

V. DESIGN GUIDELINES

A. PURPOSE AND INTENT

The American Beauty Specific Plan Design Guidelines are statements which express the desired character of future development for the project area. They are the design criteria which will be adhered to with each development proposal within the Specific Plan area, and apply to four main topical areas: architecture, streetscape elements, landscape architecture and signage. The developer of each planning area and land use designation within the Planning areas will be able to draw from this and expand upon these concepts in order to maximize the success of the development consistent with market needs, aesthetic satisfaction, and community goals.

The Design Guidelines are intended to be implemented at two levels: First, general design statements and guidelines have been established which may be applied site-wide to achieve an overall consistency and quality development on a broad scale for such features as overall landscaping open space, and community design guidelines. Included in this level are design standards for community landscape features, and streetscapes, down to such details as appropriate building mass and scale. This level also sets forth parameters for architectural design of residential and commercial structures.

The second level of Project Design Guidelines analyzes the individual planning areas within the Specific Plan and focuses on the special design considerations of each area. Differences exist between Planning Areas as a result of land use, access and location. The planning area descriptions and matrix (see Exhibit V-2) have been compiled to objectively determine the special design considerations that shall be adhered to for each Planning Area. To illustrate the planning area matrix, the design consideration map (Exhibit V-3) targets these areas that require special attention through design features. The final selection of product types and materials will be determined at Specific Plan Site Plan Review based on these parameters.

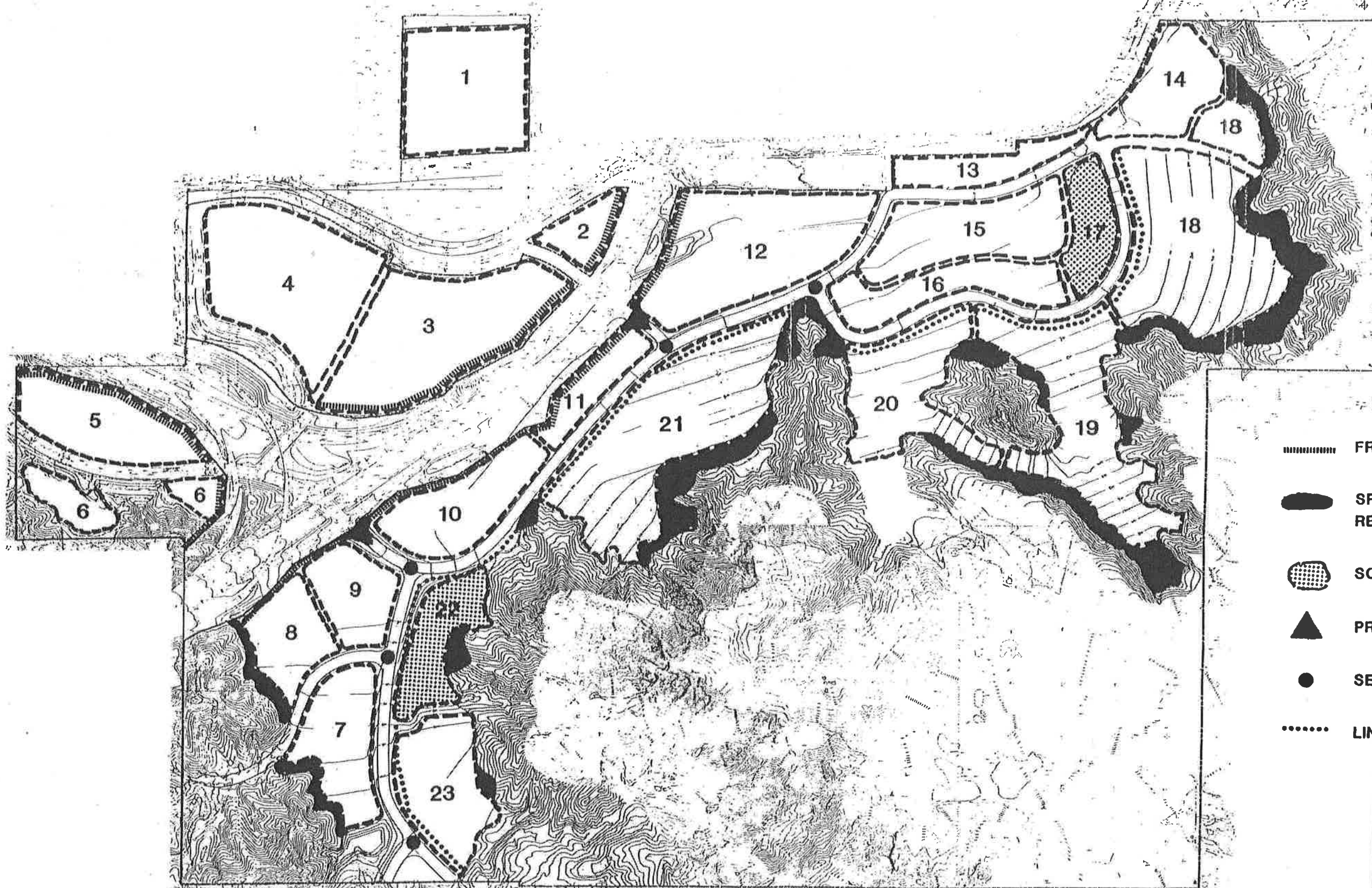
The purpose of the Design Guidelines are as follows:







- o To provide the County of Los Angeles with the necessary assurance that the Specific Plan area will develop in accordance with the quality and character proposed herein;

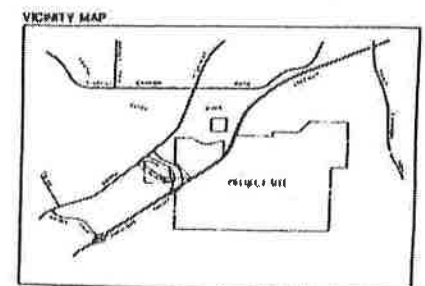
DESIGN CONSIDERATION MATRIX

Planning Area	Freeway Edge Zone	Located at Primary Entries and Secondary/Tertiary Intersections	Special Grading Design	Slope Planting Required	Special Setback Requirements	Varied Height Requirements
1						
2	X			X	X	X
3	X			X	X	X
4				X		
5	X			X		
6	X			X	X	X
7		X	X	X		
8	X		X	X	X	X
9	X	X		X	X	X
10	X	X		X	X	X
11	X	X		X	X	X
12	X	X		X	X	X
13						
14			X	X		
15						
16		X				
17						
18			X	X		
19			X	X		
20			X	X		
21		X	X	X		
22		X	X	X		
23			X	X		

**DESIGN
CONSIDERATION
MAP**



-  **FREWAY EDGE ZONE**
-  **SPECIAL GRADING DESIGN REQUIREMENTS**
-  **SCHOOL/PARK**
-  **PRIMARY ENTRY**
-  **SECONDARY/TERTIARY ENTRIES**
-  **LINEAL PARK**



**AMERICAN BEAUTY
SPECIFIC PLAN**



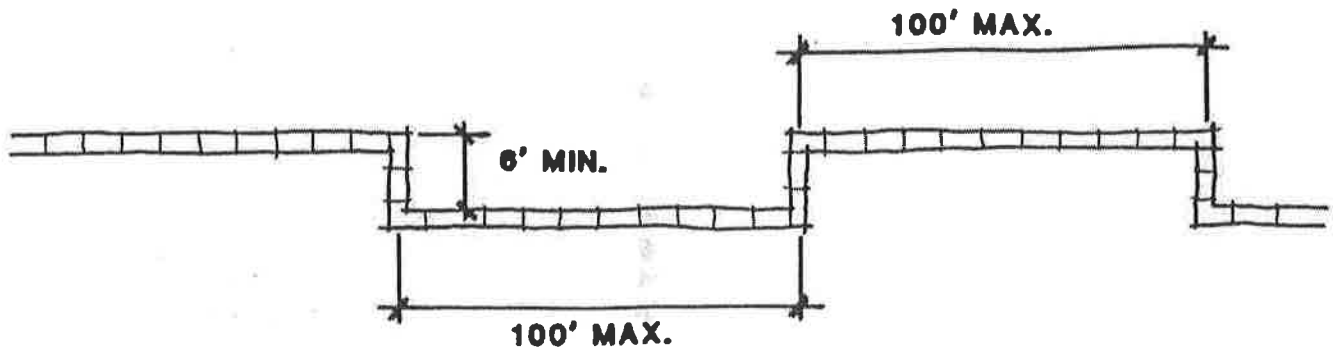
- o To provide guidance to County staff, Planning Commission and the Board of Supervisors in the review of future development projects in the Specific Plan area; and
- o To include cost considerations and marketability effects in Design Guideline applications.

The design guidelines which are contained in this document, have been developed as a method of controlling the overall community design statement. The guidelines seek to achieve a cohesive design fabric in those areas of the development where continuity is desirable, but which cannot be achieved through other mechanisms due to generality or limited scope.

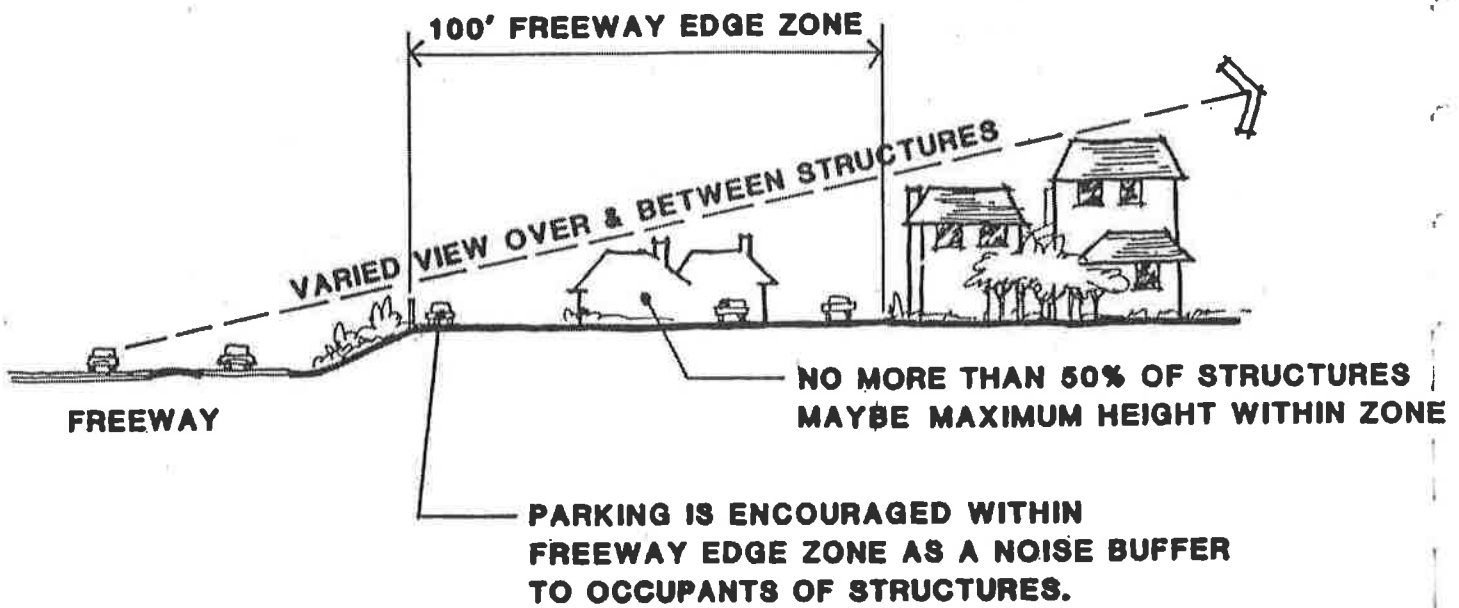
Areas Affected by Freeway Edge Zone

Situated along the freeway, Planning Areas 5, 6, 9, 10, 11, and (optionally 2) are zoned commercial. Treatment of these planning areas along the freeway will be significantly different than the treatment of the residential planning areas. To achieve an aesthetically acceptable view of the areas, freeway landscape zones have been established uniformly which require a specified planting, berming and fencing treatment. See Exhibits V-5 to V-9. Within these zones it is encouraged that at least 50% of the parking be located on the side or rear of the structures closest to the freeway side of the planning areas. This will serve as a noise buffer while maintaining visual interest along the freeway corridor. The commercial structures in accordance with the commercial regulations will have varied height limits and building envelopes which will provide visual relief from otherwise unbroken facades and roof lines.

Planning Areas 3, 8, 12, and optionally 2 are zoned R-3(25) ← multi-family residential. Portions of these planning areas lie within the freeway landscape zone (within the 100-foot setback as shown on Exhibit V-3) and are required to follow the planting, berming, and fencing treatment as specified on Exhibit V-6. It is encouraged, when parking structures are detached, to mitigate noise by locating parking closest to the freeway side of the planning areas. As in the commercial areas these parking structures and/or areas will be screened by the use of fencing and landscaping. The height of the residential structures within the freeway zone will be varied to create offsets in height by requiring that only 50% of the structures in this zone be permitted the maximum height, to the extent that said structure is within the freeway zone. Those structures within this zone will have a varying setback as measured from the freeway (see Exhibit V-7).

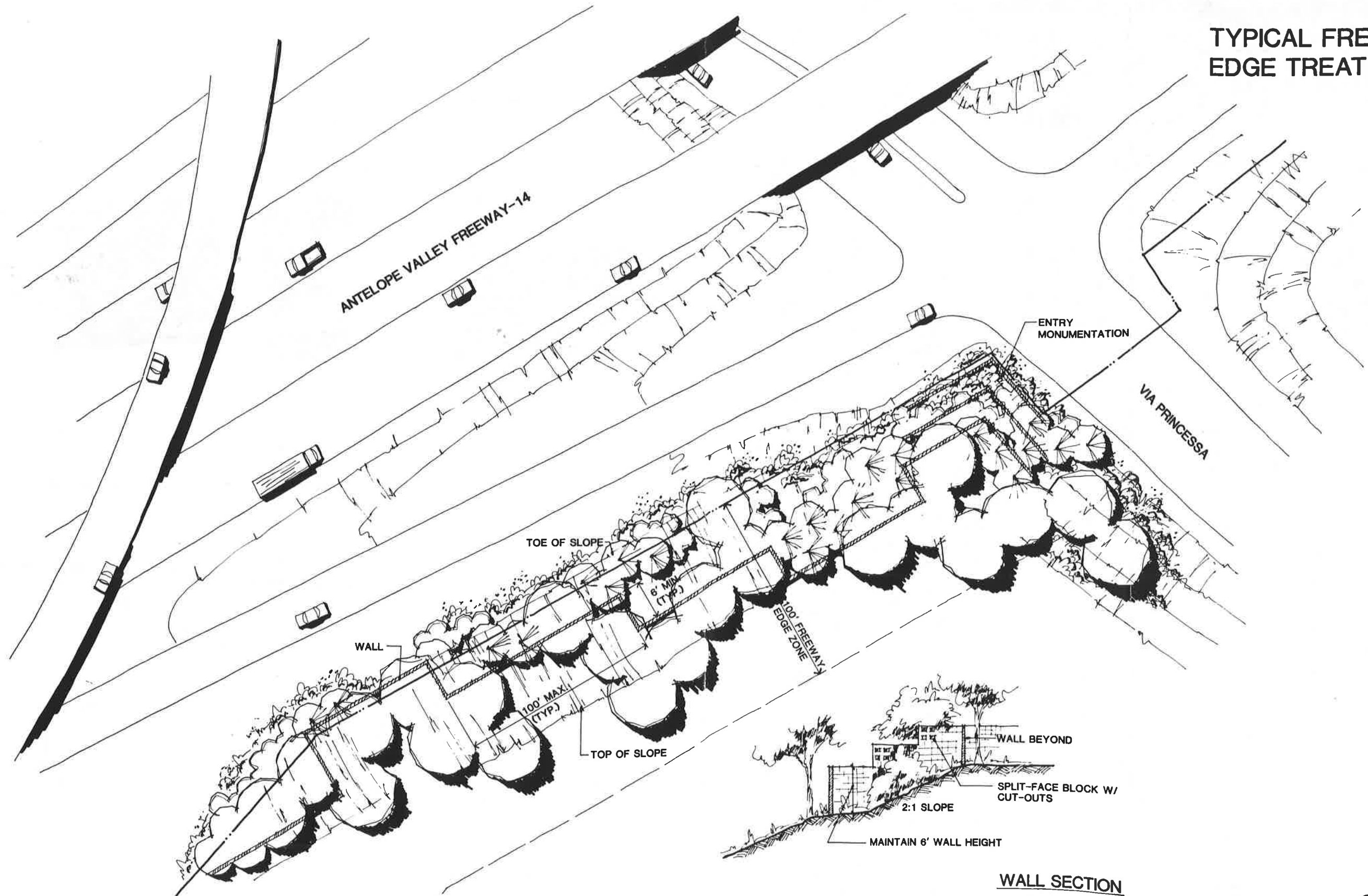


FREWAY EDGE WALL

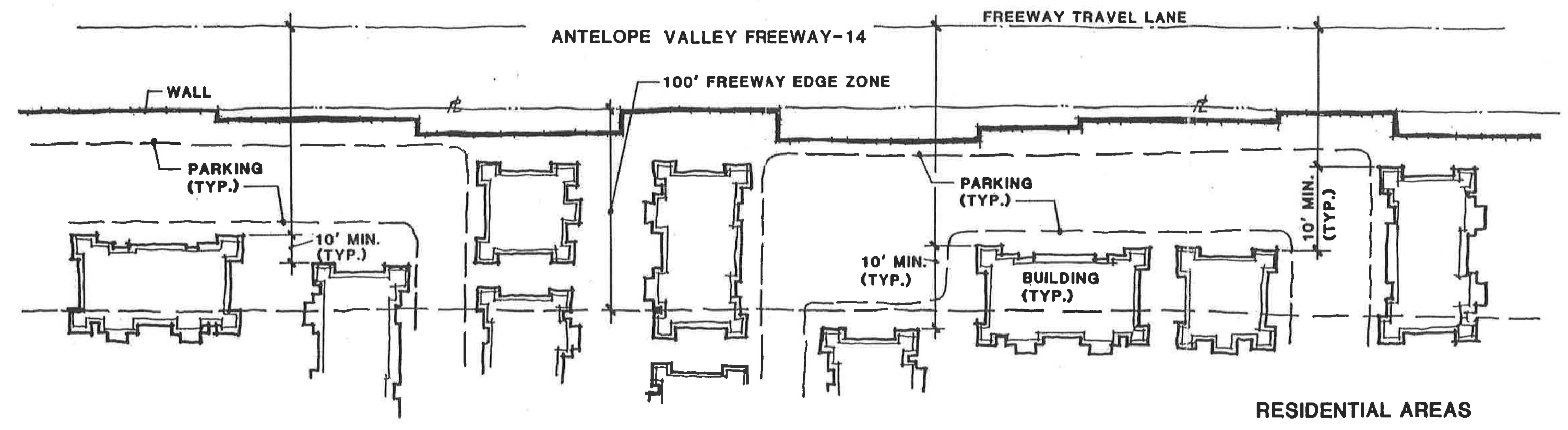
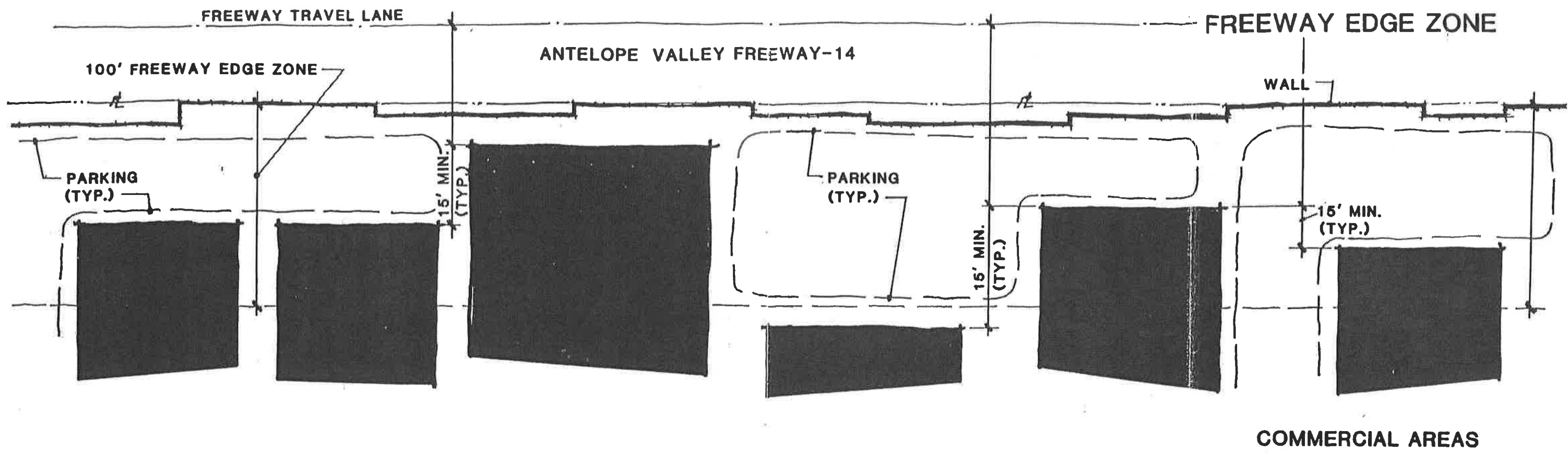


240 NEWPORT CENTER DRIVE SUITE 215
NEWPORT BEACH, CA 92660 (714) 840-4911

TYPICAL FREEWAY
EDGE TREATMENT

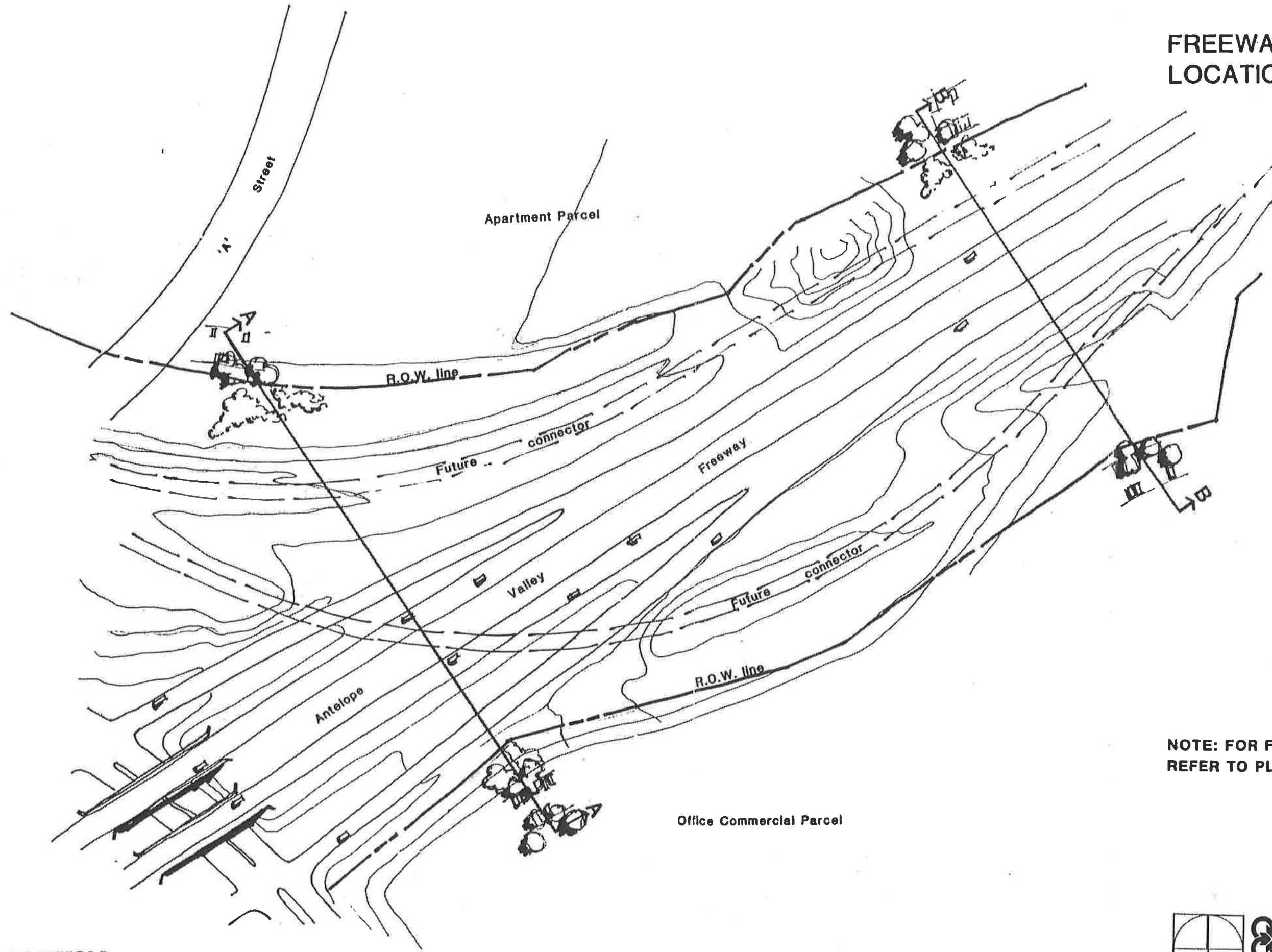


AMERICAN BEAUTY
SPECIFIC PLAN



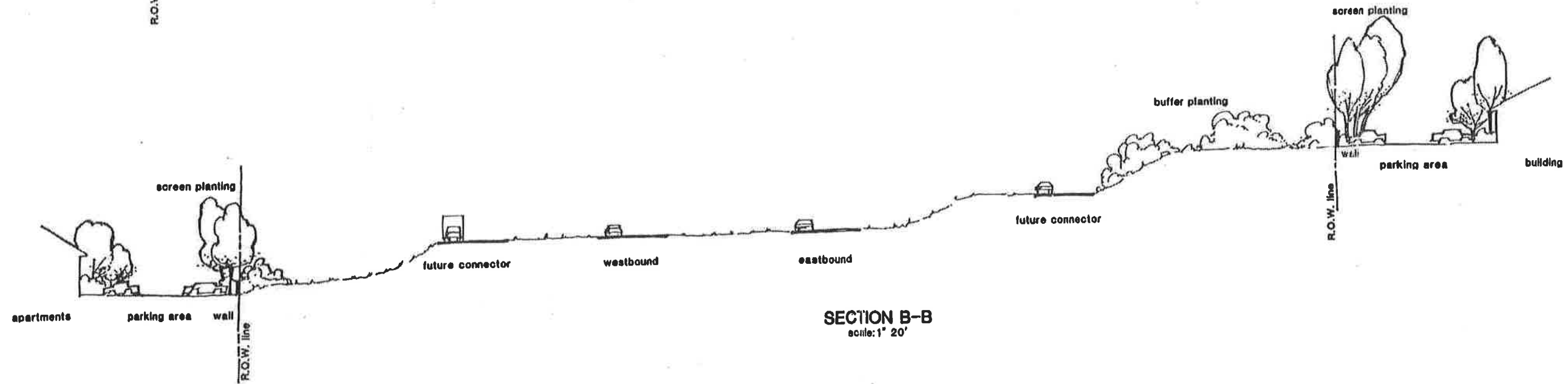
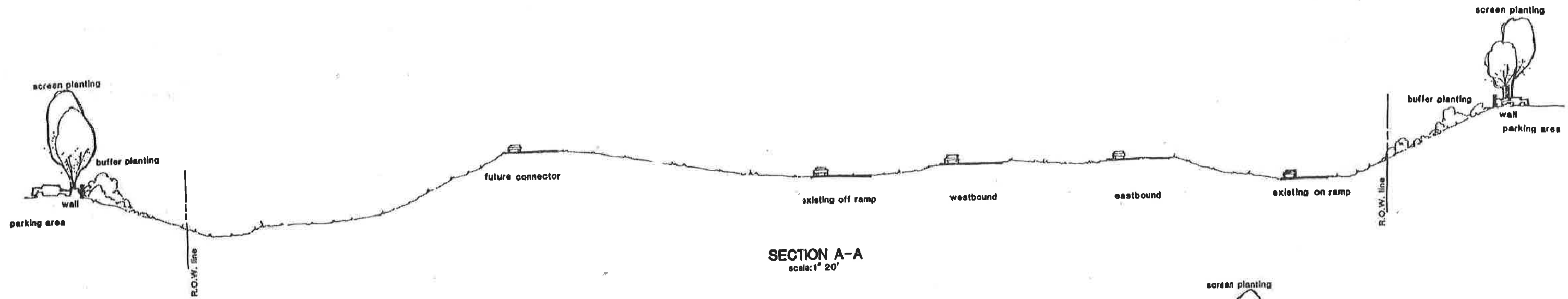
AMERICAN BEAUTY SPECIFIC PLAN

FREEWAY SECTION LOCATION

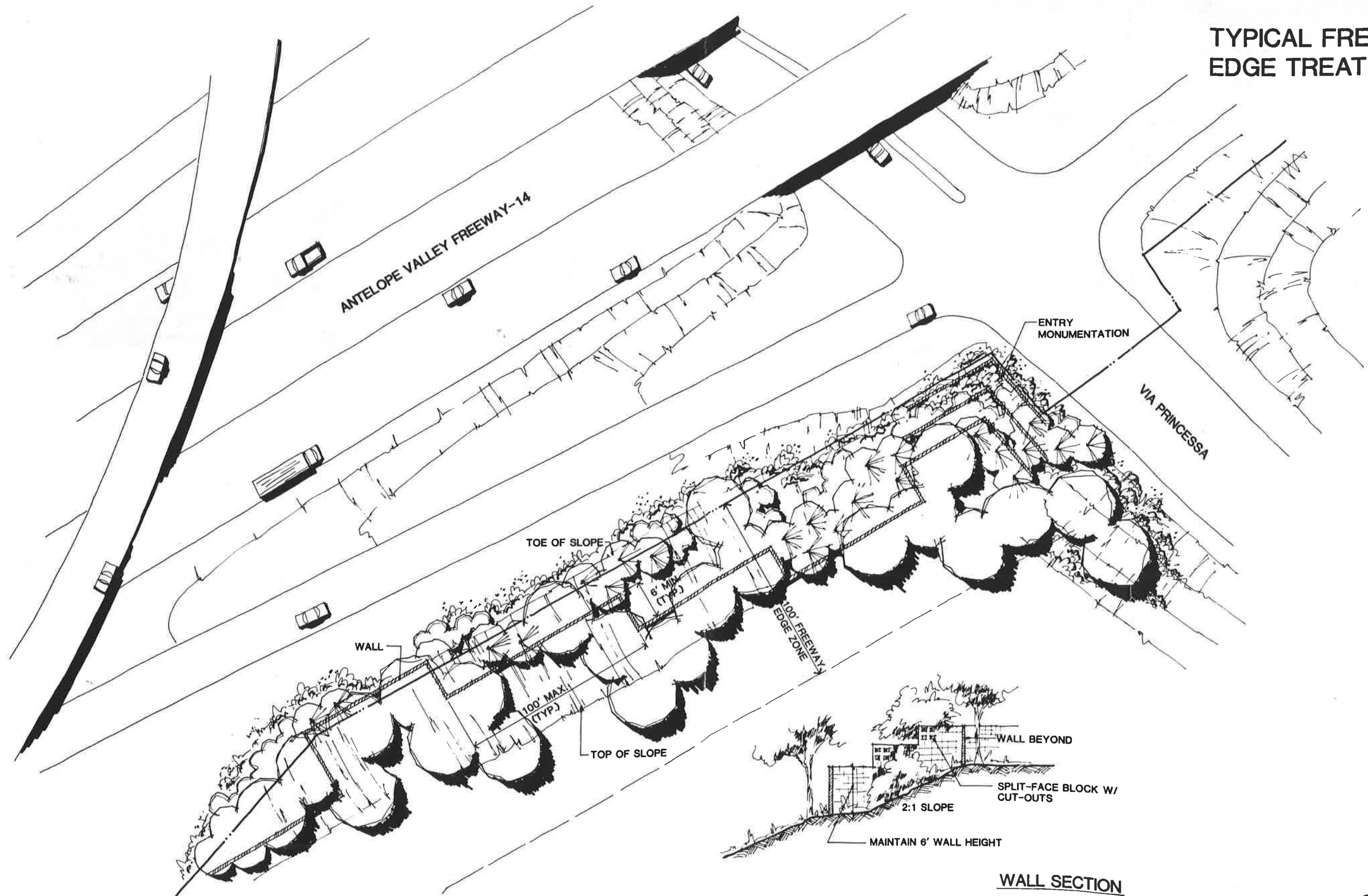


NOTE: FOR FREEWAY SECTIONS REFER TO PLAN V-10.

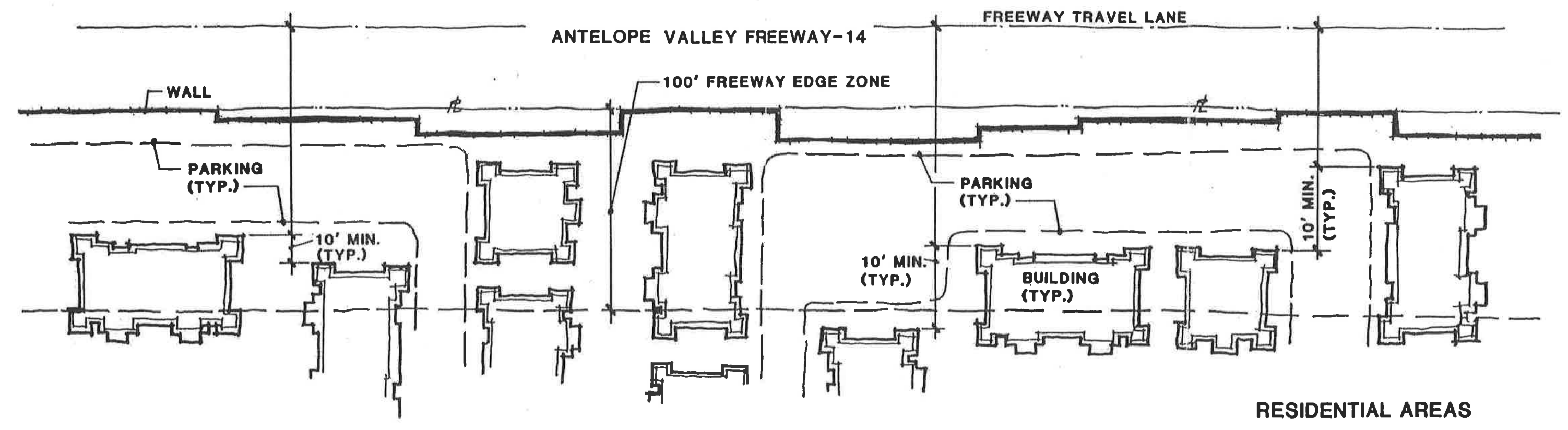
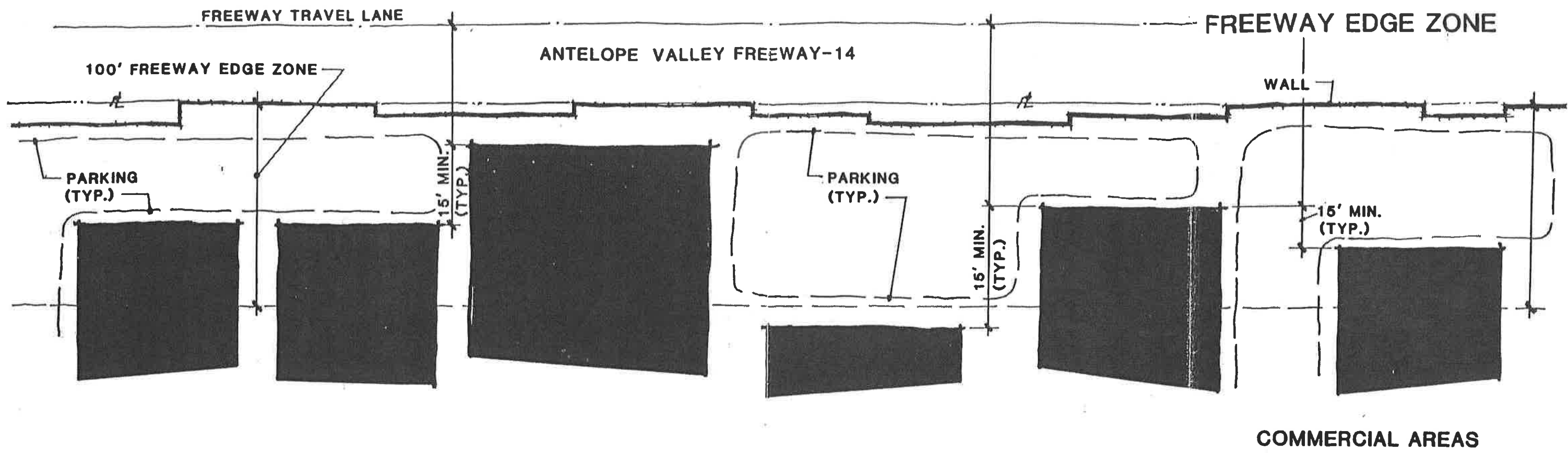
FREEWAY SECTIONS



TYPICAL FREEWAY
EDGE TREATMENT

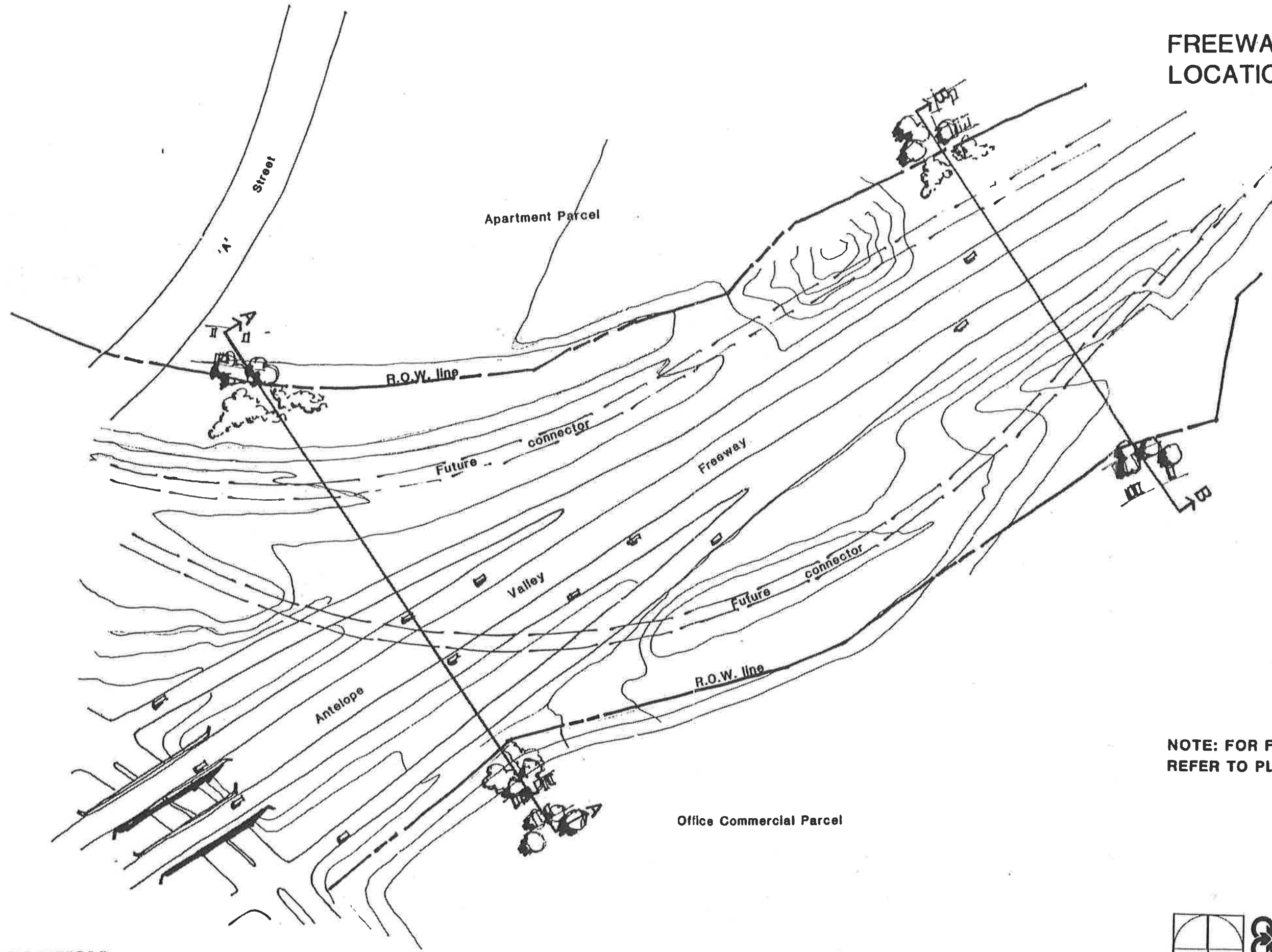


AMERICAN BEAUTY
SPECIFIC PLAN



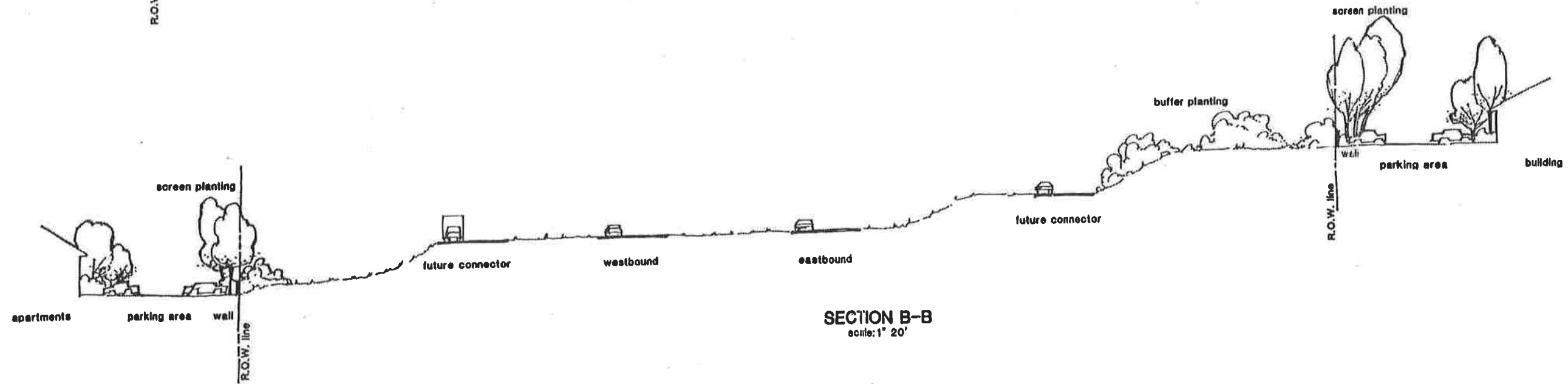
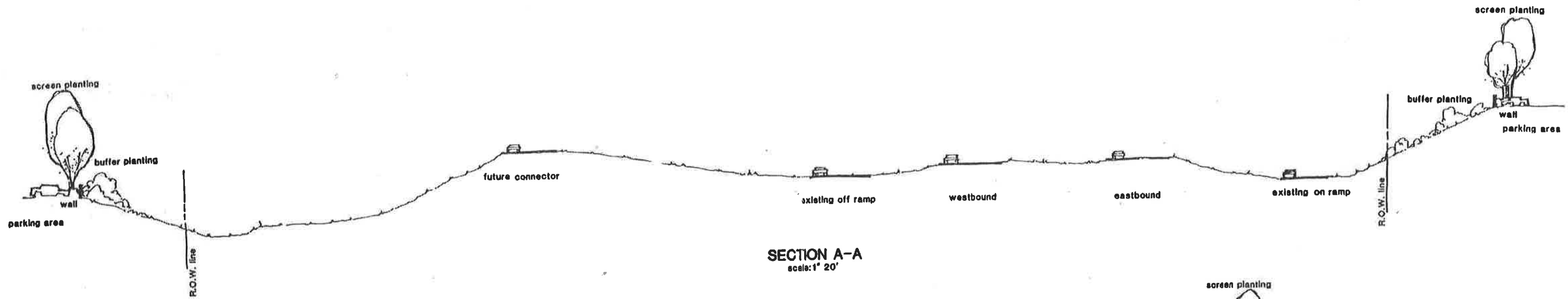
AMERICAN BEAUTY SPECIFIC PLAN

FREEWAY SECTION LOCATION

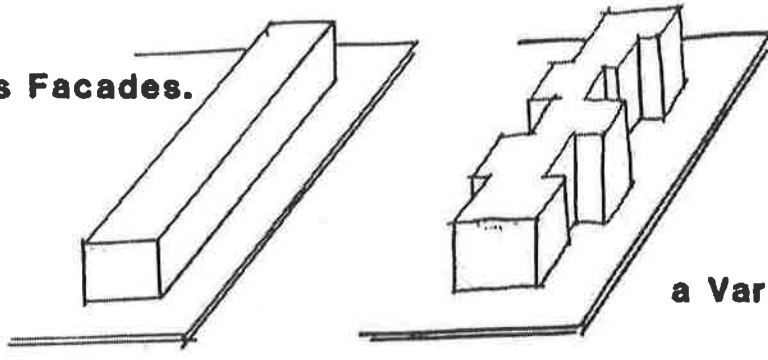


NOTE: FOR FREEWAY SECTIONS REFER TO PLAN V-10.

FREEWAY SECTIONS



Avoid Continuous Facades.



**Incorporate
a Variety of Setbacks**

EXHIBIT A1

Incorporate a Variety of Setbacks.

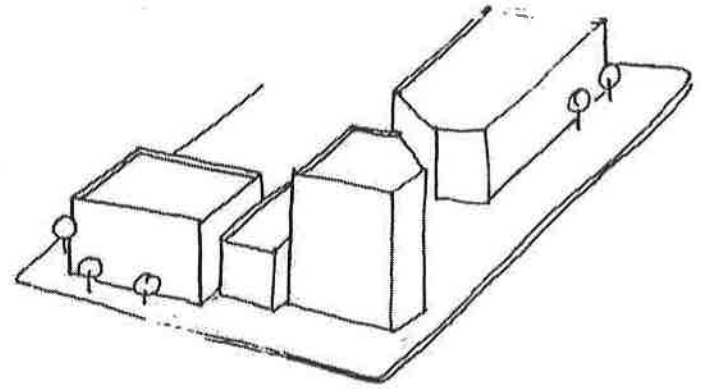
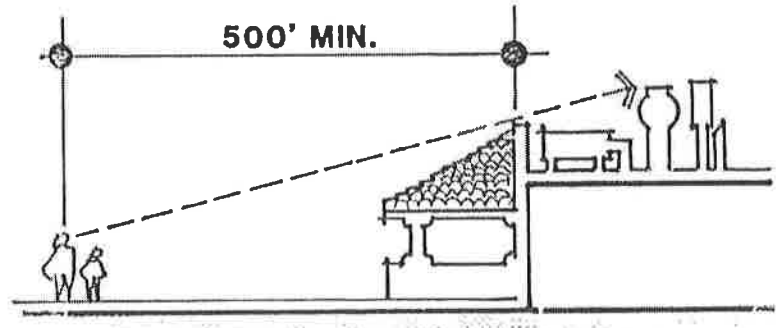


EXHIBIT A2



Screen Rooftop Equipment.

EXHIBIT B

Conceal Service Areas.

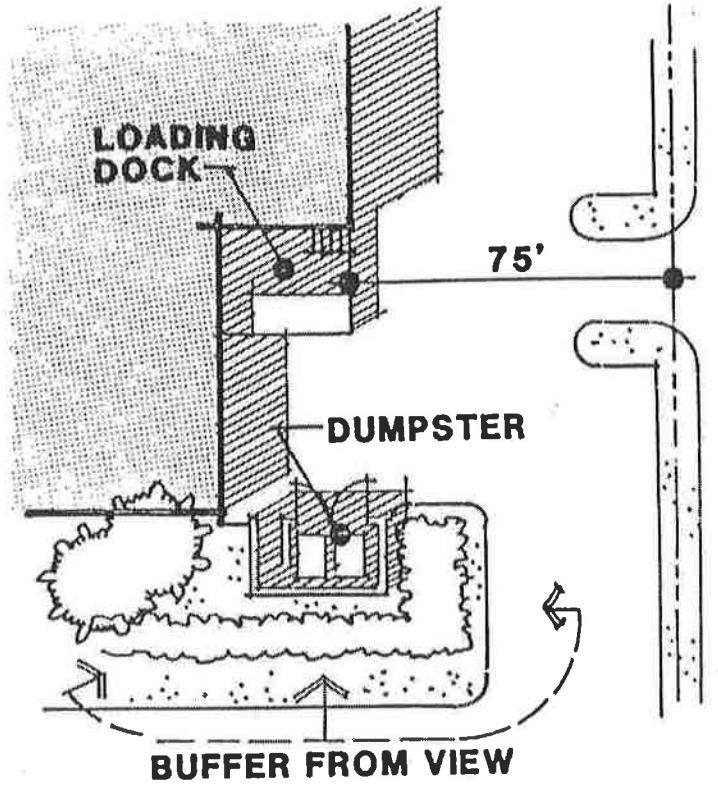
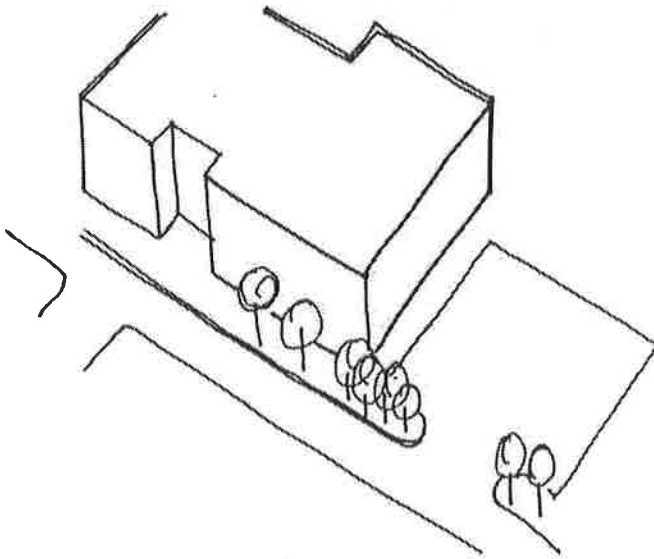
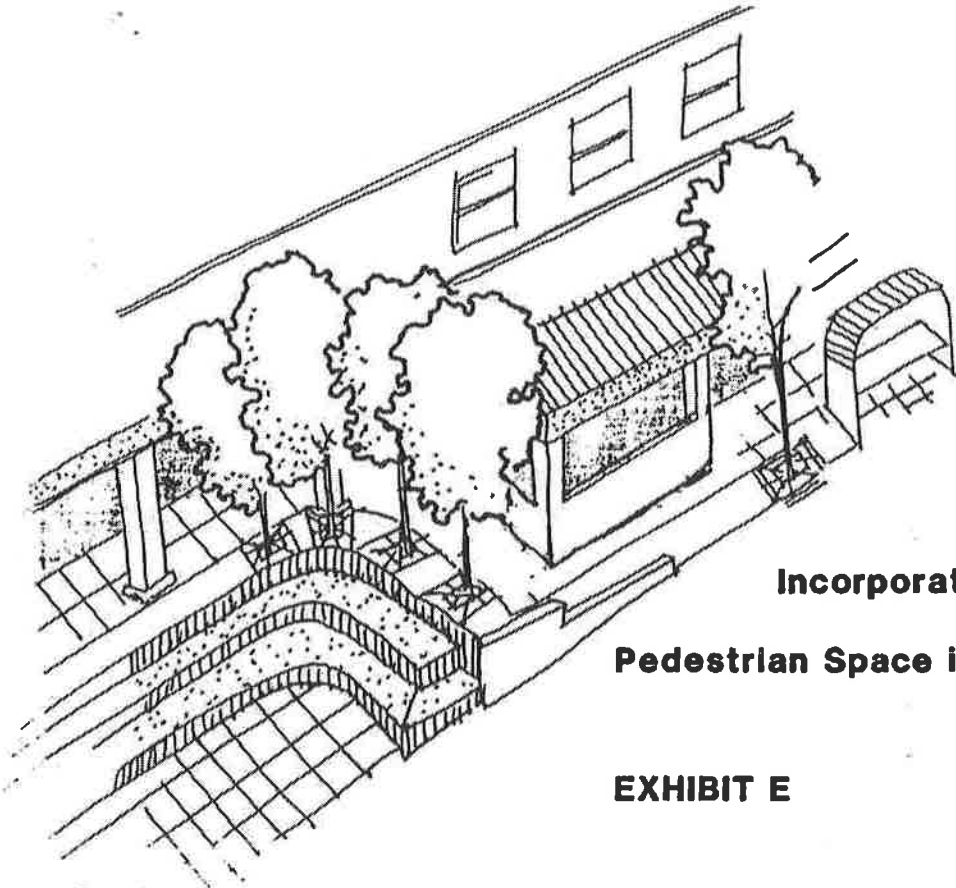


EXHIBIT C



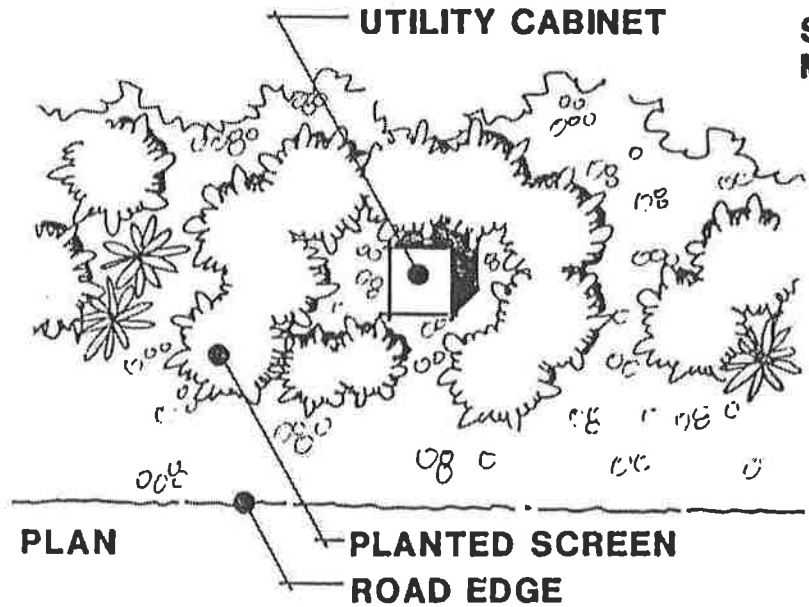
Locate Parking to the Side or Rear of the Structure.

EXHIBIT D



**Incorporate Street Furniture and
Pedestrian Space in Commercial Developments**

EXHIBIT E



**Screen
Mechanical Equipment**

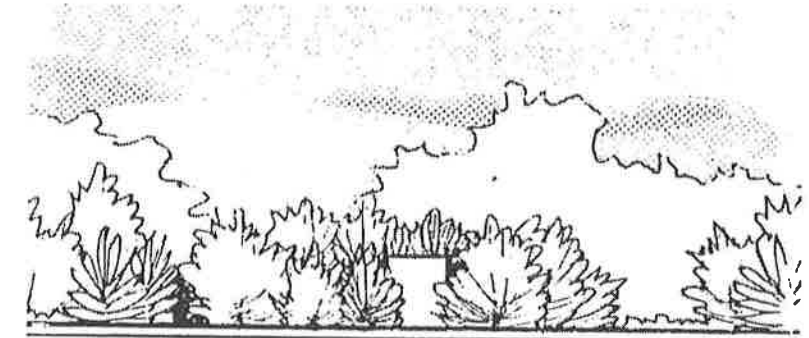


EXHIBIT F

ELEVATION

C. SIGNAGE

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C. SIGNAGE

I. Purpose and Intent

Signage is an important element within a community and provides a sense of identity and visual linkages. Signage can reflect an image of quality while at the same time provide needed graphic communication for residents and visitors. Signs inform and direct and can achieve this in a consistent manner in both scale and style.

Each development proposal within the Specific Plan area represents a small portion of the community as a whole, but contributes significantly to the visual image that the overall Community projects. The signage guidelines and regulations contained herein shall be applied to all development within the Specific Plan area. It is intended that the uniform application of these provisions will provide the basis for an integrated visual character and continuity throughout specific plan build-out.

Within the Specific Plan there are several different land use categories, each requiring different signage controls. Those categories can be identified as residential, commercial/industrial, model home complex/subdivision sales, and other signage such as directional, etc.

II. Definitions

For the purposes of this Specific Plan, the definition section contained in Title 22, The County of Los Angeles Zoning Code, shall prevail.

III. Exemptions to Signage Regulations

The provisions contained in this Specific Plan regulating signage shall not apply to the following signs:

- A. Official notices issued by any court, public body or public officer;
- B. Notices posted by any public officer in performance of a public duty, or for any person in giving legal notice;
- C. Traffic, directional, warning or informational signs required or authorized by the public authority having jurisdiction;
- D. Official signs used for emergency purposes only;

- E. Permanent memorial historical signs, plaques or markers;
- F. Public utility signs, provided such signs do not exceed three square feet in area.

IV. General Regulations

The following sign regulations will effectively regulate the placement, erection and maintenance of signage within the American Beauty Homes Specific Plan. These regulations are intended to provide equitable standards for the protection of property values, visual aesthetics, and the public health, safety and general welfare.

The following general regulations shall apply to all signage in any zone:

1. No sign shall be installed or constructed until it has been approved by the regional planning department in accordance with the regulations of this Specific Plan.
2. All light sources, either internal or external, provided to illuminate signage shall be placed or directed away from public streets, highways, sidewalks or adjacent premises to not cause glare or reflection that may constitute a traffic hazard or nuisance.
3. Any sign located on vacant or unoccupied property, that was erected for a business which no longer exists, or any sign which pertains to a time, event or purpose which no longer exists, shall be removed within 90 days after the use has been abandoned.
4. All signage shall be designed free of bracing, angle-iron, guy wires, cables or similar devices.
5. The exposed backs of all signs visible to the public shall be suitably covered, finished and properly maintained.
6. All signs shall be maintained in good repair, including display surface, which shall be kept neatly painted or posted.
7. Any sign which does not conform to the provisions contained herein shall be made to conform or shall be removed.
8. The height of all signs shall be measured from the highest point of the sign, exclusive of any part of the sign not included in area calculations.

V. Surface Area Computation

The surface of any sign face shall be computed from the smallest rectangles, circles and/or triangles which will enclose all words, letters, figures, symbols, designs and picture, together with all framing, background material, colored or illuminated areas, and attention-attracting devices forming an integral part of the overall display, but excluding all support structures, except that:

- A. Superficial ornamentation and/or symbol-type appendages of a non-message-bearing character which do not exceed the percent of the surface area shall be exempted from computation; and
- B. Wall signs painted on or affixed directly to a building wall or facade, and having no discernible boundary, shall have the areas between letters, words intended to be read together, and any device intended to draw attention to the sign message included included in any computation of surface area; and
- C. Signs placed in such a manner, or bearing a text as is require dependence upon each other in order to convey meaning shall be considered one sign and the intervening area between signs included in any computation of surface area; and
- D. Spherical, cylindrical or other three-dimensional signs not having conventional sign faces shall be considered to have two faces and the area of each sign face shall be computed from the smallest three-dimensional geometrical shape or shapes which will best approximate the actual surface area of said faces.

VI. Business Signage

In general commercial, neighborhood commercial, office park, and industrial zones, business signs are permitted subject to the conditions set forth herein.

A. Wall Business Signs

Area permitted

- 1. Each ground-floor business establishment fronting on and/or oriented toward one or more public street, highway or parkway shall be a permitted area.

2. Where a ground-floor business establishment fronts only on a parking lot, alley, open mall, landscaped open space or other public way, the exterior building wall facing such parking lot, alley, open mall, landscaped open space or other public way shall be considered a building frontage for purposes of computing permitted wall sign area.
3. A ground-floor business establishment having entrances intended for any regularly utilized by the public on the side of a building not considered to be building frontage by this section shall be permitted one wall sign on each such side, provided the sign does not exceed one-half the sign area permitted on the building frontage of said business. Where a business has more than one building frontage recognized by this section, an average of the permitted sign area shall be used in computation.
4. Any building containing business establishments which front only on an interior mall having a limited number of entrances, shall be considered a single establishment for the purpose of computing the wall sign area permitted on the exterior walls of such building.
5. In all cases, permitted sign area shall be used only on the side of the building for which it is calculated.
6. In all listed zones, each ground-floor business establishment shall be permitted a minimum sign area of 20 square feet for each building frontage.
7. In all listed zones, each business establishment located on the second floor and facing the street or highway shall be permitted a maximum of 10 square feet of sign area.
8. In all listed zones, each business establishment located on the ground or second floor having no building frontage shall be permitted a maximum of two square feet of sign area facing the street or highway.
 - b. No signs may be installed on or above any roof.
 - c. Height Permitted: Wall business signs shall not extend above:

1. The highest point of a parapet wall; or
 2. The lowest point of a sloping roof.
- d. Projection Permitted. Wall business signs shall not project more than 18 inches from the building wall or permanent roofed structures to which they are attached.
 - e. Lighting. Wall business signs may be internally or externally lighted in accordance with the sign design guidelines herein.
 - f. No roof signs shall be allowed within the Specific Plan area.
 - g. Frontage and freestanding business signs shall be permitted on any lot or parcel of land, one for each street or highway frontage.

B. Projecting Business Signs

Area Permitted

1. Each ground-floor business may substitute projecting business sign area for wall sign area on the basis of one-half square foot of permitted projecting sign area for each one square foot of permitted wall sign area. There shall be a corresponding reduction in the permitted area for wall signs.
2. If a projecting business sign has two or more faces, the maximum total sign area that shall be permitted is twice the sign area permitted for that sign.
3. Permitted sign area shall be used only on the side of the building for which it was calculated, except where permitted at the corner of a building. Where a projecting business sign is located at the corner of two intersecting building frontages, such sign shall not exceed the permitted projecting business sign area of the smallest frontage, and there shall be a corresponding reduction in the permitted projecting business sign area of both frontages.
4. Height Permitted. Projecting business signs shall not extend above:
 - a. The highest point of a parapet wall; or
 - b. The lowest point of any sloping roof.

DIAGRAM A
Allowable Clearance and Projection From
Building Face for Projecting Signs

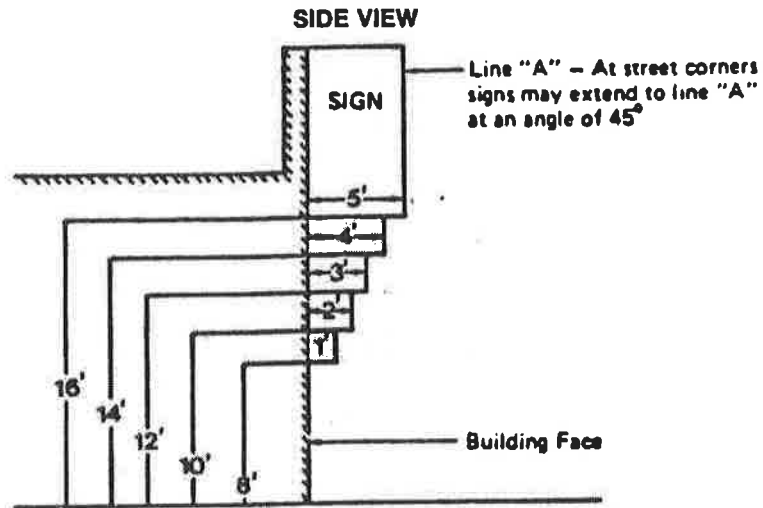
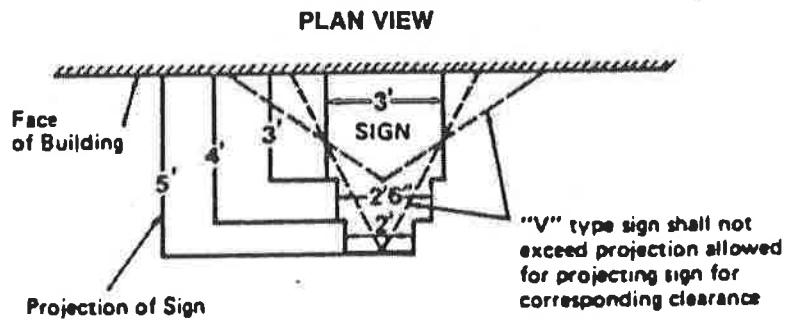


DIAGRAM B
Allowable Thickness of Projecting Signs
Over Property or Building Line



SIGN DIAGRAM

5. Projecting business signs shall not project beyond the face of the building in excess of the limitations set forth in Diagram A; provided, however, that signs projecting over public rights-of-way are subject to the requirements of the Building Code, set out as Title 26 of the County Code.
6. Such signs shall not project into any alley or parking area when located below a height of 14 feet, nor shall sign project more than one foot when located above a height of 14 feet over such alley or parking area.
7. The width of a projecting business sign shall not be in excess of the limitations set forth in Diagram B.
 - a. Movement. Projecting business signs shall not rotate, move or simulate motion in any way.
 - b. Location. No projecting business sign shall be:
 - 1) Located on any building nearer to another business establishment located in the same building, or in a separate building if separated by less than 25 feet, than a distance equal to 25 percent of the length of such business establishment; or
 - 2) Located within 50 feet of any other projecting business sign of the same business on any frontage or frontages where such sign is visible; or
 - 3) Located on the same lot or parcel of land as a roof or freestanding business sign of the same business.
 - c. Lighting. Projecting business signs may be internally or externally lighted in accordance with the sign design guidelines herein.

C. Freestanding Business Signs

1. Frontage. Freestanding business signs shall be permitted on any lot or parcel of land for each street or highway frontage having a continuous distance of 100 feet or more.
2. Area. The maximum freestanding business sign area within commercial zones shall be 50 square feet plus one-fourth square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.

- a. The maximum freestanding business sign area within industrial zones shall be 150 square feet plus three-fourths square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.
 - b. If a sign has two or more faces, the maximum total sign area that shall be permitted is twice the sign area permitted for that sign.
 - c. Permitted freestanding signs shall be used only for signs oriented to be viewed primarily on and/or along the street or highway frontage or combination of street or highway frontages from which the permitted area has been calculated.
3. Height. No freestanding business sign shall exceed a maximum height of 15 feet measured vertically from ground level at the base of the sign.
 4. Location. No freestanding business sign shall be located on any property nearer to a lot line, other than one adjoining a street or highway, than a distance equal to 25 feet plus one foot for every one square foot of sign area in excess of 50 square feet.
 5. Lighting. Freestanding business signs may be internally or externally lighted in accordance with the sign design guidelines herein.
 6. Such signs may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.
 7. This provision shall not be interpreted to prohibit the use of similar signs of a larger size or in greater numbers where otherwise permitted herein and computed as part of the sign area permitted for business signs as provided for the zone.

D. Building Identification Signs

Building identification signs are permitted within commercial and industrial zones.

Area Permitted

1. In commercial and industrial zones one wall-mounted sign shall be permitted per principal use provided:

- a. Such sign does not exceed six square feet in sign area where located less than 30 feet above ground level, measured at the base of the building below said sign; or
 - b. Such sign does not exceed two percent of the exterior wall area of the building wall on which it is mounted, excluding penthouse walls, where located more than 30 feet above ground level measured at the base of the buildings below said sign.
 - c. This provision shall not be interpreted to prohibit the use of similar signs of a larger size or in greater number where otherwise permitted herein and computed as part of the sign area permitted for business signs.
2. Height Permitted. Such signs shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.
 3. Lighting. Such signs may be internally or externally lighted, in accordance with the sign design guidelines herein.

E. Other Incidental Business Signs.

1. Each business establishment shall be permitted incidental business signs, provided:
 - a. That such signs are wall signs; and
 - b. That such signs do not exceed three feet in sign area or six square feet in total sign area; and
 - c. That the sum of the sign areas of all such signs does not exceed 10 square feet.

VII. Directional Signage

Freestanding and/or wall mounted directional signs are permitted within the Specific Plan area in accordance with the following regulations:

1. A site plan shall be submitted to the Regional Planning Department indicating the placement of directional signs within the Specific Plan area. Approval of such signs shall be contingent upon the finding that the geographic location of, or access to the use identified creates a need for directional signs not satisfied by other signs permitted herein.

2. Area Permitted. Directional signs shall not exceed 12 square feet per side, excluding base; on a maximum of two sides, with a total sign area of 24 square feet.
3. Height Permitted. Directional signs shall not exceed six feet in height, measured vertically from the base of the sign.
4. Location. Directional signs may be located on-site and off-site provided they are not located within the public right-of-way. The number of such signs shall be determined on a case-by-case basis for each planning area as submitted for site plan review.
5. Lighting. Directional signs may be externally or internally lighted as provided in Section XI herein (Signage Guidelines).

VIII. Temporary Signage

A. Window Signs. Each business establishment shall be permitted temporary window signs, provided that such signs do not exceed 25 percent of the area of any single window or of adjoining windows on the same frontage. This provision is not intended to restrict signs utilized as part of a window display and located not less than one foot from such windows.

B. Real Estate Signs.

1. Residential. Temporary real estate signs are permitted in all residential zones subject to the following regulations:

One freestanding real estate sign shall be allowed per each street frontage lot pertaining only to the rent, sale or lease of property where located. Such signage shall not exceed 6 square feet in sign area each side or a total of 12 square feet in area per sign.

Location. Such signs may be placed in front yards provided such signs are located not less than 10 feet from the street or highway line.

Height. In all residential zones: six feet measured vertically from ground level at the base of the sign.

2. Commercial/Industrial.

Temporary real estate signs are permitted within commercial and industrial zones subject to the following:

- a. One freestanding or wall mounted real estate sign shall be permitted for each street or highway frontage, provided:
 - b. That such sign does not exceed 48 square feet in sign area of 96 square feet in total sign area on any frontage of 100 feet or less; and
 - c. That such sign does not exceed 48 square feet in sign area plus an additional one-half square foot in sign area for each one foot of street or highway frontage in excess of 100 feet, to a maximum sign area of 100 square feet or an amount equal to twice the permitted sign area in total sign area.
3. Height. Wall-mounted real estate signs shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.
- a. In all commercial and industrial zones: 16 feet measured vertically from ground level at the base of the sign.

C. Construction Signs.

Temporary construction signs are permitted in all zones, subject to the following restrictions:

1. Area Permitted.

- a. In all residential zones, one wall-mounted or free-standing construction sign shall be permitted for each street or highway frontage, provided;

That such sign does not exceed six square feet in sign area or 12 square feet in total sign area on any lot or parcel of land having a street or highway frontage greater than 100 feet.

That such sign does not exceed 32 square feet in sign area or 64 square feet in total sign area on any lot or parcel of land having a street or highway frontage greater than 100 feet.

- b. In all commercial and industrial zones, one wall-mounted or freestanding construction sign shall be permitted for each street or highway frontage provided:

That such sign does not exceed 48 square feet in sign area or 96 square feet in total sign area on any frontage of 100 feet or less, and

That such sign does not exceed 48 square feet in sign area plus an additional one-half square foot in sign area for each one foot of street or highway frontage in excess of 100 feet to a maximum sign area of 100 square feet or an amount equal to twice the permitted sign area in a total sign area.

2. Height Permitted.

- a. Wall-mounted construction signs shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.
- b. Freestanding construction signs shall not exceed the following maximum heights:

In all residential zones eight feet measured vertically from the base of the sign, and

In all commercial and industrial zones 16 feet measured vertically from the base of the sign.

3. Location of Signs.

- a. Construction signs shall be maintained only upon the site of the building or structure under construction, alteration or in process or removal.

4. Lighting.

- a. Construction signs in residential zones shall be unlighted.
- b. Construction signs in commercial and industrial zones may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

5. Time Limit.

All construction signs shall be removed from the premises within 30 days after the completion of construction, alteration or removal of the structure.

D. Subdivision Sales Signs.

Temporary subdivision sales and related entry and special-feature signs are permitted in all zones subject to the following restrictions:

- 1. Area Permitted. One freestanding subdivision sales sign shall be permitted for each street or highway bordering the tract, provided:

- a. That such sign does not exceed 32 square feet in sign area or 64 square feet in total sign area where such tract contains 10 lots or less; and
- b. That such sign does not exceed 64 square feet in sign area or 128 square feet in total area where such tract contains 11 to 19 lots; and
- c. That such sign does not exceed 96 square feet in sign area plus an additional one-half square foot in sign area for each one foot of street or highway frontage in excess of 500 feet, to a maximum sign area of 180 square feet, or an amount equal to twice the permitted sign area in total sign area, where such tract contains more than 20 lots.

2, Height Permitted.

- a. Subdivision sales signs shall not exceed the following maximum heights:

Eight feet, measured vertically from ground level at the base of the sign where such sign has a sign area of 64 square feet or less; and

Sixteen feet, measured vertically from the base of the sign where such sign is 65 square feet or greater in sign area.

Where a wall is required as a condition of approval along the street or highway frontage for which such sign is permitted.

- b. Location of Signs. All subdivision sales signs shall be located on the subdivision and shall be oriented to read from the street or highway for which said sign is permitted.
- c. Lighting. Subdivision sales signs may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.
- d. Time Limit. Subdivision sales signs shall be maintained only until all the property is disposed of, or for the duration of subdivision sales. Any structure used for such purpose shall, at the end of such period, be either removed or restored for a use permitted in the zone where located, except that the director may, upon showing of need by the owner of the property, extend the permitted time beyond three years.
- e. Text. All text on such signs shall relate exclusively to the subdivision being offered for sale or lease.

3. Subdivisions Entry and Special-Feature Signs.

- a. Director's Review. If a site plan is first submitted to and approved by the director, the following related signs may be permitted in any subdivisions qualifying for subdivision sales signs;

Subdivision entry signs as are necessary to facilitate entry into and movement within the subdivisions; and

Subdivision special-feature signs located in the immediate vicinity of an approved model home and temporary real estate tract office.

- b. Area Permitted.

Subdivisions entry signs shall not exceed 12 square feet in sign area or 24 square feet in total sign area.

Special-feature signs shall not exceed six square feet in sign area or 12 square feet in total sign area.

- c. Height Permitted. Subdivision entry and special-feature signs shall not exceed a maximum height of eight feet, measured from the base of the sign.
- d. Lighting. Subdivisions entry and special-feature signs shall be unlighted.
- e. Location of Signs. Subdivision entry and special-feature signs shall be located on said subdivision.
- f. Time Limit. Subdivision entry and special-feature signs shall have the same time limit as subdivision sales signs approved for the same tract and shall be removed at the end of such period.
- g. "Subdivision," as it applies to this section, shall include contiguous units having separate recorded tract numbers developed by the same person.

E. Special Purpose Signs.

The following special-purpose signs are permitted as provided in this section:

1. Community Identification Signs. If a site plan is first submitted and approved as part of site plan review, freestanding community identification signs are permitted in any zone at or near the entrance to an unincorporated community or city of the county, subject to the following restrictions:
 - a. Area Permitted. Such signs shall not exceed 96 square feet in sign area or 192 square feet in total sign area.
 - b. Height Permitted. Such signs shall not exceed a maximum height of 16 feet, measured vertically from the base of the sign.
 - c. Lighting. Such signs may be externally lighted only.
 - d. Design. Such signs will be architecturally related to the area in which they are located.
2. Fuel Pricing Signs. Fuel pricing signs are permitted for each business offering gasoline or other motor vehicle fuel for sale, subject to the following restrictions:
 - a. Types of signs. Such signs shall be separate freestanding signs, panels mounted to freestanding sign structures, or combined freestanding business and fuel pricing signs.
 - b. Area Permitted.

One sign, not to exceed 15 square feet in sign area or 30 square feet in total sign area, shall be permitted for each street or highway frontage.

If said business is located on a corner, one sign, not to exceed 30 square feet in sign area or 60 square feet in total sign area, shall be permitted at the corner in lieu of separate signs on each of the intersecting frontages.

The area per sign face of a combined freestanding business and fuel pricing sign shall not exceed the larger of the permitted areas per sign face of the two merging signs.
 - c. Height Permitted.

No separate freestanding sign shall exceed 1-5 feet in height at a corner or 5 feet in height elsewhere. Such height shall be measured vertically from the base of the sign.

No combined business and fuel pricing sign, or no business sign to which fuel pricing panels are mounted, shall exceed the maximum permitted height of a freestanding business sign as established for the zone where the business is located.

- d. Location of Sign. No separate freestanding sign shall be located nearer to an existing freestanding sign or to a lot line, other than one adjoining a street or highway, than 25 feet.
- e. Lighting. Such signs may be internally or externally lighted.

IX. Project Monumentation and Community Facility

Purpose and Intent

Project monumentation and community facility signs shall be located at key entry points and intersections within the Specific Plan area. These signs will be integrated into the community design statement and identify individual projects within the overall community. All such permanent monument signage shall be approved as to location and design through site plan review.

Project Monumentation

1. Project monumentation signs are permitted in any zone at key entry points and intersections and are subject to the following regulations:
2. Area Permitted. Such signs shall not exceed 96 square feet per side, with a maximum of two sides, or a total square footage of 192.
3. Height Permitted. Such signs shall not exceed a maximum height of 16 feet, measured vertically from the base of the sign.

Community Facility Signage

1. Community facility signs are permitted to identify facilities such as parks, schools, community centers, etc.
2. Area Permitted. Such sign shall not exceed 45 square feet per side, a maximum of two sides or a total square footage of 90.

3. Height Permitted. Such signs shall not exceed a maximum height of 12 feet, measured vertically from the base of the sign.
4. Lighting. Such signs may be internally or externally lighted in accordance with the sign design guidelines herein.
5. Design. Such signs shall be architecturally related or have a design similar to the area which they are identifying.

X. Prohibited Signage

The following signs shall be prohibited in all zones within the Specific Plan area:

1. Inflatable signs, balloons, animals or symbols.
2. Rooftop signs.
3. Portable signs.
4. Signs on trailers or painted on the sides of disabled or parked vehicles.
5. Rotating, revolving or flashing signs.
6. Signs advertising or displaying any unlawful act, business or purpose.
7. Any signage, notice or advertisement affixed to any street right-of-way, public sidewalk, crosswalk, curb, lamp post, hydrant, tree, telephone pole, or lighting system or upon any fixture of the police or fire alarm system of the County of Los Angeles.
8. Any strings or pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons, and similar attention-getting devices, including noise-emitting devices, with the exception of the following:

Pennants, banners, or flags used in conjunction with subdivision sales offices and tract entry points.

National, state, local governmental, institutional or corporate flags, properly displayed.

Holiday, decoration, in season, used for an aggregate period of 60 days in any one calendar year.

XI. Specific Plan Signage Guidelines

The overall goal for the Specific Plan sign program is to achieve compatibility throughout the community. The sign regulations establish maximums in permitted area, height, type and location. The signage guidelines are designed specifically for this project as a standard criteria to contribute to a well integrated, high-quality overall character. These standards provide a basis for the developer and the jurisdiction to design and regulate a consistent sign program. See Exhibits V-46 and V-47 for typical examples of signage utilizing the following guidelines.

A. Business Signage Within Commercial and Industrial Zones

Function	Signs for current places of business for the purpose of advertising and identification.
Description	Individual business signage may be either freestanding, monument, wall signs, ground signs, projecting signs, awnings, attached signs, or a combination of the above. Typography may include a business park theme or style and should be consistent within the general vicinity or individual "Business Parks".
Attached Signs	Fascia signs may be used in addition to other types of signage. When several businesses are located within one building or when a certain theme is established for multi-tenants, the framing, lighting and positioning should be the same. Grouping such signs into a directory is encouraged.
Projecting Signs	Projecting signs should be used when there is limited visibility or to add interest to a building. The support structure for such signage should compliment the architectural style of the building.
Awnings	Creative applications of awnings can be used as signage. All such awnings should complement the theme of the complex and be of a consistent color and style for each building.

Wall Signs

Wall signs may be used where other types of signage is not appropriate or to complement a building design. Wall signs can add visual interest to expanses of wall. Wall signage utilizing individual letters mounted to the wall is encouraged. Support structures for attaching other wall signs should be made inconspicuous. Wall signs typically require more maintenance than other types of signage, so an effort should be made to keep their appearance attractive.

Monument Signs

Monument signs typically display messages at or below eye level and have a direct relationship to pedestrians and vehicles. Therefore, the placement of monument signs are crucial. Monument signage project a feeling of permanency and may be made of a variety of materials that are consistent with the structures they are identifying.

Typicals of each of these signage types are indicated on the sketches accompanying these guidelines.

B. Directional Signage

Function

These signs identify and direct vehicular and pedestrian traffic to various on-site destinations. They may be used on community trails or display a destination, direction or location.

Description

Typically small scale signs, free-standing, consistent with community facility or amenity signs.

Sign materials and design should be consistent with major community signage.

Location

Located typically at entrances, exits and strategic locations along pedestrian and vehicular routes.

C. Temporary Signage

Function	Signage that identifies uses or activities temporary in nature. Typically includes real estate sales signs, subdivision sales signs, notification and other special feature signs.
Description	Temporary signage should be located in close proximity to the use or uses identified. The design and theme of temporary signage should be consistent in scale and color with signs in the general vicinity.
Location	Temporary signage should be located in proximity to use or as permitted in the sign regulations contained herein.

D. Project Monumentation

Function	Signage that creates a major statement and informs the viewer through written and symbolic graphics that the planned community or project is being entered.
Description	Entry signs should be large scale, monument type signs, creating a sense of arrival. Materials used should be compatible with landscape treatment and street furniture. Entry signage should be illuminated. Signage may include community theme or project design theme (including logo, logotype, and color scheme) should be the same throughout the project.
Location	Major community entry points or project planning area entry points.

E. Community Facility Signage

Function	A sign that informs the viewer through written and symbolic graphics of community facilities and amenities.
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Description

These types of signs should be consistent within planning areas, incorporating an area theme, logo, color or style in conjunction with the facility identification.

Either freestanding or monument type signage, single or double faced. Materials should be consistent with the thematic treatment for the major community signage.

Location

Signage should be installed on the site of the facility or amenity and oriented toward the street.

F. Materials/Color Scheme

An effort should be made to achieve consistency between building style and sign design. In all cases signage generally should be compatible with the exterior treatment of the building or location identified. The message a sign conveys is affected by the materials and colors used in combination.

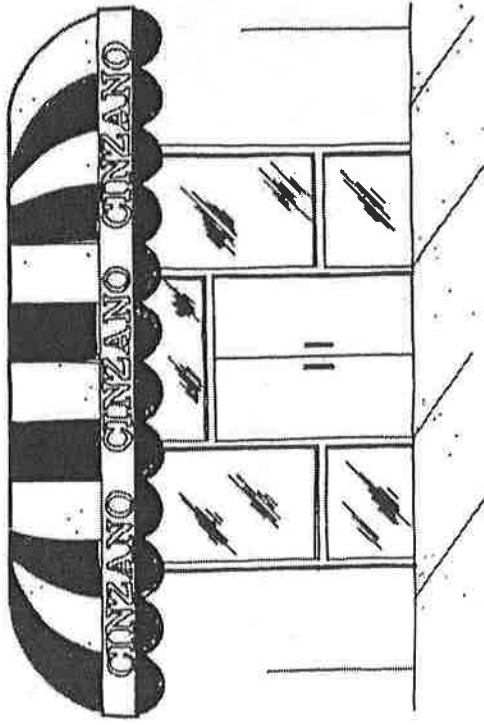
Color schemes for signage should relate to other signs, graphics and color schemes in the vicinity, to achieve an overall sense of identity.

G. Lighting

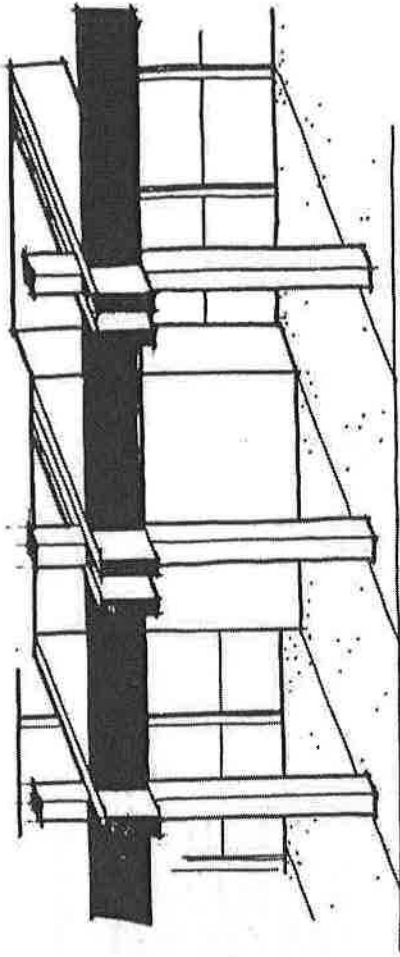
The quality of signage lighting should relate to the character that is intended for the area. No sign illumination should cause a glare or illuminate adjacent sites. Signage may be illuminated by continuous and uniform internal lighting or external ground lighting sources. Signage that is either internally or externally illuminated shall follow these guidelines:

1. Externally Lighted Signs

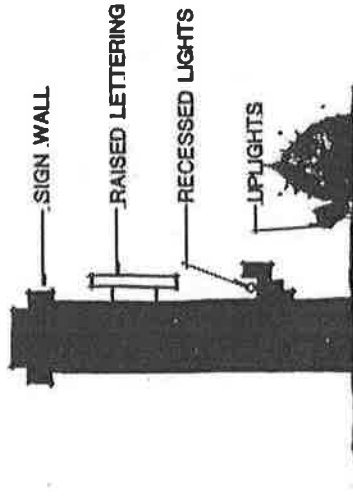
- a. All external light sources should be adequately shielded to guide or direct the light toward the sign face and prevent glare or illumination of adjacent properties or structures.
- b. Light fixtures should be well integrated with the design and color scheme of the sign using appropriate design, color and lighting hardware.



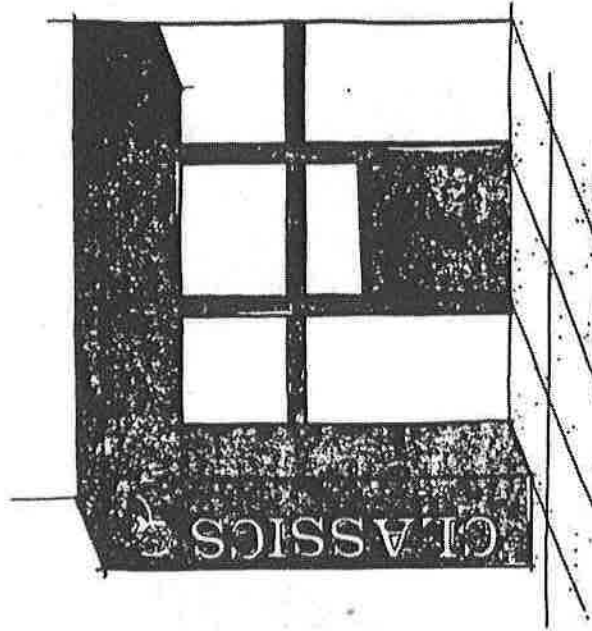
**AWNING SIGNAGE
EXAMPLE**



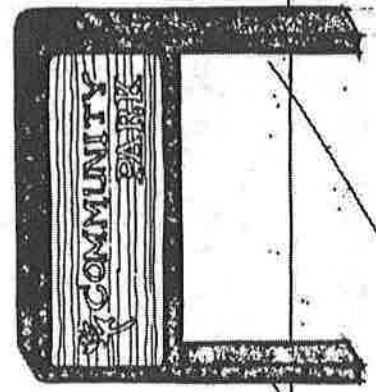
**ATTACHED SIGNAGE
EXAMPLE**



**SIGNAGE LIGHTING
EXAMPLE**

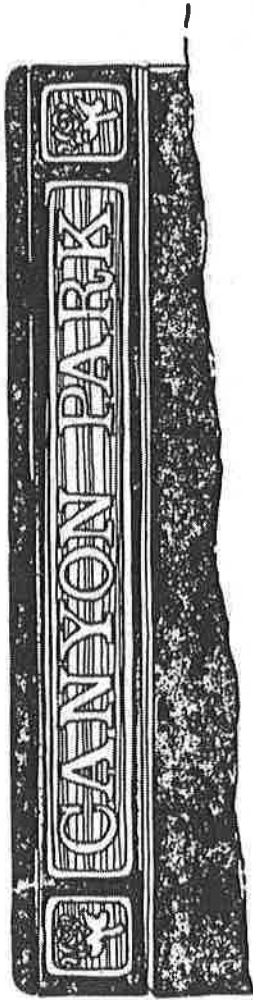


**WALL SIGNAGE
EXAMPLE**

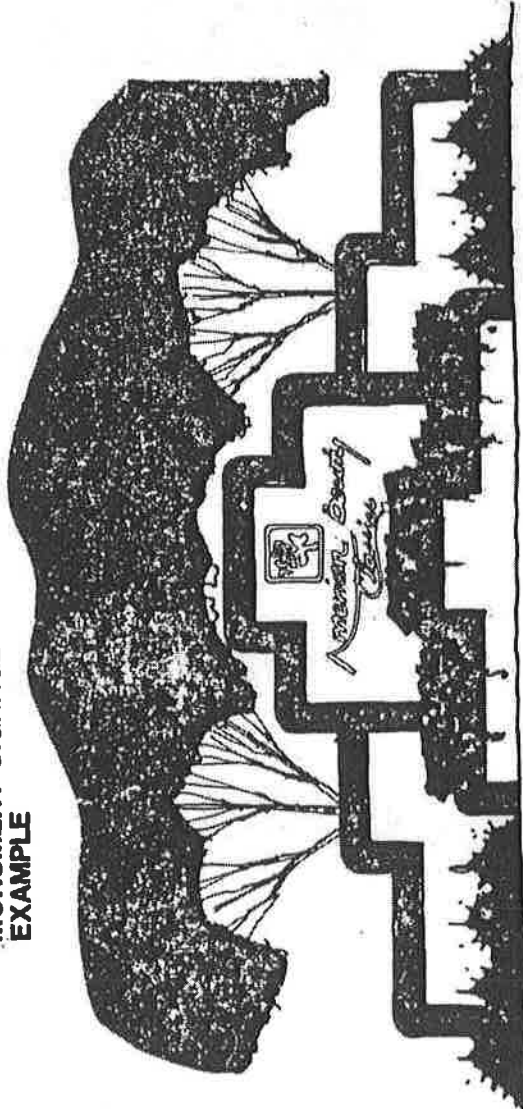


**COMMUNITY
FACILITY SIGNAGE
EXAMPLE**

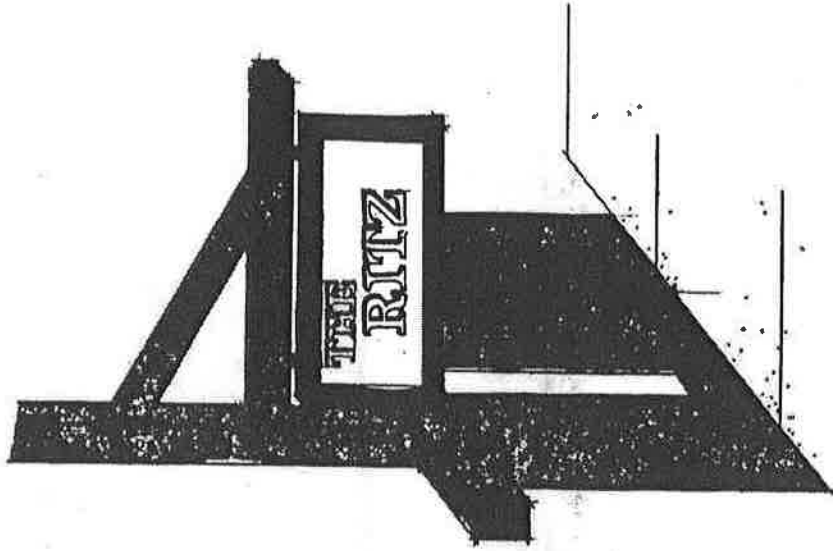
TYPICAL SIGNAGE EXAMPLES



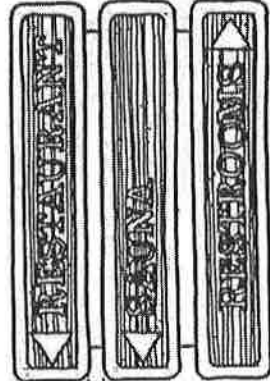
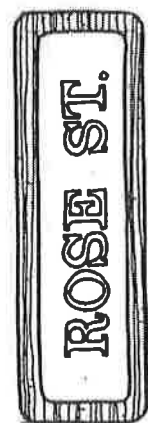
MONUMENT SIGNAGE
EXAMPLE



PROJECT MONUMENTATION
SIGNAGE EXAMPLE



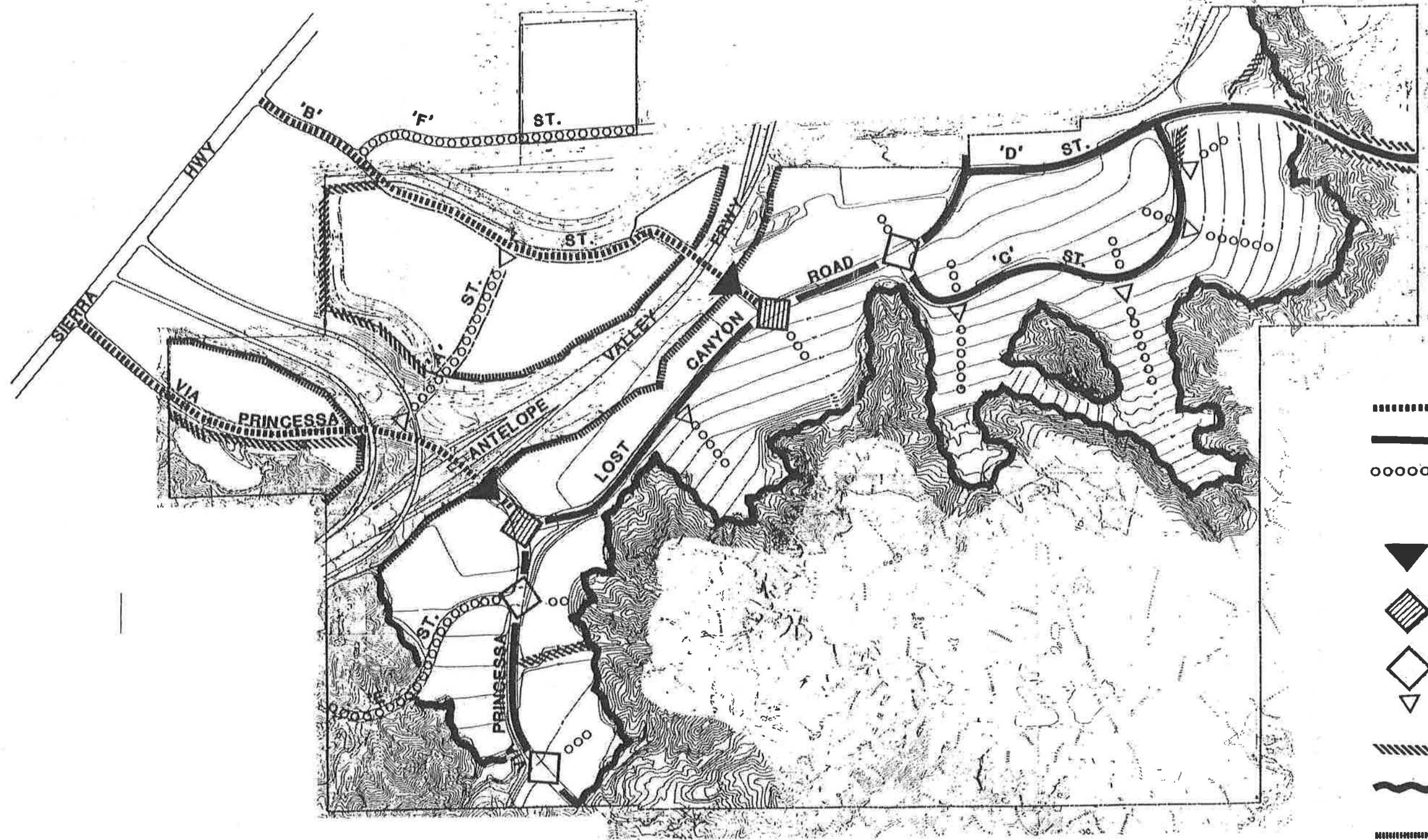
PROJECTING SIGNAGE
EXAMPLE



DIRECTIONAL SIGNAGE
EXAMPLE

TYPICAL SIGNAGE EXAMPLES

**LANDSCAPE
CONCEPT PLAN**

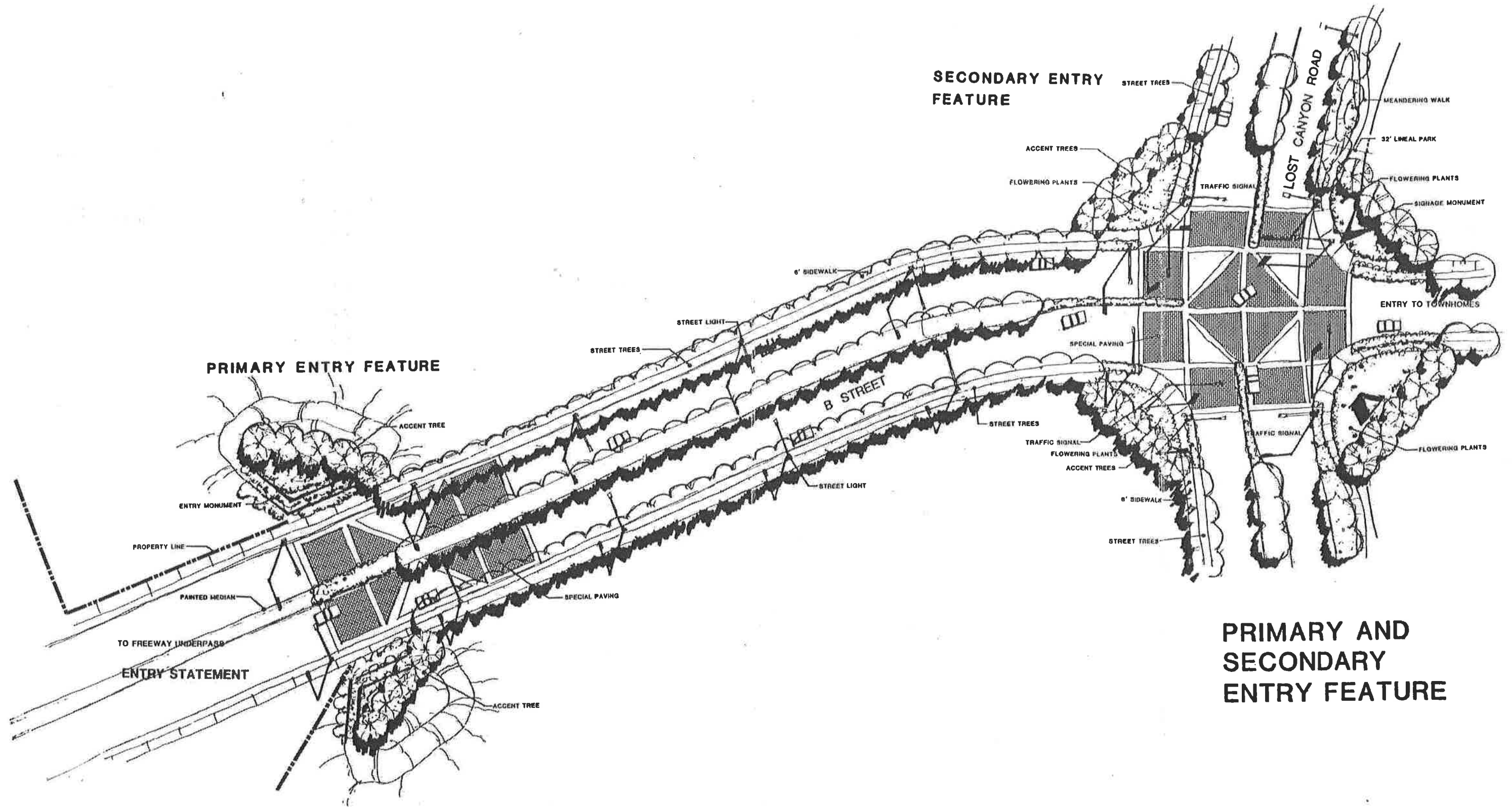


- PRIMARY TREES**
- STREETScape # 1
- STREETScape # 2
- ooooo STREETScape # 3
- ENTRIES**
- ▼ PRIMARY ENTRY FEATURES (FIG-V32)
- ▧ SECONDARY ENTRY FEATURES (FIG-V32)
- ◇ TERTIARY ENTRY FEATURES (FIG-V33)
- ▨ VISUAL EDGE/BUFFER
- ~~~~~ MANUFACTURED SLOPE
- ~~~~~ FUEL MODIFICATION ZONE
- FREEWAY EDGE ZONE

**AMERICAN BEAUTY
SPECIFIC PLAN**

NOTE : REFER TO TEXT FOR ENTIRE LISTING OF LANDSCAPE PLANT PALETTE.





PRIMARY ENTRY FEATURE

SECONDARY ENTRY FEATURE

PRIMARY AND SECONDARY ENTRY FEATURE

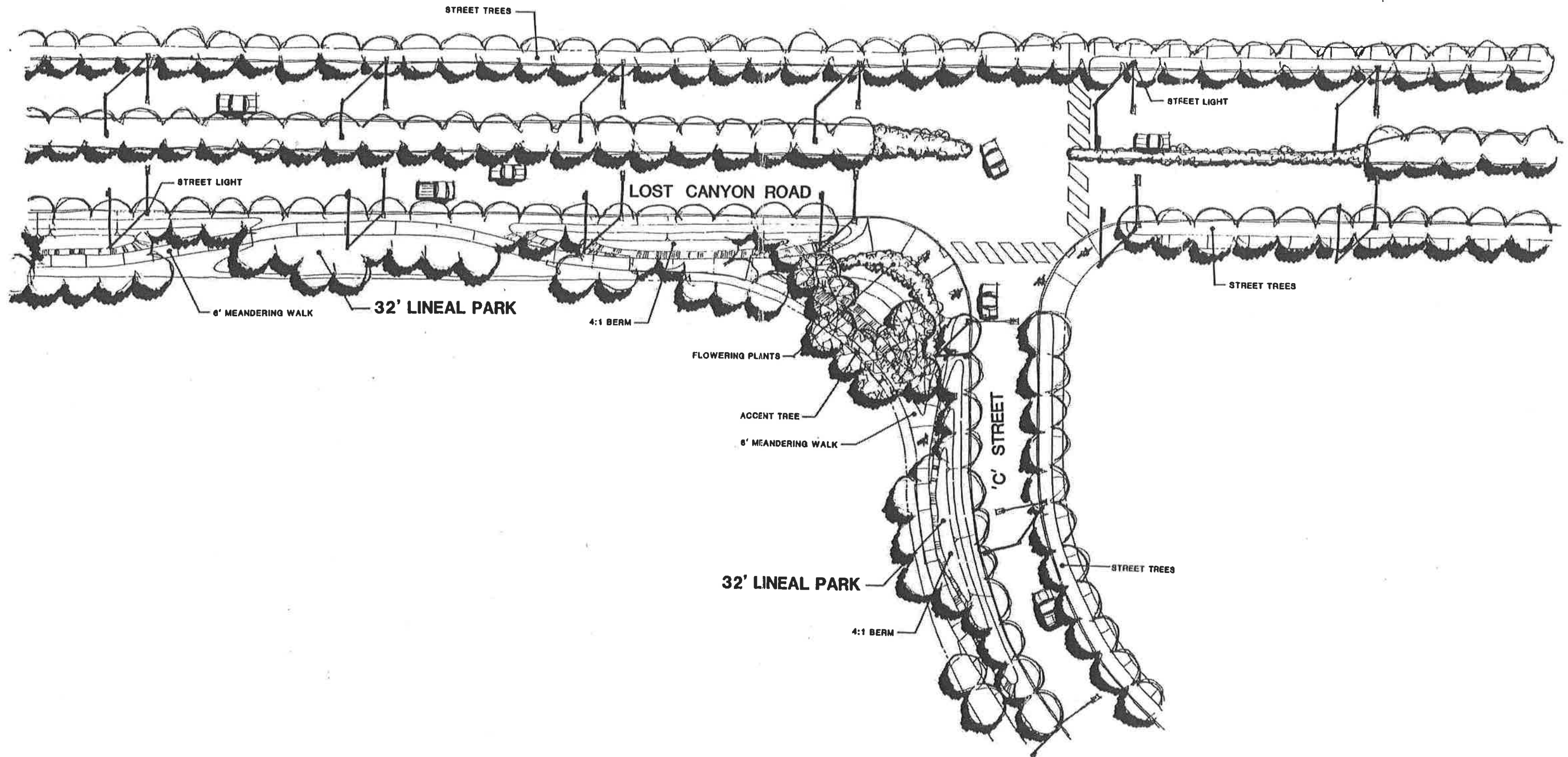
AMERICAN BEAUTY SPECIFIC PLAN



THE PLANNING CENTER
240 NEWPORT CENTER DRIVE, SUITE 215
NEWPORT BEACH, CA. 92660 (714) 840-4811

TERTIARY ENTRY FEATURE

32' LINEAL PARK LANDSCAPE



AMERICAN BEAUTY SPECIFIC PLAN



2. Internally Lighted Signs

- a. Creative uses of internal lighting are encouraged when the color and intensity of light is well blended into the sign design.
- b. Artistic applications of neon lighting in signs are acceptable when used for uses conducted after dark, such as restaurants.

D. LANDSCAPE CONCEPT PLAN

The purpose of the landscape guidelines are to provide design criteria for the landscape treatment along streets and transitions between planning areas and open space. The overall landscape concept will strengthen the visual cohesiveness of the community and provide, where applicable, transition areas between man-made features and native terrain. Plant materials should be used to help minimize potential problems related to drainage, erosion, slope stability and fire.

The landscape guidelines shall be used by the County and developers as a means of achieving the following project goals:

1. Ensure that landscape considerations include low water consumption, fire fuel modification and erosion control.
2. Define specific plant materials and groupings to achieve community identity.
3. Enhance major view corridors on- and off-site.
4. Re-establish a natural appearance where terrain has been modified for circulation and development.
5. Utilize plant materials to visually identify development areas while blending them into the larger visual environment and natural terrain.

The elements included in the landscape concept are: streetscapes, primary, secondary, and tertiary entry features, linear park, transition/fuel modification zones and visual edge/buffer/manufactured slope zone. These elements are located on page V-48, Landscape Concept.

The community neighborhood identities will be reinforced by the following plant palettes and guidelines.

STREETSCAPE 1

Occurs on the west section of Via Princessa and 'B' Street north of Lost Canyon Road. These streets are the main access from Sierra Highway and the freeway. Street trees, shrubs and ground cover will provide a more regimented introduced appearance to create a transition from the main transportation corridors. Plant materials will interface with both the visual edge and the primary entry feature.

STREETSCAPE 2

Occurs on the entire length of Lost Canyon Road and the southern section of Via Princessa, and on 'D' and 'C' Streets.

These streets are the main spine of the development and include the linear park. Plant materials will reinforce the identity of this spine and will interface with the secondary entry features, tertiary entry features, and linear park.

The appearance of the plant groupings will be less formal to accommodate the meandering feel of the linear park.

STREETSCAPE 3

Occurs on 'A', 'E', 'F' Streets and main neighborhood access streets.

Plant materials on these streets will interface with tertiary entry features and the linear park. Random spacing and clustering of the plant materials will create an informal appearance, completing the transition from the major off-site circulation corridors to the neighborhoods.

Freeway Edge

Landscaping along freeway facing slopes should mass trees and shrubs in informal groups and drifts in order to break up long straight stretches of banks and to allow breaks and "windows" into adjacent sites. A straight corridor or "tunnel" effect of formally aligned plantings of trees should be avoided.

Visual Edge/Buffer

Primarily a visual screen for the property from the major off-site circulation corridors, this buffer zone will provide a lush edge to this part of the project. Plant material will include many native-like trees and shrubs placed in informal groups and drifts.

Fuel Modification/Transition Zone

This area represents the physical separation between development and open space. the landscaping in this zone has two purposes: a) to provide a fire resistant zone; and b) to include a natural and visual transition between the development and open space.

Fuel Modification: Any existing combustible native shrubbery shall be removed in accordance with Fire Department requirements. Native oaks and other existing trees may remain if pruned (as necessary) and approved by the Fire Department.

Transition: The plant materials used in this area are to be fire retardant or low fuel combustible plants acknowledged by the Los Angeles County Fire Department.

Where slope embankments interface with the natural open space, provide landscape planting of the manufactured slope to comply with soil type, exposure, and other requirements necessary to stabilize the earth, prevent erosion, and visually blend the manufactured slope with the natural grades and landscape.

Where drainage devices, such as terrace drains and other improvements are pronounced on the manufactured slope, soften the appearance of such improvements by landscape planting. Extend the limits of the landscape planting beyond the manufactured slope so as not to call attention to manufactured slopes.

Select plant material for manufactured embankments on the basis of drought tolerance, non-permanent irrigation (except within immediate proximity to structures) and visual compatibility with the adjacent natural open space.

Linear Park

A 32-foot wide linear park is incorporated along the Southern reach of Via Princessa, Lost Canyon Road and 'C' Street as an option. This park is composed of a 6-foot pedestrian trail that meanders between planted berms. The 32-foot width includes the streetscape planting adjacent to the curb. The planting concept for this park includes informal groupings of trees and shrubs that provide a visual buffer from adjacent development and shade to the walks. The berms are to be 3-foot maximum in height and shall provide a naturalized character to the park. Maximum slope on the bank is 4:1 (four horizontal to one vertical).

Primary, Secondary and Tertiary Entry Features

The primary entry features will occur on Via Princessa and 'B' Street after they cross under the freeway. Entry monuments combined with berming and accent trees and shrubs will be used to create a clear statement of arrival. Textured paving with concrete banding will set off the driving surface (Exhibit V-49).

The secondary entry features will occur at the intersections of Via Princessa and 'B' Streets and Lost Canyon. Accent trees set at 45° to the intersection streets connecting points 60 feet back from each corner joining the primary tree on each street (Exhibit V-49). Flowering shrubs and ground cover provide the foreground to the corner.

Any additional entry signage will occur in this foreground area. Medians at these intersections will carry the same flowering shrubs and ground cover. Textured paving with concrete banding will set off the driving surface. Final selection of paving materials regarding the coefficient of friction, sound roughness effect and the final type and location of trees in the median shall be subject to approval by the County Roads Department for these two entry features.

The tertiary entry features will occur at the intersections of 'C' and 'E' Streets with Lost Canyon Road and at any residential street intersection with Via Princessa, Lost Canyon, 'C' and 'D' Streets. The intersections will include informal groupings of accent trees in a rough 45° angle between the intersecting streets (respecting a 30-foot vision cone). Flowering trees and shrubs will fill in the foreground to the corner (Exhibit V-49).

Landscape plans shall be consistent with these design concepts. Plant materials used shall conform to the following lists.

PLANT PALETTE

STREETSCAPE 1

Street Tree:	Tristina Conferta - Brisbane Box 30' o.c.
Accent Tree:	Pyrus kawakamii - Evergreen Pear 15-20' o.c.
Shrubs:	Nerium oleander - Oleander Pittosporum tobira - Mock Orange Tecomaria capensis - Honeysuckle Cluster high to low 30' o.c.
Ground cover:	Rosemarinus officinalis - Rosemary Turf Plant flowering ground cover at base of shrub mass. Fill areas in between with turf.

STREETSCAPE 2

Street Tree: *Platanus racemosa* - California Sycamore
40' o.c.

Accent Tree: *Pyrus kawakamii* - Evergreen Pear
15 - 20' o.c.

Shrubs: *Rapholepis indica* - "Bill Evans" Indian Hawthorne
Nerium oleander dwarf - Dwarf Oleander
Xylosma congestum - Shiny *Xylosma*
Cluster high to low every 40' and in conjunction with Linear Park plantings.

Ground cover: *Gazania* species "Copper King" *Gazania*
Turf
Plant flowering ground cover at base of shrub masses. Fill areas between trees and shrub masses with turf.

STREETSCAPE 3

Street Tree: *Alnus rhombifolia* - White Alder
35' o.c.

Accent Tree: *Pyrus kawakamii* - Evergreen Pear
15 - 20' o.c.

Shrubs: *Rapholepis indica* "Bill Evans" - Indian Hawthorne
Verbana venosa - *Verbana rigida*
Xylosma congestum - Shiny *Xylosma*
Cluster high to low every 35'

Ground cover: *Myoporum parviflorum*
Turf
Plant *myoporum* at base of shrub masses. Fill in areas between trees and shrubs with turf.

PRIMARY ENTRY

Background tree: *Tristina conferta* - Brisbane Box

Accent tree: *Lagerstroma indica* - Crape Myrtle
Pyrus kawikamii - Evergreen Pear

Shrubs: Nerium oleander - Oleander
Pittosporum tobina - Mock Orange
Tecomaria capensis - Honeysuckle

Ground cover: Rosemarinus officinalis - Rosemary
Gazania species "Copper King" - Gazania

SECONDARY ENTRY

Background tree: Tristina conferta - Brisbane Box
(north side of Lost Canyon)
Platanus Racemosa - California Sycamore
(south side of Lost Canyon)

Accent tree: Lagerstroemia indica - Crape Myrtle
Pyrus kawikamii - European Pear

Shrubs: Nerium oleander - Oleander
Raphiolepis indica "Bill Evans" - Indian
Hawthorne
Xylosma congestum - Shiny Xylosma
Verbana venosa - Verbana rigida

Ground cover: Gazania species "Copper King" - Gazania

TERTIARY ENTRY

Background tree: Platanus racemosa - California Sycamore

Accent tree: Lagerstromia indica - Crape Myrtle
Pyrus Kawikamii - Evergreen Pear

Shrubs: Rapholepis indica "Bill Evans" - Indian
Hawthorne
Verbana venosa - Verbana
Xylosma Congestum - Shiny Xylosma

Ground cover: Gazania species "Copper King" - Gazania

LINEAR PARK

Dominant Trees: Heteromeles arbutifolia - Toyon
Eucalyptus sideroxylon - Red Ironbark
Pinus brutia - Calabrian Pine
Platanus racemosa - California Sycamore
Quercus agrifolia - California Live Oak

Shrubs: Raphiolepis indica - Indian Hawthorne
 Nerium oleander 'dwarf' - Dwarf Oleander
 Photinia fraseri - Photinia
 Xylosma congesta - Shiny Xylosma

Ground cover: Turf
 Myoporum parvifolium

FUEL MODIFICATION/TRANSITION ZONE

Trees: Acacia baileyana - Mimosa
 Heteromeles arbutifolia - Toyon
 Quercus agrifolia - California Live Oak

Shrubs: Photinia fraseri - Photinia
 Rhus lancea - African Sumac
 Atriplex canescens - Saltbush

Groundcovers: Achillea lanulosa - Yarrow
 Encelia farinosa
 Eschscholzia californica - California
 Poppy

VISUAL EDGE/FREEWAY BUFFER

Trees: Eucalyptus polyanthemos - Silver Dollar
 Gum
 Eucalyptus sideroxylon - Red Ironbark
 Pinus halepensis - Aleppo Pine
 Platanus racemosa - California Sycamore
 Schinus molle - California Pepper

Shrubs: Pittosporum tobira - Mock Orange
 Pyracantha species - Firethorn
 Xylosma congestum - Shiny xylosma
 Tecomaria capensis - Cape Honeysuckle
 Cercis occidentalis - Western Redbud
 Photinia fraseri - Photinia

Ground cover: Acacia ongerup
 Arctotheca calendula - Cape Weed
 Baccharis pilularis - Coyote Bush

In order to maintain a plant material theme of "Native California, Inland Valley", the following list of trees, shrub and ground covers should be adhered to by homeowners, multi-family parcel developers, school and park developers and commercial property developers.

This list provides ample opportunity for landscaping parcels within the limits of zones described above. Plant materials from tropical, alpine and extreme desert conditions though possibly will flourish on this site, should be excluded.

Recommended list:

Trees:

Acacia species	Lagerstroma species
Albizia species	Leptospermum species
Cedrus species	Lyonothamnus species
Ceratonia species	Morus species
Cercis species	Olea species
Cinnanonum species	Pinus species
Crataegus species	Populus species
Cupressus species	Prunus species
Eriobotrya species	Quercus species
Eucalyptus species	Rhus species
Ficus species	Schinus species
Fraxinus species	Sequoiadendron species
Fremontodendron species	Thuja species
Gladitsia species	Ulmus species
Heteromeles species	Umbellularia species
Juglans species	Zelkova species
Juniperus species	Zizyphus species

Shrubs:

Abelia species	Manonia species
Acanthopanax species	Myrtus species
Amelanchier species	Nerium species
Arctostaphylos species	Phormium species
Aronia species	Photinia species
Artemisia species	Pissosporum species
Artriplex species	Plumbago species
Baccharus species	Poinciana species
Berberis species	Potentilla species
Boxus species	Prunus species
Carpenteria species	Raphiolepus species
Cassia species	Rhamnus species
Ceanothus species	Rhus species
Cercocarpus species	Ribes species
Cistus species	Robinia species
Cornus species	Rosmarinus species
Cotoneaster species	Rubus species
Dendromecon species	Salix species
Eleagnus species	Salvia species
Euonymus species	Sambucus species
Grevillea species	Senecio species
Heteromeles species	Sophora species
Kolkwitzia species	Spiraea species

Shrubs, continued:

Larrea species
Leucophyllum species
Ligustrum species
Lonicera species
Lysiloma species

Symphoricarpos species
Viburnum species
Westringia species
Xylosma species
Yucca species

Ground Covers:

Ajuga species
Archtoostaphylos species
Baccharis species
Carpobrotus species
Ceanothus species
Cistus species
Cotoneaster species
Gazania species
Hedera species
Juniperus species
Polygonum species
Thymus species
Verbana species
Vinca species

Annuals:

All annuals that will grow in site area.

Street Furniture

There are many types of street furniture that would be acceptable for use within the Specific Plan area. Those features include: light standards for streets and for lighting of pedestrian walks, trash receptacles, benches, bus shelters, plantings containers, and walls and fences. Approval regarding materials and consistency as part of these features should be consistent throughout the major street in the project and approved during site plan review.

a. Lighting

The following application of lighting shall be permitted:

- On-site streets/parking lot light standards
- Pedestrian sidewalks/transition zones (bollard lights)
- Landscape accent lights/spot or flood lights concealed to reduce glare)

--Lighting for signage and monumentation concealed to reduce glare (within Commercial and Industrial zones)

--Building exteriors spot or flood lights concealed to reduce glare (within Commercial and Industrial zones)

Parking lot fixtures shall have an overall maximum height of 30 feet. Walkway lighting fixtures shall have an overall maximum height of twelve feet. Security lighting fixtures shall not project above the fascia or roof line of the building and shall be shielded. The shields shall be painted to match the surface to which attached. The Owner shall submit cuts of exterior light fixtures and shall show their location on the plan for review by the Planning Department.

1. Lights shall not be placed to cause glare or excessive light spillage on neighboring sites. A uniform light color is preferred for the area. The use of high pressure sodium lights is encouraged.
2. All parking lot and driveway lighting should provide uniform illumination. Accent illumination is recommended at key points such as entrances, exits, loading zones and drives.
3. The design of light fixtures and its structural support shall be architecturally compatible with the surrounding buildings.

Walls/Fences

The walls and fences within the Specific Plan area shall also be consistent with the architectural materials of the structures. Walls and fences shall not exceed the following height limits within the project site.

All Residential zones 6' maximum
Within Setbacks - 30" minimum, 36" maximum

Commercial zones 6' maximum

Industrial zone 8' maximum

All fences and walls that are used along the major community entries and streets shall be consistent in materials and design.

All other project fencing within each planning area shall be consistent in materials and design.

Restrictions on Materials

1. Screen walls or fences of sheet or corrugated iron, steel, aluminum, asbestos, or security chain-link fencing are specifically prohibited.
2. Chain-link fencing is permitted only in sites to be developed with light industrial uses and then only when combined with redwood battens in all areas except those fronting any street and that areas ten (10) feet back from a front screen wall.
3. Screen walls facing a street shall be designed as to appear to be an integral part of the building using the same materials. Said screen wall shall return back away from the street for a distance of not less than ten (10) feet.
4. Walls along the freeway and within Canyon Park property should have straight segments not to exceed 100 feet in length without a right angle setback of not less than 6 feet and parallel segment also of not more than 100 feet in length. These wall requirements will be used where visible from the freeway travel lanes (see Exhibit V-7). In other areas fences may be used.