

## WOODLAND HILLS

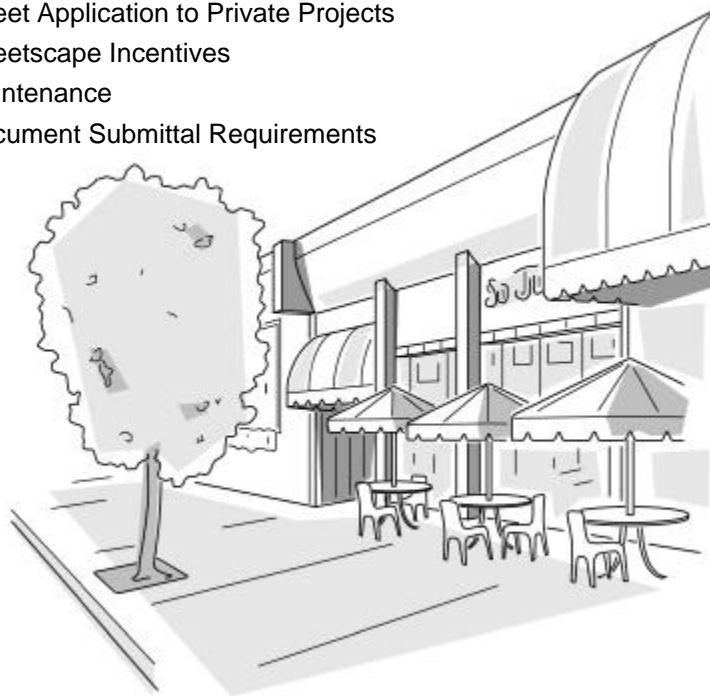
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# Streetscape Plan

Approved by the City Planning Commission on February 27, 1997.

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# Woodland Hills Streetscape Plan Boundaries



Not to Scale

# WOODLAND HILLS STREETSCAPE PLAN

## Section 1.

### INTRODUCTION

A variety of design features can be combined in a streetscape plan for the creation of an attractive environment for pedestrian activity. Design features included in the Streetscape Plan are:

Street Trees. To provide shade and to create space that is designed to human scale, comfort and function.

Lighting. To provide safety and security for pedestrians, to create community character and enhance community identity.

Street Furniture, Benches and Bus Shelters. To provide pedestrians, especially the disabled and elderly, with amenities that encourage window shopping and browsing in comfort, and to encourage more frequent and longer visits to the area.

### Streetscape Plan Objectives for:

#### Sidewalks:

- C To promote safety by creating greater distance between the pedestrian and motor vehicular mode of transportation.
- C Sidewalk brickwork to better define the space set aside for pedestrians.
- C To allow for sidewalk dining areas adjacent to restaurants

#### Crosswalks:

- C To enhance the major intersections by the creation of a pedestrian friendly linkage using patterned, colored brickwork.
- C To create an identifiable zone to transit riders and adequate warning to motorists as they approach a transit zone.

#### Bicycle Racks:

- C To promote the use of bicycles as an alternative to cars.
- C To provide a convenient and secure bicycle parking area for those who bicycle to transit stations to continue on to their destination using mass transit.

Bollards:

- C Allow for the creation of special activity zones by separating sidewalks from the roadway through a physical barrier.
- C When equipped with a light, to provide a low level light source for pedestrians.

**1.1 Ventura Boulevard Specific Plan**

The Ventura/Cahuenga Boulevard Specific Plan was adopted in February 1991 to control future development within the Specific Plan area. Its purpose is to provide funding to complete infrastructure and aesthetic improvements that address the long standing problems such as parking, traffic congestion and blight which negatively impact the local business environment and the quality of life in adjacent residential neighborhoods.

New development, additions or remodels of properties within the Specific Plan area are subject to the provisions of the Ventura/Cahuenga Boulevard Specific Plan ordinance and the Streetscape Plan for the community through which the property is located. Property owners contemplating a new development, addition or remodel within the Specific Plan area are encouraged to consult with these documents, available from the City of Los Angeles Planning Department.

The Ventura/Cahuenga Boulevard Specific Plan Ordinance document generally includes the land restrictions that control the scale of future development such as height requirements, density limitations, set-backs, allowable uses, signage restrictions, parking ratios and the application of various fees including the Project Impact Assessment Fees.

The Streetscape Plans coordinate the streetscape improvements for each community including landscaping and required hardscape materials to be used in public and private landscaped areas. The Plan also regulates materials, furniture and equipment not allowed to be used, sidewalks and public right-of-ways. Separate Streetscape Plans are to be adopted for each of the five Boulevard Communities: Woodland Hills, Tarzana, Encino, Sherman Oaks, and Studio City.

**1.2 Streetscape Improvement Program**

The Woodland Hills Streetscape Plan is intended to enhance the aesthetics of the Boulevard environment and create a more pedestrian-friendly atmosphere. The street furniture, equipment, paving materials, and lighting are to be placed in the public sidewalk areas for the community. The Streetscape Plan for Woodland Hills is mandated by, and its provisions operate under the authority of the Specific Plan. In addition to

the requirements of this Streetscape Plan, the community has recommended other improvements, such as trees planted in any future medians, which are listed here as future possibilities.

**Section 2.**

**WOODLAND HILLS COMMUNITY STREETScape PLAN**

**2.1 General Theme**

The primary image of the Woodland Hills community is to be one of suburban character, served by a "village" scale commercial corridor. As such, formal elements or those with an urban feel should be avoided in both the Streetscape and in private development. Occasional formal elements to highlight significant elements of project design such as major entries, may be acceptable.

The Ventura Boulevard "main street" is to be unified throughout by a line of Tulip Trees (*Liriodendron Tulipifera*), with other types of trees punctuating the streetscape at major intersections. The Tulip Tree, a deciduous tree, will provide a visual presence that will vary from season to season while still functioning as the principal means of unifying the Boulevard throughout Woodland Hills.

<i>Common Name</i>	Tulip Tree or Yellow Poplar
<i>Scientific Name</i>	<i>Liriodendron Tulipifera</i>
<i>Features</i>	Symmetrical, oval upright form. Deciduous. Tulip-shaped flower. Fast growing to 80'.
<i>Planting</i>	5' x 5' minimum cutout. Give ample water.

If medians are established, they are to be planted with low lying Hahn's ivy and water-conserving flowering plants.

If the medians are to include trees as recommended by the Woodland Hills Streetscape Committee, then Flowering Aristocrat Pears are to be planted. The trees are to be planted approximately 25 feet on center down the center of the median strip. Some variation from a straight line is desirable, although no tree should come closer than 3 feet to the roadway, and the line of Pear Trees should be strong enough to overcome the visual line of the paved roadway. All trees are to be single trunk 24 inch box specimens, with a high head, and unpruned or pruned "naturally" so as to not limit their height. 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.



<i>Common Name</i>	Aristocrat Pear
<i>Scientific Name</i>	Pyrus Calleryana
<i>Features</i>	Medium-sized. Deciduous. White flowers in spring, fall color.
<i>Planting</i>	Minimum root area of 4' x 4'.

## 2.2 Streetscape Districts

Woodland Hills has been divided into five nominal Districts, each with its own distinctive character:

- *The Corbin Gateway District*, which extends from Corbin Avenue on the east to Winnetka Avenue.
- *The Campus District*, which extends from Winnetka Avenue on the east to DeSoto Avenue.
- *The Central City District*, which extends from DeSoto Avenue on the east to Shoup Avenue.
- *The Historic District*, which extends from Shoup Avenue on the east to Woodlake Avenue.
- *Valley Circle Gateway*, which extends from Woodlake Avenue on the east to Valley Circle Boulevard.

### 2.2.1 Corbin Gateway District (Corbin Avenue to Winnetka Avenue)

The Corbin Avenue intersection forms the nominal boundary between Woodland Hills and Tarzana. The entry possibly to be framed with a “Welcome to Woodland Hills” sign over the Boulevard, and trees that provide a strong vertical element, the combination distinctively demarcating the boundary between Woodland Hills and Tarzana. The Maidenhair Tree is the preferred tree. The trees should be tall and massive to be complementary. They should have striking seasonal attributes to capitalize on Woodland Hills’ distinct seasons.

- 2.2.1.1** The theme distinguishes Woodland Hills from Tarzana by the Corbin Gateway. Corbin Gateway is the most easterly district of Woodland Hills, and is to be distinguished from the Tarzana community immediately to the east. This Gateway is at the base of a hill, and coming from the east, the view looks westward to Winnetka and the hillrise. This panorama is effectively suburban in character and introduces the “suburban” theme of the Woodland Hills community. It also includes relatively small-scale architecture features, which comprise the “village” theme of the community.

**2.2.1.2** A "visual line" of Tulip Trees will begin a half block or less west of Corbin Avenue, and will provide a complementary but different texture from the trees used to demarcate the Gateway at the Corbin Avenue intersection.

**2.2.1.3** Sidewalks/Crosswalks: The "floor" of the pedestrian environment - the sidewalk - is to be highlighted with brickwork compatible with the Higgins Brick pattern in Earthtone colors. [The brick pattern is available on custom order and can be stamped into a brick paved appearance. This provides an opportunity to "sell" bricks as a means of fund-raising. The entry treatment for the Corbin Gateway will incorporate this design.]

**2.2.1.4** Major Intersections in the Corbin Gateway District are Corbin Avenue at the eastern limit of the District and Winnetka Avenue at the western limit.

The street tree for the Corbin Avenue intersection will be:

<i>Common Name</i>	Maidenhair Tree. Ginkgo
<i>Scientific Name</i>	Ginkgo biloba. "Autom Gold."
<i>Features</i>	Deciduous. Stunning yellow fall color. Striking upright silhouette to 60 feet or more. Male trees only.
<i>Planting</i>	5' x 5' minimum root area.

Only the first half block, or less, of the streetscape itself needs be planted with Ginkgos, using the same techniques as for the Tulip Trees (section 2.1, above.) As with the Tulip Trees, the Ginkgos should be continued from the public streetscape area into any private landscaping fronting a development site which is large enough to accommodate nature trees.

The street tree for the Winnetka Avenue intersection will be:

<i>Common Name</i>	Sweet Gum
<i>Scientific Name</i>	Liquidambar styraciflua 'Palo Alto'
<i>Features</i>	Silhouette to 35 feet or more. 'Palo Alto' variety only. Striking fall color; orange red to bright red. Distinctive fruits in winter.
<i>Planting</i>	5' x 5' minimum root area.

The existing Sweet Gums on the east side of Winnetka south of the Boulevard should be preserved. Only when they require removal should the general tree planting provisions (section 4)

of the Streetscape Plan be implemented.

**2.2.1.5** Community Elements: Entry Signage for the Corbin Gateway. Blue standard City community signs announcing "Woodland Hills" are to be displayed on both sides of Ventura Boulevard.

**2.2.2** *Campus District* (Winnetka Avenue to DeSoto Avenue).

**2.2.2.1** The Theme: The image is of a "campus", recalling the educational institutions in this District - Taft High School, Pierce College, and West Valley Occupational Center. Educational institutions in this area have a "suburban" feel, and are laid out expansively in turf, with well-spaced trees - the traditional image of a campus. This aesthetic should be continued throughout the District.

Theme trees for the Campus District include:

<i>Common Name</i>	Chinese Pistache
<i>Scientific Name</i>	Pistache Chinensis
<i>Features</i>	Scarlet, orange fall color, silhouette to 40', male variety recommended.
<i>Planting</i>	5' x 5' minimum root area required.

<i>Common Name</i>	Sycamore
<i>Scientific Name</i>	Platinus acerifolia "Bloodgood"
<i>Features</i>	Deciduous to 60'. Dull fall color, distinctive fruits, select Only upright single-trunked specimens.
<i>Planting</i>	5' x 5' minimum root area required.

<i>Common Name</i>	Coast Live Oak
<i>Scientific Name</i>	Quercus agrifolia
<i>Features</i>	Evergreen
<i>Planting</i>	5' x 5' minimum root area required.

<i>Common Name</i>	Holly Oak
<i>Scientific Name</i>	Quercus ilex
<i>Features</i>	Evergreen to 50', large dense, rounded crown.
<i>Planting</i>	5' x 5' minimum root area required.

**2.2.2.2** Street Trees are to be Tulip Trees. The trees are to be planted in a reasonably straight line down the boulevard, in order to continue and unify the general streetscape theme while still working with an informal sidewalk layout. They are to be planted approximately 40 feet on center, according to the general requirements.

No deliberate attempt should be made to vary their spacing or placement, but neither should the spacing be rigidly applied. Instead, the sidewalk should appear to weave in and out among the “straight” line of trees.

**2.2.2.3** Sidewalks should meander informally in this District. As an exception to the general Woodland Hills streetscape, the sidewalks should not be regularly parallel to the Boulevard, as in the other areas, but should be allowed to meander, as on an educational campus. Such sidewalks may curve beyond the bounds of the public right-of-way in order to achieve an appealing effect. In such cases easements over the adjoining portions of private front yards must be secured, and the landscaping of the front yard itself should reflect the streetscape design. Such participation by property owners should afford credits toward landscaping requirements on-site and/or credits toward streetscape easements.

**2.2.2.3.1** Parkway within the sidewalk dedication area should be distinguished by brickwork and planters.

**2.2.2.4** Major intersections within the Campus District are Winnetka and DeSoto Avenues. Winnetka Avenue, which forms the eastern limit of this District is addressed in the Corbin District section.

The street for the DeSoto/Serrania intersection will be:

<i>Common Name</i>	Tipu tree
<i>Scientific Name</i>	Tipuana Tipu
<i>Features</i>	Deciduous silhouette to 50' or more wide crowned tree; with flat canopy, yellow flowers in spring.
<i>Planting</i>	5' x 5' minimum root area required.

**2.2.2.5** Community Elements: Monuments and Site Landscaping:

A "Welcome to Woodland Hills" entry, directional and information signs are to be located at Chalk Hill. The actual design of this panel may include a Woodland Hills logo, which should be determined by the community. The community advisory committee should determine what the welcoming panel should contain: e.g., street map with important facilities

listed.

The signage should be a Fireform porcelain sign, mounted on poured concrete supports that are of the same type and style as the kiosk pillars.

If space permits, other features of the Streetscape may be included, such as trash containers, pots and planters, etc.

Additional illumination from pedestrian lighting fixtures may be desirable here.

Monuments intended to carry information related to the District's educational activities, are to be provided in the streetscape in this District. A minimum of one monument (possibly in the form of a kiosk), with a Woodland Hills Logo, per institution is to be provided, with their exact location determined in consultation with the appropriate school officials.

Site landscaping is to present the image that buildings have been set down in the midst of a pre-existing forest. This is a prevalent style of campus landscaping - the "groves of academe". Formal patterns of trees, as in rows in parking lots, are to be avoided. A variety of trees should be used -- large and small, evergreen and deciduous, flowering and not -- especially trees that are unusual in the vicinity. A well-spaced, open, "Campus" look is desired in this area, and takes precedence over any rigid ratio or number of trees otherwise required in the Streetscape Plan. Overplanting of trees is discouraged.

### **2.2.3** *Community Center District (DeSoto Avenue to Shoup Avenue).*

**2.2.3.1** The Theme of the Community Center District is to be a "sophisticated suburban" image, modifying the current environment to achieve an upscale "village" commercial ambiance.

**2.2.3.2** Street Trees: The standard spacing of the Tulip Trees on the north side of Ventura Boulevard may vary to complement any improved landscaping in the large parking areas.

**2.2.3.3** Sidewalks/Crosswalks are to use the same "floor" treatment at the Major Intersections and throughout the Pedestrian Oriented Area, located between Topanga Canyon Boulevard and Canoga Avenue.

**2.2.3.4** The Major Intersections in the Community Center District are DeSoto Avenue, Canoga Avenue, and Topanga Canyon Boulevard. DeSoto Avenue is addressed in the Campus District section.

**2.2.3.5** Community Elements: the Pedestrian Oriented Area, a portion of the Community Center District has as its goal to encourage

amenities and design that support and enhance pedestrian activities. Among the amenities are the provisions of street furniture (Sec. 4.3) and the installation of pedestrian lighting standards (Sec. 4.2.1) The design techniques that will ensure a vibrant pedestrian oriented district include the integration of landscaping and signage.

The street tree for the Canoga Avenue intersection will be:

<i>Common Name</i>	Sweet Gum
<i>Scientific Name</i>	Liquid amber. <i>Styraciflua</i> 'Palo Alto'
<i>Features</i>	Deciduous to 35' or more orange, red fall color. Distinctive fruits in winter.
<i>Planting</i>	5' x 5' minimum root area required.

The street tree for the Topanga Canyon Boulevard will be:

<i>Common Name</i>	Sycamore
<i>Scientific Name</i>	<i>Platanus acerifolia</i> . "Bloodgood"
<i>Features</i>	Silhouette eventually to 60 feet; dull fall color; distinctive fruits; select only upright, single-trunked specimens.
<i>Planting</i>	5' x 5' minimum root area required.

The street tree for the Shoup Avenue intersection will be:

<i>Common Name</i>	Maidenhair Tree. <i>Gingko</i> .
<i>Scientific Name</i>	<i>Gingko biloba</i> . "Autom Gold."
<i>Features</i>	Deciduous. Stunning yellow fall color. Striking upright Silhouette to 60 feet or more. Male trees only.
<i>Planting</i>	5' x 5' minimum root area required.

#### **2.2.4 Historic District (Shoup Avenue to Woodlake Avenue)**

**2.2.4.1** The Theme of the Historic District is to recall the substantial heritage of the Valley, from the indigenous inhabitants, through the mission and rancho eras, to the agricultural and pastoral heritage of the pre-subdivision era.

**2.2.4.2** Street Trees are to be Tulip Trees conforming to the Streetscape Plan standard.

**2.2.4.3** Sidewalk/Crosswalks to conform to the Streetscape Plan standard.

**2.2.4.4** The Major Intersections in the Historic District are Shoup Avenue, Fallbrook Avenue, and Woodlake Avenue. Shoup Avenue is addressed in the Community Center District.

For travelers on the 101 Freeway, coming from the east, this grove of trees will be a bright, distinguishable yellow beacon ahead of them as they approach the Shoup exit.

The street tree for the Fallbrook Avenue intersection will be:

<i>Common Name</i>	Chinese Pistache
<i>Scientific Name</i>	Pistache Chinensis
<i>Features</i>	Scarlet, orange fall color, silhouette to 40 feet. Male variety recommended.
<i>Planting</i>	5' x 5' minimum root area required.

The street tree for the Woodlake Avenue intersection will be:

<i>Common Name</i>	Chinese Elm
<i>Scientific Name</i>	Ulmus parvifolia
<i>Features</i>	Evergreen, or semi-deciduous. Silhouette to 50 feet, spreading, arching, weeping habit.
<i>Planting</i>	5' x 5' minimum root area required.

These trees should be planted on the CalTrans right-of-way when the freeway ramps are improved, if the appropriate approvals from Caltrans are obtained.

**2.2.5** *Valley Circle Gateway District* (Woodlake Avenue to Valley Circle Boulevard).

**2.2.5.1** The Theme of Valley Circle Gateway District is to be the "Gateway to the Valley".

**2.2.5.2** Street Trees are to complement the Entry Information Area described below in Section 2.2.5.5.

**2.2.5.3** Sidewalks/Crosswalks are to be coordinated with the Entry Information Area described below in Section 2.2.5.5.

**2.2.5.4** The major intersection marking the eastern limit of the Valley Circle Gateway District is Woodlake Avenue which is addressed in the Historic District section.

**2.2.5.5** Community Elements: an Entry Information Area is to be the principal feature of this District.

A "Welcome to Woodland Hills" entry, similar to that at the eastern gateway, with directional and information signage and a restricted parking area, are to be located just east of Valley Circle Boulevard and just north of Leonora Drive. The actual design of the signage panel may include a Woodland Hills logo. The community advisory committee should determine what the welcoming panel should contain: e.g., street map with the location of important facilities.

The signage should be a Fireform porcelain sign, mounted on poured concrete supports that are of the same type and style as the kiosk pillars.

If space permits, other features of the Streetscape may be included, such as trash containers, pots, planters, etc.

Additional illumination from pedestrian lighting fixtures may be desirable here.

The area should be landscaped in a fashion that recalls the environment of Woodland Hills and coordinates with the recent CalTrans work on the Valley Circle interchange, and is different from, yet reminiscent of, the landscape treatment in the Campus around the community's easterly Entry Information.

**2.3 Off-Boulevard Streetscape Areas within the boundaries of the Specific Plan.**

Woodland Hills has seven Off-Boulevard Streetscape Areas.

- **2.3.1** *Oakdale Street Area.*
- **2.3.2** *Clarendon Street.*
- **2.3.3** *Comercio Way and Comercio Lane.*
- **2.3.4** *Costanso Street.*
- **2.3.5** *Topanga Canyon Boulevard.*
- **2.3.6** *Post Office Area.*
- **2.3.7** *Del Valle Street.*

An Off-Boulevard Streetscape Area is a relatively small street, off Ventura Boulevard itself, that has its unique character. Owners are encouraged to make such areas distinct from the Boulevard. Intimate scale is a possibility in these areas. Street Trees are to be distinctive for each of the Off-Boulevard Streetscape Areas. Major street improvements are not planned for the streets in Off-Boulevard Streetscape Areas. The pedestrian rights-of-way in each of the Off-Boulevard Streetscape Areas are to be distinct from those on Ventura Boulevard.

The pattern of brick paving, scoring, and texturing is to remain



similar as that to the Boulevard. Inlieu of sidewalk cutouts, the parkway strip is to be planted as a continuous strip of lawn.

The Streetscape are to be developed for each Off-Boulevard Streetscape Area with distinctive features.

The stakeholders in each Off-Boulevard Streetscape Area are encouraged to distinguish their area from all others in Woodland Hills. When the stakeholders finalize their area's character the guidelines used will be incorporated into the Streetscape Plan.

In particular, Off-Boulevard Streetscape Areas are encouraged to be creative in their choice of pedestrian lighting fixtures to further distinguish their areas from the other Off-Boulevard Streetscape Areas in the Streetscape Plan. Such fixtures, however, should follow the general criteria for pedestrian lighting fixtures in Sec. 4.2.1.

**2.3.1** *Oakdale Avenue Off-Boulevard Streetscape Area.*

The theme tree for Oakdale Avenue, Penfield Avenue, Lubao Avenue, and Jumilla Avenue, West of Corbin and east of Winnetka is:

<i>Common Name</i>	Chinese Tallow Tree
<i>Scientific Name</i>	Sapium sebiferum
<i>Features</i>	Silhouette to 35-40 feet or more; fall color in red, yellow, purple; select plants in fall color to get best color.
<i>Planting</i>	5' x 5' minimum root area required.

Pedestrian access under the freeway may present a distinctive street art opportunity.

**2.3.2** *Clarendon Street Off-Boulevard Streetscape Area.*

Clarendon Street , Comercio Way, Alhama Drive, and Paralta Avenue (west of DeSoto and east of Canoga). Preserve the existing pink Crape Myrtles. With decent care and an unrestrictive tree grate, the trees will burgeon and make a good impression.

The theme tree for the Clarendon Street Off-Boulevard streetscape area will be:

<i>Common Name</i>	Crape Myrtle
<i>Scientific Name</i>	Lagerstroemia indica 'Catawba'
<i>Features</i>	Silhouette to 25 feet; fall color in red, yellow, purple; late summer bloom in deep purple.
<i>Planting</i>	5' x 5' minimum root area required.

**2.3.3** *Comercio Way and Comercio Lane Off-Boulevard Streetscape Area.*

Replace the existing Eucalyptus street trees, whenever necessary due to damage or sickness, with Chinese Scholar Trees.

The Theme Tree for Comercio Way, Comercio Lane, and Costanso Street (west of DeSoto and east of Canoga) will be:

<i>Common Name</i>	Chinese Scholar Tree
<i>Scientific Name</i>	Sophora japonica
<i>Features</i>	Silhouette to 40 feet or more; creamy white flowers in bunches in late summer.
<i>Planting</i>	5' x 5' minimum root area required.

**2.3.4** *Costanso Street Off-Boulevard Streetscape Area.*

Replace existing Eucalyptus street trees with Chinese Pistache trees when replacement of trees is necessary.

The Theme tree for Costanso Street, and Don Pio Drive (just east of Topanga Canyon Boulevard) will be:

<i>Common Name</i>	Chinese Pistache
<i>Scientific Name</i>	Pistache Chinensis
<i>Features</i>	Scarlet, orange fall color, silhouette to 40 feet. Male variety recommended.
<i>Planting</i>	5' x 5' minimum root area required.

**2.3.5** *Topanga Canyon Boulevard Off-Boulevard Streetscape Area.*

Topanga Canyon Boulevard south of the Topanga Canyon

Boulevard/Ventura Boulevard Primary Corner is a divided highway but is not designated as such in the Canoga Park, Winnetka, Woodland Hills Community Plan. (In consolidation with DOT, a Community Plan Amendment to redesignate this stretch as a “Divided Major Highway” should be considered in order to offer as much protection as possible to this beautiful area).

Preserve the median and continue the planting of Deodars. The existing pattern of shops nearer to Ventura Boulevard suggests that an intimately scaled pattern of commercial development should be encouraged.

To complement the Deodars, the street tree along each side of Topanga Canyon Boulevard is:

<i>Common Name</i>	Sycamore
<i>Scientific Name</i>	Platanus acerifolia 'Bloodgood'
<i>Features</i>	Silhouette eventually to 60 feet; dull fall color, distinctive fruits; select only upright, single-trunked specimens.
<i>Planting</i>	Minimum root area required: 5' x 5'. Plate 20 feet on center to continue the existing pattern; secure cooperation of CalTrans, since Topanga Canyon Boulevard is a State highway.

**2.3.6 Post Office Area Off-Boulevard Streetscape Area.**

Allow Post Office expansion as needed, but make the streetscape more pedestrian-friendly. The area requires more off-street parking to meet the demand for automobile use.

The theme tree for Clarendon Street, Glade Avenue, Farralon Avenue (near post office) will be:

<i>Common Name</i>	Sweet Gum
<i>Scientific Name</i>	Liquid amber. <i>Styraciflua</i> 'Palo Alto'
<i>Features</i>	Deciduous to 35 feet or more, orange, red fall color, Distinctive fruits in winter.
<i>Planting</i>	5' x 8' minimum root area required.

**2.3.7 Del Valle Street Off-Boulevard Streetscape Area.**

Only the easterly block is included in the Ventura/Cahuenga Specific Plan. The entire stretch of street is currently visually integrated, and should continue to be so. With the cooperation

of the Bureau of Engineering, this consistency can be maintained.

The theme is that of a Eucalyptus-shaded park. The street takes its cue from the landscaping of the Ventura Freeway right-of-way which directly abuts Del Valle Street, and from the existing street trees.

The Theme tree Del Valle Street (from Ventura Boulevard westerly to its end before the Woodlake off-ramp) are:

<i>Common Name</i>	Red Cap Gum
<i>Scientific Name</i>	Erythrocorys
<i>Features</i>	Unifies streetscape with park-like CalTrans landscape; Evergreen to 25', large seed capsules stay on trees, yellow flowers in winter.
<i>Planting</i>	Minimum root area required: 5' x 5'. Trees should be planted in a maximum 15 gallon size and should support themselves without the need of a stake.

<i>Common Name</i>	Desert Gum
<i>Scientific Name</i>	Eucalyptus rudis
<i>Features</i>	Unifies streetscape with park-like CalTrans landscape.
<i>Planting</i>	Minimum root area required: 5' x 5'. Trees should be planted in a maximum 15 gallon size and should support themselves without the need of a stake.

<i>Common Name</i>	Willow-leafed peppermint
<i>Scientific Name</i>	Eucalyptus nicholi
<i>Features</i>	Evergreen to 40', consistent with CalTrans. White flowers in summer. Crushed leaves have peppermint aroma.
<i>Planting</i>	Minimum root area required: 5' x 5'. Trees should be planted in a maximum 15 gallon size and should support themselves without the need of a stake.

## **2.4 Use of Public Areas**

The General Standard for planting street trees is to space them 40 feet on center, as they are currently planted at St. Mel's Church, east of DeSoto. The minimum size is a 36 inch box. The trees are to be planted unstaked, and are to be self-supporting. Size standards are to be comparable to those listed in the Valley Crest Nursery catalog. The trees are to be untopped.

In addition to Ventura Boulevard, the major north-south streets (their intersections with Ventura Boulevard are identified as "Major Intersections") are to be provided with Tulip Trees in the same manner in which they are provided along Ventura Boulevard where no other tree has created a dominant theme. These lines of trees should extend to the border of the Specific Plan Area, or the respective freeway overpasses (even if the freeway overpasses are outside the Plan Area.) The Major Intersections themselves are not to have Tulip Trees, but are to be developed in accordance with their respective designs.

The sidewalk is to be highlighted with a brickwork to a maximum width of 16 inches compatible with the Higgins Brick pattern in Earthtone colors.

Sidewalk lighting fixtures are to be arranged in a uniform pattern between the street trees, aligned with them, and are to have a decorative appeal. They should be arranged first to avoid future conflicts with the street trees, and second to uniformly illuminate the roadway, in accordance with City standards for illumination.

## **Section 3.**

### **IMPLEMENTATION**

#### **3.1 How To Use This Manual**

This Streetscape Plan expands and defines Section 11 of the Ventura/Cahuenga Boulevard Corridor Specific Plan. The applicant should review the pertinent provisions of the Specific Plan and consult with the planner from the Department of City Planning who administers the Specific Plan.

The Streetscape Plan sets a community theme, then further identifies the planting and hardscape features desired for the particular district in which the project is located.

#### **3.2 Streetscape within a Business Improvement District**

In many cases, implementation of Streetscape Plan requirements will remain with the individual project and will be installed only in front of the project and where street improvements are required by the Department of

Transportation for that project. When a Business Improvement District (BID) is established, and the BID chooses to fund streetscape improvements, those improvements shall conform to the Streetscape Plans as to type of plantings and design of hardscape elements such as pavers, benches and trash containers. The extent of such plantings and hardscape improvements shall be at the option of the BID.

New projects are required to implement the Street Tree and On-Site landscaping portions of the Streetscape Plan along the project site frontage, and wherever street improvements are required by the Department of Transportation as a condition for project approval.

If the new project is within a BID area it shall also be required to install such improvements as are being implemented by the BID in the area of the project site.

## Section 4.

### **STREETSCAPE ELEMENTS & IMPROVEMENTS**

#### **4.1 Landscaping**

Landscaping in the public right-of-way primarily consists of trees because of their low maintenance and visual impact.

##### **4.1.1 *Planting Materials***

Soil amendments are normally unnecessary, although if used, they should be composed of no more than 25% of the backfill by volume, and should not change the soil texture of the tree pit. 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.

##### **4.1.2 *Trees***

The General Standard for planting street trees is to space them 40 feet apart. The minimum size is a 36 inch box. The trees are to be planted unstaked, and are to be self-supporting. Size standards are listed in the Valley Crest Nursery catalog. The trees are to be untopped.

The street tree wells are to be a minimum of 5 feet long parallel to the roadway and 5 feet wide. Each well is to be lined with a continuous 12 inch deep root or equalinear root barrier. Irrigation is to be by means of bubblers in perforated pipes, supplied from the adjacent development. 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. A ground cover of decomposed granite, a minimum of 1 inch deep, is to be provided in the tree well.

Alternate surfaces for the tree wells can be proposed. They should be pre-approved by the City's Street Division, and should have only permeable surfaces with a coefficient runoff of less than or equal to 0.6.

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

If a building is constructed at the corner, the total footage devoted to the Major Intersection trees may count towards meeting the total square footage otherwise required for the 18 inch landscaped setback (see section 6). Where permitted in the Specific Plan, the building may be constructed to the property line, without the 18 inch landscape setback. Visually, the building should project the image of wrapping around pre-existing, randomly spaced trees that presently exist near the sidewalk.

## 4.2 Lighting

Lighting should be of two kinds: pedestrian lighting and street lighting. Each electrolier shall serve two distinct purposes.

### 4.2.1 Pedestrian Lighting

Pedestrian Lighting is to be low-scale, interspersed among the Tulip Trees. The electrolier is to be Delta Lighting GC Series or equal. The significant features of the pedestrian lighting electroliers are to be as follows:



Dual luminaires shall be arranged at 180° to each other, parallel to the curb. They should be attached to the pole with a shepherd's crook arm, one luminaire per arm; the crook of the arm to be open and undecorated; the hood is to be not flat; the globe to be circular in plan, preferably acorn shaped. At points of emphasis, more or fewer luminaires may be considered.

Pole-bipartite, with an undecorated, plain (unfluted), round shaft above a decorated base; finial, if any, should be as simple as possible.

The Pole Base is to be round unless otherwise stated, approximately three feet tall, and divided into five sections. From the top, there will be first a narrow knuckle or band; next, a round fluted pole approximately 20 inches tall; then another narrow knuckle or band; fourth, a complex profile, approximately six to twelve inches tall, gradually increasing in diameter toward the base, with a circular, hexagonal or octagonal cross section, or a combination of these; and finally a base wider than all of the above sections, with a circular, hexagonal or octagonal cross section. The color is to be brown aluminum.

The style should be a "high tech" style. Luminaire models from the Delta Lighting catalog that are specifically approved, in addition to the GC series, are: Series MA, Series RAP (but not RAP 151, illustrated), RAP152, RAP162, RAP251, RAP252, RAP262, Series RAW (but not RAW151, RAW161, RAW251, or RAW261); pole models from the Delta Lighting catalog that are specifically approved, in addition to the GC series; are: PCB 7XX (unfluted upper shaft) and PCB 1XX.

#### **4.2.2 *Street Lighting***

Street Lighting is proposed to be Bureau of Street Lighting standard double davit electroliers.

Ventura Boulevard is proposed to be upgraded with a new street light system. The proposed standards calls for 40 ft. poles about 200 ft. on center, sequenced along both sides of the Boulevard. Final spacing is to be determined in relationship to the planned street tree plantings. A decorative base and a decorative arm support may be added to complement the design of pedestrian light standards which would be interspaced between the streetlights.

#### **4.3 *Street Fixtures, Furniture & Equipment***

The Woodland Hills Streetscape Plan shall be enhanced with distinctive materials, finishes, and street furniture. Any improvements located in the public right-of-way are to use these materials, finishes, and street furniture. Site developments are to extend the materials, finishes and street furniture into the site development, as appropriate, in order to unify the entire "look" of the Boulevard.

Street furniture should be arranged to facilitate pedestrian activity and be placed on the sidewalk so as to provide the least obstruction to pedestrian right-of-way. Vehicular visibility between driveways and streets must remain unobstructed.



Fences, sign posts, etc. shall be a hard-surfaced material such as metal or concrete rather than wood. Metal is to be dark bronze aluminum, as used in bus shelters. Objects such as traffic signals, street signs, traffic control signs, parking meters, etc. are to be mounted on light poles where possible. Where this is not possible, their supporting poles are to be painted brown.

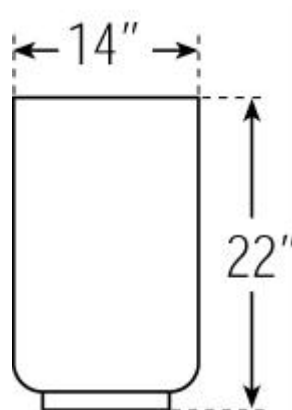
The Concrete Block is to be Angelus Block Slumpstone, "fawn" (both Gardena and Sun Valley colors) or "doeskin" color, where approved for use. However, in most instances, walls should be compatible with the building architecture, made from the same surface materials and colors.

Ceramic Tile is to be the "green" tile that comes with Quick Crete products.

Tile is encouraged as a decorative element to tie all parts of the street and private development together. The green color can be used in a similar manner. Tile is not to be used in flatwork, except in places where people cannot walk, such as at the base of walls, or on bench pads. In private work, complementary colors from the same tile family can be used. Brick is to be complementary in color and texture to Higgins Earthtone color brick.

**4.3.1** *Ash Urns are to be Quick-Crete California Series Cylindrical Ash Urn, Model QR-CAL1422A.*

<i>Color</i>	C2 (sand) or C3 (latte)
<i>Texture</i>	T2 (light sandblast)
<i>Sealer</i>	MT (matte)
<i>Side reveals</i>	No
<i>Silica sand</i>	Yes



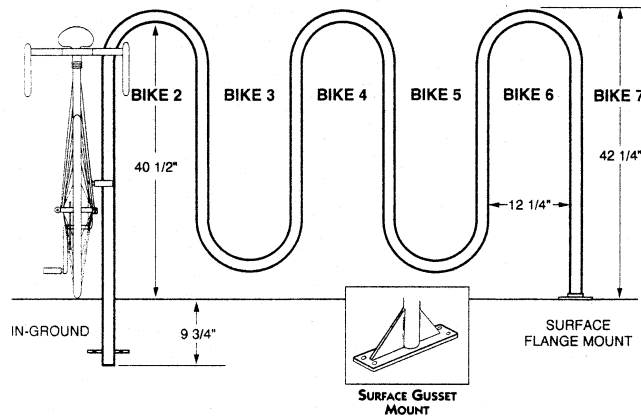
**4.3.2 Benches and other Public Seating**

Benches and other Public Seating may conform to a future community-sponsored design (See Sec. 4.3.5).

**4.3.3 Bicycle Racks**

Bicycle Racks are to be Brandir Ribbon Rack model as required for the project. As an alternative, Quick Crete Bicycle Stand, P/N Q-BR-P, may be selected.

<i>Color</i>	C2 (sand) or C3 (latte)
<i>Texture</i>	T2 (light sandblast)
<i>Sealer</i>	MT (matte)
<i>Eyebolts</i>	2, fore and aft

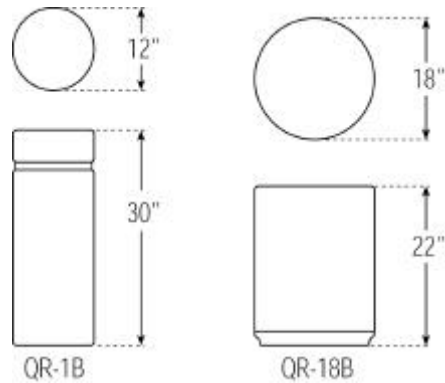


Bicycle racks may give the applicant credit under TDM plans. Since they come in individual units, they can be customized easily for the appropriate number of bike spaces. Bicycle parking spaces are required under Sec. 12.21 A 16 of the Municipal Code.

**4.3.4 Bollards**

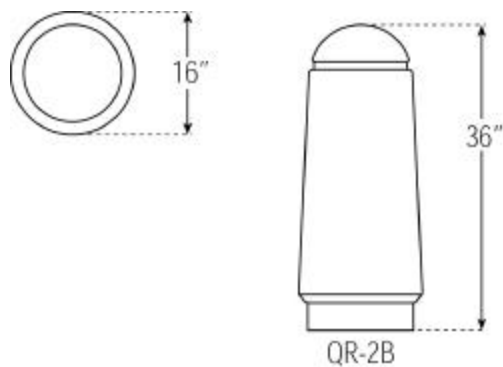
Non-illuminated Bollards are to be Quick Crete California Bollard Round (Model QRBCAL1230), or Palm Series Bollard Round (various models), or Round Bollard Stool (Model QRB1822RSB), or Round Bollard (Model QR-36-STNDB), or Security/Removable Bollard (Model Q-R36-SRB).

<i>Material</i>	SCR or Lite Crete
<i>Recycled</i>	STD or REC 93
<i>Color</i>	C2 (sand) or C3 (latte)
<i>Texture</i>	T2 (light sandblast)
<i>Sealer</i>	MT (matte)
<i>Accent color band</i>	Green, per tile of waste container



Illuminated Bollards are to be Quick Crete Lighted Pedestrian Bollard (Model Q-R36-LPB), or Quick Crete Series Bollard with Light Fixture, Round.

<i>Material</i>	SCR or Lite Crete
<i>Recycled</i>	STD or REC 93
<i>Color</i>	C2 (sand) or C3 (latte)
<i>Texture</i>	T2 (light sandblast)
<i>Sealer</i>	MT (matte)
<i>Accent color band</i>	Green, per tile of waste container



#### **4.3.5** *Bus Shelters and Bus Benches.*

A community design contest to develop a distinctive design for these structures while still affording commercial opportunities should be considered. Conversely, the community could design and build these shelters itself, using the surfaces for community purposes. The same situation and opportunity exists with regard to bus benches.

#### **4.3.6** *Fountains*

Fountains offer one of the best focal points in any public streetscape or private landscape plan and their maintenance must be guaranteed for a minimum period of ten years.

#### **4.3.7** *Kiosks and Monuments*

Kiosks and Monuments are to be a light sandblasted concrete finish in "sand" color. A "Woodland Hills" logo is to be provided on the kiosks, monuments and the newsstands.

#### **4.3.8** *Street Maintenance Covers and Underground Vaults*

One alternative is to continue the hardscape surface treatment into the vault cover. An optional alternative that the project applicant may consider are specialty covers.

#### **4.3.9** *Sculptures, Artwork, and Interpretive Monuments*

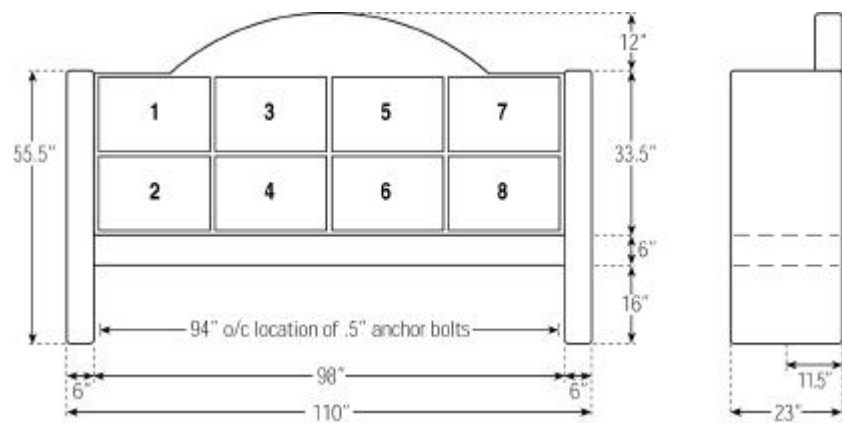
Sculptures, Artwork, and Interpretive Monuments normally are "stand alone" works and dependent upon community review to assure integration with the streetscape.

Murals may be provided on the respective nearby freeway overpasses subject to the approval of Caltrans. The freeway overpasses over Winnetka, DeSoto, Canoga, Topanga Canyon, Shoup and Fallbrook are near the Major Intersections on Ventura Boulevard, and therefore negatively affect the aesthetic experience of the intersections. With the planting of the Streetscape street trees, the eye will be directed to these overpasses even more than it is now. The overpasses are therefore to be mitigated through enhancements, such as murals, in cooperation with CalTrans. Such murals may "paint out" the overpass (at Fallbrook, for instance, a green leafy scene to blend into the hills) or they could continue the Woodland Hills built-up village (such as at Topanga Canyon Boulevard) that can be approved by CalTrans and which will have the effect of mitigating the overbearing presence of the overpasses. Any sound walls within the Corridor should also be considered for such visual enhancements.

#### 4.3.10 Newspaper Racks

Newspaper Racks are to be Quick Crete Newspaper Stand. This newspaper stand gives space for 8 newspapers. If more than one stand is required in any one area, they should be separated by a distance equal to the width of a stand.

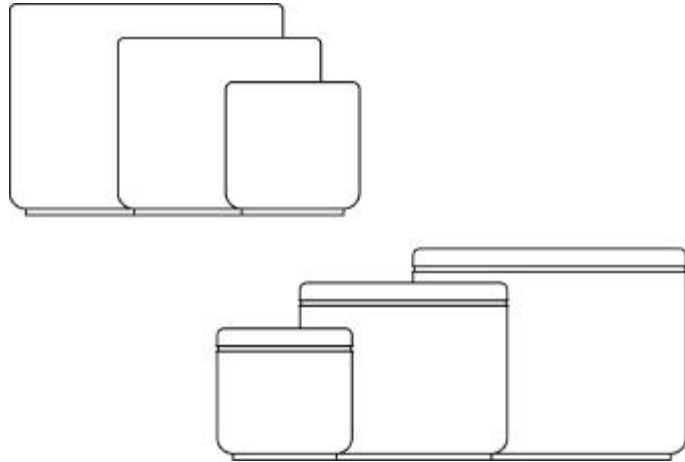
<i>Material</i>	SCR or Lite Crete
<i>Recycled</i>	STD or REC 93
<i>Color</i>	(sand) only
<i>Texture</i>	T2 (light sandblast)
<i>Sealer</i>	MT (matte)
<i>Metal color</i>	Brown
<i>logo</i>	Custom, Cast "Woodland Hills"



#### 4.3.11 Pots & Planters

Pots & Planters are to be Quick Crete California Series Round, or Palm Series Round, or Santa Fe Series Round.

<i>Model</i>	Any
<i>Material</i>	SCR or Lite Crete
<i>Recycled</i>	STD or REC 93
<i>Color</i>	C2 (sand) or C3 (latte)
<i>Texture</i>	T2 (light sandblast)
<i>Sealer</i>	MT (matte). Optional, but if used, Style A
<i>Interior sealant</i>	Yes
<i>Reservoir Mat system</i>	No
<i>Accent color band</i>	Green, per tile of waste container
<i>Drain Hole</i>	STD



#### 4.3.12 Telephones

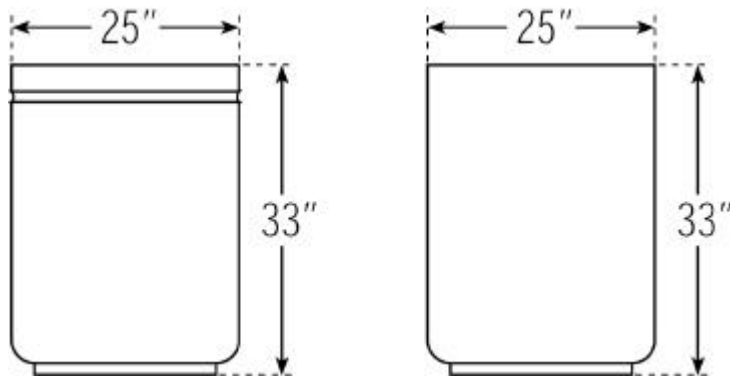
To be determined.

#### 4.3.13 Trash Containers

Trash containers are to be Quick-Crete California Series Cylindrical Waste Container, Model QR-CAL2236TW.

All site furniture is to be matching in color, finish, texture, size and shape. This coordination will contribute to the "Woodland Hills" look, and will provide a background that will unify almost anything else that the applicant will want to provide. This standard theme may be extended into site developments.

<i>Color</i>	C2 (sand) or C3 (latte)
<i>Texture</i>	T1 (light sandblast)
<i>Lid Number</i>	A
<i>Lid Material</i>	A (anodized aluminum)
<i>Lid Color</i>	2 (brown)
<i>Sealer</i>	MT (matte)
	Recessed band



#### 4.3.14 *Tree Guards*

Tree Guards are not to be used in the public streetscape, and should not be used in the landscape plans for private projects. Typically, tree guards give a more "urban" image, which is to be avoided in Woodland Hills.

#### 4.3.15 *Tree Wells*

The tree wells are to be a minimum of 10 feet long parallel to the roadway and 5 feet wide. Each well is to be lined with a continuous 12 inch deep "Deep Root" or equalinear root barrier. Irrigation is to be by means of bubblers in perforated pipes, supplied from the adjacent site development. A gate valve is to be provided on the non-pressure line from the site development, to isolate the bubblers in case of equipment breakage. A ground cover of decomposed granite, 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. Any foreign material in the tree well, such as construction debris, is

to be removed by the installer. Fill soil is to match the site soil in texture.

Alternate surfaces for the tree wells can be proposed. They should be pre-approved by City's Street Maintenance Division, and should have only permeable surfaces with a coefficient of runoff less than or equal to 0.6.

#### **4.3.16** *Vaults and Utility Boxes Aboveground Vaults,*

Vaults and Utility Boxes Aboveground Vaults, such as those for phone service, traffic signals, etc. are to be painted in the dark bronze color used for bus shelters.

### **4.4 Flatwork Improvements**

#### **4.4.1** *Crosswalks*

Brick Crosswalks will further enhance the Major Intersections, draw together the corners of the intersection, and continue the Streetscape "floor".

The crosswalk is to be highlighted with a pattern of Higgins Brick in Earth Tone colors. Crosswalks should be provided across all four streets at the intersection to encourage pedestrian-friendly linkages to every corner. If the signal light is programmed to permit diagonal crossing by pedestrians, the brickwork could either reflect the crossing pattern or fill in the entire intersection.

Bureau of Street Maintenance would prefer that brick crosswalks be considered only at stop-sign or signal-controlled approaches. The primary issue is structural adequacy.

#### **4.4.2** *Curbs*

There are no design features planned for street curbs. Whenever median strips are created, they will need angled curbs.

#### **4.4.3** *Gutters*

There are no design features planned for gutters.

#### **4.4.4** *Parkways*

Brickwork and planters compatible with streetscape standards are generally preferred where both space and design opportunity exist for a parkway.



#### **4.4.5** *Roadway Surfaces*

There are no design features planned for roadway surfaces other than those proposed for crosswalks at major intersections.

#### **4.4.6** *Sidewalks*

The sidewalks are to be highlighted with brickwork, to a maximum width of 16 inches. They are to be compatible with the Higgins Brick pattern in Earthtone colors.

Bricks are available through custom order stamped with desired text. This provides an opportunity to "sell" bricks as a means of a fund-raising purpose, such as was done at Portland's Pioneer Courthouse Square.

### **4.5** **Infrastructure Improvements**

#### **4.5.1** *Bus Stops*

As intersections are improved, streetscapes implemented, and parking lots and structures built, the location of bus stops, with their attendant benches or shelters, will need to be integrated into the overall plan for the area.

Busses, particularly the DASH bus, should be aligned with routes and stops within the Corridor, offering the customer coming to the Woodland Hills business community the ease of shopping and one-stop parking. The DASH, or other local shuttles, must also provide a major stop at any public parking lot or structure, and the route must pass by expected destinations for those who have parked their cars in such lots or structures.

#### **4.5.2** *Medians*

Medians are to be lined with a continuous 12 inch deep "Deep Root" or equalinear 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 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.

The Department of Transportation feels that raised median islands could impede driveway and local street access. They will require careful City review of any proposed raised median islands on major highways/streets as such islands pose difficulties in established boulevards

#### **4.5.3** *Pedestrian Passage Ways*

Pedestrian Passage Ways under the freeway may be an opportunity for community art. Any such art program must be coordinated with CalTrans. (see Sec. 4.3.9)

### **4.6 Intersection Improvements**

#### **4.6.1** *Major or Secondary Intersections*

The roadway at most Major Intersections will be widened to handle the anticipated volume of traffic. This can be expected to eliminate many opportunities for planting street trees near these intersections. The Visibility Triangle requirements of the Municipal Code (section 62.200) further require that obstructions to sightlines not be introduced near intersections. Narrowed sidewalks and requirements of handicap accessibility may further restrict potential street tree planting areas. Medians in the Boulevard may need to be eliminated at these Major Intersections in order to accommodate left turn lanes. All of these factors will work against a continued "visual line" of Tulip Trees. The Ventura Boulevard Streetscape will thus tend to weaken at the edges of these intersections.

The break in the streetscape rhythm at the Major Intersections is to be mitigated by encouraging significant on-site landscaping. Each intersection is to be landscaped with its own distinctive large, deciduous, tree species, one large enough to "stand up to" the mass of the Tulip Trees. To achieve enough bulk to distinguish the intersection, several trees are to be planted on each site, near the right of way, but not the Triangle, and at sufficient distance away from the curb to allow future enhancement of street capacity allowances for growth. They are to be arranged in a natural fashion to recall the image of a grove of trees.

The significant trees are to be planted at each of the four corners of the intersection on the site development. Each tree requires a minimum root space needed for best growth. These root spaces are indicated for the various trees specified below. There is no minimum number of trees specified for each corner site development since the character and size of the tree will determine the appropriate number of trees to be planted. Corners designed with primarily vertical trees, such as Ginkgos, may require more trees for its effect than those which

need more rounded trees, such as the Red Oak. However, a minimum of 7 trees are to be used, unless otherwise stated for the individual corners.

The minimum box size for a tree is 36 inches, unless otherwise stated for the individual corners. Trees unavailable in 36 inch box sizes may be planted in smaller sizes, and no greater quantity is to be required. The trees are to be planted unstaked, and are to be vigorously self-supporting. Size standards are to be comparable with those listed in the Valley Crest Nursery catalog. The trees are to be untopped. Sidewalks are to be protected from root intrusion by a continuous 12 inch Deep Root or equalinear root barrier.

#### **4.6.2** *Secondary Intersections*

To Be Added.

#### **4.6.3** *Intersection Flaring*

To be Added.

### **4.7 Community Signage**

#### **4.7.1** *Community Gateways*

See 4.6.1 (Major Intersections) and 4.7.2 (Public Signage).

#### **4.7.2** *Public Signage*

Blue standard City community signs announcing "Woodland Hills" are to be displayed on both sides of Ventura Boulevard at the Corbin Avenue intersection and at Valley Circle Boulevard.

A "Welcome to Woodland Hills" entry sign, with direction and information signs is to be located at the crest of Chalk Hill, on the north side of the Boulevard, thus forming an eastern gateway as near to the Chalk Hill bus stop as possible. The actual design of this panel may include a Woodland Hills logo.

A "Welcome to Woodland Hills" entry, similar to that at the eastern gateway, with direction and information signage and a restricted parking area, is to be located just east of Valley Circle Boulevard and just north of Leonora Drive. The actual design of this panel may include a Woodland Hills logo, the design of which should be determined by the community. The community advisory committee should also determine what the welcoming panel should contain: e.g., street map with the

location of important facilities.

The curb can be painted and signed for restricted parking (such as 15 minutes) so that visitors can get out of their cars and read the information. There is ample unused street parking on the Boulevard in this area.

The signage should be a Fireform porcelain sign, mounted on poured concrete supports that are of the same type and style as the kiosk pillars.

If space permits, other features of the Streetscape may be included, such as trash containers, pots and planters, etc.

#### **4.7.3** *Street Banners*

Community events may be announced with temporary banners mounted on light poles, but advertising for outside events and commercial advertising banners are not permitted.

All projects shall submit a sign program for the project site or conform to an existing sign program if one is already in effect.

All signs shall be compatible with existing signage in the same block frontage or, if at an intersection, with the signage on the other corners.

#### **4.7.4** *On-Site Signage*

The primary purpose of commercial signs is to provide business identity and location, not to advertise. Good signage should communicate well, be appropriate to its setting, and be properly placed. All signs in the project area should conform to the following guidelines:

- C Signs are to be located in the area above the individual store front.
- C Signage for individual businesses is limited to one sign per business on each facade that the business fronts. The signs are allowed only for business identification.
- C Signs should be coordinated with the design of the building including materials, color and size. In each streetscape district signs should be in keeping with the intended character of the area.
- C Signs should be readable, employing appropriate letter styles, colors and materials.

- C Signs should preferably consist of individual or channel letters or logos.
- C Signs are encouraged to be internally lit rather than lit from an outside source such as a spotlight.
- C Signs should be well maintained and repaired when deteriorated or damaged.
- C Window displays are permitted to augment individual business signage. These displays can help catch the eye of the shopper, identify the store and feature merchandise. These displays are not intended to promote signage for sales or discounts. No window signs are permitted.
- C Total signage, including wall signs, and projecting signs, shall not exceed two square feet per linear foot of the street frontage of the lot.
- C All projects shall submit a sign program for the project site or conform to an existing sign program if one is already in effect.
- C All signs shall be compatible with existing signage in the same block frontage, or if at an intersection, with the signage on the other corners.

#### **4.8 Community Logo**

To be added after selection by community.

## **Section 5.**

### **STREETSCAPE APPLICATION TO PRIVATE PROJECTS**

#### **5.1 *Buffers***

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

- C An opaque barrier, such as a concrete block wall or similar, 8 feet high, and finished to match the building architecture, should be provided.
- C A landscaped area with appropriate planting, is to be provided along the wall facing the site development. The landscaping is to provide further effective

screening. Examples of appropriate plants are: 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.' Examples of plants are Cupressus sempervirens, palms.

- C Buffers are needed between outdoor uses with potentially negative effects, such as some eating areas, outdoor storage areas, satellite dishes, solar panels, equipment, mechanical equipment, etc. Such uses should be buffered from lots with residential zoning or sensitive uses (e.g., child care, etc.) New on-site uses that are incompatible with adjacent uses (i.e. service station, outdoor recreation area, or a commercial or industrial use expansion) should be adequately buffered and screened with trees and landscaping and/or architectural elements such as walls, fences and screens. Staff approval of landscape plans will take this into consideration.

## **5.2** *Flatwork Materials*

Other flatwork in the streetscape may be proposed by the applicant. For instance, enhanced paving at building entrances can effectively relate the streetscape to site development.

## **5.3** *Landscaping Street Trees*

Tulip Trees and Major Intersection trees are to be continued into the site landscaping, wherever there is sufficient setback, so as to interrelate streetscape and site landscape. However, site landscape should not feature only Tulip Trees or Primary Corner Trees.

## **5.4** *Lighting*

Lighting should be directed onto the site, and be adequately aimed and shielded so as to not 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.

## **5.5** *Parking Lots*

Parking Lots are to have as their general theme tree the Tulip Tree (*Liriodendron tulipifera*) or the Tipuana Tipu Tree. Other trees will be considered on a case by case basis.

When planting in parking lots, the applicant should ensure that trees, lighting, utility vaults, and building signage are coordinated. Conflicts such as lighting poles directly next to trees or trees that block all views of building signage are strictly prohibited. Trees do not have to be pruned to keep them away from light poles or to avoid blocking building signage. Trees will grow above the building signage if they are properly maintained, and never should be topped to allow views of the signage.

To reduce potential conflicts between trees and lighting in parking lots, the maximum height for lighting poles should be 14 feet.

Planting areas with trees shall have no dimension less than 5 feet. Where parking stalls abut landscaped areas, no bumper stop shall be within 3 feet of the nominal center of a tree and all trees should have a minimum of 25 square feet of unpaved ground surrounding them, thus providing a minimum of ground area for water infiltration and gas exchange. Trees may be grouped for aesthetic effect or spread evenly throughout a parking lot.

Lawns shall be kept at least 3 feet away from trees. This prevents one plant from interfering with the growth of another plant.

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% landscaping requirement.

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

- Parking areas should be adequately buffered/screened from adjacent right-of-way and less intense uses.
- Landscape in parking lots must follow these standards to be counted toward the 15% quota. Areas not meeting these standards are not prohibited, but will not be counted toward the 15%.
- Parking areas should be adequately shaded by the placement of trees in the surface parking area.
- Handicapped parking should be clearly shown and easy access should be provided to building entrances.
- In parking lots with more than 50 spaces, a phone for emergencies should be made available.
- Foliage should maintain "eye-level" visibility and utility

clearance in parking lots behind the stores.

- Small trees are to be used that are guaranteed to stay small and do not have to be pruned to stay clear of utility lines.

All of the trees listed in this document as street or intersection trees for Woodland Hills may be used as parking lot trees, space permitting. In addition, trees may be selected from the following table: designated as suitable for parking lots presumes that the trees will never be topped.

<i>Common Name</i>	<i>Scientific Name</i>	<i>Features</i>	<i>Planting</i>
African Sumac	Rhus lancea	informal, open, airy tree	min. area req.: 5' x 5'
Australian Willow	Geijera parviflora`	Evergreen, graceful, weeping effect.	
Blue Palo Verde	Cercidium floridum	bright yellow flowers in spring hide branches; leaves shed early, leafstalks provide filtered shade	
Bottle Tree	Brachychiton populneus	Evergreen. Greenish white flowers in early summer.	min. root area req.: 5' x 5'
Canary Island Pine	Pinus Canariensis	Evergreen, tall and fast growing. Pyramid shape.	min. root area req.: 5' x 5'
Chinese Fringe Tree	Chionanthus retusus	heavy flowering in spring resembles large white lilacs; male trees only	min. root area req.: 3' x 3'



Coral Gum	Eucalyptus torquata	yellow and coral red buds open to coral pink or yellowish white flowers	min. root area req.: 3' x 3'
Crape Myrtle	Lagerstreomia indica	resistant to mildew, showy pink flowers in summer. Fall color in red, yellow, purple.	min. root area req.: 3' x 3'
Desert Willow	Chilopsis lineraris	violet blooms in spring	min. area req.: 3' x 3'
Flame Tree	Brachychiton acerifolius	Briefly deciduous. Spectacular red tubular flowers, followed by seed pods. Seed litter.	min. root area req.: 5' x 5'
Flowering Crabapple	Malus floribunda	vary radically in size-choose variety that grows to no more than 20 feet	
Goldenrain Tree	Koelreuteria paniculata	masses of yellow flowers in summer, followed by papery salmon capsules	
Honey Locust	Gleditsia triacanthos	stays small because not adapted to mild winters	
Hong Kong Orchid Tree	Bauhinia blakeana	Purple / rose flowers in summer	min. root area req.: 3' x 3'

**Section 6.**

**STREETSCAPE INCENTIVES**

Recommended to be added by Specific Plan Amendment.

**Section 7.**

**MAINTENANCE**

**7.1 Cleaning**

Hardscape areas shall be maintained in a clear and litter free condition on a daily basis by the on-site business proprietor.

Hosing or mechanical blowing is prohibited between 9 a.m. and 5 p.m.

Planting areas shall be kept free from trimmings, litter, or other objectionable items at all times.

Removal of any extraordinary accumulation shall be accomplished by separate agreement with the Business Improvement District (BID) Committee responsible for the implementation and maintenance of the streetscape.

**7.2 Irrigation**

Irrigation systems are installed to assure that the plantings maintain healthy conditions. If plants are not watered and fed properly, they not only lose their appearance, but also become susceptible to pest and disease problems. The landscapes selected are water conserving in nature, and therefore need less water as they mature, and less at different times of the year.

Watering must be effectively controlled to minimize costly water waste resulting from over watering and water damage resulting from sprinkler over spray onto walks, fences, walls, and buildings. For maximum water conservation, the irrigation system shall be operated only at night and in the early morning hours.

Back-flow devices shall be checked and certified yearly or at the interval recommended by the water purveyor having jurisdiction.

### **7.3 Pruning and Trimming**

The objective of tree pruning is to improve the health and beauty of the plant, to modify the growth of the tree, and to adjust to the conditions and use patterns of the site.

Pruning shall be done primarily for the removal of deadwood, cross-branching, and to thin out weak or crowded branches per International Society of Arboriculture standards (ISA). Trees shall never be sheared or topped unless specific instructions have been given by the BID Committee responsible for the Streetscape. The natural character of the tree is to be preserved. Tree guy wires and stake ties shall be inspected and adjusted periodically and removed when necessary to insure that they are adequately surrounding the tree without girdling trunks or branches.

Low branches that interfere with passage underneath should be removed to a height of approximately 8 feet. Leaders above 8 feet should be unpruned. If a branch is cut off, it should be cut at the trunk rather than left as a stub. Do not prune the tree into a lollipop form as this results in excessive side branching and destroys the natural form of the tree.

### **7.4 Repairs and Replacements**

Wherever possible, replace broken irrigation equipment with parts made by the same manufacturer. Otherwise, replace with compatible equipment. Replacements should be made within one watering period.

Dead trees and shrubs should immediately be brought to the attention of the BID Corporation or the City Planner administering the Specific Plan. Before any plant material is replaced, the cause of death should be determined and corrected. Replacement plants shall be of the same size and variety as the dead plant.

## **Section 8.**

### **DOCUMENT SUBMITTAL REQUIREMENTS**

In addition to any documents required for plan check submittals, specific submittals are to be made for approval under the Streetscape Plan. These include the following.

#### **8.1 Site Plan**

- Two sets of full size plans are required, with a minimum scale 1"= 20 feet and a maximum of 1"=1 foot. 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 such as pedestrian, automobile, delivery, building service including curb cuts, pathways, fire lanes, must be included on submitted plans.
- On-site circulation and parking including driveways, parking spaces, loading area and docks, pedestrian paths, and disabled access should also be shown on plans.
- Use height, setback, and massing of the structure should be indicated for all buildings.
- Public and private outdoor spaces including required yards should be indicated on the 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 in plans. Accessory structures such as outdoor storage, trash collection, and mechanical areas including roof top areas, shall be detailed in all submitted plans.

## **8.2 Elevations and 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.

### **8.3 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 ½" x 11" paper or equivalent.

### **8.4 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.

### **8.5 Review**

Documents for projects involving major facade changes, additions of more than 100 sq. ft., or new construction will be presented to the Woodland Hills Streetscape Committee, or its successor, for their review and comments.

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