



PONTE VISTA

Design Guidelines for a New Community

November 1, 2013

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1.1 Vision for Ponte Vista

The proposed plan for the site will transform this property into a vibrant residential community.

Housing types included feature a diversity of sizes and layouts to meet the needs of seniors, families and young professionals, across income levels. The overall design has been carefully crafted to highlight the natural beauty of the site, and to lessen the environmental footprint of the buildings wherever possible.

The site area is 61.5 acres.



1.2 Ponte Vista Design Objectives

The Ponte Vista at San Pedro Specific Plan was established to ensure that land uses and development on this large vacant area occur in a manner that enhances and complements the surrounding community. The intent of the Specific Plan is to provide much needed single family and multiple family housing to serve the housing needs of the City of Los Angeles and to enhance future commercial development of the Port of Los Angeles and the Port of Long Beach Harbor.

This Design Guidelines manual supplements the Ponte Vista at San Pedro Specific Plan. It has been written pursuant to the requirements of Section 11 of the Ponte Vista at San Pedro Specific Plan and assists in achieving the Specific Plan's objectives and purposes. The Design Guidelines provide



standards to improve the visual and physical appearance of the residential development and pedestrian areas. The intent of these Design Guidelines is to provide direction for the design, so that new development can make a positive contribution to the built environment, provide public amenities, and increase neighborhood identity. The Design Guidelines also identify pre-approved design types to facilitate the Project Permit Compliance Process in Section 10 of the Specific Plan.

Where graphics are used to illustrate design concepts, they should be viewed as representations of the guidelines or standards to depict their meaning or intent, and are not meant to convey exact design requirements.

All projects, as defined by the Specific Plan, shall comply with these Design Guidelines. Developers and design professionals must also review the Ponte Vista at San Pedro Specific Plan and the current Los Angeles Municipal Code to ascertain other specific requirements for their individual projects.

Three elements of design are outlined in this document:

- Site Design Guidelines
- Architectural Design Guidelines
- Landscape Design Guidelines



2.1 Site Design

This section describes requirements for placement of buildings on parcels within the plan and to establish site planning standards that will promote an attractive development of the entire Specific Plan Area. Also refer to the Landscape Guidelines, Section 4, that describes the landscape elements throughout Ponte Vista.

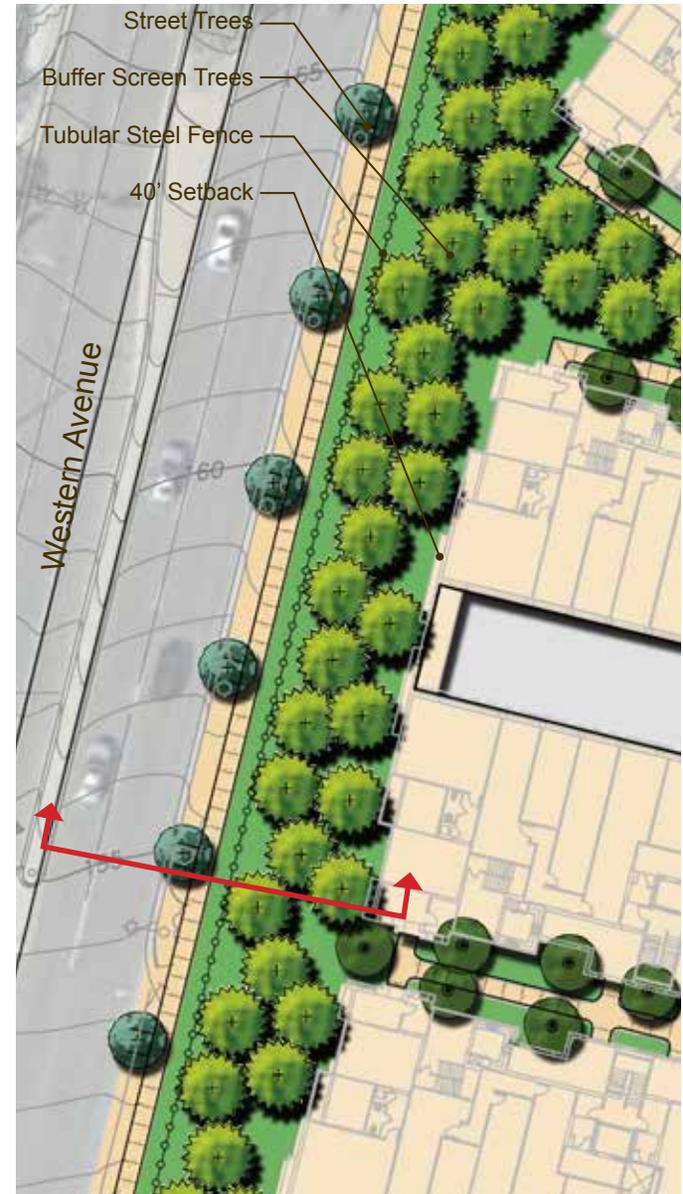
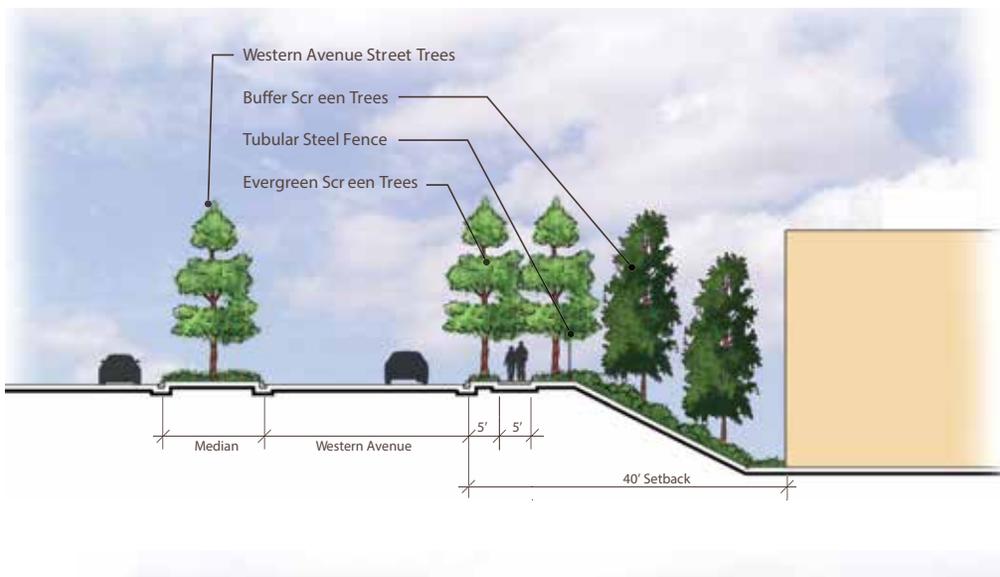
Private streets within the Specific Plan Area shall be improved in accordance with the Planting Plan described in Section 2.2. Once improved, improvements and areas within the Streetscape Plan shall be maintained by the Master Homeowners Association for the Specific Plan Area in first-class condition consistent with applicable maintenance standards in high-level residential communities in the area.

2.2 Planting Plan

Western Avenue Landscape

The recommended landscape character along Western Avenue is formally spaced strong vertical pine trees, located along the back of curb in tree wells and surrounded by a curb adjacent sidewalk. The backdrop buffer landscape should be groupings of informally spaced evergreen pine and eucalyptus trees that soften the transition to the community behind a tubular steel fence.



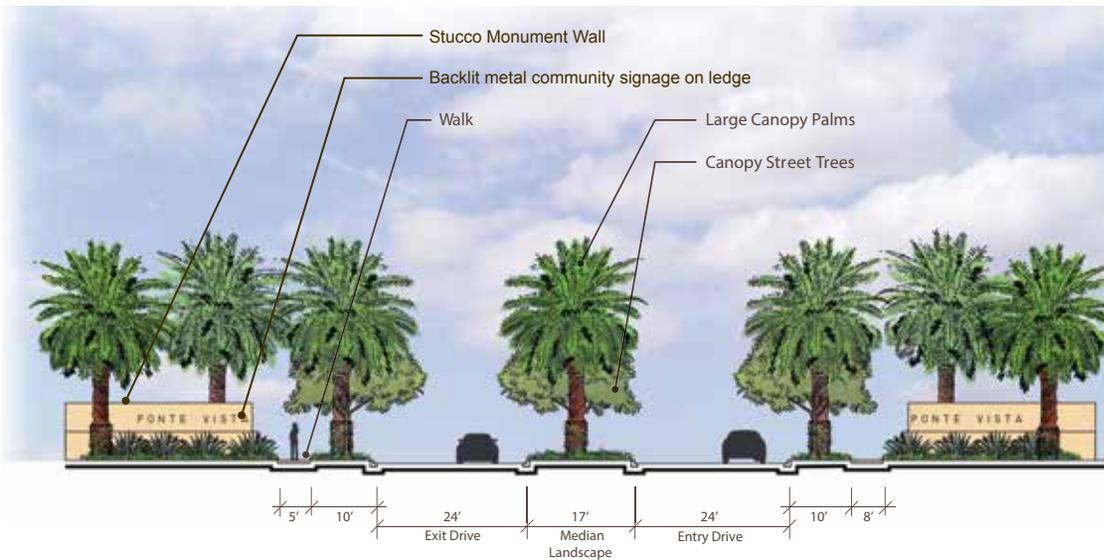


Western Avenue Section

Monument Entry

A Monument Entry is the more primary of the two entries along Western Avenue. Here, residents and guests are greeted by unique wall monuments featuring curved backdrop walls and large canopy palms that anchor the entry area creating a grand backdrop to the space. Enhanced paving softened by median island planting and curb separated walks provide convenient pedestrian access into the community. The entry features turf in the foreground backed with colorful, textured planting that accentuate the garden entry theme. Walls are to be finished in stucco with backlit metal community signage, which conform to the City of Los Angeles signage standards. The community monuments are elegant, understated, and complement the adjacent architecture.





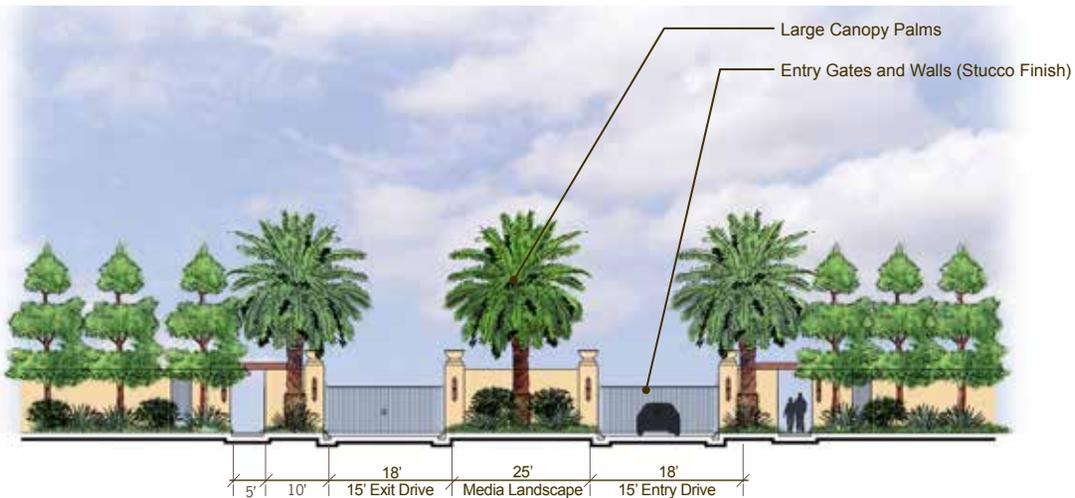
Monument Entry Section



Monument Court

The Monument Court is the secondary of the two entries along Western Avenue. Here, residents and guests are greeted by unique monument walls and an arrival court. This court is secured with high quality vehicular metal gates and enhanced paving softened with median island planting, curb separated walks and stucco courtyard walls, designed to complement the adjacent architecture. Large canopy palms anchor the court, creating a wonderful ceiling to the space. Colorful and textured planting accentuate the garden court style. Backlit metal community signage on the walls is elegant and understated and shall conform to the City of Los Angeles signage standards. The backdrop buffer landscape is made up of groupings of informally spaced evergreen pine trees that soften the architectural edge.



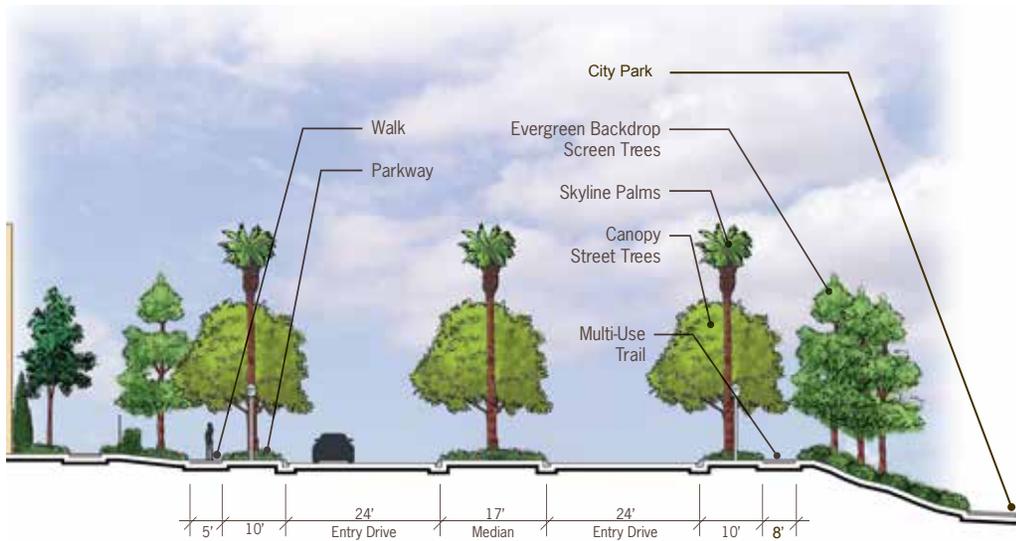
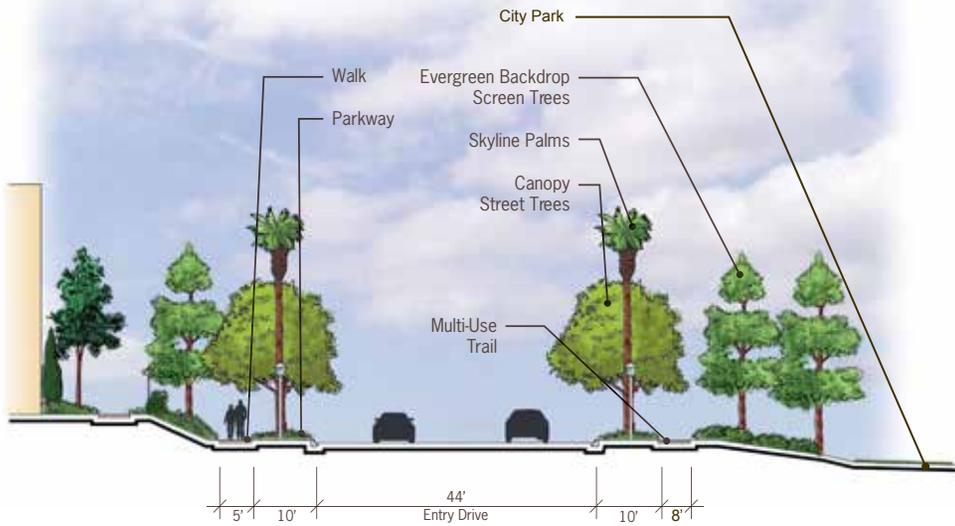


Monument Court Section

Community Entry Drive

The Community Entry Drive is the predominant access way for guests and residents to arrive at the community. The roadway is softened initially by a landscaped median and continuous parkway separated walk areas. The drive is lined with broad canopy trees alternating with tall skyline palms. Turf and colorful and textured plantings accentuate the streetscape character. The backdrop buffer landscape is groupings of informally spaced evergreen pines and eucalyptus trees that soften the transition to the buildings.

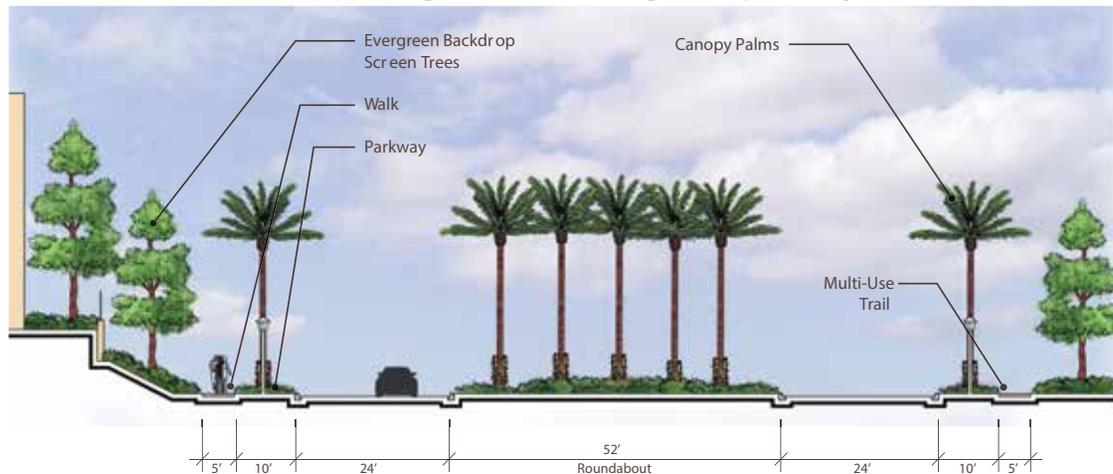




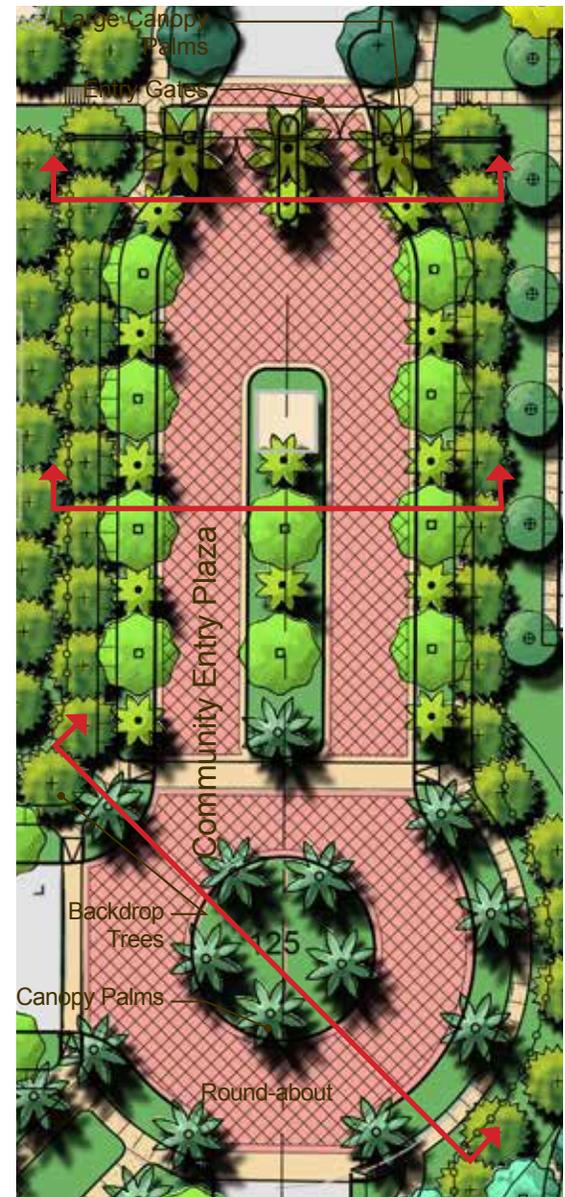
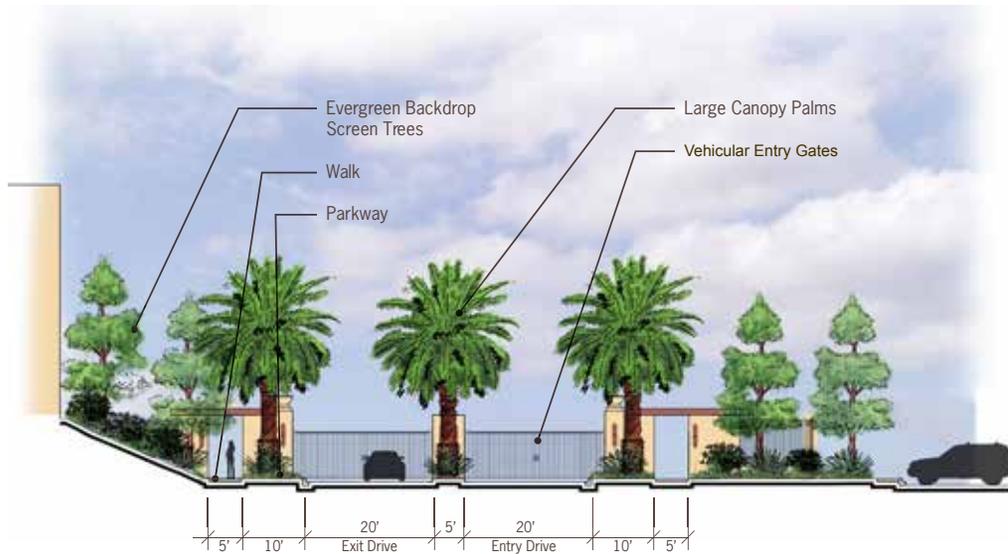
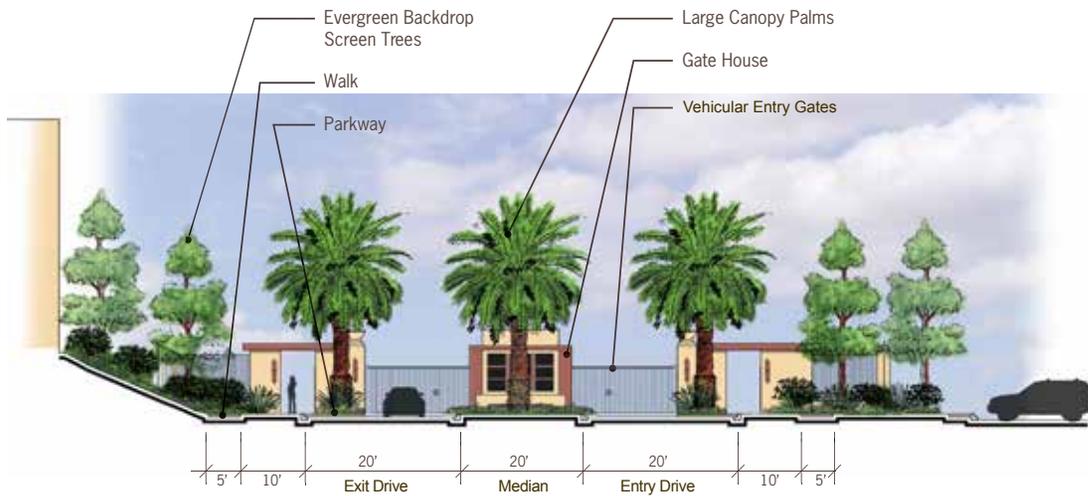
Community Entry Drive Sections

Community Entry Plaza

The Community Entry Plaza begins at one of three roundabout features within the community. This non-signalized intersection uniquely offers an open garden landscape feature for guests and residents as they arrive at the main entry plaza into the community. The roundabout intersection is colorfully landscaped. A continuously planted parkway separated walk, and enhanced paving areas define the edges of the drive. The drive and median island are lined with tall canopy palms. While turf and colorful textured planting accentuate the streetscape character, the backdrop buffer landscape is made up of informally spaced evergreen pine and eucalyptus trees that soften the architectural edge. The Entry Plaza is the primary arrival area for residents and guests and is secured with classical vehicular gates, courtyard walls, and enhanced paving softened by median island planting. Large canopy palms anchor the court creating a wonderful ceiling to the plaza space. Colorful and textured planting accentuate the garden plaza style.



Scale: 1" = 30'-0"

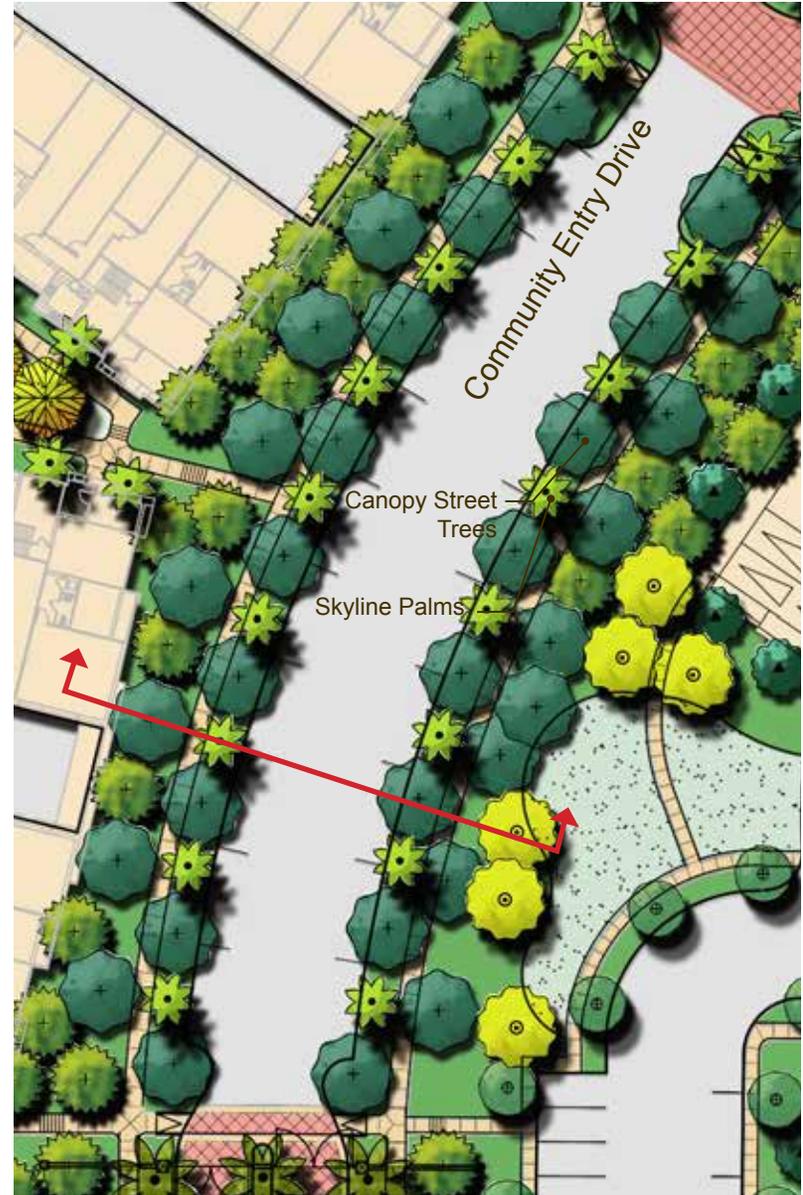
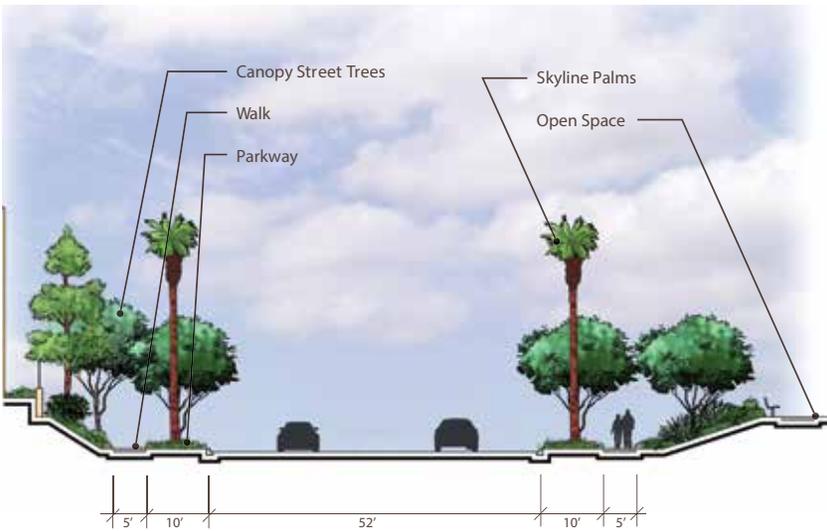


Community Entry Plaza Sections

Community Entry Drive

The Community Entry Drive extends beyond the gates of the Community Entry Plaza and leads to the second round-about within the community. The drive is lined with alternating broad canopy flowering trees and tall skyline palms. Turf and colorful textured planting accentuate the streetscape character. The backdrop buffer landscape is made up of formally spaced vertical backdrop and accent trees that accentuate and soften the architectural edge.



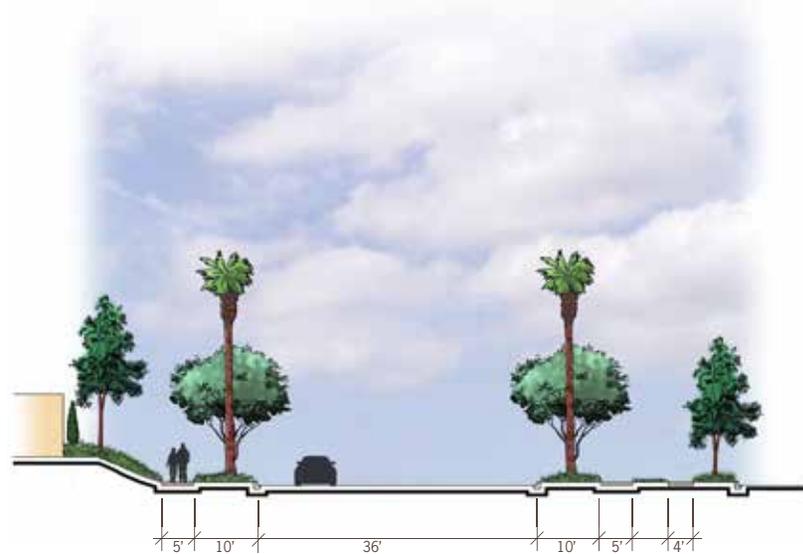
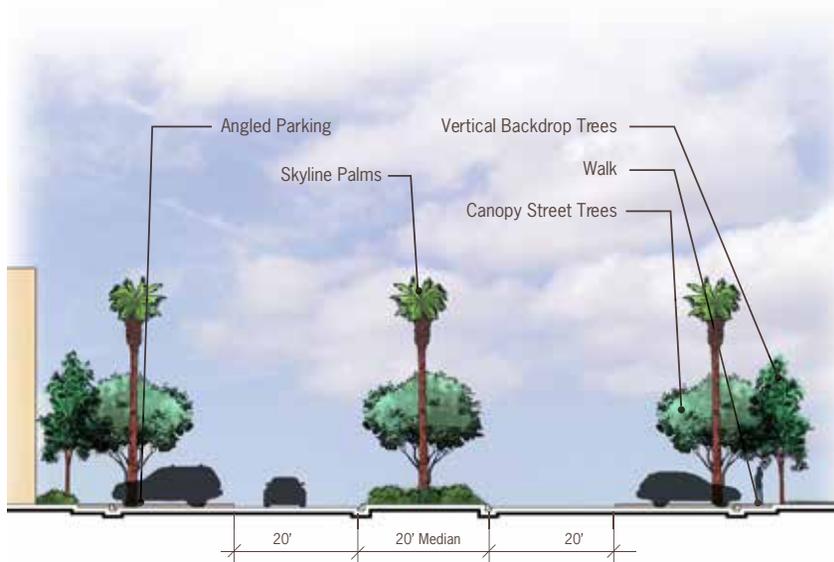


Community Entry Plaza Section

Community Spine Street

The Community Spine Street is a garden promenade located at the center and heart of the community. This street is the central landscape feature where guests and residents walk, socialize, gather and connect using the walkways connecting the many alleys, paseos, garden parks, recreation centers and neighborhood parks. Along its length are two more of the community's round-about features. This spine is lined with alternating broad canopy flowering trees and tall skyline palms. Turf and colorful textured planting accentuate the streetscape character. The backdrop buffer landscape is made up of formally spaced vertical backdrop and accent trees that accentuate and soften the architectural edge.



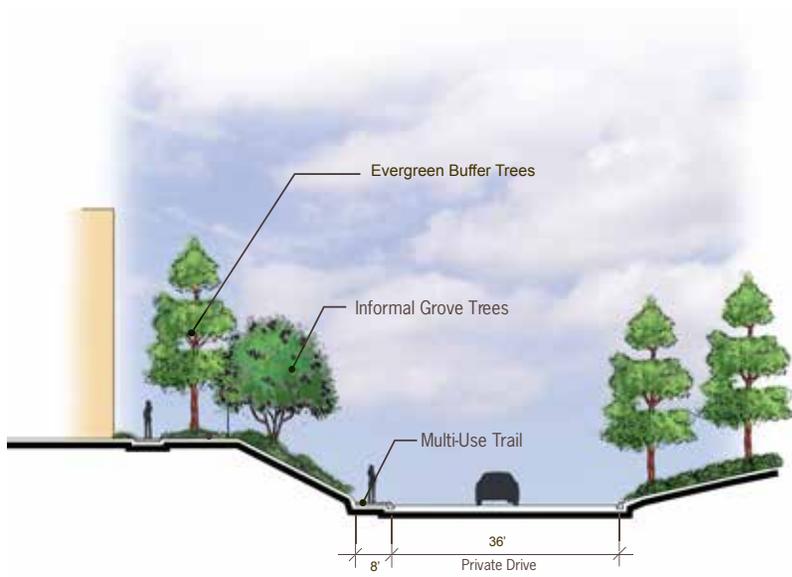


Community Spine Street Sections

School Access Drive

The Mary Star of the Sea High School private street provides access to the Mary Star of the Sea High School to the east. A parallel walk / trail runs along the drive and serves as a multiuse trail providing students access. Informal groves of eucalyptus trees enhance this southern edge of the community. Olive groves planted at the neighborhood parks evoke a rustic agrarian style that complements the edges of this drive.



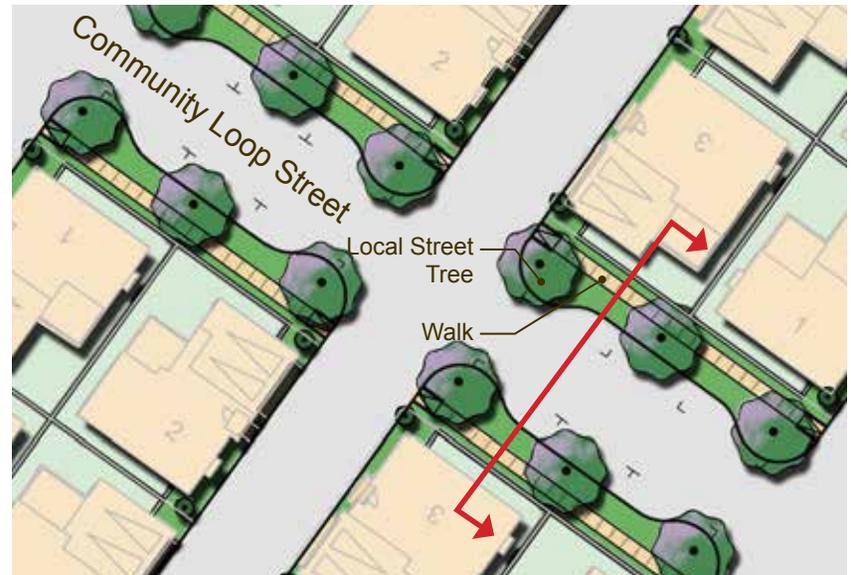
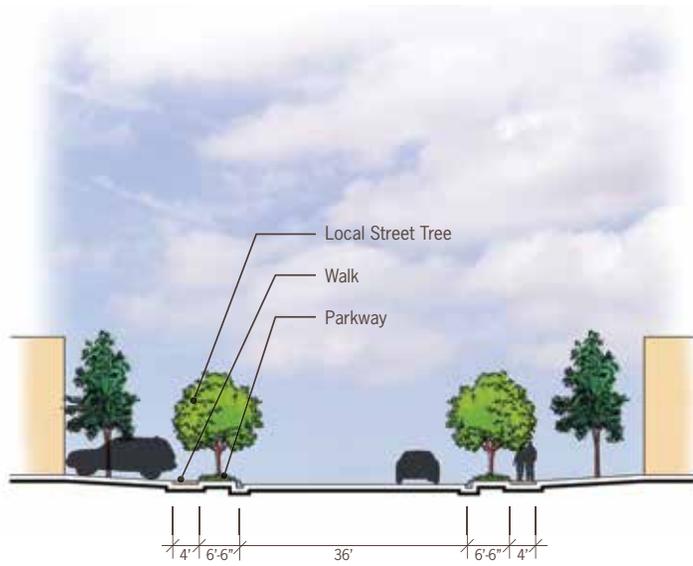


School Access Drive Section

Community Loop Street

The Community Loop Street is a walkable street with parkway separated walks and formally spaced street trees. Parallel parking is provided along the loop for guests and residents. Evergreen street trees are planted within the parkway and formal evergreen vertical backdrop trees soften the architectural edges behind the walkway. Accent trees are encouraged at street corners, stoops, garden walk seating areas and around primary building and courtyard entries.



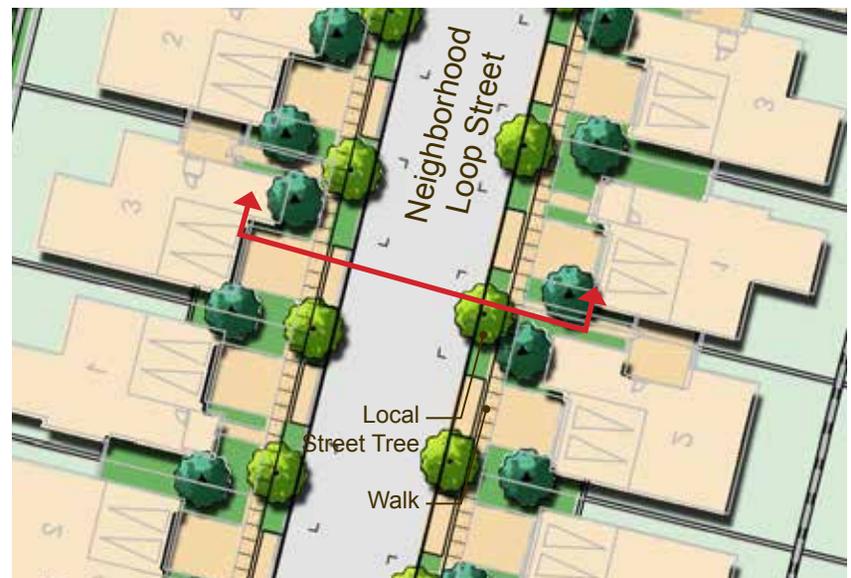
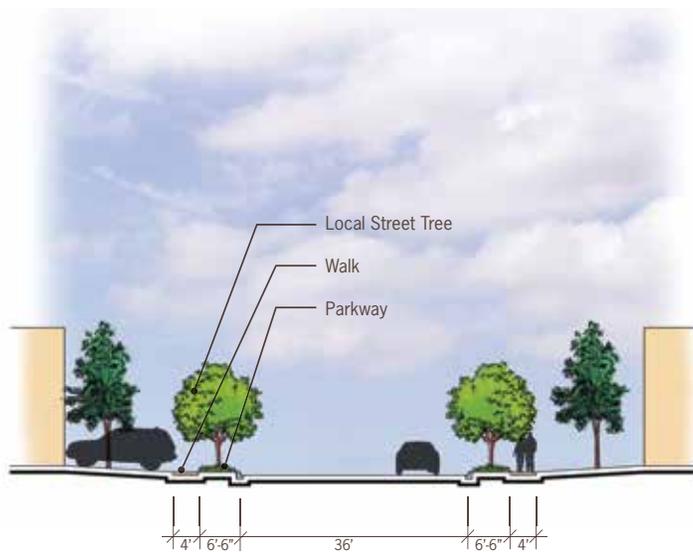


Community Loop Street Section

Neighborhood Loop Streets

There are four Neighborhood Loop Streets systems within the Community. Each loop street is a walkable street with sometimes curb adjacent but mostly parkway separated sidewalks that are enhanced with turf parkway and formally spaced evergreen street trees. Different varieties of street trees will be used to define a unique street character within each neighborhood. Evergreen vertical backdrop trees will soften and accentuate the residential buildings located behind the sidewalk. Accent trees are encouraged at street corners, stoops, garden walk seating areas and around primary building and courtyard entries. Parallel parking is provided along these streets for guests and residents.



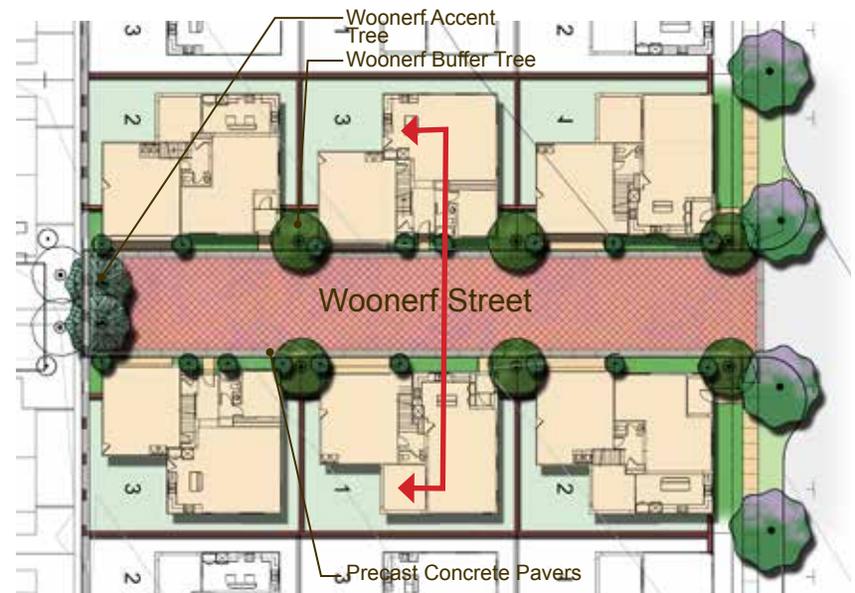
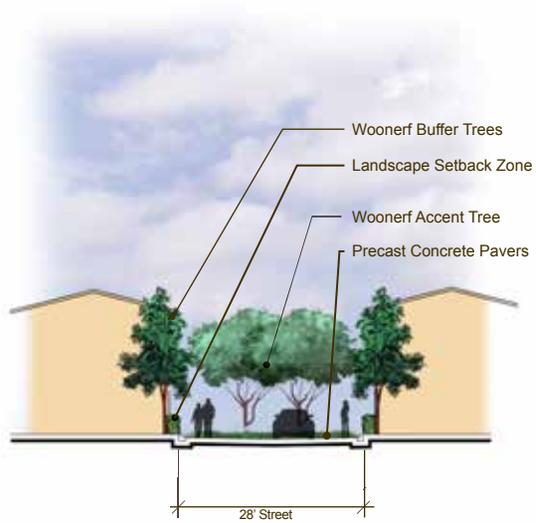


Neighborhood Loop Street Section

Woonerf Streets

The community has incorporated woonerf streets to provide access to Product 2 for automobiles and pedestrians alike. The woonerf street emphasizes the pedestrian right of way without the use of separated sidewalks. Traffic may be calmed through the use of enhanced accent paving and concrete banding. Woonerf street trees soften the transition to the adjacent architecture while accent trees define the terminus. Stoops and garage entry paving material tie into the pattern of the woonerf enhanced accent paving.





Woonerf Section

2.3 Open Space Area Planning

The Open Space Areas shall be graded and improved in accordance with a preliminary grading plan, the Landscape and Trail Plan, and the Main Community Recreation Areas, as described in Architectural and Landscape sections following. The Open Space Areas shall thereafter be maintained in accordance with a final landscape maintenance plan, approved by the Director of Planning, by the Master Homeowners Association.

2.4 Visitor Parking

Visitor parking within the Specific Plan Area shall be permitted generally on-site or off-site (on streets). A minimum 0.25 visitor parking spaces are required per unit.

2.5 Lot Types, Product Elevation and Plan Examples

Ponte Vista offers a variety of lot types, including lots for single-family detached and attached dwellings, multi-family sites and buildings for common use. Following the description of setback requirements, general requirements for each of the lot types are presented. The streetscene elevations and floor plans represent possible solutions for each product. Other elevations and plans may be proposed that comply with these design guidelines.

2.6 Building Massing, Scale, and Architecture

Buildings should have fenestrations that establish a clear pattern on the facade (with special attention paid to facades that are visible from a public street) and that provide depth and additional articulation. The design of all buildings should be of a quality and character that improves community appearance. Buildings should be composed of a variety of forms, contrasting shapes and should employ attractive and complementary building materials and architectural features.

In general, the overall scale, massing, roof form, materials, and architectural style of new structures shall provide a variety of forms, depth and texture, and encourage a cohesive neighborhood character by building new structures at a scale that is appropriate to the street and surrounding neighborhood context. Building massing should include a variation in wall planes and height as well as roof forms to reduce the perceived scale of the building.

The architecture of the building shall clearly delineate an architectural style, and shall not appear as a simplified version thereof, with appropriate fenestration patterns, architectural features, proportions and materials consistent with the style.

2.7 Entrance and Passageways

1. The Primary Entrance to buildings shall be oriented to the street, woonerf, internal drive or courtyard, rather than to a parking lot or alley.
2. Buildings with long frontages are encouraged to provide frequent building entrances along the street, woonerf, internal drive or courtyard.
3. Side or rear building entrances should always be accompanied by a Primary Entrance.
4. Special paving or landscaping should be included at entrances to enhance the overall building design.

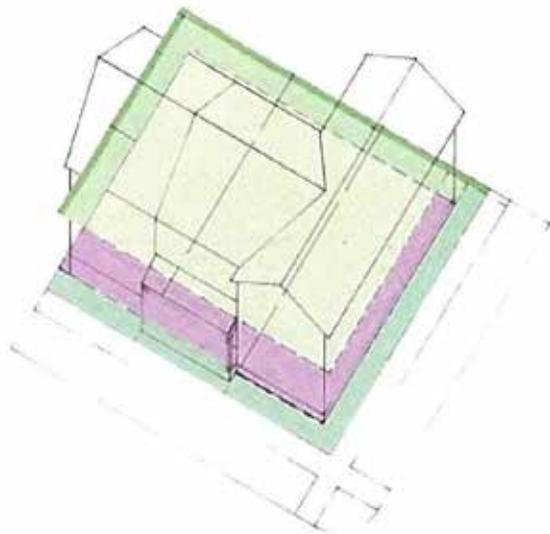
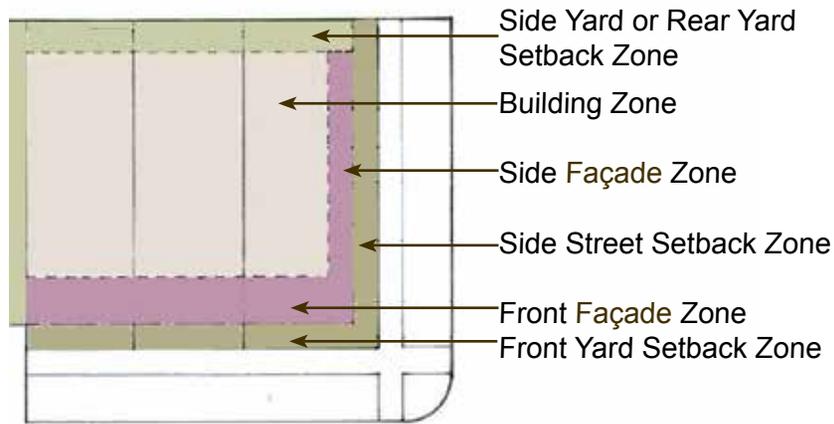
2.8 Windows

1. Windows should overlook public areas to allow for increased safety
2. Highly-reflective, mirrored, heavily-tinted and opaque glazing are not permitted (except that opaque glazing may be used as spandrel glass). Window glazing must be transparent with clear or appropriate UV tint so as to provide views to and from inside of building and the street
3. Outer surface of window frames set within masonry, stucco or simulated masonry or stucco walls shall be recessed from the wall surface by at least 2 inches. This does not apply when windows face alleys

4. Regardless of architectural style, it is recommended that windows be located in such a way so as to help avoid the creation of blank walls
5. If exterior shutters are used, they should be sized and mounted appropriately to fit the window (with appropriate hardware even if actually non-operable)

2.9 Balconies

1. Balconies are encouraged on projects facing major public spaces such as parks, playgrounds, and plazas
2. Balconies are permitted on internal courtyard spaces
3. Balconies shall have a minimum usable, occupiable width of 6 feet (out from building) and a minimum usable area of 48 square feet
4. Juliet balconies (width narrower than 6 feet) are allowed if unit has one balcony complying with item #3 above



2.10 Building Setback Requirements

In order to assure adequate separation between buildings, and from buildings to pedestrian walkways and vehicular roads, specific setback requirements shall be implemented for each lot type. The setback requirements shall be defined using the following terminology:

Building Zone –the buildable portion of the lot excluding the required setbacks, and the Façade Zones

Front and Side Façade Zone – the area in which the elevation of the house, including porches or bays, will face the front or side street. The façade of the building shall be placed within the Front and Side Façade Zone.

Front Yard Setback Zone – the area between the Front Yard Setback Line and the front property line. Porches and bay windows generally can project into the Front Yard Setback Zone

Side Street Setback Zone – on corner lots, this area is established adjacent to the cross street. The primary side elevation shall be placed within this zone. Porches and bay windows generally can project into the Side Street Setback Zone.

Side Yard Setback Zone – The minimum distance from the side property line to the Building Zone

Rear Yard Setback Zone – the area between the rear property line to the Rear Yard Setback Line

Garage Setback – The minimum distance between the garage and the adjacent right-of-way line

2.11 Building Requirements - Product 1

Product 1 Lots - Single Family Detached

- Lot Size
 - Typical lots are approximately 45' wide x 85' deep
 - Corner Lots are approximately 45' wide x 85' deep
- Front Façade Zone: 12'
- Front Yard Setback Zone: 8'
- Side Façade Zone: 6'
- Side Street Setback Zone: 5'
- Side Yard Setback Zone: 4'
- Rear Yard Setback Zone: 8'
- Garage Setback: 18'
- Height Limit: 30'
- Encroachments
 - Porches and bay windows may encroach up to two feet into both the Front Yard and Side Street Setback Zones
- Parking
 - A minimum of two covered parking spaces per unit
 - Visitor parking of 0.25 spaces per unit
 - Parking accessed through driveway with a covered garage measuring approximately 400 square feet set back from the front property line by a minimum of 18'
- Notes
 - Each building shall not be a repetition of the adjacent building
 - This Product will have at least three distinct elevations, as seen in the Street Scene Elevations



Site Design Guidelines



West Elevation



South Elevation

Product 1 - Street Scene Elevations



Product 1 - First Floor



Product 1 - Second Floor

2.12 Building Requirements - Product 2

Product 2 Lots - Single Family Detached Clusters

- Lot Size
 - Typical lots are approximately 56' wide x 60' deep (Including Shared Driveway)
 - Corner Lots are approximately 56' wide x 60' deep (Including Shared Driveway)
- Front Façade Zone: 8'
- Front Yard Setback Zone: 2'
- Side Façade Zone: 6'
- Side Street Setback Zone: 5'
- Side Yard Setback Zone: 4'
- Rear Yard Setback Zone: 5'
- Garage Setback: 2'
- Height Limit: 30'
- Encroachments
 - Porches and bay windows may encroach up to two feet into both the Front Yard and Side Street Setback Zones
- Parking
 - A minimum of two covered parking spaces per unit
 - Visitor parking of 0.25 spaces per unit
 - Parking accessed through driveway with a covered garage measuring approximately 400 square feet set back from the driveway by a minimum of 2'
- Notes
 - Each building shall not be a repetition of the adjacent building
 - This Product will have at least three distinct elevations, as seen in the Street Scene Elevations





East Elevation



South Elevation

Product 2 - Street Scene Elevations



Product 2 - First Floor



Product 2 - Second Floor

2.13 Building Requirements - Product 3

Product 3 Lots - Single Family Detached Clusters

- Lot Size
 - Typical lots are approximately 41' wide x 62' deep (Including Shared Driveway)
 - Corner Lots are approximately 41' wide x 62' deep (Including Shared Driveway)
- Front Façade Zone: 6'
- Front Yard Setback Zone: 8'
- Side Façade Zone: 4'
- Side Street Setback Zone: 5'
- Side Yard Setback Zone: 4'
- Rear Yard Setback Zone: 2'
- Garage Setback: 2'
- Height Limit: 40'
- Encroachments
 - Porches and bay windows may encroach up to two feet into both the Front Yard and Side Street Setback Zones
- Parking
 - A minimum of two covered parking spaces per unit
 - Visitor parking of 0.25 spaces per unit
 - Parking accessed through driveway with a covered garage measuring approximately 400 square feet set back from the driveway by a minimum of 2'.
- Notes
 - Each building shall not be a repetition of the adjacent building
 - This Product will have at least three distinct elevations, as seen in the Street Scene Elevations





East Elevation



South Elevation

Product 3 - Street Scene Elevations



Product 3 - First Floor



Product 3 - Second Floor



Product 3 - Third Floor

2.14 Building Requirements - Product 4

Product 4 Lots - Townhomes

- Front Façade Zone: 8'
- Front Yard Setback Zone: 5'
- Side Façade Zone: 6'
- Side Street Setback Zone: 5'
- Side Yard Setback Zone: 4'
- Rear Yard Setback Zone: 0'
- Garage Setback: 2'

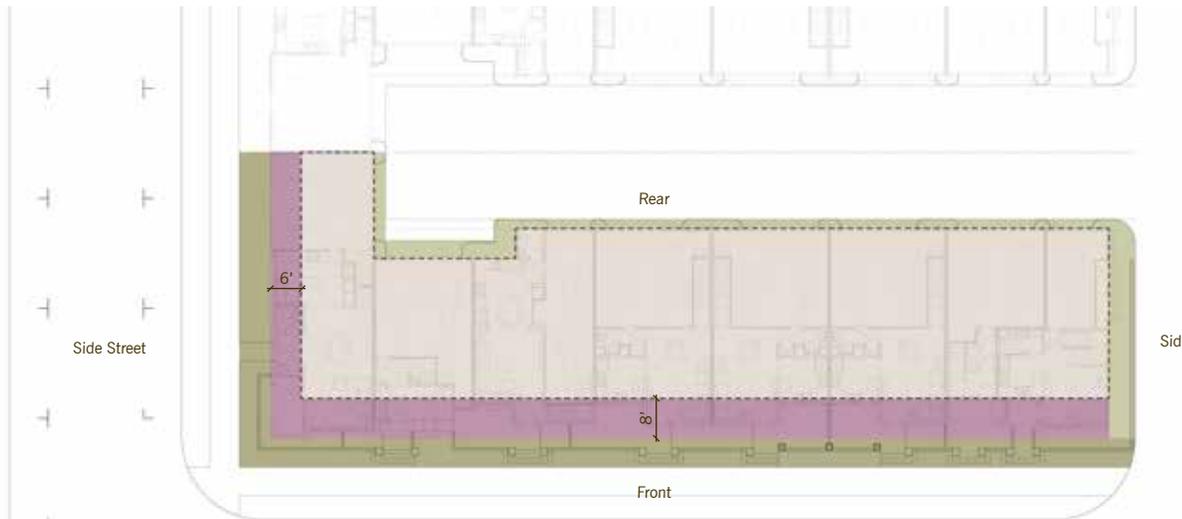
- Height Limit: 35'

- Encroachments
 - Porches and bay windows may encroach up to two feet into both the Front Yard and Side Street Setback Zones

- Parking
 - A minimum of two covered parking spaces per 2 bedroom unit

- A minimum of one covered space per 1 bedroom unit
- Visitor parking of 0.25 spaces/per unit
- Parking accessed through driveway with a covered garage measuring approximately 400 square feet (except for single-car garages) set back from the driveway by a minimum of 2'

- Notes
 - Townhomes are connected through an attached wall.
 - Each building shall not be a repetition of the adjacent building
 - A separate massing shall occur after approximately 190 linear feet of horizontal building plan facing the public right-of-way
 - There shall be at least three variations within each Product type. The differences between variations shall include at least two of the following: building material color and finish, parapet height changes, window frame color and window shapes





South Elevation



West Elevation

Product 4 - Street Scene Elevations



Product 4 - First Floor



Product 4 - Second Floor

2.15 Building Requirements - Product 5

Product 5 Lots - Townhomes and Flats

- Front Façade Zone: 12'
- Front Yard Setback Zone: 5'
- Side Façade Zone: 15'
- Side Street Setback Zone: 5'
- Side Yard Setback Zone: 5'
- Rear Yard Setback Zone: 0'
- Garage Setback: 1'

- Height Limit: 48'

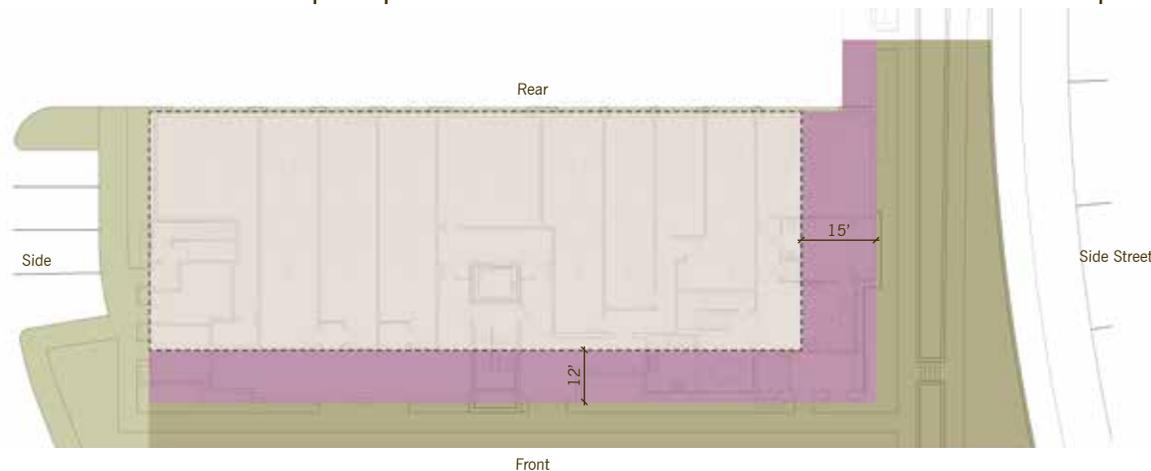
- Encroachments
 - Porches and bay windows may encroach up to two feet into both the Front Yard and Side Street Setback Zones

- Parking
 - A minimum of two covered parking spaces per 2 bedroom unit
 - A minimum of one covered space per 1 bedroom unit

- Visitor parking of 0.25 spaces/per unit
- Parking accessed through driveway with a covered garage measuring approximately 400 square feet (except for single-car garages) set back from the driveway by a minimum of 1'

• Notes

- Townhomes and Flats are connected through an attached wall
- A separate massing shall occur after approximately 190 linear feet of horizontal building plane facing the public right-of-way
- A building modulation (building break) of at least 12' (depth) by 20' (width) at approximately every 100' of horizontal building plane. Building break may occur at any floor of the building
- Each building shall not be a repetition of the adjacent building
- There shall be at least three variations within each Product type. The differences between variations shall include at least two of the following: building material color and finish, parapet height changes, window frame color and window shapes





North Elevation



East Elevation

Product 5 - Street Scene Elevations



Product 5 - First Floor



Product 5 - Second Floor



Product 5 - Third Floor

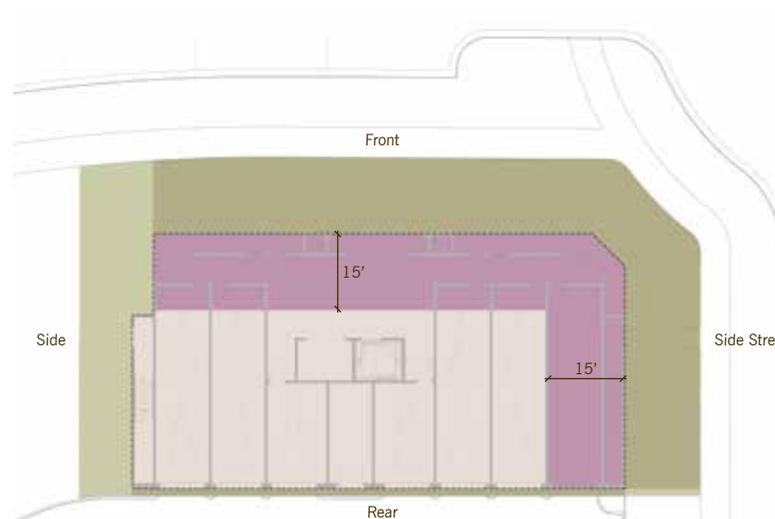
2.16 Building Requirements - Product 6

Product 6 Lots - Flats

- Front Façade Zone: 15'
- Front Yard Setback Zone: 5'
- Side Façade Zone: 15'
- Side Street Setback Zone: 5'
- Side Yard Setback Zone: 5'
- Rear Yard Setback Zone: 0'
- Garage Setback: 1'
- Height Limit: 55'
- Encroachments
 - Porches and bay windows may encroach up to four feet into the Front Yard, Rear Yard and Side Street Setback Zones
- Parking
 - A minimum of two covered parking spaces per 2 bedroom unit
 - A minimum of one covered space per 1 bedroom unit
 - Visitor parking of 0.25 spaces/per unit

-Parking accessed through driveway with a covered garage measuring approximately 400 square feet (except for single-car garages) set back from the driveway by a minimum of 1'

- Notes
 - Flats are connected through an attached wall
 - A separate massing shall occur after approximately 190 linear feet of horizontal building plane facing the public right-of-way
 - A building modulation (building break) of at least 12' (depth) by 20' (width) at approximately every 100' of horizontal building plane. Building break may occur at any floor of the building
 - Each building shall not be a repetition of the adjacent building
 - There shall be at least three variations within each Product type. The differences between variations shall include at least two of the following: building material color and finish, parapet height changes, window frame color and window shapes



Site Design Guidelines



West Elevation



South Elevation

Product 6 - Street Scene Elevations



Product 6 - First Floor



BUILDING B

BUILDING A

Product 6 - Second Floor



Product 6 - Third Floor



Product 6 - Fourth Floor

2.17 Community Buildings

- A. Recreation - Primary
- B. Recreation - Secondary
- C. Gate House



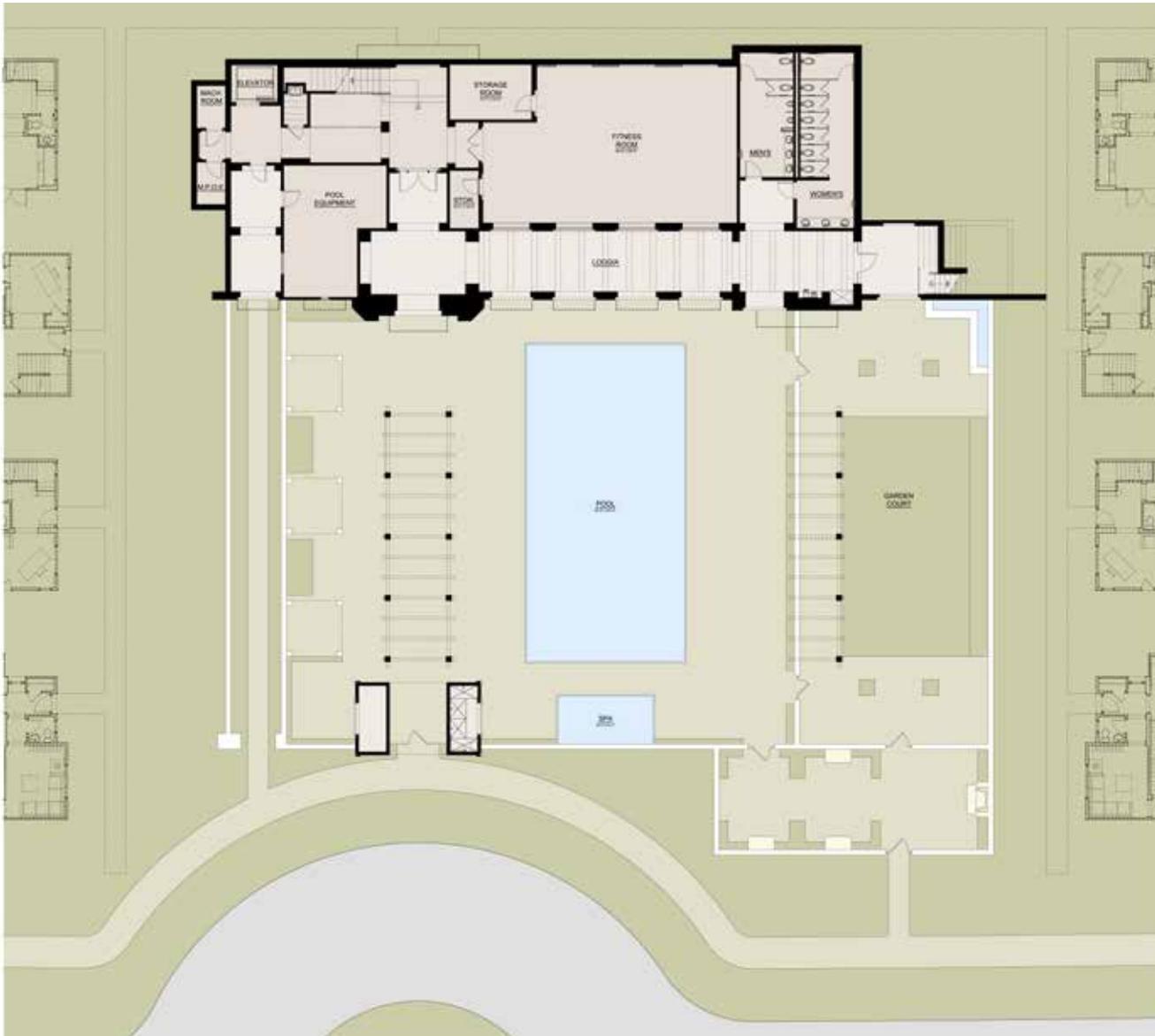


North Elevation



South Elevation

Recreation-Primary - Street Scene Elevations



Recreation-Primary - First Floor and Pool Area



Recreation-Primary - Second Floor

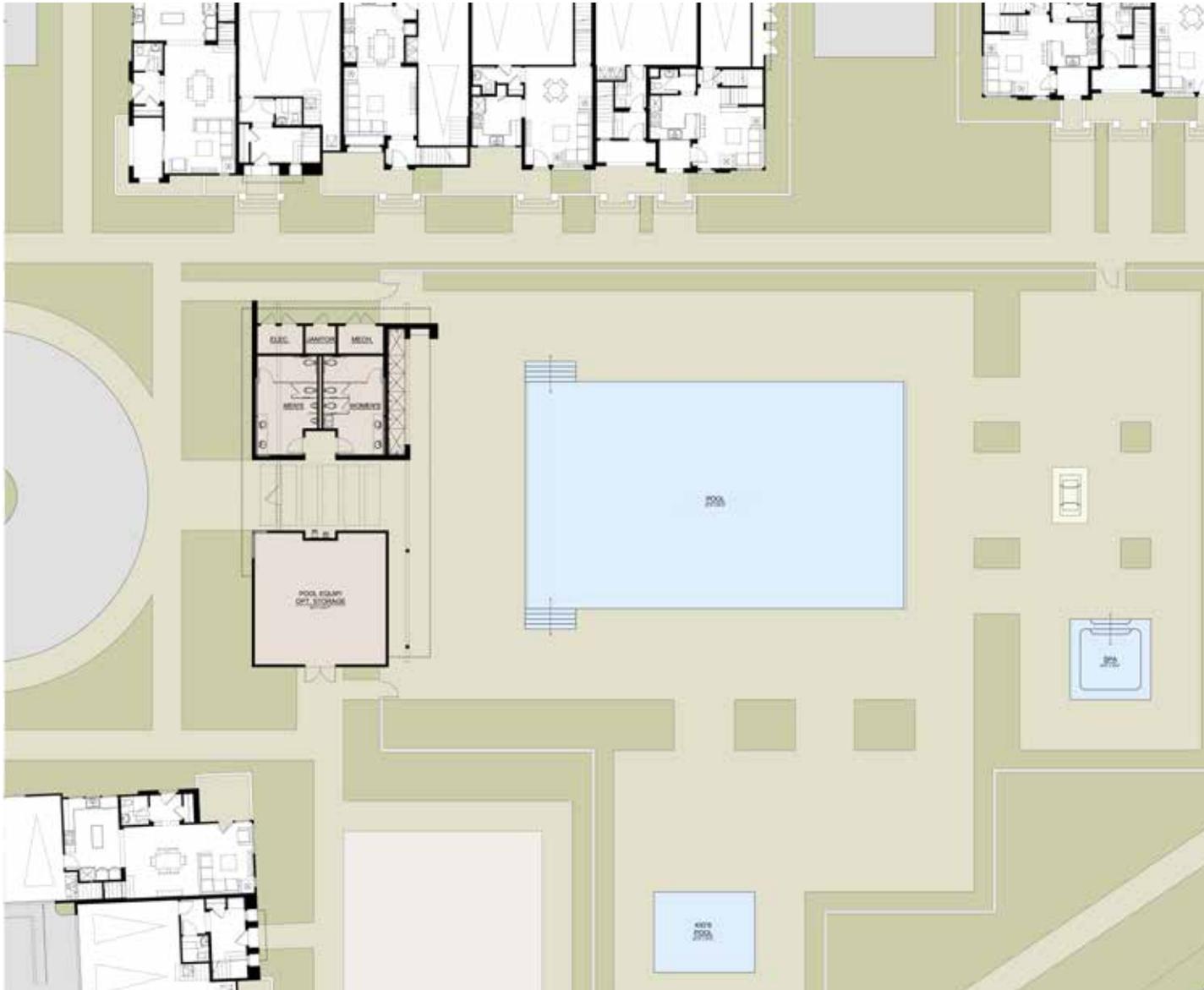


East Elevation



West Elevation

Recreation-Secondary - Street Scene Elevations



Recreation-Secondary - First Floor and Pool Area

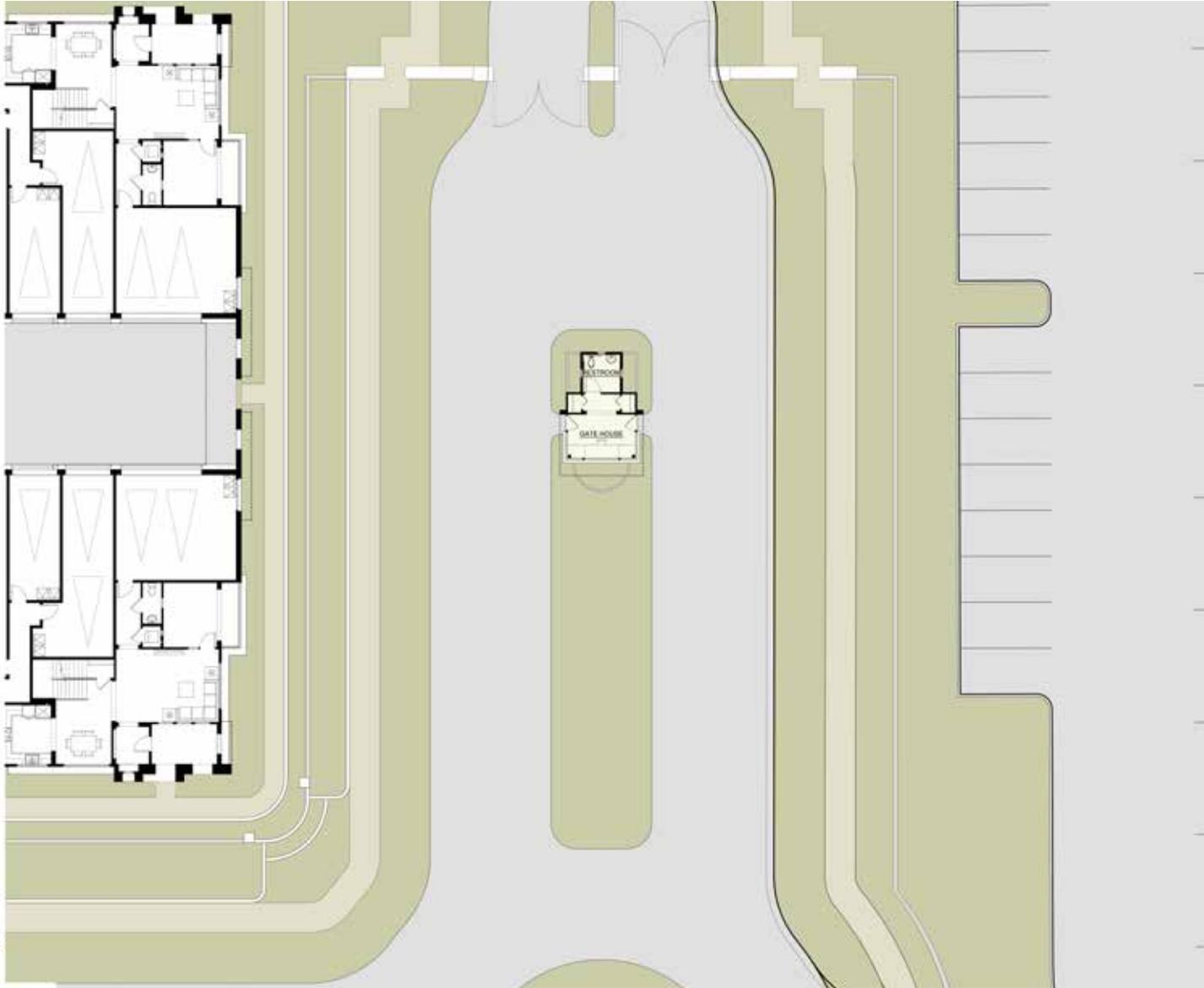


South Elevation



East Elevation

Gate House - Street Scene Elevations



Gate House - First Floor

3.1 Architecture

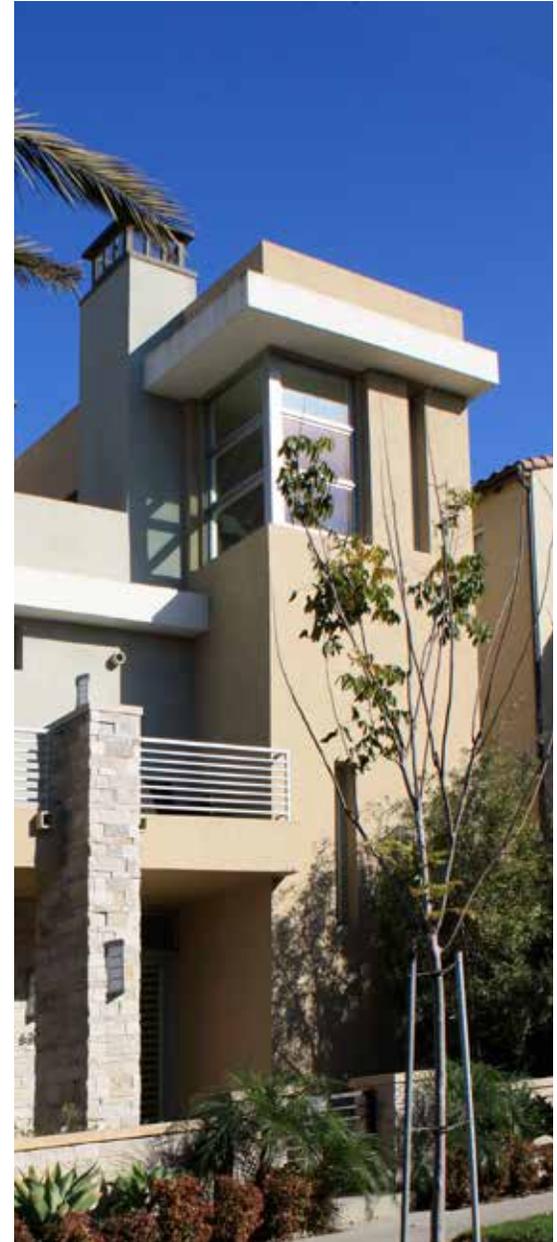
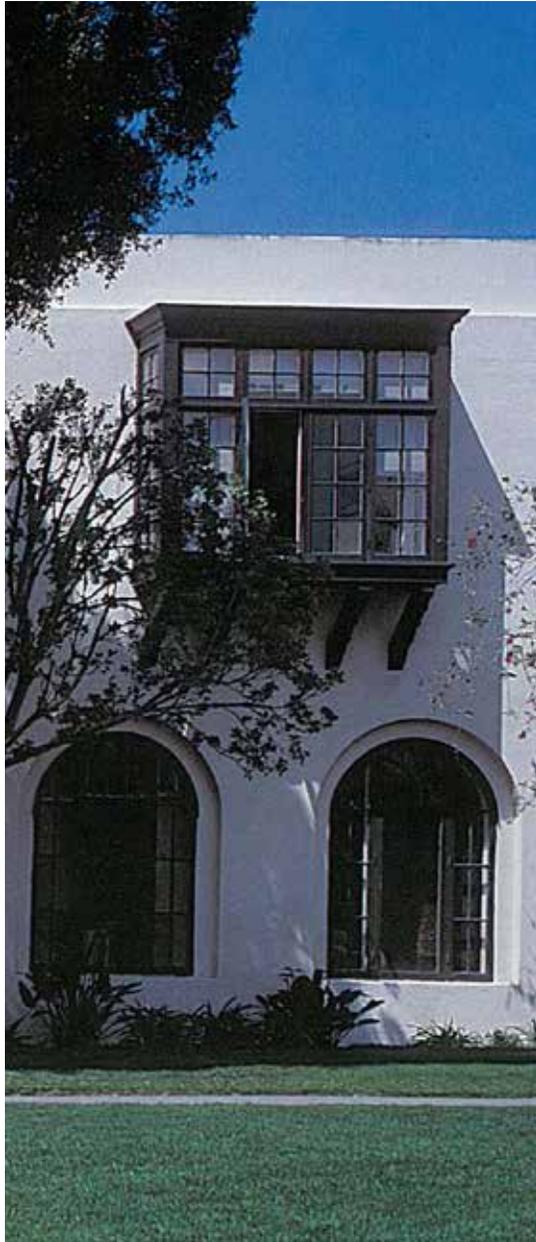
The following section describes the key elements and design strategies for the permitted architectural styles. This section provides guidelines for designing with the prescribed styles while creating variations among homes and buildings. This is a guide, not a comprehensive catalog of all possibilities.

The selected architectural styles and their related building forms and details are a product of cultural tastes and values that reflect the vision and history of Ponte Vista. The goal is to have a cohesive string of distinct architectural influences that tie the community together yet allow for variety and individual expression.

The following four architectural styles are permitted at Ponte Vista:

- Mediterranean
- Mediterranean Eclectic
- Early California Modern
- California Modern





3.2 MEDITERRANEAN

Inspiration

“Mediterranean” architecture defines a style inspired by California’s Spanish heritage. This style can accommodate a wide range of personalities while maintaining the indoor-outdoor living lifestyle found in a traditional California Home.

This style is typically defined by the use of low-profile tile roofs, stucco walls, decorative wrought iron metalwork, exposed wood rafters, decorative tile accents, and precast concrete door and window surrounds.



DETAILS	DESCRIPTION	ENCOURAGED
Massing	Simple geometric shapes (rectangular, square, octagonal)	
	Well proportioned exterior openings	
	Simple adornment	
Roofs Forms	Simple, uncomplicated roofs	
	Hips or gables	
	Shallow pitches of 3 1/2":12 to 5:12	
	Tight to 18" overhangs at eaves	Rafter tails with shaped profile
	Tight to 12: overhangs at rakes	
	Parapets with barrel tile cap	
Roof Materials	Concrete "S" tile	2-piece barrel tile
Walls	Stucco: 16/20 finish (30/30 finish at feature elements)	
	1/2" minimum radius bullnose at outside corners	
Architectural Elements	No shutters required	Porches and balconies
Windows	Vertically proportioned windows with divided lights	
Doors & Gates	Entry doors without a porch, to be deeply recessed at front façade	
	Rectangular or arched surrounds (to follow door design)	
Trim & Details	Stucco-wrapped, high density foam trim	
	Closed or exposed eaves	
	Creative gable end details	
	Decorative metal (Juliet balconies, window grills and cages)	
	Well-placed and proportioned entry light fixture	Wall mounted light fixtures at garage door



3.0



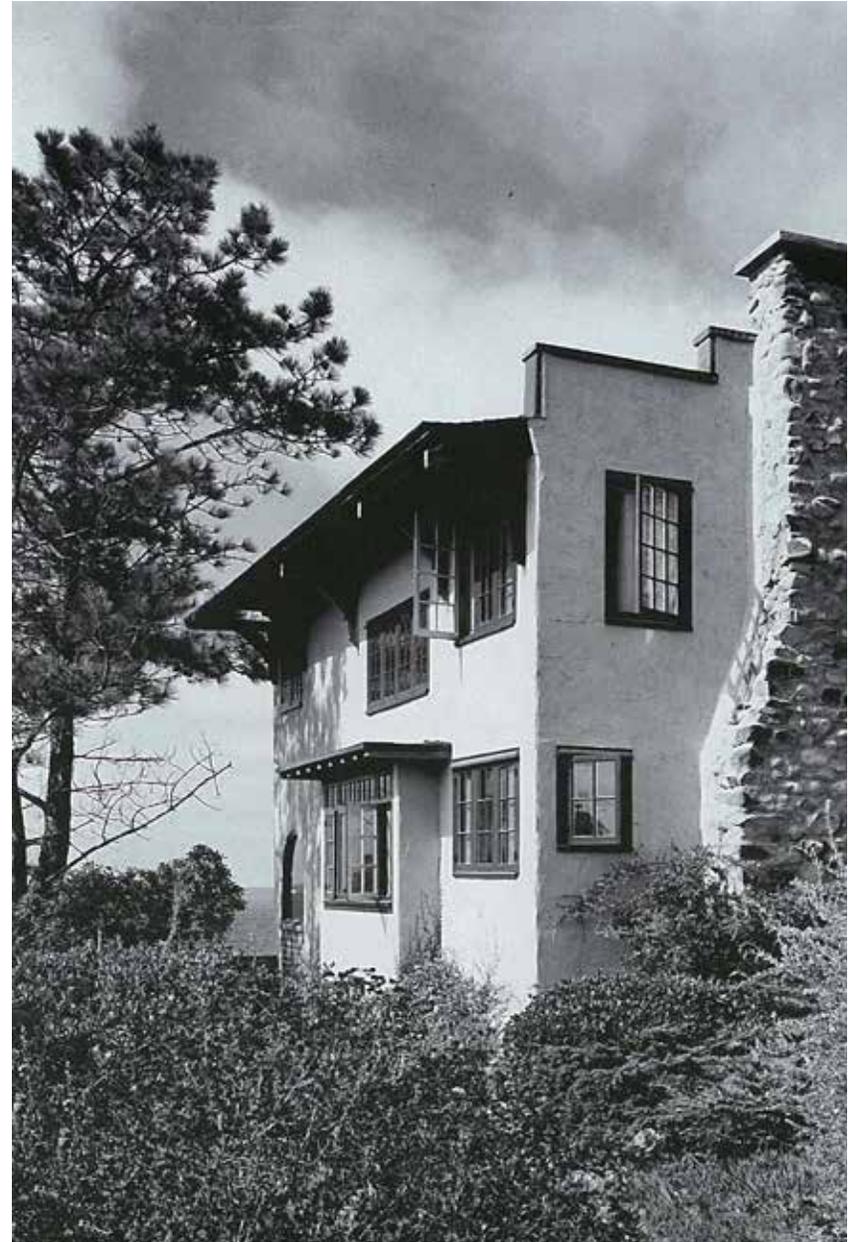
3.3 MEDITERRANEAN ECLECTIC

Inspiration

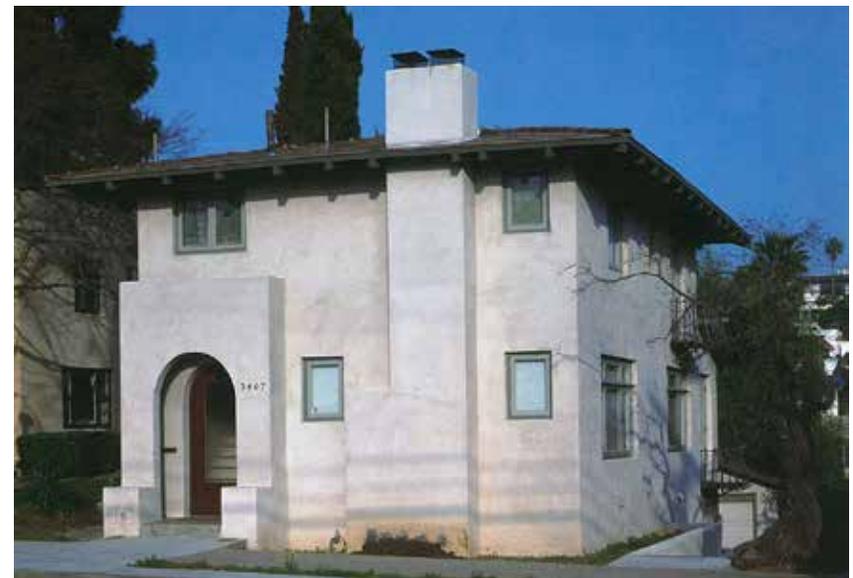
“Mediterranean Eclectic” reflects California’s modern interpretation of historic Spanish and Mediterranean architectural forms and elements. As a hub of modern culture and innovation, Los Angeles has a long reputation of reinterpreting its history with a contemporary flair. Mediterranean Eclectic represents the innovative and modern spirit strongly present in L.A. culture, with subtle references to its roots.



DETAILS	DESCRIPTION	ENCOURAGED
Massing	Simple geometric shapes (rectangular, square, octagonal)	
	Well proportioned exterior openings	
	Simple adornment	
Roofs Forms	Simple, uncomplicated roofs	
	Hips or gables	
	Shallow pitches of 3 1/2":12 to 5:12	Flat roof with parapets
	Tight to 18" overhangs at eaves	Rafter tails with shaped profile
	Tight to 12: overhangs at rakes	
	Parapets with barrel tile cap	
Roof Materials	Concrete "S" tile	2-piece barrel tile
Walls	Stucco: 16/20 finish (30/30 finish at feature elements)	
	1/2" minimum radius bullnose at outside corners	
Architectural Elements	No shutters required	Porches and balconies
Windows	Vertically proportioned windows with divided lights	
Doors & Gates	Entry doors without a porch, to be deeply recessed at front façade	
	Rectangular or arched surrounds (to follow door design)	
Trim & Details	Stucco-wrapped, high density foam trim	
	Closed or exposed eaves	
	Creative gable end details	
	Decorative metal (Juliet balconies, window grills and cages)	
	Well-placed and proportioned entry light fixture	Wall mounted light fixtures at garage door



3.0



3.4 EARLY CALIFORNIA MODERN

Inspiration

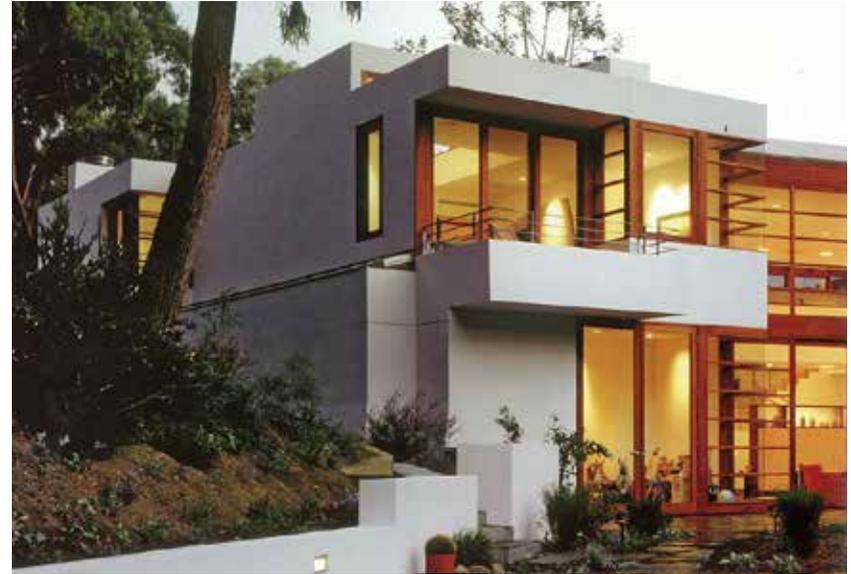
“Early California Modern” reflects the progressive style developed in the early part of the twentieth century by native architect Irving Gill. This style represents the popular modernist thought of the day of “a new beginning in life and art”. Early California Modern is identified by the use of flat roofs without eaves, simple geometric massing, unity of materials, ribbon windows, light exterior wall colors to reflect the brilliant Southern California sun, frequent use of ground level arches creating transitional breezeways, and lack of ornamentation.



DETAILS	DESCRIPTION	ENCOURAGED
Massing	Large simple rectangular shapes	
	Horizontal massing with vertical elements	
Roofs Forms	Simple, uncomplicated roofs	
	Shallow pitches of 3 1/2":12 to 5:12	Flat roofs with parapets
	18" to 24" overhangs at eaves with gables and hips (no tails)	
	12" minimum rakes at gable or shed roof conditions	
Roof Materials	Concrete flat tile or "S" tile	
Walls	Stucco: 16/20 finish	
Architectural Elements	Multiple lower level arched openings into breezeways and porches	
	No shutters	
Windows	Long bands of windows, including at corners	
	Horizontal or vertical proportions	
	Recessed windows with colored frames	Casement windows with fixed transoms above
Doors & Gates	Deeply recessed entry doors if not located within a porch	
Trim & Details	Minimal trim around windows and doors	



3.0



3.5 CALIFORNIA MODERN

Inspiration

The “California Modern” style reflects the contemporary and progressive spirit of Southern California. As a center of culture, entertainment, fashion and art, Southern California is on the forefront of new and interesting architectural expressions and interpretations. California Modern is the manifestation of that energetic and youthful spirit. This style is defined by clean and simple geometric massing,



DETAILS	DESCRIPTION	ENCOURAGED
Massing	Strong, simple forms with varied massing	
	Modulated wall planes with recessed windows and doors	
Roofs Forms	Simple, uncomplicated roofs	
	Varying roof heights	
	Shallow pitches of 3 1/2":12 to 5:12	Flat roofs with parapets
Roof Materials	Concrete flat tile or "S" tile	
Walls	Stucco: 16/20 finish	
Architectural Elements	Building corners are given special open treatment with large expanses of glass	Wrap-around balconies
Windows	Large windows organized in regular patterns	
Doors & Gates	Entry doors accentuated with attached canopies and large glazed entry portals	
Trim & Details	Minimal trim around windows and doors	



3.0



4.1 Introduction

The landscape of Ponte Vista is set within a mature established community with open space to the north, a private school to the east, high density residential to the south and across Western Avenue to the west with its adjacent single family residential and cemetery land uses. This Landscape Design Guideline section will define the Common Area landscape framework, establish the planting and hardscape aesthetic of the project, streetscape character, establish the park program and identify perimeter landscape transitions of the site. This section will also classify the landscape for typical product areas and address lighting, signage, walls, and trail recommendations.

4.2 Landscape Guidelines

The site is accessed from an enhanced streetscape on Western Avenue, featuring a Monument Entry and Monument Court. The Community Entry Drive leads to a Community Entry Plaza that greets guests and welcomes residents home. A community Spine Street is at the heart of the community reinforced with a strong linear landscape, neighborhood park linkages and garden landscapes. A School Access Drive connects the adjacent Mary Star of the Sea High School with users on and off site. The Community Loop Street connects to internal residential neighborhoods. The Secondary Loop Streets within each neighborhood attach to the Community Loop. Open space landscape along the north and east edges of the community transition to the adjacent Defence Fuel Supply Point (DFSP) open space land use.

Framework Principals:

- a. Create a memorable monument gateway entry system that greets guests and residents upon arrival.
- b. Provide a safe living environment with gated entries and secured community edges, including lighted community amenities.
- c. Establish a strong streetscape character that visually links and ties the community's character together with the historic nature of the area.
- d. Establish a comfortable, walkable garden street system that connects people to the many community amenities.
- e. Provide a hierarchy of park areas for outdoor recreation and community gathering that celebrate an active outdoor lifestyle.
- f. Use landscape plants that adhere to low water use standards.
- g. Integrate the use of Bio-swales for water capture that minimizes runoff.



Landscape Structure Diagram



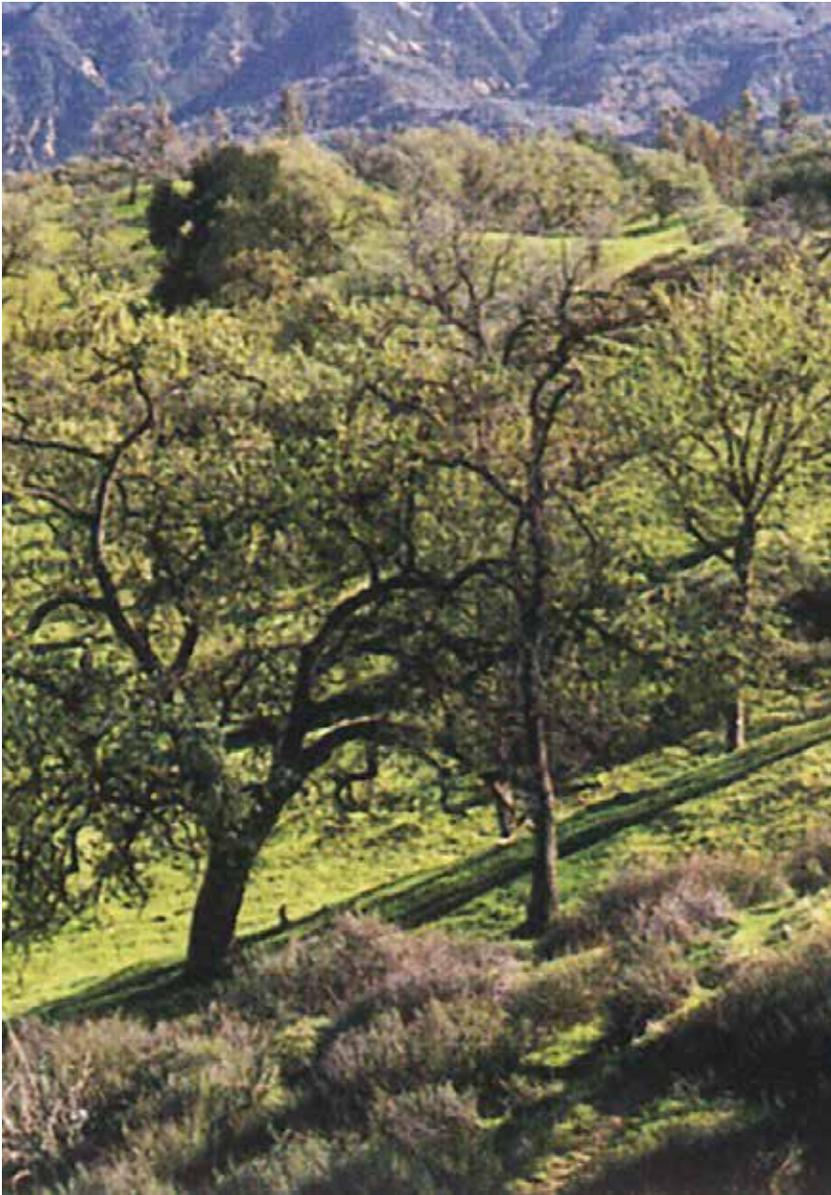
Overall Master Plan

4.3 Open Space

Open Space Landscape

The transitional slope along the north edge of the community features an Open Space Landscape system between the residential neighborhood and adjacent DFSP open space area. This slope landscape area includes canopy trees, shrubs and a perimeter fence system at the property line. A native plant palette will enhance the open space character including Oak and Sycamore trees. Low water use colorful spreading shrubs, grasses and textured plantings will be utilized.





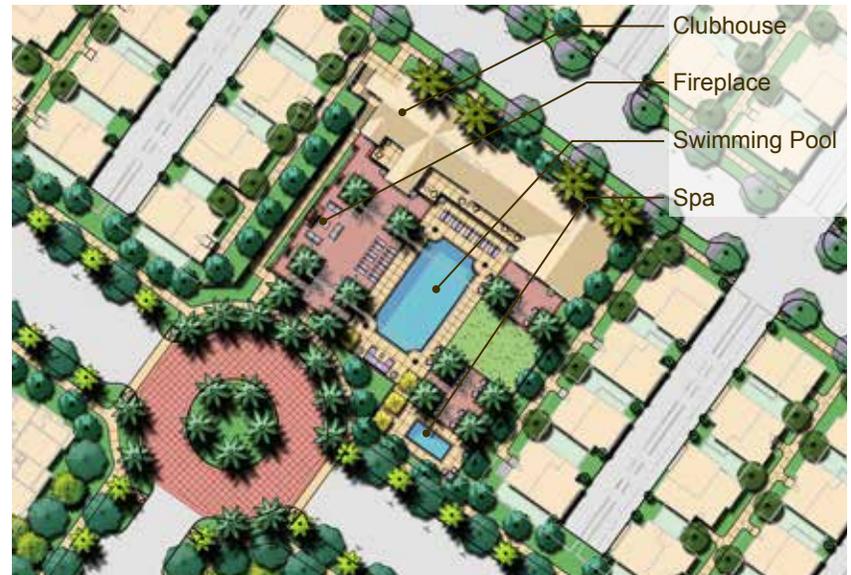
Open Space Landscape

4.4 Neighborhood Private Parks

Primary Recreation Center

The Primary Recreation Center is located in the center of the community along the Community Spine Street. The Primary Recreation Center is a central gathering place within the community. It features an adult oriented resort character that is elegant and sophisticated with classical proportions. The two level clubhouse is accessible from the upper street level and lower pool deck. The building facilities include a lounge, club room, outdoor court and promenade deck with a kitchen and rest rooms on the upper level. The lower level features a fitness room, rest rooms, and pool equipment facilities. The gardens offer a lap swimming pool, adult spa, cabana areas, event lawn, sunning deck, outdoor fireplace, and barbecue areas for dining and lounge seating. Canopy palms create a ceiling over the garden deck spaces and provide filtered shade for guests and residents. Accent trees provide color and interest while textured planting accentuates the buildings and enhance the classic elegant garden character.





Primary Recreation Center

Secondary Recreation Center

The Secondary Recreation Center is located at the end of the Community Spine Street. An arrival drop off area with convenient angled parking will serve a variety of possible uses within the community. A multi-use central park lawn at the core of the parking area allows for such program uses as a farmers market, art shows and car shows to name a few. This area will serve the community by gathering residents together. The Recreation Center is family oriented and offers many fun activities for a wide range of users. This Recreation Center offers the possibility for competitive swim club programs with its junior Olympic size pool as well as recreational swim opportunities. The entry pavilions house rest rooms and convenient outdoor showers and swimming pool pump room facilities. A children's wading / play pool, and picnic areas for young families are also included. This Recreation Center also features an activity lawn, outdoor fireplace, family spa, lounge seating and sun decks areas. Canopy palms create a ceiling over the Recreation Center deck spaces and provide filtered shade for guests and residents comfort. Accent trees provide color and interest while textured plantings accentuate the buildings and enhance the classic and elegant park character





Secondary Recreation Center

City Park

The City Park is located adjacent to the southern entry of the community along the community entry drive. The City Park can be accessed directly from Western Avenue, from the entry roundabout, and from the School Access Drive. The park features an expansive open turf lawn which allows for both passive and active uses. The lawn is encircled by a wide multi-use trail with bench seating. A parking area is provided off of the School Access Drive, providing an emergency access link to the neighboring community to the south. A formal tree bosque featuring flowering accent trees leads visitors towards the park picnic pavilion, with children's play areas sited on either side. Evergreen buffer trees soften the southern edge of the park adjacent to the neighboring community. Textured and varied plantings enhance the character of the park sites slopes and provide visual interest. The park entrance off of Western Avenue provides framed views of the park below.



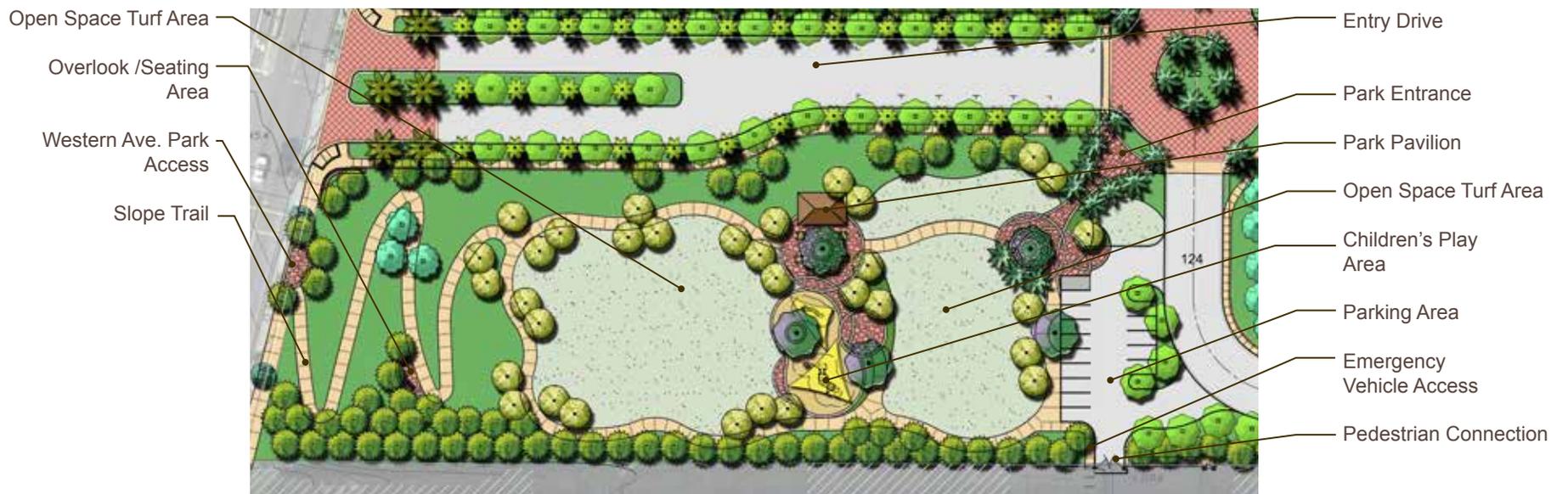


City Park Concept A

City Park - Concept 'B'

The City Park Concept 'B' incorporates expansive open turf areas and a centrally located plaza and play area. Visitors are welcomed to the park via an entry plaza located near the entry road round-about. A park pavilion building is located centrally within the site. This feature could house uses such as restrooms, drinking fountains, picnic shelters, and storage/maintenance. A plaza adjacent to the pavilion allows for picnicking and bench seating near the children's play area. Evergreen buffer trees soften the southern edge of the park adjacent to the neighboring community. Textured and varied plantings enhance the character of the park sites slopes and provide visual interest. The park entrance off of Western Avenue provides framed views of the park below.





City Park Concept B

Neighborhood Pocket Parks: Area 1

Pocket park spaces are located throughout the community providing important park programming which promotes a healthy lifestyle in the community. Park areas have been set aside to provide a variety of uses which complement those in the Recreation Center programs. Passive and active uses are encouraged including activity lawns, a picnic pavilion, walks, bench seating and children's play structures. Convenient parallel parking along the adjacent streets is shaded with street trees, while deciduous and evergreen park trees bring flowers and shade to the park. Walk systems within the neighborhoods connect residents to the pocket parks.





Neighborhood Pocket Parks: Area 1

Neighborhood Pocket Parks: Area 2

Pocket park space is important to enjoy as you leave and return home each day. It offers a sense of place and accessibility to the outdoor living environment. Viewing gardens and activity lawns are easy on the eyes and visually extend an enjoyment of living green. Park oriented entry walkways and stoops are centered along these green spaces which offer areas for picnicking, sitting on the lawn or just smelling the flowers and enjoying life within the community. Convenient parallel parking along the adjacent streets is shaded with street trees while deciduous and evergreen park trees bring flowers and shade to the park. Walk systems within the neighborhoods connect residents to the pocket parks.





Neighborhood Pocket Parks: Area 2

Neighborhood Pocket Parks: Area 3

Pocket parks promote healthy living for our four legged friends as well. The Community Dog Park facility is located within the neighborhood pocket park on the eastern edge of the community. Having fun and time to chase around their dog friends is important for canine development and sustainability. A fully fenced in area with sanitary amenities and a doggy water fountain are featured in this pocket park. Other uses, down the hill from the dog park, include large multi-use activity lawns, garden paths and bench seating for guests and residents. A large children's adventure play area which includes accessible sand play areas, balance structures, climbing towers with fun slides will get kids of all ages physically fit and in shape while educational themes teach them about nature and the big outdoors. The play areas are shaded from the sun and provide picnicking opportunities along the edges of the park. Convenient parallel parking along the adjacent streets is shaded with street trees while deciduous and evergreen park trees bring flowers and shade to park users. Walk systems within the neighborhoods connect residents to the pocket parks.





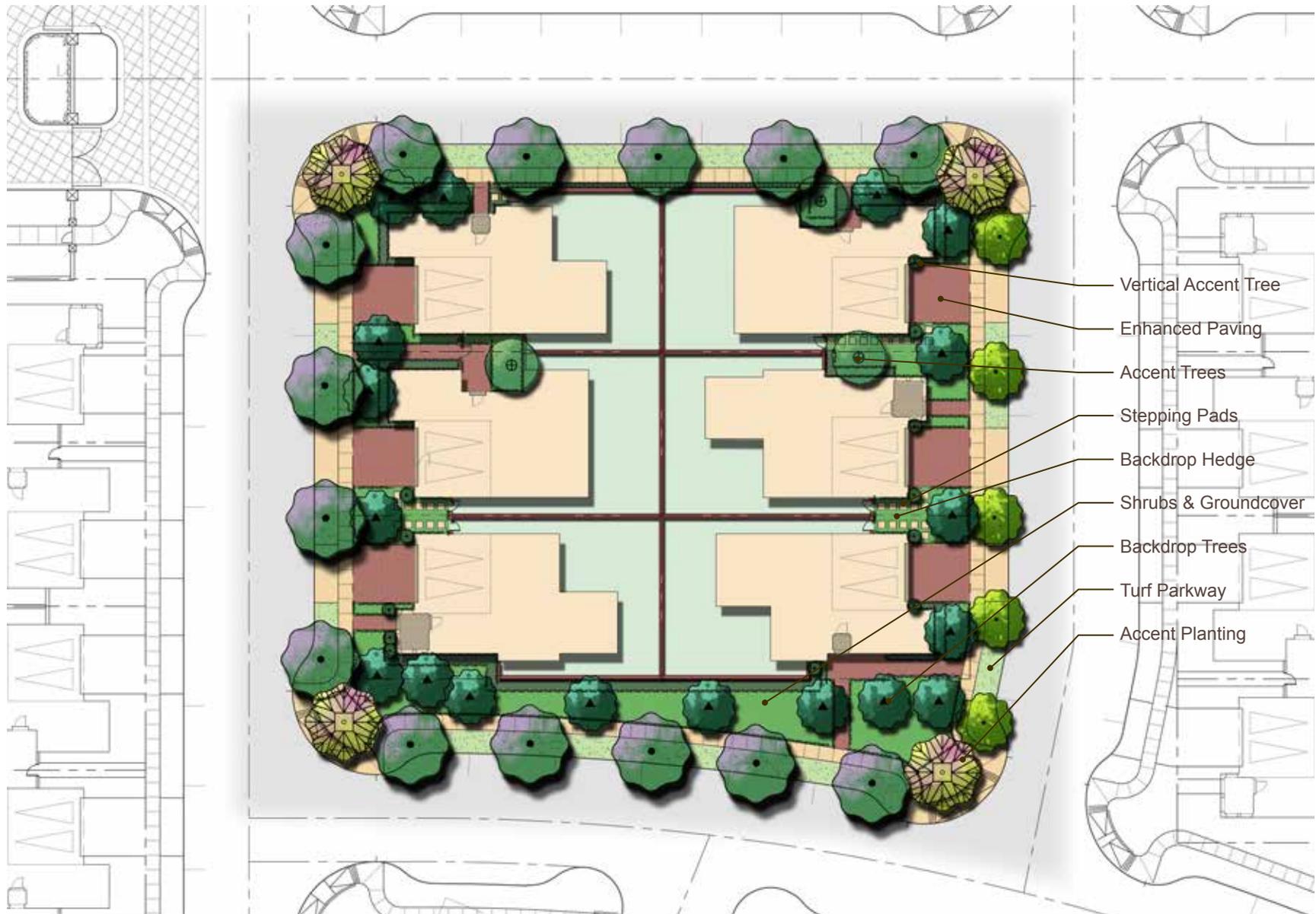
Neighborhood Pocket Parks: Area 3

4.5 Typical Residential Product Plans

Residential Product 1

This single family neighborhood featuring product type 1 has a walkable street with turf parkway separated sidewalks and formal evergreen street trees that create a unique street character. Flowering accent trees located at neighborhood corners will give interest and color to the streetscape. Vertical evergreen trees behind the sidewalk soften the residential buildings while vertical accent trees accentuate them. Enhanced paving in the driveways, entry walks and stoops refine the streets character. Colorful and textured planting accentuate the buildings and enhance the classic garden character. Parking is provided along the streets for guests.



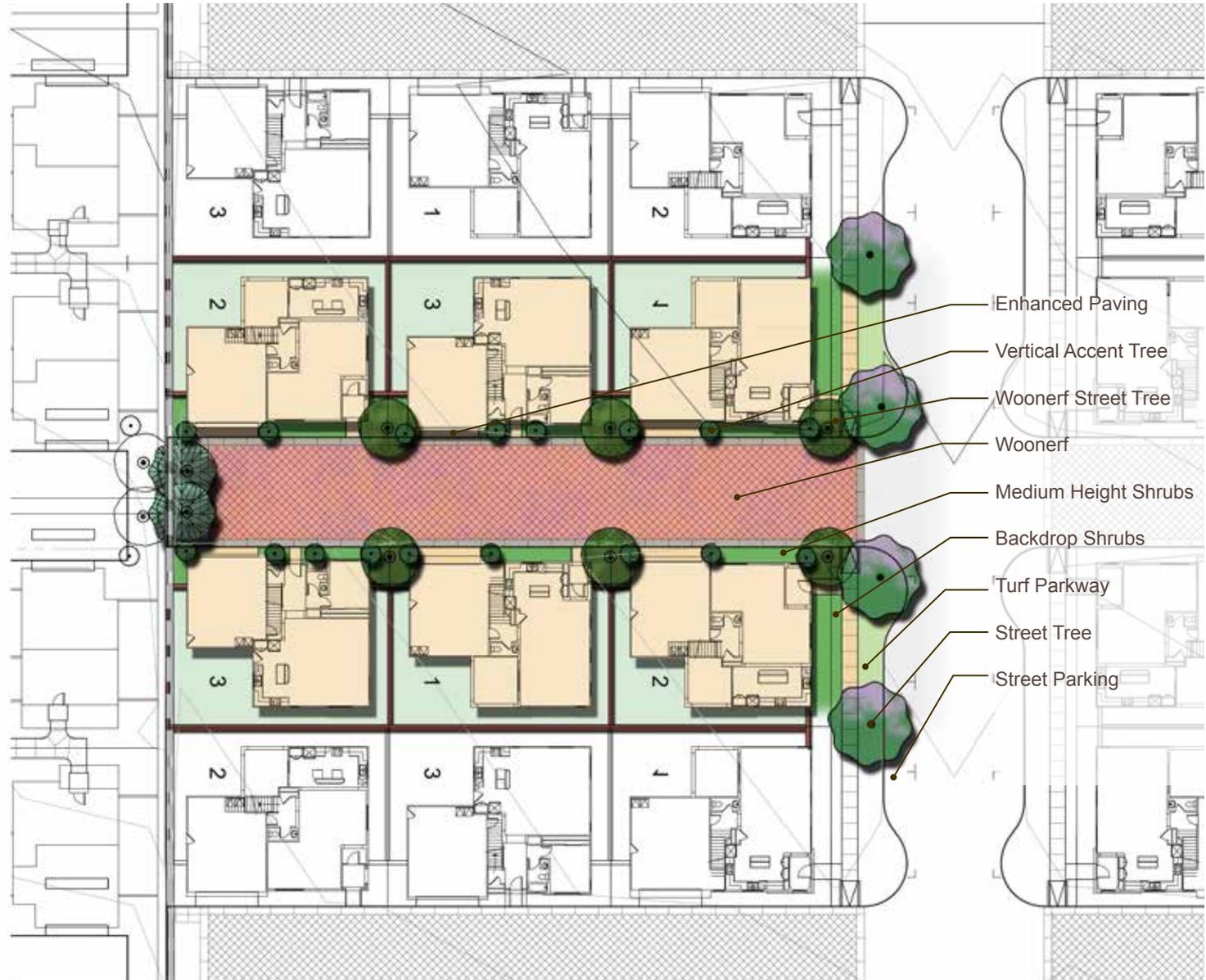


Residential Product 1

Residential Product 2

This single family neighborhood features Product type 2, which is accessed via a woonerf, a neighborhood lane with pedestrian access. Turf parkway separated sidewalks and formally spaced evergreen street trees create a unique street character. Evergreen hedges will soften the appearance of backyard walls from the adjacent street. On this walkable street, enhanced paving on driveways, entry walks and stoops refine the woonerf's character. Evergreen woonerf canopy trees soften transitions between homes and create a streetscene, while small accent trees highlight entry stoops and architectural corners. Colorful and textured planting accentuate the homes and enhance the classic garden character. Parking is provided along the neighborhood streets for guests.





- Enhanced Paving
- Vertical Accent Tree
- Woonerf Street Tree
- Woonerf
- Medium Height Shrubs
- Backdrop Shrubs
- Turf Parkway
- Street Tree
- Street Parking

Residential Product 2

Residential Product 3

This single family neighborhood features Product type 3, with garages accessed from an alley and most front entries located off of green spaces, some located along walkable streets. Turf parkway separated sidewalks and formally spaced evergreen street trees create a unique street character. Evergreen hedges will soften the appearance of backyard walls from the adjacent street. Within the alley, enhanced paving on driveways refine the alleys character. Evergreen alley canopy trees soften the transitions between homes and create a streetscene, while small accent trees highlight the building corners and garage entry features. Front door entries are accessed from green spaces with walkway connections to the street. Skyline palms and accent trees punctuate these garden areas and provide scale and a ceiling to these narrow spaces. Colorful and textured planting accentuate the buildings and enhance the classic garden character. Parking is provided along the neighborhood streets for guests.



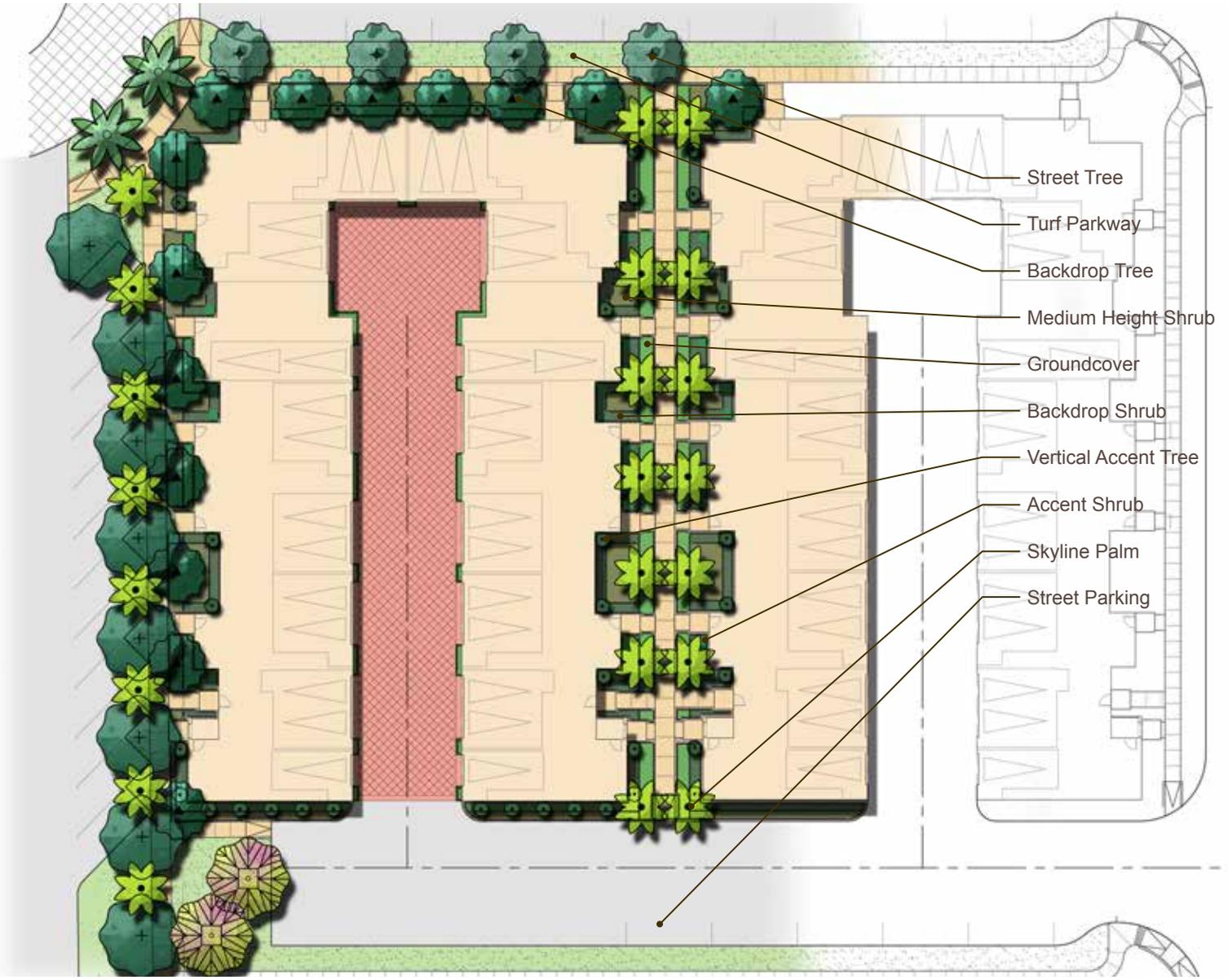


Residential Product 3

Residential Product 4

This multifamily neighborhood features Product type 4, with garages accessed from an auto court and most front entries located off of green spaces and occasionally off of walkable streets. The walkable streets feature turf parkway separated sidewalks and formally spaced evergreen street trees that create a unique street character. Behind the walkway, vertical evergreen backdrop trees will soften the architectural massing while vertical accent trees accentuate the residential building entries. Green space areas are accentuated with skyline palms that provide a ceiling to these narrow spaces. Accent trees punctuate these linear garden areas and provide color and pedestrian scale. Entry stoops are accessed off a walkway system that connects to adjacent walkable streets. Colorful and textured planting along streets and within the green spaces accentuate the buildings and enhance the classic garden character. Enhanced paving brings color and texture to the auto court. Landscaped edges at buildings soften the garage architecture with the use of espalier vines. Parking is provided along the streets for guests.



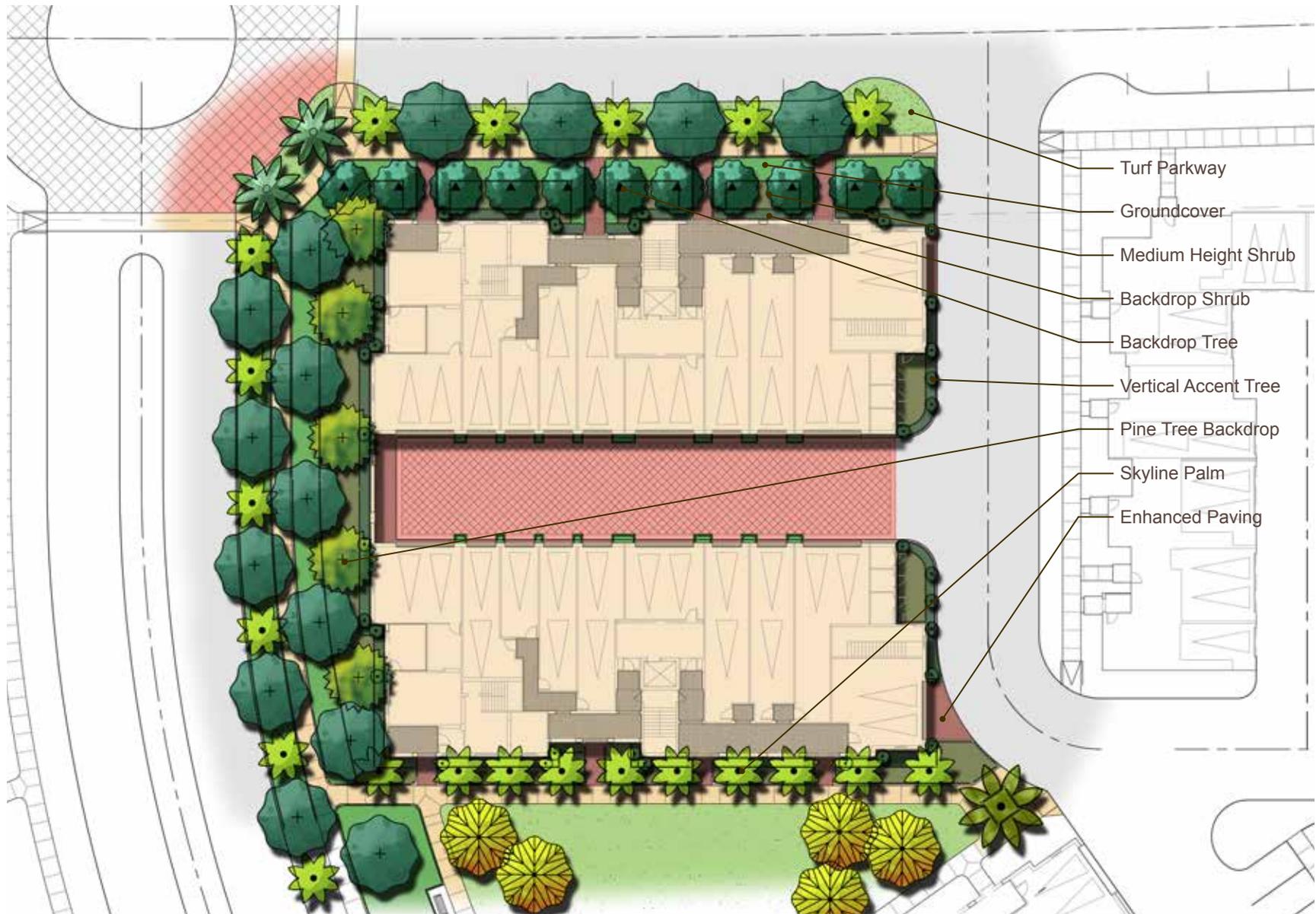


Residential Product 4

Residential Product 5

This multifamily neighborhood features Product type 5, with garages accessed from an auto court and most front entries located off of pocket park green spaces connected to alley drives. The alley drives feature evergreen and deciduous trees that create a unique alley character. These drives display colorful, textured planting that accentuate the building edges. Entry stoops are accessed off of a walkway system along the park edges. The parks feature skyline palms that provide vertical scale along buildings as well as evergreen and deciduous park trees set within central lawn areas provide shade to the park gardens. Colorful and textured planting within the parks accentuate the building edges and enhance the classic garden character. Within the auto court, enhanced paving brings interest and texture into these large driveway areas. Landscaped edges at buildings soften the garage architecture with the use of espalier vines.





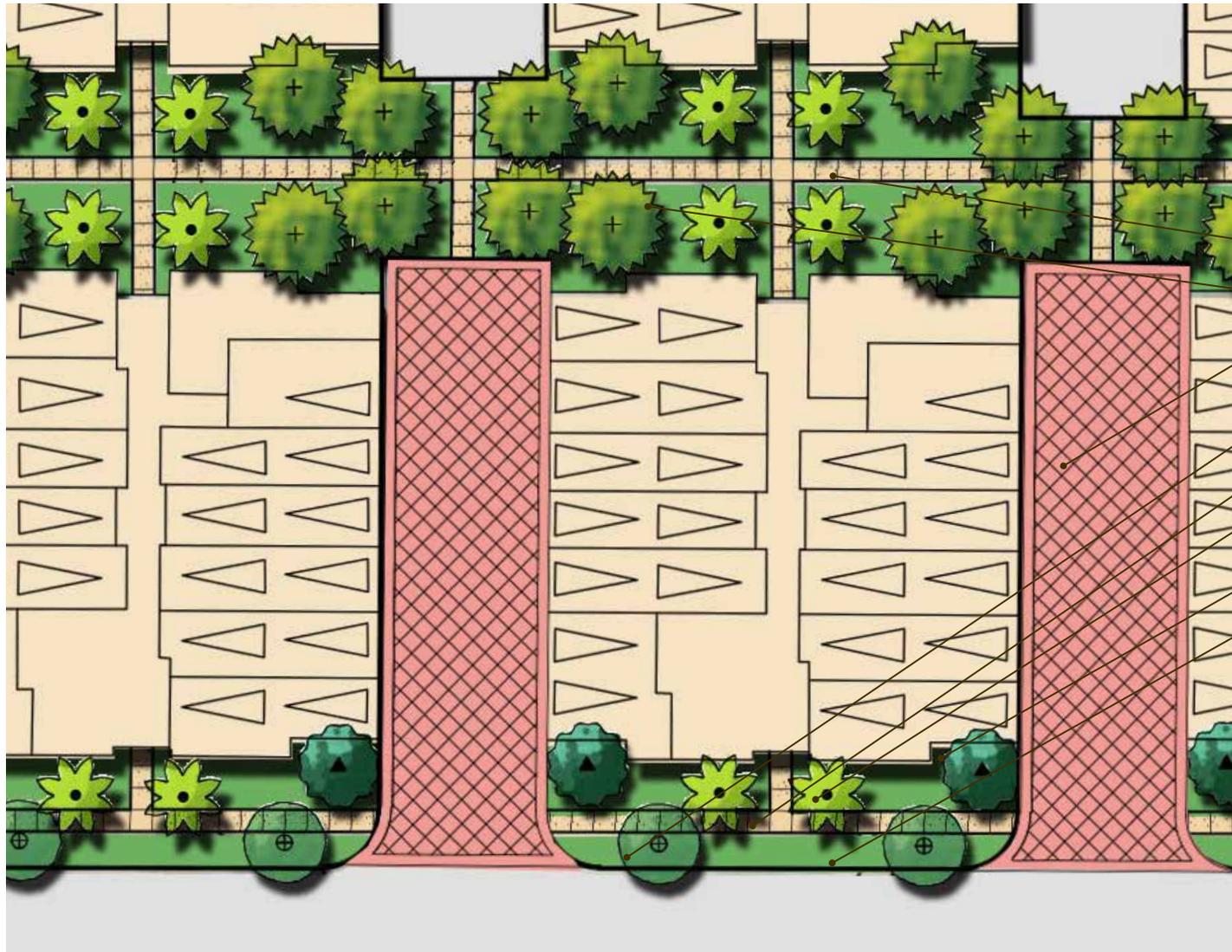
Residential Product 5

Residential Product 6

This multifamily neighborhood features Product type 6, with garages accessed from an auto court and building lobbies located off of paseos and neighborhood drives. The paseos feature evergreen trees that soften the building edge, deciduous park trees within open lawn areas, and palm trees defining building entry locations.

Colorful and textured planting with the open spaces and paseos accentuate the building edges and enhance the classic garden character. Within the auto courts, enhanced paving brings visual interest and texture into these expansive drive areas.





- Paseo Walk
- Groundcover
- Enhanced Vehicular Paving
- Street Trees
- Walk
- Canary Palm
- Canopy Tree
- Parkway

Residential Product 6

4.6 Plant Palette

Large Accent Trees

Jacaranda mimosifolia
Erythrina caffera
Olea europaea
Schinus molle
Chorisia speciosa

Jacaranda
Kaffirboom Coral Tree
Common Olive
California Pepper Tree
Floss Silk Tree

Accent Palms

Arcontophoenix cunninghamiana
Phoenix canariensis
Phoenix dactylifera
Washingtonia robusta
Howea forsteriana
Chamaerops humilis

King Palm
Canary Island Date Palm
Date Palm
Mexican Fan Palm
Kentia palm
Mediterranean Fan Palm

Street Trees

Podocarpus gracilior
Ficus rubiginosa
Ficus m. nitida
Ficus rubiginosa
Ficus r. 'Florida'
Cinnamomum camphora
Cupaniopsis anacardiodes
Magnolia grandiflora
Melaleuca linarifolia
Ulmus parvifolia

Fern Pine
Rusty Leaf Fig
Indian Laurel Fig
Rusty Leaf Fig
NCN
Camphor tree
Carrot Wood
Southern Magnolia
Flaxleaf Paperbark
Chinese Elm

Tristania confirta
Liquidambar styraciflua 'Rotuniloba'
Liriodendron tulipifera
Koelreuteria elegans

Brisbane Box
American Sweet Gum
Tulip Tree
Flamegold

Alley and Paseo Trees

Agonis flexuosa
Arbutus 'Marina'
Arbutus unedo
Citrus 'Navel'
Strelitzia nicolai
Laurus nobilis 'Saratoga'
Pyrus kawakamii
Cupressus sempervirens
Ligustrum lucidum
Ilex cornuta 'Burfordii'
Harpephyllum caffrum
Eriobotrya deflexa
Chitalpa tashkentensis 'Pink Dawn'
Acca sellowiana
Stenocarpus sinuatus
Schefflera actinophylla

Peppermint Tree
NCN
Strawberry Tree
Orange
Giant Bird Of Paradise
Sweet Bay
Evergreen Pear
Italian Cypress
Glossy Privet
Chinese Holly
Kaffir Plum
Bronze Loquat
Chitalpa
Pineapple Guava
Firewheel Tree
Schefflera

Vertical Backdrop & Screen Trees

Pinus halenpensis
Tristania confirta
Pinus canariensis
Eucalyptus sideroxyton
Melaleuca quinquenervia

Aleppo Pine
Brisbane Box
Canary Island Pine
Red Iron Bark
Cajeput Tree

Pinus canariensis
Grevillea robusta
Eucalyptus ficifolia

Open Space Accent Trees

Alnus rhombifolia
Plantanus racemosa
Schinus molle
Quercus agrifolia
Eucalyptus sideroxylon
Heteromeles arbutifolia
Cupressus macrocarpa
Cedrus atlantica 'Glauca'
Pinus torreyana

Screen Shrubs

Prunus caroliniana
Raphiolepis 'Majestic Beauty'
Ligustrum haponicum 'Texanum'
Viburnum tinus
Pittosporum tobira
Rhus ovata

Vertical Accent Shrubs

Ligustrum japonicum 'Texanum'
Laurus nobilis
Prunus caroliniana

Canary Island Pine
Silk Oak
Red Gum

White Alder
California Sycamore
California Pepper Tree
Coast Live Oak
Red Iron Bark
Toyon
Monterey Cypress
Atlas Cedar
Torrey Pine

Carolina Cherry
NCN
Texas Privet
Laurustinus
Mock Orange
NCN

Texas Privet
Sweet Bay
Carolina Cherry

Ground Cover

Baccharis pilularis 'Consaguinea'
Pelargonium peltatum
Trachelospermum jasminoides
Myoporum parvifolium
Baccharis pilularis 'Pigeon Point'
Lantana montevidensis
Rosemaruinus officianalis
Lonicera japonica
Vinca major

Accent Shrubs

Agapanthus africanus
Aniscanthus thurberi
Anigozanthos spp.
Agave attenuata
Aloe spp.
Aeonium arboretum 'Zwartkop'
Azalia spp.
Bougainvillea 'La Jolla'
Bambusa spp.
Camillia spp.
Calliandra haematocephala
Carissa macrocarpa 'Boxwood Beauty'
Chamaerops humilis
Crassula spp.
Cotyledon spp.
Carex pansa
Clivia miniata

Chaparral Bloom
Ivy Geranium
Star Jasmine
Myoporum
NCN
Trailing Lantana
Rosemary
Japanese Honeysuckle
Periwinkle

Lily of the Nile
Chuparosa
Kangaroo paw
NCN
Aloe
Tree Aeonium
Azalia
NCN
Bamboo
Camillia
Pink Power Puff
Natal Plum
Mediterranean Fan Palm
NCN
NCN
California Meadow Sedge
Kaffir Lily

Accent Vines

Distictus buccinatoria
Calliandra haemocephala
Clytostoma callistegioides
Lonicera hildebrandiana
Macfadyena unguis-cati
Wisteria sinensis
Rosa spp.

Blood Red Trumpet Vine
Pink Powder Puff
Violet Trumpet Vine
Giant Burmese Honeysuckle
Cat Claw Vine
Chinese Wisteria
Vine

4.7 Hardscape Plan

Walls and Fencing

The community should have a primary fence and wall design theme that is consistent throughout all neighborhood areas. Wall and fence combinations, as well as view fencing is encouraged. Perimeter walls are to be tubular steel with a painted metal finish. Side yard and backyard community wall materials are to be made of precision concrete masonry units. Retaining wall materials are to be poured in place concrete or concrete masonry units with a split face or finish to match the adjacent buildings. All wall and fencing heights are to be in compliance with Los Angeles Municipal Code. Wall and fence locations are shown diagrammatically and for planning purposes only.





Walls and Fencing Diagram

Walks and Trails

The community's walks and trails connect guests and residents to parks, amenities, adjacent off site land uses, as well as to each other. Walks within the community should be located along the entry drives, spine street, loop streets, alley streets, and paseos. Walks should be linear and continuously separated with a planted parkway, if possible. The walk materials should be natural grey concrete with enhancement areas accented with concrete pavers, colored concrete, enhanced finishes or scoring patterns. The perimeter trail should be decomposed granite, or equal and is intended for recreational uses; of which some portions may not be accessible. The trail will also be used for maintenance access. The Western Avenue sidewalk should match the city standard requirements. Walk and trail locations are shown diagrammatically and for planning purposes only.





Walks and Trails Diagram

Site Furnishings

Site furnishings within the common areas of Ponte Vista should be unified in form, color and manufacturer, if possible. Benches, bike racks, metal bollards, tree grates, etc. are to be of a single family that works well together and supports a “one district look” within the community. Site furnishings are also encouraged to tie in to the look of the street lights in color and/or materials as appropriate. Short term bicycle parking has been provided throughout the multifamily products at a rate of 1 space per 10 dwelling units, with long term bicycle parking accommodated within private garages; as prescribed by the LAMC bicycle parking ordinance. Site furnishing locations are shown diagrammatically and for planning purposes only.

Short term bicycle parking needs:

- Product 4 = 9 bicycle parking spaces
- Product 5 = 18 bicycle parking spaces
- Product 6 = 19 bicycle parking spaces

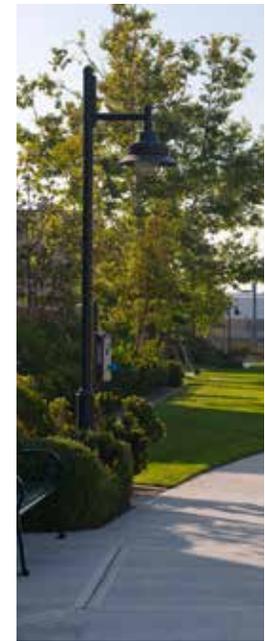


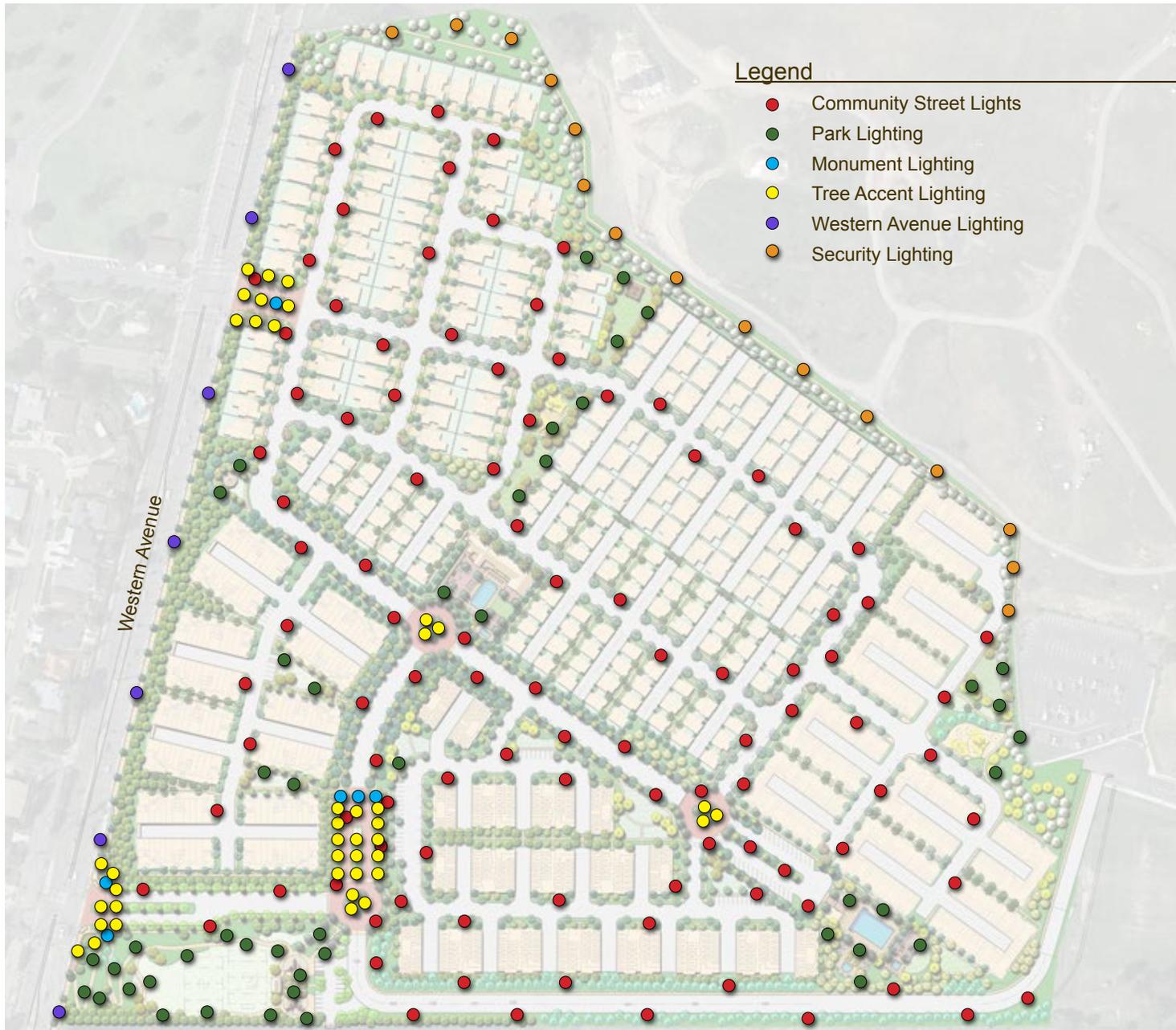


Site Furnishings Diagram

Lighting

This community is encouraged to embrace a unified lighting theme through the use of fixtures within common areas, streets, and parks. There should also be a hierarchy of lighting fixture heights and sizes within the community. The overall unified lighting style could range from traditional to classical. All common area lighting should be consistent with local code requirements. Most alley and paseo areas will utilize lighting mounted on the adjacent architecture supplemented with post top fixtures as necessary to achieve the required foot candle requirements. Pole lights along Western Avenue should match the existing fixtures and layout. Up-lighting should be utilized at projects entries, illuminating community monument structures, accent trees and palms. The lighting between project phases will match in style, height, color and manufacturer. Lighting locations are shown diagrammatically and for planning purposes only.





Lighting Diagram