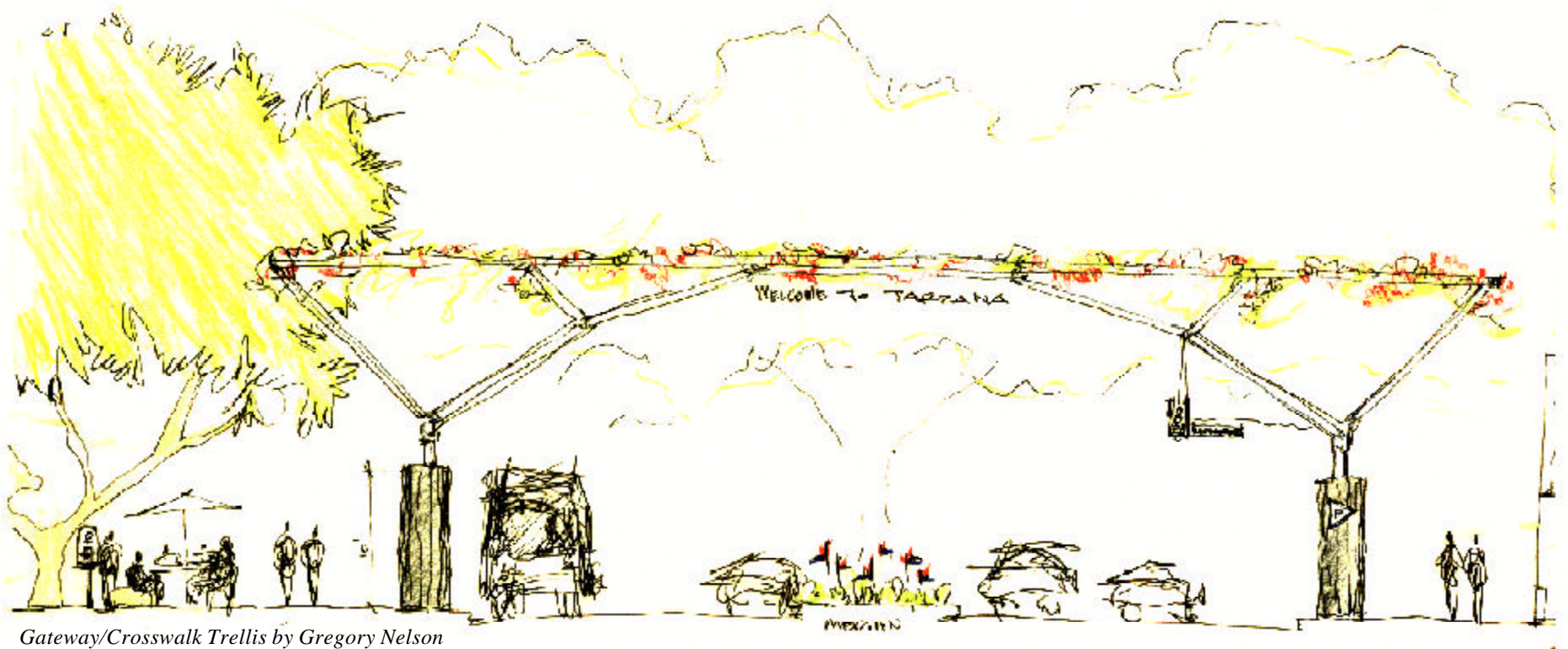


# TARZANA

## —STREETSCAPE PLAN—



*Gateway/Crosswalk Trellis by Gregory Nelson*

**Approved by the City Planning Commission on May 25, 2000.**

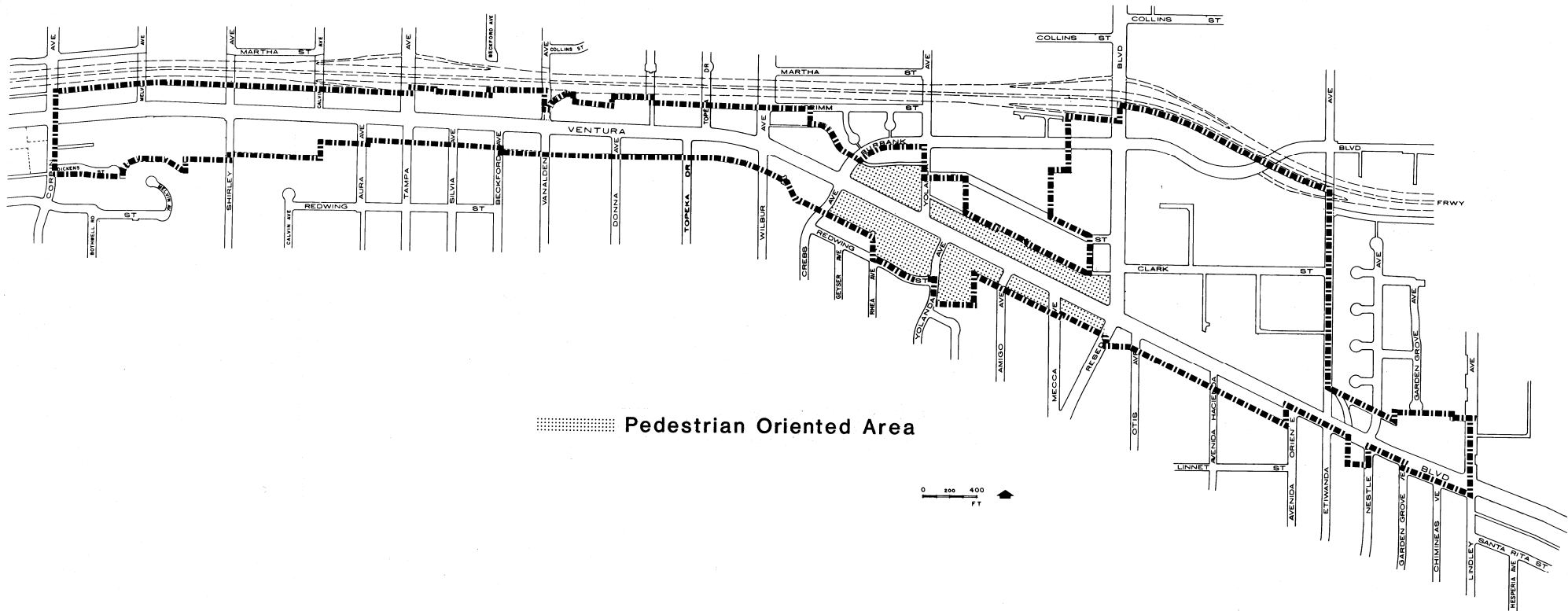
A Part of the General Plan - City of Los Angeles  
[www.lacity.org/pln](http://www.lacity.org/pln) (General Plan - Other Plans/Guidelines)

## Tarzana Streetscape Plan

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# Tarzana Streetscape Plan Boundaries



### 1.0 Introduction to the Ventura / Cahuenga Boulevard Corridor Specific Plan

Over the past quarter century, Ventura Boulevard has had to accommodate traffic impacts not only from trips generated by projects on the Boulevard, but also from increases in regional traffic. The consequences of these traffic impacts have been many and varied, but the most serious visual impacts have been the denuding of the Boulevard streetscape and the loss of a sense of place.

The *Ventura/Cahuenga Boulevard Corridor Specific Plan* was developed to address the major impacts brought into focus by the *Citizens Advisory Committee*. Of particular importance was alleviating the visual blight and addressing the absence of pedestrian amenities on the Boulevard. To this end, the *Specific Plan* incorporated requirements on signage, setbacks, on-site landscaping, height and area limitations, and interim streetscape guidelines. The interim guidelines were required by the Specific Plan with the intent that

they be replaced by Streetscape Plans drawn up for each of the five communities through which the Boulevard passes. The Tarzana Streetscape Plan has been developed under that mandate.

The Tarzana Streetscape Plan is mandated by the Ventura/Cahuenga Boulevard Corridor Specific Plan. Streetscape Plans are intended to create a more livable environment for the community's residents, promote the economic viability of the city and commercial district; and establish a distinctive image, which will enhance the community's pride in its unique literary heritage.

Objectives of the project begin with a comprehensive program for the creation of an aesthetic, scenic, and functional sector along Ventura Boulevard. Parking lot landscaping will be coordinated with the streetscape to enhance the visual environment. The intent is to enhance the appearance, comfort, safety level, and usage of the Boulevard for pedestrians- particularly in the Pedestrian Oriented Area (P.O.A.)- to encourage people to get out of their cars once



*Amigo Plaza & Streetscape by Gregory Nelson*

there and move about on foot. The improvement of the pedestrian environment will be achieved with the planting of trees, other landscape elements, and improved lighting.

In addition the plans include the development of additional pedestrian cross walks and the investigation of traffic calming medians, which will serve to improve the pedestrian circulation.

For the recommendations of the Tarzana Streetscape Plan to be successful, it will require the continued creative and diligent efforts of property owners and merchants, the concerted involvement of the residents and neighborhood groups, and the willing participation of the entire community.

### 1.1 Goals of Streetscape Plan

- To promote the integration of signage, landscaping and architectural design at the concept stage of all new projects.
- To promote awareness that parking facilities are part of the commercial environment, and to extend their functionality and integrate their appearance with the planned Streetscape.
- To provide building and site design guidelines to promote attractive and harmonious commercial and multi-family development.
- To preserve and enhance community aesthetics through establishing coordinated and comprehensive standards for signs, buffering, setbacks, lot coverage, and landscaping.
- To enhance corridor landscaping by providing guidelines and a process for a coordinated landscaping program of public and private property for the Specific Plan's communities.

- To promote an attractive pedestrian environment which will encourage pedestrian activity and reduce traffic congestion.
- To promote and enhance the distinct character of each of the five Specific Plan communities by establishing design guidelines and community development limitations for each community.
- To promote a high level of pedestrian activity in the community commercial areas by regulating the placement of buildings and structures to accommodate outdoor dining and other ground level retail activity, as well as provide for attractive landscaping.
- To improve street appearance through design characteristics that give streets a distinctive identity and prominence, emphasized by street trees, planted median strips, parkways and paving.
- To improve the visual environment of the Tarzana Business District and insure compatibility with adjacent residential areas, the following measures shall be considered: sign controls, design review, landscaping requirements and the under-grounding of utilities.

## 2.0 Concept Statement for the Tarzana Streetscape Plan

### 2.1 Present Conditions

Founded in 1927, Tarzana possesses a strong sense of history, but lacks physical identifiers and a sense of place. Points of entry into the community are not marked and there is little to distinguish Tarzana from adjacent communities. There is nothing that denotes the commercial core of the community. There is no sense of scale or proportion either in the buildings or their signage.



## Tarzana Streetscape Plan



Brown Center has attractive landscaping in the rear parking lot and courtyards. However, Ventura Boulevard, in front of Brown Center, has no useful shade trees nor any other amenities.



Many cross streets, such as this portion of Burbank Boulevard, have retained their street trees and supplemented them with on-site landscaping, creating an attractive and pedestrian-friendly appearance.

In contrast to the cross streets, Ventura Boulevard has lost all its mature trees and, because of minimal replacements, offers little attraction to pedestrians.



### 2.2 Objectives

The Tarzana Streetscape Plan aims to refocus the view of the street to one of positive exterior spaces of richly varied uses in which different types of traffic coexist and where social activities are gathered. The Streetscape plan will also encourage the creation and use of public spaces.

### 2.3 General Theme

The plan for the Tarzana streetscape extends the entire 2.12 miles of Tarzana's major commercial thoroughfare, and along Reseda Boulevard from Ventura Boulevard to the Ventura Freeway. The proposed theme for this area pays homage to the fact that Tarzana was founded by Edgar Rice Burroughs, the author of Tarzan. Thus the theme of this streetscape concept revolves around the imagery usually associated with the stories about Tarzan.

Ventura Boulevard will be unified throughout its length from Corbin Avenue to Lindley through the creation of particular amenities which emphasize this theme and encourage pedestrian activity. The Tarzana Streetscape Plan has been organized to distinguish these *Streetscape Elements and Improvements* in the following manner:

#### ***The 3 Dimensional Space (See Section 4.0)***

The 3-Dimensional Space addresses the plantings and furniture that help define an area, create a sense of space and enclosure, and a visual perception of vertical elements and edges. This includes:

- Benches
- Bicycle Racks
- Bollards
- Bus Shelters
- Fountains
- Hard-scape Elements within the Tree Well
- Kiosks

- Median treatment
- Monuments
- Newspaper Stands
- Pedestrian Lighting
- Public Art
- Roadway Lighting
- Sculptures
- Signage
- Telephones
- Trash Receptacles
- Trees Plazas

#### ***The 2 Dimensional Surface pattern (See Section 5.0)***

This refers to the treatment and articulation of the horizontal ground plane. This will include:

- Paving Patterns
- Curbs
- Gutters
- Street Maintenance Hole Covers
- Crosswalks

### 3.0 The Districts

Within the community of Tarzana, Ventura Boulevard links together the Central Pedestrian Oriented Area, the Eastern and Western Districts, and the Opportunity Area.

#### 3.1 Central, Eastern & Western Districts

These primary districts are areas that are recognizable as having some common characteristic. The following three within Tarzana are:

- Pedestrian Oriented Area (P.O.A.)- Reseda Boulevard. to Crebs Avenue; (Central District).



- East of the P.O.A.(from Reseda Boulevard to Lindley Avenue); (Eastern District)
- West of the P.O.A. (from Crebs Avenue to Corbin Avenue); (Western District)

### 3.2 Opportunity Area

- The opportunity area for Tarzana is located North of Ventura Boulevard and South of the Ventura Freeway from Reseda Boulevard to Etiwanda.
- The Opportunity Area is located off the Boulevard and is important due to its proximity to the activity center.

## 4.0 The Streetscape 3-D Space

### 4.1 4 Principal Street Tree Varieties

Common Name	Scientific Name	Features	Plantings
Tipu Tree	Tipuanatipu	Primary Street Tree comprising 80-90% of the Street Tree Landscaping.	
Jacaranda	Jacaranda Mimosifolia	Accent Street Tree, should be planted only in low foot traffic areas, away from parked cars.	
Floss Silk Tree	Chorisa Speciosa	Accent Street Tree- plant only the thornless, flowering tree variety	
Kaffirboom Coral Tree	Erythina Caffria	Accent Street Tree, should only be planted where proper micro-climate is suitable to tree.	

### 4.1.1 Trees

The principal street tree will be the Tipuana Tipu, constituting 80% to 90% of all street trees; and will be the unifying element throughout the length of Ventura Boulevard from Corbin Avenue to Lindley. Additionally, other trees and plants reflecting the colors and sense of the African Continent will be used to punctuate the streetscape and the combination will provide a colorful and effective framework for the community's theme. All street trees shall be planted so that they avoid conflicts with street lights and other utilities.

The street trees to be used as accents are the Jacaranda Mimosifolia, Chorisa Speciosa (thornless, flowering tree variety only), and in some instances, depending upon the proper micro-climate, Erythina Caffria. Tree types and descriptions are found in section 7.0. The Jacaranda tree shall not be located such that the canopy spreads over parking spaces.

The minimum size tree box for the streets trees shall be 36", unless otherwise stated for the individual corners. Trees unavailable in 36" box sizes may be planted in smaller sizes, and no greater quantity is to be required. Size standards are to be comparable with those listed in the *Valley Crest Nursery Catalog*. The Trees are to be untopped.

The Tipuana Tipu trees for each district within the Tarzana Streetscape Area shall be planted in the following manner:

- *The Opportunity Area north of the Pedestrian Oriented Area (P.O.A.) (North of Ventura Boulevard and South of the Ventura Freeway from Reseda Boulevard to Etiwanda. Refer to Map)-* The Tipuana Tipu street trees within this area shall be planted a maximum spacing of 100' on center on both sides of the street. This gives Tarzana a formal and consistent entry from the Freeway to Ventura Boulevard.

- *The Central District within the P.O.A. (From Reseda Avenue to Crebs Avenue)*- The Tipuana Tipu street trees within this area shall be planted 40-50' on center on each side of Ventura Boulevard. Tree spacing in relation to the tree on the opposite side of Ventura Boulevard shall alternate so as to present an informal effect.
- *East & West of the P.O.A. (From Crebs to Corbin and from Reseda to Lindley)*- The Tipuana Tipu street trees within these areas shall be planted at a maximum spacing of 100' on center on each side of Ventura Boulevard. Tree spacing in relation to the tree on the opposite side of Ventura Boulevard shall alternate so as to present an informal effect.



Irrigation may be by means of bubblers in perforated pipes, preferably supplied from the adjacent development. If so, then a gate valve is to be provided on the non-pressure line from the site development, to isolate the bubbler in case of equipment breakage. Another option would be to guarantee a watering-truck program appropriate to the species to be sustained for a period of three years.

Where a project is required to underground its utilities, the utilities shall be put underground before landscaping is planted. The under-grounding is to be designed so that the utilities do not run under the “parkway” portion of the sidewalk.

Other options for decorative tree grates shall be considered. Its aesthetic elements (color, shape, pattern) shall match the overall theme of the Tarzana Streetscape.

#### 4.1.2 Hardscape Elements within the Tree Well

Tree well covers should be pre-approved by the City’s Bureau of Street Services and should have only permeable surfaces with a coefficient runoff of less than or equal to 0.6. The Street Tree Division of the Bureau of Street Services strongly suggests the use of *Agriperm Tree Well Covers* (available from Brooks Products) for the Tipuana Tipu street trees along the Boulevard. Sizes available are:

- 49” x 49” (16” or 18” diameter opening)
- 35” x 66” (16” diameter opening only)

Each well is to be lined with a continuous 12 inch *Deep Root™* root barrier or its equivalent.

#### 4.2 Lighting Fixtures

Lighting is to be of two kinds: pedestrian lighting and street lighting. Design elements such as color, size, and pattern for the pedestrian and street lighting are to be consistent. All modern 40’ roadway street lighting poles and fixtures should be painted “Spring Street Green”. All other traffic equipment, such as stop lights, shall also use this standard color.

##### 4.2.1 Pedestrian Lighting

Pedestrian lighting is to be low-scale, interspersed among the Tipu trees. These lights should serve dual functions- to increase pedestrian safety by lighting public areas and to highlight street trees, thus

giving a stronger landscaped impression from the street and from the sidewalk. Pedestrian lighting will be evaluated and approved by the Bureau of Street Lighting prior to construction. Pedestrian lighting is a voluntary improvement and must be initiated by the property owners through the formation of an assessment district.

Suggested electroliers are to be:

- Delta Lighting GC Series or equal. Suggested style: The “Satellite mini” (pg. 157 Poulsen Lighting catalogue).

#### 4.2.2 Street Lighting

Street lighting is to be Bureau of Street Lighting standard davit 40 foot electroliers.

Pedestrian and Street lighting fixtures along Ventura Boulevard are not intended to be dominant visual features of the Streetscape.

Pedestrian lighting fixtures are to be arranged in a uniform pattern between the street trees, aligned with them, and are to have a decorative appeal.

Street lighting fixtures are to be painted Spring Street Green. They should be arranged to 1) avoid future conflicts with street trees and 2) light the roadway in accordance with City standards for illumination.

#### 4.3 Community Signage

The Tarzana Chamber of Commerce has the legal right to use the Tarzan Logo, and may consent to allow this logo to be used on street signs, benches, and other sites within the streetscape.

#### 4.4

##### Guidelines for a Possible Median Treatment

The broad expanse of Ventura Boulevard—three travel lanes and one parking lane in each direction—works against the desired “village” image. To mitigate this expanse, a design for a planted median, featuring primarily the Tipuana Tipu along with some accent trees, could be developed through cooperation between all the affected government agencies and business interests.

Should the Community, with the cooperation and approval of the Department of Transportation, develop a program to create, plant and maintain a median strip, the following guidelines should be observed:

- Weeping tree forms are discouraged since vehicular clearance of 14 feet over the roadway must be provided. The trees need not be planted in a straight line, but no tree should come closer than 3 feet to the roadway, and the line of trees should be strong enough to overcome the visual line of the paved roadway. Each block or District is to be planted in a single variety. All trees are to be single trunk 24 inch box specimens, with a high head, and unpruned or pruned “naturally”. Size standards are to be compatible with those listed in the Valley Crest Nursery catalog. The trees are to be untopped. The trees are to be double-staked, with the stakes parallel to the roadway, and are to be vigorously self-supporting.
- The entire median is to be lined with a continuous 12 inch deep *Deep Root*™ or an equivalent linear root barrier. Irrigation is to be by means of shrub heads (flat spray) installed 2 inches from the curb, on double swing joints. A ground cover of Hahn’s Ivy (*Hedera helix* ‘Hahn’s Self-Branching’) is to be used. Soil amendments are normally unnecessary, although if used, they should comprise no more than 25% of the backfill by volume, and should not change the soil texture of the tree pit so that it’s very different

from the native soil to facilitate drainage of the tree well. Any foreign material in the tree well, such as construction debris, is to be removed; fill soil is to match the site soil in texture.

### 4.5 Public Art

Public Art is strongly encouraged, particularly in the Pedestrian Oriented Area (See Section 6.11). It should be highly integrated with other 3-Dimensional elements of the streetscape, in particular, street trees, but also, paving patterns, building facades, and on-site landscaping.

All projects subject to the 1% Cultural Arts fee are required to submit application to the Cultural Affairs Department to place some public work of art, acceptable to the Cultural Affairs Department, onsite within public view, or within the public right-of-way when permitted by the Department of Public Works.

All public art within the Tarzana Portion of the corridor shall be compatible with the General Theme centering on the imagery associated with Tarzan.

## 5.0 The Streetscape Surface Pattern

### 5.1 Sidewalk Paving Patterns

The sidewalks should provide the illusion of a pathway meandering informally in this district. To create this effect, the use of different paving colors/textures can be used. The walk may, where permitted by the Department of Public Works, enter into private property to convey a convincing meander, particularly where public artwork in a landscaped setting is placed in the public right-of-way. In such cases, the artwork/ landscaping may count toward any buffer planting requirements, as appropriate.

### 5.2 Curbs & Gutters

The curbs should be constructed integral with the gutter using natural color concrete, not colored concrete. Gutters are to be standard, unless an alternative design is approved by the Department of Public Works.

### 5.3 Street Maintenance Holes & Covers

The standard streetscape option is to continue the hardscape surface treatment into the vault cover.

An alternative that the project applicant may provide are specialty covers which feature theme-keyed reliefs.

*Aboveground Vaults*, such as those for phone service, and traffic signals, etc. are to be painted in the color selected for bus shelters.

For other areas, any surfacing that drains effectively (with approximately a 1% minimum slope), is slip-resistant (equivalent to a medium salt finish, or a broom finish), and conforms to handicap accessibility criteria, is adequate. Colored concrete should contain integral color, rather than being stained, since integral color tends to achieve a more even color, and wears longer.

Patterned or stamped concrete is acceptable, provided that it conforms to handicap accessibility criteria.

### 5.4 Crosswalks

Colored Paving / textured crosswalks; will further enhance the Major Intersections, will draw together the corners, and will continue the Streetscape “floor.”

The crosswalk is to be highlighted with a pattern of Earth Tone colors, which will create the appearance of a meandering path that continues from the sidewalk.

Crosswalks should be provided across the intersection, to encourage pedestrian-friendly linkages to every corner.

Within the P.O.A. district, it is desirable to encourage the provision of pedestrian crosswalks at mid-block locations to provide convenient through access.

Any access ramps which are modified shall be constructed to conform to ADA standards.

### 6.0 The Streetscape Objects in Space/Nodes

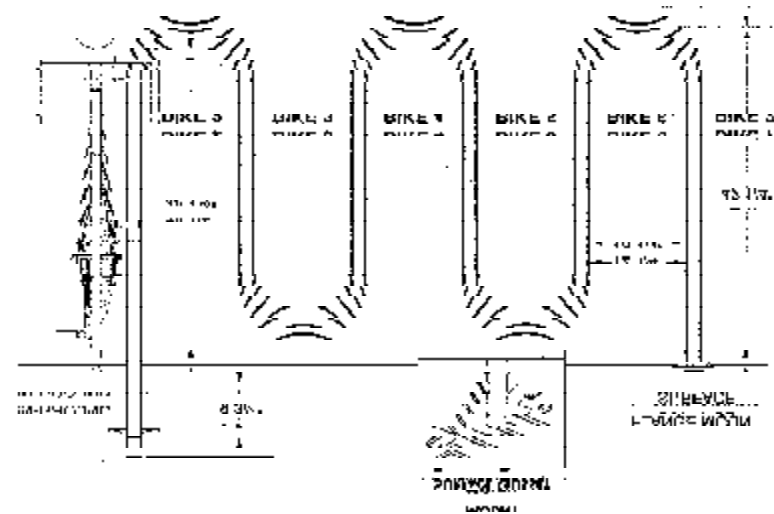
#### 6.1 Benches

Where permitted under the provisions of the City's contract with a bus bench contractor, several bench models shall be incorporated within the Tarzana Streetscape area. To conform with the theme of Tarzana, the following seating types shall be considered:

- Boulders of appropriate shape for sitting should have a minimum of 1/3 of their area flat and at a level of 15" to 18" above the finished floor elevation. These stones should be embedded into the paving. Their approximate dimensions shall be 70" in length, 33.5" in width and 23" in height. Boulder colors shall complement the surrounding color scheme.
- Benches similar to Quick Crete-models and colors may be selected to conform with the Tarzana theme. The option of installing custom features (acrylic and cast logos) and project/city names on the benches is strongly advised. (For more information, refer to the Quick Crete site furnishings section.)
- In accordance with City contracts nothing in this section shall be construed to modify any franchisee's bench.

#### 6.2 Bicycle Racks

Bicycle racks have value since they can give the applicant credit under TDM plans. They come in individual units and can be customized easily for the appropriate number of bike spaces. Bicycle parking spaces are required under § 12.21 A 16 of the Los Angeles Municipal Code.





### 6.3 Monuments

Decorative arches spanning Ventura Boulevard at Reseda Boulevard have been illustrated (see below) to provide an example of a distinctive gateway into the center of the community. Any such project would be subject to the approval of the Department of Public Works, Department of Transportation and the Department of Cultural Affairs.

### 6.4 Bus Shelters

To meet the needs of current transportation patterns and to expand its use beyond transportation requirements, the bus shelters shall provide the following community services:

- Pedestrian-level lighting within or near the bus shelters.
- A directory for all public services and commercial businesses located within a two block radius from the bus shelter.
- Directory service for bus routes along Ventura Boulevard and any subsequent shuttle routes.
- Community Bulletin Board- information for this board to be determined by the community.
- Call out only public telephone within each bus shelter.
- The design of the bus shelter and its components should be compatible with the Tarzana Streetscape theme.



*Gateway/Crosswalk Trellis by Gregory Nelson*

The community may conduct a design contest to develop a distinctive design for bus shelters. The winning design may include space for commercial advertising which may provide the basis for a cooperative venture with a company which builds and administers bus shelters under a contract with the City. Conversely, the community may design and build these shelters itself, using the surfaces for community purposes. As with bus benches, any bus shelter project shall conform to applicable sections of any City contract with a bus shelter contractor.

### 6.5 Fountains

Fountains, both decorative and drinking, may be integrated with the public art/landscaped sites. They could serve both as aesthetic and practical elements. Specifications must be in conformance to requirements drawn up by the Department of Public Works.

Whether decorative or for drinking, their maintenance must be guaranteed for a minimum period of ten years by either a business improvement district or the business(es) fronted by said fountains.

### 6.6 Kiosks

An upright rock (about 6 feet high) with from two to four planed surfaces to display information and/or post notices, similar to that provided at bus shelters, is suggested. Should a Kiosk be emplaced in the public right-of-way, the sponsoring organization shall secure the appropriate permits from the Department of Public Works and City Planning, and shall be responsible for maintenance and monitoring of the Kiosk.

### 6.7 Bollards

Bollards provide a decorative streetscape element and a measure of safety for pedestrians. If a sign program is ultimately integrated into the Tarzana Streetscape Plan, bollards could provide a mounting base for street-edge public interest signs. Quick Crete-models

and colors shall be selected to conform with the Tarzana theme. Installation of custom features such as acrylic and cast logos and project/community names on the benches is recommended.

### 6.8 Newspaper Stands

Newspaper Racks are to be enclosed in a newspaper stand enclosure comparable to that manufactured by Quick Crete. This enclosure gives space for up to 8 publications and has the option of installing community/project logos on the side. The placement and spacing shall conform to City and ADA standards in order to maintain pedestrian and driver safety.

### 6.9 Plazas

Certain small streets within the POA should be studied for conversion into pedestrian plazas with the assistance and approval of the Council Office, Department of Public Works and the Department of Transportation.

### 6.10 Pots & Planters

Pots and Planters are to be informal in shape with a surface texture compatible with the sidewalk, and other elements in the immediate vicinity. Placement must comply with ADA provisions, and, at the bus loading zone, no obstructions to front/rear loading and dismounting of the physically challenged is permitted.

### 6.11 Sculptures

Local artists may be commissioned by either the Cultural Affairs Department or a business improvement district to create a series of sculptures (probably of African animals connected to the Tarzan theme) to be placed in land-



scaped settings in the public right-of-way, in adjoining areas on private property, or in large open areas such as parking lots. One sculpture in a landscaped setting per block face, with smaller artworks elsewhere on the block referencing the main piece, is recommended. The community is encouraged to use such sculptures to create a signature image for Tarzana.

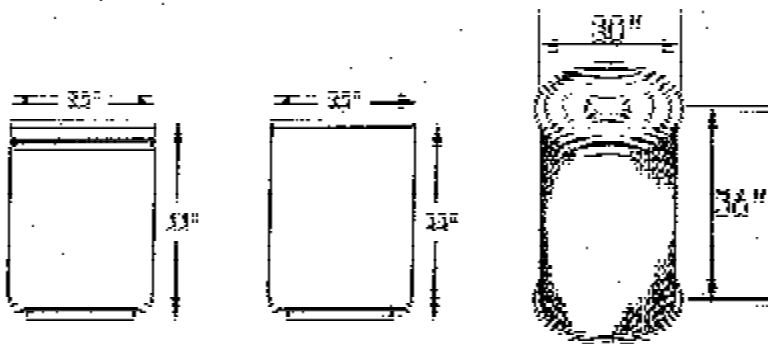
## 6.12 Telephones

Public telephones are to be integrated into the design of the bus shelters and be located near adequate lighting. They should not feature commercial advertising.

## 6.13 Trash Receptacles

Trash receptacles shall be placed at every third pedestrian light. Its choice of materials and shape shall allow the possibility of community logos or names, or for purposes of displaying acknowledgment for donated community work. Options to be considered are:

- Quick Crete- commercial site furnishings. Logos can be prepared and sent to the manufacturer of site furnishings to be installed.
- Black wire mesh- as used on many pedestrian-oriented streets.



## 6.14 Vaults & Utility Boxes

Vaults and Utility Boxes such as those for phone service, traffic signals, etc. are to be painted Spring Street Green in color.

## 7.0 Suggested On-site Landscaping Elements

A variety of trees to be used for on-site landscaping, are intended to compliment the main street tree, the Tipuana Tipu (see section 4.0). Some of these plants may also be used to compliment sculptures or water features in the public right-of-way, subject to approvals from the Department of Cultural Affairs, Bureau of Engineering, Bureau of Street Trees, and other appropriate agencies. Recommended tree selections are to meet the following criteria:

- Size and form appropriate for the street. Large trees should reach above signage, while smaller trees provide human scale to the street.
- Adaptability to the specific climate conditions of Tarzana. Trees which are proven to thrive in the Los Angeles area under urban conditions, with care during establishment limited to adequate watering.
- Maintenance. This includes the ability to survive drought years; minimal problems with health, excessive spread, debris, suckering, aggressive roots, brittle wood, and v-crotch tendency.
- Availability. Stock should be readily available from nursery sources.
- Blooming time. Timing of blooming has to be considered to achieve some variety of blooming time between neighborhoods.

## Tarzana Streetscape Plan

### 7.1 Flowering Trees

Common Name	Scientific Name	Features	Planting
Australian Tree Fern	<i>Alsophila australis</i>	fern with broad divided fronds- found at top of trunk, 25'	Needs shade & moisture
Red Leaf or Ethiopian Banana	<i>Musa maurelii</i>	palm-like, with huge broad foliage, stems and vines are burgundy-red, 10'	
Bamboo Palm	<i>Rhapis exelsa</i> (r. <i>Flabelli forms</i> )	dense, clump forming plant, that spreads from underground, 5-10'	Best in shade
Blue Latan Palm	<i>Latania loddigesii</i>	blue leaf blades, 20' - 50'	
Bottle Ponytail Elephant foot tree	<i>Beaucarnea recurvata</i>	slender trunk, swollen base, long thin leaves, 30'	
Butterfly Palm	<i>Chrysalidocarpus lutescens</i> ( <i>Areca lutescens</i> )	30'. Used as an ornamental palm and a tub plant.	
Camphor Tree	<i>Camphora officinarum</i>		
Chinese Pistache	<i>Pistacia chinensis</i>		
Dracaena	<i>Dracaena mariginata</i>	lazy attractive, twisting, turning trunks 12'	
Dragon Tree	<i>Dracaena draco</i>	broad, thick bare trunk, crown of many stubby branches, small flowers, bright orange berries, 40'	
Fiddle leaf Fig	<i>Ficus Lyrata</i>		
Hawaiian Tree Fern	<i>Cibotium glaucum</i>	feathery golden green fronds, bare trunks, broad crown, 6'	available?
India Rubber Plant	<i>Ficus elastica decora</i>	evergreen tree with dark green wide foot long leaves, 90'	
Japanese fern palm	<i>Cycus revoluta</i>	shiny, deep green long foliage, 10'	likes some shade
Mexican Tree Fern	<i>Cibotium schiedeii</i>	wide spreading, lacy, arching and drooping, chartreuse-green fronds, 15'	
New Zealand Tree Fern			
Red Banana	<i>Ensete ventricosum 'maurelii'</i>	palm-like tropical plant, has huge broad foliage, stems & veins are burgandy red 10'	
Roman Candle	<i>Yucca gloriosa</i>	generally multi trunked, long soft tipped leaves, dark grey green, flowers in summer, 10'	
Rubber Tree	<i>Ficus elastica 'decora'</i>	evergreen tree, dark green broad large leaves, 90'	
Strawberry tree	<i>Arbutus</i>		

### 7.2 Shrubs & Vines

Common Name	Scientific Name	Features	Planting
	<i>philodendron selloum</i> ( <i>P. johnsii</i> )	big leafed, deeply cut, 10' wide	
Bird of Paradise	<i>Sterlitia reginae</i> (s. <i>parvifolia</i> )	clump forming, 3-4' orange or yellow flowers with blue "tongue"	
Bromeliads	<i>Bromeliaceae</i>		
Giant Bird of Paradise	<i>Sterlitia nicolai</i>	palm like evergreen, with giant leaves, blue and white flowers, branches from the base, 20' [	
Giant Spiral Ginger	<i>Tapeinochilus ananassae</i>	bamboo like canes flowers resemble pineapples- with orange red bracts and small yellow flowers 7'	
Green Jade Vine	<i>Strongylodon macrobotrys</i>	vigorous climber, green-jade flowers which hang 2-3'	
Heliconia	<i>Heliconiaceae</i>	large colorful bracts,	
Mysore Trumpet Vine	<i>Thunbergia mysorensis</i>	fast growing evergreen vine with deep green foliage, golden flowers with red hoods, flowers continuously.	pergola
Papyrus	<i>Cyperus papyrus</i>	tall reed like plant stems, brush like umbel of lacy, threadlike grass. 8'	likes wet spots
Small-leafed Sterlitia	<i>Sterlitia reginae</i> var. <i>juncea</i> (S. <i>juncea</i> ; S. <i>parvifolia</i> var. <i>juncea</i> )	leaves are small blade-like and appear at the tips of stiff rounded stalks, disappear when plant is mature	
Split-leaf Philodendron	<i>Monstera deliciosa</i> ( <i>philodendron pertusum</i> )		

**7.3 Bamboo: (Not to be used in the Public Right-of-Way)**

Common Name	Scientific Name	Features	Planting
Buddha's Belly Bamboo	Bambusa Ventricosa	produces swollen internodes, 3-6' (controlled) clump	
Chinese Goddess Bamboo	Bambusa multiplex riviereorum	solid stems, graceful growth and predictably dwarf in habit, tiny leaves in ferny sprays 4-6' (controlled) clump	
Dwarf Bamboo	Pseudosasa pygmaea	aggressive spreader, semi-deciduous in cold winters 1/2-1' (controlled) running	good erosion control
Dwarf Fernleaf Bamboo	pseudosasa disticha	Delicate in appearance, tiny two ranked, ferny leaves, 1-2' (controlled) running	
Low Bamboo	Psuedosasa humilis	Graceful arching stems, aggressive 1-3' (controlled) running	good erosion control
Marbled Bamboo	Chimonobambusa marmorea	New stems sheaths marbled cream and purplish, older stems- nearly black, densely leafy 2-4' (controlled)	hedge plant
Palmate Bamboo	Psuedosasa palmata	broad handsome leaves, spreading finger-like from stem and branch tips- not bamboo-like in appearance 4-5' (controlled) running	
Variegated Dwarf Bamboo	Pseudosasa palmata 'Variegated'	foliage variegated with white 1/2-1' (controlled) running	good erosion control

**7.4 Planting Standards in the P.O.A.**

The primary street tree, the Tipuana Tipu, is to be planted an average of 40 feet on center and shall be of at least a 36 inch box size at the time of planting. Some trees, such as the Jacaranda, may be substituted on a one-to-one basis, while smaller trees will require two-for-one, and palms will require three-for-one clusters with City agencies approval (Clusters will require covenant and agreements).

**8.0 Recommendations for Primary Districts**

**8.1 East & West of the P.O.A. (From Crebs to Corbin and from Reseda to Lindley. )**

Trees: Tipu, Jacaranda

The Tipuana Tipu street trees within these areas shall be planted at a maximum of 250' on center on each side of Ventura Boulevard. Tree spacing in relation to the tree on the opposite side of Ventura Boulevard shall alternate so as to present a natural effect.

Plantings and hardscape elements are to conform to that located in the P.O.A., but in a less dense pattern.

**9.0 Recommendations for Opportunity Areas**

North of POA the Tipus should be spaced 50-100 feet apart and directly across from each other to create a somewhat more formal appearance

In the area where hospital buildings are located, Jacarandas should be used to accent the entrances, to parking lots and buildings, but Tipus should be used away from those access points.



## 10.0 Gateways

Gateways are to serve as entry points for the Pedestrian Oriented Areas, notably from the Freeway (Reseda Boulevard) and from east and west along Ventura Boulevard. A gateway design is illustrated in Sec. 6.3.

## 11.0 Parking Lots & Buffers

### 11.1 Parking Lots

Parking lots should have as their general theme tree *Chorisia Speciosa*, or Floss Silk tree (thornless variety only). Other trees are allowed in parking lots, but the Floss Silk should be the predominant image. When planting in parking lots, trees, lighting, utility poles, monuments and/or vaults, and building signage shall be coordinated. Conflicts such as lighting poles directly next to trees, or trees that block all views of building signage, are specifically prohibited.

Parking lot lighting will tend to conflict with the trees. To reduce this potential conflict the maximum height for lighting poles in parking lots should be 14 feet.

Landscaping in parking lots must follow these standards to be counted toward the 15% requirement.

Planting areas for most non-tree plants shall have no dimension less than 3 feet, except that smaller pockets in hardscaped areas for vines are allowed.

For triangular gores at the end of parking rows, or islands between parking spaces, only that planting within 4 feet of the head of the stall, measured along the length of the stall can be counted toward the 15% requirement.

Parking lot design is to be arranged such that the following guidelines are observed:

- Parking areas should be adequately buffered/screened from adjacent rights-of-way and less intense uses.
- Parking areas should be adequately shaded by the placement of trees.
- Handicapped parking should be clearly shown and easy access should be provided to building entrances.

Where parking lots are behind businesses and there are overhead utilities along the adjacent alley, small trees are to be used that are guaranteed to stay small, and do not have to be pruned. However, the trees are to be of a type that has some spread and casts some shade.

### 11.2 Buffers

Buffers between vehicular use areas and residential areas, and between site developments and the freeway are to be arranged such that the following guidelines are observed:

- A barrier, such as a concrete block wall or similar permanent visual barrier, 6 feet high, and finished to be complimentary to the building architecture, in terms of color and building material shall be provided.
- A landscaped area with appropriate planting, shall be provided along each side of the wall, sufficient to plant and sustain appropriate plants such as: *Calocedrus decurrens*, *Umbellularia californica*, *Cupressus glauca*, *Prunus ilicifolia*, *Prunus lyonii*, *Lavatera assurgentifolia*, *Rhus ovata*, *Rhus integrifolia*,

*Heteromeles arbutifolia*, *Punica granatum* ‘Wonderful’,  
*Ceanothus* ‘Blue Jeans,’ ‘Concha.’

- Buffers for outdoor uses which may negatively impact residential areas, such as some eating areas, outdoor storage areas, satellite dishes, solar panels, pool equipment, mechanical equipment, etc. should be located at a suitable distance from and/or be buffered from lots with residential zoning or sensitive uses (e.g., child care, etc.)

New on-site uses, such as service stations, outdoor recreation areas or expansion of a commercial or industrial use closer to a residential use or zone, should be adequately buffered and screened with trees and landscaping and/or architectural devices such as walls, fences and other structural screens.

## 12.0 Specific Community Guidelines

All work shall conform with the City’s Standard Plans available for purchase from Building News, 714-517-0970. The Standard Plans are also available from the City’s Web Site, <http://www.cityofla.org/boe/techdocs/stdplans/index.htm>. All other street tree and street furnishing guidelines are available at the Bureau of Street Services’ Street Tree Division and Street Use Division respectively. Please contact the Los Angeles Department of Transportation for their standards.

### 12.1 Building Entrances

New construction and major remodels with building entrances facing Ventura Boulevard shall incorporate a design element such as, but not limited to, frosting, or painting on glass doors, tiles around door frame,, or entrance way landscaping, the design of which will continue the Tarzana Streetscape theme.

### 12.2 Arrangement & Form of Structures

Arrangement and form of structures on the site should be in accordance with the following guidelines:

- Trash areas shall be buffered and screened from sidewalks, streets, or residential uses, and should be designed to be compatible with the architecture of new and existing buildings.
- Walls or fences proposed to surround the site shall be designed to be compatible with the architecture of the principal buildings.
- Accessory structures such as transformer vaults, HVAC equipment, satellite dishes, free-standing canopies, etc., shall be designed such that they integrate with the architectural and/or landscape design of the project.
- Lighting should be directed onto the site, and be adequately aimed and shielded so as not to spill over onto adjacent properties, especially into areas planned and zoned for residential uses.
- Lighting in parking structures should be sited and designed to reduce glare and be shielded from the direct view of any vehicles and from pedestrians outside of the parking structure.

### 12.3 On-site Signage

The total area of all signs on a building, whether channel mounted, or on a flush mounted or projecting can, or incorporated on an awning, shall not exceed two square feet per linear foot of the street frontage of the lot.

Where multiple businesses each require signage on the same property, a sign program for the project site must be developed if one is not already in effect. Such programs shall allot allowable signage

area proportionately to the business spaces on site in a consistent manner, usually on the basis of leaseable square footage. The program should also identify the type of signage (cabinet, channel letter, etc.) and color palette to be used for the entire site.

New signage shall take into consideration building design and surface texture in determining its style and color.

New signage shall not create a visual conflict with existing signage in the same block frontage nor, if at an intersection, with the signage on the other corners.

All new signs, both individually, and as part of a sign program, shall take into consideration the location of various streetscape elements such as street lights, bus shelters, and trees. In the case of trees their initial size, and their growth, shall be considered when determining the size and location of signage.

### 12.4 Street Tree Management

Street tree management includes tree selection, oversight of proper installation, maintenance and pruning. In Tarzana the Department of Public Works shall maintain oversight of the management of the City's street tree program and any other streetscape program. If a business improvement district, or some other organized form of citizen support, is established, then planning for budgetary needs for future years and development of policies for removal of trees, could be shared by that organization with the Department of Public Works through a contract with that Department.

### 12.5 Management Policies

Useful lifespan for a tree as a street tree is the length of time that such a species can be expected to be healthy and non-invasive.

Once a tree species is known to decline or to cause problems such as upheaval of paving, or require more pruning than can be accomplished, the useful life of the tree is over. To deal with this landscaping fact the agency responsible for Tarzana's streetscape should practice rotational management. (Rotational management involves the mixing of long-lived species with short-lifespan trees when selecting trees and their locations for replanting, and the deliberate alternating of trees of different ages.)

A computerized inventory system covering all street tree and other public tree plantings should be recorded and updated on a routine basis.

A partial list of the information that should be inventoried is as follows:

- Location, species, and condition of existing trees.
- Location, species, and dates of all new plantings.
- Maintenance procedures, type, extent, and date for pruning, pest and disease controls and spraying.
- Record of problems such as pest infestations, diseases, incidence of sidewalk damage and heavy limb breakage.
- Mortality rates

#### 12.5.1 Implementation

A standard nursery-grown 36" box tree is required for street trees and a 30" box is required for parking lots. This size material has been maintained long enough to establish a strong limb structure (pruning) and healthy vigor (water and fertilizer).

#### 12.5.2 Maintenance

Successful implementation of this streetscape plan requires not only that its standards be enforced, but that all approved projects be

maintained. All proposed streetscape projects shall include a maintenance plan. Such plans should be included in any project submittal to the Department of Public Works. Maintenance issues to be addressed include graffiti abatement, irrigation and maintenance of landscaping, trash collection for receptacles not to be emptied by the City, or any other maintenance tasks identified by the Department of Public Works.

Proper maintenance during the first year after the tree is transplanted is critical for the survival of the tree. It is recommended that each tree have a watering schedule for the first three years following planting to ensure its ability to survive the conditions of the Tarzana area. The basin area surrounding a tree should be kept free of litter and weeds which will compete with the tree and its ability to absorb water and other nutrients. The following guidelines should assist in the proper maintenance of street trees:

- It is recommended that only nursery trees which are properly pruned, staked, and cared for on a regular basis should be planted as street trees. After planting, it is recommended that a street tree should be pruned at least once a year during the first five years of life on the street to establish its crown.
- The individual businesses or the BID, if established, should work the City's Chief Forester to assure that tree crews are trained to maintain the trees in conformance with the streetscape plan.
- New developments and street improvements shall plan to allow for the growth of existing and new trees.
- The tree wells are to be 5 feet wide and 10 feet long parallel to the roadway. Each well is to be lined with a continuous 12 inch deep Deep Root™ or equal linear root barrier. Irrigation is to be

by means of bubblers in perforated pipes, supplied from the adjacent site.

- A ground cover of mulch, a minimum of 1 inch deep, is to be provided in the tree well. Soil amendments are normally unnecessary, although if used, they should comprise no more than 25% of the backfill by volume, and should not change the soil texture of the tree pit so that it is very different from the native soil, in order to facilitate drainage of the tree well. Any foreign material in the tree well, such as construction debris, is to be removed.
- Alternate surfaces for the tree wells can be proposed. They should be pre-approved by the Street Tree Division of the Bureau of Street Services, and shall have permeable surfaces with a coefficient of runoff less than or equal to 0.6.
- If utilities are to be underground, they are to be laid out so as to avoid root/wire conflicts. The under-grounding is to be designed so that the utilities do not run in the "parkway" portion of the sidewalk.

### 12.5.3 Heritage Tree Program

Donations by individuals, or business, such as street trees, public art, or landscaping, attendant to public art may be memorialized with an engraved brick or paver in the public right-of-way in front of the donated item.

## 13.0 Administrative

The Department of City Planning shall assist the Department of Public Works and other City Departments in administering the provisions of this Streetscape Plan and insuring that all projects incorporating streetscape elements conform to the Specific Plan and the applicable provisions of this Streetscape Plan.

Final construction plans shall be checked by the Department of City Planning before submission to the Department of Public Works or other City Departments.

The Tarzana Streetscape Committee shall advise the Plan Review Board and the Department of City Planning on projects which implement a portion of this Streetscape Plan. The Committee may also make such suggestions it has determined will make the Streetscape Plan easier to implement and/or more representative of the Tarzana community's intentions and goals.

### 14.0 Document Submittal Guidelines

In addition to any documents required for plan check submittals, specific submittals should include the following:

#### 14.1 Site Plan

Two sets of full size plans are required, with a minimum scale 1" = 20' and a maximum of 1" = 1foot. They are to be fully dimensioned with north arrow and legend.

- All public rights-of-way and easements on or adjacent to the property should be shown, including existing and required street dedications, improvements, sidewalks, street trees, street lights and transit stops.
- Property line(s) and any relevant lease lines around the project within the ownership should be clearly indicated.
- Access from off-site areas such as pedestrian, automobile, delivery, building service including curb cuts, pathways, and fire lanes, must be included in submitted plans.

- On-site circulation and parking including driveways, parking spaces, loading areas and docks, pedestrian paths, and disabled access should also be shown on plans.
- Use, height, setback, and massing of structure should be indicated for all buildings.
- Public and private outdoor spaces including required yards should be indicated on submitted plans.
- Walls, fences, retaining walls, ramps and stairs should be identified.
- Conceptual landscape plan should include the location of existing trees to be removed or saved.
- Existing topography, proposed grading and drainage should be noted on plans.
- Outdoor lighting should be included. Accessory structures such as outdoor storage, trash collection, and mechanical areas including roof top areas, shall be detailed in all submitted plans.

#### 14.2 Elevations & Sections

For all new construction or additions to existing buildings, an elevation drawing shall be included with the application, showing the building, actual existing and hypothetical proposed signage, and proposed landscaping. All exterior wall openings, roof top projections and mechanical equipment are to be shown on elevation drawings and plans.



### 14.3 Photographs

At least one photo of the entire site and one or two photos showing adjacent properties shall accompany any submittal, and shall be mounted on 8" x 11" paper or equivalent.

### 14.4 Materials, Boards

Materials and boards no larger than 30 inches x 40 inches in size, may be submitted for each project that requires approval under the Specific Plan. Boards should not include Streetscape materials unless they are vital to an understanding of the project's materials.

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