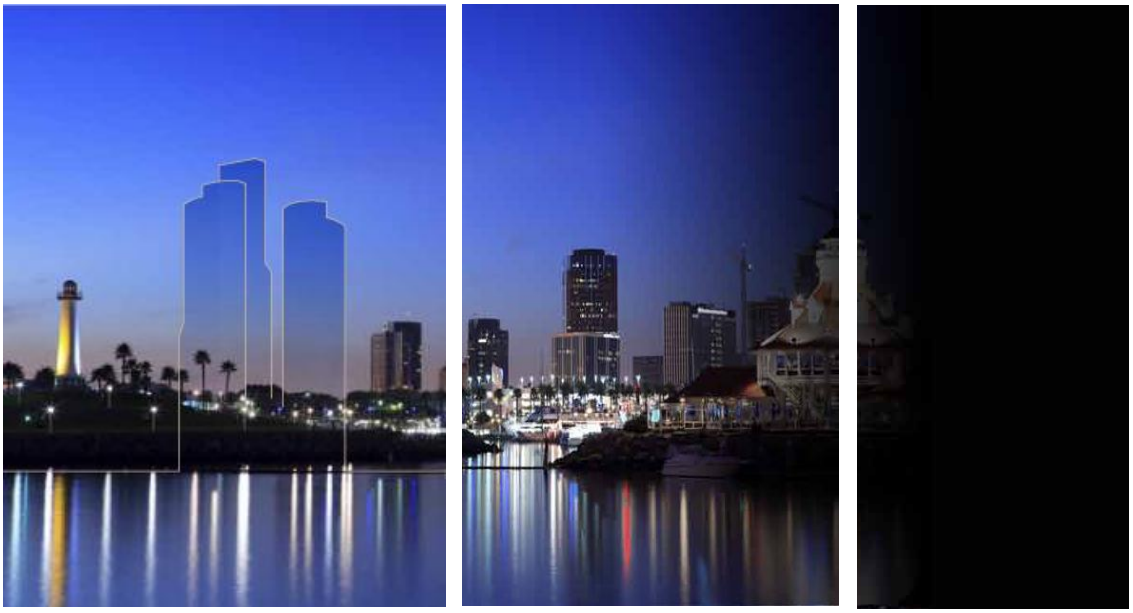

GOLDEN SHORE

Master Plan and Design Guidelines

GOLDEN SHORE DEVELOPMENT AREA
400 Oceangate, Ltd.
Molina Healthcare, Inc.

CITY OF LONG BEACH
Department of Development Services

05 March 2010
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Table of Contents

List of Figures

List of Exhibits

INTRODUCTION

Purpose

The purpose of the Master Plan and Design Guidelines is to establish long-term development standards for the Golden Shore Development Area which will create a high quality environment for living and working in downtown Long Beach. The Master Plan and Design Guidelines will serve several purposes.

- Establish a large-scale planning vision.

  The Master Plan and Design Guidelines will establish a broad framework of public and private design standards which will lead to a cohesive and attractive community image.

- Point of reference for the owner and architect.

  The Master Plan and Design Guidelines will create clear and definitive standards for site engineering, architecture, landscape, and sustainable design that can be used for detail design work leading to construction of public and private developments.

- Public design review.

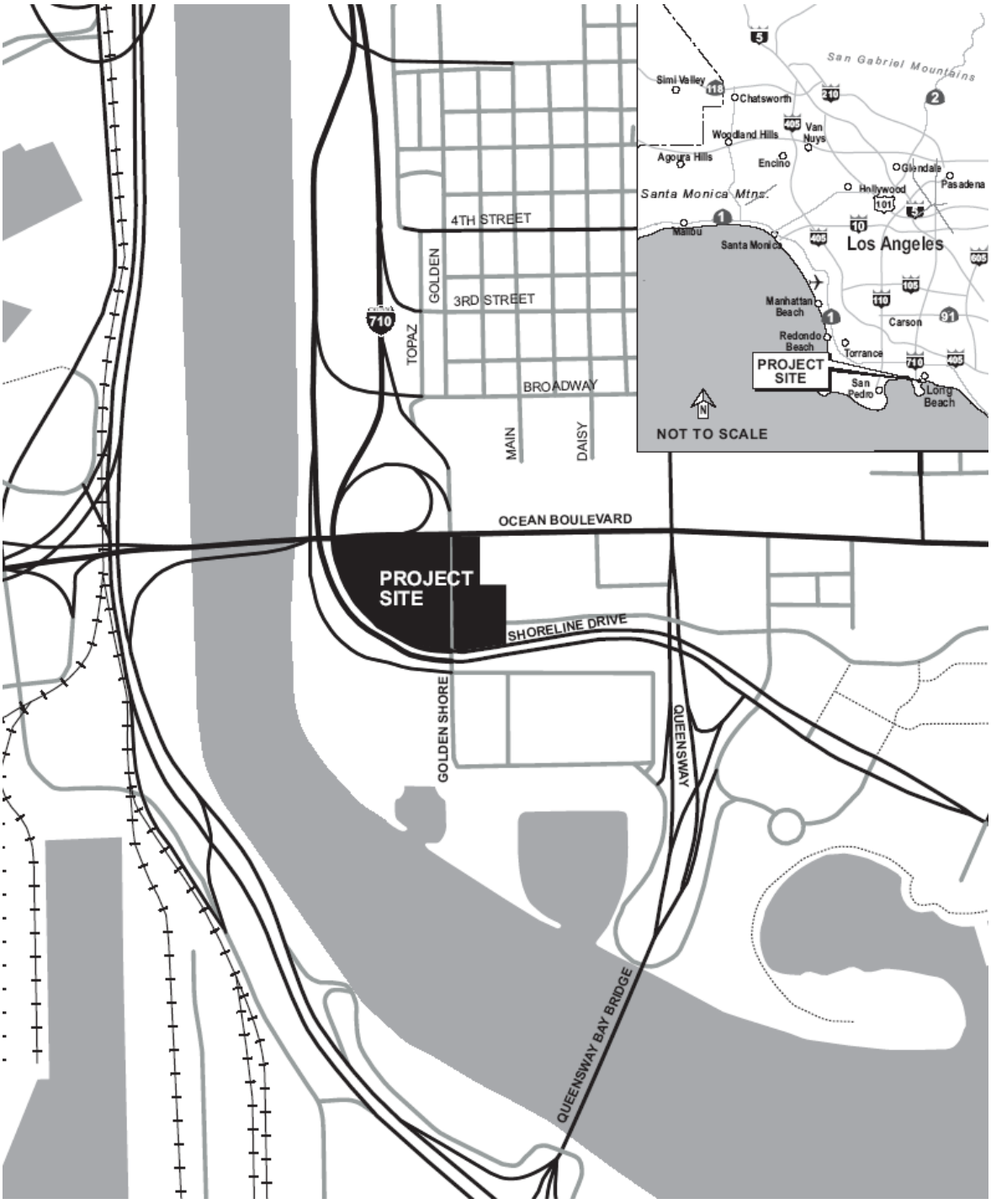
  The Master Plan and Design Guidelines will establish a process to give maximum public access to the review and approval of future development projects.

The Golden Shore Design Guidelines are recommendations for both private and public design and construction, and are supplement to the California Building Code, Long Beach Municipal Code (LBMC), Local Coastal Plan (LCP), and Downtown Shoreline Planned Development (PD-6).

In processing project applications within the Golden Shore Development Area, the Design Guidelines are to be consulted to determine compliance with the goals of PD-6 Development Standards and the intent of the Design Guidelines. The property owner or their authorized agent is the only entity authorized to submit applications to the City. All of the requirements by the City of Long Beach must be met prior to application for Site Plan Review, and for ensuing development permit applications (See Processing and Administration Section).

FIGURE 1

VICINITY MAP



ORGANIZATION

The Master Plan and Design Guidelines are organized to explain those influences on individual developments from the broadest scope down to the more specific criteria. The document is divided into the following sections:

Site Context describes the intent of the design guidelines and the project site within the context of the downtown area.

Master Site Plan illustrates the sub area's specific uses and design features of the Golden Shore Development Area. The Master Site Plan focuses on the architectural design features and public amenities that form the basis of the architectural and site design guidelines.

Architectural and Site Design Guidelines address the two major design aspects of the Master Plan: Buildings and Open Space. The guidelines are presented in two parts.

- Building Guidelines present the overall direction related to the vertical design elements of the buildings, site works and parking, both general and specific design controls, design features, and architectural details that are intended to set the standard for development.
- Open Space Guidelines describe the intent of the open space design and provide criteria for plant material, paving, lighting, and other features that define the public open space.

Processing and Administration address the application of the guidelines and the review procedure to be followed by the developers of any parcel.

FIGURE 2

SITE CONTEXT MAP

SITE CONTEXT

The Golden Shore Development Area is a planned 5.87 acre mixed-use development located within downtown Long Beach. When fully developed, the Golden Shore Development Area will provide opportunities for commercial office, housing, lodging, shopping, dining and recreation, all within convenient walking distance to major downtown attractions. The site's prominent location near the City's waterfront will guarantee a lively and animated atmosphere for residents, tenants and visitors alike. West Ocean Boulevard, Seaside Way, and Shoreline Drive, bound the site which is bisected by Golden Shore Street. Ocean Boulevard is the principal downtown address. Figure 1 illustrates the project general vicinity and Figure 2 the site context within the downtown area.

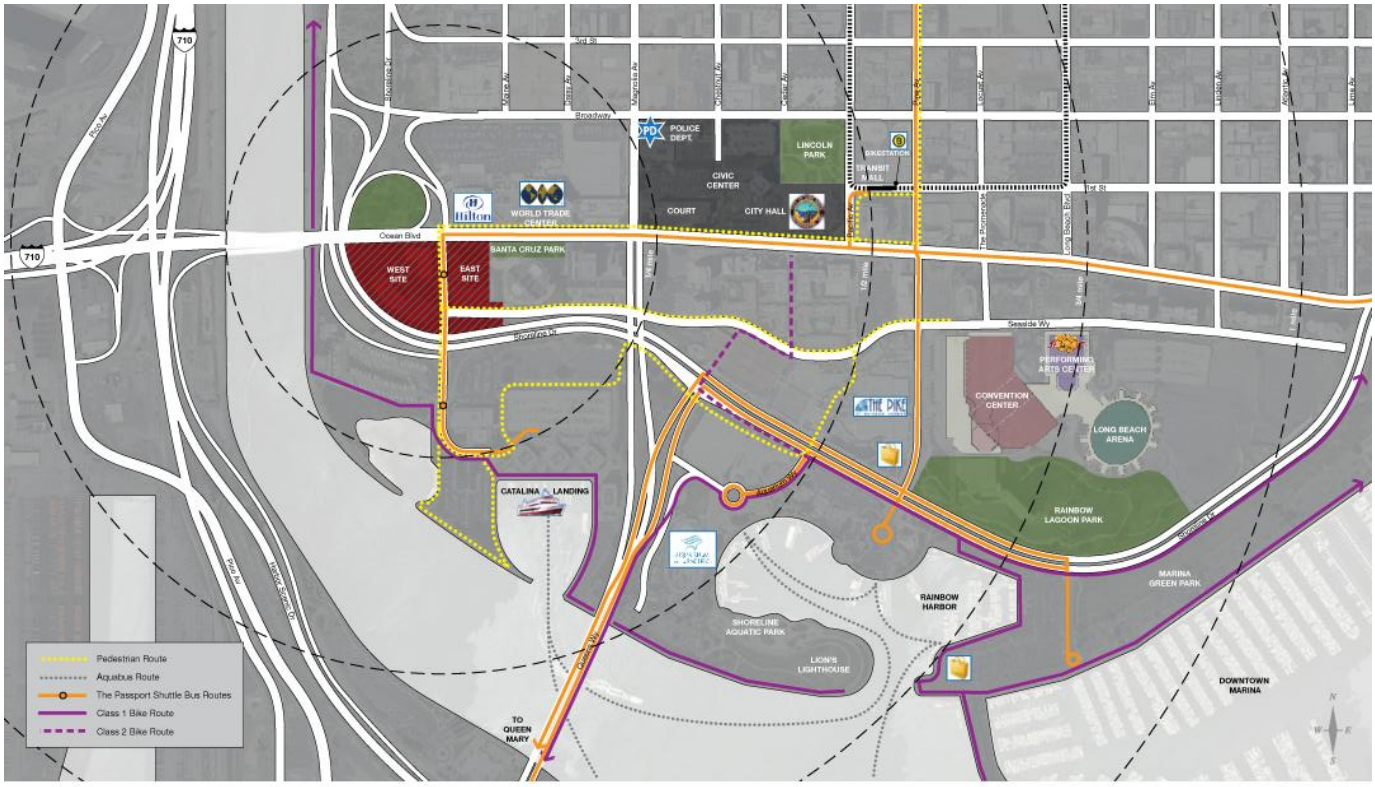
The site, which has been designated sub area 1, is part of the Downtown Shoreline Planned Development District (PD-6). The Downtown Shoreline Planned Development District is an approximately 450 acre urban area containing both public and private property, with some existing major land uses, but with some undeveloped and underdeveloped property. As part of the overall planned development district the Golden Shore Development Area must adhere to the six overriding standards established for all developments. The standards are as follows.

- Provide a mixture of public and private land use types.
- Incorporate significant public access through and around uses, whether public or private, and to coastal resources.
- Emphasize uses of a recreational or recreational access nature.
- Initiate strong land use interactions and access connections with the downtown.
- Design public spaces in an urban park-like setting with a variety of strolling, bicycling, and active / passive recreational areas, public art, water features and abundant landscaping.
- Construct a development of high quality.

Figure 3 illustrates the site connectivity in relation to public transit, pedestrian ways, and bicycle paths.

FIGURE 3

SITE CONNECTIVITY MAP



NOTE: Concentric circles at .25 mile intervals

MASTER SITE PLAN

The Golden Shore Development Area site has always figured prominently in Long Beach waterfront history. Once part of the Long Beach seaside, it evolved from a recreation area with seasonal housing to a busy commercial zone at the western gateway to the City. The site is currently developed with commercial uses that contain density determined to be appropriate in the 1970‘s.

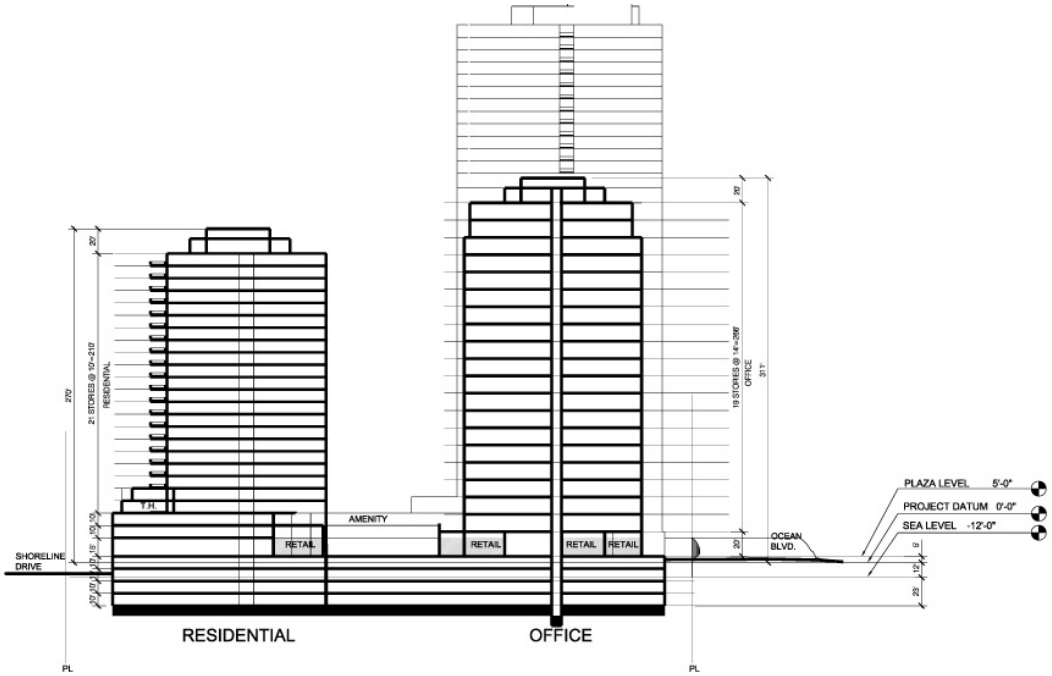
The project site currently contains a mixture of office uses and two retail banking operations. The three buildings that currently exist on site are anticipated to be demolished. Included among those structures are the Union Bank of California Building, City National Bank Building and the Molina Healthcare Building.

Surrounding the site are several distinct use districts, which influence the character and design of the Golden Shore Development Area. Further to the east of the site is the twin tower Arco Towers, to the north a Hilton Hotel and World Trade Center are located and to the south is the California State University Headquarters, Catalina Landing and recreational facilities. To the east is the Federal Building, City Hall, Main Branch Library along with a large corporate business district. To the west across the river channel is the Port of Long Beach. (See Figure 2 – Site Context Map)

Because of its size, the site itself can be thought of as being a somewhat self contained high density development area adjacent to other high rise structures immediately to the east. Along West Ocean Boulevard, the project’s east end is high to mid-scale, in keeping with the heights and architectural character of existing buildings and respecting the massing of the adjacent structures. Since there is no development on the west except for Port activities, there is a need for the Golden Shore Development Area to be iconic in nature making a statement as the western gateway to the City of Long Beach.

Vehicular circulation and access have been designed to minimize impact on downtown streets and to create the best possible environment for pedestrians. The predominantly pedestrian character of the site is preserved by not locating major parking entrances on West Ocean Boulevard. Self-parking entrances are located on Seaside Way and on Golden Shore. Bicycle paths connecting to the downtown and shoreline recreation areas will be integrated into the site and provisions will be made to maximize use of the current downtown transit systems provided by the Long Beach Public Transit.

Given the topography of the site, multi-level parking garages will be primarily developed sub-grade along the north and east sides, and open to the air along the south and west sides. Cars parked in the north section of garages should not be visible from street level as they are below grade relative to the view corridors along West Ocean Boulevard. Major services are accessed from the lower level at the southern end of the property.



The plan is organized around special pedestrian-oriented places and open areas, each with a distinct identity. These walks and courts define the character of the perimeter and access, providing continuous public pedestrian access throughout the project. Connectivity to all interior spaces, adjoining walks and trails, and public transit should be enhanced and encouraged throughout the design.

As prescribed by PD-6 the Golden Shore Development Area will be a mixed-use development of residential, office, hotel, retail and ancillary supportive uses. Figure 4, Pages 13 - 16 illustrate the general site layout for each option. The pattern of land use has been greatly influenced by the current street grid and maintaining visual and vehicular/pedestrian access through the site, optimizing the potential for incremental development of the Golden Shore Development Area.

FIGURE 4

SITE LAYOUT OPTIONS

Option A

	West Site		East Site	
	Parcel 1	Parcel 2	Parcel 3	Total
No. of Dwelling Units		918	452	1,370
No. of Bedrooms		1,515	745	2,260
Residential GFA (SF)		1,004,471	494,235	1,498,706
Office Rentable Area (SF)	260,000		80,000	340,000
Hotel Guestrooms				0
Banquet Area (SF)				0
Retail Area (SF)	6,000	14,000	8,000	28,000

Parking Spaces Required	780	1,529	987	3,296
Parking Spaces Provided	740	1,575	1,040	3,355

FIGURE 4

SITE LAYOUT OPTIONS
(continued)

Option B1

	West Site		East Site	
	Parcel 1	Parcel 2	Parcel 3	Total
No. of Dwelling Units		574	536	1,110
No. of Bedrooms		948	884	1,832
Residential GFA (SF)		628,353	586,353	1,214,706
Office Rentable Area (SF)	260,000		80,000	340,000
Hotel Guestrooms		400		400
Banquet Area (SF)		27,000		27,000
Retail Area (SF)	6,000	13,000	8,000	27,000

Parking Spaces Required	780	1,473	1,148	3,401
Parking Spaces Provided	740	1,525	1,165	3,430

FIGURE 4

SITE LAYOUT OPTIONS
(continued)

Option B2

	West Site		East Site	
	Parcel 1	Parcel 2	Parcel 3	Total
No. of Dwelling Units		574	536	1,110
No. of Bedrooms		948	884	1,832
Residential GFA (SF)		628,353	586,353	1,214,706
Office Rentable Area (SF)	260,000		80,000	340,000
Hotel Guestrooms		400		400
Banquet Area (SF)		27,000		27,000
Retail Area (SF)	6,000	13,000	8,000	27,000

Parking Spaces Required	780	1,473	1,148	3,401
Parking Spaces Provided	740	1,525	1,165	3,430

FIGURE 4

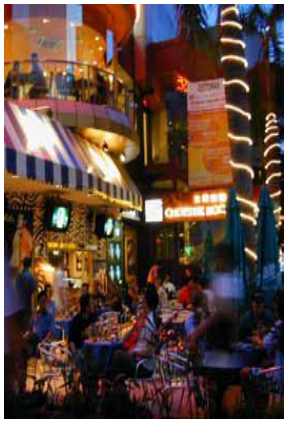
SITE LAYOUT OPTIONS
(continued)

Option C

	West Site		East Site	
	Parcel 1	Parcel 2	Parcel 3	Total
No. of Dwelling Units		442	668	1,110
No. of Bedrooms		730	1,101	1,831
Residential GFA (SF)		483,882	730,471	1,214,353
Office Rentable Area (SF)	260,000	80,000		340,000
Hotel Guestrooms		400		400
Banquet Area (SF)		27,000		27,000
Retail Area (SF)	6,000	13,000	8,000	27,000

Parking Spaces Required	780	1,502	1,093	3,375
Parking Spaces Provided	740	1,525	1,165	3,430

Streets, Parks and Plazas



The greatest asset for residents and visitors of the Golden Shore Development Area will be an open space pedestrian friendly system among the high rise structures where people can walk to shops, restaurants and nearby parks and live where a high standard of contemporary architecture and public realm design work together to create a unique district for Golden Shore. Streets and access ways have been designed with walkabillity and the pedestrian in mind. Several interior lanes maintain the sites small block like pattern while allowing pedestrian movement to all parts of the development. Numerous small public plazas are located within the interior creating areas that encourage congregation and recreation.

Pedestrian access from Golden Shore is envisioned to be a mid block crossing with vehicular access to the garage located at the southeast corner of Parcel 1 (See Figure 4 – Site Layout Options).

The Master Plan is intended to make a strong statement at the western gateway into Long Beach and establish West Ocean Boulevard as the principal street in downtown Long Beach. The intersection of Golden Shore and West Ocean Boulevard will have enhanced pedestrian textures and treatment highlighting the importance of the intersection and introducing Santa Cruz Park on the eastern edge of the Golden Shore Development extending from Golden Shore to Cedar Avenue. Further to the east is the beginning of the palm-lined boulevard and Victory Park with rows of stately palm trees closest to the street. Specimen trees will be placed near buildings and will fill in the irregular areas along the edges. The design will be consistent with the Downtown Community Plan and subject to City review and approval at each stage.

Residential Development

The residential component on the site will be a mix of different buildings of varying mass and height. The residential units are located within one to two residential towers, with both having the potential of being a vertical mixed use building combining office and residential, and/or hotel, office, and residential. All residential units will be accessed from Golden Shore.

An open plaza would be a prominent feature of the development west of Golden Shore and forms a large central open space between the three towers. Pedestrian access to the lobbies of each residential tower and the clubhouse would be available from the plaza, street level, and from elevators in the parking garage.

The residential entrance plazas are envisioned to be different from the public plaza entrances. The design intent for the residential entry plazas is to create a definitive sense of arrival for residents and visitors.

Parking for tenants is accessed from Golden Shore. Service, loading and unloading zones will be sufficiently hidden from view using landscape walls and shrubs. A series of "Private Courtyards" featuring resort quality recreational amenities such as swimming pools, spas and fountains these courtyards will be improved with richly detailed landscape and finish materials will be provided throughout the residential development.

Hotel/Retail Development

Master Planned for Parcel 2 and located either in the northwest or southeast corner is the mixed use hotel/retail/residential component which further enlivens and activates the site and will bring many activities to the plaza/street level.

Pedestrian walkability within the site and connectivity to surrounding trails, nearby bus stops, and Shoreline Drive is paramount.

Parking is accessed from Golden Shore Street and will be open air relative to the south property line as described in the previous section.

Pedestrian Circulation

Pedestrian access to the lobbies of each residential tower and the amenity space would be available from the plaza with access from the street level provided via sidewalks and open staircases along both sides of the office tower leading from West Ocean Boulevard and Golden Shore Street respectively. Pedestrian access to the office tower would be at street level along West Ocean Boulevard and Golden Shore Street. A recessed drive-through would be provided along Golden Shore Street to allow pedestrian pick-up and drop-off near the street entrance to the office tower. (See Figure 4 – Site Layout Options).

Urban Design Philosophy

While most great urban areas evolve over time, The Golden Shore Development Area has the ability to create a unique place from its inception. If "urban design" is defined as the space between the architecture, then the successful articulation of the landscape and hardscape elements, the streetscape and other aspects of the public realm is essential to creating meaningful experiences.

The public realm is the framework around which the community develops and it should be well connected, legible, comfortable, safe and attractive. It should be made up of appropriately proportioned public streets, parks and accessible open spaces. Buildings and landscape help define the edge of the public realm and should create amenable, safe and inviting spaces for residents and visitors alike. One key ingredient to successful urban design is the articulation of spaces and forms. Another is the manner in which people experience them. The use of textures, accents, art, water features, lighting, signage and street furniture are key in creating pedestrian friendly neighborhoods and a rich urban landscape. Figure 5 illustrates precedent images for public realm and open space.

Graphics and signage systems, ground level base lighting, and architectural and landscape materials which are tangible and can be touched and experienced up close create a level of detail and intimacy of craft which animate the ground plane and pedestrian environment.

Public plazas add visual elegance and interest to the streetscape and improve the pedestrian experience. They also serve as gathering places and focal points for the architecture and streets around them. Finally, they add a visual amenity when viewed from upper stories of surrounding residential towers.

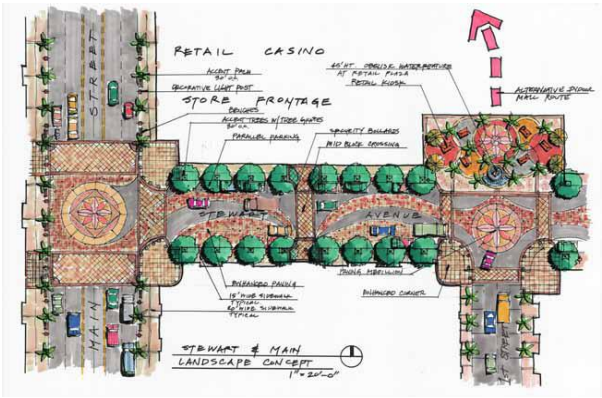
Creating interesting urban streets with higher buildings and mixed uses, coupled with more intimately scaled residential streets can be an effective way of creating unique environments within the larger neighborhood. Pedestrians are naturally drawn to places that accommodate their mood – whether it is a high energy social gathering or a calming walk through the park or residential lane.

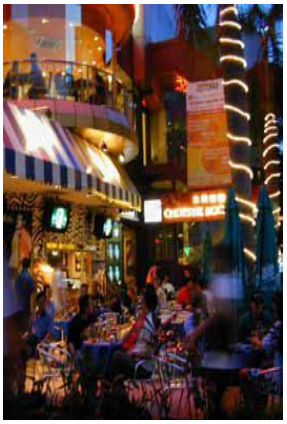
Parking

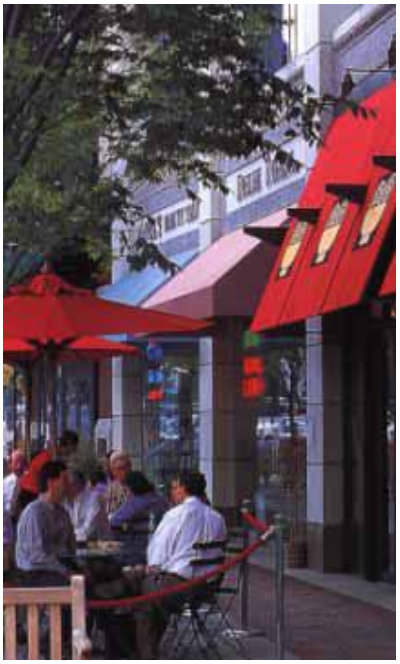
Depending on which option is chosen, the project proposes parking spaces in two to four levels of parking structure. The parking spaces and driving isles are to be designed in full compliance with current City of Long Beach engineering and public works standards in effect at the time of submission.

FIGURE 5

PUBLIC REALM AND OPEN SPACE







Infrastructure

Grading

The plaza is at grade at the intersection of West Ocean Boulevard and Golden Shore Street at the northeast corner of Parcel 1. The slope of West Ocean Boulevard increases as you head westward, as it rises up to meet the Gerald Desmond Bridge and eventually the Vincent Thomas Bridge. The average elevation at Shoreline Drive is approximately +3 feet. Taking advantage of the difference in grade between Shoreline Drive, West Ocean Boulevard, and Golden Shore Street, parking and service access are tucked into the site, while allowing for natural ventilation along the south and west faces.

Utilities

For the most part, utility service to the site is able to use major utility lines within West Ocean Boulevard and Golden Shore Street. In the future, new utility lines will be routed to Golden Shore Street connecting to existing lines in the area. Connections are brought in to the site within utility easements at service areas, from which building connections are made.

Transformers, utility box locations, and all at grade service 'point of connection(s)' should be screened from view. Natural screening achieved by landscaping is always preferred. See Landscape Section for planting suggestions and lists.

Vehicular Circulation

Vehicular access is designed to minimize impact on downtown traffic patterns and to create an environment that is pedestrian-friendly. Overall, the site has excellent access from Golden Shore Street and West Ocean Boulevard (signalized intersection), and Shoreline Drive. Golden Shore Street and Shoreline Drive offer areas for drop-off and short term parking.

Vehicular driveway access is prohibited along frontages which require pedestrian oriented uses. Vehicular access shall not disrupt pedestrian circulation.

ARCHITECTURAL AND SITE DESIGN GUIDELINES

This section provides general guidelines for the vertical plane, or the architectural character of the buildings – from a both stylistic view point and additional guidance with respect to built form. All buildings are required to meet those standards which include: coverage, setbacks, building orientation, leisure space, parking, solid waste and design.

Building Design

Create a sophisticated and upscale environment through use of a consistent rhythm, proportion and materials.

Tower Building Design

High Rise Towers need consideration in so far as the relationship of high rise residential buildings to other buildings and open spaces at Golden Shore. The towers should be well-composed and well-articulated to create a skyline impression and the statement of a contemporary urban neighborhood.

Towers will be constructed as part of a development that includes office, retail, and residential/hotel/condos. The tower(s) should be designed and located on the development site(s) so that views can be maximized. Each developer should attempt to anticipate the location of surrounding towers and site the tower buildings accordingly. The minimum distance between two highrise buildings (more than 75' tall) should be 80 feet to allow for adequate light and views.

Towers should minimize shadow impacts on the Golden shore site, Golden Shore Street, and the development site to the east. Site Plan Review applications will need to prepare a shadow impact study. Articulation of the tower zone should be optimized where appropriate. Articulation can be achieved with the shape of the building, balcony recesses or projections, façade forms and glazing.

Entrances should be enhanced through the use of special design elements such as paving, canopies, special lighting and landscaping features. Balconies should be designed as architecturally integrated components of the building.

Materials

The combination of materials on towers should be as clean as possible to create a modern architectural style. Towers will be glass buildings constructed of a combination of window wall and curtain wall. Tower glass tints will vary from building to building and energy saving windows will be used (See Exhibit 1 – Green Building Development Standards). The use of glass with over 25% reflectivity is prohibited.

Balcony materials will be concrete with color concrete bands. Balcony railing materials will be a combination of structural clear glass or pony wall. (See Figure 6 for building precedent images).

FIGURE 6

BUILDING PRECEDENT IMAGES

A series of unique retail facades that contribute to continuous built fabric with a modern interpretation are proposed. The development of strong, high quality store presentations will occur within the 60' grid or variation thereof that provides the frame for the retail space. Storefront displays must be visually exciting and inviting to pedestrian traffic to stimulate consumer interest in the recreation of shopping. Tenants will be required to utilize their storefronts to the maximum potential in order to project their own unique image.

Entrance Doors

Entrance doors and facade materials and colors will be provided in the base building construction. Entrance doors must match facade materials and construction type.

Retail Design

An appropriate retail mix is important to the long term success of the urban environment. The type and articulation of retail stores and physical spaces should be consistent with the rhythm set by the building's vertical datum line and the variation of space widths. The retail spaces themselves will be contained within the footprint of the main structures, but 'spill out' for eating areas with and canopies and umbrellas that allow them to become a part of the public plazas. Graphics and signage systems, ground level base lighting, and architectural and landscape materials which are tangible and can be touched and experienced up close create a level of detail and intimacy of craft which animate the ground plane and pedestrian environment.

Storefront displays must be visually exciting and inviting to pedestrian traffic to stimulate consumer interest in the recreation of shopping. Tenants will be required to utilize their storefronts to the maximum potential in order to project their own unique image.

Canopies

Retail canopies would be located at the 10' to 14' elevation with the highest articulation occurring at corners. They can serve as the armature for retail lighting and signage and to add color to the buildings. A series of unique retail facades that contribute to continuous built fabric that exhibit a modern interpretation of traditional main streets are proposed .

Materials

A variety of texture (polished, honed, bush hammered), color and dimension is possible; however, lighter colors are recommended. An aluminum storefront glazing system will be utilized. Clear, antireflective glass is proposed for retail windows with low e-values for the south-facing storefronts. Stores will have either seamless glass or mullions (colors could be black, silver, or champagne). Frames will be an aluminum commercial window system (black or clear in color). Canopy material requirements are discussed in a later section of these guidelines.

Signage

A comprehensive Master Sign Program will be developed in order to provide a cohesive design vocabulary while still allowing for the individual expression and/or branding of each tenant.

Parking Entries

Parking entries should be integrated into building design with care given to maintaining adequate line of sight for pedestrian safety. Parking entries shall clearly indicate their designation for public, private, residential or retail uses.

Parking Interiors

Interior walls and ceilings of parking structures shall be painted in light colors, preferably white, and well-lit to improve visibility and provide a sense of security.

Parking Lighting

For development areas with open parking structures, parking entry and garage lighting should be designed to eliminate light spillage from the structure through either the selection of fixtures and/or the use of other light control devices, such as shields, baffles and louvers. Rooftop lighting shall be pointed inward and downward to prevent light pollution and glare on surrounding properties.

Parking Screening

Above ground structured parking should be screened from the street (southwest quadrant). The use of 'greenwall' type landscape screening is highly encouraged.

Ramps, cars, and sources of artificial lighting in parking structures should not be visible from public streets and sidewalks at ground level. Ramp openings at parking entrances are not required to be screened.

Open Storage

Open storage shall be prohibited. Merchandise is not permitted to be displayed outdoors, unless specifically granted through Site Plan Review.

Loading and Delivery Areas

Loading zones or docks shall be located in service areas off the street and concealed from public view. Service bays are to be located within the building or parking structure.

Loading spaces should have a solid roof covering to avoid noise and visual impacts from above. Negative impacts should be avoided through appropriate height, lighting, painting and finishes and screening.

If exterior service bays are necessary, locations visible to residences or commercial businesses should be avoided. Permanent visual screening for exterior service bays must be provided.

All maneuvering of service vehicles should be within property boundaries wherever possible.

Private Recreation Areas

Golden Shore will be a vibrant, urban neighborhood, rich with amenities, at densities higher than typical suburban areas, in keeping with the livelier, intense urban character. The site will offer recreational-leisure amenities which may include on-site open space, balconies and terraces, pool areas, indoor exercise and lounging facilities.

The amount of private recreation space provided will meet or exceed standards identified by the City of Long Beach. The type of facilities provided will be driven by the residential product array.

Crime Prevention through Environmental Design (CPTED)

CPTED is design that eliminates or reduces criminal behavior and encourages people to "keep an eye out" for each other. CPTED strategies are guidelines which, when properly applied, can reduce the fear and incidence of crime and improve the quality of life. There are four overlapping CPTED strategies that will be employed to create a safe, comfortable neighborhood. These are:

- Natural Surveillance
- Territorial Reinforcement
- Natural Access Control
- Target Hardening

Residential privacy and security area especially important and additional focus will be placed on achieving this. Dwelling unit placement, orientation and screening should be used to enhance privacy. Street level units should ensure privacy through the use of setbacks, level changes, landscaping, fences and gates.

The principle of "eyes on the street" should be implemented to ensure that many residences have visual access to the street. This is accomplished by locating front doors and windows to face the street to promote casual supervision of the street by residents. (See Exhibit 2 for CPTED design requirements).

Trash Collection and Design Criteria

Adequate trash receptacles shall be provided to accommodate all refuse generated on site. Recycling material containers must also be accommodated. Locate the solid waste (wet and dry) storage location behind solid walls or gates and/or landscaping.

All trash areas shall have a roof canopy and shall conform to the development standards contained in LBMC Sections 18.95 and 21.45. Design storage enclosures and containers to block all public view of waste containers and materials. Enclosures shall be designed to be compatible in color, material, and architectural treatment and detail with the building(s) it serves.

Locate waste storage areas within buildings and provide adequate overhead clearance to safely load containers. In cases where collection must be accomplished in a city street, provide a “no parking” area at curbside for the collection vehicle to utilize as a temporary parking spot for the express purpose of servicing the containers at trash collection times.

Building Utilities

Confirm electrical and water utility locations including transformers, backflow preventers, meters, etc, at an early stage of design process in order to minimize its visual impact, especially with reference to adjacent properties. Utility location and screening shall be reviewed and approved prior to site plan approval.

Air conditioning cooling towers are to be located within the building or concealed in the roof space. Air conditioning units cannot be installed in windows. Through wall air conditioning is prohibited.

Use

Mixed-use development of residential, retail, office, hotel and complementary uses is permitted. See tables in the Master Site Plan section for an analysis and summary of proposed uses.

Minimum Distance between Buildings

The minimum distance between buildings or portions of buildings shall follow the requirements and regulations of building codes. In addition, buildings over 12 stories in height shall be separated a minimum of 80 feet based upon shade and shadow studies.

Landscaped streets and graceful vehicular drop-offs are to be incorporated into the building design themes. Grade changes are seen as opportunities to enhance the architectural variety of the north-south streets, especially at Golden Shore Street and Shoreline Drive.

The design of buildings fronting West Ocean Boulevard shall be more formal and have consistent vertical articulation. Buildings along Golden Shore Street and Shoreline Drive (excluding parking garages) can have more individual expressions consistent with the character of the area.

Rooftop Design

Rooftops shall be considered as a design opportunity and shall be attractively treated if viewed from adjacent buildings.

Use

Rooftops may be used for gardens, dining areas, pools, and recreation. Rooftop parking is allowed if attractively treated for views from higher buildings. Provision for helicopter landing pads shall be made in accordance with local requirements.

Screening

Rooftop mechanical equipment, except solar collectors and rain gutters, shall be screened on all sides by screening not less than the height of the tallest equipment being screened. Such equipment shall also be screened from view form higher buildings in the zone to the satisfaction of the Site Plan Review Committee and the Director of the Development Services.

Materials

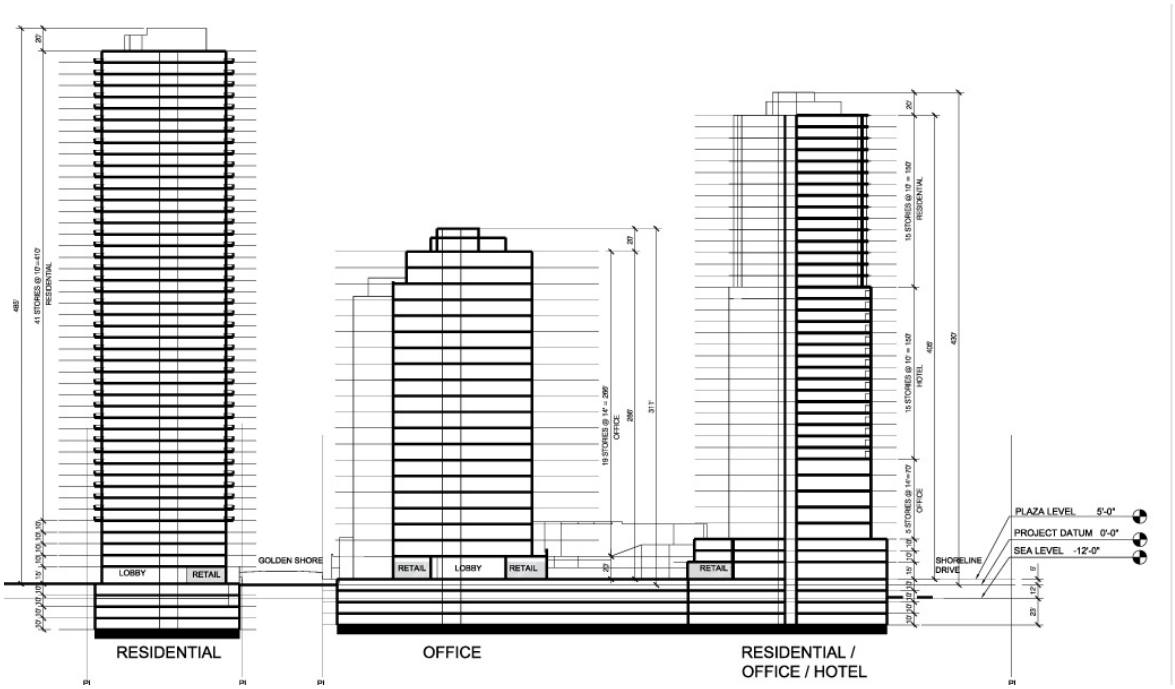
All rooftop mechanical equipment screening devices shall be of a material requiring a low degree of maintenance. Wood shall not be utilized. All screening devices shall be well integrated into the design of the building through such items as parapet walls continuous with the walls of the structure, architecture roof features, or equipment rooms. Louvered designs are acceptable if consistent with the building design style.

Exposed Parking

General

Where parking areas are visible from the street, screening, including landscaping, shall be required to screen the view of parked cars from the ground level.

Parking entrances should be associated with lobby entrances, drop-offs, or porte-cocheres wherever possible to enhance security and visibility.



Shoreline Drive

Where there is parking or no active use along Shoreline Drive. The facade treatment below the top of the podium shall be integrated to the extent possible with the architectural character of the buildings above.

West Ocean Boulevard

All parking structures should not exceed the height of the West Ocean Boulevard sidewalk grade. East of Golden Shore Street parking structures may exceed the West Ocean Boulevard sidewalk grade if screened from West Ocean Boulevard by a building or facade. North of Shoreline Drive a parking structure may be visible from West Ocean Boulevard provided that building façade or heavy landscaping obscures the structure.

OPEN SPACE GUIDELINES

Open Space Areas

Landscape Overview

Landscaping for the Golden Shore Area will create a delightful setting through a subtle mix of plant materials, hardscape, water features, and night lighting. Long Beach enjoys a special climatic setting, which allows virtually an unlimited plant palette to be utilized within the framework of the theme for this special project within the Long Beach Community setting.

Project Perimeter Edges

The perimeter of the project will utilize rows of Washingtonia robusta palms lining driveways and street settings to blend the site with the downtown areas of Long Beach. (See Figure 4 - Site Layout Options). Accent flowering trees will be utilized to demarcate key accent areas at entries, softening of architectural transitions, and to accent pedestrian plazas and pedestrian use areas. Softly contoured turf will form the perimeter of the project to create a park like setting and blend Victory Park into the project itself. Low planters with flowering shrubs, and different textured plant materials will enhance the ground plane and create pedestrian interest through the use of color, contrast, fragrance, and texture. Taller plantings of shrubs and tall screening trees shall be used to visually soften retaining walls and screen parking structure walls from off site views. The use of 'greenwall' with hanging plants and vines is encouraged.

Project Internal Streetscape Areas

The internal streets of the project will be enjoyed by the residents and public alike, and will be designed to create a pedestrian friendly setting. Subtle changes in paving textures will define pedestrian use areas, while the use of large pots with small trees and colorful shrubs will introduce the softness of the landscape into the urban village street settings. Tall narrow trees such as Tristania, or Hymenosporum will soften and articulate architectural features of the buildings, with the occasional cluster or bosque of palms to enhance the pedestrian character of the setting. Rich colors and textures will enliven the walkway system and create rich pedestrian nodes for people to stop and enjoy the setting. Low planters will allow landscaping to be incorporated into the areas of the development, which are built upon a structural podium deck, to create a seamless blend of landscape from the internal streetscapes and courtyard plazas.

Santa Cruz Park (Grand Linear Park)

Planting in Santa Cruz Park shall generally conform to the Victory Park Design Guidelines of the City of Long Beach and the Long Beach Municipal Code Landscape and Sustainable Development Ordinance. (See Exhibit 3 – Species Evaluations).

Planting

General

Plants shall be selected to optimize design objectives and satisfy concerns of coastal adaptability, water conservation, and site conditions as required by current ordinances. The use of drought sensitive design, heat island reducing planting, water efficient irrigation, and maintenance is highly encouraged utilizing the City's most recent design and planting guidelines. Landscape plans shall comply with the City's Landscape and Sustainable Development Ordinance.

All plant materials shall be nursery grown unless otherwise noted.

An interim landscaping plan shall be provided for the entire site (including the Santa Cruz Grand Linear and Santa Clara Park areas) prior to obtaining any building permits, to the satisfaction of the City.

Planting On-Grade

All plant pits shall be a minimum of 2 ½ times the size of rootball dimensions. All planting areas to have subdrainage as required.

Planting on Structure

Planting mix shall be relatively free draining and high in organic content. Large trees and palms will require a minimum container size of 5'x5'x5', drainage included. Large shrubs and small trees will require a minimum container size of 4'x4'x4', drainage included. Small shrubs, groundcover, and vines will require a minimum container depth of 24", drainage included.

Turf areas will require a minimum container depth of 18", drainage included.

Irrigation On Grade and On Structure

All plant areas shall be irrigated with an underground water efficient irrigation system with automatic controllers. Irrigation systems shall be designed to prevent over-spray onto hardscape and buildings and incorporate the use of bubblers and drip irrigation to conserve water.

A fertilizer injection method may be incorporated into the irrigation system if desired.

Coordination

Close coordination with structural, mechanical, and electrical requirements shall be necessary to ensure that all weight, waterproofing, drainage, and electrical requirements associated with on-structure landscape development are provided for.

Planting Materials

Planting materials and design will comply with all current City standards and requirements. The use of drought tolerant and native materials is of highest importance. (See Exhibit 3 for list of approved planting materials).

Hardscape

Sidewalks

Sidewalks, where provided within the right-of-way, shall be standard City of Long Beach concrete sidewalks with concrete curbs, except as specifically permitted herein. Decorative scoring and finishing of concrete, permeable surfaces, as well as other techniques and effects with other materials may be utilized subject to City approval.

Paving

Special paving shall be used in each of the open spaces. Materials within each space shall be generally consistent in type, color, and quality; however, a great variety is permitted in the court. Materials may include bricks or precast unit pavers, turfblock, and stone. Efforts shall be made to incorporate permeable and finer materials into fields of more common materials. Minimize the use of high heat absorbent (heat sink) materials.

Lighting

Lighting shall vary with each open space, but shall be consistent in any one open space.

Wherever possible, lighting shall be of pedestrian scale, and a maximum of 20 feet above the walking surface.

The lighting system for public parks is subject to review and approval by the City of Long Beach. Palm trees in Victory Park shall have up-lights as required by the Victory Park Design Guidelines. Other than City standard street lighting may be provided for public parks if approved by the appropriate agencies.

Special features on buildings and within open space and landscape areas may be lighted.

Signage

A Master Sign Program shall be developed for directional, informational, building, and parking signage. The design of the system shall be submitted concurrent with the initial site plan approval for the first development in the project. Only directional signs are permitted for parking signage (e.g., “Parking Entrance”).

Seating

Permanent or movable seating shall be provided in Santa Cruz Park.

Furniture

Bollards, kiosks, railings, telephones, trash receptacles, plant pots, and other such elements shall contribute to the open space environment without dominating the view. The designs of these elements shall vary throughout, but shall follow an overall coordinated system.

Exhausts

If exhausts are located in open spaces, they shall be treated as design elements in the landscape. Screening or landscaping is required, and architectural or sculptural treatment is encouraged. Exhausts should not interfere with pedestrians.

Maintenance

The Owner or Owner's Association shall be responsible for the maintenance of all private open spaces and Santa Cruz Park.

Access for the Physically Disabled

All open spaces shall be accessible to the physically disabled in accordance with State and City requirements.

Pedestrian Plazas and Courtyards

The rich layout of the buildings on the site has created a variety of unique public and private use courtyard and plaza areas. The courtyards will be designed to create a rich composition to be enjoyed by the pedestrian in the space, and when viewed from above in the residential apartments. A careful composition of hardscape, trellage elements, art elements, water features, and landscape features will create a delightful sequence of spaces to be enjoyed by the guests and residents, oriented to capture views, and take advantage of the sunlight and shadows. Public use plazas and courtyards will feature outdoor furniture and open hardscape areas to create the possibility of outdoor dining, events, art shows, and gathering spaces, whereas the private courtyards and plazas will be oriented to pools and recreation uses, quiet gardens and small seating areas.

Garden and Courtyard Lighting Elements

Lighting will be an important component of the landscape setting to create drama, beauty, and provide a safe and comfortable environment to allow the project to be enjoyed during the day and at night by residents and guests. Lighting will be a blend of tree uplights and down lights, low pedestrian bollards, themed street light fixtures, and other lighting fixtures, which articulate the architecture and art pieces throughout the project.

Sustainability

Green Building Development Standards

Environmental sustainability is an important objective at the Golden Shore Development Area. Pursuit of good Green Building practices will be utilized in aspects of site and building design consistent with the standards and guidelines established by the US Green Building Council (www.usgbc.org).

All development that meets or exceeds a threshold of 25,000 square feet of gross conditioned floor area shall fully comply with Golden Shore Development Area's Green Standards by obtaining Leadership in Energy and Environmental Design (LEED) – NC (New Construction) at the "Certified" level or higher prior to issuance of the Temporary or Final Certificate of Occupancy, whichever comes first.

Projects not registered with the GBCI (Green Building Certification Institute) may use a LEED equivalent alternative green building performance rating system to the satisfaction of the Director of Development Services.

The applicant shall pay for the cost of LEED certification or verification.

Projects committing to achieve at the LEED Silver level or higher qualify for expedited services.

Steps to minimize development impacts are described in detail in Exhibit 1.

PROCESSING AND ADMINISTRATION

Applicability

These Guidelines define the standards that meet the intent and quality established in the Downtown Shoreline Planned Development District (PD-6) and the Local Coastal Program (LCP). The Guidelines are intended to be in concert with all other regulatory documents governing the property, including the PD, LCP, and other applicable requirements of the Long Beach Municipal Code, State, and Federal agencies.

Where a conflict exists between drawings and text, the text shall govern. Where a conflict exists between the text and City of Long Beach and/or other governmental standards and regulations, such standards and regulations shall govern (unless other specific approval or permits provide otherwise).

Review and Submissions

Internal Design Review Committee (IDRC)

As each site and building design is finalized, the IRDC acting on behalf of Ownership will perform an internal review of all design documents prior to submittal to the City. At a minimum the IRDC will be composed of the site master architect, a landscape architect, a representative from Molina Healthcare, a representative from 400 Oceangate, Ltd., and the Owner's representative.

The main purpose of the IRDC is to ensure that all submitted plans are consistent with the vision for the site, comply with these design guidelines, and are in conformance with all drawings and documents approved by the City.

The secondary purpose is to perform a check of the submittal package against the City's checklist to make sure that all the information required by the City for site plan approval is indeed contained in the package.

In order to maintain consistency with the maximum density thresholds stipulated in the Environmental Impact Report and the Development Agreement for the project, a written approval by the IRDC shall include a summary of the total number of residential units and commercial density (building area or hotel rooms) approved and remaining to date.

City Review

The design review process with the City shall be governed by the Site Plan Review process contained in Division V of LBMC 21.25. The City shall review all project submissions for the Golden Shore Development Area for compliance with these Guidelines in accordance with their respective agency review processes and site plan requirements. The developer shall be responsible for obtaining site plan approval from the Department of Development Services and other relevant City agencies.

EXHIBIT 1

Green Building Development Standards

All development that meets or exceeds a threshold of 25,000 square feet of gross conditioned floor area shall fully comply with Golden Shore Development Area's Green Standards by obtaining Leadership in Energy and Environmental Design (LEED) – NC (New Construction) at the "Certified" level or higher prior to issuance of the Temporary or Final Certificate of Occupancy, whichever comes first.

Projects not registered with the GBCI (Green Building Certification Institute) may use a LEED equivalent alternative green building performance rating system to the satisfaction of the Director of Development Services.

The applicant shall pay for the cost of LEED certification or verification.

Projects committing to achieve at the LEED Silver level or higher qualify for expedited services.

All parking lots shall either be 50% shaded by canopy trees after five years of growth or be completely surfaced with paving with a Solar Reflectance Index (SRI) of at least 29. At a minimum, canopy trees shall provide shade coverage, after five years of growth, of 40% of the total area dedicated to parking stalls and associated vehicular circulation. Because trees may reduce the visibility of signs, the City shall consider applications for the relocation of signs and/or the installation of additional signs as necessary. Tree wells required for proper planting and maintenance may be included in the calculated shade area.

All parkway landscaping shall comply with the following requirements:

> Use canopy trees that provide shade coverage, after five years of growth, of at least 40% of the total area designated for street right of way (curb face to curb face).
>
> Use drought and foot tolerant ground cover without thorns or stickers, etc. where turf is not used. Hard pavement may be used in areas next to parking.
>
> Allow taller (up to 24" high) and hardy drought tolerant plants in groupings not less than four feet long (measured parallel to the sidewalk) separated by decomposed granite or hard pavement material connections of 30"-36".

No fencing shall be allowed to protect plants.

The Project site shall include stormwater management practices that treat stormwater runoff from 90% of the average annual rainfall on the site using structural and non-structural management measures. The Best Management Practices (BMPs) used to treat the runoff must be capable of removing 80% of the average annual post development total suspended solids (TSS) load. Additional permanent BMPs would be selected for individual lot development and shall be addressed in future SUSMPs to be submitted at the time of lot development. Use of these BMPs would minimize surface water quality impacts.

Provide a system to capture the first three-quarter inch of rainfall. Create a rainwater retention system for on-site reuse.

Preferential parking shall be provided for carpools and vanpools at the rate of not less than 10 percent of the total employee parking.

Not less than ten percent of employee parking area shall be located as close as is practical to the employee entrance(s), and shall be reserved for use by potential carpool/vanpool vehicles, without displacing handicapped and customer parking needs. This preferential carpool/vanpool parking area shall be identified on the site plan upon application for building permit, to the satisfaction of the City. A statement that preferential carpool/vanpool spaces for employees are available and a description of the method for obtaining such spaces must be included on the required transportation information board. Spaces will be signed/striped as demand warrants; provided, that at all times at least one space for projects of twenty-five thousand square feet to fifty thousand square feet and two spaces for projects over fifty thousand square feet will be signed/striped for carpool/vanpool vehicles.

Preferential parking spaces reserved for vanpools must be accessible to vanpool vehicles. When located within a parking structure, a minimum vertical interior clearance of seven feet two inches shall be provided for those spaces and accessways to be used by such vehicles. Adequate turning radii and parking space dimensions shall also be included in vanpool parking areas.

“Employee parking area” means the portion of total required parking at a development used by on-site employees. Employee parking shall be calculated as follows:

Type of Use	Percent of Total Required Parking Devoted to Employees
Commercial/Hotel	30%
Office/Professional	85%

Bicycle parking shall be provided at a minimum of one space for each 5,000 sq. ft. of commercial and retail building area. Fractions shall be rounded up to the next whole number.

Shower facilities shall be provided for buildings of 25,000 SF or greater for occupants of that building. For office buildings, showers shall be provided at the rate of one shower per each 40,000 sq. ft. of building area. Showers shall be located within 200 yards of the building’s main entrance. The shower requirement shall be specified in the project “Conditions, Covenants and Restrictions” (CC&R) to the satisfaction of the Director of Long Beach Development Services, and a recorded copy of said document shall be provided to the Planning Bureau prior to the issuance of the Temporary or Final Certificate of Occupancy, whichever comes first, for the structure housing the shower facility.

Exterior lighting shall be energy efficient and designed to minimize light pollution. The key criteria are 1.25 footcandles minimum with a uniformity ratio of 4 to 1 average to minimum or better.

Roofing material shall have a minimum Solar Reflectance Index (SRI) of 78 for 75% of low-sloped building roofs (less than or equal to 2:12) and a minimum SRI of 29 for 75% of steep-sloped roofs (greater than or equal to 2:12), or a green roof shall be installed for 50% of the roof surface.

Indoor water shall either be reduced by 20% as compared to the 1992 Federal Energy Policy Act baseline or the plumbing fixtures shall meet the following minimum standards:

a. urinals: 0.25 gallons per flush or less

b. toilets: 1.28 gallons per flush or less

c. faucets: 1.00 gallons per minute or less

d. showerheads: 1.50 gallons per minute or less

Mechanical equipment with HCFC-free refrigerants shall be specified whenever such units are available for the chosen application.

All roof structures shall be designed to support an additional eight (8) pounds per square foot of dead load for future photovoltaic systems and conduit shall be provided from the roof to the utility room. The utility room shall be sized to provide sufficient space for the future installation of inverters with the required clearances.

Low-emitting materials shall meet the minimum requirements below:

Architectural paints, paints, coatings and primers applied to interior walls and ceilings consistent with the Green Seal Standard GS-11.

Anti-corrosive and anti-rust paints applied to interior ferrous metal substrates compliant with Green Seal Standard GS-03.

Clear wood finishes, floor coatings, stains, and shellacs applied to interior elements that do not exceed the VOC content limits established in South Coast Air Quality Management District (SCAQMD) Rule 1113.

Adhesives, sealants and sealant primers that meet SCAQMD Rule 1168.

Aerosol adhesives compliant with Green Seal Standard for Commercial Adhesives GS-36.

Carpet shall meet the CRI Green Label Plus criteria or the State of California Standard 1350.

Resilient flooring shall meet the Floor Score criteria or the State of California Standard 1350.

Permanent walk off mats or grilles shall be installed at the major entries of each building. For retail with frontage directly at the property line, interior non-permanent, washable walk off mats are acceptable.

All required yards and setback areas shall be attractively landscaped primarily with California native and drought tolerant plants. A majority of the proposed plants shall be low to very low water usage. Final planting plan subject to approval of Director of Long Beach Development Services prior to issuance of a building permit.

Include in the Planting Legend a category for Water Needs for the proposed planting using the most recent edition of A Guide to Estimating Irrigation Water Needs of Landscape Plantings in California, California Department Water Resource for Region 3 (South Coastal).

Comply with the State's "Model Water Efficient Landscape Ordinance" (MLO) or the City's Landscape Ordinance. Refer to *http://www.owue.water.ca.gov/landscape/ord/ord.cfm* for details.

All landscaped areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.

Reclaimed water shall be used for all landscaped areas.

When new equipment is being installed for use in manufacturing or service process and readily-available and compatible alternatives exist in the same marketplace that offer greater water efficiency, the owner or occupant shall use the alternative that offers the better water efficiency.

Prior to approval of the Site Plan Review, the allocation of adequate storage space for the collection and loading of recyclable materials shall be included in the design of buildings and waste collection points shall be established throughout Downtown Shoreline Planned Development District to encourage recycling.

All projects shall comply with the City's Construction and Demolition Debris Recycling Ordinance.

An operations waste management plan shall be implemented by the City or private hauler to divert at least 50 percent of the waste generated by the project. The precise percentage to be diverted will depend on the specific use to be implemented and will be defined by the City of Long Beach Environmental Services Bureau. Waste disposal allocation shall be properly assigned to its original source City. Annual reports shall be submitted to the City of Long Environmental Services Bureau and Development Services for compliance.

A LEED Checklist indicating the project's proposed green building strategy and signed by the project's LEED AP shall be submitted with the Planning application of projects that meet the Downtown Shoreline Planned Development District LEED threshold. The

Developer shall not be bound to follow the credit strategy described on said LEED Checklist and may revise its credit strategy from time to time as it deems appropriate in its sole discretion given project issues including, but not limited to, cost, feasibility, constructability, material availability, and/or other developer limitations while still fulfilling the developer's obligation for the original LEED certification level or higher.

Projects that must obtain LEED certification shall register for LEED with the Green Building Certification Institute prior to approval of Site Plan Review. When projects register, they shall NOT designate that the project is "confidential" in order to permit City staff to verify the registration.

These Guidelines may be superseded by Federal, State and County regulations.

EXHIBIT 2

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The Long Beach Police Department has made the following recommendations for public safety and crime prevention.

Exterior Lighting

- All pedestrian pathways shall include human scale lighting with a minimum maintained 1.25 foot-candle.
- Wall pack lighting shall be placed on each side of the buildings and above exterior doors.
- Light alcoves to discourage homeless people from sleeping there.
- Lighting shall clearly illuminate the building addresses.
- Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.
- Landscaping shall not be planted so as to obscure required light levels.
- Metal halide or other similar bulbs, which emit a “white light”, shall be used. Avoid yellow sodium lighting.
- All light fixtures shall be the type with proper cut-offs to avoid glare and night sky glow.
- All light fixtures shall be vandal resistant.
- Install lights on building exterior walls.
- Activation of the required exterior lighting shall be either by a photocell device or a time clock with an astronomic clock feature.
- A photometric report and electrical plan shall identify all lighting requirements.

Other Lighting

- All parking, driving, and walking surfaces, except stairways, shall be illuminated at all times with a minimum maintained 1.25 foot-candle of light.
- All common area exterior doors shall be illuminated, during the hours of darkness, with a minimum maintained one foot-candle of light, measured within a five-foot radius of each side of the door at ground level.
- Recessed areas of buildings or fences, which have a minimum depth of two feet, a minimum height of five feet, and do not exceed six feet in width and are capable of human concealment, shall be illuminated with a minimum maintained 0.25 foot-candles of light at ground level.
- All luminaries utilized to meet the requirements of this section shall have vandal resistant light fixtures, if on the exterior, with no portion of the fixture placed less than 72 inches above the walking or driving surface.
- A site plan shall be provided showing buildings' parking area, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.
- Landscaping shall not be planted so as to obscure required light levels.
- A photocell device or a timeclock shall control the light source.
- Lighting elements shall be included with all colonnades, arbors, canopies and trellis structures to ensure pedestrian pathways are properly lit.

Other Business Considerations

- Entry areas should be gated with keypad or voice activated secured entry pads.
- Businesses shall be clearly marked and directional maps shall be placed at all access points, stairwells, and elevator lobby areas (if applicable).
- Mailboxes shall be located within a secure area (include appropriate lighting). An additional locking box for all outgoing mail shall be installed to help prevent mail and identity theft.
- Each business shall be individually equipped with an audible burglar alarm system with window and door contacts for added security.
- The doors to common-area rooms and trash rooms shall have a minimum 600 square-inch clear vision panel, in the upper half of the door, automatic, hydraulic door closures and self-locking door locks equipped with a dead-locking latch, allowing exiting by a single motion and operable from the inside without the use of a key or any special knowledge or effort.
- Lobby should have a security kiosk/reception desk for access control.
- Display shall not block visibility into and out of the stores.

Addressing General

- Street address shall be clearly posted on the street sides of the main buildings and clearly visible from the street with the address and street name.
- Address shall be painted on rooftop (in 4' strokes) for emergency helicopter response. Rooftop addresses must be visible only to aircraft and not from ground level.
- All address signs shall be well lit and remain free from any obstructions, such as overhangs, awnings and/or landscaping.
- Individual unit numbers shall be placed near but not on the main entry doors. Each unit shall have its address/number clearly marked and illuminated in clear view. The numbers should be of a contrasting color to the background where it will be placed.
- Pedestrian pathways and side yards shall be viewable by as many windows of surrounding structures as possible to increase visibility.
- Coordination of pedestrian pathways between adjacent blocks is encourage. Coordinating adjacent blocks create clear paths of vision and sight lines through common areas.
- Canopies, awnings and overhangs should have lighting elements underneath and care should be taken to ensure the canopy does not block the address from view of the street.
- Screened utilities shall be designed so that they do not become hiding places or weather shelters for criminal behavior.

Landscape General

- Ensure landscaping does not block lighting fixtures or visibility to and from windows and doors.
- Care shall be taken in the selection and placement of landscape to prevent the creation of hiding places near entries and exits.

Video Surveillance System Guidelines

A video surveillance system shall be installed to assist with monitoring the property. However, it must be understood that a video surveillance system shall not take the place of good security practices. Most outdoor surveillance systems are useful in assisting with the remote monitoring of an area, but less effective in helping with the identification of suspects. This is due to the greater distance involved and lack of adequate light available after dark. Therefore, the cameras shall be positioned to monitor more narrow and controlled areas such as indoor applications and doorways.

The purpose of the following guidelines are to increase the likelihood that images captured will assist in the apprehension of suspects. The following guidelines are not all-inclusive, and a licensed video surveillance expert should be consulted to assist in designing and installing the system.

Camera Locations

- All main commercial/office space entries and exits
- Parking lots, garages and loading docks
- Elevator lobbies

Camera Specifications

- Record in color with output of at least 480 lines resolution.
- Automatic exposure for day/night conditions.
- Positioned where they are vandal and tamper resistant.
- Use vandal resistant housings where necessary.

Video Recording Equipment Specifications

- A Digital Video Recorder (DVR) should be used.
- Capable of exporting images in TIFF, BMP or JPG format.
- DVR capable of exporting video to uncompressed non-proprietary AVI file, maintaining original aspect ratios.
- Recordings shall be retained for no less than 10 days.
- Use the least amount of compression possible to maintain high-resolution image quality. A lower quality image to save storage space is highly discouraged, as the low quality images will be useless to law enforcement.
- The DVR units must be stored in a secure place.

Parking Garages/Parking Lots

- Garage walls and ceiling should be painted white to maximize light.
- The design of parking garages should be such that there are minimum solid interior walls to maximize visibility, as allowable by code.
- Secure access with CCTV or roving security to protect against stolen vehicles and vandalism.
- Trash containers shall be properly secured. Lighting should also be located above the enclosure for safety.

- A minimum maintained 2 foot-candle of light is recommended for open parking lots.
- Enclosed parking garages shall be lit to a minimum of 3 foot-candle.
- Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.
- A photometric report shall be submitted to the Police Department Support Bureau for approval.
- Bicycle storage units or racks shall be located in high visibility areas.
- Emergency “call boxes” shall be placed in a prominent area on each level of the parking structure.
- Access to parking garages should be controlled by automatic tubular steel gates and not solid steel.
- Rear parking lots should include extra lighting and windows facing the lots.

Stairways and Stairwells

- Interior doors shall have glazing panels a minimum of five inches wide and 20 inches in height and meet requirements of the Uniform Building Code.
- Areas beneath stairways at or below ground level shall be fully enclosed or access to them restricted.
- Stairways should be designed to be completely visible from either the interior or exterior or both, unless mandated by the Uniform Building Code to be enclosed.
- Stairwells shall exit into a highly visible area for enhanced safety and security.
- Fully enclosed interior or exterior stairways with solid walls, when required, should have shatter resistant mirrors or other equally reflective material at each level and landing and be designed or placed in such a manner as to provide visibility around corners.
- Stairways shall be illuminated at all times with a minimum maintained 2 foot-candle of light on all landings and stair treads.

Elevator Cabs and Lobbies

- Elevators, which serve more than two floors, above ground level, with at least one shaft wall exposed to the exterior or interior, should have clear glazing installed in one wall to provide visibility into the elevator cab.
- Elevator cabs, the interiors of which are not completely visible when the door is open from a point centered on and 36 inches away from the door, should have shatter resistant mirrors or other equally reflective material so placed as to make visible the entire elevator cab from this point. The elevator cab shall be illuminated at all times with a minimum maintained two foot-candles of light at floor level.
- Elevator emergency stop buttons shall be so installed and connected as to activate the elevator alarm when utilized.
- Elevator lobbies shall be placed in a high-traffic area for enhanced visibility.

Building Design

- Eliminate the entry “landings’ as they will be a place where unauthorized people will loiter. Another option would to be to create small courtyards with access controlled by low gates.
- Property access control should be built in using decorative tubular steel fencing.
- Screening devices should be designed so the screened area does not provide niche or weather shelter.
- Caution should be used when designing separate trash enclosures, utility areas, loading docks and other required “screened” areas so that niches, hiding spots and weather shelters are not created.
- Loading facilities shall be secured after hours and well-lit if hidden from view.
- All rooftop mechanical equipment shall be secured from unauthorized entry to the satisfaction of the City.
- No exterior roof access allowed.

Fencing General

- All fencing and gates shall be decorative wrought iron or tubular steel style to maintain visibility while controlling access.
- The design of fence shall be such that no vertical bars extend above the top most horizontal bar.

Graffiti Deterrents

Due to the location and design, there is a risk that the buildings may be vandalized by graffiti. It is important to design in deterrents to minimize this risk. The following are some suggestions to be considered to help prevent graffiti:

- Plant a landscape buffer with low growing shrubs and trees with lacey foliage along the street frontage to partially screen the walls.
- Utilize graffiti resistant paint on the outside building surfaces which are not covered by brick or stone veneer.
- Graffiti shall be painted out within 24 hours. Paint color shall match existing color. All graffiti occurrences shall be reported to the Police Department to determine what additional deterrence may be available. Request crime prevention survey to determine if the environmental conditions may be contributing to the graffiti.

EXHIBIT 3

Species Evaluations

The three plant species listed below are examples of entries on the Species Evaluation List. As a quick reference, a key to symbols is included below.

			1	2	3	4	5	6	
T	Ailanthus altissima	tree of heaven	VL	VL	L	L	L	L	⓾
S	Brugmansia spp.	angel's trumpet	M	/	M	H	/	/	
Gc	Dodonaea procumbens	hopseed	L	L	L	?	?	?	

Key to Symbols

CATEGORIES OF WATER NEEDS

H High
M Moderate
L Low
VL Very Low
/ Inappropriate
? Unknown

WUCOLS REGIONS

1 North Central Coastal
2 Central Valley
3 South Coastal
4 South Inland Valley
5 High and Intermediate Desert
6 Low Desert

PLANT TYPES

T Tree
S Shrub
V Vine
Gc Groundcover
P Perennial (includes ferns, grasses and bulbs)
Bi Biennial

INVASIVE SPECIES

⓾⓾ Greater Statewide Concern
⓾ Lesser Statewide Concern

T	Abies pinsapo Spanish fir	L
S	Abutilon palmeri indian mallow	L
T	Acacia boormanii Snowy River wattle	L
T S	Acacia constricta whitethorn acacia	L
T	Acacia cultriformis knife acacia	L
T	Acacia farnesiana sweet acacia	L
S	Acacia glaucoptera clay wattle	L
T S	Acacia greggii catclaw acacia	L
T S	Acacia podalyriifolia pearl acacia	L
S Gc	Acacia redolens prostrate acacia	L
T S	Acacia saligna blue leaf wattle	L
T	Acacia stenophyla eumong/shoestring acacia	L
T S	Acacia subporosa subporosa acacia	L
S	Acacia vestita hairy wattle	L
T S	Acca sellowiana (Feijoa sellowiana) pineapple guava	L
P	Achillea clavennae silvery yarrow	L
P	Achillea filipendulina fern leaf yarrow	L
P	Achillea X kellerii kellerii achillea	L
Gc P	Achillea tomentosa woolly yarrow	L
S	Adenanthos drummondii woolly bush	L
S P	Aeonium spp. Canary Island rose	L
S P	Agave spp. agave	L
T	Agonis flexuosa peppermint tree	L
T	Allocasuarina verticillata (Casuarina stricta) coast beefwood	L
T S	Aloe spp. aloe	L
S	Aloysia triphylla lemon verbena	L
S	Alyogyne hakeifolia red centered hibiscus	L
S	Alyogyne huegelii blue hibiscus	L
T	Angophora cordifolia (Angophora costata) gum myrtle	L
P	Anigozanthos flavidus kangaroo paw	L
P	Anigozanthos viridis green kangaroo paw	L
S	Anisacanthus spp. desert honeysuckle	L
Gc V	Antigonon leptopus coral vine	L
Gc	Aptenia cordifolia ice plant (Aptenia)	L
V	Araujia sericifera cruel vine	L
T S	Arbutus unedo strawberry tree	L
S Gc	Arctostaphylos cultivars manzanita cultivars	L
S Gc	Arctostaphylos spp. manzanita	L
P	Arctotis hybrids African daisy	L
S Gc	Artemisia spp. (shrubby) sagebrush	L
Gc P	Artemisia spp. (herbaceous) tarragon/angel's hair etc.	L
P	Asclepias (wild species) milk/silk weed	L
P	Asplenium scolopendrium (Phyllitis) Hart's tongue fern	L
P	Asteriscus maritimus gold coin, Canary Island daisy	L
P	Babiana stricta hybrids baboon flower	L
S	Baccharis pilularis consanguinea coyote brush	L
S	Baccharis pilularis cvs. dwarf coyote brush	L

T S	Beaucarnea recurvata	L
S Gc	Berberis spp. barberry	L
S	Bougainvillea spp. bougainvillea	L
T	Brachychiton acerifolius flame tree	L
T	Brachychiton discolor Queensland lace bark	L
T	Brachychiton populneus bottle tree	L
T	Brachychiton rupestris Queensland bottle tree	L
T	Brahea armata blue hesper palm	L
T	Brahea edulis Guadalupe palm	L
P	Brodiaea spp. brodiaea	L
P	Bulbine frutescens stalked bulbine	L
T	Butia capitata pindo palm	L
S	Caesalpinea gilliesii desert bird of paradise	L
T S	Callistemon citrinus bottle brush	L
T S	Callistemon pinifolius pine-leafed bottlebrush	L
T S	Callistemon subulatus callistemon (subulatus)	L
S	Calocephalus brownii cushion bush	L
P	Camissonia cherianthifolia (Oenothera) beach evening primrose	L
S	Capparis spinosa caper bush L	L
S	Carpenteria californica bush anemone	L
S	Cassia artemesioides	L
S	Cassia bicapsularis (Cassia candolleana)	L
S	Cassia didymobotria	L
S	Cassia eremophila (Cassia nemophila) desert cassia	L
S	Cassia goldmanii	L
S	Cassia odorata	L
S	Cassia phyllodenia	L
	Cassia spectabilis (Cassia excelsa)	L
S	Cassia splendida	L
S	Cassia sturtii	L
S	Cassia tomentosa	L
S	Cassia wizlizeni shrubby cassia	L
T	Casuarina cunninghamiana river she-oak	L
T	Casuarina stricta	L
S Gc	Ceanothus cultivars ceanothus	L
T	Cedrus atlantica Atlas cedar	L
T	Cedrus deodora deodar cedar	L
T	Cedrus libani cedar of Lebanon	L
Gc	Cephalophyllum spp. ice plant (Cephalophyllum)	L
T	Ceratonia siliqua carob	L
T S	Cercis occidentalis western redbud	L
S	Cereus peruvianus Peruvian apple cactus	L
S	Chamelaucium uncinatum Geraldton wax flower	L
P	Chasmanthe aethiopica chasmanthe	L
P	Cheiranthus cheiri	L
T	X Chitalpa tashkentensis chitalpa	L
T	Chorisia speciosa floss silk tree	L
P	Clivia miniata Kaffir lily	L

S T	Comarostaphylis diversifolia	L
S	Convolvulus cneorum bush morning glory	L
Gc P	Convolvulus sabatius ground morning glory	L
S	Cordia parvifolia little leaf cordia	L
T	Cordyline australis New Zealand cabbage tree	L
P	Coreopsis auriculata'Nana' dwarf coreopsis	L
P	Coreopsis lanceolata coreopsis	L
P	Coreopsis verticilata cvs. threadleaf coreopsis	L
S	Correa spp. Australian fuchsia	L
T S	Cotinus coggygria smoke tree	L
S P	Cotyledon spp. cotyledon	L
S P	Crassula spp. crassula	L
P	Crocrosmia hybrids (Tritonia) montbrieta	L
T	Cupresses semervirens Italian cypress	L
S	Dalea bicolor dalea (bicolor)	L
Gc	Dalea greggii trailing indigo bush	L
Gc	Dalea orcutii Baja indigo bush	L
S	Dasylirion spp. desert spoon	L
P	Deschampsia caespitosa tufted hairgrass	L
	Diplacus	L
Gc	Dodonaea procumbens hopseed bush (procumbens)	L
S	Dodonaea viscosa hopseed bush	L
S	Dodonaea viscosa 'Purpurea' purple hopseed bush	L
S	Doryanthes palmeri spear lily	L
S	Dorycnium hirsutum hairy canary clover	L
Gc	Drosanthemum spp. ice plant (Drosanthemum)	L
P	Dyckia spp. dyckia	L
P Gc	Dymondia margaretae dymondia	L
S P	Echeveria spp. hens and chickens	L
S	Echinocactus spp. barrel cactus	L
P	Echinopsis spp. (Trichocereus spp.) torch cactus	L
S	Elaeagnus pungens silverberry	L
P	Elymus spp. wild rye	L
S	Eremophila glabra emu bush L	L
S	Eremophila maculata spotted emu bush	L
S	Eremophila racemosa Easter egg bush	L
P	Erysimum hyeraciifolium Siberian wallflower	L
P	Erysimum 'Jubilee' jubilee wallflower	L
P	Erysimum linifolium wallflower	L
P	Erysimum menziesii wallflower	L
P	Erysimum pulchellum wallflower	L
P	Erysimum 'Wenlock Beauty' Wenlock beauty wallflower	L
T	Erythrina americana (E.coralloides) naked coral tree	L
T	Erythryna X bidwillii coral tree	L
T	Erythrina caffra Kaffir bloom coral tree	L
T S	Erythrina crista-galli cockspur coral tree	L
T	Erythrina falcata coral tree (falcata)	L
T	Erythrina X sykesii Sykes coral tree	L

P	Eschscholzia californica California poppy	L
S	Espostoa lantana Peruvian old man cactus	L
T	Eucalyptus cinerea ash leaved gum, silver dollar tree	L
T	Eucalyptus citriodora lemon scented gum	L
T	Eucalyptus cladocalyx sugar gum	L
T	Eucalyptus formanii Forman's mallee	L
T	Eucalyptus gunnii cider gum	L
T	Eucalyptus kruseana book-leaf mallee	L
T	Eucalyptus lehmannii bushy yate	L
T	Eucalyptus leucoxylon white ironbark	L
T	Eucalyptus microtheca coolibah L	L
T	Eucalyptus polyanthemos silver dollar gum	L
T	Eucalyptus preissiana bell mallee	L
T	Eucalyptus robusta swamp mahogany	L
T	Eucalyptus rudis flooded gum	L
T	Eucalyptus sideroxylon red iron bark	L
T	Eucalyptus spathulata swamp mallee	L
T	Eucalyptus torquata coral gum	L
T	Eucalyptus viminalis manna gum	L
T	Eucalyptus woodwardii lemon flowered gum	L
P	Euphorbia characias euphorbia	L
S	Euphorbia milii crown of thorns	L
P	Euphorbia myrsinites euphorbia	L
S	Euphorbia pulcherrima poinsettia	L
S	Euryops pectinatus euryops/shrub daisy	L
P	Fascicularia pitcairnifolia fascicularia	L
T S	Feijoa sellowiana	L
S	Felicia fruticosa shrub aster	L
T	Ficus microcarpa 'Green Gem" green gem ficus	L
T	Ficus retusa nitida	L
S	Forestiera neomexicana desert olive	L
S	Garrya eliptica coast silktassel	L
S	Garrya flavescens ashy silktassel	L
P	Gasteria spp. mother-in-law's tongue etc.	L
T	Geijera parviflora Australian willow	L
P	Gladiolus spp. gladiolus	L
P	Goniolimon incanum (Limonium speciosum) statice	L
S	Graptopetalum spp. graptopetalum	L
S	Grevillea spp. grevillea	L
T	Grevillea robusta silk oak	L
P	Grindelia camporum gum plant	L
S	Hakea laurina sea urchin tree	L
S	Hakea suaveolens sweet hakea	L
S	X Halmiocistus B866sahucci halmiocistus	L
S	X Halmiocistus wintonensis halmiocistus	L
S	Halimium lasianthum sun rose	L
P	Haworthia spp. haworthia	L
P	Helianthemum nummularium helianthemum	L

S	Helichrysum rosemarinifolium	L
S	Heteromeles arbutifolia toyon	L
P	Homoglossum watsonium	L
S	Ilex vomitoria yaupon	L
P	Ipheion uniflorum (Tritelia) spring star flower	L
V	Ipomea indica (acuminata) blue dawn flower	L
T	Jatropha integerrima spicy jatropha	L
T	Jubaea chilensis Chilean wine palm	L
T	Juglans californica S. California black walnut	L
P	Juniperus californica California juniper	L
T	Juniperus spp. juniper	L
S	Justicia spicigera Mexican honeysuckle	L
P	Kalanchoe spp. kalanchoe	L
Gc P	Keckiella antirhinnoides yellow penstemmon	L
P	Kniphofia triangularis (galpinii) coral poker	L
P	Kniphofia uvaria red hot poker	L
T	Koelreuteria paniculata golden rain tree	L
T	Lagunaria patersonii primrose tree	L
Gc	Lampranthus spp. ice plant (Lampranthus)	L
S	Lantana camara lantana	L
S	Lantana montevidensis (sellowiana) trailing lantana	L
T S	Laurus nobilis sweet bay	L
T	Laurus 'Saratoga' Saratoga laurel	L
S	Lavandula spp. lavender	L
S	Lavatera assurgentiflora tree mallow	L
S	Leonotis leonurus lion's tail	L
T S	Leptospermum laevigatum Australian tea tree	L
T	Leucadendron argenteum Silver tree	L
S	Leucophyllum spp. purple sage, Texas ranger etc.	L
S	Leucospermum cordifolium nodding pincushion	L
P	Limonium commune var. californicum coastal statice	L
P	Limonium speciosum	L
P	Linaria purpurea toadflax	L
T	Lithocarpus densiflorus tanbark oak	L
S	Lobostemon fruiticosus eight-day-healing bush	L
S	Lonicera hispidula honeysuckle (hispidula)	L
S	Lonicera subspicata chaparral honeysuckle	L
S	Lupinus arboreus coastal bush lupine	L
P	Lychnis coronaria rose campion/crown pink	L
S	Lycium fremontii wolfberry	L
T	Lysiloma microphylla var. thornberi feather bush	L
V	Macfadyena unguis-cati cat's claw	L
S	Mahonia 'Golden Abundance' golden abundance mahonia	L
S	Mahonia lomariifolia Chinese holly grape	L
S	Mahonia nevinii Nevin mahonia	L
Gc	Mahonia repens creeping mahonia	L
S	Maireana sedifolia pearl bluebush	L
T S	Melaleuca armillaris bracelet honey-myrtle	L

T S	Melaleuca decussata totem poles (lilac melaleuca)	L
T S	Melaleuca elliptica granite honey-myrtle	L
S	Melaleuca fulgens melaleuca (fulgens)	L
S	Melaleuca huegelii chenile honey-myrtle	L
S	Melaleuca incana grey honey-myrtle	L
T	Melaleuca linariifolia flax leaf paper bark	L
T	Melaleuca nesophila pink melaleuca	L
T	Melaleuca squamea swamp honey-myrtle	L
T	Melaleuca styphelioides prickly-leaved paperback	L
S	Mimulus spp. (shrubby) monkey flower	L
P	Muhlenbergia rigens deer grass	L
S Gc	Myoporum X 'Pacificum' pacifica saltbush	L
S Gc	Myoporum parvifolium & cvs. myoporum	L
S	Myrica californica Pacific wax myrtle	L
S	Myrsine africana African boxwood	L
S	Myrtus communis true myrtle	L
S	Nandina domestica heavenly bamboo	L
P	Narcissus spp. daffodil	L
P	Nerine spp. nerine	L
T S	Nolina recurvata (Beaucarnea recurvata) bottle palm	L
Gc P	Oenothera berlandieri	L
P	Oenothera cherianthifolia	L
P Gc	Oenothera missouriensis	L
P Gc	Oenothera macrocarpa Ozark sundrops	L
P	Oenothera pallida evening primrose (pallida)	L
P	Oenothera rosea evening primrose (rosea)	L
Gc P	Oenothera speciosa Mexican/white evening primrose	L
Gc P	Oenothera speciosa 'Rosea' pink evening primrose	L
Gc P	Oenothera stubbei Baja evening primrose	L
P	Origanum spp. dittany/oregano etc.	L
P	Ornithogalum thyrsoides chincherinchee	L
Gc	Osteospermum spp. African daisy	L
S	Ozothamnus rosemarinifolius (Helichrysum) ozothamnus	L
T	Pachycormis discolor elephant tree	L
T	Pachypodium lamerei Madagascar palm	L
P	Panicum (native spp.) switch grass	L
T	Parkinsonia aculeata Mexican palo verde/ Jerusalem thorn	L
P Gc	Pelargonium sidoides geranium (sidoides)	L
P	Pelargonium tomentosum peppermint-scented geranium	L
P	Pennisetum alopecuroides black pennisetum	L
P	Pennisetum orientale Chinese fountain grass	L
P	Penstemon wild spp. penstemon (wild)	L
P	Phlomis caballeroi phlomis (caballeroi)	L
S P	Phlomis cashmeriana phlomis (cashmeriana)	L
P	Phlomis cretica phlomis (cretica)	L
S P	Phlomis fruticosa Jerusalem sage	L
S P	Phlomis italica phlomis (italica)	L
P	Phlomis lanata phlomis (lanata)	L

P	Phlomis purpurea phlomis (purpurea)	L
S	S Phlomis tuberosa phlomis (tuberosa)	L
T	Phoenix canariensis Canary Island date palm	L
T	Phoenix dactylifera date palm	L
S	Phormium tenax New Zealand flax	L
P	Phyllitis scolopendrium	L
T	Pinus attenuata knobcone pine	L
T	Pinus X attenuradiata knobcone-Monterey pine	L
T	Pinus brutia Calabrian pine	L
T	Pinus brutia ssp. eldarica eldarica pine	L
T	Pinus canariensis Canary Island pine	L
T	Pinus coulteri Coulter pine	L
T	Pinus eldarica	L
T	Pinus flexilis limber pine	L
T	Pinus halepensis Aleppo pine	L
T	Pinus monophylla single leaf pinyon pine	L
T	Pinus montezumae Montezuma pine	L
T	Pinus muricata bishop pine	L
T	Pinus torreyana Torrey pine	L
T	Pittosporum phillyraeoides willow pittosporum	L
S	Plecostachys serpyllifolia (Helichrysum) straw flower	L
S	Plumeria rubra frangipani	L
P	Polyanthes tuberosa tuberose	L
V	Polygonum aubertii silver lace vine	L
S P	Portulacaria afra elephant's food	L
T	Prosopis alba Argentine mesquite	L
T	Prosopis chilensis	L
T	Prosopis glandulosa Chilean mesquite	L
T	Prosopis glandulosa glandulosa Honey mesquite	L
T	Prosopis juliflora Arizona mesquite	L
T	Prosopis pubescens screwbean mesquite	L
T	Prosopis velutina velvet mesquite	L
S	Prostanthera rotundifolia round leaf mint bush	L
T S	Prunus lyonii Catalina cherry	L
T	Pseudobomax ellipticum shaving brush	L
V	Pseudogynoxys chenopodiodes (Senecio)	L
S	Psoralea pinnata blue pea	L
P	Puya spp. puya	L
P	Pyrethropsis hosmariense Moroccan daisy	L
T S	Pyrethrum roseum	L
P	Pyrrosia spp. felt fern	L
T	Quercus agrifolia coast live oak	L
T	Quercus chrysolepis canyon live oak	L
T	Quercus engelmannii mesa oak	L
T	Quercus ilex holly oak	L
T	Quercus suber cork oak	L
T	Quercus tomentella island oak	L
T	Quillaja saponaria soapbark tree	L

P	Ranunculus cortusaefolius buttercup	L
P	Ranunculus repens creeping buttercup	L
P	Ratibida columnifera Mexican hat	L
S	Rhamnus alaternus Italian buckthorn	L
S	Rhamnus californicus coffeeberry	L
P	Rhodohypoxis spp. rose grass	L
T	Rhus lancea African sumac	L
S	Rhus lentii pink-flowering sumac	L
S	Rhus trilobata squawbush	L
S	Rhus typhina staghorn sumac	L
S	Ribes aureum golden currant	L
S	Ribes indecorum white flowering currant	L
S	Ribes sanguineum red flowering currant	L
S	Ribes speciosum fuchsia flowering gooseberry	L
S Gc	Ribes viburnifolium evergreen currant	L
T	Robinia X ambigua locust	L
S	Rosa californica California wild rose	L
S	Rosa minutifolia Baja California wild rose	L
S P	Rosmarinus officinalis rosemary	L
P Gc	Rosemarinus 'Prostratus' trailing rosemary	L
S	Ruellia X brittoniana dwarf ruellia	L
P	Ruscus spp. butcher's broom	L
S	Salvia argentea silver sage	L
P	Salvia azurea grandiflora prairie sage	L
P	Salvia 'Bee's Bliss' bee's bliss sage	L
P	Salvia chamaedryoides blue sage	L
S P	Salvia coahuilensis Coahuila sage	L
P	Salvia 'Dara's Choice' Sonoma sage	L
P	Salvia dorrii purple sage	L
S	Salvia grahamii	L
S	Salvia greggii & hybrids autumn sage	L
S P	Salvia leucantha Mexican bush sage	L
S	Salvia leucophylla purple sage	L
S	Salvia mellifera black/green sage	L
S	Microphylla cherry/Graham sage	L
P S	Salvia muelleri royal purple autumn sage	L
P S	Salvia spathacea hummingbird/pitcher sage	L
P	Salvia thymoides blue salvia	L
T S	Sambucus spp. elderberry	L
S P	Santolina spp. lavender cotton	L
T	Schinus polygamous Peruvian pepper tree	L
P Gc	Sedum spp. stone crop	L
P	Sempervivum spp. house leek	L
P	Senecio cineraria dusty miller	L
S	Senecio flaccidus var. douglasii bush groundsel	L
Gc	Senecio mandraliscae kleinia	L
S	Senna artemesioides (Cassia artemesioides) feathery cassia/senna	L
S	Senna bicapsularis (Cassia candolleana) New Zealand cassia/senna	L

S	Senna didymobotrya (Cassia didymobotrya) senna/cassia didymobotrya	L
S	Senna multiglandulosa (Cassia tomentosa) wooly senna	L
S	Senna odorata (Cassia odorata) senna/cassia (odorata)	L
S	Senna polyantha (Cassia goldmanii) Goldman's senna/cassia	L
S	Senna phyllodenia (Cassia phyllodenia) silver cassia/senna	L
S	Senna spectabilis (Cassia excelsa) senna/cassia (spectabilis/excelsa)	L
S	Senna splendida (Cassia splendida) golden wonder	L
S	Senna sturtii (Cassia sturtii) Sturt's cassia/senna	L
P	Silene spp. moss pink/campion	L
P	Sinningia tubiflora velvet slipper	L
P	Sisyrinchium bellum blue-eyed grass	L
V	Solanum xantii purple nightshade	L
S Gc	Sollya heterophylla Australian bluebell creeper	L
T S	Sophora secundiflora Texas mountain laurel	L
P	Sphaeralcea spp. desert/globe mallow	L
P	Sprekelia formosissima Aztec lily	L
P	Stachys albotomentosa betony	L
P	Stipa cernua nodding feather grass	L
P	Stipa gigantea giant needle grass	L
P	Stipa lepida foothill stipa	L
P	Stipa stipa spinosa desert bunch grass	L
P	Stipa tenuissima Mexican feather grass	L
S	Styrax officinale californicum California storax	L
P S	Sutera spp. sutera	L
S	Symphoricarpus albus snowberry	L
T	Tagetes lemmoni mountain marigold	L
T S	Tanacetum coccinium (Pyrethrum roseum) painted daisy	L
P	Tanacetum haradjanii tansy	L
T S	Tecoma stans yellow bells	L
P Gc	Teucrium chamaedrys germander	L
S Gc	Teucrium cossonii Majorcan germander	L
S	Teucrium fruticans bush germander	L
S	Teucrium marum cat thyme	L
P	Thalictrum fendleri var. polycarpum meadow rue	L
T	Toona sinensis (Cedrela sinensis) Chinese toon	L
P	Trichocereus spp.	L
P	Tricyrtis hirta toad lily	L
Gc	Trifolium fragiferum O'Connor O'Conners legume (revegetation use)	L
P	Tritelia laxa Ithuriel's spear	L
P	Urginea maritima sea squill	L
P	Verbascum bombiciferum mullein	L
P	Verbascum phoeniceum purple mullein	L
Gc P	Verbena gooddingii Goodding verbena	L
Gc P	Verbena lilacina lilac verbena	L
Gc P	Verbena peruviana Peruvian verbena	L
Gc P	Verbena tenuisecta moss verbena	L
T	Vitex agnus-castus chaste tree	L
V	Vitis californica California wild grape	L

V	Vitis girdiana desert grape	L
T	Washingtonia filifera California fan palm	L
T	Washingtonia robusta Mexican fan palm	L
S	Westringia fruiticosa (rosmariniformis) coast rosemary	L
S	Westringia glabra violet westringia	L
S	Westringia longifolia westringia (longifolia)	L
S	Westringia raleighi Raleigh westringia	L
S	Westringia 'Wynyabbie Gem' Wynyabbie gem westringia	L
P	Xanthorrhoea spp. grass tree	L
S T	Yucca spp. yucca	L
T	Zelkova serrata saw leaf zelkova	L
T	Ziziphus jujuba Chinese jujube	L

T	Acacia pennatula pennatula acacia	VL
T	Acacia smallii desert sweet acacia	VL
S	Adenostoma fasciculatum chamise	VL
T S	Adenostoma sparsifolium red shanks/ribbonwood	VL
T	Aesculus californica California buckeye	VL
P	Amaryllis belladona naked lady	VL
S T	Arctostaphylos diversiloba (Comarostaphylis diversiloba) summer holly	VL
P	Arum italicum Italian Arum	VL
P	Asteriscus sericeus	VL
S Gc	Atriplex spp. saltbush	VL
S	Baccharis sarothroides desert broom	VL
S Gc	Baccharis 'Centennial' bentennial baccharis	VL
S	Calliandra californica Baja fairy duster	VL
S	Calliandra eriophylla fairy duster	VL
S	Carnegiea gigantea saguaro	VL
S Gc	Ceanothus spp. California lilac	VL
S	Cephalocereus spp. old man cactus	VL
T	Cercidium floridum	VL
T	Cercidium microphyllum little leaf palo verde	VL
T	Cercidium praecox Sonoran palo verde	VL
S	Cercocarpus betuloides mountain ironwood	VL
S	Cercocarpus minutiflorus San Diego mountain mahogany	VL
T	Chilopsis linearis desert willow	VL
V	Clematis lasiantha pipestem clematis	VL
V	Clematis pauciflora small flowered clematis	VL
S	Cleome isomeris bladder pod	VL
P	Coreopsis gigantea giant coreopsis	VL
P	Coreopsis maritima sea dahlia	VL
T	Cupressus arizonica ssp. arizonica Cuayamaca cypress	VL
T	Cupressus arizonica var.glabra smooth Arizona cypress	VL
T	Cupressus guadalupensis forbesii tecate cypress	VL
S	Dendromecon spp. bush poppy	VL
T	Dracaena draco dragon tree	VL
P	Dudleya spp. dudleya, live forever	VL
P	Encelia californica California encelia	VL

S	Encelia farinosa brittle bush	VL
P	Epilobium spp.(Zauchneria) California fuchsia	VL
S P	Eriogonum spp. buckwheat	VL
P	Eriophyllum confertiflorum golden yarrow	VL
T	Eucalyptus macranda long flowered marlock	VL
S	Euphorbia rigida euphorbia	VL
S	Euphorbia tirucalli milk bush	VL
S	Fallugia paradoxa Apache plume	VL
S	Ferocactus spp. barrel cactus	VL
S	Fouquieria splendens ocotillo	VL
S	Fremontodendron spp. flannel bush	VL
S	Galvesia juncea Baja bush-snapdragon	VL
S	Galvesia speciosa island bush snapdragon	VL
S	Garrya fremontii Fremont silktassel	VL
S	Hesperaloe funifera Coahuilan hesperaloe	VL
S	Hesperaloe parviflora red/ yellow yucca	VL
S	Isocoma spp. (Haplopappus) goldenbush	VL
Gc	Iva hayesiana poverty weed	VL
S	Justicia californica chuparosa	VL
Gc P	Keckiella cordifolia heart-leaved penstemmon	VL
P	Larrea tridentata creosote	VL
P	Lemaireocereus thurberi	VL
S P	Lobelia laxiflora Mexican bush lobelia	VL
P	Lotus scoparius deer weed	VL
T	Lyonothamnus floribundus Catalina ironwood	VL
S	Malacothamnus fasciculatus bush mallow	VL
S	Malosma laurina (Rhus laurina) laurel sumac	VL
T	Melia azedarach chinaberry	VL
P	Monardella villosa coyote mint	VL
P	Muscari macrocarpum grape hyacinth	VL
P	Nassella cernua nodding needlegrass	VL
P	Nassella lepida foothill needlegrass	VL
P	Nassella pulchra purple needlegrass	VL
P	Nassella tenuissima Texas needle grass	VL
P	Nauplius sericeus (Asteriscus sericeus) Canary island daisy	VL
S P	Nolina spp. bear grass	VL
P	Oenothera fruiticosa golden sundrops	VL
S	Opuntia spp. prickly pear/cholla	VL
T	Parkinsonia florida (Cercidium floridum) blue palo verde	VL
T	Pinus edulis pinyon pine	VL
T	Pinus sabiniana foothill/Gray pine	VL
T S	Prunus ilicifolia holly leaf cherry	VL
T S	Quercus berberidifolia California scrub oak	VL
T	Quercus douglasii blue oak	VL
T S	Quercus dumosa Nutall's scrub oak	VL
T	Quercus wislizeni interior live oak	VL
P	Ranunculus californicus California buttercup	VL
Gc	Rhagodia deltophylla rhagodia	VL

S	Rhamnus croceus redberry	VL
S	Rhamnus croceus ilicifolia hollyleaf redberry	VL
S	Rhus integrifolia lemonade berry	VL
S	Rhus laurina	VL
S	Rhus ovata sugar bush	VL
S	Ribes malvaceum chaparral currant	VL
S P	Romneya coulteri Matilija poppy	VL
S	Ruellia californica rama parda	VL
S	Salvia apiana white sage	VL
P	Salvia californica Baja California sage	VL
S	Salvia clevelandii & hybrids Cleveland/Alan Chickering etc.	VL
S	Salvia munzii San Miguel Mountain sage	VL
T	Schinus molle California pepper tree	VL
S	Shepherdia argentea silver buffaloberry	VL
S	Simmondsia chinensis jojoba	VL
P	Stenocereus thurberi (Lemaireocereus) organ pipe cactus	VL
P	Stipa pulchra feather grass	VL
S P	Trichostema lanatum woolly/mountain blue curls	VL
S P	Trichostema parishii	VL
S	Viguiera laciniata San Diego County viguiera	VL
S P	Xylococcus bicolor mission manzanita	VL
P	Zauschneria spp.	VL
	Note: Many Echinocactus spp. are now in other genera including Ferrocactus, Echinopsis, Parodia, Sclerocactus and others	