ACACIA AND MARENGO SPECIFIC PLAN

December 10, 2012

Prepared for:

City of Alhambra

Applicant:

Entitlement/Architecture:

Landscape Architecture:

Civil Engineering:
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1.0 INTRODUCTION

1.1 Purpose and Intent

The Acacia and Marengo Specific Plan is intended to provide for the orderly and efficient development of a ±1.06-acre site in the City of Alhambra in accordance with the provisions of the City’s General Plan and Zoning Code. This document contains design guidelines and development standards that apply only to the Acacia and Marengo development site, and which help in further implementing the goals and policies of the City’s General Plan. The land use plan for the development has been designed with the following goals in mind:

- Create a community that embraces good urban design, including considerations for functionality, social needs, economic viability, respect for the environment and aesthetic qualities.

- Reclaim the currently underutilized site and transform it into an aesthetic living environment.

- Provide for an urban housing product responsive to the needs of the emerging market of singles, couples, empty nesters and retirees.

- Create a cohesive identity for the development area through implementation of a strong architectural and landscape and design.

- Provide a desirable community where people will want to live.

- Encourage compatible land use and interface with adjacent properties.
Implementation of the *Acacia and Marengo Specific Plan* provides the parameters for establishment of a cohesive planned development. This will be achieved by coordinating the land use, intensity, scale and aesthetic characteristics of development with the goals and policies of the Alhambra General Plan.

### 1.2 Site Location

The development site is located within the City of Alhambra as shown on *Exhibit 1.1 Regional Context* and *Exhibit 1.2 City Context*. Alhambra is located just 8 miles northeast of Los Angeles, and is often referred to as the “Gateway to the San Gabriel Valley.” The development site is located within the northwestern portion of the City, at the northeast corner of Marengo Avenue and Acacia Street. The development site is bordered on the north by Century High School, on the east by All Souls Catholic Church School, on the south across Acacia Street multifamily residential apartments and townhomes beyond, on the west across Marengo Avenue, a Chinese Christian Church and the continuation of Acacia Street right-of-way, on the northwest a single-family home, and on the southwest multifamily townhomes. Regional access to the development is readily available from Interstate-Highway 10 and nearby Interstate Highway 710. *Exhibit 1.3 Vicinity Map* shows the development site within its local context.

### 1.3 Development Overview

The Specific Plan area covers ±1.06 acres, currently being used by the Alhambra Unified School District Transportation Department for storage and parking. The development’s land use concept will transform the currently underutilized development site into a planned residential community with 18 attached three-story townhomes dwelling units. A total of three buildings will be oriented to either the public streets or common internal open space.
The development includes the following entitlements:

- Zone Change from R-3 to AMSP
- Design Review
- Planned Development Permit
- Tentative Map
- Negative Declaration

Upon approval, the *Acacia and Marengo Specific Plan* development site will be subject to the design guidelines and development standards contained in this document as adopted or amended.

### 1.4 Specific Plan Document Organization

The *Acacia and Marengo Specific Plan* defines a vision and establishes guidelines and standards for site development. The basic approach for preparing this Specific Plan has been to recognize the interrelationship between land use, design, regulation, and sound economic, market, and financial considerations.

The Specific Plan is arranged into seven sections as follows:

**Section 1.0 Introduction**

This section includes a discussion of the intent and purpose of the Specific Plan, a description of location of the site, the objectives of the development, and a development overview.

**Section 2.0 Planning Context**

This section provides a summary of the existing conditions affecting the Specific Plan area, including existing City land use and zoning designations, as well as existing and surrounding development area land uses.
Section 3.0 Specific Plan Elements

Forming the core of the Specific Plan document, this section presents the Land Use Plan for the development, including the land use designation, and discusses the proposed circulation, grading, and infrastructure of the Land Use Plan.

Section 4.0 Development Standards

This section serves as the zoning for the development, and specifies the permitted and conditionally permitted uses in the land use designation proposed, as well as standards for development, such as lot coverage, building height, setbacks, etc.

Section 5.0 Design Guidelines

A creative yet flexible set of guidelines and design criteria for siting, architecture, and landscaping is specified providing direction for improvements, development identification, hardscape elements, and architectural guidelines.

Section 6.0 Implementation

This section contains provisions for financing/maintenance of improvements, a process for implementation of this Specific Plan and procedures for amending this Specific Plan.

Section 7.0 Consistency with the General Plan

Section 7.0 discusses how the Specific Plan conforms to the City of Alhambra General Plan goals and policies.
Acacia and Marengo Specific Plan

Section 1 Introduction

Exhibit 1.3 Vicinity Map
2.0 PLANNING CONTEXT

2.1 Jurisdictional Considerations

A. Authority for Specific Plans

The *Acacia and Marengo Specific Plan* has been prepared and established under the authority granted to the City of Alhambra in accordance with the requirements of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 and 65457. The California Government Code authorizes cities to adopt specific plans by ordinance. A public hearing is required, after which the Specific Plan must be adopted by the Alhambra City Council for final approval.

The *Acacia and Marengo Specific Plan* is intended to be a regulatory document that serves as the zoning regulation for the property. Some elements of the development program will be enforced through conditions, covenants and restrictions (CC&Rs) established in conjunction with the subdivision map for the property.

B. General Plan

The City of Alhambra General Plan is the primary policy planning document that provides the framework for management and utilization of the City’s physical, economic, and human resources. The General Plan consists of seven elements: Land Use, Housing, Implementation, Circulation, Environmental Management, Economic Development, and Noise. Each element contains a combination of goals and policies to guide development within the City.
The City of Alhambra General Plan designates this site as High Density Residential; refer to Exhibit 2.1 Existing General Plan Designations. The High Density Residential designation is intended to allow for multi-family housing types at a density of 13-24 dwelling units per acre.

C. Zoning Ordinance

The City of Alhambra Zoning Ordinance is the primary tool for implementing the goals and policies of the City’s General Plan. For this reason, the Zoning Map must be consistent with the General Plan Land Use Map. The Zoning Ordinance provides regulations for the logical and orderly development of the City.

The site is zoned R-3 (Multiple-Family Residential) as shown in Exhibit 2.2 Existing Zoning Designations. A rezoning from the existing R-3 zoning designation to AMSP, (Acacia and Marengo Specific Plan), will be required in order to implement the development. The Specific Plan designation will allow the proposed development at a density of 16.2 dwelling units per acre.

D. CEQA

Concurrently with this Specific Plan document, a Negative Declaration has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA). This Negative Declaration identifies specific mitigation measures that would mitigate any potential impacts resulting from development implementation to below a level of significance.
2.2 Existing and Surrounding Uses

A. Land Uses on Site

The site is currently occupied with the Alhambra Unified School District Transportation Department’s storage building and parking. Exhibits 2.3a and 2.3b Existing Conditions shows the current conditions of the site.

B. Surrounding Land Uses

The development site is surrounded by a variety of residential and institutional land uses, as depicted on Exhibits 2.4a and 2.4b Surrounding Uses.

To the north of the site is the Century High School.

To the east and northeast of the site are the All Souls Catholic Church and School with the school play area immediately to the east.

To the south, across Acacia Street, are multifamily residential apartments and townhomes beyond.

To the west across Marengo Avenue are the Chinese Christian Church and the continuation of Acacia Street right-of-way. To the northwest of the development site is a single-family home. To the southwest are multifamily townhomes.
ACACIA AND MARENGO SPECIFIC PLAN

SECTION 2 PLANNING CONTEXT

City of Alhambra

GENERAL PLAN MAP

Legend

- Low Density Residential
- Medium Density Residential
- High Density Residential
- General Commercial
- Central Business District
- Office Professional
- Industrial
- Public Facilities
- Parking
- Open Space
- Valley Specific Plan
- Casita de Zen Specific Plan
- Alhambra Walk Specific Plan

Exhibit 2.1 Existing General Plan Designations
City of Alhambra

ZONING MAP

Exhibit 2.2 Existing Zoning Designations

Revised: April 12, 2010

Acacia and Marengo Specific Plan

Section 2 Planning Context
Buildings No Longer Existing. Image from March 2011.

Exhibit 2.3a Existing Conditions
Exhibit 2.3b Existing Conditions
Buildings No Longer Existing. Image from March 2011.

Century High School

All Souls Catholic Church and School

Chinese Christian Church

Exhibit 2.4a Surrounding Uses
Exhibit 2.4b Surrounding Uses
3.0 SPECIFIC PLAN ELEMENTS

3.1 Land Use Plan

The planned residential uses in the *Acacia and Marengo Specific Plan* represent a positive change from the site’s underutilized storage parking uses. The site plan, shown in *Exhibit 3.1 Conceptual Site Plan*, provides an overall vision and guide for the ultimate development of the site. The design approach takes advantage of the site’s location and integrates it into the neighborhood setting. The plan proposes to create new residential homes in a pedestrian-friendly environment. Key elements of the plan include three-story townhomes and a central gathering area. *Table 1: Proposed Land Use Summary* presents a statistical summary of the planned development. To allow for variations in the marketplace, this Specific Plan is designed with flexibility, allowing shifts in residential housing types and square footage of residential products, or other refinements to the land use plan, assuring the most responsive choices in price and lifestyle for future residents.

A total of 18 three-story townhome units are provided, with an entry and a four-car tandem garage on the first floor, a great room including living, kitchen, and dining areas, a bathroom, service area, and tech room on the second floor, and a master bedroom and bathroom, two secondary bedrooms, and bathroom on the third floor. Each townhome also includes a private entry courtyard area and a deck on the second floor.

<table>
<thead>
<tr>
<th>Land Use Description</th>
<th>Total Dwelling Units</th>
<th>Approximate Unit Square Footage</th>
<th>Net Acres</th>
<th>Net Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhomes</td>
<td>18</td>
<td>1,558</td>
<td>1.06</td>
<td>16.2</td>
</tr>
</tbody>
</table>
3.2 Circulation

A. Circulation/Access

The circulation system provides for efficient movement of vehicles and pedestrians within the site. The development area will be directly accessible for pedestrians from Acacia Street and Marengo Avenue. A vehicular entrance drive from Acacia Street will lead to the individual garages. (See Exhibit 3.1 Site Plan.)

B. Parking Considerations

Each townhome will be provided with four car garage spaces in a tandem configuration. Two of the spaces are 9’ x 20’ clear, one of the tandem space is 9’ x 18’ clear, and the other tandem is a 7.5’ x 13’ clear subcompact space. An additional nine guest parking spaces are accessible from the 28-foot wide common drive. Overall, this equates to approximately 4.5 parking spaces per dwelling unit.

C. Pedestrian Orientation

The ground level entries face either Acacia and Marengo public streets or the common open space area. These entries are accessible through an elevated private patio.

3.3 Conceptual Grading Plan

A preliminary grading plan that satisfies the infrastructure requirements of the Acacia and Marengo Specific Plan development is shown on Exhibit 3.2 Preliminary Grading Plan. The site is relatively flat. The grading concept along the northerly and easterly property lines is consistent with the existing grades to ensure compatibility with the surrounding properties. The grading concept along Acacia Street and Marengo Avenue is consistent with the existing grades to ensure compatibility with the surrounding streets. Retaining walls are also provided where necessary to accommodate any variation in grade to adjacent uses.
3.4 Conceptual Infrastructure Plans

A. Water

An existing eight-inch water line extends along Acacia Street and an 18-inch water line extends along Marengo Avenue. Proposed water lines will be constructed in locations as depicted on Exhibit 3.3 Preliminary Utility Plan.

B. Sewer

Existing eight-inch sewer lines extend along Acacia Street and Marengo Avenue. Proposed sewer lines to serve the planned development will be constructed in locations depicted on Exhibit 3.3 Preliminary Utility Plan.

C. Drainage

No City underground storm drain facilities exist along the property frontage. An existing drainage ditch that carries water from Century High School property will remain along the eastern boundary within a seven-foot wide easement as depicted on Exhibit 3.4 Existing Drainage to Remain. Proposed storm drains will be constructed in the locations depicted on Exhibit 3.3 Preliminary Utility Plan to provide water quality to the proposed development. Storm runoff will follow the existing drainage patterns and overflow onto Acacia Street.

Exhibit 3.4 Existing Drainage to Remain
D. Water Quality

Depending on the results of soils infiltration testing, either an infiltration system or biofiltration system will be provided to incorporate Low Impact Development design considerations.

E. Utilities

Electricity is provided by Southern California Edison; natural gas service is provided by the Southern California Gas Company; telephone service is provided by SBC/Pacific Bell; and television cable is provided by Charter Communications. Electric, gas, telephone, and cable services to the proposed development are anticipated to be provided through extension of existing facilities within Acacia Street and Marengo Avenue.

E. Solid Waste Disposal

Allied Waste Services provides waste disposal and recycling services for the City of Alhambra. Service to the proposed development would include twice weekly pickup of general household trash items as well as recyclables, including glass, plastic bottles, aluminum cans, newspapers, cardboard, etc. from the centrally located trash enclosure area.
Project Summary

Total Site Area: 1.08 Acres +
Net Site Area: 1.06 Acres + (less Acacia St. dedication)

Total Units: 18 Units
Net Density: 17.0 Units/Acre

Parking: 81 Spaces provided (45 spaces/home)
- Standard (9 ft-10 in) Garage Space per Unit (Total) 2 (18)
- Tandem (9 ft-10 in) Garage Space/Unit (Total) 1 (18)
- Subcompact (7 ft-6 in) Tandem Garage Space/Unit (Total) 1 (18)
- Guest Parking (9 ft-10 in) Spaces 6

Architectural:
- 29,400 Total gross building square footage
- 28,200 Total net building square footage
- 54 Total bedrooms
- 34% Building coverage
- 0.64 FAR

Common Open Space
- 7,200 Square Feet

Typical 5-plex Carriage Townhome Building
- Front door access along Acacia or common area
- Garage access from rear drive area

Notes:
1. Site plan is conceptual and subject to change.
2. Design changes are subject to approval by the appropriate governmental agency.
3. All infrastructure within right-of-way to be engineered.
4. Site plan is not to scale.
5. Site plan is subject to change and may not reflect final conditions.
6. Final grading plan and civil engineering approval required.

Exhibit 3.1 Conceptual Site Plan

December 10, 2012
4.0 DEVELOPMENT STANDARDS

4.1 Purpose and Intent

The *Acacia and Marengo Specific Plan* will promote redevelopment of an underutilized site to enhance the existing community. The intent is to guide the proposed residential development to create a high quality environment and instill new vitality into the area. The residential development draws upon a design vocabulary from successful residential communities across the region and sets forth permitted uses and development standards for the Specific Plan area. The proposed development, which this Specific Plan addresses, requires deviations from City zoning regulations. Therefore, in the interest of a varied and imaginative overall project design, a zone change from R-3 to Acacia and Marengo Specific Plan or AMSP is proposed.

The development standards contained in this Specific Plan document do not apply outside of the Specific Plan area boundaries. These Development Standards supersede all provisions, standards, and requirements of the City of Alhambra Zoning Ordinance, except in those instances where the *Acacia and Marengo Specific Plan* Development Standards remain silent. In instances where these Development Standards do not address specific issues or other relevant considerations, then the Alhambra Zoning Ordinance shall apply. If a conflict arises between the regulations contained in this Specific Plan and the City of Alhambra Zoning Ordinance, then the standards contained in this chapter shall take precedence.

4.2 Permitted Uses

- Single Family dwellings
- Accessory buildings and structures
- Multi-family dwellings
- Home Occupations
4.3 Residential Development Standards

Table 2: Development Standards sets forth the building setbacks, height, lot coverage and other requirements for development of the Acacia and Marengo Specific Plan. Setbacks will be measured from property line to main residential structure, not including accessory structures or appurtenances such as stairwells or patios.

Table 2: Development Standards

<table>
<thead>
<tr>
<th>DENSITY</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Density Allowed</td>
<td>17 DU/Acre</td>
</tr>
<tr>
<td>Maximum Number of Bedrooms</td>
<td>54</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OPEN SPACE</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Common Open Space SF per Dwelling Unit (DU) (Total)</td>
<td>400SF/DU (7,200)</td>
</tr>
<tr>
<td>The courtyard does not have a visibility window to the street.</td>
<td></td>
</tr>
</tbody>
</table>

Recreational Amenities
- Artificial Turf/Lawn
- Seating Areas
- Garden
- Shade Structure

Private patios are allowed to be located 2-4 feet above the adjacent grade.

<table>
<thead>
<tr>
<th>PROPERTY DEVELOPMENT STANDARDS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Building Height (measured from the average level of the finished grade at the front elevation to the highest point of the building)</td>
<td>35'</td>
</tr>
<tr>
<td>Maximum Floor Area Ratio</td>
<td>0.64</td>
</tr>
<tr>
<td>Maximum Building Length</td>
<td>109’ (2 buildings) 172’ (1 building)</td>
</tr>
</tbody>
</table>
Minimum Setbacks

<table>
<thead>
<tr>
<th>Location</th>
<th>Minimum Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard (Marengo Ave)</td>
<td>20'</td>
</tr>
<tr>
<td>Buildings</td>
<td></td>
</tr>
<tr>
<td>Covered Entry</td>
<td>15'</td>
</tr>
<tr>
<td>Courtyard Wall (6.5' high)</td>
<td>10'</td>
</tr>
<tr>
<td>Side Yard (Acacia Street)</td>
<td></td>
</tr>
<tr>
<td>Buildings</td>
<td>15'</td>
</tr>
<tr>
<td>Covered Entry</td>
<td>10'</td>
</tr>
<tr>
<td>Courtyard Wall (6.5' high)</td>
<td>5'</td>
</tr>
<tr>
<td>Side Yard (North)</td>
<td></td>
</tr>
<tr>
<td>Buildings</td>
<td>10'</td>
</tr>
<tr>
<td>Rear Yard (East)</td>
<td></td>
</tr>
<tr>
<td>Buildings</td>
<td>10'</td>
</tr>
</tbody>
</table>

Minimum Distance Between Garage Doors 30'

Minimum Three-Bedroom Dwelling Unit Size 1,550 SF

**HEIGHT RESTRICTIONS**

Patio walls are 42 inches in height measured from the patio slab are permitted within the required front yard when at least 10 feet from the front property line along Marengo Avenue and 5 feet from the side street property line along Acacia Street. Where there is a retaining wall, the maximum height of the wall shall not exceed six feet, six inches, measured from the adjacent grade.

**FRONT YARD FENCES**

The patio walls in the front yard shall be constructed of concrete block with stucco to match the Spanish Eclectic style of the homes. Decorative see through blocks will enhance the wall.

**GRADING**

The finished first floor street elevation of any unit ranges between 2.5 to 3.9 feet higher than the elevation of the adjacent sidewalk and 2.5 to 4.7 feet higher than the top of the curb. Additionally, the project site is not artificially raised more than two feet above the finished grades of adjacent properties.

**GENERAL DESIGN STANDARDS**

Balconies situated above the first floor may be located 10 feet from the interior property line of adjacent non-residential uses.

Electric meters may be located in an utility cabinet and may encroach up to 2.5 feet into the side setback.

**RESIDENTIAL DESIGN STANDARDS**

A minimum of 100 cubic feet of storage area will be provided in the garage.

Roof Lines in excess of 40 feet in length may be allowed if properly treated through the use of gables, covered entries, dormers, or other appropriate architectural design techniques and features.

The floor area of second and third floors may be larger than the first floor including the garage.
4.4 Accessory Structures/Appurtenances

- Accessory structures and appurtenances, such as covered entries, patios, trellis elements, balconies, or decks shall be allowed to encroach into the required building setbacks.
- Aside from patios, decks, and trellises, accessory structures shall be screened from view from public streets.
- Exposed gutters, downspouts, vents, louvers and other similar elements shall be painted to match the surface to which they are attached, unless they are intended as part of the design theme.
- Utility connections shall be designed to coordinate with the architectural elements of the building(s) so as not to be exposed except where necessary.
5.0 DESIGN GUIDELINES

The Acacia and Marengo Specific Plan provides for the development of large townhome units with ample public and private open spaces. These design guidelines provide the overall vision and will guide implementation as development occurs. The intent is to establish a flexible design framework and criteria that can be used to guide designers and developers and for evaluation of development by the City of Alhambra. These guidelines will assure the City of Alhambra that improvements will conform to a high standard of design, ensure compatibility with the surrounding community, and enhance the overall image of the City.

5.1 Site Planning Guidelines

The successful integration of effective site planning techniques and building design promotes a true “sense of place.”

A. Orientation

Exhibit 3.1 Conceptual Site Plan shows the general building placement.

- Building placement and design facilitates and encourages pedestrian activity.
- Buildings are oriented toward streets and open spaces to create internal connectivity and embrace surrounding neighborhoods.
- Direct pedestrian access is provided from public walkways to buildings wherever possible.

B. Common Area

The common open space will be designed with seating, landscaping and shade trees or elements, and other amenities that promote pedestrian activity.

C. Lighting

- Exterior lighting fixtures complement and won’t conflict with public lighting fixtures.
- Pedestrian-scale, decorative light fixtures are provided in common areas and along public walkways.
• Illumination is provided at front entries and adjacent to garages to promote convenient, safe and easy identification.

5.2 Architectural Character
Implementation of this Specific Plan will result in a high-quality Spanish Eclectic homes that will fit into and enhance the existing neighborhood fabric. Street-facing building elevations will be detailed to avoid long, plain surfaces, and will be characterized by differentiated massing, articulated rooflines and generous useable outdoor patio space. The resulting new neighborhood will complete the existing block with an aesthetically pleasing streetscene that is pedestrian friendly. Typical detailing will include wood fascia, metal railings on balconies, detailed entries, and tile roofs. (See Exhibits 5.1a-d Conceptual Elevations.)

A. Building Mass
• Stoops, raised patios and recessed doors will be used to create a sense of depth and shadowing for visual variety.
• Street-facing elevations contain variation in roof form and detailing to create variety within the overall design concept.
• Raised patios with provide a transitional vertical and horizontal space between the public and private realms.
• Along the alley, balconies and/or decks articulate and reduce mass, and provide shadow and relief while proving additional private open space.

B. Articulation and Fenestration
• All street-facing elevations shall be well detailed and articulated, incorporating building forms, masses, roof design, authentic details and accent features that are consistent with the Spanish Eclectic architectural style. Such articulation may be achieved in a variety of ways including, but not limited to:
  o Horizontal and vertical offsets of street-facing building wall planes.
  o Covered entries projecting forward of the main building wall plane.
• Front entries provide a focal point to each residential unit.
All elevations include at least one horizontal and vertical offset including covered entries, balconies, bay window, and/or other projections.

C. Materials and Colors

- All surface treatments or materials shall be designed to appear as an integral part of the design, and not merely applied.
- Exterior building materials shall be stucco. Heavy textured, swirl or heavy troweled cement, stucco or plaster is prohibited.
- Design of header, sill and trim elements shall be consistent with the Spanish Eclectic architectural style.
- Shape and size of shutters, when used, shall be compatible with the window opening.
- Fascia elements shall be consistent with the Spanish Eclectic architectural style of the building.

D. Paving

- Pavements for pedestrian pathways may include but are not necessarily limited to asphalt or concrete.
- Vehicular pavement materials will be asphalt or concrete.
- Paving should have a surface texture rough enough to prevent slipping, but smooth enough to prevent stumbling. In addition, paving should be relatively:
  - Maintenance free
  - Stain resistant
  - Fade resistant

E. Walls and Fences

- Walls and fences shall be erected for security, visual screening, and aesthetic purposes.
- Wall and fence design shall complement the project architecture in terms of material, color and form. Landscaping should be used to soften the appearance of wall surfaces.
- The perimeter walls shall consist of concrete block, concrete block treated with stucco, wrought iron or wood consistent with the Spanish Eclectic style.
- The patio walls shall consist of material complementary to the Spanish Eclectic architectural style.
- Walls that are used to screen storage or refuse areas, outdoor mechanical equipment, or to provide separation between different uses at a property line shall be built of concrete block, concrete block treated with stucco, or wood consistent with the Spanish Eclectic style and shall be a minimum of five feet and a maximum of seven feet in height.

5.3 Landscape Architecture

A. Landscape Concept
The preliminary landscape concept will be drought tolerant. While the streetscape concept blends in with the existing neighborhood, the internal open space concept promotes a restful outdoor experience. The outdoor gathering space will include a garden with areas for sitting. In addition to the common open space area, all homes have expanded private patio space. (See Exhibits 5.2a-b Conceptual Landscape Plan.)

B. General Guidelines
Planting materials shall be spaced with consideration to their ultimate size. When selecting plant materials, consideration shall be given to selecting plant materials that can tolerate the harsh microclimatic conditions of an urban area (e.g., smog, wide variations in daytime and nighttime temperatures, etc.). The following design concepts should be used in all project design:
  - Columnar screen/buffer trees along property lines
  - Plantings, and walls to screen storage areas, utility boxes, etc.

C. Common Open Design Elements
  - Central artificial turf lawn
  - Sitting area for private gatherings
D. Streetscape Parkways
   - Landscape treatments shall use regularly planted theme street trees consistent with the Acacia and Marengo Plant Palette.
   - Shrub beds shall be provided to soften the foundation of the architecture at the ground plane.
   - Grasses or groundcovers shall be planted between the roadway edge and the right-of-way line or sidewalk, wherever applicable.

E. Plant Palette
   See Table 4: Acacia and Marengo Plant Palette in the Appendix.

5.4 Auxiliary Structures/Equipment and Utilities

A. Additional Building Components
   - Exterior stairs should be designed as an integral part of the building.
   - Exterior lighting fixtures should be compatible with the architectural style of the building.

B. Mechanical Equipment/Storage
   - All air conditioning/heating equipment, soft water tanks, gas and electric meters, and equipment associated with residential units must be screened from public view with landscaping or fencing, located within the private patios, or placed outside of view from the public right-of-way.
   - Screening materials shall blend with the building materials and design, and any landscaping within the vicinity.
   - Exterior storage of equipment, supplies, refuse, garbage, junk or their receptacles shall be prohibited.
C. Utilities

- The location of above-ground appurtenant utility boxes and similar equipment, if required, shall be consolidated whenever possible.

- To the extent possible, utility meters shall be screened from view from public rights-of-way.

- Utility connections to a building must be located to be as unobtrusive as practicable, with the preference being at the side or rear.
Exhibit 5.1a Conceptual 5-Plex Front and Left Elevations Building A
Exhibit 5.1b Conceptual 5-Plex Rear and Right Elevations Building A
Exhibit 5.1c Conceptual 8-Plex Front and Left Elevations Building B
Exhibit 5.1d Conceptual 8-Plex Front and Left Elevations Building B
Overall Schematic Landscape Plan

Exhibit 5.2a Conceptual Landscape Plan
Schematic Common Open Space Enlargement

Exhibit 5.2a Conceptual Common Open Space
### Acaia and Marengo Specific Plan

**December 10, 2012**

**Section 5 Design Guidelines**

<table>
<thead>
<tr>
<th>Shrubs and Ground Cover</th>
<th>Botanical Name (Common Name)</th>
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<tbody>
<tr>
<td>Acacia</td>
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<tr>
<td>Alpinia</td>
<td>Dwarf Lily of the Valley</td>
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<tr>
<td>Amelanchier</td>
<td>Alnus</td>
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<tr>
<td>Azalea</td>
<td>Azalea</td>
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<tr>
<td>Bougainvillea</td>
<td>Bougainvillea</td>
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<tr>
<td>Buxus x intermedia 'Jollis'</td>
<td>(Lo Jollis Buxwood)</td>
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<tr>
<td>Callicarpa calocera 'Little John'</td>
<td>Dwarf Sapphire</td>
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<td>Caren</td>
<td>Caren</td>
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<td>Camellia s. 'Green Carpet'</td>
<td>Dwarf_Novel_Prun</td>
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<td>Choisya ternata</td>
<td>Mediterranean Fan Palm</td>
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<tr>
<td>Cordyline australis 'Josie'</td>
<td>(Bangory Sotta™ Dracena Palm)</td>
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<tr>
<td>Cordyline 'Pink Passion'</td>
<td>(Pink Passion Dracena Palm)</td>
</tr>
<tr>
<td>Delonix regia</td>
<td>Tall Grass</td>
</tr>
<tr>
<td>Deutzia</td>
<td>Deutzia</td>
</tr>
<tr>
<td>Dianthus</td>
<td>Dianthus</td>
</tr>
<tr>
<td>Fuchsia</td>
<td>Fuchsia</td>
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<td>Gardenia</td>
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<tr>
<td>Hardyococcus</td>
<td>Deutzia</td>
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<tr>
<td>Hardenia x 'Alabama Jubilee'</td>
<td>(Alabama Jubilee Dayl)</td>
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<tr>
<td>Inica</td>
<td>Inica</td>
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<tr>
<td>Lavandula stoechas 'James Hunter'</td>
<td>(Hazel™ Spanish Lavender)</td>
</tr>
<tr>
<td>Ligustrum japonicum 'Vicarius'</td>
<td>Japanese Privet</td>
</tr>
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<td>Limonia</td>
<td>Limonia</td>
</tr>
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<td>Nandina</td>
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<td>Mutahara gymmosa</td>
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<td>Pittosporum tenuifolium 'Golf Ball'</td>
<td>(Golf Ball Kohuhu)</td>
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<td>Pittosporum tenuifolium 'Wheeler's Dwarf'</td>
<td>Dwarf_Midget Peach</td>
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<td>Phoenix rupicola</td>
<td>Pygmy_Fern</td>
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<td>F., Rose</td>
<td>Rose &amp; Cercis Rose</td>
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<td>Fuss av 'Scabiosa'</td>
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<td>Rhamnus verticilis 'Harlequin'</td>
<td>Sandalwood / Forest Rosemary</td>
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<td>Rhamnus x olenaceus 'Tuscan Blue'</td>
<td>Rosmarinus</td>
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<tr>
<td>Sediocline</td>
<td>Bird of Paradise</td>
</tr>
<tr>
<td>Trachelospermum jasminoides</td>
<td>Star Jasmine</td>
</tr>
<tr>
<td>Vincia</td>
<td>Vincia</td>
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<tr>
<td>Viburnum</td>
<td>Viburnum</td>
</tr>
<tr>
<td>Xylosma congestum 'Compact'</td>
<td>Compact Xylosma</td>
</tr>
</tbody>
</table>

#### Trees

- **Scopirus**
  - Olea europeae 'Mitora' (Majestic Beauty Oak Tree)
  - Cinnamomum camphora 'Northwind' (Majestic Beauty Camphor Tree)

- **Focal**
  - Paulownia tomentosa (Chinese Peony)
  - Aphanes ficifolia (Peroxim Tree)

- **Canopy**
  - Tipulina Tua (Tua Tree)
  - Paulownia tomentosa California sycamore

- **Public Street**
  - Ulmus (Chinese Elm) (Knotwood Potent Tree)
  - Sycopsis divinorum (Japanese Blueberry Shogun®)
  - Solutia japonica (Japanese Pupup Tree)

#### Shrub & Ground Cover

- **Ligustrum japonicum 'Texanum'**
- **Viburnum sp.**
- **Periwinkle**
- **Bird of Paradise**
- **Rosemary**
- **Star Jasmine**
- **White Bower Vine**
- **Sedum**

### Notes:

1. Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
2. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
3. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.

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**Exhibit 5.2c Conceptual Landscape Planting Plan**

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**Schematic Planting Plan**

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**December 10, 2012**
6.0 IMPLEMENTATION

6.1 Financing and Maintenance of Improvements

The financing and maintenance plan for the Acacia and Marengo Specific Plan will ensure the timely completion of public facilities, utilities, and other necessary capital improvements as well as the proper maintenance of these facilities. There are numerous methods for financing the improvements necessary to complete this Specific Plan, and a few financing mechanisms will be utilized.

Some of the potential funding mechanisms for the public improvements of the Specific Plan include:

- Impact Fees
- Lighting and Landscape District or other types of Assessment Districts
- Homeowners Association (HOA)
- Conventional Condominium Financing

Table 3: Financing and Maintenance Plan indicates the parties responsible for construction, financing, and maintaining the public improvements proposed by the Specific Plan.
Table 3: Financing and Maintenance Plan

<table>
<thead>
<tr>
<th>Service or Facility</th>
<th>Party(ies) Executing Construction</th>
<th>Party(ies) Financing Construction</th>
<th>Party(ies) Responsible for Operation and Maintenance</th>
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<tbody>
<tr>
<td>On-Site Water, Sewer and Storm Drainage Facilities</td>
<td>Developer</td>
<td>Developer</td>
<td>Homeowners Association</td>
</tr>
<tr>
<td>Off-site Water Facilities</td>
<td>City of Alhambra</td>
<td>Developer</td>
<td>City of Alhambra</td>
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<tr>
<td>Residential Streetscape</td>
<td>Developer</td>
<td>Developer</td>
<td>Homeowners Association</td>
</tr>
<tr>
<td>Common Area Improvements</td>
<td>Developer</td>
<td>Developer</td>
<td>Homeowners Association</td>
</tr>
</tbody>
</table>

6.2 Methods and Procedures for Implementation

The City of Alhambra shall administer the provisions of the Acacia and Marengo Specific Plan in accordance with the State of California Government Code, Subdivision Map Act, the Alhambra General Plan and Zoning Ordinance. The Specific Plan development procedures, regulations, standards, and specifications shall supersede the relevant provisions of the City’s Zoning Ordinance, as they currently exist or may be amended in the future. Any development regulation and building requirement not addressed in the Specific Plan shall be subject to the City’s adopted regulations.

There are a variety of levels of review for the Acacia and Marengo Specific Plan by the City of Alhambra. The first level is the adoption of the Specific Plan and its related approvals by the City Council. The second level is the design review of the development. The third level of review is the Site Plan Review. Finally the fourth level of review is adoption of the Tentative and Final Subdivision Maps.
A. Specific Plan Adoption

Prior to implementing the standards proposed within this Specific Plan, the Specific Plan must be reviewed by the Planning Commission and adopted by the City Council. Additional approvals may be processed concurrently with the Specific Plan.

B. Design Review

Prior to building permit issuance, conceptual architectural and landscape architecture plans shall be approved by the City’s Design Review Board and subsequently reviewed and approved by the Planning Commission and Director of Development Services. The Design Review may be processed concurrently with this Specific Plan.

C. Planned Development Permit

A Planned Development Permit is required for all development in the R-2 and R-3 zones prior to the issuance of any permit to ensure compliance with adopted development standards. The Planned Development Permit may be processed concurrently with this Specific Plan.

D. Tentative and Final Subdivision Maps

All subdivision maps of any type shall be submitted, reviewed and approved in accordance with the City of Alhambra Municipal Code and the California Subdivision Map Act. For projects requiring a tentative tract or parcel map(s), the provisions and procedures of this Specific Plan, and notwithstanding the procedures of the City’s Municipal Code shall apply. A tentative tract map or parcel map may be processed concurrently with this Specific Plan.
6.3 Enforcement of the Specific Plan

The enforcement of the provisions of this Specific Plan shall be the following:

- The Director of Development Services and the City Manager shall be responsible for interpreting and enforcing the site development standards and design guidelines set forth herein.

- Any decision by the Director of Development Services may be appealed to the Planning Commission. Any decision by the Planning Commission is subject to appeal to the City Council.

- Parks and Recreation, Public Works, and other appropriate entities shall aid the Planning Commission and the Director of Development Services in fulfilling their enforcement roles as needed or directed.

6.4 Amendments to the Specific Plan

Any proposed changes to the plan that would substantially alter the Land Use Concept Development Standards or Design Guidelines contained within this document shall require amendment to the Acacia and Marengo Specific Plan. All amendments shall be processed pursuant to provisions contained in Government Code Section 65453, and in the same manner as a zoning ordinance text amendment. The Director of Development Services shall make the final determination as to whether an amendment is required or not.
7.0 CONSISTENCY WITH THE GENERAL PLAN

The purpose of this chapter is to ensure that the Acacia and Marengo Specific Plan is consistent with the goals and policies of the City of Alhambra’s General Plan, as required per Government Code Section 65454. A general discussion of how the Specific Plan conforms to the pertinent goals and policies identified in the General Plan is provided herein. Only those goals and policies that apply to or have relevance to the Acacia and Marengo Specific Plan are discussed.

7.1 Land Use

- **Policy 4.1.1**
  
  Promote growth, development and redevelopment that recognizes the costs, benefits and trade-offs, both social and economic, of the capacities of the natural and man-made environment of the City.

  The proposed development is an infill of an underutilized property located in a R-3 zone. Sufficient resources exist to support the proposed development. Careful consideration has been given to the surrounding uses to ensure that the development is compatible with the fabric of the existing neighborhood.

- **Policy 4.1.3**
  
  Encourage land use patterns that minimize incompatibility between uses.

  The site is located within a primarily multifamily area of the community, thus the proposed multifamily structures are compatible with surrounding uses. The proposed 18 townhomes are considerably less than the maximum of 32 dwelling units that could be allowed on the site.
7.2 Housing

- Goal 1.0
  Maintain and improve the quality of existing housing and residential neighborhoods in Alhambra.
  The *Acacia and Marengo Specific Plan* proposes new quality townhome residential units on an underutilized site that previously was used by the Alhambra Unified School District Transportation Department for storage and parking. New streetscape improvements will be provided that enhance the existing neighborhoods. The street facing, Spanish Eclectic style elevations activate the street. The homes will be made of durable materials, and maintained by an HOA that will provide a long-lasting contribution to the City of Alhambra.

- Goal 3.0
  Identify adequate housing sites through appropriate land use, zoning, and specific plan designations to accommodate the City’s share of regional housing needs.
  The proposed development is located on an infill site and is a permitted use under the General Plan. The proposed Specific Plan zoning provides for 18 new housing units.

- Policy 3.1
  Encourage a wide range of housing types, prices and ownership forms
  The proposed development will add 18 townhomes to the City’s housing stock providing additional home ownership opportunities.

- Policy 4.2
  Periodically review City regulations, ordinances, permitting processes, and residential fees to ensure they do not constrain housing development and are consistent with State Law.
  The Specific Plan provides development standards that allow for 18 new housing units with new home ownership opportunities.
• Goal 5.0

Promote equal opportunity for all residents.

The development shall comply fully with the City of Alhambra to insure that the housing units built on the site will be equally accessible to potential residents regardless of age, race, ethnicity, sex, family composition, or disability in accordance with the law.

7.3 Circulation

• Policy 4.5.5

Encourage, through land use and building design policies and regulations, the proximity of compatible residential, commercial and industrial land uses with related pedestrian facilities to encourage pedestrian travel as an alternative to the automobile.

The development is designed so as to embrace the surrounding neighborhood, by fronting buildings onto Acacia Street and Marengo Avenue, thereby encouraging pedestrian connection to surrounding uses. The 18 townhomes are within walking distance of amenities including Downtown Alhambra and neighborhood serving retail along Main Street to the north. A bus line is located at the intersection of Acacia Street and Marengo Avenue adjacent to the site.

• Policy 4.5.8

Encourage, the installation of on-site bicycle storage facilities in large residential, commercial and industrial developments.

Each home is provided with a four-car garage that has room to store bicycles.
7.4 Environmental Management

- **Goal 3.4**
  
  To develop a unified overall community appearance.

The *Acacia and Marengo Specific Plan* contains design guidelines that will create a unified setting with the thorough and consistent use of building materials and landscaping that are coordinated with the Spanish Eclectic architectural style.

- **Policy 4.1.1**
  
  Encourage water conservation activities in residential, commercial, industrial, public and other development.

The development will be designed and constructed to LEED standards and will include water saving plumbing fixtures and low-water use landscape design. The Land irrigation design will be water efficient.

- **Policy 4.1.2**
  
  Encourage the use of energy saving designs, systems, and innovations in public and private building construction.

The development will be designed and constructed to LEED standards and Title 24 building energy efficiency standards.

- **Policy 4.2.4**
  
  Promote good water quality on a local and regional basis.

Depending on the results of soils infiltration testing, either an infiltration system or biofiltration system will be provided to incorporate Low Impact Development design considerations.
ACACIA AND MARENGO SPECIFIC PLAN

SECTION 7 CONSISTENCY WITH THE GENERAL PLAN

- Policy 4.3.5
  Prepare and implement design and architectural review standards for new commercial, industrial and residential development.

The Acacia and Marengo Specific Plan provides design and architectural standards that ensure quality development.

7.5 Economic Development

- Policy 4.3
  Eliminate and prevent the spread of blight and deterioration in the City and in redevelopment project areas.

The development is replacing a currently vacant building and an underutilized lot. The replacement of this use with high-quality residential structures will greatly improve the aesthetic conditions of the neighborhood.

- Policy 4.4
  Encourage new development that provides benefits to the community in balance with costs of the provision of urban services.

The development will provide up to 18 townhome residential units with new home ownership opportunities that are not currently available elsewhere in the City. All applicable City fees will be paid before occupancy of the homes.

7.6 Noise

- Policy 4.2.4
  Encourage acoustical design in new construction.

The Acacia and Marengo Specific Plan development has been designed with careful consideration to sensitive noise receptors in the adjacent neighborhood as well as the proposed new residential uses that are part of the development. The site orientation, construction materials and building placement will serve to buffer the development common areas from off-site road noise.
• Policy 4.3.3
  Evaluate noise generated by construction activities.

A Negative Declaration (ND) is being prepared for the development. The ND will consider the impacts generated, if any, by construction activities and will identify any mitigation measures to implement to reduce impacts to less than significant.

7.7 Implementation Element

• Policy Area: Conservation and Protection of Natural Resources
  2. Require the installation of low-volume flush toilets and low-flow faucets and showers in new construction.

Low-volume flush toilets and low-flow faucets and showers are provided per LEED requirements.

  3. Review existing City ordinances to ensure building setback and height requirements provide sufficient solar exposure for developments to effectively utilize solar energy systems.

The proposed development doesn’t interfere with adjacent property’s access to solar energy.

• Policy Area: Open Space, Parks and Recreation
  14. Require the dedication of recreational land, a fee in lieu, or a combination of both, of developers of new residential subdivisions and residential planned developments. Revenue received from these fees should be used for park acquisition and development within the general area of the particular development they were collected from, as called for by the Quimby Act and allowed by Government Code Section 66477.

New Construction Tax (which includes park fees) will be paid before building permits are issued.
## Table 4: Acacia and Marengo Plant Palette

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
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</thead>
<tbody>
<tr>
<td><strong>TREES</strong></td>
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<tr>
<td><em>Olea europaea</em> sp.</td>
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<td><em>Tipuana Tipu</em></td>
<td>Tipu Tree</td>
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<td><strong>SHRUBS AND GROUND COVER</strong></td>
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<tr>
<td>Chamaerops humilis</td>
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<td>Iris sp.</td>
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<td>Lavandula stoechas 'Larkman Hazel'</td>
<td>Hazel™ Spanish Lavender</td>
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<td>Ligustrum japonicum ‘Texanum’</td>
<td>Japanese Privet</td>
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<td>Lonicera sp.</td>
<td>Honeysuckle</td>
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<td>Nassella sp.</td>
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<td>Muhlenbergia rigens</td>
<td>Deer Grass</td>
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<td>Phoenix Roebelenii</td>
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<td>Wildberry Breeze Shrub Rose</td>
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<td>Rosmarinus p. 'Huntington Carpet'</td>
<td>Groundcover / Prostrate Rosemary</td>
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<td>Rosmarinus officinalis 'Tuscan Blue'</td>
<td>Rosemary</td>
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<td>Strelitzia reginae</td>
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<td>Viburnum sp.</td>
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<td>Xylosma congestum 'Compact'</td>
<td>Compact Xylosma</td>
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**VINES & ESPALIERS**

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
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<tbody>
<tr>
<td>Bougainvillea 'Monka'</td>
<td>Bougainvillea (Oo-La-La* Bougainvillea)</td>
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<tr>
<td>Pandorea jasminoides 'Lady Di'</td>
<td>White Bower Vine</td>
</tr>
<tr>
<td>Trachelospermum jasminoides</td>
<td>Star Jasmine</td>
</tr>
</tbody>
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