

**San
Vicente
Scenic
Corridor**

Design
Guidelines

City of
Los Angeles,
California

Adopted February 20, 1992 by the
City Planning Commission

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INTRODUCTION

Setting and History

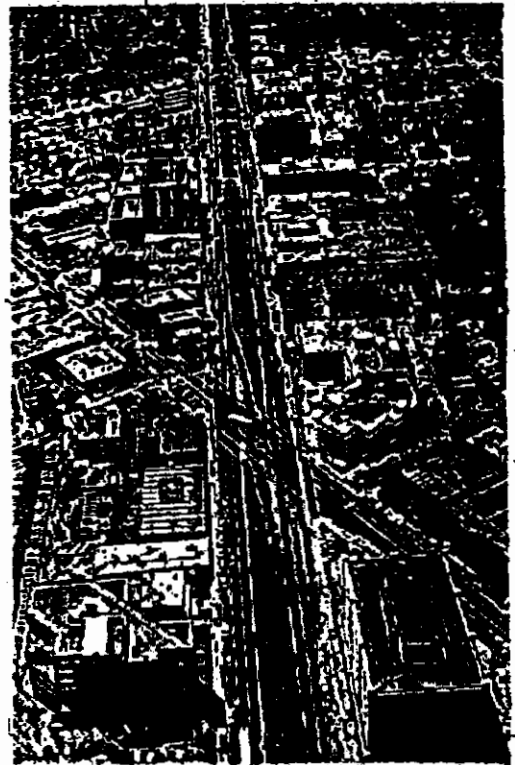
The San Vicente Scenic Corridor is a two mile section of San Vicente Boulevard in West Los Angeles. It is the main thoroughfare and core of the predominantly residential community of Brentwood.

San Vicente Boulevard in Brentwood has been designated by the City of Los Angeles to be a protected "Scenic Highway." The Corridor's unique continuous landscaped median strip accentuated by stately Kaffirbloom Coral Trees the 'official tree' of the City of Los Angeles, is a significant landmark on the west side of the city.

The Boulevard was once the service roadway for suburban residences and ranches, with railroad tracks and daily trolley service from Los Angeles to the sea at Santa Monica. Development over the years has paralleled the growth of the surrounding area. There was a period of mid-rise development followed by a zoning rollback. The area is now characterized by a variety of mid-rise and low-rise buildings with commercial, residential and recreational uses.

The Corridor's commercial areas currently serve as the primary local shopping area for the residents of the Brentwood community. There are two distinct commercial areas within the San Vicente Corridor separated by a lengthy stretch of residential-recreational use. The mile long eastern end of the Corridor has a more intense commercial use designation than the more restrictive low scale western end of the Corridor at 26th Street. The small commercial area on the western end is primarily surrounded by residential housing and is not intended to be developed identically to the eastern end. (see Appendix A)

Although it flows into the adjacent cityscape of the surrounding neighborhoods, the Brentwood community currently enjoys a high quality, identifiable urban image. As its central axis, the San Vicente Scenic Corridor provides the vital transportation, recreational and service needs for the residents of the Brentwood Community.



San Vicente Blvd.

INTRODUCTION

Authority

The **Design Guidelines** have been developed by the members of the San Vicente Design Review Board in conjunction with the Neighborhood Planning Division of the City of Los Angeles Planning Department.

The **Design Guidelines** supplement the San Vicente Scenic Corridor Specific Plan (Ordinance No. 153,639 7/1/80) and its amendment (Ordinance No. 161,766 12/27/86). The Guidelines have been written pursuant to the requirements of Section 16, Paragraph 7 of the San Vicente Scenic Corridor Specific Plan and assists in achieving its objectives and purposes.

The Design Guidelines were adopted by the Los Angeles City Planning Commission on January ____, 1992.

Using The Design Guidelines

The **Design Guidelines** reflect the current thinking of the San Vicente Design Review Board and the Brentwood community. The Guidelines illustrate through text, diagrams and sketches, the means by which the goals, objectives and purposes of the Specific Plan can be implemented.

These Design Guidelines are the bases by which decisions and recommendations are made by the Design Review Board.

The **Design Guidelines** are one source of reference. Developers and design professionals must review the San Vicente Specific Plan, the current Los Angeles Zoning Code and the Building and Safety Department regulations to ascertain the specific requirements for their individual projects.

INTRODUCTION

The San Vicente Design Review Board

The San Vicente Design Review Board is a seven member advisory body consisting of lay persons and design professionals who live or work in the Brentwood community. The Board reviews proposed projects for the San Vicente Corridor and submits a written recommendation to the Planning Director of the City of Los Angeles Planning Department.

Project plans are submitted for review to the Design Review Board through an application presented to the Neighborhood Planning Division of the City of Los Angeles Planning Department.

Submittals and Presentation to the San Vicente Design Review Board

A clear and complete presentation of an applicant's proposal is critical. Plans and other submittals must be prepared by qualified, experienced, licensed professionals.

Applicants must be aware that throughout the approval process laypersons, as well as design professionals, review proposed projects. It is therefore necessary that well drawn, complete, accurate and readable submittals are presented.

Applicants are encouraged to present schematics to the San Vicente Design Review Board and to the community for preliminary conceptual review before the start of the formal review process.

The approval process can be expedited if project submittals are complete, orderly and reflect the best professional standards for the design and presentation of site planning, architecture, landscape and graphics.

In addition to the requirements stated in the Specific Plan, it has been found that the following documents are critical in clarifying and explaining the submittal:

Building and Remodel Submittals

- A site plan indicating the location and shape of the buildings, accessory structures and landscape areas on the proposed site as well as structures on adjacent sites.
- Large scale photos of the site and adjacent properties.
- Accurate large scale perspective drawings and/or a scale model of the project. A scale model is highly recommended for projects over one story or ten thousand square feet in area.
- Elevations of all exterior sides of all structures on the proposed site, and profiles of buildings on adjacent sites.
- Detailed, technical landscape plans including specifications and an irrigation plan.

Sign Submittals

- Complete, accurate and professional scale drawings with dimensions of lettering specified.
- For existing buildings: building elevations showing adjacent signs to scale and photographs of the building on which the sign is to be placed as well as adjacent buildings.

Presentation

- Complete color and material samples mounted on a board.
- One set of colored drawings mounted on boards for presentation.
- A complete set of drawings reduced to a maximum of 8 1/2 x 14 inches.

For an example of an acceptable presentation package please see Appendix B.

INTRODUCTION

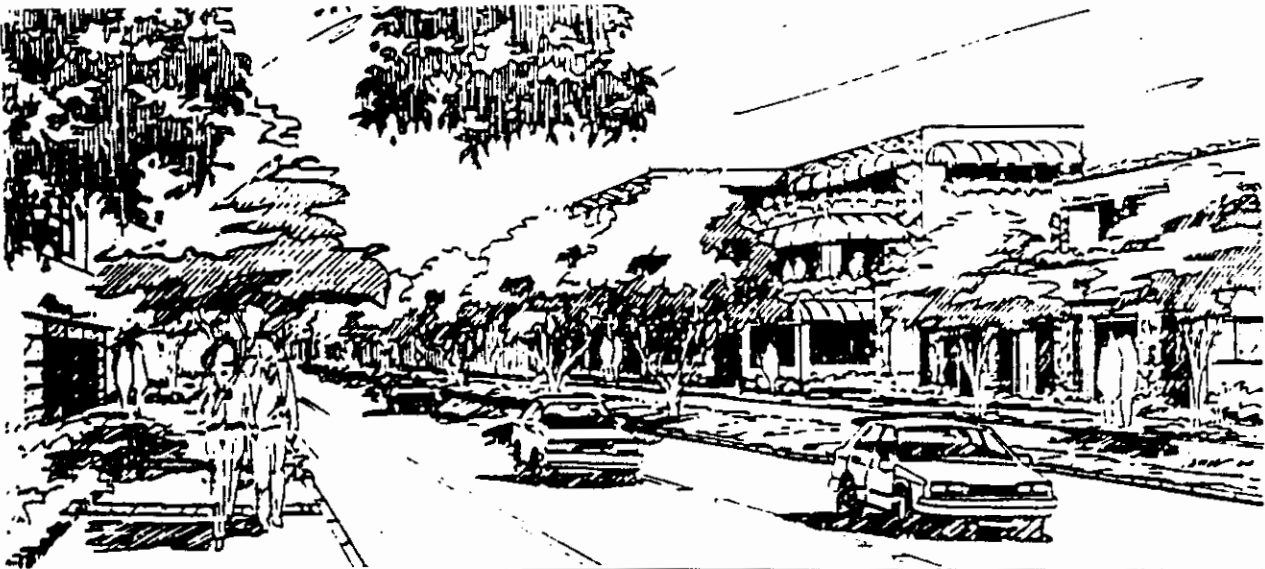
Goals of The Design Guidelines

The primary focus of the Guidelines is to clarify the intent of the Specific Plan to preserve and enhance the San Vicente Scenic Corridor as a "pedestrian scaled neighborhood" and "community-oriented commercial area."

The objective of The Design Guidelines is to provide a framework for the design of future development and for the renovation of existing projects. The intent is to create a pedestrian friendly and community oriented environment in which each project is compatible with those characteristics and architectural elements that are desirable to the Brentwood community. The Guidelines are not intended to limit creative design.

Summarized, the goals of the Guidelines are:

- To clarify and illustrate the means by which a high level of quality development can be achieved.
- To serve as design criteria for planners, architects, landscape architects, engineers, builders and future property owners.
- To provide guidance for city staff, San Vicente Design Review Board members and planners in the City of Los Angeles Planning Department in the review and evaluation of development projects.
- To provide a viable framework and clear direction without limiting the creativity of project applicants, architects, landscape architects and other design professionals.



I. USES

There are two use environments on the San Vicente Corridor. The first includes basic services for residents such as grocery stores, gas stations, cleaners, banks and beauty shops. The second environment includes uses such as restaurants, boutiques, bookstores, and arts and crafts galleries. While there are no hard and fast rules, the basic services are generally accessed by vehicles while the other uses tend to encourage pedestrian activity.

It is the intent of these Guidelines to encourage uses that help define San Vicente Boulevard as a "special place" or destination point for residents and their visitors while at the same time maintaining the neighborhood character of Brentwood by providing services needed such as grocery stores, cleaners and bookstores.

As stated in the San Vicente Specific Plan, the ultimate goal for the San Vicente corridor is the creation of a cohesive, pedestrian friendly environment which complements the adjacent residential uses and provides basic community services including a mix of retail uses, personal services, restaurants and shops augmented by mini-parks, plazas and other public spaces.

A. The following uses are encouraged:

- Basic services including grocery stores, cleaners, stationers.

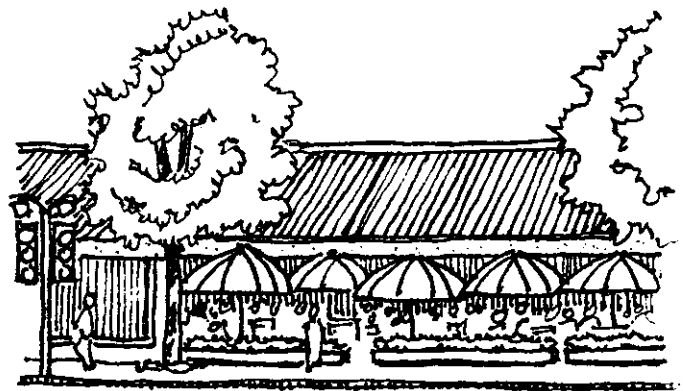
- Retail uses that encourage browsing and casual shopping, such as boutiques, art galleries, book and music stores.

- Uses that provide opportunities for interaction between people on a small scale, including restaurants, outdoor cafes and courtyards.

- Uses such as landscaped mini-parks, sidewalk cafes, sculpture gardens, and seating areas that enhance outdoor open spaces and allow activities such as musical concerts, plays and community events.

- Uses that promote community service and involvement such as community rooms, outdoor meeting spaces, child care facilities and senior care facilities

- Offices and residences that serve the Brentwood community.



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II. SITE PLANNING

Site planning involves the proper placement of structures, open spaces, parking and pedestrian and vehicular circulation on a given site.

All projects should be planned so that the site is utilized to its best advantage with all structures relating to the siting of adjacent structures. The site should include spaces that are welcoming, well articulated and pedestrian friendly. The site should be planned so that its elements enhance the residential character of the community. Projects must be responsive to the context of the San Vicente corridor.

Contextually designed projects form a visual as well as a physical link between structures.

A. Orientation of Structures

A.1. Projects and public entrances into projects should be oriented toward San Vicente Boulevard. Developments should not totally face inward or turn their back on the Boulevard. Interior courtyards and patios for use by pedestrian circulation are encouraged. (Please see figure 1)

A.2. Buildings should be sited to facilitate pedestrian access from San Vicente Boulevard and between adjacent projects.

A.3. Building layouts should respect the privacy of adjacent residences and protect the residents from noise, odors, fumes and visual blight. The use of setbacks, landscape buffers, screening and walls is encouraged. (Please see figure 2)

A.4. Ancillary structures such as service areas or trash enclosures should be planned as a part of the overall project. They should be located or screened so as not to negatively impact adjacent residences, other structures on the site, or the pedestrian experience on San Vicente Boulevard.

B. Open Space

B.1. Outdoor open spaces should be oriented toward San Vicente Boulevard. All outdoor open spaces are expected to be well-defined, coherent components of the site design, and are not to be viewed as left over space. (Please see figure 3)

B.2. Courtyards and outdoor areas which include seating areas, sculpture and water elements, and maximize the hours of exposure to the sun are encouraged.

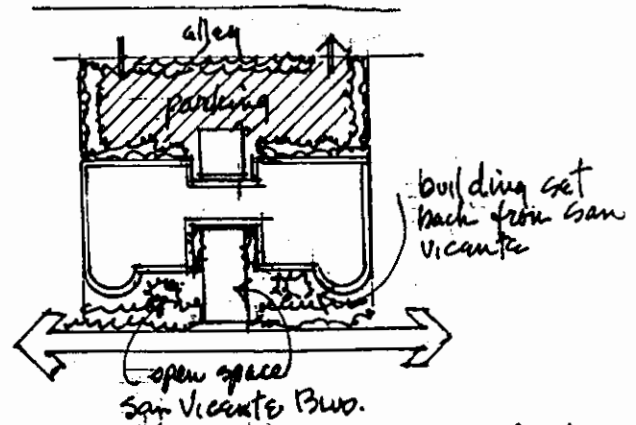


fig. 1

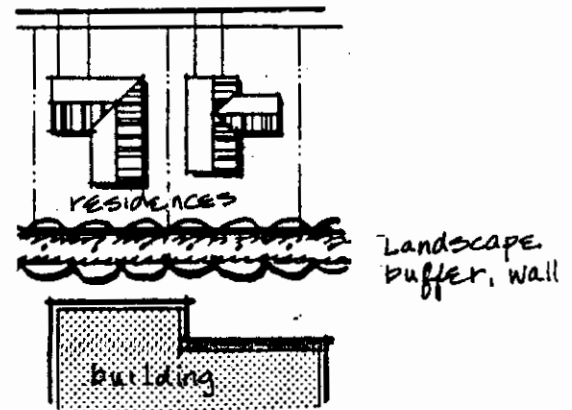


fig. 2

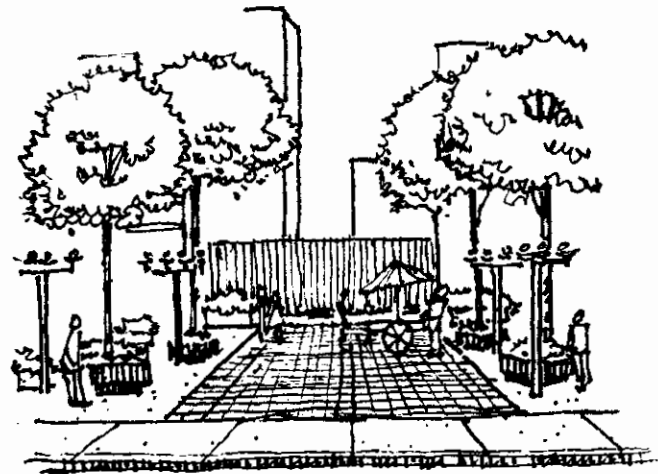


fig. 3.

II. SITE PLANNING

C. Circulation

C.1. Retail and other community serving uses should be located to allow easy access by pedestrians. Less intense pedestrian uses should be located where they do not detract from the pedestrian experience.

C.2. Pedestrian "drop off" areas located at the street are encouraged, as long as minimum sidewalk widths are maintained.

C.3. Pedestrian access between parking areas and project uses must be inviting, spacious and direct. Narrow back door entrances through service areas, kitchens or long hallways are not appropriate.

C.4. Through pedestrian access, from parking areas into buildings, as well as from parking areas to the street, should be provided for in all projects. (Please see figure 4)

C.5. Loading areas should be generous and located where there will be minimal negative impact on pedestrians, the flow of traffic, and on adjacent residential uses.

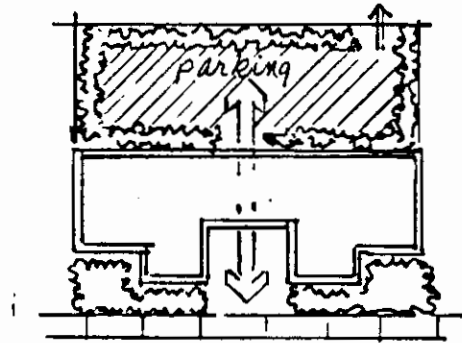
C.6. Vehicular egress from a project should, wherever possible, be located off of a side street or an alley in order to minimize pedestrian and vehicular conflicts. (Please see figure 5)

D. Parking

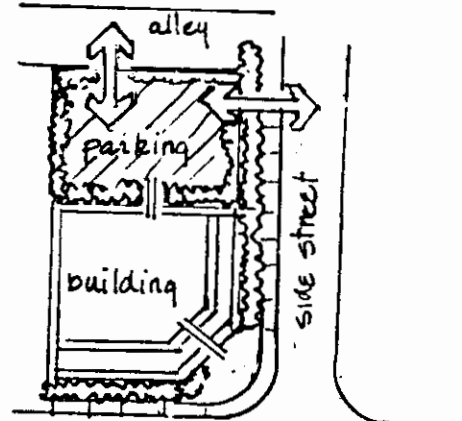
D.1. Where mid block projects occur on San Vicente Boulevard, the entrances to parking areas should be minimal in size and their impact upon the pedestrian experience minimized. (Please see figure 6)

D.2. All long-term parking areas should be located to the rear of building structures or underground. Short term parking should be visually apparent from San Vicente Boulevard and located to the side or rear of a building. Short term parking should have minimal impact upon the frontage facing San Vicente Boulevard and should not conflict with or detract from the pedestrian experience. (Please see figure 7)

D.3. Visitor parking areas are encouraged to be open to natural light and air and in all cases are to be well-lit with proper directional signage.



San Vicente Blvd. fig. 4



San Vicente Blvd. fig. 5

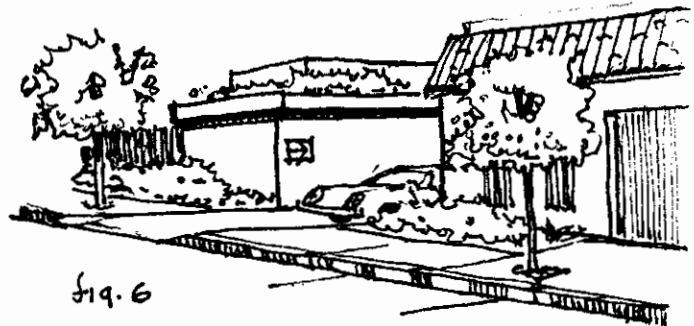
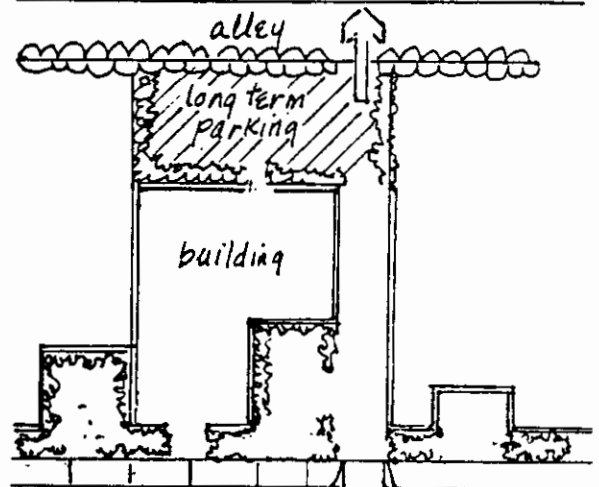


fig. 6



San Vicente Blvd. fig. 7

III. ARCHITECTURE

The architectural elements used in the design of new buildings and in the remodel of existing buildings should serve to integrate buildings into the community. Any new or remodeled buildings should complement the character and scale of adjacent buildings and open spaces and should enhance the pedestrian experience on the San Vicente Corridor.

The quality of architectural design is of paramount importance in all projects. Designs and drawings must be furnished by licensed Architects.

These Guidelines address the aesthetic design of buildings, the architectural style and the relationship to surrounding buildings, the scale of individual buildings, the fenestration and facade treatments, the building materials and lighting.

A. Architectural Style

A.1. The architecture on the San Vicente Corridor is varied. No one design style dominates. It is the intent of these Guidelines to encourage creative and sensitive projects within the contextual vocabulary of the existing architecture and not to encourage a particular architectural style.

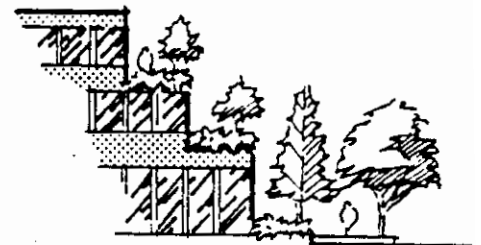
A.2. Any architectural style employed should contain a consistent and appropriate architectural vocabulary that is true to the principles of the style employed.

A.3. Reproductions of historical architectural styles and elements abstracted from historical themes are acceptable if they are designed with care and relate sensitively to the context of the Corridor.

A.4. Shade and shadow are important architectural elements that should be planned for in a design through the use of elements such as porticoes, overhangs, recessed windows, trellises, entries, etc.

B. Scale

B.1. The Specific Plan requirements for setback and open space must be thoroughly reviewed and carefully incorporated into the design of each project. (Please see figure 8)



open space and setbacks

Fig. 8

III. ARCHITECTURE

B.2. New or remodeled buildings should relate to neighboring buildings in terms of bulk, density, height, mass, proportion and configuration. (Please see figure 9)

B.3. Large buildings must not be monolithic. The bulkiness of a large building can be reduced by breaking it down into smaller, human scale components and by providing visual breaks such as balconies terraces etc. (Please see figure 10)

B.4. Massive large-scale architectural elements which dwarf pedestrians should be avoided in favor of pedestrian friendly, smaller scale architectural elements such as trellises and low planters. (Please see figure 11)

C. Facades and Fenestration

C.1. Building facades should employ architectural devices that provide transitions between existing and new buildings such as:

- matching cornice lines
 - continued patterns of wall openings
 - similar materials and colors
 - relating overall building proportions
- (Please see figure 12)

C.2. Large scale blank building elevations are discouraged. Architectural interest can be provided by setbacks, balconies, terraces, patios and recessed areas.

C.3. All exterior building elevations are to be consistent in terms of design, materials and colors.

D. The Building Materials and Colors

D.1. The use of quality materials and methods of construction are essential in maintaining a long term high quality appearance appropriate to the Brentwood community.

D.2. External materials should be selected for their durability, permanence and minimal maintenance.

D.3. Building materials that are encouraged are those that have been effectively used on the Corridor such as:

- common red or earthtone bricks and stone
- lightly textured painted stucco
- wood accents and wood trim for windows and doors

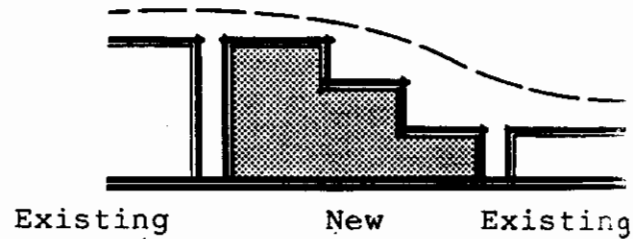


Fig. 9

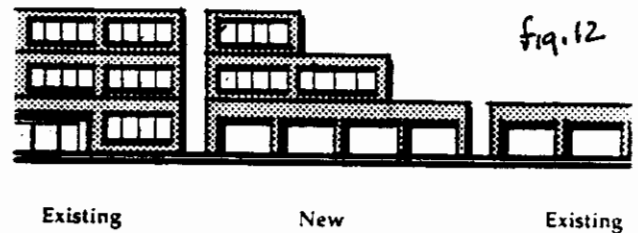
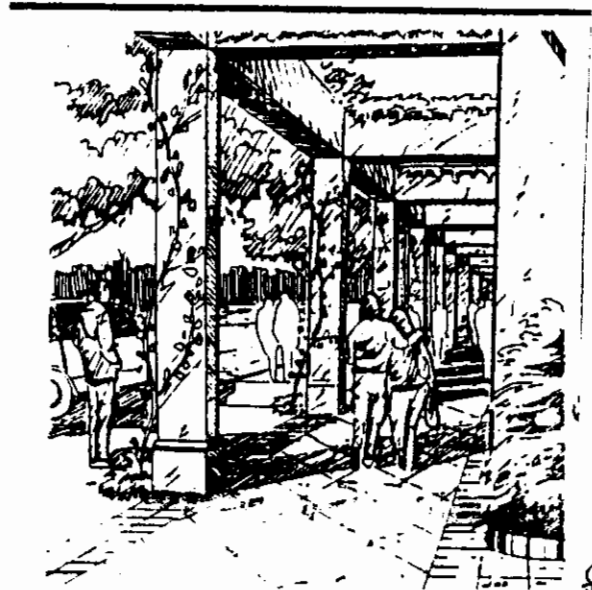
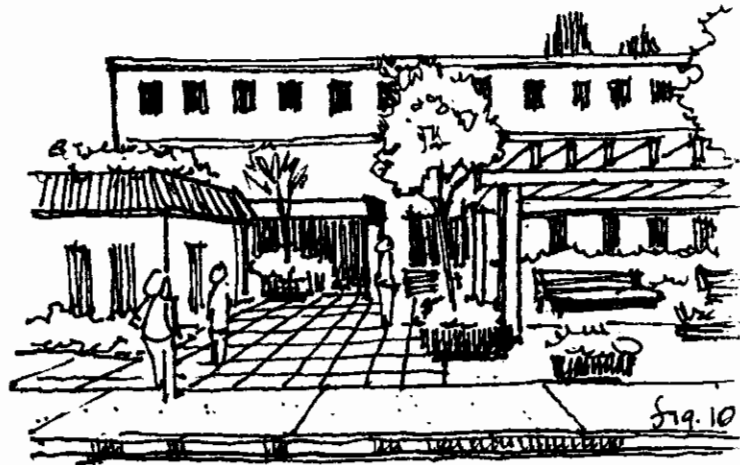


Fig. 12

III. ARCHITECTURE

D.4. Building materials that are discouraged include:

- metal or plastic siding
- reflective or mirrored glass
- security grills and doors
- industrial type material for finish use

Please note: some of these materials when used in moderation or as accents may be considered appropriate.

D.5. A variety of paint colors may be used. Color schemes should be simple, harmonious and complement adjacent structures. Accent colors, where used, should be handled tastefully.

D.6. Desired colors for large scale areas include earthtones such as warm beiges and warm grays.

D.7. Colors that are undesirable for large areas are very bright colors, and stark colors such as dead white or black.

D.8. All paint products, awning fabrics and other color elements must be durable and fade resistant.

E. Lighting

E.1. All exterior lighting fixtures should be compatible with the architectural design of the building.

E.2. All exterior building lighting should be soft and subtle.

E.3. Indirect lighting or "wall washing" and overhead down lighting is encouraged.

E.4. Rim lighting of eaves or other architectural lines is discouraged.

E.5. The use of intense flood lighting is not acceptable. Intense lighting which is used solely for theatrical effect or for advertising purposes is not appropriate.

E.6. All lighting should be shielded so as not to produce harmful effects upon neighboring properties. The lighting must not spill or reflect into windows of adjacent residences.

III. ARCHITECTURE

F. Other Architectural Considerations

F.1. Awnings may be used in moderation to create shade and architectural interest. Awnings must be constructed of high quality, substantial materials, and must be maintained in good condition and replaced periodically.

F.2 Awnings to be used as a remodel element are subject to the permit review process.

F.3. All architectural screening devices must be designed as an integral part of the building architecture.

F.4. Exposed sheet metal should either be treated as an architectural element hidden from view or colored to match adjacent materials.

F.5 Buildings must be well maintained and not allowed to deteriorate. Painted surfaces should be repainted as often as necessary. Changes in color schemes are subject to the review and approval process.

IV. LANDSCAPE

The purpose of these landscape Guidelines is to encourage the creation of landscaping along the San Vicente corridor that unifies the streetscape and provides a positive visual experience while at the same time allows for a variety of plant materials and high quality individualized designs. The objective is to dramatically and creatively increase the amount of plant materials along the San Vicente corridor.

These Guidelines address the selection and placement of plant materials, paving treatments, walls and fences, site furniture, water features, artwork and landscape lighting.

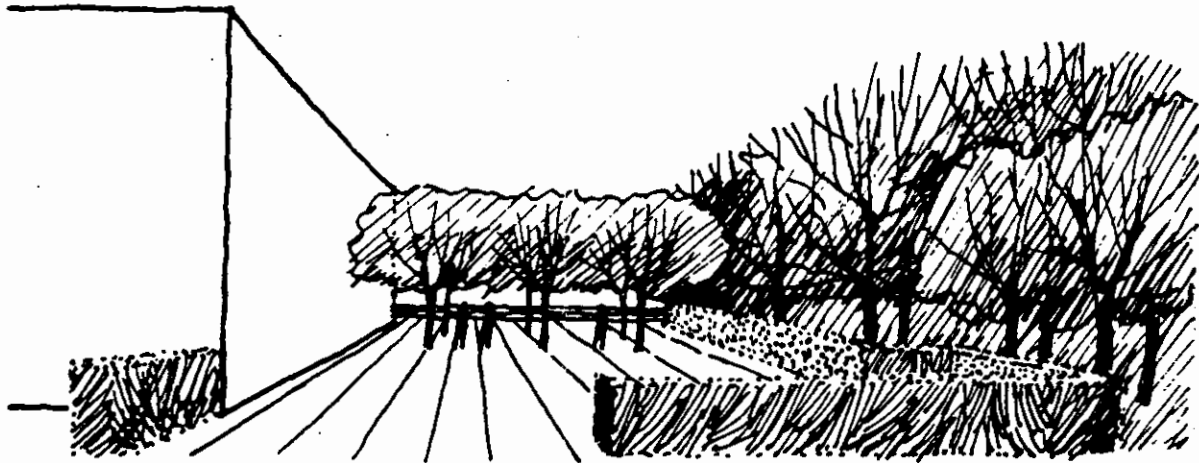


figure 13

IV. LANDSCAPE

A. General Considerations

A.1. Landscaped areas should be planned and designed as an integral part of each project.

A.2. The type, quantity and placement of landscape materials should be selected for their structure, texture, color and compatibility with the design of the building.

A.3. Landscape designs for each project should be prepared by licensed Landscape Architects.

B. Softscape (*Living Plant Materials*)

B.1. Landscape Architects are encouraged to include an abundance of living plant materials in their projects.

B.2. Living plant materials should be used to create variety and interest within and surrounding projects. Plants, singly or in groups, can form walls, canopies, or floors of varying heights and densities:

- Trees provide overhead structure
 - Shrubs define spaces and provide accents
 - Ground covers offer color and texture at grade level.
- (Please see figure 14)

B.3. Plant materials should be used for framing views, creating inviting spaces within projects and screening unattractive areas surrounding buildings.

B.4. Plantings must not create inappropriate visual or physical barriers for vehicles or pedestrians.

B.5. All softscape materials to be used in landscape schemes must be durable and easy to maintain.

B.6. All plant materials must be checked for their appropriateness in the climate zone in which the San Vicente corridor is located and for the individual site conditions with regard to sun and soil. Plant selection must be in compliance with the Los Angeles Xeriscape Ordinance specifications.

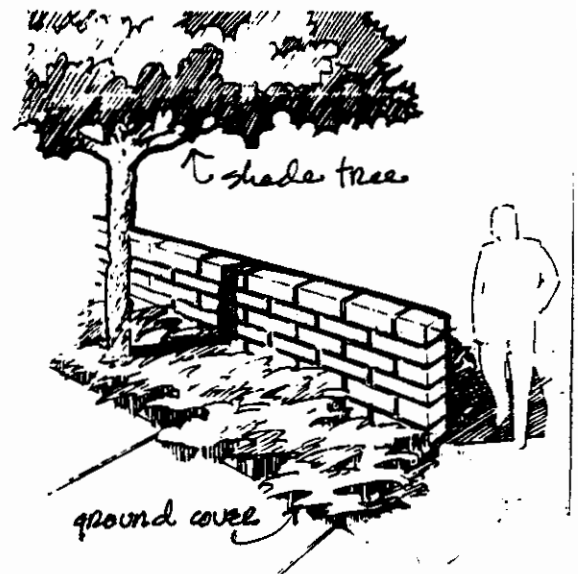


fig. 14

IV. LANDSCAPE

B.7. The following recommendations should be considered in the selection of a plant palette:

- The use of a combination of flowering, evergreen and deciduous trees and shrubs with an emphasis on evergreen plant materials to provide year-round greenery.
- The use of perennials and flowering annuals to augment ground cover, shrubs and trees.
- The use of ground covers that provide interest and complete coverage without excessive maintenance or water usage.

B.8. Plant materials must be maintained in good health, fed and groomed regularly. Dead flowers should be removed regularly and dead plants replaced. Regular weeding and feeding schedules should be maintained. Seasonal color should be replaced 3-4 times a year or as needed to maintain well-groomed planting areas and containers.

B.9. Shrubs and trees should not be pruned into rigid geometric shapes. Trees should be pruned to form open, spreading canopies. (Please see figure 15)

C. Hardscape

Hardscape elements enhance the pedestrian experience visually and physically and include paving treatments, walls and fences, trellises, street furniture, planters and public amenities such as water features and artwork.

C.1. All hardscape materials to be used in landscape schemes must be durable, easy to maintain and compatible with the architectural theme of the project.

C.2. Paving Treatments. The use of patterned pavement and special paving materials is encouraged to emphasize entries, pedestrian activities and places of special interest.

C.3. Large areas of unbroken plain concrete are not desirable. Paved areas should be interspersed with other paving materials or with plant materials.

C.4. Acceptable paving materials include:

- Integrated color cement with salt finish
- Stamped concrete
- Brick and tiles similar to those presently in place along San Vicente Boulevard
- Precast pavers

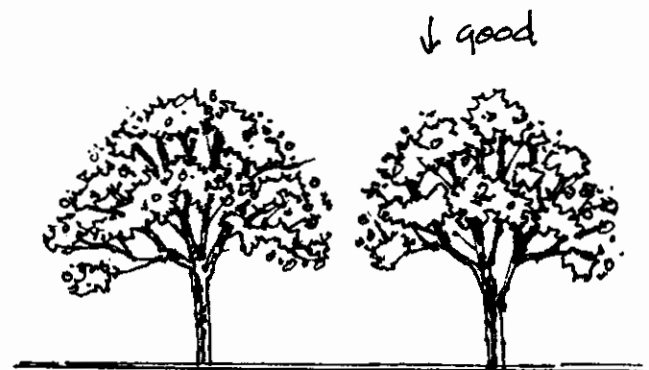
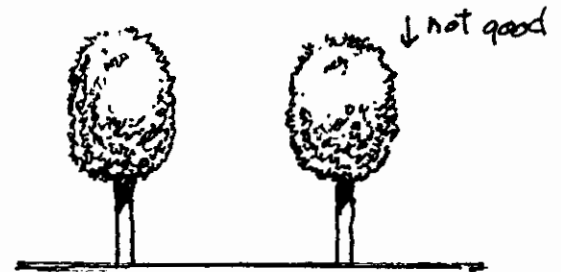


fig. 15

IV. LANDSCAPE

C.5. **Walls and Fences.** Walls used in landscaping should be decorative and finished materials compatible with the architectural style of the structure.

C.6. Freestanding walls on lot lines should allow for linkage between adjacent developments.

C.7. Chain link or other industrial type fencing materials are not acceptable.

C.8. **Site Furniture.** Site furnishings such as benches, trash containers, planters and newsracks should be designed to serve aesthetic as well as functional purposes and enhance the general pedestrian theme of the San Vicente corridor.

C.9. The form, color and scale of site furniture should be compatible with the surroundings.

C.10. Chairs, tables and umbrellas must be durable, functional and of high quality.

C.11. Built-in planters rather than freestanding ones should be used for security and ease of maintenance. If freestanding planters must be used, the color, material and design of the planters should be compatible with the architectural style of the buildings. Planters must provide proper drainage and be large enough to hold the size plant specified.

C.12. **Water features and artwork.** Water features and artwork, particularly sculpture, are encouraged as focal points and points of interest.

C.13. Artworks should be permanent in character with finishes made of durable materials.

C.14. **Landscape Lighting.** The design of all lighting fixtures should be compatible with the architecture.

C.15. Lighting is encouraged to highlight landscape features as well as to light paths and walkways.

C.16. All lighting should be shielded and not objectionable to adjacent properties. The lighting must not spill or reflect into windows of nearby residences.

C.17. Exterior spot and flood lighting of landscaping is discouraged.

V. SIGNAGE

Signage is an architectural feature whose overall size, materials and graphic composition must be integrated with the building and landscape design and complement the facade or architectural element on which it is placed.

The purpose of signage on the San Vicente Corridor is to provide identification for businesses and to assist pedestrians and vehicular traffic in locating their destination. Signage is not intended to be used for advertising.

The primary objective of these Guidelines is to provide guidance for the design of signs that will add to the attractiveness of the San Vicente Corridor and avoid visual clutter. (Please see figure 16).

The signage guidelines consider the type of signs permitted, the location of signs on specific buildings, the materials, the size and quantity of signs and the quality of illumination.



fig. 16

A. General Considerations

A.1. Projects or buildings containing more than one storefront must have an overall planned, coordinated sign program that provides consistency with regard to height, size, shape, colors and degree of illumination. (Please see figure 17)

A.2. Signs should be constructed of high quality materials.

A.3. The materials, colors, design and presentation of signs should be simple and straightforward. A maximum of 2 or 3 colors is usually sufficient to convey a message.

A.4. Signs should be compatible with those on adjacent storefronts and must not conflict with or impact the visibility of signs on adjacent storefronts or structures.

A.5. Signs must not dominate or obscure the architectural elements of building facades, roofs or landscaped areas.

A.6. The proportions, size and clarity of signs should be such that they can be seen at close range as well as from a reasonable distance.



fig. 17

V. SIGNAGE

A.7. The height and width of letters and logos must be properly proportioned to the sign area on which the sign is to be located and to the building.

A.8. Signs may be lighted; however, no light that flashes or blinks or has changes in hue or intensity of illumination is permitted. Illumination sources for all signs shall be hidden from view.

A.9. All lighted signs should be located and screened or buffered so that they are structurally safe.

A.10. The illumination of a sign should be at the lowest possible level consistent with adequate identification and readability.

A.11. Extensive use of neon lighting is discouraged.

A.12. The exposed backs of all signs visible to the public should be suitably finished and maintained.

A.13. All signs must be maintained in good repair.

The following design criteria presented in these Guidelines have been established by precedent. The criteria have been found to complement the environmental fabric of the San Vicente Corridor while providing adequate business and building identification.

B. Location Criteria

B.1. Building Identification Signs for buildings three stories or less, may be placed on either a building wall, a monument, or on an awning. Such signage should be placed no higher than the first floor sign area. (See the San Vicente Specific Plan for guidelines for buildings taller than three stories.)

B.2. Business Identification Signs may be placed on either a building wall, a monument, an awning or painted on a window.

B.3. Retail tenants in single tenant buildings are permitted one sign over their storefront facing San Vicente Boulevard. One additional sign is permitted in cases in which the store faces on two streets or on a public way, such as an alley. (Please see figure 18)

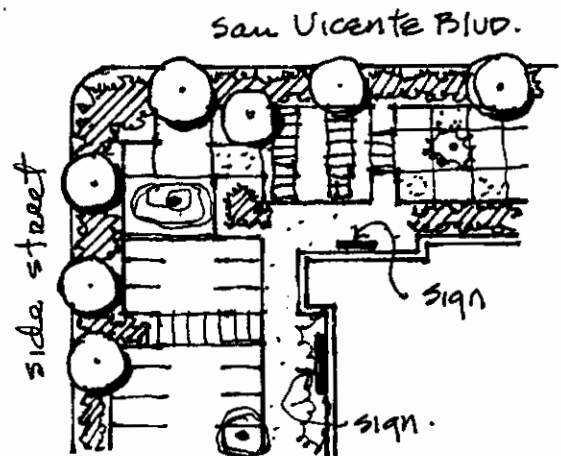


fig. 18

V. SIGNAGE

B.4. Retail tenants in multi-tenant buildings are permitted one sign directly over their storefront and a listing on a monument sign.

C. Criteria for Sign Layout

Wall Signs

C.1. The overall composition of wall signs should be contained in a length that is 50% of the width of the storefront or 20 feet, whichever is less. The allowable length, however, need not be less than 12 feet.

C.2. Letter size. In cases in which signs combine capital and lower case letters, capital letters should not exceed a height of sixteen (16) inches with lower case letters not more than twelve (12) inches. When all capitals are used the maximum height should be fourteen (14) inches.

C.3. Signs should be constructed of individual channel letters. They are more readable and aesthetically pleasing than cannister-type signs. (Please see figure 19)

C.4. Logos are discouraged but may be used if they are tastefully executed and do not repeat the business name.

- If a logo is used along with a name of a business it should be graphically presented in proportion to the size of the letters but not to exceed 24 inches.

- In cases in which the business name is part of a logo, a sign area of three (3) foot in diameter or twenty (20) square feet is allowed. Such signs may not project above the top of the wall of the building.

C.5. It is recommended that only the name of a business be used in signage. However, by precedent a sign may also include a logo and a maximum of three (3) products or services provided. The height of the letters identifying products or services should be no higher than six (6) inches.

C.6. Wall signs should not project more than 12 inches from a wall.

C.7. No portion of a wall sign shall extend above a building wall.

C.8. No portion of a wall sign shall extend above a roof line.

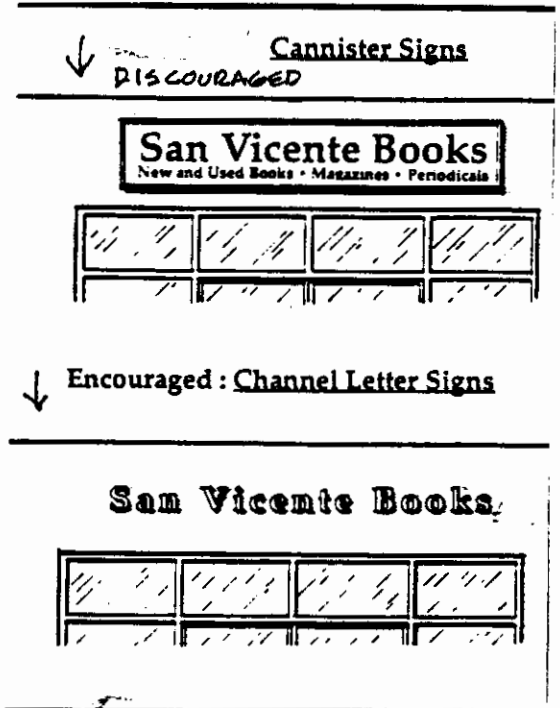


Fig. 19

V. SIGNAGE

C.9. All wall signs in a multi-tenant project shall respect a common centerline or common upper elevation located over the storefronts.

Monument Signs

C.10. The recommended maximum dimensions of a double-sided monument sign is 4 feet in height by 6 feet in width or any configuration totalling 48 square feet. The maximum sign area for an individual tenant is 6 square feet on each side of the sign. (Please see figure 20)

C.11. Dimensions should be adjusted downward to account for the proportions and the width and number of storefronts in the project.

C.12. The maximum size of all upper case letters on a monument sign is to be nine (9) inches with lower case letters to be proportionately smaller.

C.13. The base of a monument sign shall be set back from all public rights-of-way and should be located in a planter or in a landscaped area.

C.14. The construction materials and colors on a monument sign shall relate to the architectural structures in style, design, materials and colors.

C.15. If monument signs are illuminated, glare must be carefully controlled and lighting sources concealed.

Awning Signs

C.16. Awning signs are considered to be building or business identification signs if they include a building or business name. If the name of the business is written on the vertical or near vertical face of the awning, the size of letters should be consistent with the maximums discussed for business identification signs.

C.17. The maximum size of letters on the valance of awnings is nine (9) inches in height. Lettering on awning valances must not repeat information on a separate business identification sign.

C.18. No advertising, such as telephone numbers or services offered, are to be included on any part of an awning.

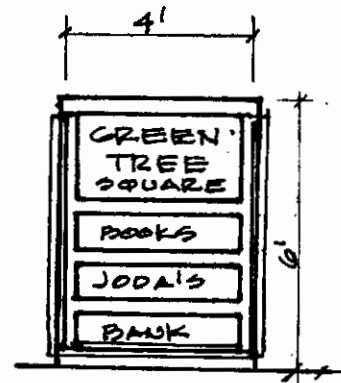
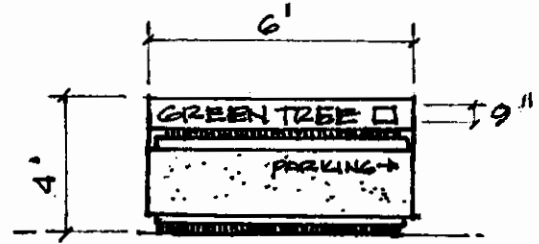


Fig. 20

V. SIGNAGE

Window Signs

C.19. Signs painted on windows are considered to be the same as wall signs. Signs visible from the exterior of a storefront and located within three (3) feet of the window shall be considered a wall sign.

Gasoline Station Signs

C.20. In addition to a wall sign, a gasoline service station may have one double faced monument sign which includes a sign advertising the price of gasoline. The price sign shall not exceed the minimum sign allowed by the State of California.

C.21. The monument sign, including the pricing sign, must not exceed the maximum size of four (4) feet by eight (8) feet, and shall be placed in a permanently landscaped area surrounded by a six inch curb.

Other Signage

C.22. In addition to wall, window or awning identification signs, lettering may be painted on windows indicating information such as hours of operation and other locations of the business. The letters shall be a maximum of 3 inches in height and cover no more than four square feet of the window.

C.23. Signs which direct vehicular and pedestrian traffic to parking areas or other on-site destinations or explain parking fees or other such information should be consistent in design with the signage for the rest of the project and must be part of approval submittals. These signs are to be used for on-site directional information only and not for advertising. (Please see figure 21)

C.24. Any and all signs in a given project should be fabricated from the same materials, be consistent as to colors and be part of the common graphic theme.

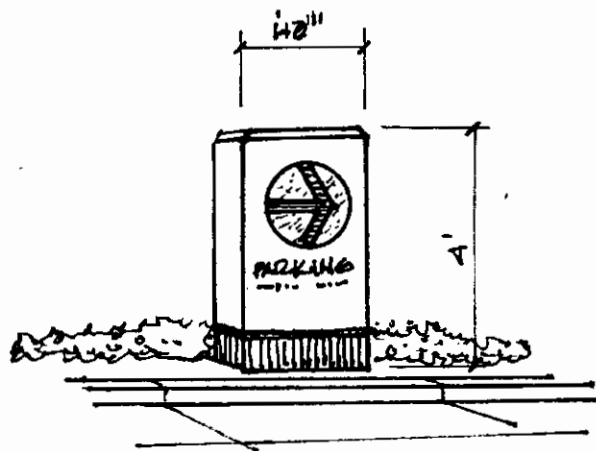


Fig. 21

ACKNOWLEDGEMENTS

Los Angeles City Planning Commission

William G. Luddy, President
Theodore Stein Jr., Vice President
Lydia H. Kennard
Suzette Neiman
Fernando Torres-Gil

Los Angeles Department of City Planning

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Franklin P. Eberhard, Chief Deputy Director
Robert H. Sutton, Deputy Director, Planning Administration
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Gurdon Miller, Senior City Planner
Terry M. Speth, City Planner
R. Nicholas Brown, City Planner
Fernando Tovar, City Planning Associate
Helene Bibas, City Planning Associate
Gabriel Robles, City Planning Associate

San Vicente Scenic Corridor Design Review Board

Marlene Grossman
Ray Keller
Flora Krisiloff
Robert Hedrick
Tom Safran
Jan Peters
Lawrence Cardoza
Marcia Yaleo (former member)
Barbara Goldenberg (former member)

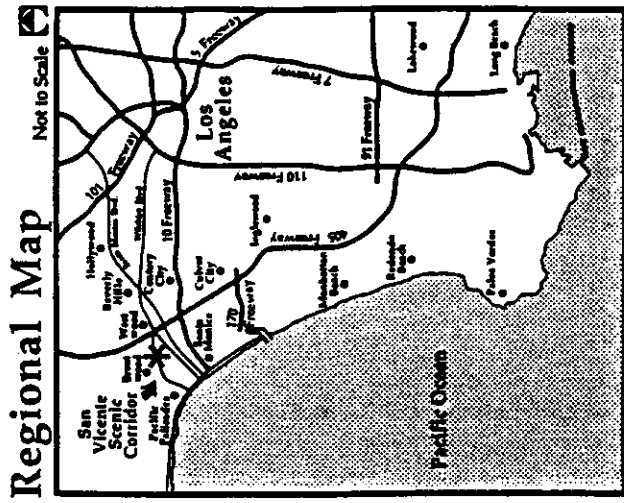
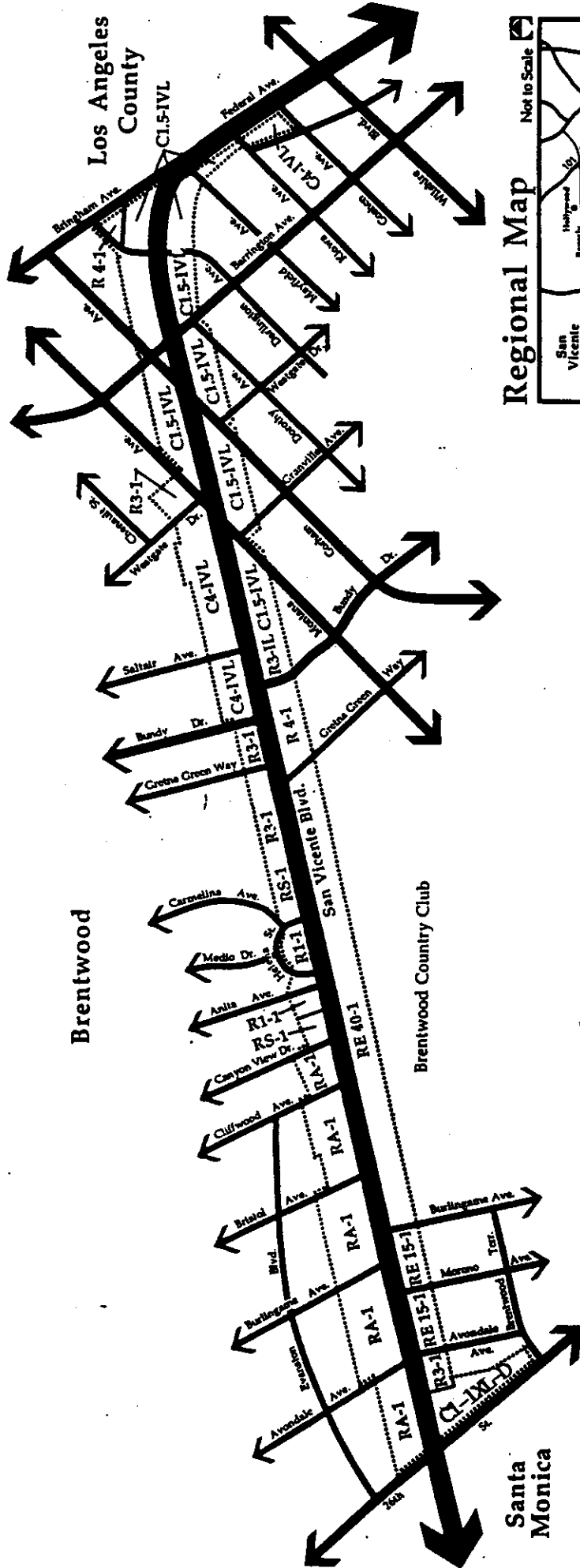
Writing, Layout and Production

Marlene Grossman
Ray Keller
Flora Krisiloff
Fernando Tovar

Drawings and Graphics

Tom Brown
Lance Carlos Huante

APPENDIX A

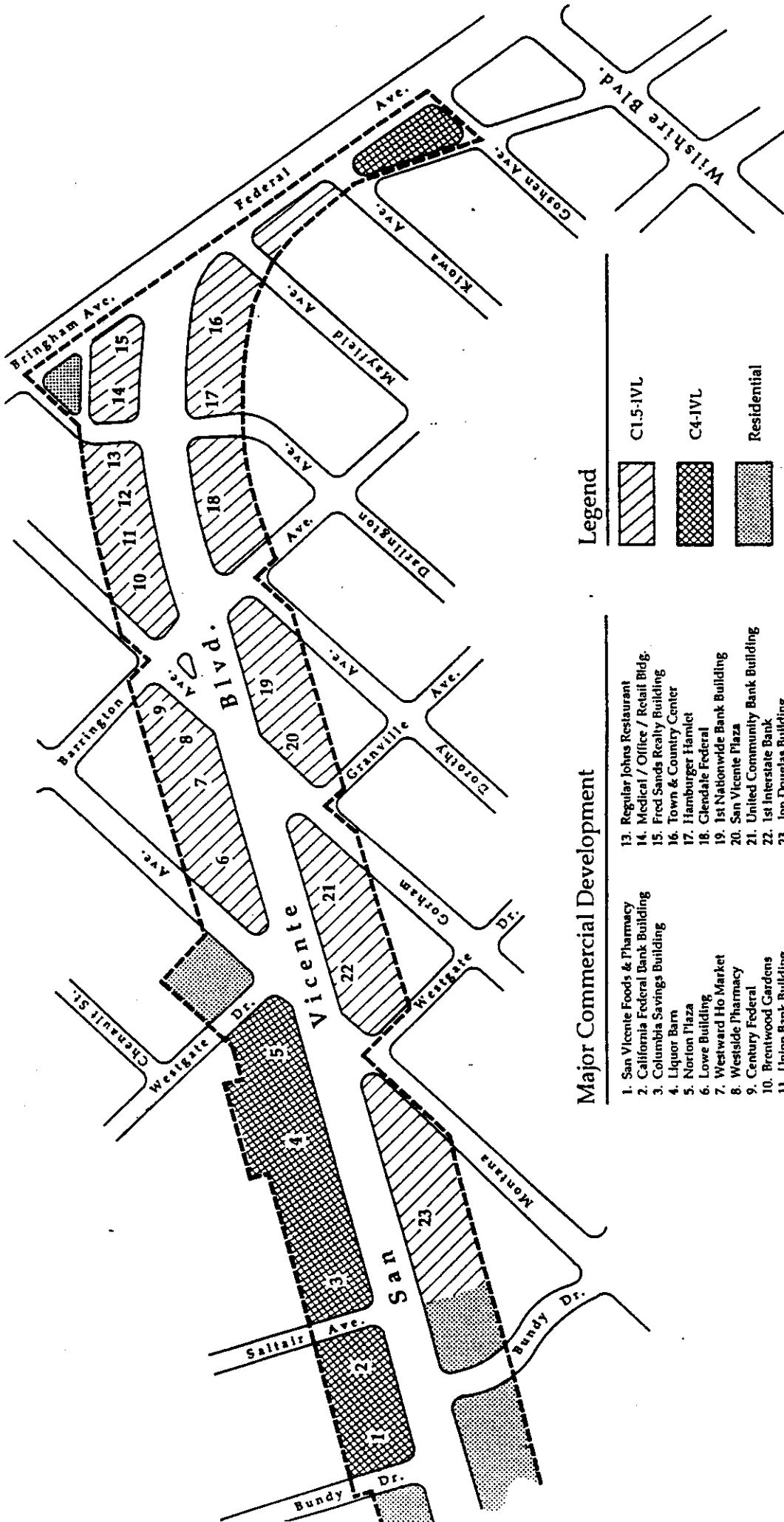


Scale: 1" = 700'



San Vicente Scenic Corridor

Zoning as of March 29, 1989. Please refer to current zoning maps for latest requirements.



Major Commercial Development

- | | |
|-------------------------------------|-------------------------------------|
| 1. San Vicente Foods & Pharmacy | 13. Regular Johns Restaurant |
| 2. California Federal Bank Building | 14. Medical / Office / Retail Bldg. |
| 3. Columbia Savings Building | 15. Fred Sands Realty Building |
| 4. Liquor Barn | 16. Town & Country Center |
| 5. Norton Plaza | 17. Hamburger Hamlet |
| 6. Lowe Building | 18. Glendale Federal |
| 7. Westward Ho Market | 19. 1st Nationwide Bank Building |
| 8. Westside Pharmacy | 20. San Vicente Plaza |
| 9. Century Federal | 21. United Community Bank Building |
| 10. Brentwood Gardens | 22. 1st Interstate Bank |
| 11. Union Bank Building | 23. Jon Douglas Building |
| 12. Brentwood Square | 24. Brentwood Presbyterian Church |

Legend

- | | |
|--|-------------------|
| | C1.5-IVL |
| | C4-IVL |
| | Residential |
| | Corridor Boundary |

Commercial Zones
San Vicente Scenic Corridor



Not To Scale

APPENDIX B

DONALD BRUCE KAUFMAN BRENTWOOD BRANCH LIBRARY
11820 SAN VICENTE BOULEVARD LOS ANGELES, CALIFORNIA 90049

A R T H U R E R I C K S O N A S S O C I A T E S

(partial)
Sample Submittal
APPENDIX 'B'-p.1

PARKING REQUIREMENTS

Ordinance No. 161,766, Section 12

- A. A garage or off-street parking area shall be provided in connection with and at the time of erection of each new commercial structure, or at the time any existing commercial structure is enlarged or increased in floor area or seating capacity, or when any building is converted from a more restrictive use to a commercial use. The following minimum parking requirements shall apply to new structures, conversions and to the net additional floor area added to an existing structure:
 - 4. For buildings or premises occupied by any other commercial use, one space shall be required for each 300 square feet of gross floor area. (The Library is not considered one of these other uses.)
 - D2. Where "C" or "P" zoned property is adjacent to "R" zoned property but is separated by an alley, parking shall conform to the following:
 - b. Parking which is located more than 50 feet from an "R" zone, shall have a solid masonry wall at least six feet in height separating the parking use from the "R" zone.
- L.A. City Zoning Code Section 12.13.5 for C1.5 Zone or 12.21A4 (d) for institutions:
One space per 500 s.f. of floor area within all buildings on any lot.

Required parking: 8500 s.f. / 500 = 17 cars

Proposed parking: 18 cars @ rear with 1 delivery space.
2 cars @ front street curb reclaimed.

BUILDING SETBACKS AND OPEN SPACE AREAS
Ordinance No. 161,766 Section 8

A. Sidewalk Grade Setback

All structures on San Vicente shall provide an open space area approximately at sidewalk grade. The required open space area shall be situated on the front portion of the lot, shall not extend more than 20 feet from San Vicente Boulevard, and shall be effectively oriented toward San Vicente Boulevard. The required open space shall be subject to the approval of the Design Review Board and shall conform with the following requirements:

2. For a structure which is greater than one story in height, the open space area shall be at least that amount of square footage obtained by multiplying five times the frontage of the parcel.

B. Upper Story Setback

All structures on San Vicente Boulevard shall provide an additional open space setback area for multi-story structures which shall be at least that amount of square footage obtained by multiplying 10 times the frontage of the parcel for a two-story structure and 15 times the frontage of the parcel for a three or four story structure.

1. The additional open space setback can be observed either at grade or on each additional story, creating an articulated frontage for the multiple-story structures.

Open space required:

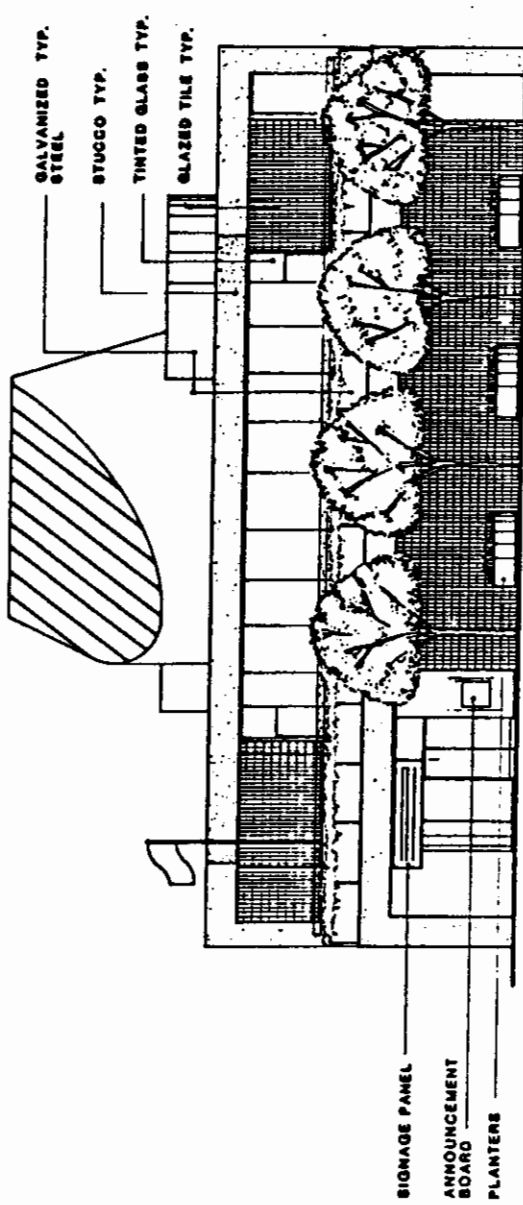
Ground level: 5x75' = 375 s.f.
Upper story: 10x75' = 750 s.f.

1025 s.f.

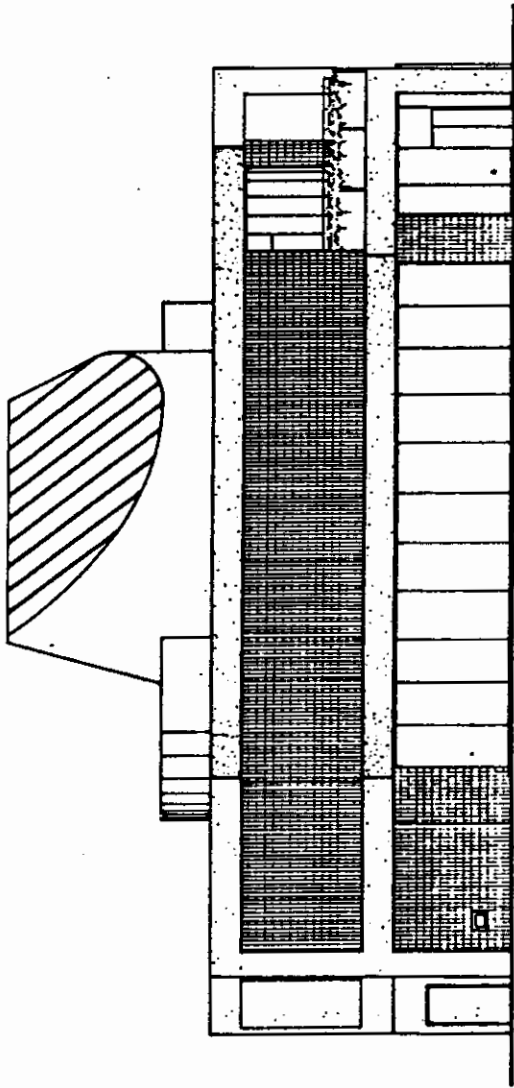
Open space provided:

Ground level front: 750 s.f.
Ground level side: 900 s.f.
Upper story front: 1650 s.f.
Upper story side: 700 s.f.

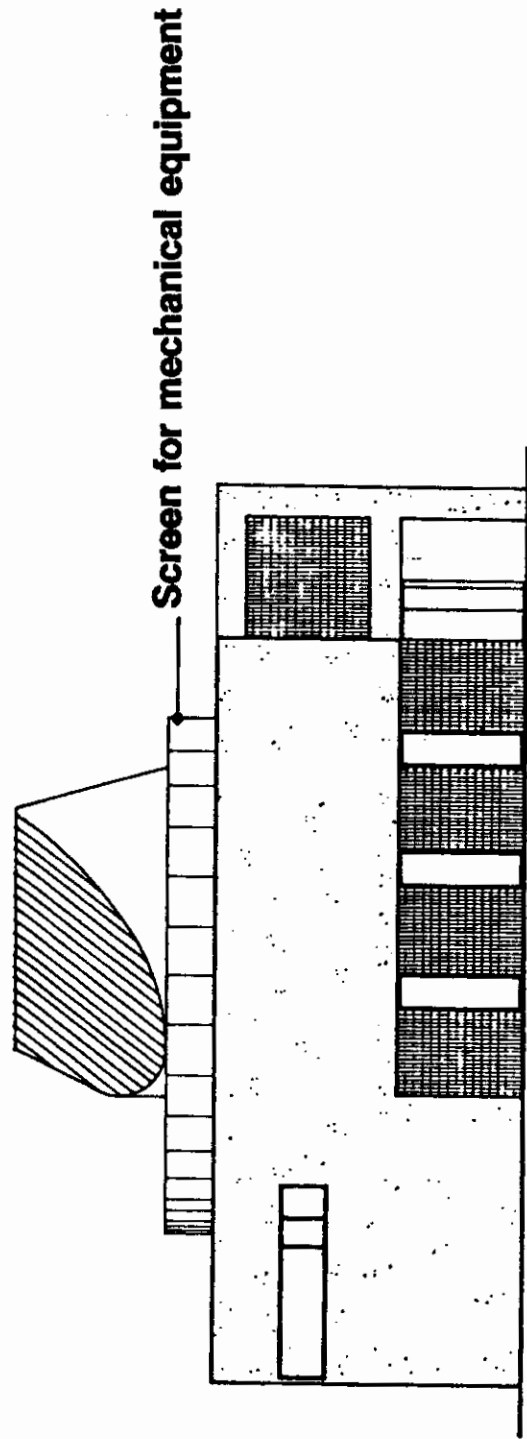
4000 s.f.



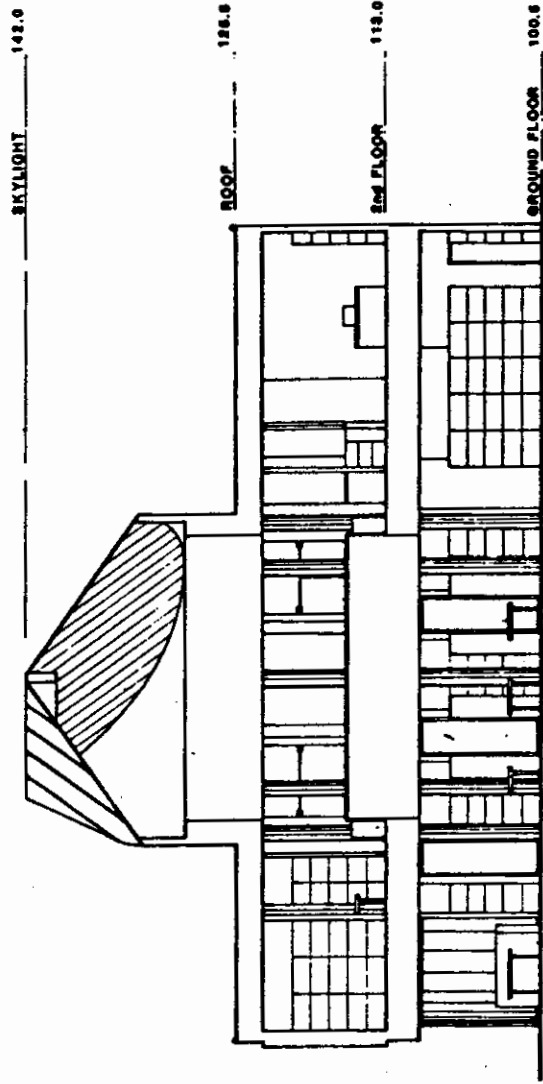
NORTH ELEVATION
 1/8"=1'-0"



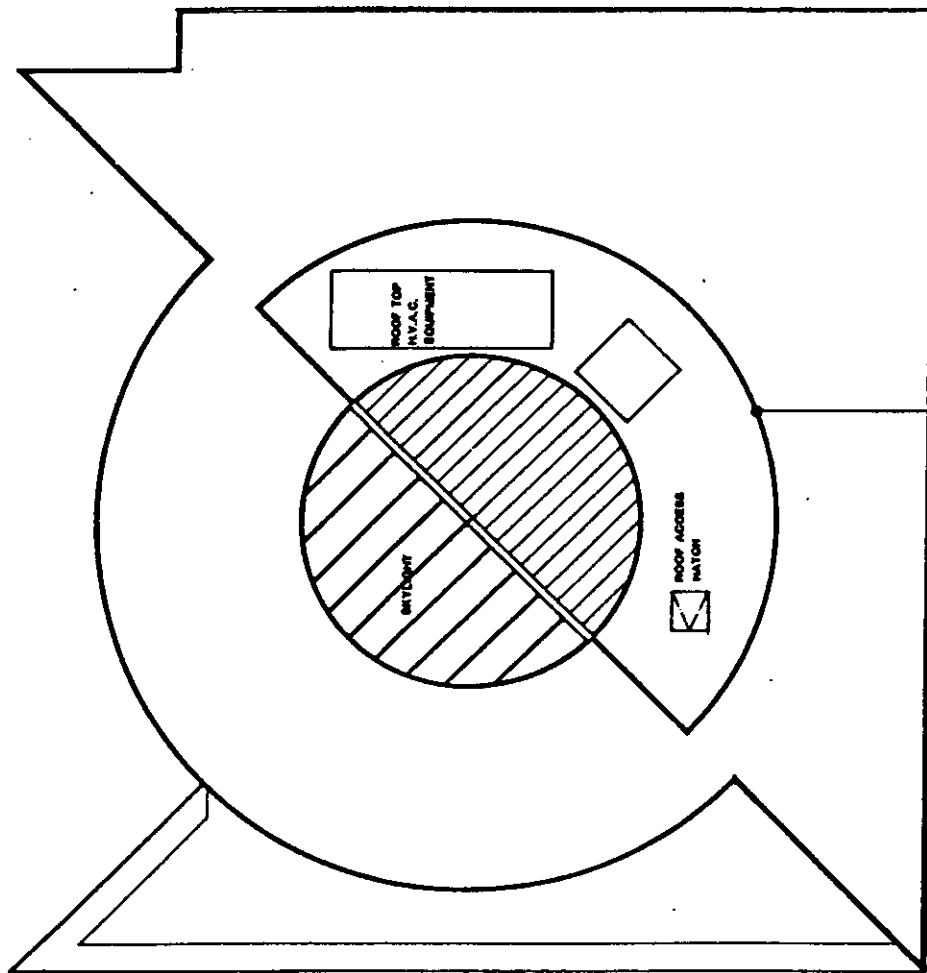
EAST ELEVATION
1/8"-1'-0"



SOUTH ELEVATION
1/8"-1'-0"



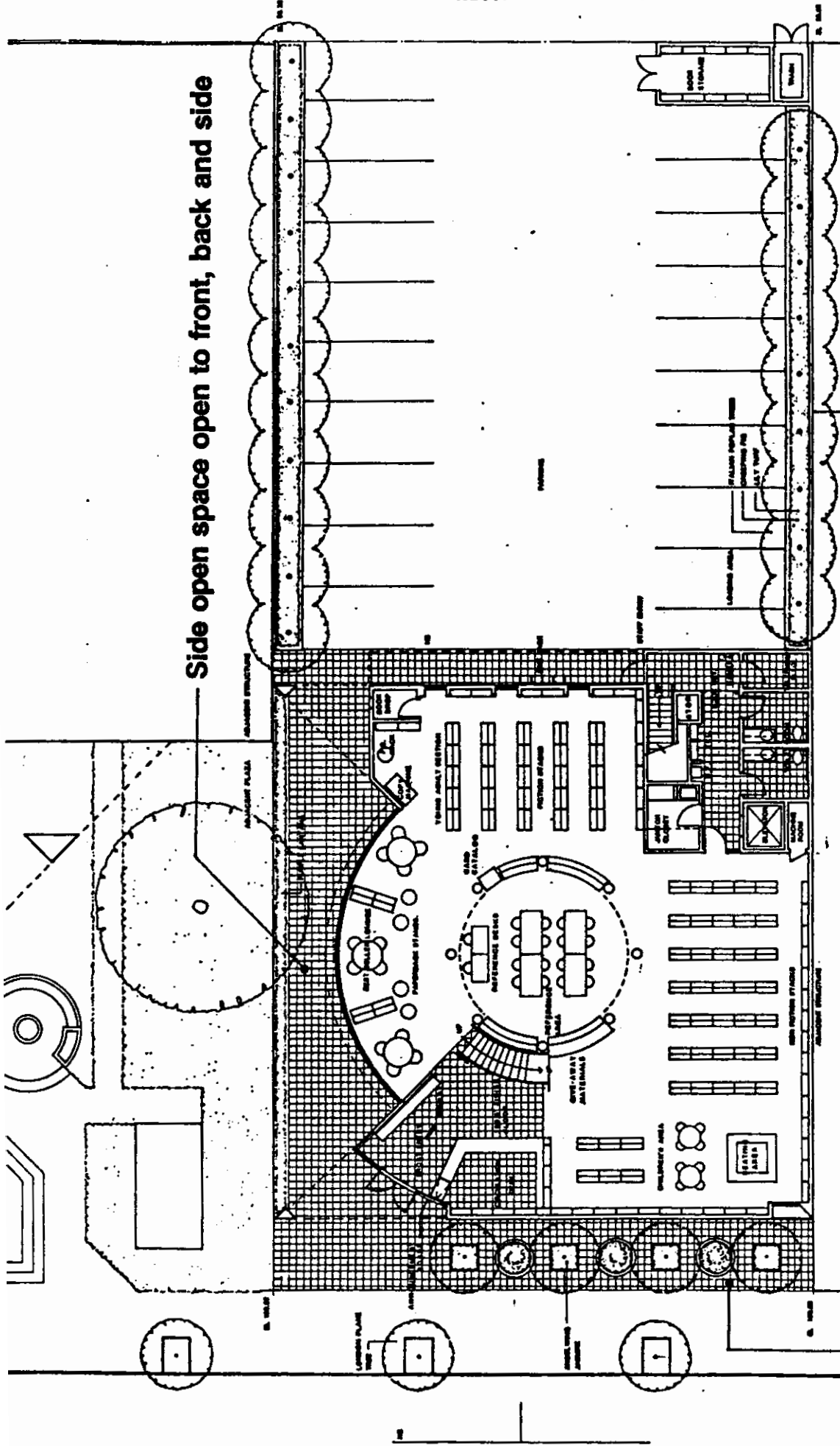
CROSS SECTION
1/8"=1'-0"



ROOF PLAN
1/8"=1'-0"

Screen for mechanical equipment

Side open space open to front, back and side



GROUND FLOOR PLAN
1/8"=1'-0"

AREA: 4,783 S.F.

FL. 1 # VOLUMES: ADULT: 22,356
CHILD: 5,175
CIRC.: 600
TOTAL: 28,075

TOTAL AREA: 8,997 S.F.
TOTAL VOLUME: 35,356

FRONT OPEN SPACE

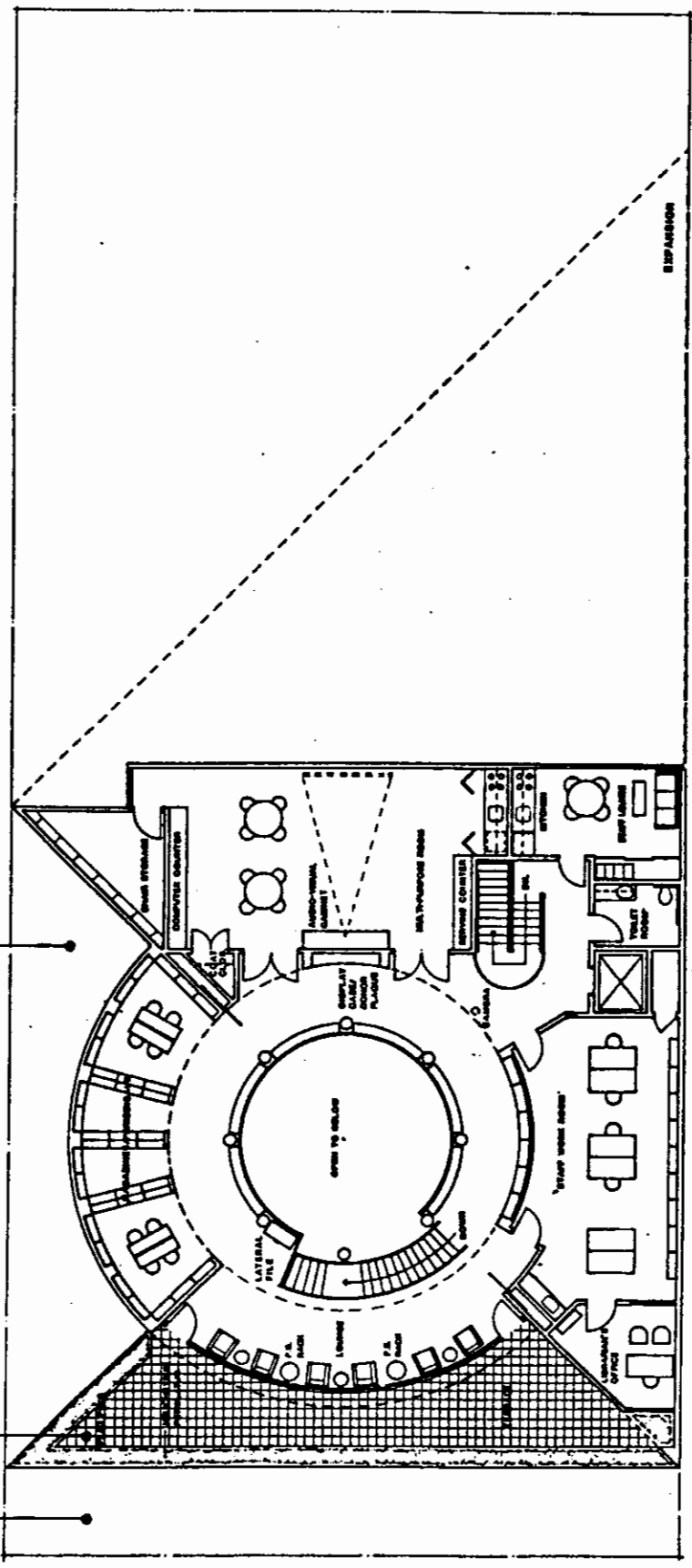
DONALD BRUCE KAUFMAN BRENTWOOD BRANCH LIBRARY

SCHEMATIC DESIGN



Side open space

Front open space

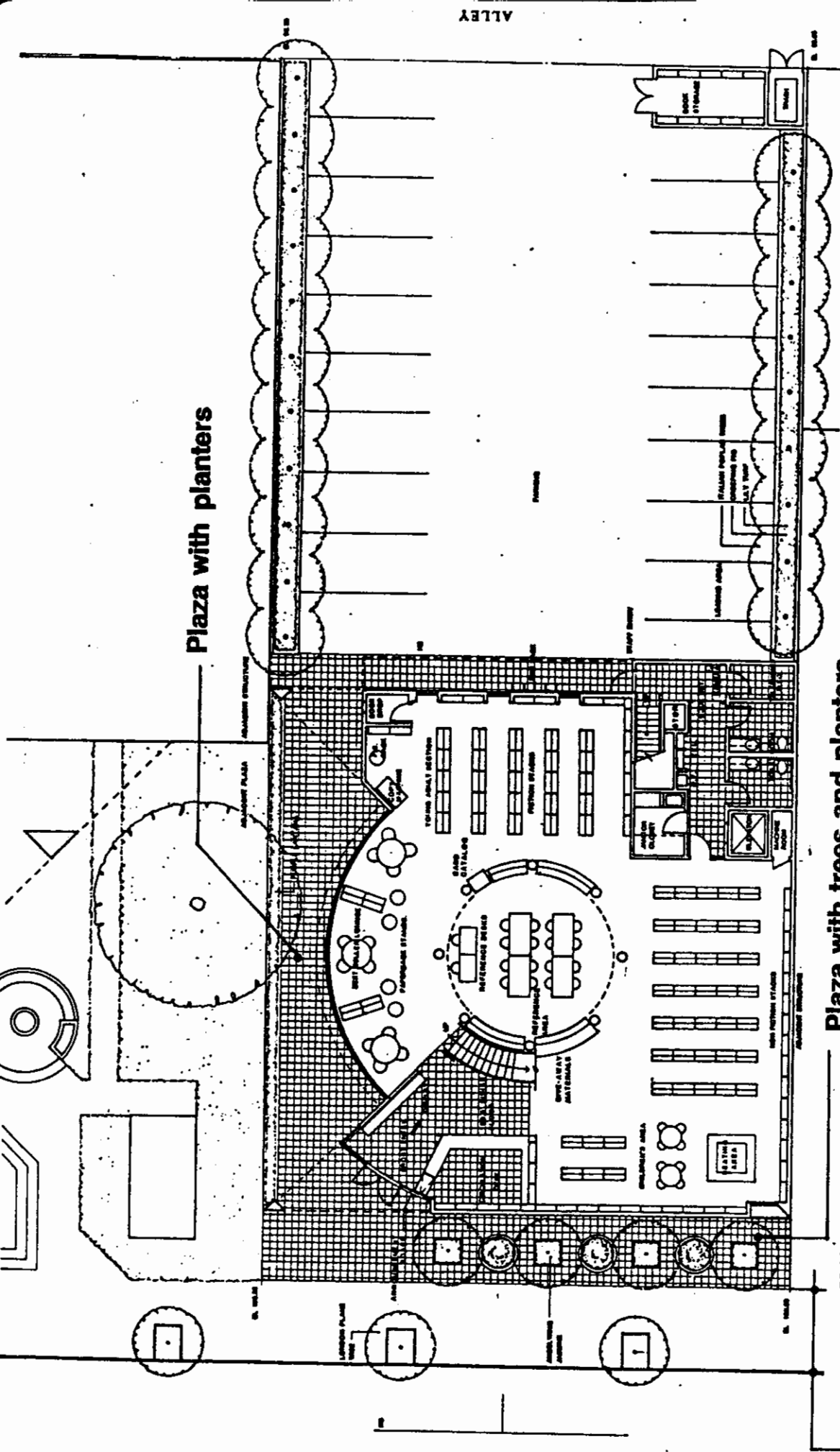


SECOND FLOOR PLAN AREA: 3,748 S.F.

FLR. 2 # VOLUMES: PUBLIC: 7,275
WORKROOM: 1,336

DONALD BRUCE KAUFMAN BRENTWOOD BRANCH LIBRARY

SCHEMATIC DESIGN



Plaza with planters

Plaza with trees and planters

GROUND FLOOR PLAN
1/8" = 1'-0"

TOTAL AREA: 6,387 S.F.
 TOTAL VOLUME: 35,356

PL. 1 & VOLUMES: ADULT: 23,356
 CHILD: 5,135
 CIRC.: 686
 TOTAL: 28,975

12 ft. wide sidewalk

DONALD BRUCE KAUFMAN BRENTWOOD BRANCH LIBRARY

SCHEMATIC DESIGN

PROJECT SUMMARY

Project: Donald Bruce Kaufman Brentwood Branch Library
Location: 11820 San Vicente Boulevard Los Angeles, CA 90049
Legal Description: Lot 12 in Block 28 in the Westgate Tract, as per map 7-122 of District Map 5834, in the Office of the County Recorder of Los Angeles County.

Lot Size: 75' x 175' = 13,125 square feet (s.f.)

Density Allowable: 32,812.5 s.f.

Gross Floor Area:
Ground Floor = 4783 s.f.
Second Floor = 3724 s.f.
Total = 8507 s.f.

Building Height Allowable: Four stories 48'-0"
Building Height: Two stories plus skylight 41'-6"

Parking Required: 8500 s.f./500 s.f. per space = 17 spaces
Parking Provided: 20 spaces plus delivery space.

Open Space Required: 5x75' = 375 s.f. ground floor front.
Second story front: 10x75" = 750 s.f.

Open Space Provided:
Ground Floor Front = 750 s.f.
Ground Floor Side = 900 s.f.
Second Floor Front = 1500 s.f.
Second Floor Side = 700 s.f.

APPENDIX C

APPENDIX C

Recommended Plant Material Palette

The landscape architect is not limited to the plants suggested below. These plants are representative of materials that provide color, interest, and drought resistance and are appropriate to the climate zone. Creative, innovative planting plans are encouraged.

Botanical Name

Common Name

Trees

Evergreen

Agonis flexuosa	Peppermint Tree
Cassia leptophylla	Gold Medallion Tree
Citrus varieties	
Cupaniopsis anacardioides	Carrot Wood
Eucalyptus citriodora	Lemon-scented gum
Eucalyptus sideroxylon	Red Ironbark
Ficus benjamina	Weeping Chinese Banyan
Geijera parviflora	Australian Willow
Maytenus boaria 'Green showers'	Mayten tree
Nerium oleander	white variety
Pinus canariensis	Canary Island Pine
Podocarpus gracilior	Fern pine
Phoenix roebelenii	Pigmy Date Palm
Tristania conferta	Brisbane Box

Deciduous

Erythrina Caffra and other varieties	Coral trees
Gingko Biloba	Maidenhair Tree
Liquidambar styraciflua 'Burgundy' or 'Palo Alto'	Sweet Gum
Platanus acerifolia	London Plane trees
Tipuana tipu	Tipu tree

Trees for Special Effects

Botanical Name

Common Name

Palms, varies	
Eriobotrya deflexa	Bronze Loquat

Shrubs

Bougainvillea 'rosenka'
Buxus
Lavandula
Nerium oleander
'petite salmon and 'petite pink'
Pittosporum crassifolium
Pittosporum tobira 'Variegata'
Raphiolepis Indica 'Clara'
Rosmarinus officinalis 'Tuscan Blue'

Boxwood
Lavender

Indian Hawthorn
Rosemary

Vines

Bougainvillea
'Tahitian Dawn' or white varieties
Distictis buccinatoria
Distictis 'Rivers'
Pandorea jasminoides
Pathenocissus tricuspidata
'Beverly Brooks'

Blood red trumpet vine
Royal trumpet vine
Bower vine

Boston Ivy

Herbaceous perennials

Agapanthus
Allium
Hemerocallis
Liriope muscari

Lily-of-the-Nile
Garlic
Daylilies
Big Blue Lily Turf

Ground Covers

Fragaria chiloensis
Gazania
Hedera helix
Juniperus chinensis procumbens
'Nana'

Wild strawberry

English Ivy

Juniper

Laurentia fluviatilis
Vinca minor

Bluestar creeper