment in the City, though only new development, major reconstruction, or changes of use within the Urban Design Overlay zone shall require site development plan review and approval by the Design Review Board.

The following locations and land uses have been designated as Visually Sensitive area and may be incorporated into the Urban Design Overlay (UD) zone:

A. Major Commercial Nodes
B. Major Circulation Corridors.
C. Special Design Districts

These three primary classifications together comprise the areas which may be included within the *Urban Design Overlay Zone* (UD). This overlay zone has been established to identify which areas of the City will require a special level of design review for all new development and major reconstruction. This review shall be conducted by the Design Review Board in conjunction with the City's Development Advisory Board and is described previously in the Overview Section of this document.

The Urban Design Overlay Zone (UD) may be amended from time to time to reflect updates to the Design Program, the La Mesa General Plan, subsequent specific plans prepared for focused areas of the community, or other changes in the physical development patterns or environment of La Mesa. A detailed map of the overlay zone boundary is available in the Planning Department. Each of the three primary groupings within the Visually Sensitive Areas listed above is briefly described within this section. In addition, for those areas (e.g. the downtown area) for which additional design criteria have been established, development shall be evaluated in terms of both the general development guidelines, as well as, the more specific guidelines described within the following subsections. In several cases these special design districts which are intended to make up the Urban Design Overlay zone may overlap, indicating the visual importance of an area from various perspectives, but this will not result in conflicting requirements.

A. Major Commercial Nodes

Major commercial nodes, commonly consisting of one or more *shopping centers* or a grouping of strip commercial uses clustered at a major intersection, are complexes of buildings and other site development elements having a uniform or related design theme. The guidelines in this section, those in the Development Guidelines section,and other development standards or sign programs established for a particular commercial node (e.g. a specific plan) apply to proposed new shopping center development, and additions or renovations of existing centers listed at the following locations and shown on the diagram found below or other new centers which maybe developed or designated as major commercial nodes in the future:

1. Baltimore Drive and Lake Murray Boulevard
2. El Paso and Lake Murray Boulevard
3. Fletcher Parkway and Dallas
4. Amaya Drive and Severin Avenue
5. Grossmont Center
6. Grossmont Boulevard and Jackson Drive
7. La Mesa Square Area
8. La Mesa Springs Shopping Center
9. Baltimore Drive and El Cajon Boulevard

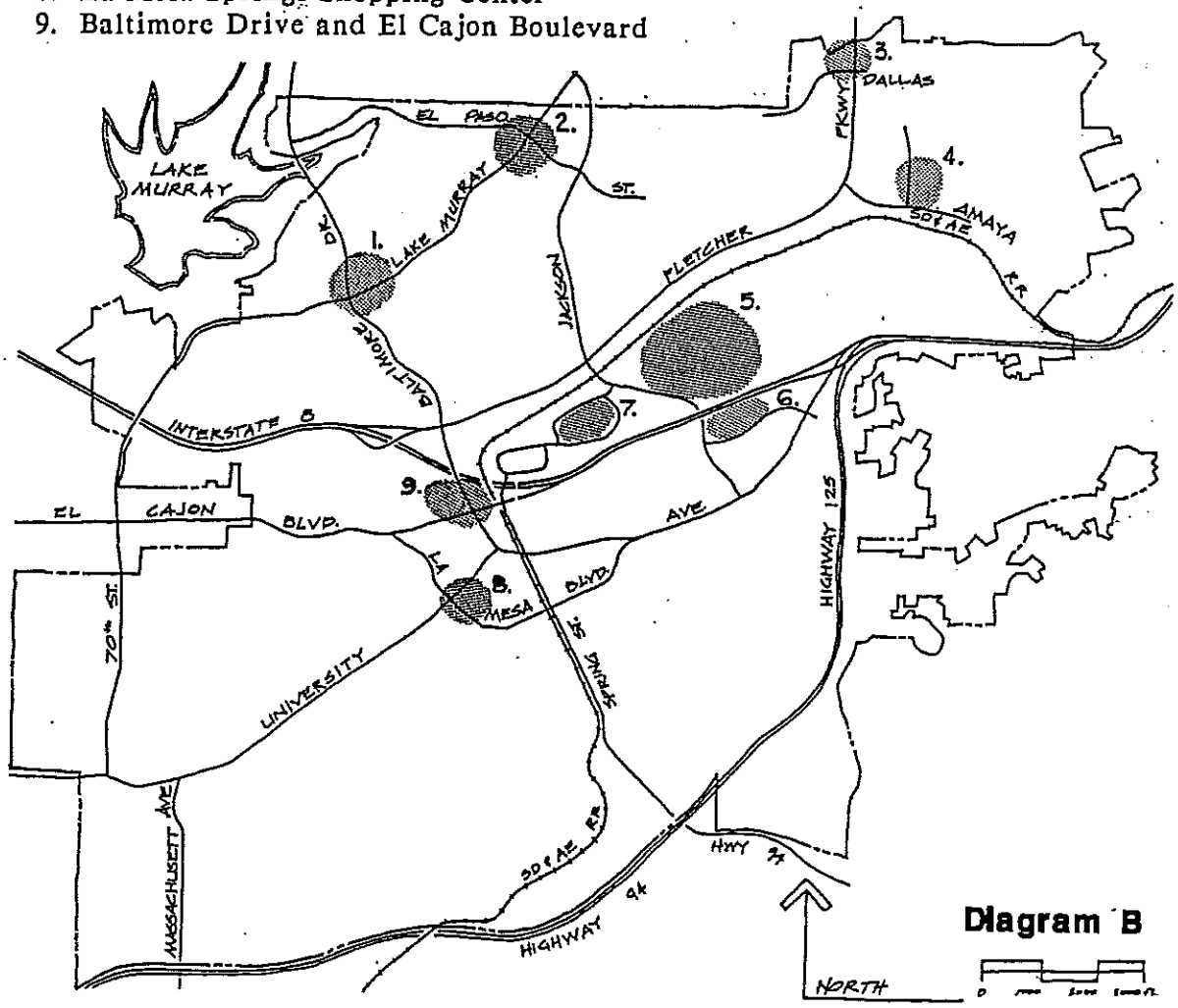


Diagram B

To maintain or improve the design and architectural quality of the above listed commercial centers, or to establish design standards for new centers, the following guidelines should be used to evaluate commercial center developments:

1. **Unified Design Theme**

   Each commercial center must have a unified design theme. Additions and alterations must be consistent with and enhance the design theme.

2. **Consistency**

   Building materials, colors, and textures should be consistent. Individual storefronts may vary somewhat to reflect the character of the store use, but the overall theme of the center must be respected.

3. **Building Location**

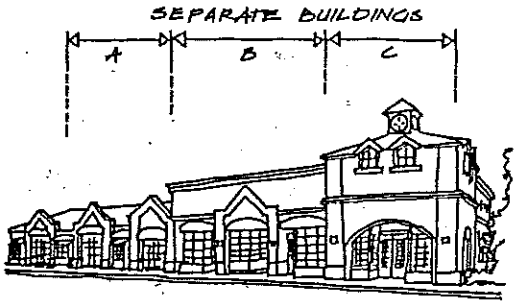
   On larger commercial sites, a substantial portion of the building area should be located at the street perimeter. Such siting, together with a substantial landscape treatment and pedestrian access reinforces and strengthens the streetscape and helps to screen off-street parking areas.

4. **Storefront Continuity**

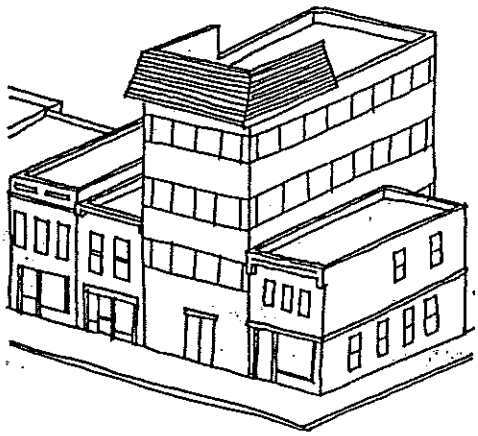
   The continuity of the storefront scale should not be broken by expansive walls without windows, walkways, or entries generated by major tenants. Care should be given to maintain the pedestrian circulation and rhythm of the center by allowing shops to be inserted in major tenant setbacks.

5. **Building Scale**

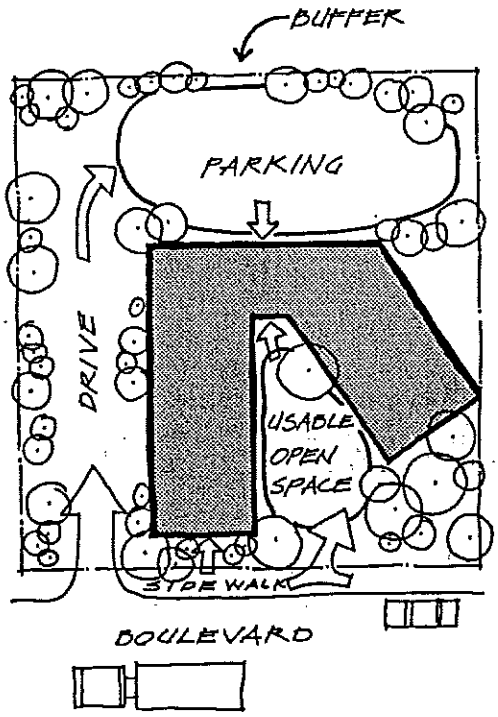
   The typical use of high ceilings and unnecessary false parapets to make buildings look over scaled should be avoided unless deemed essential to the architectural design of the facility. These elements and others detract from a commercial center achieving an appropriate proportion to the pedestrian scale, and surrounding uses.



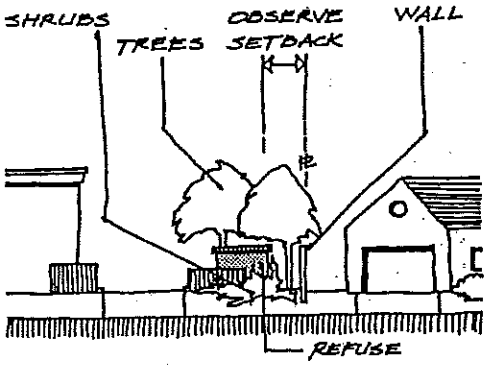
DETAILS SUCH AS ARCHES, CORNICES, AND BAY WINDOWS CAN VISUALLY RELATE DISSIMILAR BUILDINGS AND CREATE A UNIFIED DESIGN THEME.



BUILDINGS SHOULD BE IN SCALE WITH THEMSELVES AND SURROUNDING DEVELOPMENT.



SITE DESIGN SHOULD PROVIDE FOR MINIMIZATION OF CONFLICT BETWEEN PEDESTRIAN AND VEHICULAR CIRCULATION.



REFUSE WHICH IS LOCATED IN PROXIMITY TO ADJACENT USES SHALL BE APPROPRIATELY SCREENED.

6. **Sitting Areas**

Outside sitting and resting areas should be provided for pedestrians. Location and orientation of sitting areas should not interfere with vehicle circulation but directly oriented to pedestrian circulation patterns.

7. **Circulation**

The site should provide for smooth handling of its own circulation roads with adequate entrances and exits, loading facilities, and well placed parking. The circulation system should be sufficient, safe and minimize interference with on- and off-site walkways and crossings.

8. **Separation of Circulation**

Commercial centers should provide for separation and clear definition of the vehicular and pedestrian circulation patterns. The reduction of conflicts will allow for a safer and more enjoyable system. Pedestrian linkages between uses in commercial developments should be emphasized including distinct pedestrian access from parking areas.

9. **Graphics**

Graphics for tenant identification and directional information should be consistent in terms of type, size, materials, colors and method of attachment (see Sign Ordinance for further requirements) to present a systematic and cohesive element to a center's appearance.

10. **Screening of Refuse**

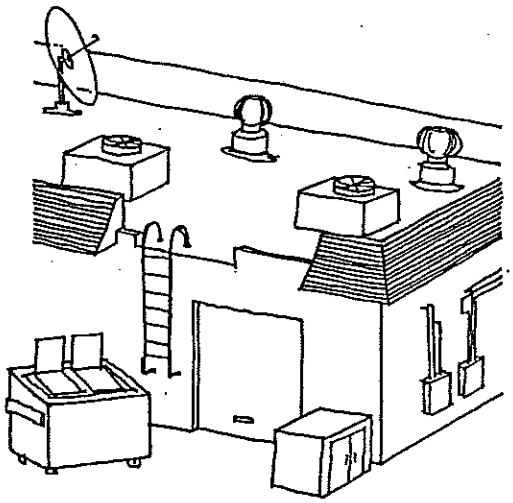
Service and refuse areas should be well screened from public view and designed to be easily maintained and durable. These areas should also be screened from adjacent residential, office or commercial development.

11. **Adjacent to Residential**

Commercial centers abutting residential areas shall take into account noise, light, and the visual intrusion of the development by providing a sense of clearly defined transition between residential and commercial uses through the use of design, spatial, orientation, materials, and physical and landscaping features.

12. **Roofs**

The color, texture and style of roofing materials should compliment those used for walls and other architectural elements. Where exposed rooftop mechanical equipment will be visible, even from relatively distant locations, screening will be required, which is consistent with the design and materials used in the center. Screening is an important architectural element and must not be an afterthought which appears tacked-on or out-of-character with other architectural elements or details.



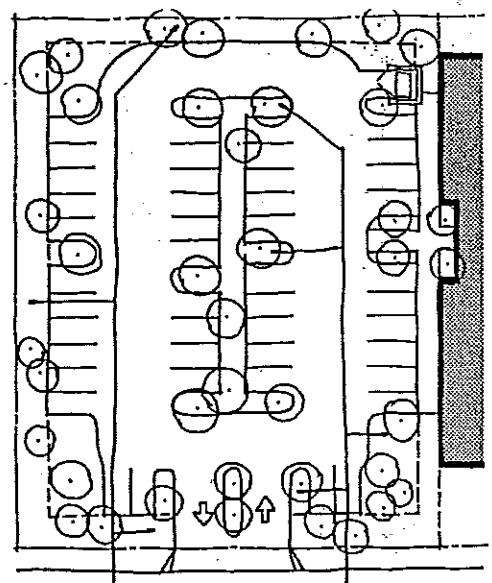
WHERE DEEMED APPROPRIATE SCREENING IS REQUIRED FOR ROOFTOP EQUIPMENT SUCH AS SATELLITE DISHES, HVAC AND OTHER MECHANICAL UNITS.

13. **Loading and Storage**

The loading and unloading of goods from delivery trucks is an integral function of a commercial center. It is traditionally located at the rear of the center and is associated with other utilities, trash enclosure, employee parking and other functional elements of the center. Such facilities should generally be well screened from public view or adjoining properties. These areas should be well maintained and lighted, and not become areas for improper outdoor storage.

14. **Landscape**

La Mesa is making a conscious attempt to create a physical environment which is well landscaped. All parking areas shall be screened from public streets with landscaping and decorative screening walls. Interior yards need not be landscaped unless required by the Board. However, all parking lots shall be landscaped with ground cover, shrubs, and trees for shade. Landscape arrangement should provide for safe pedestrian/vehicular orientation. Plantings should be selected and placed to reinforce and enhance pedestrian scale and character along street frontages. Trees that provide shade canopies or seasonal color are encouraged.



PERIMETER LANDSCAPING

INTERIOR LANDSCAPING

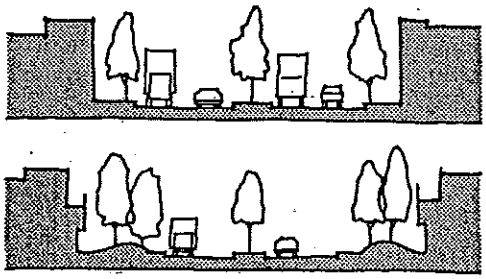
B. Major Circulation Corridors

The major circulation corridors are those designated by the city image plan as being highly visible due to location and traffic flow and thus contributing greatly to the character of the city. These corridors are characterized by commercial and manufacturing development, office projects, and residential complexes which will benefit significantly from specific design guidelines. The following corridors fall within this category:

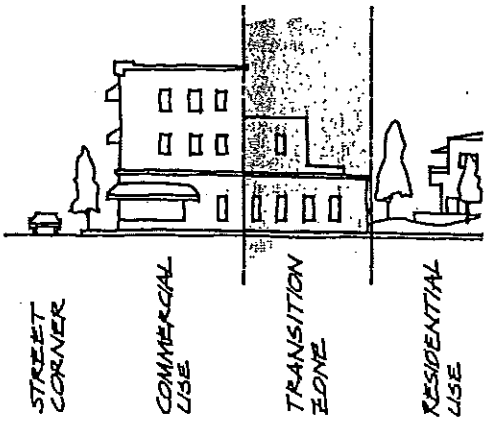
- El Cajon Boulevard west of Baltimore Drive
- University Avenue from Baltimore Drive to western City limits.
- University Avenue/La Mesa Boulevard from Spring Street to I-8
- I-8/Fletcher Parkway corridor

The boundary for areas to be included within the Major Circulation Corridors portion of the overlay zone for the above described corridors shall include "zoning districts" adjoining the major streets which are zoned for commercial (C, CM, or CN), residential business (RB), or multiple family (R2, R3) uses. This area is generally shown in Diagram C.

It is primarily from the streets that any city is seen and its form perceived. With few exceptions, alignment, width, abutting development, and landscaping give each La Mesa thoroughfar a separate character. The community, new projects, and redevelopment (where feasible) should provide for visual characteristics which strengthen the image of the corridor and the streetscape through such features as street trees programs, landscaped areas, sign programs, appropriate site design and architecture, and removal of visually disruptive elements. The following specific guidelines are applicable to development occurring along these major circulation corridors:



THE ABOVE ARE TYPICAL EXAMPLES OF COMMERCIAL AND RESIDENTIAL STREET CHARACTERS.



1. **Street Character**

   Preservation and enhancement of street character will be a primary concern of the review process.

2. **Building Setbacks**

   Building setbacks must relate to the character of the existing streetscape. Where existing streets are required or planned to be widened, thereby changing setback patterns, additional setbacks may be required for new buildings.

3. **Scale Transition**

   Streets that are adjacent or enter residential areas should provide transition in the scale of buildings or intensity of use in relation to nearby development characteristics.

Major Circulation Corridors

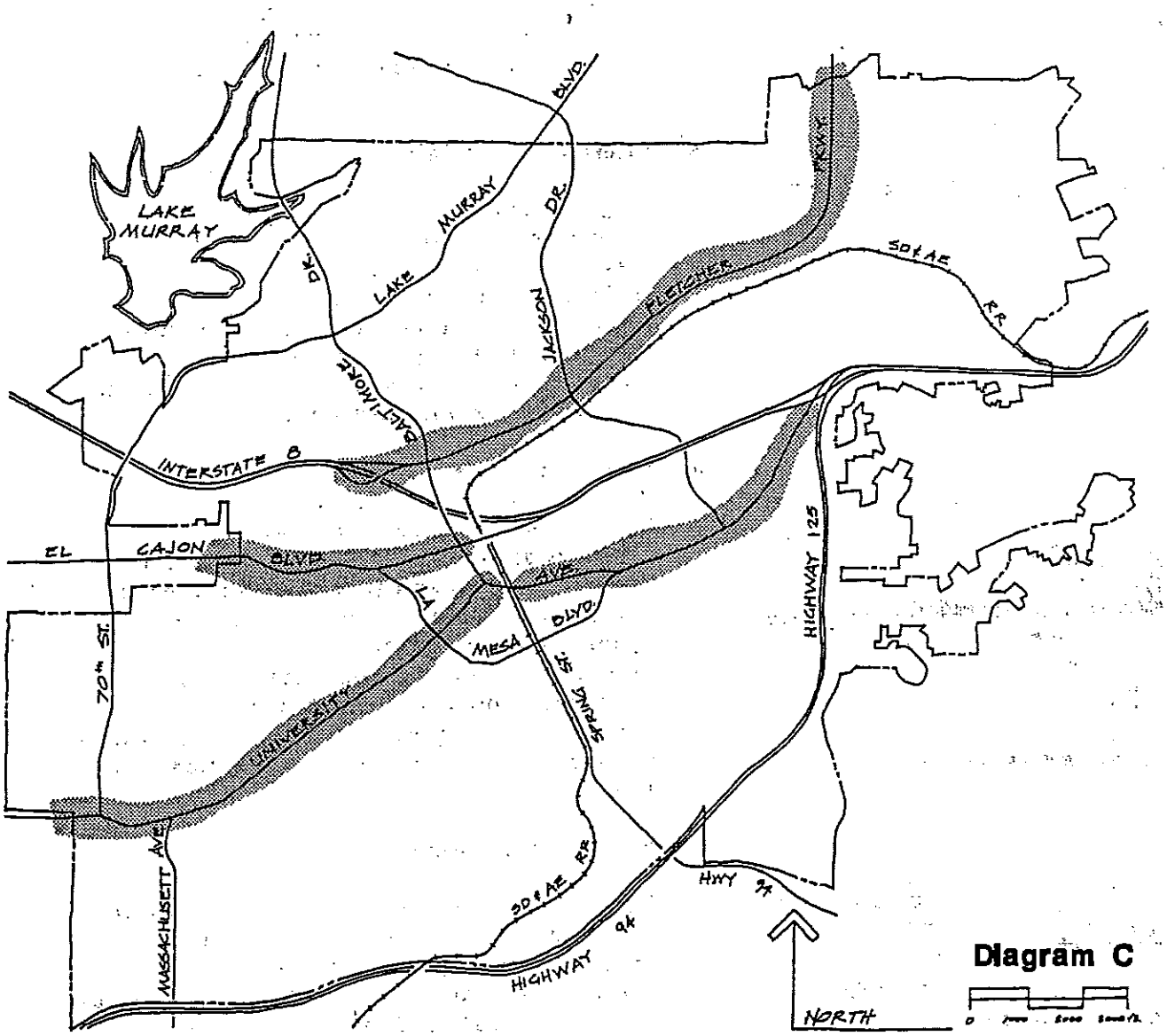
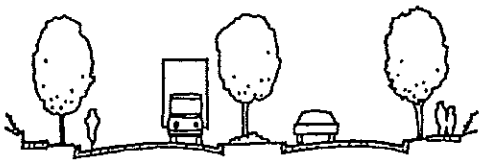


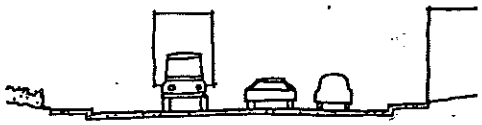
Diagram C



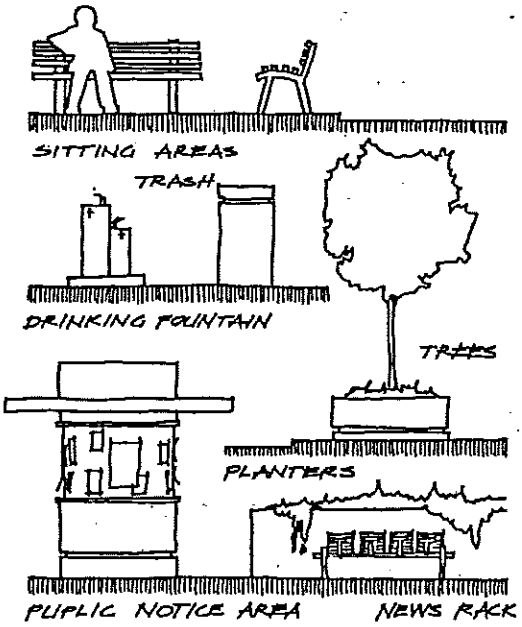
THIS...

CIRCULATION CHARACTER, IMAGE, AND SCALE CAN BE GREATLY ENHANCED BY LANDSCAPING AND DEFINITION OF PATHWAYS.

NOT THIS...



STREET FURNITURE



4. Street Trees

The provision of street trees and live vegetation within the right-of-way is significant in strengthening a corridor's image. The City encourages the use of street trees and planting in the space between the street and sidewalk (park strip) rather than replacement with paving materials. Preservation of all existing mature trees within the street right-of-way and on private property where visible from the street is encouraged.

5. Intersection Definition

By providing definition between vehicular and pedestrian circulation at intersections, greater clarification and safety can be achieved. The use of integrated street signage and lighting standards and textured and colored paving materials for walks can provide a unified design theme for the entire City while meeting City standards.

6. Street Furniture

The location of street furniture along corridors and adjacent to major intersections is very desirable and should be included in new projects which encompass this need. By including amenities, such as trash receptacles, benches, public mailboxes, telephone booths, and street trees or landscaping can greatly enhance the pedestrian environment and give greater function and amenity to these areas.

7. Pedestrian Crossings

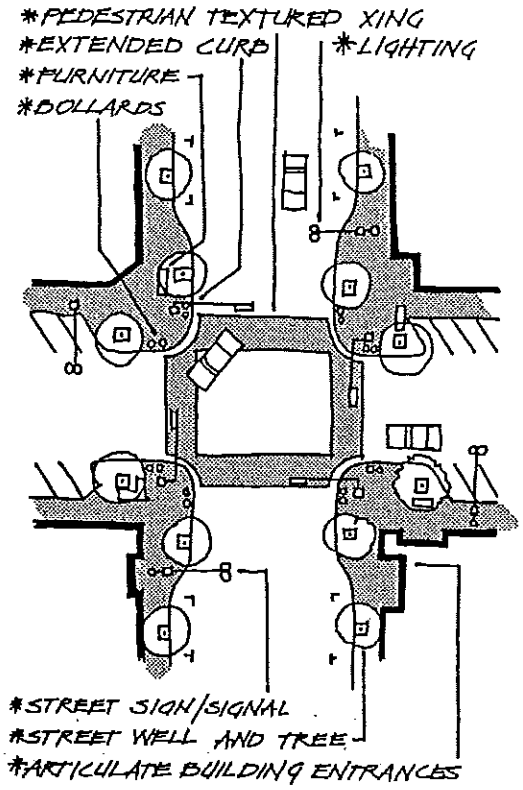
Large boulevards should provide pedestrian crossings at reasonable intervals. These should be well-lighted and visible both at night and during the day. The use of various paving materials and landscape elements for providing definition is encouraged.

8. Utility Lines

Overhead utility lines should be replaced with underground lines when opportunities arise through development or extensive maintenance and replacement, and the work can be economically justified.

9. **Intersection Design**

The major intersections of the City and especially the downtown area can be greatly improved for pedestrians and motorists. The major intersections should be treated in a way which will provide more protection for the pedestrian, both physically and psychologically, as a buffer from traffic. Greater definition for an intersection will increase safety and result in more pleasant and secure area of interaction between the pedestrian and vehicular elements.



10. **Intersection Pedestrian Accessibility**

The major intersections in the City should be designed for greater pedestrian accessibility. This can be done by shortening and defining the pedestrian access ways. Widening of the sidewalk areas by deleting a parking space and including, where appropriate, pedestrian islands (between through and right turn lanes) can greatly enhance pedestrian safety and access.

11. **Freeways**

The Interstates 8, 125 and 94 are integral elements in defining the form of La Mesa and providing visual impressions for motorists passing along them through the City. The freeways themselves and the private and public properties adjacent to them are recognized as sensitive areas by the Board and are integral in forming the City's image. Projects being developed adjacent to or that are visually prominent from the freeways should use care in achieving a visually pleasing and high quality design. Attention to the site planning concept, structure design, and landscaping will be required for new development.

12. **Development Adjacent to Freeways**

The site planning of projects should recognize that freeway frontages are areas of high community visibility and should reflect appropriate design, location, and orientation of the major building(s), parking areas, loading facilities, utility services, landscaping and topography, and signs. A project should not *turn its back* to the freeway and provide an ugly, dull, or monotonous appearance. Buildings that are visible from the freeway (including on-and off-ramps) should provide treatment to the facade which is commensurate with that applied to the facade of the major entrance.

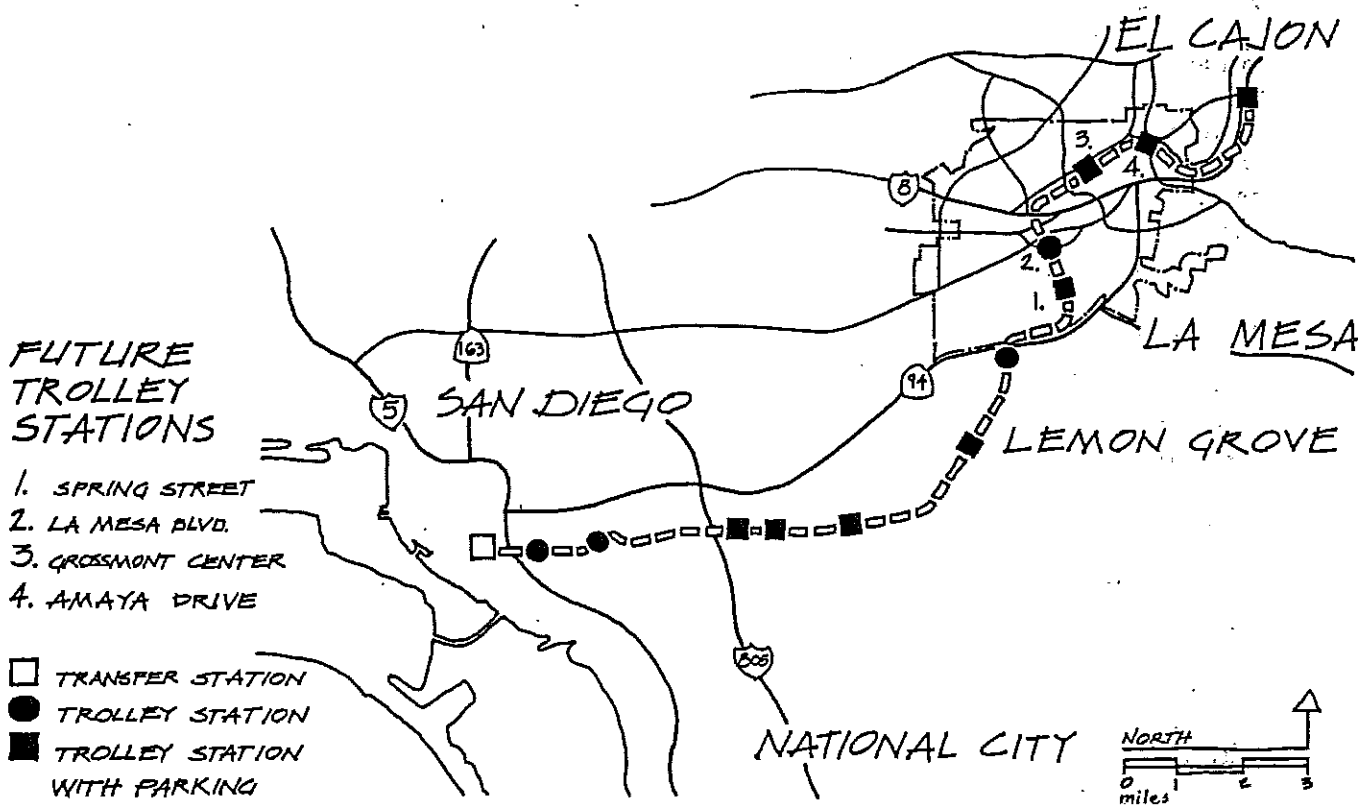
Building forms should be varied and have variety. Open storage areas, parking lots, refuse containers, above ground utility connections and other conditions that are unsightly should be screened from view of the freeway with landscaping and/or decorative walls.

13. Landscaping Adjacent to Freeways

Because CalTrans does not provide adequate vegetation along all freeway areas, the City and property owners must also assist in creating and maintaining landscape areas in these corridors. Landscaping adjacent to the freeway right-of-way should be similar in nature to the existing and adjacent landscaping of the freeway and should provide trees and ground cover wherever visible. Care in the integration of the project and freeway topography should be provided.

14. San Diego Trolley

Development adjacent to the M.T.D.B.'s designated trolley route should respond sensitively to rear exposure of property to this mass transit system. Landscaping and screening should be considered by projects abutting or within the public R.O.W. Amenities and facilities provided at trolley stops or nodes of activity along the route should portray a unified design character appropriate to the neighborhood, district, or community.



C. Special Design Districts

The Urban Design Overlay Zone is intended to provide the extra level of design review identified as an important goal in a variety of special planning areas within the City. These focused areas are generally identified by existing boundaries formally established through a previous detailed planning project, wherein design review is identified as an important element of plan implementation. From time to time, it is anticipated that other areas resulting from specific planning projects may be added to this category and the Urban Design Overlay zone. At present the Overlay zone includes the following special design districts where Design Review will be required for new development or is defined more specifically for each special design district:

- *Downtown Area*
- *Fletcher Parkway Redevelopment Project Area*
- *Alvarado Creek Redevelopment Project Area*
- *Grossmont Specific Plan Area*

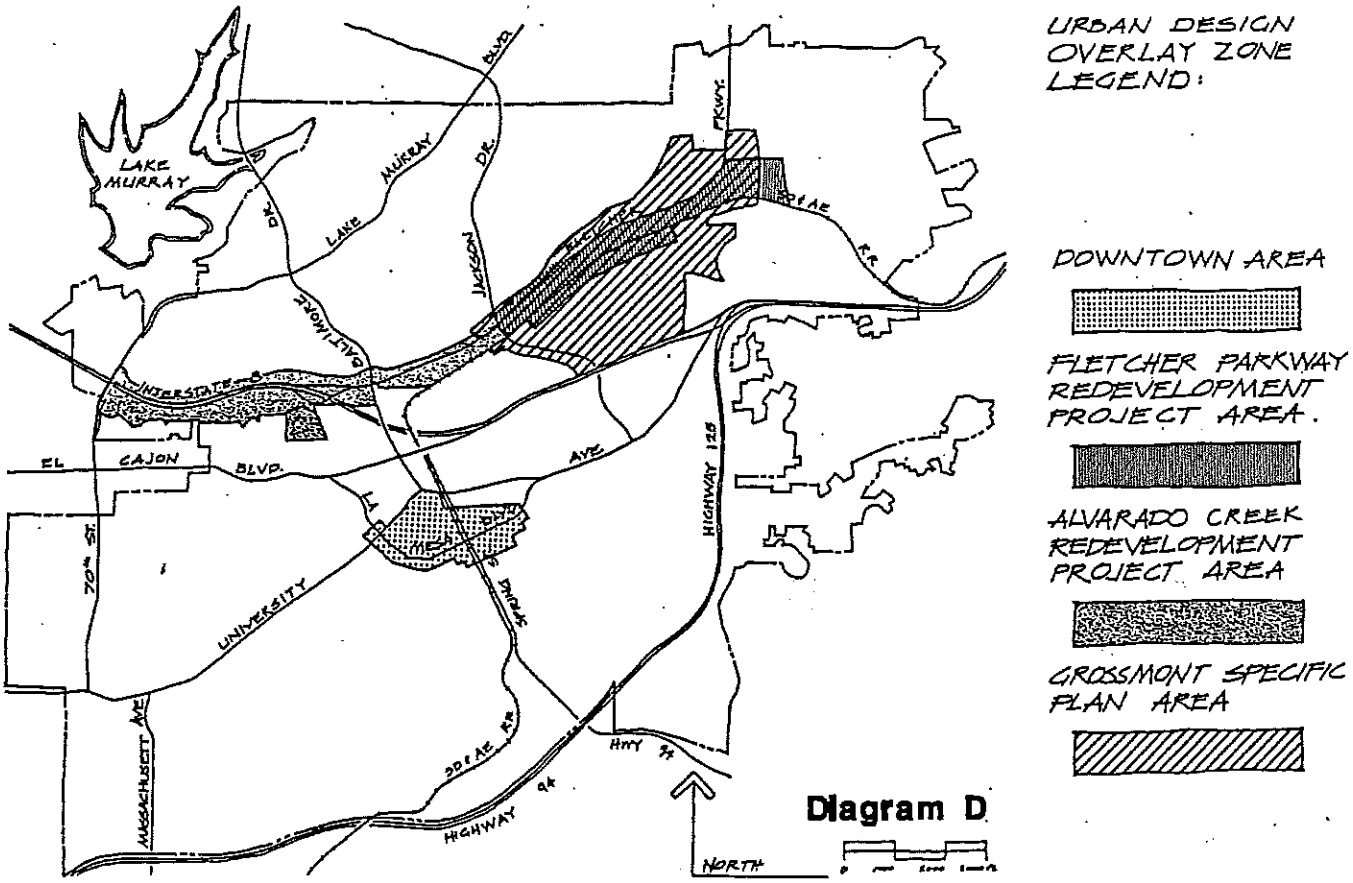


Diagram D

DOWNTOWN DISTRICT

The revitalization and development of the downtown is of utmost concern to the City. The visual enhancement is an essential element in bringing about and maintaining this revitalization. Attention must be paid to all elements of the downtown environment - not just buildings and storefronts but also public improvements, rear entries, landscaping, window displays and graphic materials. The downtown area, as generally shown in the diagram below, has been identified as a sensitive area and requires specific guidelines to address its unique character. In addition, the guidelines establishes for this special design district and the more general Development Guidelines are used by Staff and the Design Review Board to evaluate projects within the Downtown Area.

Development within the Downtown Area is subject to the specific guidelines established for the Downtown Specific Plan. Projects adjacent to this area which visually relate to the downtown, but do not necessarily require design review, may also be reviewed with the same critical concern.

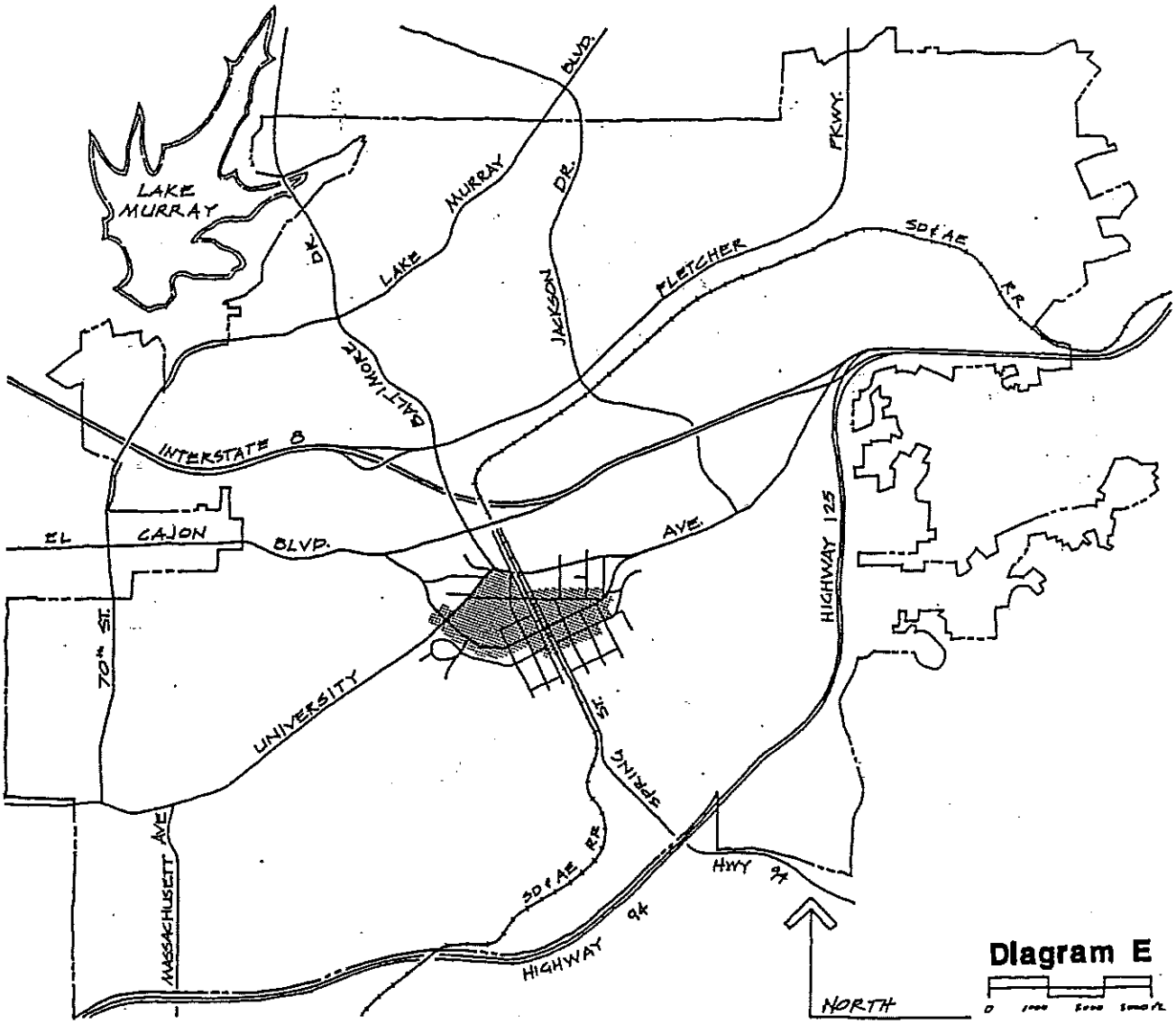


Diagram E

1. **Rooftop Treatment**

Exposed rooftops should be treated and detailed as building elevations. Rooftop mechanical equipment design or screening shall be incorporated into the building design.

2. **Front Facades**

All facades of buildings fronting on two parallel streets or on corners shall be considered front elevations. Secondary entrances should not appear as rear entrances, but should enhance the respective streetscape.

3. **Refuse and Storage**

Refuse and storage shall be concealed from view. Buildings without sufficient exterior space for concealed refuse storage shall store refuse on the interior.

4. **Pedestrian Elements**

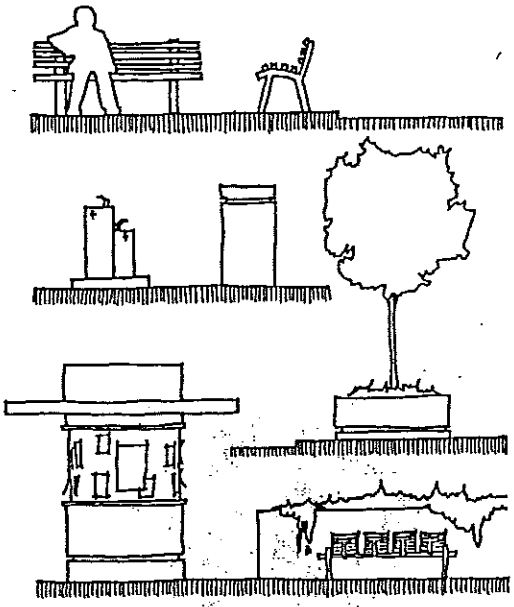
Ground floor level(s) of buildings where pedestrian activity is high should include elements of pedestrian interest. Retail shops, display windows, and courtyard entrances are encouraged. Uses which visually disrupt the continuity of pedestrian movement and stimuli should be avoided. These disruptive stimuli include open parking lots, parking structures, rear or delivery portions of buildings, and front facades which are devoid of pedestrian elements and interest.

5. **Exterior Appurtenances**

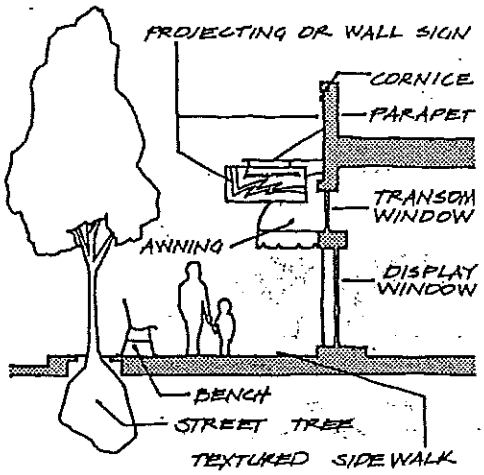
Building exterior appurtenances or appendages shall be designed as integral parts of the building facade, and should not appear as unrelated design features. This is especially important on remodeled buildings. These items may include architectural elements, fire escape stairs, air conditioning units, telephone and electrical supply housings.

6. **Design Elements**

Integration of downtown area design elements into the building and site design of new projects where appropriate is encouraged. These elements include planter boxes (within recessed storefronts and second floor windows), tile surface in open pedestrian areas, customer entrances off of alleys, pedestrian scale lighting, and sitting areas.

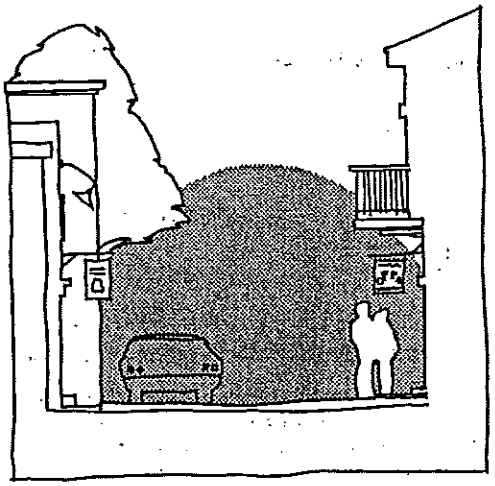


STREET FURNITURE (SHOWN ABOVE) AND STREET HARDWARE ARE EXAMPLES OF PEDESTRIAN ELEMENTS THAT ARE APPROPRIATE FOR THE DOWNTOWN.



7. **Alleys**

The small narrow alleys of the downtown area provide a delightful visual contrast to the major streets. The alleys are concrete and tile roadways and corridors, serving as a connective link and visual element through the districts' blocks, linking businesses and parking areas. The back alleys provide a unique pedestrian experience: the rough brick and block exterior of the shops extends a warm, textured, and inviting atmosphere removed from the traffic and noise of the main streets. The low-scale, *backdoor* brick facades could provide the setting for colorful retail and restaurant businesses. The City encourages the adaptive reuse of this unique downtown element.



ALLEYS CAN BECOME INTERESTING SPACES THAT CAN ATTRACT SHOPPERS TO BACK ENTRANCES OF STORES.

8. **Adaptive Reuse of Alleys**

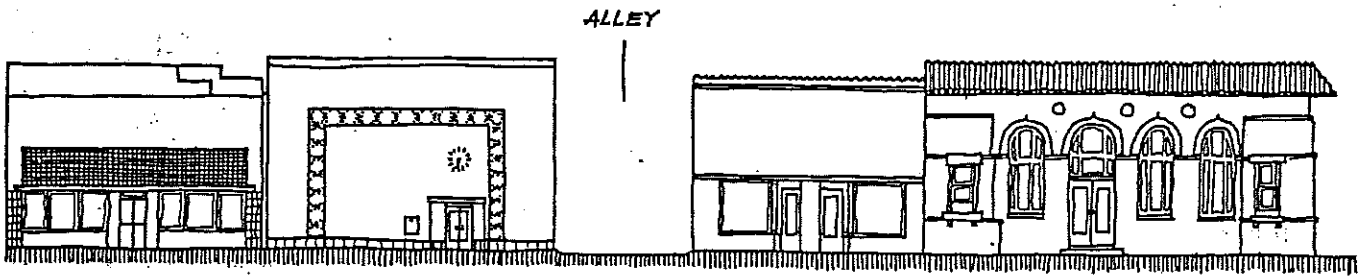
Existing alleyway facades can be turned into attractive secondary storefront areas by opening up public access to stores through new or existing rear doors, and by turning some of the window openings into display windows which can be brightly lit at night.

9. **Preservation of Alleys**

Elements of the existing alleyway facades should be retained in order to preserve the nature of the environment that is now there. Existing old signs and architectural details should be retained and highlighted: these are among the important elements that contribute to the special quality of the alleyways.

10. **Display Lighting**

Display lighting should be focused within the display window. Use incandescent fixtures in displays to achieve a soft spot or wash effect.



LA MESA'S DOWNTOWN IS REPRESENTATIVE OF A VARIETY OF DISTINGUISHABLE ARCHITECTURAL STYLES

DEVELOPMENT GUIDELINES

DEVELOPMENT GUIDELINES

Both broad and specific criteria guide the Design Review Board and the Planning Department staff when evaluating development plans. On the following pages you'll find, first,

A. Site Plan Guidelines
B. Architectural Guidelines
C. Public Area Improvements
D. Maintenance Guidelines

The Urban Design Program provides a list of items an applicant should address in his plans and which he should be ready to discuss with the Design Review Board. By the nature of the subject, the guidelines cannot spell out every detail. It is the community's hope that the developer will take the initiative and use both sensitivity and common sense to devise a functional and attractive project.

We realize that is very difficult for a building to be perfect in every respect. Usually *trade-offs* have to be made between different ideals. Sometimes, for instance, the *best* solution to a problem may be too expensive. The Board will weigh all considerations and will want to know why the developer and designer make the choices that they do.

It would be helpful for an applicant to keep one thing in mind. The City takes a broad view of architecture and site design. There is more to it than good looks and function. As the guidelines should make clear, such things as the suitability of a building for its purposes, its relationship to its surroundings, and the appropriate use of materials and treatment throughout the site are as important as architectural and circulation design.

The guidelines are used as an instrument to give direction and support to the board and the applicant in their design decisions. They also assure a minimum level of design quality. The applicant should also be aware that the Board and the planning staff do not provide design proposals or solutions. And remember, the guidelines operate within the framework of other procedures. The Design Review Board assumes a project will meet other City requirements.

A. Site Plan Guidelines

The Site Plan Guidelines are a broad range of elements that should be used to shape the project at its conceptual stage and then on through the site development stages. The Board encourages early familiarity with these guidelines as they can be a determining factor in the direction of the initial design concept. The site plan guidelines have been broken down into the following areas for which an individual set of guidelines are provided in this section:

- **Site Design**
- **Landscape Design**
- **Off-Street Parking Design**
- **Lighting Design**
- **Energy Conservation**
- **Safety Design**

SITE DESIGN

1. Design Teams

The City encourages the use of design teams that include architects, landscape architects, and engineers, especially on large and complex projects and on sensitive sites. When specialists contribute key expertise at the beginning of the planning process, many potential problems can be eliminated.

2. Design Principles

The architecture and design of the project should use appropriate design principles. Traditional design principles, such as harmony, diversity, unity, variety, rhythm, and scale, should be used along with other elements of *good design*: fit, vitality, function, spacial form and quality, access, sense of place, structural orientation, congruence, safety, stability, adaptability, and efficiency.

3. Functional Relationships

Buildings should be designed and sited so as to provide a strong functional relationship to the site. Required side and rear yards should be utilized and should be integrated into the overall site spatial arrangement. A site's various activities and elements should be logically located, so the project operates efficiently.

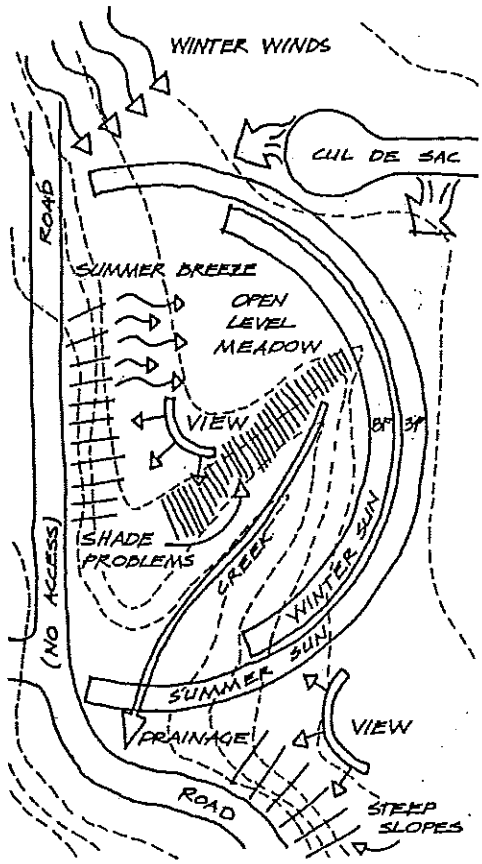
4. Natural Amenities

Natural site amenities should be recognized and be considered as strong site design determinants. Canyons, rock outcroppings, views, trees, and similar features unique to the site should be preserved and incorporated into development proposals.

5. Site Suitability

Generally, a designer should plan a project to fit a site's natural conditions rather than alter a site to accommodate a stock building plan. Existing topography should be preserved to make the project more attractive or functional. The City may permit significant

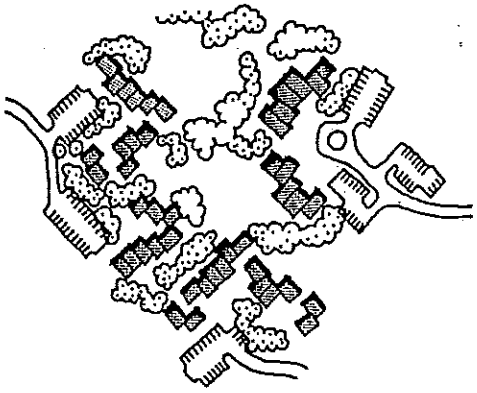
SITE ORIENTATION DETERMINANTS



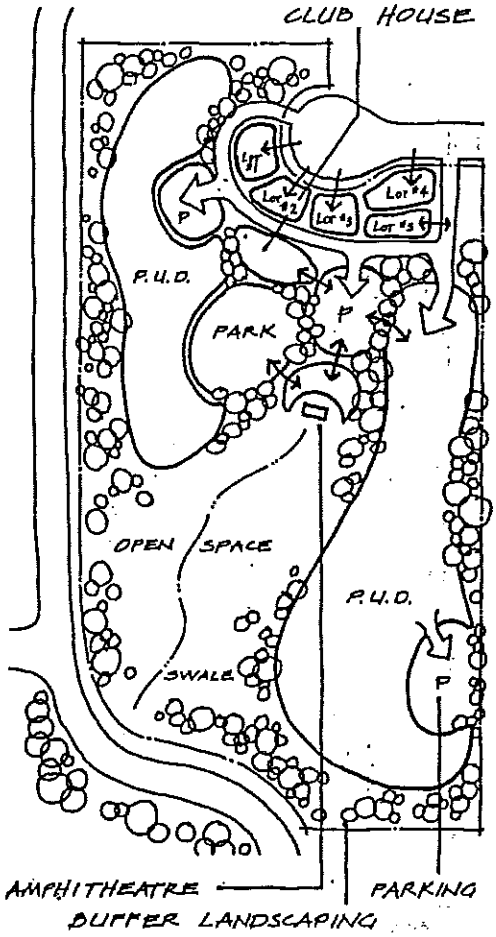
SITE PLANNING FACTORS:

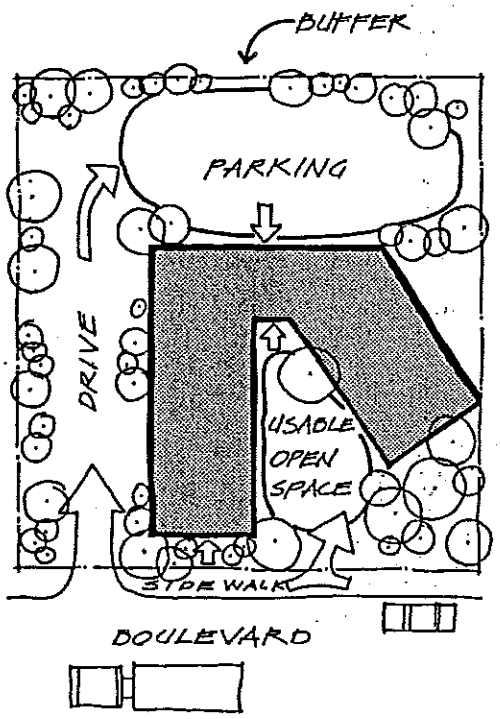
- CLIMATE
- CIRCULATION
- SUNLIGHT
- GRADING
- OPENSPACE
- VIEWS
- DRAINAGE
- VEGETATION
- NOISE
- AIR QUALITY

CLUSTERING OF RESIDENTIAL UNITS ALLOWS FOR CREATIVE SITE PLANNING USING OPEN SPACE, ARCHITECTURAL FORMS, AND VEGETATION TO CREATE A SENSE OF COMMUNITY.



SITE DESIGN DETERMINANTS





SITE DESIGN SHOULD PROVIDE FOR MINIMIZATION OF CONFLICT BETWEEN PEDESTRIAN AND VEHICULAR CIRCULATION.

modification topography where it contributes to good appearance, but natural grade and significant vegetation should be retained whenever possible. Excessive cuts, fills, and retaining walls should be avoided and must comply with other City ordinances.

6. **Site Compatibility**

Site plans should show compatibility with the surrounding environment. Site designs should be compatible with the immediate environment of the site including the streetscape.

7. **Concern for Pedestrian**

Site design, as well as buildings, should be sensitive to the pedestrian. Site design, for example, might include planters along sidewalks, fountains and seating in special outdoor spaces, and pedestrian oriented signs. Site access and circulation should address pedestrian requirements and needs. Handicapped ramps, paths, and walks should enable the pedestrian to gain access through different elements of the site design (i.e., from the street to the building entrance). The scale of site elements and amenities should conform and relate to the pedestrian traffic volume and movements.

8. **Circulation Definition**

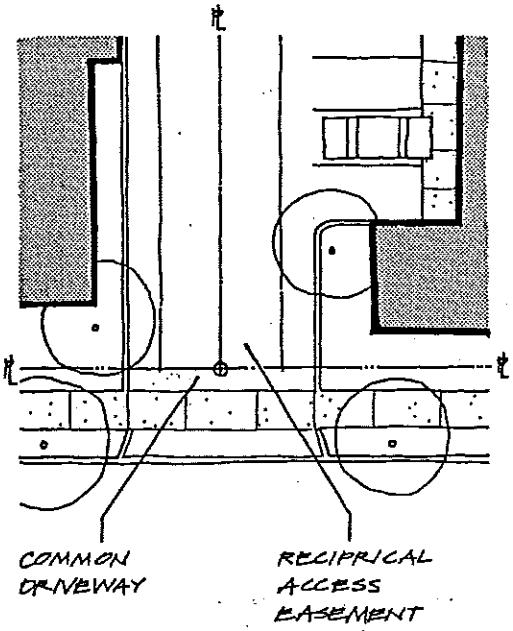
The circulation patterns of a project should provide clear definition of access, vehicle movements, directions to uses, relationship of parking distribution and use (e.g., employee, handicapped, etc.) with the consistent use of paving materials, lighting, signs, and other site elements.

9. **Separation of Circulation**

Separate vehicular and pedestrian circulation systems should be provided. Pedestrian access to residential developments generally should not utilize driveways. Pedestrian linkages between uses in commercial developments should be emphasized, including distinct pedestrian access from parking areas in large commercial developments, such as shopping centers.

10. **Driveways**

Common driveways and reciprocal access easements which provide vehicular access to more than one site and reduce the number of driveways along a street and share internal circulation systems are encouraged.



11. **Provision for Bicycles**

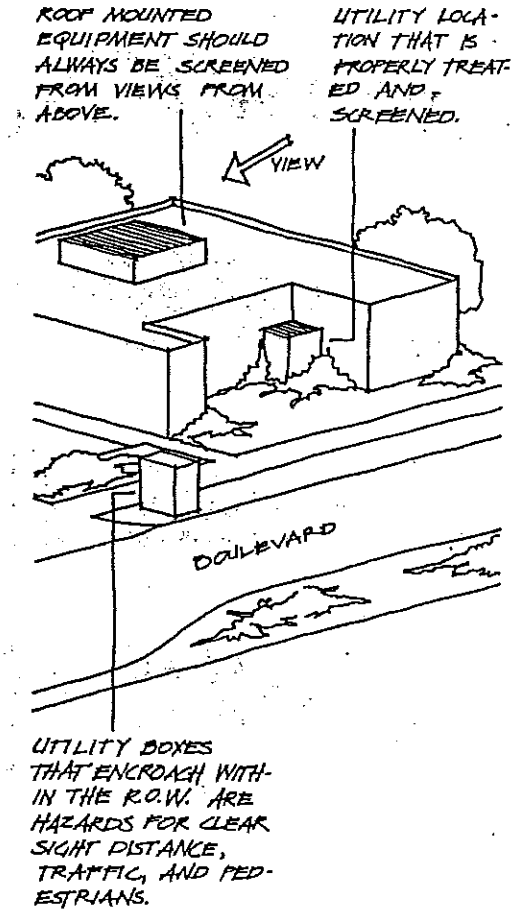
Provision should be made for bicycles. Bicycle parking in residential developments should be on an all-weather surface and be located close to dwelling unit or residential development entrances. Bicycle parking in commercial and employment areas should be in highly visible locations, durable and secure. For large developments on sites located along a City bikeway, an internal bicycle circulation system is encouraged.

12. **Open Space**

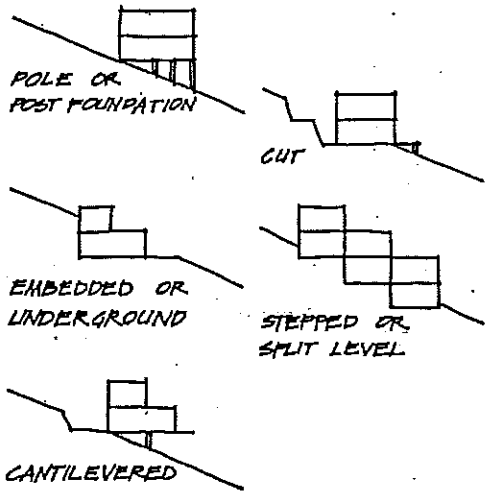
Common areas should be readily accessible from all buildings, and should be integral to the on-site pedestrian system. Office buildings should provide appropriate outdoor sitting, resting and eating areas. Private and common usable open space should be provided in multiple-family residential developments. Private usable open space for each dwelling unit should be directly accessible from the unit, and should be large enough to permit outdoor living opportunities. The location of common open space areas should be readily accessible from all buildings, and should be properly oriented to take advantage of sun and shade as appropriate to the use.

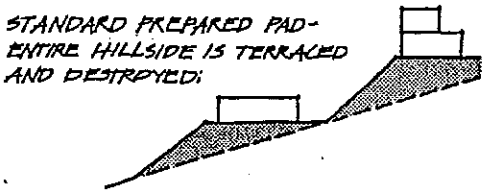
13. **Site Utilities**

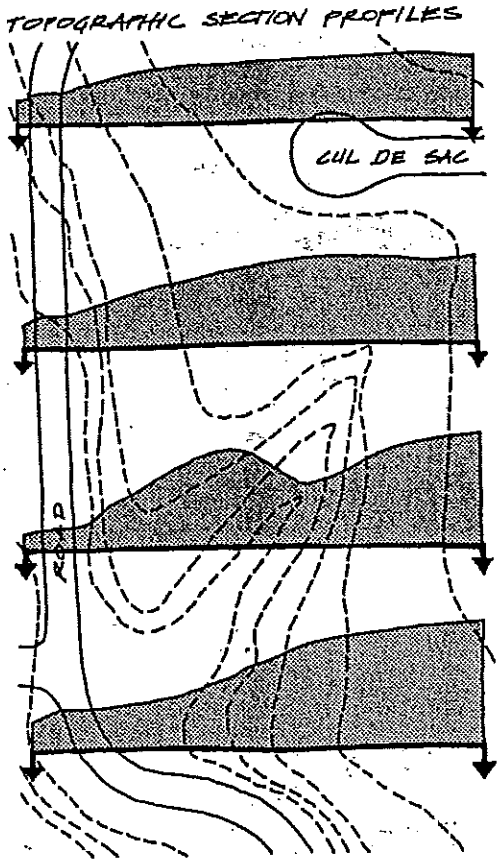
Locations of meters and electrical transformers, telephone junction boxes, utility poles, light standards, and other above ground utility equipment (to include new traffic control boxes, utility poles and lines) should be screened and located to reduce their visual impact. Newly installed utility services, and service revisions necessitated by exterior alterations, may be required to be placed underground.



GRADING SHOULD PRESERVE THE NATURAL TERRAIN AND SLOPES OF HILLSIDES.







GRADING ANALYSIS SHOWING EXISTING CONTOURS AND SECTIONS SHOWING THE SLOPE.

14. Building Location

On larger commercial sites and office buildings, a significant portion of the total building area should be located near the street rather than behind parking lots or at the rear of a property. Such siting, together with substantial landscape treatment reinforces and strengthens the streetscape. From street to project there should be a pleasing transition that provides for safe and attractive walkways, parking and planting.

15. Skyline

Views along hilltops should be preserved. The visual *skyline* of hills generally should not be broken by structures. The tops of structures in hillside developments generally should be below the perceived skyline.

16. Grading

Retention of the natural slopes and topography should be maximized. Massive grading to create flat geometric building *pads* should be avoided. *Recontouring* wherein slope or hillside character is retained, even though extensive grading is involved, may be considered on a case-by-case basis where reasonable modification to topography contributes to good appearance.

17. Phased Development

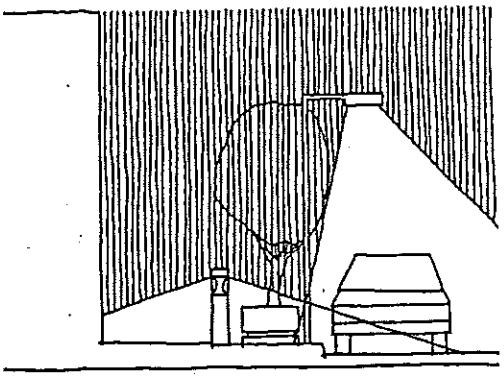
Each phase of a phased development should attain a visual completeness. Temporary barriers, walls, or edges should be finished and completed to complement the permanent construction.

18. User Orientation

Site amenities for project users or residents should be provided where feasible and appropriate. These may include rain shelters, street furniture, noise screening, or pick-up and loading areas. These features should be well integrated into a site plan as primary features and not afterthoughts tacked on to artificially dress up a proposal.

19. Lighting Design

Exterior lighting, if any, should be designed as part of the architectural and landscape concept of the project. Appropriate hierarchy of lighting structures and intensity should be considered when designing the lighting for the various elements of a project, such as building and sight entrances, walks, parking areas, or other areas of the site. It should enhance building design and landscaping, as well as provide for safety and security.[1] Lighting fixtures should be durable and compatible with building design and landscaping.



20. Lighting Location

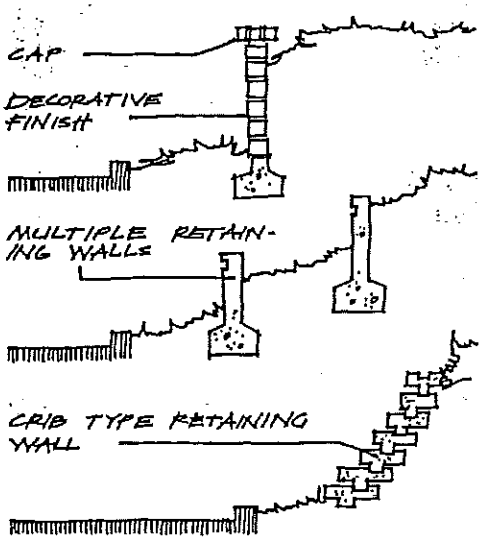
Area lighting should be predominantly down-directed, and should be designed so that there is no glare or adverse spill-over of light off the site. In projects that abut residential neighborhoods or multifamily developments, all lighting shall be shielded to reduce the ambient light level to acceptable levels.

21. Lighting Level

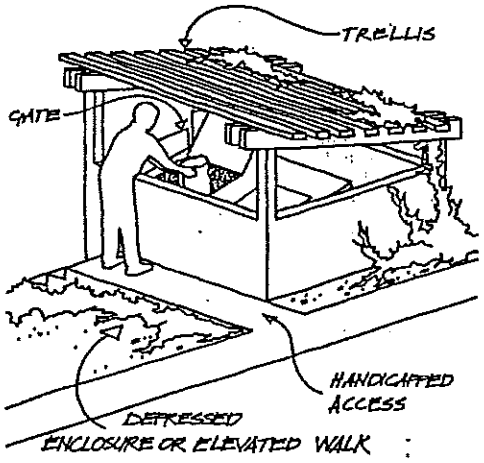
Fixture mounting height and intensity level should be appropriate to the project and the environment. The exterior lighting, when used, should be subdued. It should not create glare for occupants or neighborhoods. To achieve the desired lighting level for most projects, use of many short low intensity fixtures is encouraged instead of a few tall fixtures that illuminate large areas.

22. Buffering and Screening

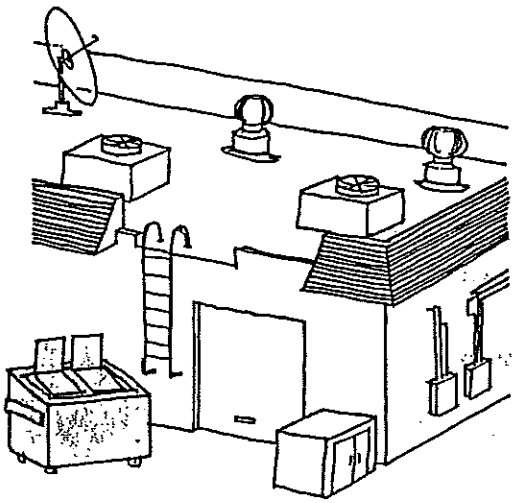
Buffering and screening are physical techniques, through site arrangement or structural and landscaping features, to protect and separate uses and site functions from one another (e.g., traffic, noise from dwelling units, trash collection from outdoor eating areas). Buffer zones should be considered engineering techniques, not just decorative, to attenuate conflicting features or environmental characteristics of a site. Buffering can be accomplished through proper site orientation and structural design of buildings, or through the addition of physical screening elements such as: walls, fences, earthen berms, spatial or elevation separations, or as preferred in many cases a combination of these techniques.



THOUGH A SMALL CONSIDERATION, GARBAGE AND TRASH STORAGE SHOULD BE PLANNED IN ADVANCE.



THE EXAMPLE ABOVE IS AN APPROPRIATE REFUSE DESIGN FOR MULTI-FAMILY AND OFFICE PROJECTS. COMMERCIAL AND INDUSTRIAL DEVELOPMENT SHOULD FOLLOW A SIMILAR EXAMPLE AVAILABLE FROM THE PLANNING DEPARTMENT. THE IMPORTANT ELEMENTS TO BE CONSIDERED IN REFUSE ENCLOSURE DESIGN ARE LOCATION, ACCESS, SCREENING, AND FINISH TYPE.



REFUSE CONTAINER ENCLOSURE AND LOCATION SHOULD BE AN INTEGRAL ELEMENT OF THE SITE AND ARCHITECTURAL DESIGN.

When selecting a buffering or screening technique, a project designer should consider:

- What needs to be screened?
- From what direction is it needed?
- How high and how dense should the screen be?
- Is the viewer stationary, mobile, distant?
- Are seasonal changes a significant factor?
- Will the screening create an area vulnerable to crime?
- Are the building and plant materials consistent with the other elements of the architecture and site plan?

23. Refuse Considerations

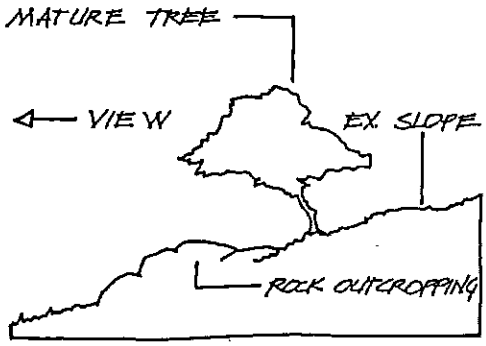
Refuse containers, service areas and loading docks should be conveniently located and big enough, but must not interfere with other circulation or parking on the site. Trash containers should be located away from public streets and building entrances and should be completely screened with materials that are compatible with building exteriors. Enclosures should be designed for long-term use, and be strong enough to withstand a bump from a garbage truck.

Their placement should relate to building architecture, site topography, landscaping and purpose. Screening facilities should be of adequate size and quantity to provide screening without dominating a site or adjacent properties, blocking site distances, or creating unnecessary site barriers. Location should allow for easy access from residential units and an adequate quantity provided to serve the residents' needs. Enclosures should be designed to complement the architectural style of the building(s) by using similar colors, materials, and finishes. Refuse containers that are visible from above shall have an opaque or semi-opaque horizontal screening (such as a trellis) to mitigate unsightly view. The covering structure shall be designed for compatibility with the architecture and built solidly for longevity.

LANDSCAPE DESIGN

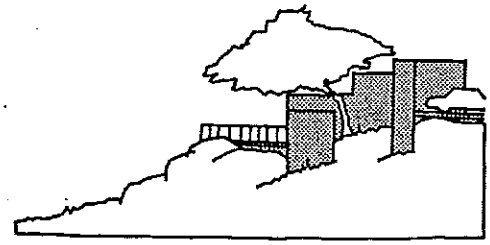
1. Landscape Heritage

La Mesa has been nationally recognized as a *Tree City* for its concern and dedication to the maintenance and preservation of our urban landscape. All site development should include a well thought out and executed landscape plan. The Design Review Board encourages innovation in planting design and choice of landscape materials.



2. Existing Vegetation

Healthy existing vegetation and natural rock formations should be kept and incorporated into site and landscaping plans if they improve the site's appearance or enhance its proposed use and function.



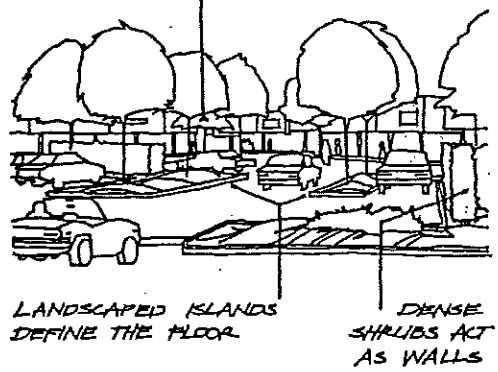
WHERE PROMINANT EXISTING NATURAL FEATURES EXIST ON A SITE, THEY SHOULD BE RETAINED AND INCORPORATED INTO THE SITE DESIGN.

3. Landscape Design

There should be a consistent landscape design throughout a development. Unrelated choice or placement of plant materials should be avoided. All areas within a development need not be identical. Different landscape themes may be utilized in larger developments, where it may help to heighten the distinction between spaces and to strengthen a sense of movement or place, as long as such themes are internally consistent. Landscape elements should exhibit and have the basic design principles that are used in building design: harmony, balance, rhythm, contrast, etc. Landscaping should use a combination of trees, shrubs, and ground cover: ground cover alone usually won't be enough. A project's planting should blend with vegetation on nearby property if the neighboring greenery is healthy and appropriate.

4. Plant Purposes

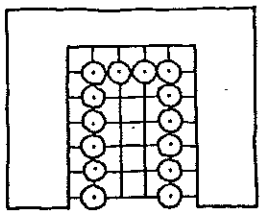
Floors: Ground cover and low shrubs should be used to define space and function. When properly used groundcover should also serve to control erosion, direct surface drainage and lessen excessive noise, glare and reflection. Where active use of a landscape area is to be encouraged, lawns can be used as a ground cover as well when maintenance can be assured.



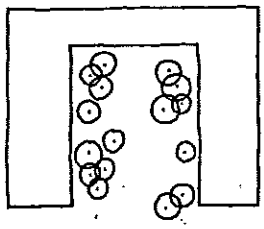
THE USE OF TREES AND PLANTINGS CAN BE ARRANGED IN MANY WAYS TO ACHIEVE DIFFERENT PURPOSES:

ARRANGEMENT	PURPOSE
FORMAL	BUFFER
INFORMAL	PRIVACY
CLUMPS & CLUSTERS	DEFINE SPACE
	ENERGY CONSERVATION
	CIRCULATION
	IMAGE
	FOCAL POINT
	CLIMATE & ENVIRONMENT PROTECTION

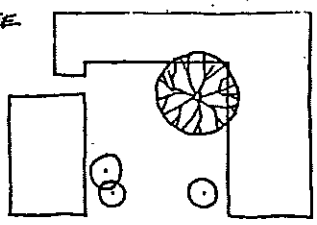
FORMAL



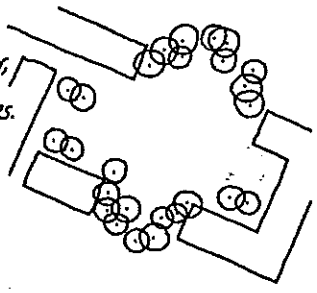
INFORMAL



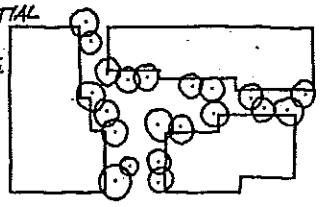
SPECIMEN TREE



TREES DEFINE COMMON SPACE, PROVIDE PRIVACY, AND RELATE BUILDING GROUPS.



TREES CAN ASSURE PRIVACY WITHIN RESIDENTIAL CLUSTER DEVELOPMENTS.



Walls: Shrubs and scrubby trees can be grouped densely together to form substantial hedges and walls. Such screening can serve to provide privacy, attenuate noise and dust, articulate space or frame a view. Such use of shrubs can range from 4 to 8 feet in height and be maintained in very formal or natural forms depending on the appropriateness of the plant materials. Tall shrubs and small trees can also extend this landscape for up to heights of 8-20 feet where appropriate.

Ceilings: Moderate to very full trees can be used singly or in groups as an umbrella or canopy to form landscape ceilings. These can serve to provide privacy, climate control, control erosion, and define a hierarchy of spatial organization, structure, or function.

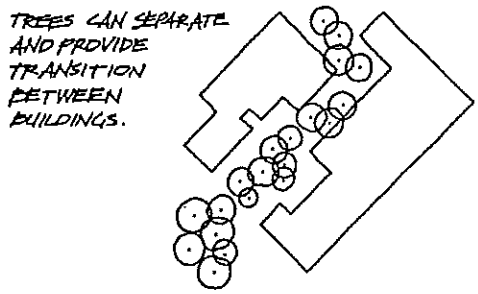
5. Plant Selection

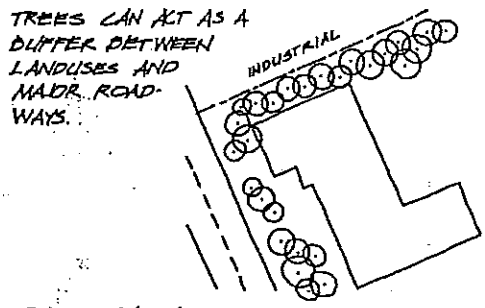
Healthy and well-maintained plant materials should be used in all landscaped areas. The purpose of planting (e.g., shade, screening, erosion control or appearance) should determine what types of plants are selected. Thickness, height, color, seasonal characteristics and ultimate growth should always be considered.

Where planting is intended to perform a function such as screening or shading, its initial size and spacing must be selected to achieve its purpose within two years, or else it should be supplemented by temporary architectural features such as screen fencing or an arbor. Landscape materials and arrangements should be chosen to minimize maintenance. Generally, a limited palette of landscape materials is suggested. The use of indigenous or native-type plant materials is encouraged. Exotic or *foreign* materials which may be difficult to maintain or thrive are generally discouraged.

6. **Landscaping Scale and Nature**

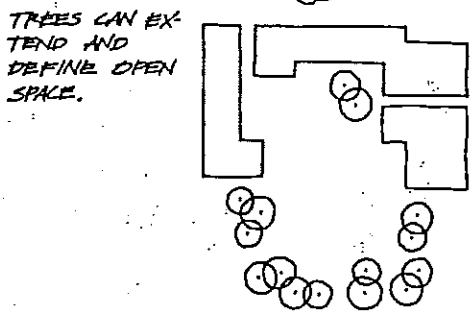
The scale and nature of landscape materials should be appropriate to the site and/or structure. Large-scale buildings generally should be complemented landscaping with similar scale and proportions. Where a site, structural or circulation hierarchy exists, the landscape plan should enhance the definition of use and function. For example, where shade is desired, broad-spreading canopy-type trees are appropriate, or landscaping of sites on major streets should include large-scale trees.





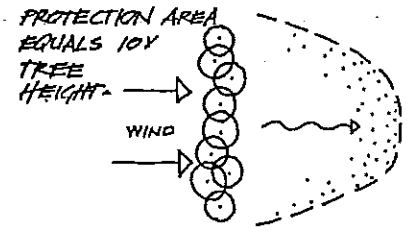
7. **Building Screening**

Landscaping should not be utilized to screen or hide an otherwise unacceptable building or facade treatment. Building architecture should stand on its own, with landscape incorporated as an integral element of overall project design, not as a substitution for poor design.



8. **Existing Landscape Elements**

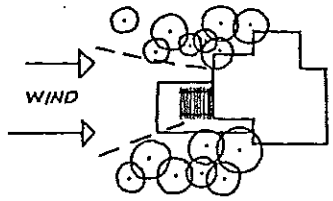
Existing landscape elements should be incorporated into landscape plans. Mature trees and tree groupings as well as rock outcroppings should be considered as design determinants and clearly shown on all plans submitted.



9. **Landscaping as a Part of Building Design**

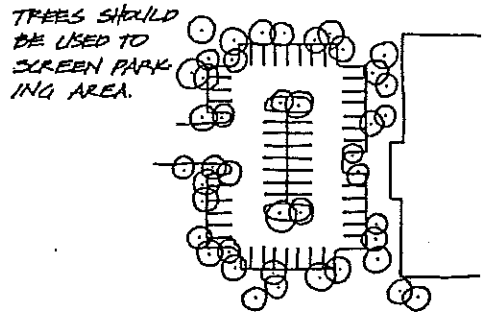
Landscaping incorporated into building design is encouraged. Trellises, arbors, and cascading types of landscaping should be considered. Also, the landscape plans should incorporate various site elements. Outdoor lighting, signs, fencing, walls, sitting and resting areas, and trash receptacles should be carefully considered as integral elements of the landscape, and shown on, all landscape plans.

TREES CAN ACT AS A WIND SCREEN OR POSITIONED AND MASSED TO CHANNEL AIR CURRENT TO STRUCTURE FOR COOLING.



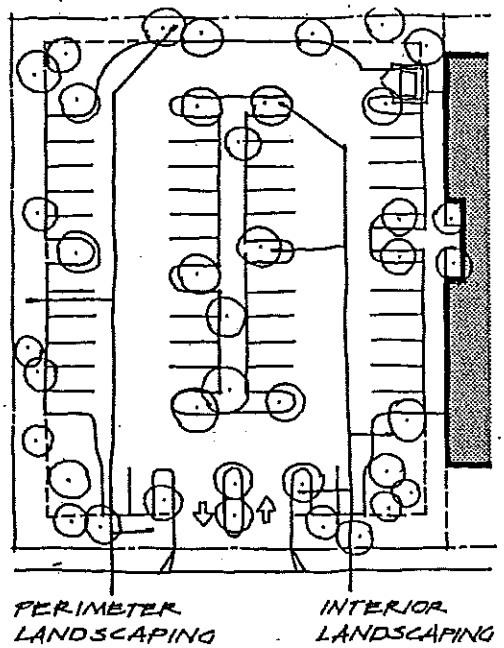
10. **Street Trees**

Street trees should be considered a required landscape element for all projects unless otherwise directed by the City. Street trees should be 15-gallon size or larger, and should complement the existing street trees or the City's street tree plan for the area. Use of ornamental type trees as street trees is discouraged unless deemed appropriate.



11. Ground Cover

Ground cover should be of live plant materials. Gravel, colored rock, bark, and similar materials are generally not acceptable alone as ground cover. In some cases, *hardscape* plans using materials such as brick or other decorative paving materials may be approved in lieu of plant materials.



12. Parking Areas

All parking areas should be landscaped: such landscaping should include perimeter screening and interior shading. Planting and landscaping should be provided at suitable intervals throughout the lot and at the ends of parking rows, and should screen parked cars from adjacent streets. It should include trees that will provide adequate visual interest and shading when they mature. The planting must not block a driver's view. Parking lot designs should include walkways and planting that help direct pedestrians comfortably and safely to their destinations. (See the subsection "Off-street Parking Design" also.)

13. Irrigation

Appropriate irrigation is required for all landscaped areas. Most plants need to be irrigated to look their best. The City encourages the use of drought-tolerant plants: however, even these need an appropriate irrigation system. The system must be designed for efficient, conservative use of water. The DRB encourages the use of automatic underground irrigation systems, set to water at the most efficient times of day. The irrigation system should be designed so as not to overspray walks, benches, buildings, fences, parking areas or streets.

14. Placement

Plants should be placed with respect to their life cycles - attention should be given to their ability to maintain and reproduce themselves, achieve their size at maturity and their expected life span. Placement also should respect the various environmental requirements of different plants including such factors as temperature, moisture, soil, sunlight, and wind.

15. **Energy Conservation**

Solar accessibility and utility should be a determinant of landscape design: dense, tall screen-type landscaping along northerly property lines should be avoided where solar access may be appropriate on adjoining properties. Deciduous trees on the southerly and westerly side(s) of buildings may help reduce overall energy consumption as well.

16. **Planting Sizes**

A variety of plant sizes are encouraged at the time of installation with the following minimum standards as general guidelines:

trees: 1-3/4 inch calliper, 6 foot height

shrubs: 18 inch height, 5 foot apart

groundcover: 4 inch pots, 12 inches apart

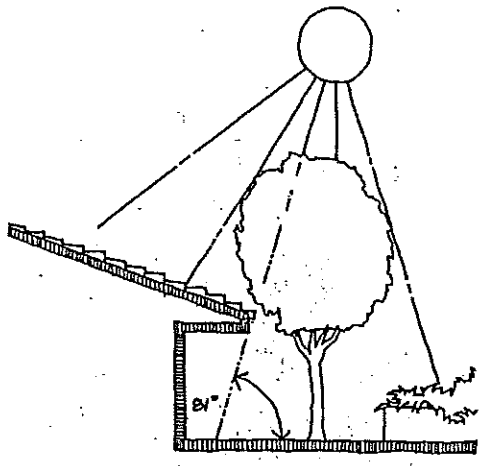
17. **Protection for Planters**

Planting areas adjacent to parking areas, drives, or walks must be protected by concrete curbing where necessary. Also root barriers

18. **Planting Types**

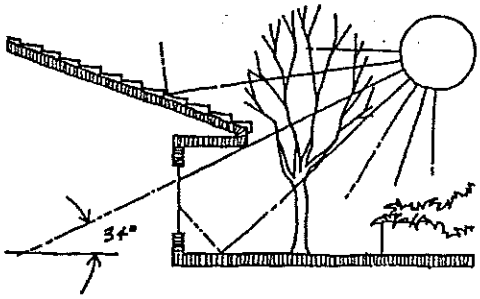
Where possible, landscaping and vegetation should be native and drought resistant or tolerant. Choice of fire retardant plants is also required in canyon areas.

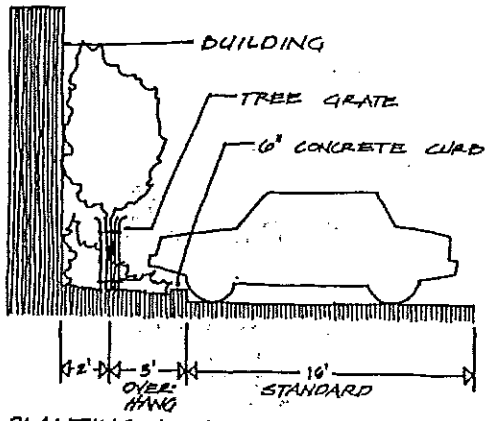
SOLAR ACCESS



SUMMER SOLAR ALTITUDE

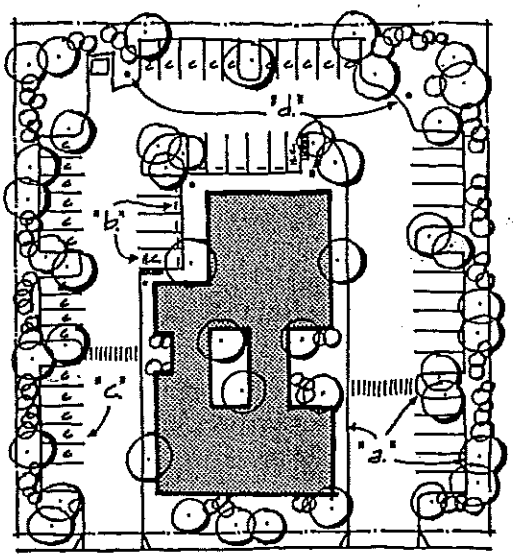
WINTER SOLAR ALTITUDE





PLANTING AREAS AND VEGETATION SHALL BE PROTECTED FROM PARKING AREAS.

OFF-STREET PARKING DESIGN



SEE NO 1, 'PARKING AREA DESIGN FOR LETTER DESIGNATIONS.

I. Parking Area Elements

Off-street parking areas should include the following elements:

a. Concrete curbing around all landscaped areas in order to contain landscape material and to protect landscaping from automobiles.

b. Striping and wheel stops where appropriate with all handicapped and compact clearly spaces identified.

c. Use of compact parking spaces.

d. Security lighting in developments where appropriate.

2. Parking Design

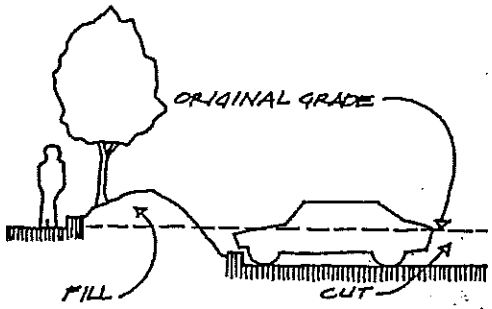
Off-street parking areas should be designed and landscaped so as to minimize the visual impact of large paved areas. Parking areas should include the following elements:

a. Landscaping *in* and *around* the paved area to meet the City's Parking and Landscape Standards. Generally, trees, shrubs, and ground cover should be incorporated in peripheral areas.

b. Dense landscaping used in conjunction with berming, walls and fences at the perimeter of the parking area to provide visual enclosure and screening.

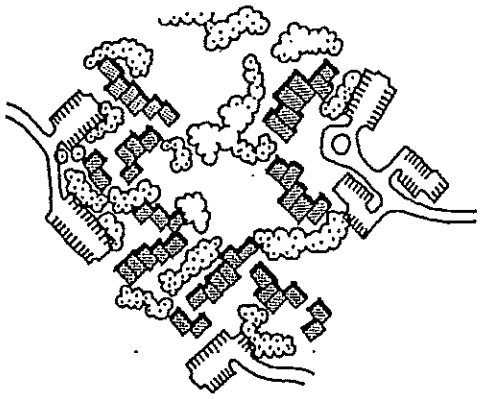
c. In larger parking areas (2 or more maneuvering aisles), interior landscaping should be provided to screen and visually separate the parking areas into smaller increments.

d. Both perimeter and interior landscaping of canopy-type trees: the location and spacing of trees is dependent on type of tree used, but the overall effect should be of a relatively consistent tree cover which will shade the pavement and autos.



GOOD PARKING AREA DESIGN SHOULD USE ONE OR MORE EFFECTIVE TECHNIQUES FOR REDUCING THE VISUAL IMPACT OF AUTOMOBILES AND LARGE EXPANSES OF PAVING. SUCH TECHNIQUES INCLUDE DEPRESSING OR SPLIT-LEVELING THE PARKING AREA, LANDSCAPE SCREENING, BERMING AROUND THE PERIMETER, AND SIGNIFICANT PLANTINGS WITHIN THE PARKING AREA.

e. Landscaped separation of parking areas and buildings, to include a landscaped foreground for buildings.



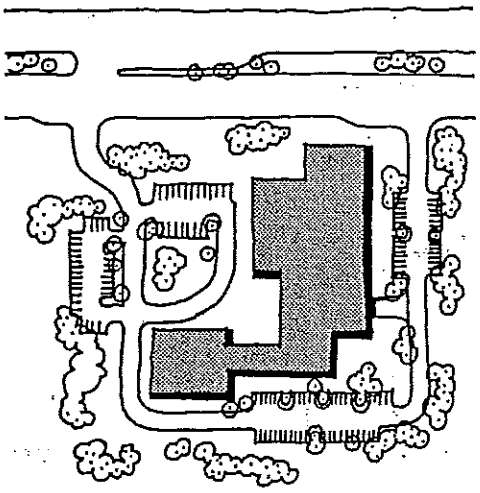
THE APPLICATION OF POCKET OR CLUSTER PARKING IS ENCOURAGED FOR MULTI-FAMILY RESIDENTIAL, OFFICE, AND MANUFACTURING USES.

3. **Site Paving**

Paving of the required areas of the site shall be to City standards. Where it is appropriate to the overall site design and environs, the Design Review Board encourages innovative approaches to site paving. Examples are stamped concrete, brick, grasscrete, pavers or cobble stone. Accent colors should be used within an overall color, material, and texture concept.

4. **Off-Street Parking Location**

Generally, off-street parking facilities should not always be located along the street frontage. Street frontages should be devoted to building architecture and landscaping. This policy may not apply to sites or special design corridors where specific development patterns exist and are intended to be continued.



5. **Emergency Access**

Adequate provisions shall be made for emergency vehicle access. Developers should consult with the appropriate agencies to incorporate such circulation elements into the site plan from the early stages of developing the site plan.

6. **Building Protection**

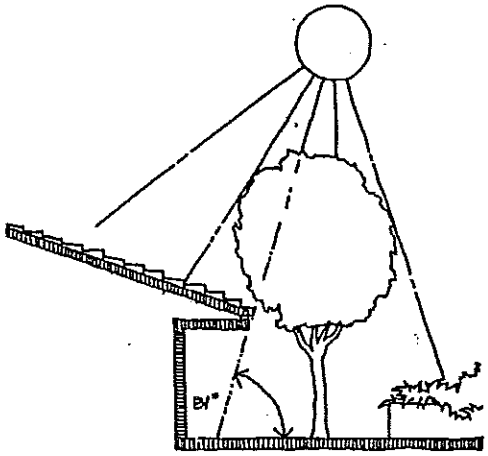
Landscaping and other site features should be placed and arranged to protect the building and other structures on the site from contact with moving vehicles including turning or backing movements for parking. Bollards, walkways or other features must be able to serve this function without looking damaged or worn with normal use.

7. **Existing City Standards**

Projects must also conform to the City of La Mesa's Landscaping and Parking Standards and should be consulted early in the project development process. Copies of these standards are available from the Planning Department.

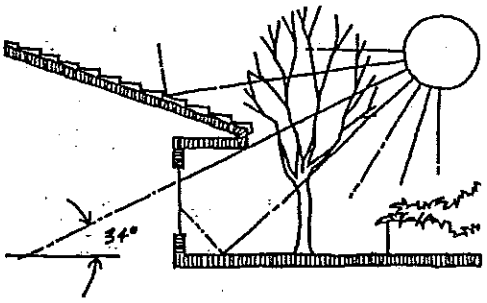
ENERGY CONSERVATION

SOLAR ACCESS

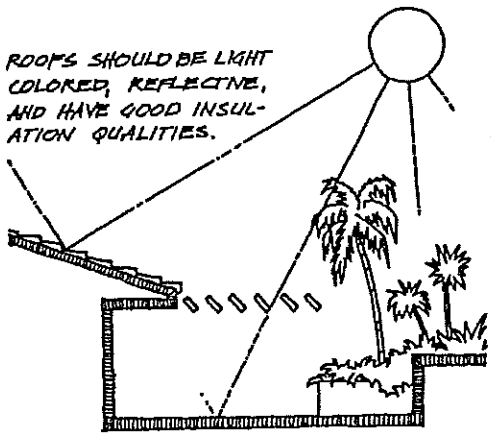


SUMMER SOLAR ALTITUDE

WINTER SOLAR ALTITUDE



ROOFS SHOULD BE LIGHT COLORED, REFLECTIVE, AND HAVE GOOD INSULATION QUALITIES.



OVERHANGS, TRELLIS, SHADE STRUCTURES, AND PLANTING SHOULD SHADE BOTH BUILDING AND OUTDOOR LIVING AREAS. ENTRANCES AND PARKING AREAS SHOULD BE SITUATED ON THE NORTH-WEST SIDE OF BUILDINGS WHILE BALCONIES AND PATIOS BE ORIENTED TO THE SOUTH FOR SOLAR ACCESS.

1. Climate

The summer climate of La Mesa is characterized by predominantly a *hot-humid* to infrequently *hot-arid* zone. In this zone air movement constitutes the main comfort-restoring and cooling element. Due to the infrequency of arid temperature conditions (which are best handled by large areas of shading) wind-flow effects should remain the dominant siting consideration since shading may be provided by other means. Wind currents generally prevail in an on-shore direction creating a pleasant sea breeze, although this condition may vary with certain areas. Building openings and outdoor living spaces should be oriented to take advantage of this prevailing west to east direction.

2. Energy Efficiency

Site orientation should give consideration to solar and energy efficiency. Buildings and landscaping elements should be designed to minimize mechanical heating and cooling and located to create shaded outdoor living areas. Similarly, orientation and siting of structures should also take into account water conservation, by management of water run-off and use of plant materials appropriate to the climate.

3. Shadows

Vegetation, structures, and other site elements should be situated so that during the winter months (December, January, and February) shadows are not cast onto the southern exposed building envelope. This does not apply to utility wires, bare tree branches, and similar objects which obstruct little light and are needed and situated for reasonable use of the property.

4. Winter Open Space

Buildings and residences should be situated to have major open space and yards, respectively, to the south to allow full exposure to the winter sun for solar heating. Buildings on separate properties should not shade each other.

5. **Street Layout**

Within major developments streets should be laid out where feasible on a north/south axis for optimum building solar orientation and to channel breeze. Setback variations should be used to allow maximum wind circulation.

6. **Building Design**

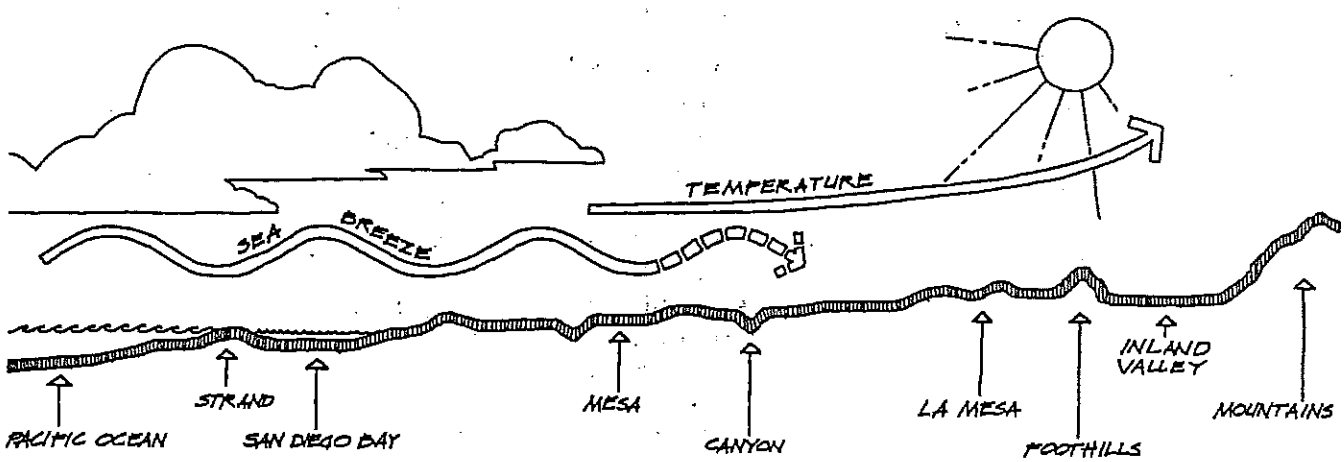
All building designs should be responsive to energy consideration. Energy conserving features, such as passive solar architectural elements or active solar heat collector panels, should be designed as visually integral parts of the structure.

7. **Solar Utility**

Sunlight should be used for direct heating and illumination whenever possible. Natural ventilation and shading should be used to cool a building. The Board encourages consideration of using both active and passive solar heating.

8. **Passive Solar Techniques**

The passive solar techniques of the projecting overhang and vertical shading blind to shade windows and openings on buildings will help reflect the summer sun and cool interior spaces. Orientation of active living areas should be to the south with properly designed overhangs, trellis, or other sun control used.

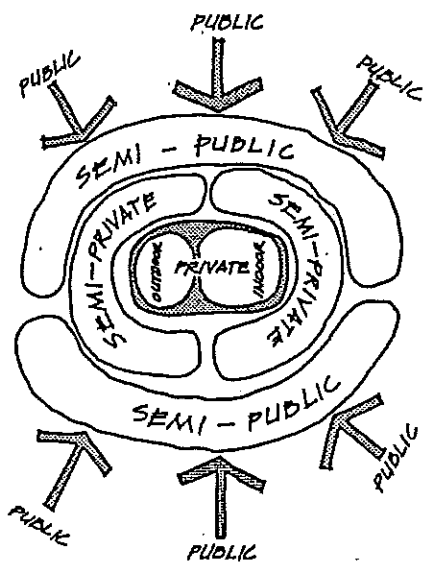


SAN DIEGO COUNTY'S VARIED CLIMATE RANGES FROM A "HOT HUMID ZONE" ALONG THE COAST TO A "HOT ARID ZONE" INLAND. THERE ARE VARYING CLIMATIC ZONES IN BETWEEN AS ONE GOES FROM WEST TO EAST; LA MESA IS CHARACTERIZED BY A HOT HUMID SUMMER AND A MILD WET WINTER.

SAFETY DESIGN

The City views safety in a project's design as an important site planning element and, though often neglected, is an instrument in providing for the public's general health and welfare. These safety guidelines include the safety concept of *defensible space*, a method that defines physical spaces into clearly recognizable areas of public, semi-public, semi-private, and private space. Intruders should be easily recognizable as they pass into non public areas which will alert occupants to possible criminal activity and the proper authorities can be notified. While this technique is predominantly organized for residential development, the concept is also applicable to other uses including office and commercial development.

ZONES OF PRIVACY:



1. Zones of Privacy

A project should provide definition of its defensible spaces to denote the relative accessibility of the different areas. These areas can be broken into *zones of privacy* and are comprised of definite elements. The following zones are defined and should be used in conjunction with the list of guidelines for safety:

PUBLIC - The public zone includes the public street, paths, parking areas, parks, service and delivery areas, and public services.

SEMI-PUBLIC - The semi-public zone is a transition from the public areas to the living and working areas and the entry area. They represent secondary areas under control of management acting on behalf of the private or public interest: landscaping, parking, circulation, walkways, community gardens, swimming pools, tennis courts, playgrounds, laundries, and storage. These areas should not be accessible to the public.

SEMI-PRIVATE - The semi-private zone is a transition from the outside into the private realm. An enclosed entry area, shared outdoor areas, and filter zone.

PRIVATE - The private zone consists of interior and outdoor private working and living spaces.

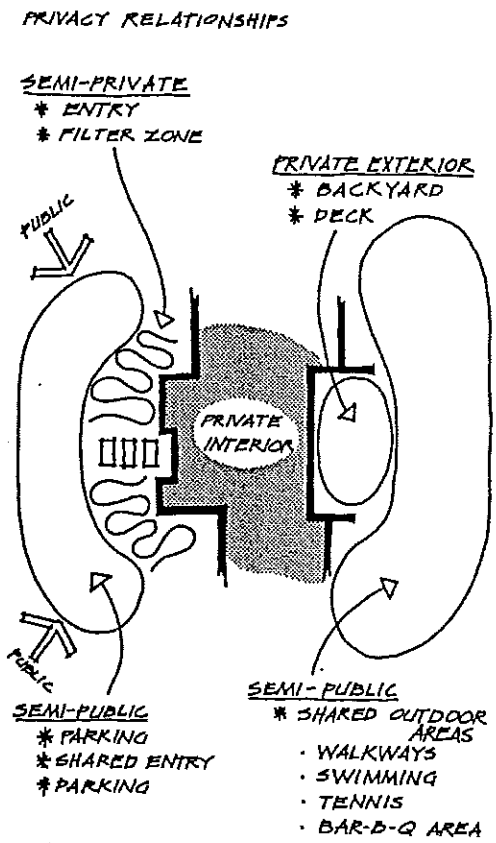
2. **Symbolic Barriers**

A symbolic barrier is a design technique which can provide a visual boundary or edge between the zones of privacy. These boundaries allow each area to be a visually recognizable and defined space. The use of symbolic barriers is encouraged over the more obvious and literal boundaries of real barriers (real barriers are vertical or lateral edges such as fences or walls). Symbolic barriers may include:

a. Steps or stairs
b. Change in the texture of a surface or landscaping
c. Change in the level or type of lighting
d. A gate or low wall

3. **Transition Zones**

The concept of *defensible space* defines the different types of zones and this spacial definition then results in the need for transition zones between the types of space zones. It is these defined transition zones that allow inhabitants of private spaces to maintain controls for recognizing intruders and reinforce them through surveillance.

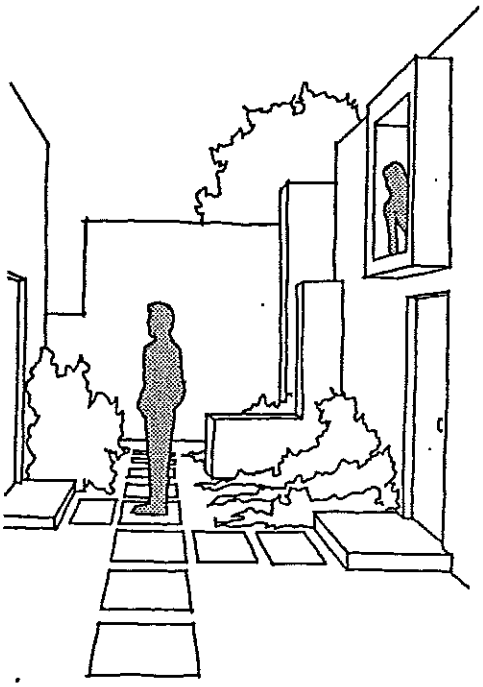


4. **Natural Surveillance**

Surveillance is a major crime deterrent. Although surveillance opportunities significantly reduce irrational anxiety, the public apathy must be overcome. That is why the observer must have some interest in and identify with the victim or that the crime is taking place within his defined sphere of influence. That is why community identity and action is so important to effective crime prevention and safety. The definition of private space, use of barriers for transition zones, and the perceived zones of influence allow for this to be accomplished.

5. **Entrance Areas**

The entrance creates a transition between the outside public world and some less public inner world. When entry areas are enclosed and do not contain real barriers (i.e. gates or doors which can be secured) tenants should feel that these areas are under natural observation by other tenants. A potential criminal should equally feel that any suspicious behavior in these areas will come under immediate scrutiny. The most successful design solution will consist of a combination of the following suggested symbolic definers or other comparable mechanisms:



a. Entry court
b. A bend in the path
c. A gate
d. A change in path texture
e. Step and change in surface elevation
f. A low wall for plants or draping vines
g. A trellis or arbor

6. **Parking Layout**

Parking for residents should be located so that distances to dwellings are minimized. These areas should be easily surveyed from adjacent areas and windows. Areas particularly vulnerable to crime should be well lighted.

7. **Orientation of Windows**

Windows should be located so that areas vulnerable to crime can be easily surveyed by residents.

8. **Legibility**

A system for identifying the location of each residential unit, store or industry upon entering the site should be established. The system should be easy to understand and obvious.

9. **Lighting**

Lighting should be incorporated to assure surveillance opportunities. More light is not necessarily indicative of better and safer lighting. Lighting levels and fixtures should be carefully selected and oriented so that points and areas vulnerable to crime are accented.

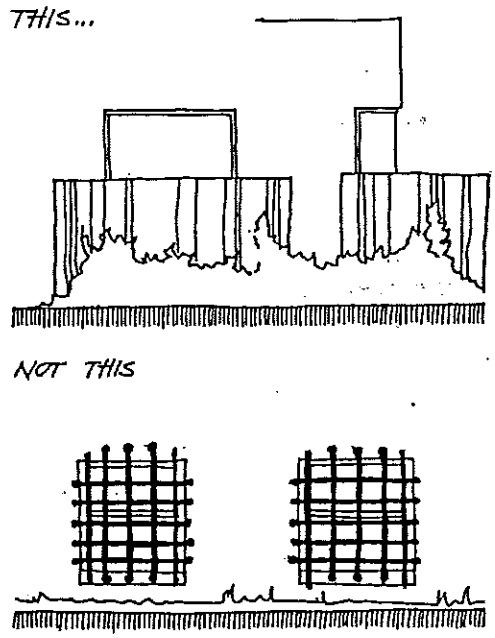
10. **Service Areas**

Location of laundry areas, mailboxes or other service areas should be located in such a way that they are observed by others, and should not be located in dark alcoves out of sight.

11. **Barriers to Police**

In semi-public and semi-private areas, barriers which would hinder police patrol, such as confused parking patterns and tall shrubs, should be avoided. Plant materials such as high shrubs, should not be located so

that surveillance of semi-public and semi-private areas is blocked. This will provide the opportunity for crime. Sticker shrubs may discourage crime activities. Low shrubs and umbrella trees (where the canopy is maintained above five feet from the ground) will allow surveillance opportunities, hence reducing the potential for criminal behavior.



12. Hardware

Reliance solely on crime prevention hardware in lieu of other design alternatives will be discouraged.

B. Architectural Guidelines

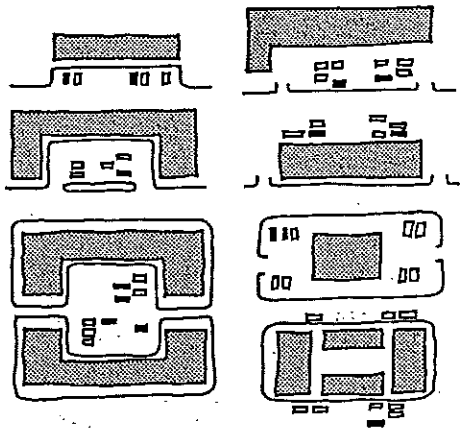
Good structural and architectural design relies on understanding and then articulating the needs of the users within the building design and form. The user group varies, but normal includes the client and the public that sees or uses the project. The importance of good appearance should be emphasized by the discretionary use of the various design elements by the designer. This section has been composed of the following elements to provide guidance in addressing these design elements:

- **Architectural Design**
- **Architectural Finish and Details**
- **Signs**
- **Renovation/Adaptive Reuse**

ARCHITECTURAL DESIGN

1. Orientation

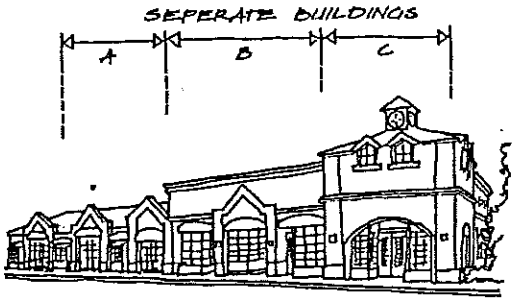
The siting and orientation of buildings should respond to the pedestrian or vehicular nature of the street. Buildings on streets of high pedestrian use (such as downtown) should face on and be directly accessible from the sidewalk, with minimal interruption by driveways or parking areas. Buildings on streets with heavy traffic, particularly those with no on-street parking, should provide a clearly legible major entry to the off-street parking area as well as orienting the building to the streetscape.



TYPICAL SHOPPING CENTER LAYOUTS

2. Design Theme

No one design theme is required in La Mesa. Good architectural character is based upon the suitability of a building for its purpose, in its environment, and its relationship of proportion and materials. Good architectural character is not, in itself, more expensive than poor architectural character.



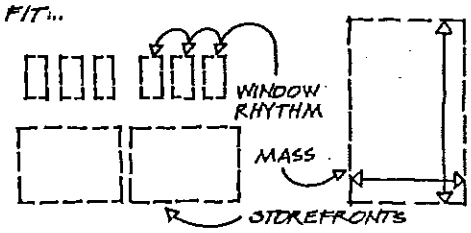
BUILDING FACADE TREATMENT SHOULD BE CONSISTENT.

3. Fit

Different structures and parts of structures should go well together. When new construction is proposed near existing structures, the new work should fit with the old, or the old should be remodeled to fit with the new.

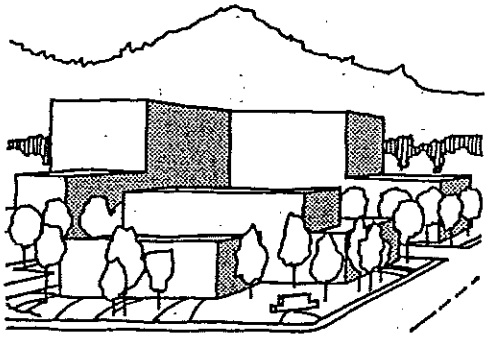
4. Consistency

There should be an architectural consistency between all building elevations, including a consistent use of colors, materials, and detailing. *False or decorative* facade treatments, wherein one or more unrelated material appears tacked onto a building, should be avoided. All elevations need not look alike: however, a sense of overall architectural continuity must occur. Elevations which do not directly face a street should not be ignored or expected to receive minimal architectural treatment.



THE ABOVE SHOW THE PROPER RELATIONSHIPS OF FENESTRATION AND MASSING ESTABLISHED FOR A GROUP OF EXISTING BUILDINGS. PROPOSED BUILDINGS ADJACENT TO THESE SHOULD REFLECT THE ESTABLISHED MASSING AND ARCHITECTURE.

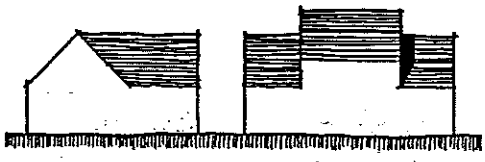
5. Form and Texture



A variety in the surface planes, forms, and textures should be incorporated into the building exterior. Use of these features should be consistent with the scale, proportion and bulk of the building. Long expanses of unbroken wall or other building surfaces tend to be out of proportion to human scale and lack variety or interest. Methods to accentuate good form can be through the use of pilasters, deep reveals, varying building setback at different levels, staggering of wall surfaces in plane, varying the roof structure, and adding variations in texture so it will change with variations of light, making a building come alive and engage the eye.

7. Human Scale

All building design should reflect a sense of human scale and proportion. Elements such as balconies and window projections should reflect scale and proportion, but should not be relied on individually to give a large building correct proportions or massing in relation to the user. The City of La Mesa is a relatively small community in relation to the metropolitan area and relies on the scale of the residential neighborhoods and the commercial areas for a significant portion of its image. Careful attention should be given to new development so that this image is promoted. The major form(s) of a structure should be designed to avoid large planar surfaces by offsetting, sculpturing, recessing, or projecting significant portions of its mass. The building form should reflect and relate to the human form that sees it, works in it, or lives in it.



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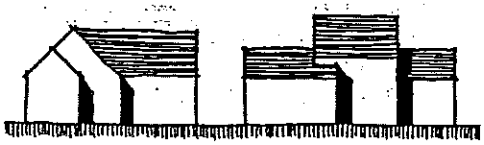

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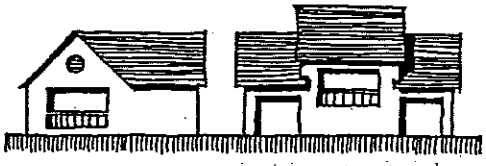
PROVIDING VARIETY OF THE BUILDING FORM CAN BE ACHIEVED THROUGH OFFSETTING, RECESSING, AND PROJECTING OF ITS PLANAR SURFACES.

8. Neighborhood Character

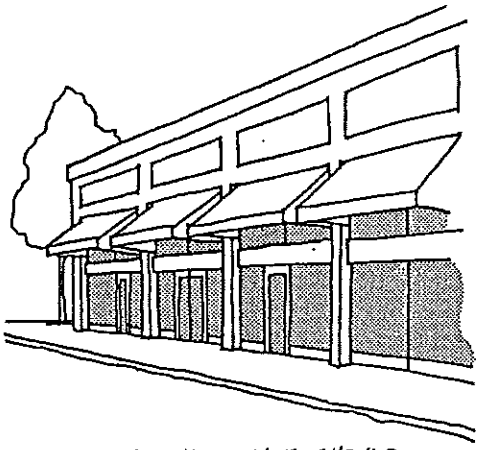
All proposed buildings or structures should be compatible with the neighborhood character. Building design, however, need not be unnecessarily constrained or limited by structures on adjacent sites in specific terms. For example, in neighborhoods with a predominance of buildings with pitched tile roofs, landscaped front yards, and light-colored siding, new developments generally should be compatible with those basic elements.



OR THIS

9. **Pedestrian Interest**

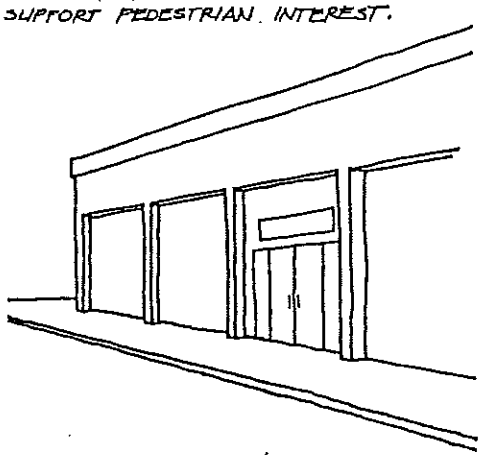
The ground floor level(s) of buildings where pedestrian activity is high should include elements of pedestrian interest. Display windows, retail shops, and courtyard entrances are suggested. Uses which visually disrupt the continuity of a pedestrian movement experience (such as open parking lots, parking structures, blank walls with no access) should be avoided. A building's design should also accommodate the pedestrian through the use of amenities, such as seating walls, planters, display windows, shade structures, and public art.



BUILDING ARCHITECTURE SHOULD SUPPORT PEDESTRIAN INTEREST.

10. **Variety of Buildings**

Projects containing many buildings generally should provide variety in building size and massing. A transition from low buildings on street frontages to larger and taller structures on the interior of the properties is generally encouraged. All buildings on the same site should have strong architectural and spatial relationships.

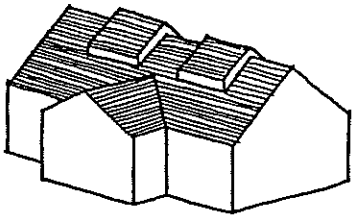


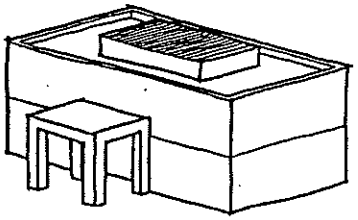
11. **Franchise Buildings**

Building design should strive to represent the character and image of La Mesa through the use of appropriate design elements. *Trademark* type of buildings may be discouraged if they are not consistent with other design principles established in these guidelines.

12. **Exposed Rooftops**

Due to the topography of La Mesa, exposed roofs are a significant factor in establishing a building's appearance and character. Design should assure that color and texture of roofing materials complement those used for walls and other elements. Exposed rooftops should be treated as building elevations. Such rooftops should be free of mechanical equipment *clutter* in situations where it may be visible from surrounding buildings or streets. Rooftop mechanical equipment is not prohibited, but its design and screening should incorporate the building's materials and design, and shall not present a *tacked-on* appearance.





RESIDENTIAL AND COMMERCIAL ROOFTOP TREATMENT OF MECHANICAL UNITS SHOULD FIT WITH THE BUILDING ARCHITECTURE.

13. **Entries**

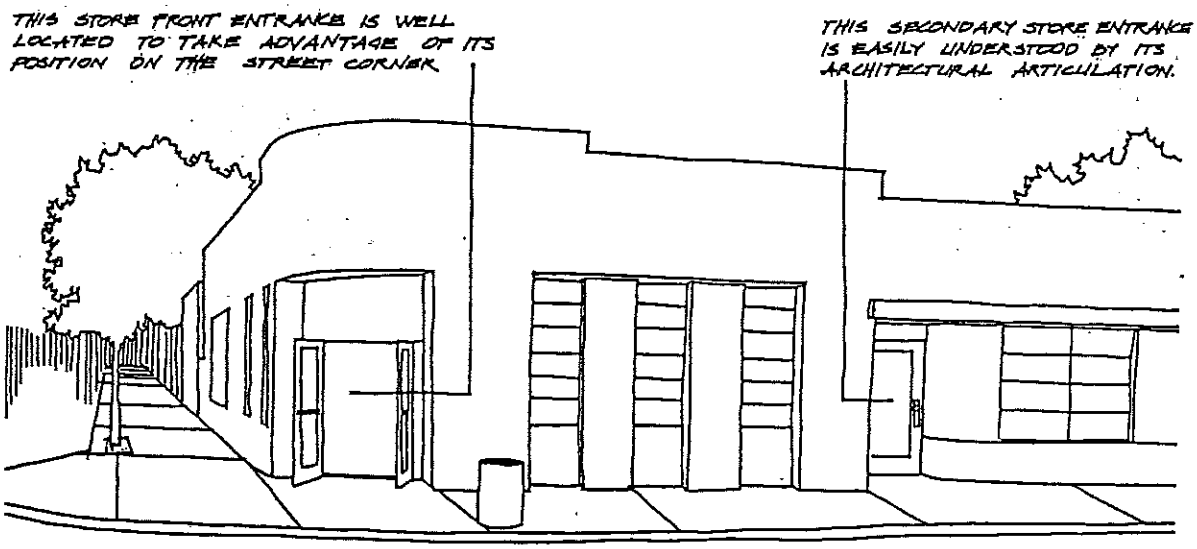
Building entries should be protected from the elements and should create a focus or *sense of entry* for the structure. Wall recesses, roof overhangs, canopies, arches, signs, and similar architectural features should be integral elements of the building design calling attention to the importance of the entry.

14. **Residential Complex Design**

Residential complexes, such as apartments or condominiums, are located throughout the City and by means of the project size and density of units, provide an important component in La Mesa's character. In multiple-family residential developments, individual dwelling units generally should be architecturally expressed. Such legibility may not only help reduce the apparent scale of the building, but will also increase the feeling of individual identity for project residents.

15. **Replica Buildings**

New buildings that are built to look like old buildings of a certain period are called replica buildings. This type of construction is most often used in a purely historical setting or in recreational settings where it is important to duplicate the actual appearance of a district or single project site. Unless constructed very carefully, and employing authentic materials and craftsmanship, these structures will usually appear inappropriate.



EXTERIOR FINISH AND DETAILS

1. Treatment

Exterior treatment should be restrained, not harsh or excessive, and should be selected for durability, quality, weathering characteristics and ease of maintenance as well as for initial beauty.

2. Materials

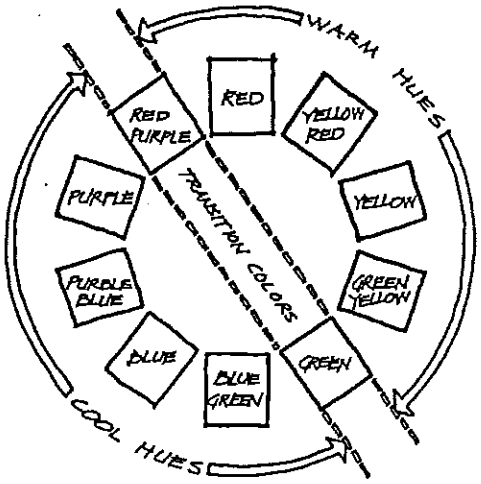
Materials should be used honestly. Products which attempt to simulate other materials, such as wood or masonry, are generally not acceptable.

3. Material Range

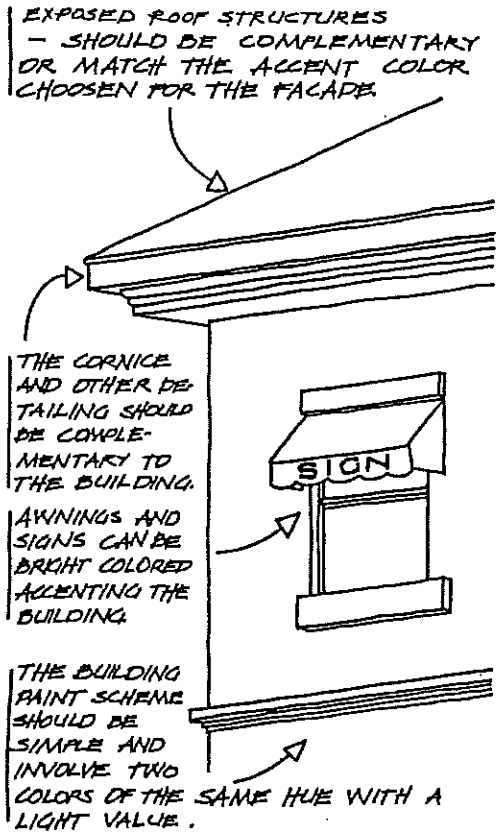
The range of building materials may be quite broad, however, traditionally, *natural* materials (such as wood, stone or brick), are prevalent and contribute to the character of La Mesa. Generally, extensive use of *applied materials*, such as formed metal or synthetic imitations like artificial stone, should be avoided where use of such material is foreign to the nature of the imitated material or building design. Prefabricated metal buildings are not prohibited, however, care must be taken to allow the design to reflect the inherent quality of the material. (See also the section in Visually Sensitive Areas for manufacturing/industrial uses.)

4. Color

When working with colors it is good to have a fundamental understanding of color theory and its' principles of application. Color is composed of three dimensions - hue, value, and chroma (similar to building form - length, width, and depth) which have different effects. The hue is the name of the color, such as blue, red, or green. Value refers to the relative lightness or darkness of the hue such as a weak-value red (light red). Chroma, which refers to the strength or purity of a hue, can be either strong or weak. A strong- chroma red would be very bright and pure, while a weak-chroma is dull and grayish. All three of these dimensions coexist together to form the range of colors. The application of color to a building should follow the generally accepted principles that are listed below:



THIS COLOR WHEEL SHOWS THE RELATIONSHIPS OF THE 5 PRINCIPLE HUES AND THE 5 VISUALLY OPPOSING SECONDARY HUES AS DETERMINED BY THE MUNSELL COLOR SYSTEM.



a. **Appropriateness**

Building color(s) should be compatible and blend with the existing colors of the surrounding neighborhood and community, and strengthen the existing character, not detract or compete for attention. The use of earthtones (weakening of the hue with grey or brown) for the building base color is recommended.

b. **Application**

The most successful compositions are based on the use of a few hues with accent colors or neutrals (white, gray, and black) providing visual interest and contrast. One or possibly two hues maybe chosen as a base color for the majority of the building. Base colors should be complementary and subtle, and have a weak-chroma with a light value: they should not act as an accent (harsh or garish) or as *advertising* for the building or site. Accent colors should be used carefully and be complementary to the base color or a variation of its hue, either weaker or stronger. Too much of too many kinds of contrast results in a quality of busyness which will detract from the concept of the color composition.

c. **Materials and Color**

The color of materials should reflect traditional styles and application techniques that relate to the material's architectural heritage. The use of different base or accent colors should relate to their transition in building materials or the differentiation of building surface planes. Colors should generally not meet or change without some physical change or definition to a surface plane.

5. **Paving**

Paving not only can be used for identifying pedestrian and vehicular movement but also to give a project scale, texture, and color. Paving should complement the architecture and landscaping. It can give direction, define areas (e.g., symbolic barriers) and provide accents. The choice and selection of paving

type can enhance and reinforce a project's design if care is used. The correct choice of paving type depends upon the needs and function of the proposed project. Long term maintenance and durability should be a prime consideration in the selection process.

6. **Architectural Details**

The proper use of traditional architectural elements is encouraged for most buildings. The use of architectural details should be done in a manner that fits the architectural theme of the building and neighborhood image. Their use and integration into the design theme can help produce an attractive and well scaled project which is memorable, rather than just functional.

7. **Site Utilities**

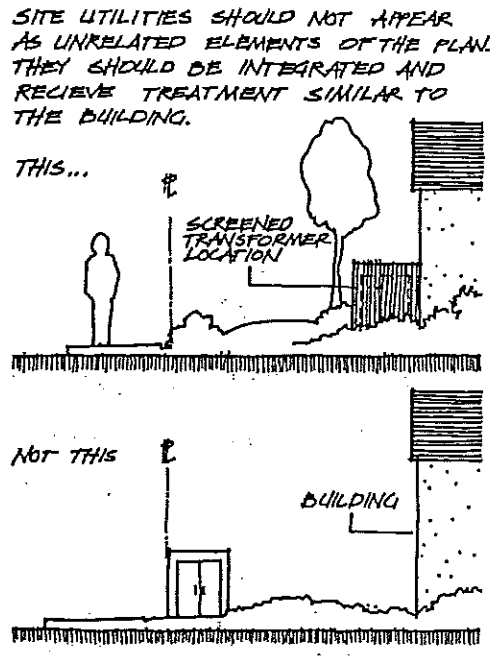
Utility connections should be coordinated with architectural elements of the site to avoid being a visual nuisance. Overhead utilities will be undergrounded in most cases. Early contact with the electric company is encouraged so that pad-mounted transformers can be properly integrated into the site plan.

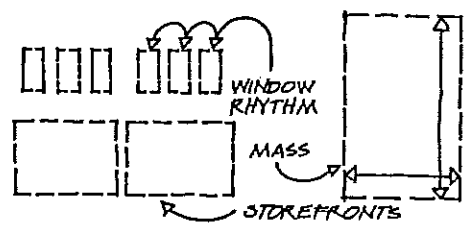
8. **Windows and Doors**

The variety, scale, and rhythm provided by window, door, and other openings should be used to improve building character and variety, especially for large, otherwise flat and uninterrupted expanses of exterior building surfaces. Recessed openings help to provide contrast through varying patterns of shade, depth and texture which engage the eye and make a building interesting.

9. **Parapets**

Parapet walls should be treated as an integral part of the building design. Such walls should not appear as unrelated visual elements. Unnecessary height and bulk should be avoided. Where mansard roofs are incorporated into the parapet design, views from above the building onto the flat roof area must be considered as well.





SIGNS

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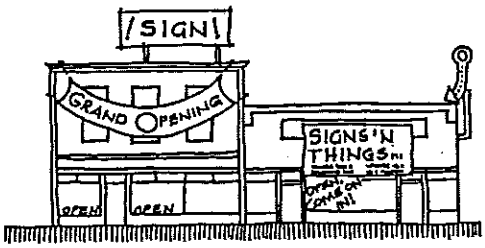

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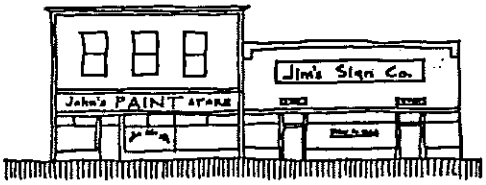


SIGNS SHOULD BE PLANNED TO FIT WITH A BUILDINGS ARCHITECTURE. WELL PLANNED SIGNS WILL ENHANCE AND REINFORCE THE COMMUNITY CHARACTER AND IMAGE. SIGNS THAT ARE APPROPRIATELY PLACED AND EASY TO READ WILL PROMOTE BUSINESS.

1. Concept

Signs and related graphics should be integral to overall building and site design. Sign concepts should be considered during the design of buildings, so that signs and graphics are architecturally incorporated into those buildings. Size, heights, location, and material should strongly relate to building design. Permanent signs should serve to identify a business, they are an index for the streetscape, and not primarily intended to advertise specific products.

2. Sign Programs

Sign programs should be prepared for multiple occupancy buildings. Programs for uses such as shopping centers, and office complexes ensure equity, promote design compatibility, and facilitate sign permit processing. Complete sign programs for entire buildings or building complexes should be included with design approval of, or signing requests for, any portion(s) of multiple-occupancy buildings.

3. Design

Signage should be simple and easy to read. Sign design should be in scale with the visual relationships of the buildings, landscaping, and the surroundings.

4. Color

Sign colors shall relate to the buildings architecture and surroundings. Excessive brightness and overly brilliant colors should be avoided.

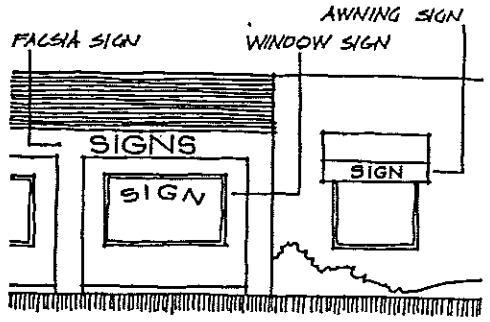
5. Sign Location

Signs that are permanently attached to the building facade are encouraged. Freestanding signs should be considered only in the following special instances:

a. *For the identification of a building group, commercial or otherwise, such as a shopping center, professional office group, or community center, in instances where more than one use is to be identified by a single sign.*

b. *When attached signing would be ineffective due to:*
   - *location of building on the site,*
   - *design of the building,*
   - *location of other buildings or structures on or adjacent to the site,*
   - *topography or other natural existing features,*
   - *or when advance notice of the use is necessary because of the traffic speed of the fronting street, such as at a freeway interchange and signing cannot be provided on the building.*

c. *Signs shall always make a definite architectural contribution and functions as an integral part of the building design.*



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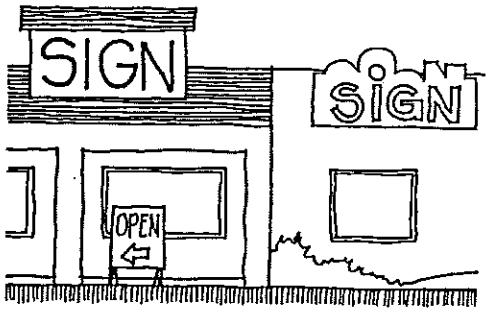


6. **Sign Style**

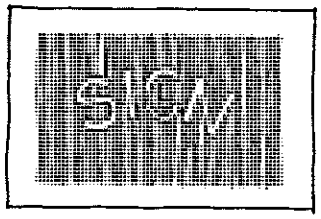
Sign style should be simple and easy to read, with text kept to a minimum. Use of individual letters for signs may be encouraged or even required over *cabinet signs* in some cases. Where cabinet signs are utilized, such cabinet must be an integral design element of the building and/or structure.

BRIGHT EXTERIOR LIGHT SILHOUETTES SIGN AGAINST DARKER SHOP INTERIOR.

7. **Illumination**

Lighting for signs should be compatible with the design of the signs and the project. Signs may have interior or exterior illumination. If direct lighting is used, such as spotlighting, it must be arranged so the light source is shielded from view. Internal illumination of *cabinet signs* should use low intensity lamps. Glare onto adjacent properties, especially residential uses, is not appropriate.

DAY



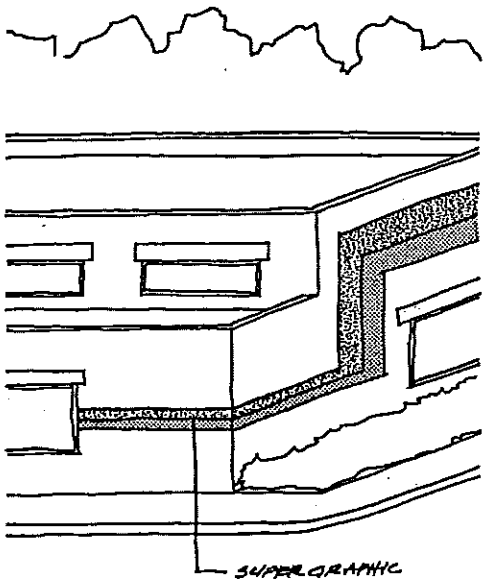
PAINTED WINDOW SIGNS CAN BE BOTH AN EFFECTIVE AND ATTRACTIVE ALTERNATIVE TO WALL OR BOX SIGNS AND ARE VISIBLE DURING BOTH DAY AND NIGHT.

8. **Supergraphics**

Supergraphics are superficially applied coatings or finishes involving a design pattern or icon, using one or more colors applied to an exterior building surface. Supergraphics will be considered by the Design Review Board. Supergraphics may incorporate a variety of visual techniques including murals, should enhance the architecture of the building (not including *signs*). To be so considered, any such graphic must:

NIGHT

SHOPS LIGHTED DISPLAY AREA SILHOUETTES THE PAINTED SIGN AGAINST THE DARKER EXTERIOR.



(a) Enhance and be compatible with other design elements of the structure (size, shape, colors, details, textures, openings, etc.).

(b) Take into account the entire building, not just one exterior face.

(c) Take into account the appropriateness of the design within the context of the immediate surroundings.

(d) Comply with the provisions of the Sign Ordinance.

9. Pedestrians

Signs for pedestrians should be provided where necessary for orientation, safety, and availability of services or public facilities.

RENOVATION/ADAPTIVE REUSE

1. Historical Structures

The Design Review Board is especially concerned with preserving La Mesa's heritage. The concern is broad, encompassing all structures, including recent ones, that contribute to the City's character. Its concern is not limited to just prominent buildings and places associated with particular historic events and persons. A developer must be sensitive to the history of not only the project site, but also that of the neighborhood around the site. On sites listed in the Inventory of Historic Resources, every effort should be made to preserve or enhance the architectural or historic significance of the site in accordance with the City's Historic Preservation Ordinance.

2. Rehabilitation

The restoration or rehabilitation of older buildings can provide a positive attribute to the community image, recalling the historic significance of the past, and inspiring quality and creativity on the part of designers.
Rehabilitation can be one of the most economical forms of property improvement. When an existing building is to be rehabilitated, care should be taken to do the work in such a way as to respect the original design integrity of the building. To *modernize* an old structure may destroy some of its inherent esthetic value. Original materials should either be restored, or replaced with similar materials. The design of a proposed addition should follow the general scale, proportion, massing, and detailing of the original building. The addition should blend with the existing structure, not contrast.

C. Public Area Improvements

The concept of public area improvements contains a broad range of applicable elements ranging from benches on a downtown street to the location and orientation of a new government building. These guidelines are applicable to a wide range of people and groups, from the private landowner making improvements within the right-of-way to the City of La Mesa, and other local, regional, state, and federal agencies that are developing or altering public lands within the City. Due to the large area encompassed by public lands, the City and community are especially sensitive and have a vested interest in the improvement of these areas as they relate to the amenity, appearance, and vitality of the City. Providing for public area improvements will require the coordination and positive support of both the public sector and private developers if they are to be successful. The provision of public improvements in accordance with the following guidelines will create a pleasing visual environment, improve the business climate, and aid the entire community by an increase in both property and sales tax revenue. The following major topics are addressed:

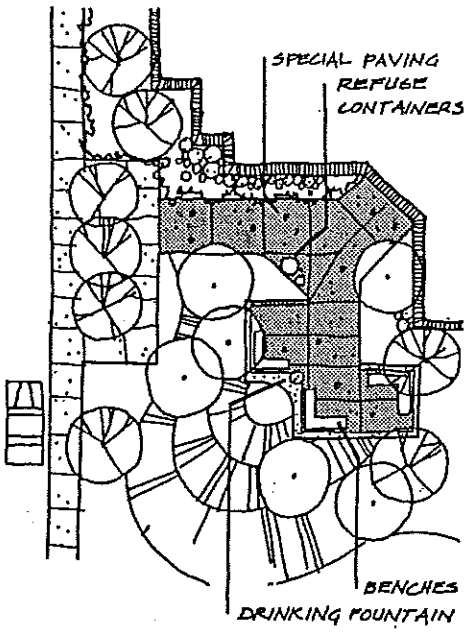
- **Streetscape**
- **Public Buildings and Facilities**

STREETSCAPE

1. General

The streetscape is the character derived from the various elements positioned within the public right-of-way. The elements can be thought of as either furniture (benches, trash receptacles, bicycle racks) or hardware (lighting, paving, signs), and together, they help give the street its scale, form, organization, and vitality. Elements of the streetscape are as important as the buildings that vertically define the street area, and the City requires the consideration of these elements in all applicable projects.

A COORDINATED SYSTEM OF STREET FURNISHINGS SHOULD ACCOMPANY MOST PROJECTS WITHIN THE CITY'S CIRCULATION COORIDORS.

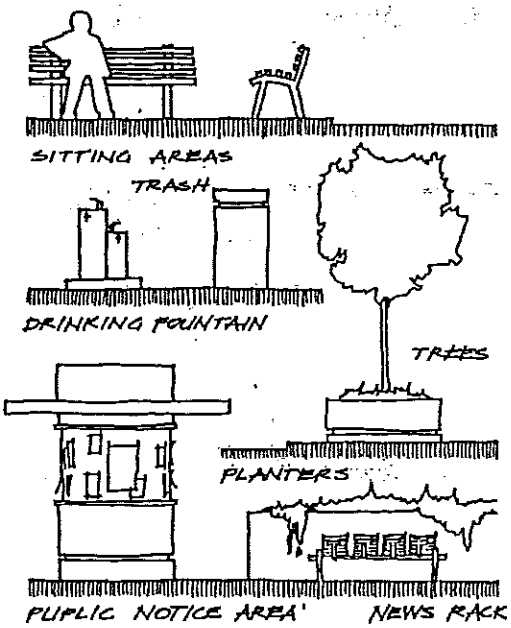


2. Street Furniture

Street furniture is the element in an outdoor space that helps define public use and function for the street beyond its traffic function, and adds to the image for that space. This furniture includes the small-scaled elements that we constantly see and use, such as drinking fountains, planters, benches, trash containers, and a variety of other elements. Larger scale elements, such as bus stop structures, trellis features, fountains and such, also act as street furniture in urban areas. The design selection and placement of street furniture should add to the overall continuity of outdoor spaces.

Since street furniture is located in public and semi-public areas, there should be a coordinated selection of street furniture to bring about a sense of a unified design approach through an area.

STREET FURNITURE



3. Street Furniture Style

A specific style of street furniture should be selected for areas in which a special design orientation exists. The downtown area, for instance, should have a more traditional style of street furniture, while a newer office development or manufacturing/industrial area may have a more contemporary style.

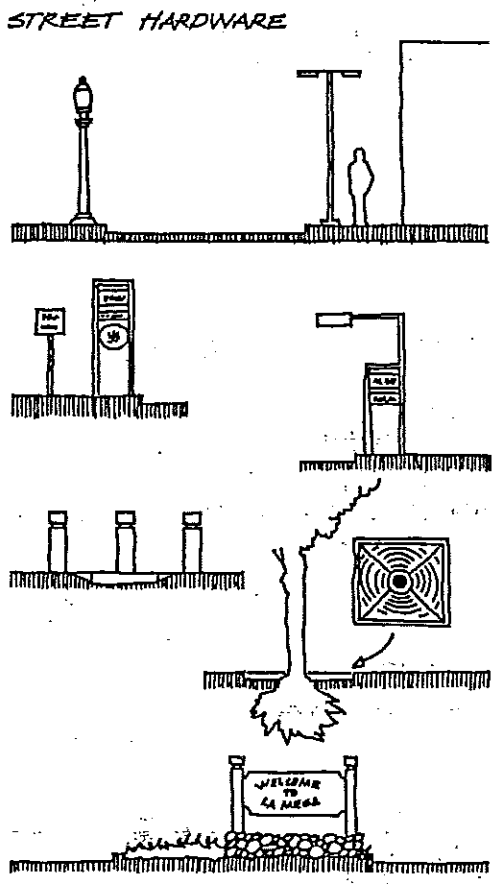
4. Street Furniture Design

The colors and materials of street furniture and hardware should relate to the main buildings but should be vandal resistant, durable, repairable, and complementary in terms of colors, materials, and textures.

5. **Street Furniture Elements**

Inclusion of street furniture items with a development shall be coordinated with the City. The following elements comprise, but are not limited to, the items that can be considered as street furniture:

- benches
- bicycle racks
- bollards
- clocks
- drinking fountain
- fountains
- newsracks
- pedestrian lighting
- planters
- refuse receptacles
- rest enclosures
- seating areas
- signs
- street trees & landscaping



6. **Street Hardware Elements**

The inclusion of street hardware items within a development shall be coordinated with the City and follow a unified design concept. The following elements comprise, but are not limited to, the items that are considered street hardware:

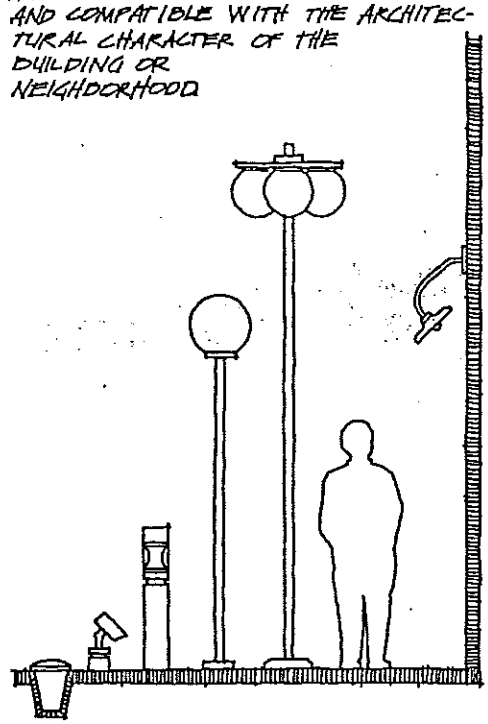
- fire hydrants
- lighting standards
- parking meters
- paving types
- public restrooms
- signals and traffic signs
- street signs
- tree grates

7. **Street Lighting Design**

There should be a differentiation of lighting patterns to accent pedestrian and vehicular circulation within the City. Lighting should be designed to create pools of light rather than a harsh overall ambient wash. This will provide a nighttime continuity to the street. An overall wash of the street results in a dull and featureless streetscape with no distinction between pedestrian and auto uses.

Widely spaced lighting standards can produce a condition of intensely lighted areas separated by relatively dark and uninviting portions of the walkway. Without encouraging excessive night lighting, security and public safety is a prime concern in selection and distribution of lighting type.

LIGHTING FIXTURES SHOULD HAVE PEDESTRIAN SCALE. CHOICE OF LIGHTING STYLE AND SIZE SHOULD BE APPROPRIATE FOR ITS' INTENDED USE AND COMPATIBLE WITH THE ARCHITECTURAL CHARACTER OF THE BUILDING OR NEIGHBORHOOD



8. **Lighting Intensity**

Avoid conflicts and overlapping of equal light intensities from different sources which tend to wash out all of the shadows and lighted features.

9. **Accent Lighting**

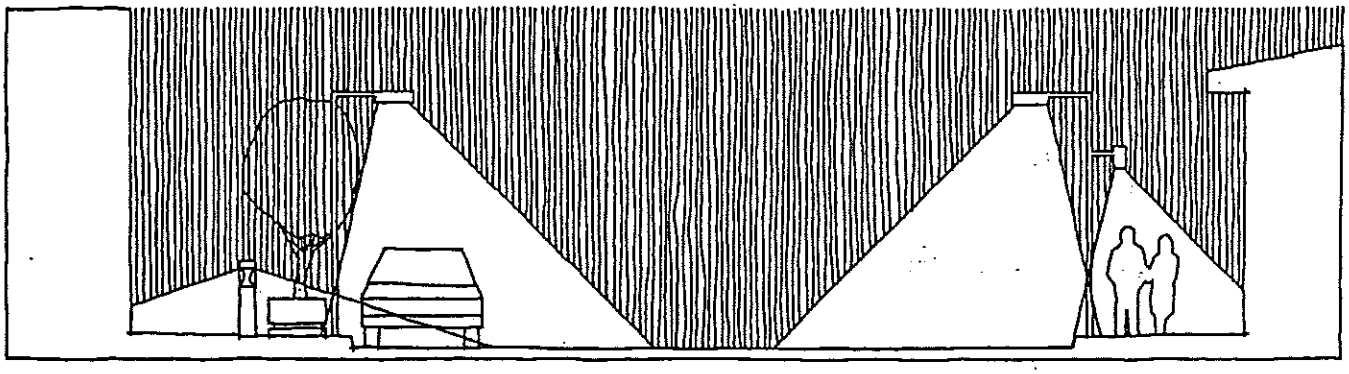
Emphasize lighting at intersections for vehicles and pedestrian crosswalks. The volume of the illumination and the lighting standard should have a functional as well as a design relationship to the area being lighted. (See also, Safety Section).

10. **Landscaped Medians**

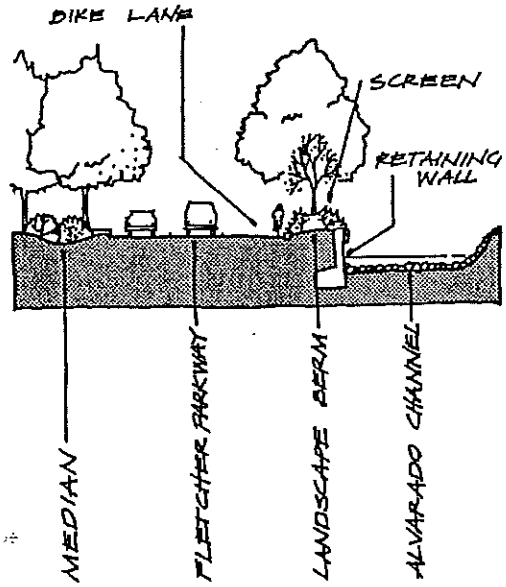
Where appropriate landscaped medians should be employed to define and give visual relief to the major thoroughfares. The inclusion of vegetation within the right-of-way is denoted as a positive way to reinforce the image of La Mesa. Where landscaping is not possible, textured or decorative paving surfaces should be incorporated into the design of the improvements.

INNOVATIVE AND NEW APPLICATIONS OF LIGHTING ARE ENCOURAGED. THE VISUAL QUALITY OF NIGHT LIGHTING CAN ENHANCE BOTH THE BUILDING AND LANDSCAPING WHILE PROVIDING DRAMATIC EFFECTS AND EMPHASIS.

THERE SHOULD BE A DIFFERENTIATION OF LIGHTING PATTERNS TO ACCENT PEDESTRIAN AND VEHICULAR MOVEMENTS ALONG STREETS. A DISTINCTIVE PATTERN OF LIGHTING "POOLS" ALONG THE ENTIRE LENGTH OF THE STREET CAN CREATE A MORE INTERESTING AND INVITING EVENING ENVIRONMENT BY PROVIDING NIGHT-TIME CONTINUITY TO THE STREET.



PUBLIC BUILDINGS AND FACILITIES



1. Public Buildings

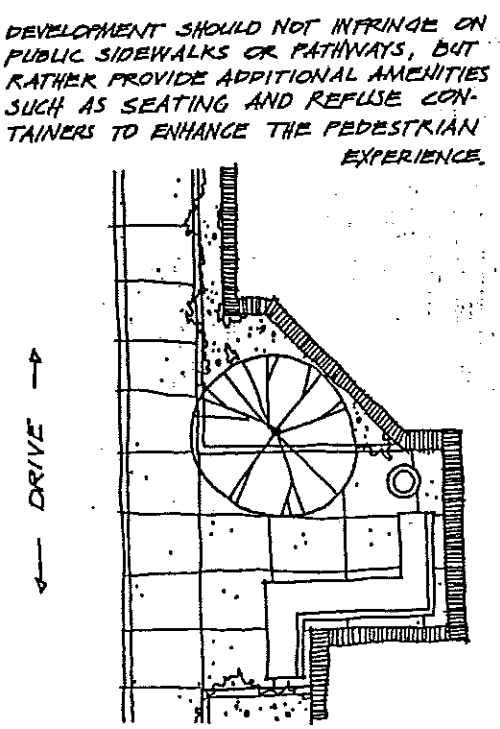
The development of public areas with buildings and other structures is an area of concern by the City. The prior guidelines on site plan, and structure and architectural design, are fully applicable to public facilities as well. Public buildings should set an example for the private developers in terms of design excellence and conveying the image of La Mesa.

2. Public Facilities

The development of public areas with various public facilities ranging from bridges to transit facilities to parks are important major elements within the City's fabric and, when well designed, can significantly contribute to the community image. These guidelines along with the other guidelines in this document address the special concerns that arise in the development of facilities by public agencies within the City.

3. Project Elements

The development of new or the redevelopment of old public facilities, such as schools, transit facilities, parks, utility and service yards, and the freeway network should follow the guidelines of this manual in producing a project that is well designed and *fits* in the community. Attention should be given to appropriate architectural style, proper site and building orientation, pedestrian access and amenities, landscaping and buffering, and especially, proper site selection.



4. Site Selection

The City encourages mutual site selection and project coordination by all public agencies with the appropriate level of review by the City to ensure that development of public lands is in the City's best interest for use by the citizens and visitors of the community. This guideline is especially applicable to large projects that require long term master plans and which are subject to phased development.

D. Maintenance Guidelines

Maintenance and upkeep are required for all development within the City and areas that compose the La Mesa image. Good looks and efficient operation won't last without regular maintenance. Proper structural and landscaping maintenance is an implied, if not expressly stated condition for DRB approval. Each item should be properly followed in providing appropriate and adequate care that will result in increased property value and a good City image.

1. **Site Maintenance**

   To simplify upkeep, protection against the elements, neglect, accidental damage and abuse should be incorporated into a project's design. Configuration in the parking, screening, and building layout that tend to catch dirt and trash should be avoided. Ease of maintenance and durability should also be considered in selecting forms, fixtures, materials and finishes.

2. **Landscaping**

   In most cases parkway planting areas or other landscaping adjacent to a site yet within the public right-of-way must be maintained by the adjacent property owner in order to add to the esthetic enhancement of the private property and the overall attractiveness of the streetscape.

3. **Landscape Materials**

   Landscape materials, other than planting, which have deteriorated or have been damaged or defaced, must be properly repaired or replaced.

4. **Landscape Health**

   Plant materials which have deteriorated or died shall be replaced with healthy plantings, or the area should be redesigned and replanted with other landscape treatments to provide an attractive and equivalent appearance.

5. **Landscape Maintenance**

   Plantings must be kept watered, fed, cultivated, and pruned as required to give a healthy and well groomed appearance during all seasons. Planting areas should be periodically weeded, cleaned, and

surface protection such as bark chips should be replaced as needed. Lawns must be mowed on a regular basis, including trimming around posts and along lawn edges.

6. **Irrigation Systems**

   Irrigation systems must be adjusted and maintained to minimize water use and over spray onto paved and building surfaces.

7. **Parking Areas**

   Parking areas should be kept in good repair, properly marked, and clear of litter and debris.

8. **Undeveloped Property**

   Vacant or undeveloped property shall be kept free of refuse and debris, and shall have the weeds and grasses cut periodically during the growing season.

9. **Refuse**

   Refuse loading and service areas must be kept neat and clean. Maintenance equipment must be properly stored after use and gates to refuse enclosures kept closed.

10. **Building Maintenance**

    Buildings and appurtenances, including signs and windows, should be cleaned, painted, or repaired as required to present a neat appearance.

11. **Building Damage**

    Deteriorated, worn, or damaged portions of buildings must be rebuilt or replaced.

12. **Lighting**

    Building and sign illuminating elements must be replaced as required to maintain the effect for which designed.

13. **Public Improvement**

    Sidewalks, curbs and gutters, roadside berms, and other improvements in the public right-of-way shall be repaired and maintained as necessary.

14. **Refuse Containers**

Refuse containers of an esthetically satisfactory design and color should be placed in locations which will encourage their use - to avoid littering of waste materials.

15. **Streetscape Hardware**

Street hardware shall be erected and secured properly, and shall be cleaned or painted regularly to present an orderly appearance. Signs shall be treated similarly.

GLOSSARY

GLOSSARY

Definitions included in this section are of those words or terms used in the Urban Design Program, and which are not in common usage or the meaning of which differs from the usual definition or could be misconstrued:

AESTHETIC:
A sense of perception pertaining to art, or beauty: attractive, appealing, refined.

APPEARANCE:
The outward qualitative aspect visible to the public.

APPURTENANCES:
The visible, functional objects accessory to and part of buildings.

ARCADE:
A covered passageway, usually adjacent to a structure, with at least one wall composed of arches and their supporting columns.

ARCHITECTURAL CHARACTER:
The composite or aggregate of the characteristics of structure, form, materials, and function of a building, group of buildings, or other architectural composition.

ARCHITECTURAL CONCEPT:
The basic, functional aesthetic idea of a building, or group of buildings or structures, including the site and landscape development, which produces the architectural character.

ARCHITECTURAL FEATURE:
A prominent or significant part or element of a building, structure, or site.

ARCHITECTURAL STYLE:
The characteristic form, design and details of a building or its construction, as with buildings of a particular historic period.

ARTICULATE:
To give character, interest, or define as a systematic whole, a building, site plan or architectural statement through the emphasis of specific elements, segments or features of a project.

BELTCOURSE:
A narrow horizontal band projecting form the exterior walls of a building, usually defining the interior floor levels or separation of the building's facade elements (e.g., base, body, cap).

BERM:
A raised, rounded form of earth to provide screening or to improve the function or character of a landscaping area.

BULK:
The dimension and volume an object possesses in relation to its surroundings.

CANOPY:
A projecting structure usually located between the first and second floor of a structure and supported by columns or posts.

CANTILEVER:
A projecting beam or part of a structure supported only at one end.

CHARACTER:
The nature or "personality" of a building or area.

CLERESTORY:
Windows or openings along the upper portion of a building's exterior elevation located above a roof or canopy.

CONCEPT:
An idea, notion, or,plan: an abstract or generic idea generalized from particular instances.

CONTEXT:
The interrelated conditions or surroundings in which the project occurs.

CORNICE:
A decorative molded projection running horizontally at the top of a wall.

DEFINE:
To make clear: to give meaning to: to mark off or delineate the boundaries of a space or building, or a portion of a space or building.

DESIGN:
The process of creating: giving shape to some idea. The product or character of the creative process.

DESIGN PRINCIPLES:
Accepted principles and criteria of validity in the solution of the problem of design.

ELEMENT:
A piece, section, or part of something larger: an aspect of a theme, design, or concept: a device used to create an image - as in the various elements that comprise the Community Image section of this document.

ENVELOPE:
The shape or space that would occur when planes are placed tangent to building surfaces.

FACADE:
The exterior surface of a building.

FACIA:
A plain horizontal face board or panel beneath the eaves, or along the front of a building.

FALSE FRONT:
The vertical extension of a building facade above the roof line to add visual height.

FENESTRATION:
The arrangement, proportioning, and design of windows, doors, and other openings in a building.

GABLE:
The triangular part of an exterior wall, created by the angle of a pitched roof with two sides.

HARDSCAPE:
The portion of the environment that is characterized by solid or hard materials and structures (i.e. steps, walks, plazas, etc.).

HARMONY:
A quality which produces an esthetically pleasing whole as in an arrangement of varied architectural and landscape elements: agreement between different parts of a composition.

LINTEL:
The horizontal structural support above a door or window which supports the wall above the facade opening.

MARQUEE:
A large permanent canopy structure usually constructed of metal and internally illuminated with changeable copy signs located over the entrance to hotels and theaters.

MASS:
The dimension and volume a structure possesses as a singular unit in relation to its surroundings.

MOTIF:
A repeated dominant architectural theme or pattern which gives character to a design or composition.

ORDINANCE:
A municipal regulation or law governing an aspect of a building or place.

PARAPET:
A low wall or railing constructed to protect the edge of a platform roof or bridge.

PARKWAY:
A strip of planted area between street and sidewalk.

PERGOLA:
A trellis held up by arches or columns.

PLAZA:
An open space which occurs along a circulation route, often created by widening that route: a meeting or gathering place.

PORTICO:
An entrance porch.

PROJECT:
The whole of an action or proposal, which has a potential for resulting in a physical change in the environment, directly or ultimately.

PROPORTION:
Relationship of parts of a building (height to width and depth), landscape, structures, or buildings to each other and to the whole - balance.

QUALITY:
Degree of excellence in a project.

REDEVELOPMENT:
To develop again: redesign: or rebuild. This may include various levels of restoration and reuse, or a change to a new use with new construction. This may also apply to projects or an area officially designated by the City to encourage new development and removal of blight, as in the Fletcher Parkway Redevelopment Project Area.

REHABILITATION:
Updating and repairing a structure to bring it into compliance with current standards, codes, zoning requirements, or other needs, while maintaining the original character and appearance.

RESTORATION:
To bring project back as close to its original state as possible, while repairing or refurbishing it.

RHYTHM:
The pattern of occurrence of related architectural or landscape elements.

SCALE:
Harmonious relationship of the size of parts to one another and to the human figure.

STREET HARDWARE:
Objects other than buildings, structures, and planting located in streets and public ways and outside of buildings. Examples are: lamp posts, utility poles, traffic lights, traffic signs, benches, litter containers, planting containers, letter boxes, fire hydrants.

STREETSCAPE:
The scene as may be observed along a public street or way composed of natural and man-made components, including buildings, paving, planting, street hardware, and miscellaneous structures.

STRING COURSE:
A continuous projecting horizontal band on a building facade usually made of moulding (wood or plaster) or masonry.

TEXTURE:
The manner in which particles or materials come together to create a surface that can be seen and felt.

THEME:
The aesthetic approach to a problem's solution: the prominent visual ideas (i.e. character) expressed in a building or area.

URBAN DESIGN:
A comprehensive design plan for a city combining physical, economic, social, and politic factors in its solution.

ZONE:
An area designated for a specific use(s), design theme, or development, an area recognized for a certain existing character, use, or atmosphere.

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DESIGN GUIDELINES FOR PROPERTIES IN THE MIXED-USE OVERLAY ZONE

Projects located in the Mixed-Use Overlay Zone (MU) are subject to Urban Design Review by the City's Design Review Board. The City's Urban Design Program report describes the City's Design Review Process and provides design guidelines. The following design guidelines include three sections. Section I of this document is the vision. Section II includes the design guidelines to be utilized by the City's Design Review Board in addition to the guidelines in the current Urban Design Program. Section III includes conceptual plans and massing studies for several specific sites. If a guideline is already part of the Urban Design Program, it is not repeated here.

SECTION I - OVERALL VISION

The City of La Mesa General Plan designates three older commercial corridors, El Cajon Boulevard, University Avenue, and La Mesa Boulevard, as "Mixed-Use Urban." In order to implement this General Plan designation, and to prepare zoning development standards and guidelines for the properties designated as Mixed-Use Urban, a vision for the corridors must be defined first.

Mixed Use means a mixture of both commercial and residential, combined to create a vital and attractive environment for residents, employees, and visitors along each corridor.

The boulevards are envisioned to be transformed by a mixture of uses including retail, office, residential, open space, and public uses connected to each other and to transit by a walkable environment along the street.

Today, El Cajon Boulevard, University Avenue, and La Mesa Boulevard are wide streets giving the adjacent private development an auto-oriented character. The City has undergrounded the utilities and added landscaped medians to corridors making the streets more attractive.

However, to create places for people to live, work and stroll along the boulevards, the overall environment will need to change at the edges of the street adjacent to private properties. These street edges, the pedestrian realm, will need to become walkable and lively places with more

street trees, wider sidewalk, fewer curb cuts, special bus shelters, street furniture, decorative pedestrian crossings, public gathering spaces, and visual interest at the ground floor of buildings.

Changing the character of the boulevard with new uses, a new pedestrian realm along the street and pedestrian improvements along the cross streets will enhance the quality of life in the neighborhoods adjoining the corridors.

Mixed use may be “horizontal mixed use” or “vertical mixed use.” “Horizontal mixed use” means that residential and commercial uses are adjacent to each other. “Vertical mixed use” means that residential and commercial uses are stacked over each other. Typically, residential uses are placed over ground-floor retail, office and/or restaurant uses. Not all projects along the corridor must be mixed use to achieve the goals of the plan. For example, a new residential-only project sensitively designed and located adjacent to an older existing commercial building may help to stimulate renovation and reuse. The commercial building could be adaptively reused as a restaurant with outdoor seating serving the new residents as well as existing nearby residents. Successful infill development keeps a sense of history of each boulevard and enriches the life of the community.

The following are features of the overall vision for the corridors:

- Attractive, walkable environments along the streets include:
  - Wider sidewalks with landscaping, street furniture and other amenities.
  - Buildings instead of parking lots along the street
  - Visual interest incorporated at the ground level including frequent windows, awnings, indentations, outdoor dining, etc.

- New uses that enhance the walkable environment such as:
  - Infill residential and new retail spaces that are less auto dependent
  - Limitations on uses that are incompatible with residential

- Two- to four-story townhouses / condominiums / apartments designed to be pedestrian friendly and compatible with adjacent neighborhoods

- Design considerations of privacy, noise, light, and traffic intrusion when adjacent to existing neighborhoods

- Incentives for consolidating parcels

- Flexibility in requirements to respond to varied site conditions

- Places for transit stops designed as part of new development

- High-quality design with appropriate detail and articulation

Where appropriate, create a sense of history along each corridor by incorporating existing buildings and uses in a project.

SECTION II - DESIGN GUIDELINES

The following are design guidelines to be utilized by the City's Design Review Board in addition to the guidelines in the Urban Design Program.

A. Pedestrian Orientation Along Street Frontage / Setbacks

The pedestrian realm should include the following:

1. 36-inch box street trees should be planted approximately 30 to 35 feet apart in a 5-foot street furnishing area adjacent to the curb in the public right-of-way, if underground utilities permit. If the City's Department of Public Works determines that below grade utilities limit street trees at the curb, trees in planters with irrigation should be located at the curb or additional width may be added to the pedestrian realm to allow street trees to be planted between the sidewalk area and the adjacent building.

2. Street trees along El Cajon Boulevard, University Avenue and La Mesa Boulevard should be planted in tree wells with metal or concrete grates or that are landscaped, as approved by the City.

3. Street trees and ground cover may be planted in the 5-foot wide landscaped parkway adjacent to the curb along La Mesa Boulevard.

4. A concrete sidewalk should be provided with a clear pedestrian passage at least 5 feet wide, free of encroachment by landscape features, street furniture, or similar obstructions.

5. Appropriate pedestrian amenities should be provided such as outdoor seating, bus waiting areas, trash receptacles, public art, and plants in pots.

6. Plant materials specified for the pedestrian realm and the public open space areas are subject to City approval.

7. Residential on the ground-floor fronting the pedestrian realm should be located a minimum of 2 feet and a maximum of 3 feet above the sidewalk level or provide some other similar solution to provide privacy.

8. At least 50 percent of the ground floor façade of a commercial building should be devoted to transparent windows and/or doors.

9. For projects located at intersections, the design treatment provided for the pedestrian realm should be continued around the corner and an appropriate transition to between the project improvements and the adjacent public and private improvements should be provided.

B. Ground-Floor Use and Design

1. Although ground-floor retail, restaurant and other pedestrian-friendly neighborhood serving uses are preferable along the pedestrian realm, residential is permitted on the ground floor with the following guidelines:

   a. Residential located on the ground floor facing the pedestrian realm should be designed with articulated facades, including features such as awnings, elevated steps and entrances, recessed windows, doors and patios, windows treated for privacy and pedestrian interest, and drought-tolerant planting.

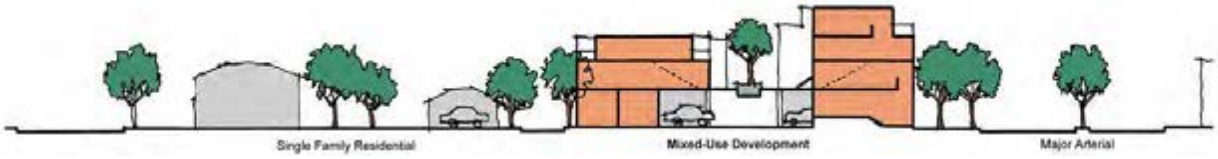
   b. The more public areas of the residential units, such as lobbies, exercise rooms, living rooms, or dining areas, should face the street while more private areas, such as bedrooms, should be located in the rear of the building or on upper floors.

2. New development located at signalized intersections of major streets should include pedestrian-oriented community-serving commercial uses.

3. For development on sites over 30,000 square feet, it is encouraged that at least 30 percent of the linear street frontage on a major arterial excluding driveways and pedestrian connections be designed to accommodate pedestrian-oriented neighborhood serving uses including retail, restaurant, office or other community serving uses. The minimum depth of these uses should be 25 feet.

C. Building Height

1. Building height should transition from the maximum building height to a lower height when directly adjacent to a single-family residential zone. However, when the adjacent single-family residential zone is at a much higher elevation than the mixed-use development, the building height may not need to transition to a lower height.

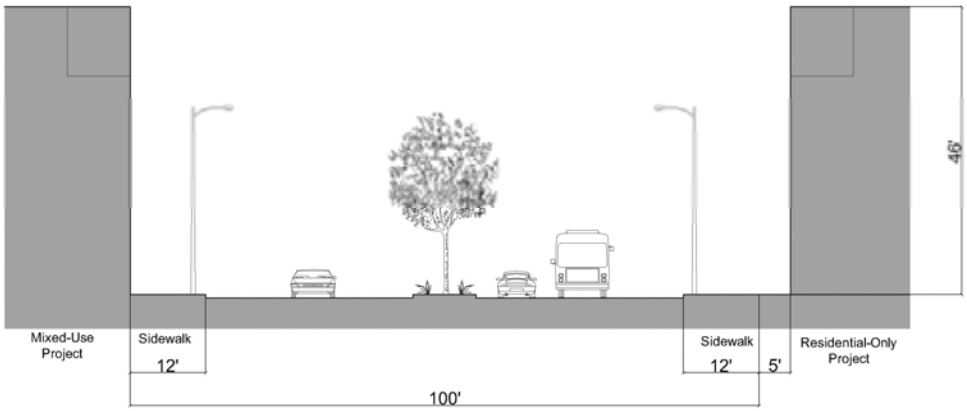


2. To accommodate the extra floor-to-floor ceiling heights of commercial uses, new mixed-use development with retail or restaurant uses on the ground floor may exceed the 46-foot building height limit up to 4 feet as long as the building does not exceed 4 stories, upon approval by the Planning Commission of a Special Permit, Section 24.02.050.

3. Heights greater than 46’ (up to 6 stories) may be considered under Section 24.02.050 – Special Permits for any mixed-use development that includes

underground parking, more public open space adjacent to the street than is required, and is sensitively designed to be compatible with adjoining properties.

4. Forty-six feet (46') is the maximum height limit. However, variations in building height and massing as well as articulated facades contribute to community image, provide human scale and improve the pedestrian experience along the mixed-use corridors.



D. Treatment Adjacent Single-Family Residential Zone

1. To provide privacy for adjacent single-family, windows in mixed-use projects directly facing single-family zones within 15 feet of the property line, should be designed either as translucent, louvered, offset from existing single-family windows, located at least five feet above the floor of each level or another solution achieving this intent.

2. Mixed-use projects should be designed to minimize motor vehicle circulation through local single-family neighborhood streets.

3. Guest parking areas should be located and designed to be convenient in order to minimize parking in residential neighborhoods.

4. Façades and garages that face existing single-family should be designed to be comparable with the setbacks and scale of the existing development.

E. Access

1. To minimize the number of curb cuts thereby making the streetscape more walkable and attractive for new mixed-use projects, consolidation of building sites should be encouraged to reduce the number of access drives from the major arterials. Shared driveway access between lots is permitted to further reduce driveways cuts from the arterials.

2. Vehicular access should be provided from the side streets, adjacent alleys, and parallel streets, if available and traffic calming techniques should be provided to minimize intrusion of traffic into adjacent neighborhoods. Where side streets, alleys, or parallel streets are not available, driveways access should be limited to no more than one 20-foot wide driveway per 200 feet of building frontage.

3. Improvements in the public right-of-way and pedestrian realm should be consistent with City plans for streetscape improvements such as median landscaping. Pedestrian crossings at arterials should include items such as curb extensions at intersections, decorative crosswalk paving, shortened turning radii for cars, complementary plant materials, pedestrian lighting and bus shelters. For details, refer to the Master Plan for University Avenue and Design Guidelines and Recommendations for the Revitalization of El Cajon Boulevard.

F. Parking

1. Parking should be conveniently located near non-residential uses but visibly minimized from arterial streets and public spaces.

2. Centralized parking decks/courts within the mixed-use development or below-grade parking should be provided for projects that include over 30 dwelling units per acre.

3. Parking access may be taken directly from an alley.

G. Open Space

1. Common recreational areas should be centrally located and preferably be designed as courtyards or outdoor rooms. Outdoor recreational furnishings, community amenities, public gathering places, trees, shrubs and trellises for shade should be provided, where appropriate.

2. On sites over 30,000 square feet, a usable open space or public gathering place accessible to the community such as a pocket park or an expanded waiting area adjacent to a bus stop may be provided.

H. Architectural Character and Massing

1. The form of mixed-use and "residential use only" buildings and architectural details should be designed to create visual interest at the street level using techniques such as staggering the frontage of the building, recessing doors and windows, providing varied display windows, providing awnings and canopies for weather protection and scale, and visually extending interior spaces outside through paving and glazing.

2. Building plans and facades should vary from building to building and from project to project to create interest along the street.

3. Materials and colors should be selected to unify the building appearance and fit into the pedestrian realm context.

4. Security features and equipment should be permitted if completely concealed and mounted inside of the structure.

I. Compatibility with Surrounding Development and Between Uses on the Site

1. The design of the structures should address privacy between residential units and other non-residential uses on the site and on adjacent properties.

2. The design of the structures should compliment the street pedestrian realm with plazas, pocket parks, public gathering spaces, street furniture and landscaping.

3. The design should provide visual and physical cues that demark the public space from the private space.

4. To integrate new buildings with the surrounding area, new buildings are encouraged to provide passageways through new buildings that allow for light and air to adjacent buildings.

J. Building Entries and Service Access

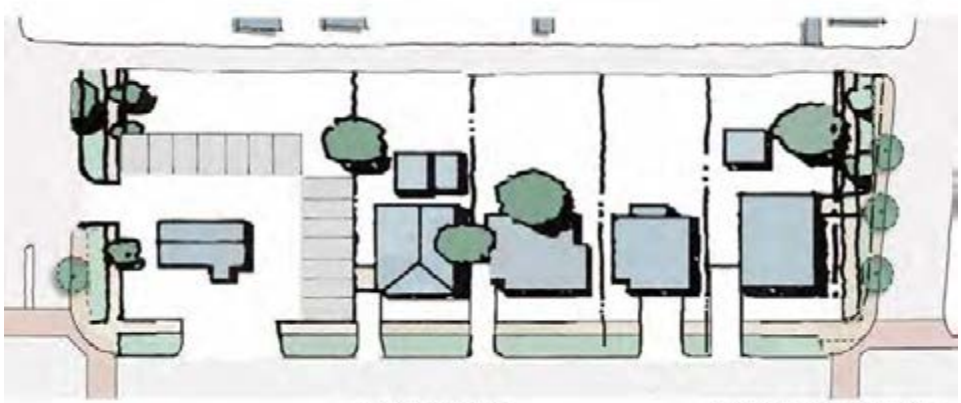
1. To promote active, pedestrian-friendly streets, each individual tenant or business establishment and residential lobbies should be oriented to and accessible from the major street frontage and directly from the public sidewalk.

2. Where possible, services area should be located at the rear of the building unless these areas can be concealed within the interior of the building design.

K. Consolidations

1. As many of the lots are smaller than 10,000 square feet, lot consolidation is encouraged along the corridors to leave more space along the pedestrian realm for streets trees, other pedestrian amenities and on-street parking, as well as providing more efficient private development sites.

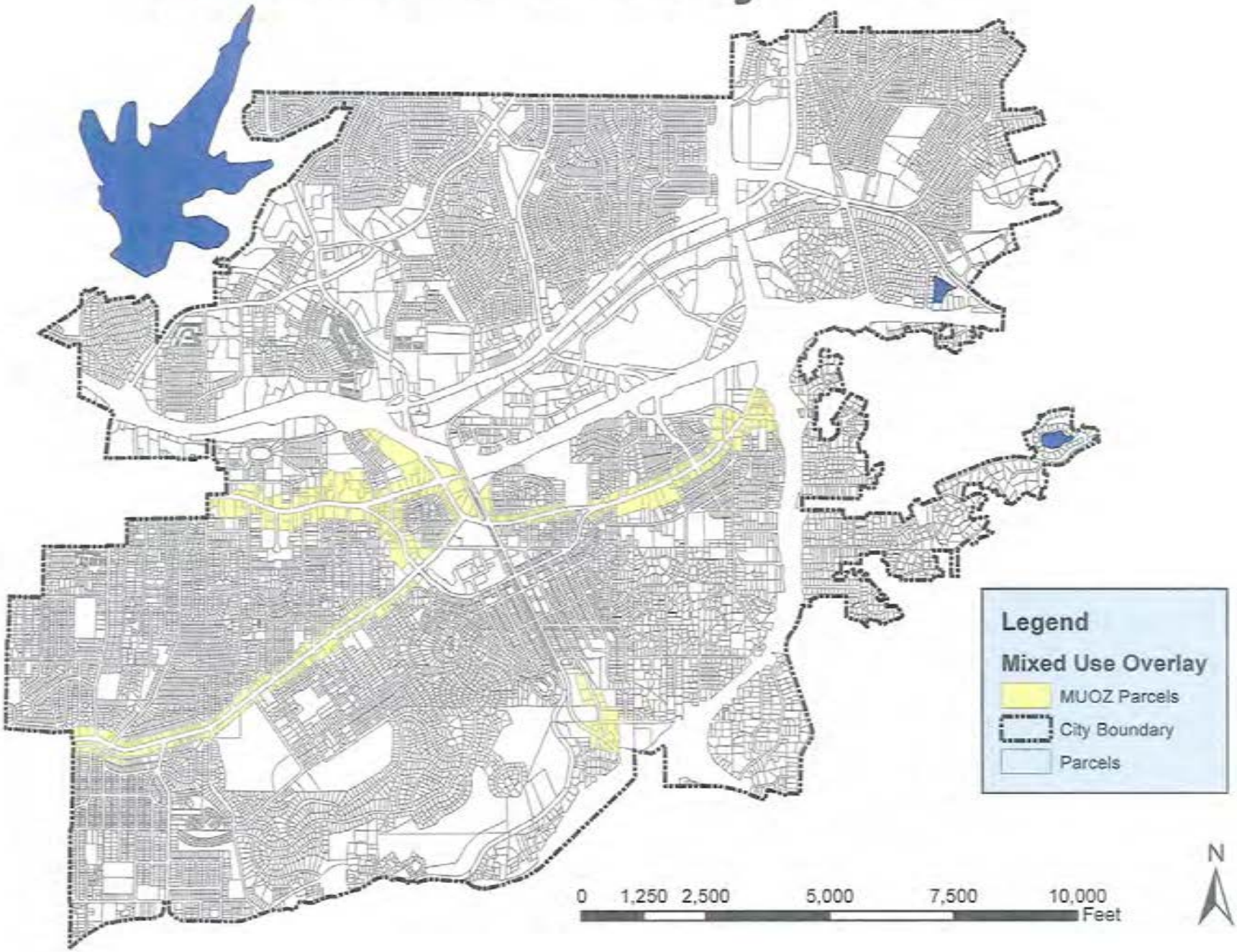
2. When consolidating lots, new development should respect the existing fabric of the community by reflecting historic development patterns through the use of building indentations, breaks in buildings for open space, changes in color, or other methods.



TYPICAL EXISTING BLOCK

CONSOLIDATION OF A TYPICAL BLOCK

Mixed Use Overlay Zone



CITY OF LA MESA
JEWEL of the HILLS

COMMUNITY DEVELOPMENT DEPARTMENT

CERTIFICATION OF
CITY TREE BOARD ACTION

FILE:	Tree Policy Manual (City of La Mesa)
MEETING DATE:	March 11, 2013
SUBJECT:	Consideration of a draft revision to the City of La Mesa Tree Policy Manual which impacts trees and other landscaping within the public right of way.
DETERMINATION:	After reviewing the draft Tree Policy Manual, the City Tree Board duly made a motion to recommend to the City Council approval of the draft document.

The vote on the motion was as follows:

AYES:	Chopyk, Humora, Wu, Hafey, and Hill.
NOES:	None.
ABSENT:	None.

ATTEST:

John O'Donnell
Assistant Planner

E:\cp2013\Resolutions\DAB\Tree_Policy_Manual.doc