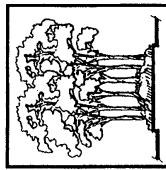


DISTRICT IDENTIFICATION MATRIX

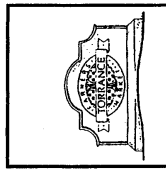
◆ North Torrance District - Commercial Boulevard Environment

Figure III-1

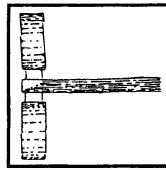
Streetscape Palette



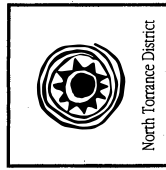
Median



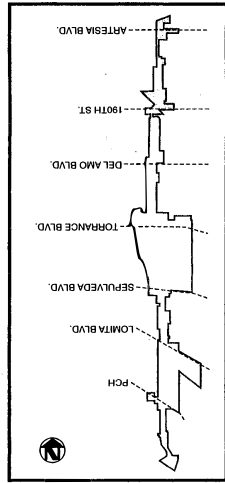
District Signage



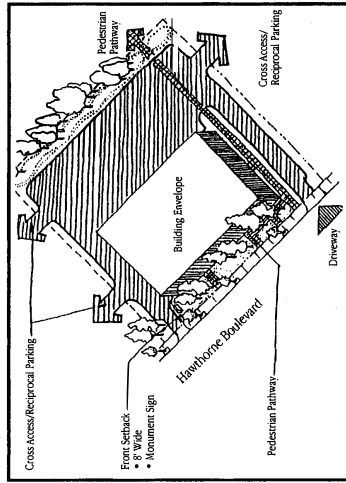
Lights



North Torrance District
District Logo



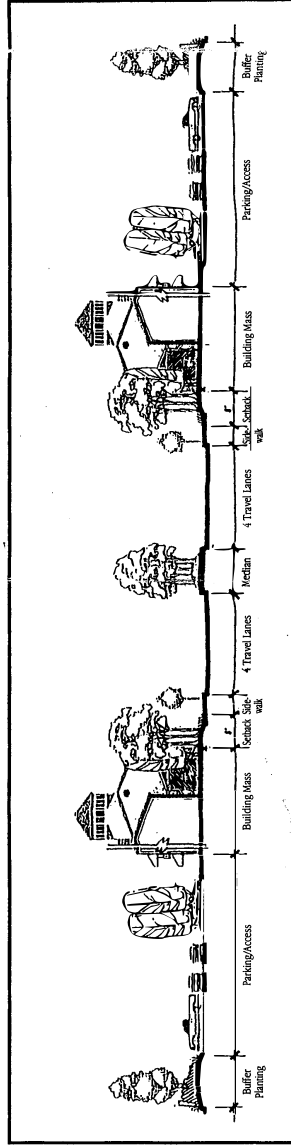
Key Map



Typical Site Plan Concept

Urban Design Criteria

- 1 **Streetscape** - Medians will be planted with random clusters of Eucalyptus and Melaleuca trees with Escallonia and Lavender Cotton as shrubs and groundcover. Replace existing sidewalk trees with New Zealand Christmas trees.
- 2 **Street Setback Area (Private Property)** - Eucalyptus trees will be planted in random clusters, with Escallonia as shrubs, and Lavender cotton and turf as groundcover within the required 8' setback behind public R.O.W.
- 3 **District Color** - Forest Green (Pantone Matching System Reference #561). It is encouraged that private signage hardware, parking lot lights and on-site hardware/amenities be painted Forest Green.
- 4 **Pedestrian Pathway/Paving** - 12" x 12" terra cotta tiles or compatible colored concrete will be used in the North Torrance District.
- 5 **Parking Lot Lighting Standards** - A contemporary style lighting standard that is painted/thermoset the district color is acceptable. Historic or period style lighting standards are not recommended. If the district color is not used, the light standard shall not be painted.
- 6 **Sign Parameters** - "Ground Hugging" monument signs with contemporary base. Hardware is encouraged to be painted district color.
- 7 **Special Items/Requirements**
 - City entry program.



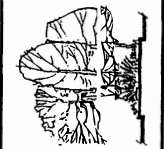
III-6 Typical Cross Section

DISTRICT IDENTIFICATION MATRIX


◆ Promenade District - Commercial Boulevard Environment

Figure III-2

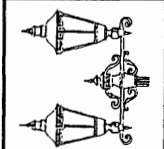
Streetscape Palette




Median Design



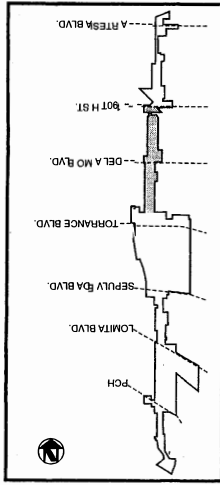
District Signage



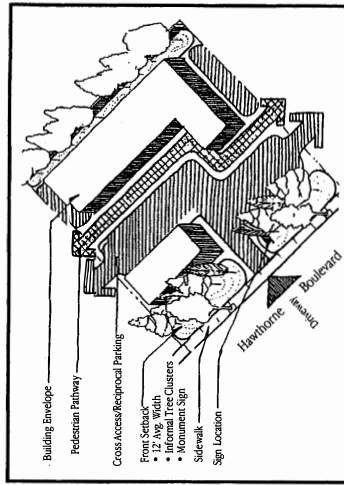
Lights



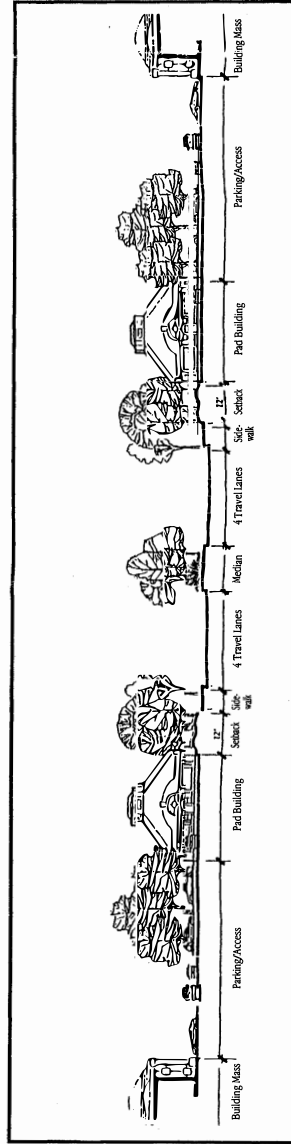
Promenade District
District Logo



Key Map



Typical Site Plan Concept



III-7 Typical Cross Section

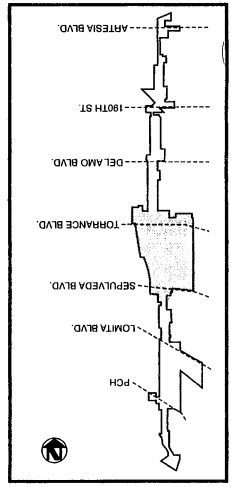
Urban Design Criteria

- 1 Streetscape** - Medians will be planted with random clusters of Bradford Pear, Brisbane Box and Australian Willows. Day Lily and Gazania shall be planted as shrub and groundcover in the medians. Replace existing sidewalk trees with Brisbane Box.
- 2 Street Setback Area** - Mixture of Evergreen Bradford Pear, Brisbane Box and Australian Willow, with Day Lilies as shrubs, and Gazania and turf as groundcover within the required 12' setback behind public R.O.W.
- 3 District Color** - Burgundy (Pantone Matching System Reference #505). It is encouraged that private signage hardware, parking lot lights and on-site hardware/amenities be painted Burgundy.
- 4 Pedestrian Pathway/Paving** - Brick pavers or compatible colored concrete.
- 5 Parking Lot Lighting Standards** - A pole mounted light with a double lantern appearance, painted/thermoset the district color is acceptable. A good example of such a standard is Western Lighting stand-off fixture "Copenhager" (FXCPS130). If the district color is not used, the light standard shall not be painted.
- 6 Sign Parameters** - "Ground Hugging" monument signs with rock or cobble base.

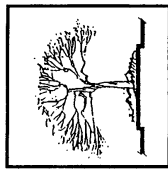
DISTRICT IDENTIFICATION MATRIX

◆ Del Amo Business District - Downtown Urban Center Environment

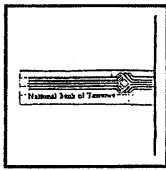
Figure III-3



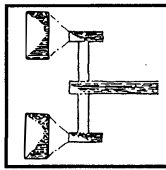
Streetscape Palette



Median Design



District Signage



Lights



1 Streetscape - Formal plantings of Jacaranda with Agapanthus, Sea Lavender and Dwarf Coyote Brush in center median along Hawthorne Boulevard. Bradford Pears as street trees on Torrance and Sepulveda Boulevard and on Madrona Avenue.

2 Street Setback Area - On Hawthorne Boulevard, a mixture of Jacaranda, Tipu and Coral Trees. On Torrance Boulevard, Eucalyptus trees with Jacaranda trees at key entries. On all other street frontages, Jacarandas will be used. Throughout, Agapanthus will be used as shrubs, and Dwarf Coyote Brush and turf for groundcover.

3 District Color - Purple "Eggplant" (Pantone Matching System Reference #255). It is encouraged that private signage, hardware, parking lot lights and on-site hardware/amenities be painted Dark Purple.

4 Pedestrian Pathway/Paving - Smooth finish concrete (buff color) with 4' x 4' saw cuts, 12" x 12" tiles (granite look) strip accents.

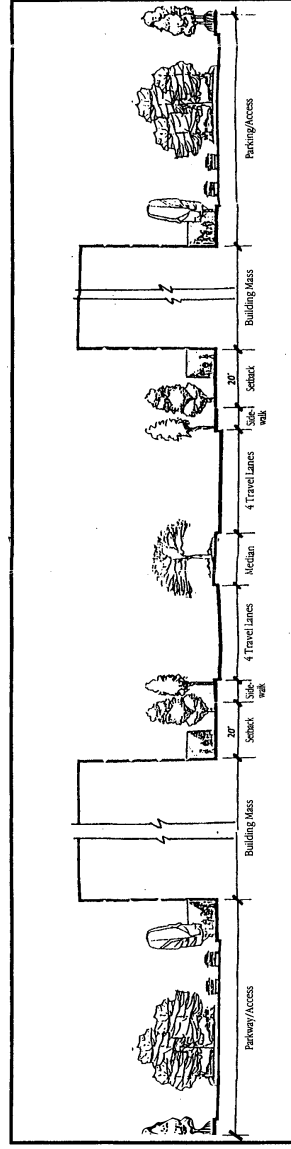
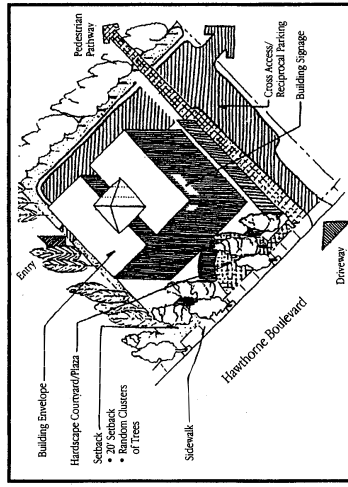
Urban Design Criteria

5 Parking Lot Light Standards - A contemporary lighting style with a twin mounted, torchier style fixture is acceptable. A good example is KIM LIGHTING, WTC-2 or similar with metal halide using custom thermoset polyester color. If the district color is not used, the light standard should not be painted.

6 Sign Parameters - "Ground Hugging" monument signs with smooth finish stone base.

Special Items/Requirements

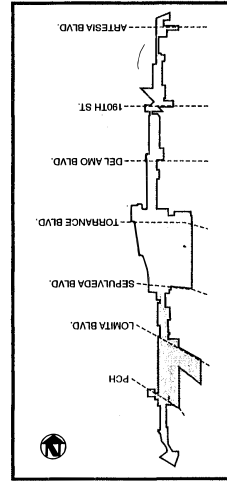
- Establish pedestrian circulation system that connects individual projects and that links buildings, the transit center and bus stops.
- Seek unique ways to connect individual development projects within the district through landscape, hardscape, architecture and pedestrian paths.
- Directional sign program in median.



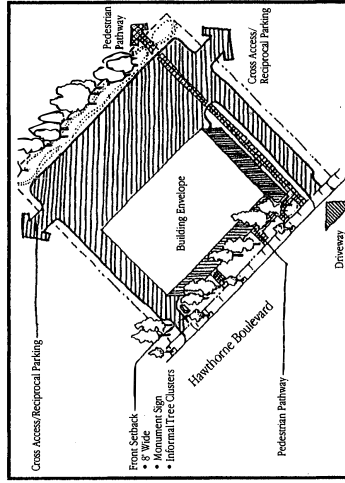
DISTRICT IDENTIFICATION MATRIX

◆ Meadow Park District - Commercial Boulevard Environment

Figure III-4

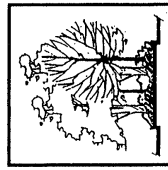


Key Map

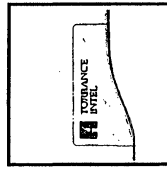


Typical Site Plan Concept

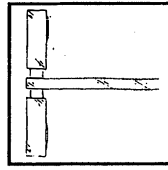
Streetscape Palette



Median Design



District Signage

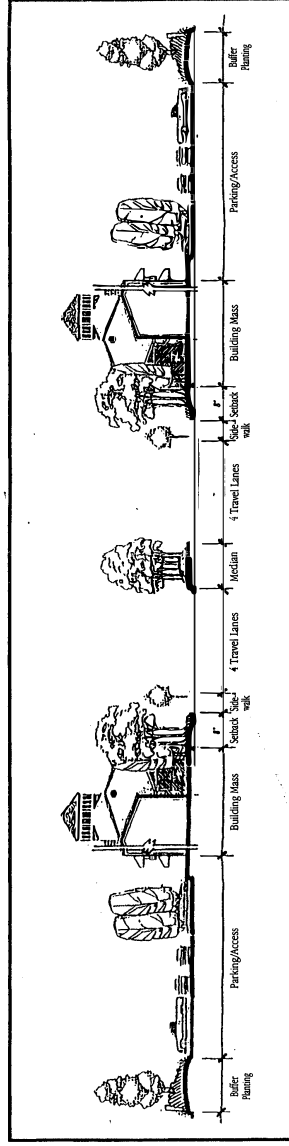


Lights



Urban Design Criteria

- Streetscape** - Tulip Tree and existing Pine trees with Natal Plum and Star Jasmine in informal clusters in the medians. Replace existing sidewalk trees with Brisbane Box.
- Street trees** within the Hawthorne Boulevard/Pacific Coast Highway Intersection Area to be Eucalyptus, Desert Gum.
- Street Setback Area** - Random clusters of Eucalyptus, Melaleuca and Brisbane Box, planted with Natal Plum as shrubs, and Star Jasmine and turf as groundcover within the required 8' setback behind the public R.O.W.
- Within Hawthorne Boulevard/Pacific Coast Highway Intersection Area**, Eucalyptus trees shall be planted at each of the four corners, with Grape Myrtle trees used throughout, planted with Natal Plum as shrubs and Evergreen Candytuft and turf as groundcover.
- Streetscape** - Tulip Tree and existing Pine trees with Natal Plum and Star Jasmine in informal clusters in the medians. Replace existing sidewalk trees with Brisbane Box.
- District Color** - Matte Black (Pantone Matching System Reference #419). It is encouraged that private signage, hardware, parking for lights and on-site hardware amenities be painted Matte Black.
- Pedestrian Pathway/Paving** - Stone pavers or compatible colored concrete.
- Parking Lot Light Standards** - A twin mounted "shoebox" style lighting fixture is acceptable. A good example is KIM LIGHTING, EKG Shoebox or similar, high pressure sodium, with standard thermostat black paint. If the district color is not used, the light standard shall not be painted.
- Sign Parameters** - "Ground Hugging" monument signs with black matte finish base preferred.
- Special Issues** - Special Streetscape and Street Setback Area landscaping requirements in the Hawthorne Boulevard/Pacific Coast Highway Intersection Area.



III-9 Typical Cross Section

DISTRICT IDENTIFICATION MATRIX

◆ WALTERIA DISTRICT - Urban Village Environment

Figure III-5

