



# GUASTI

ONTARIO, CALIFORNIA 02.01.2007

OliverMcMillan | **Principal Real Estate Investors**  
P A R T N E R S H I P

Thirtieth Street Architects



Associated Engineers, Inc.

EDAW | AECOM

**Gensler**

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8.8	CONCEPTUAL LANDSCAPE PLAN DETAILS

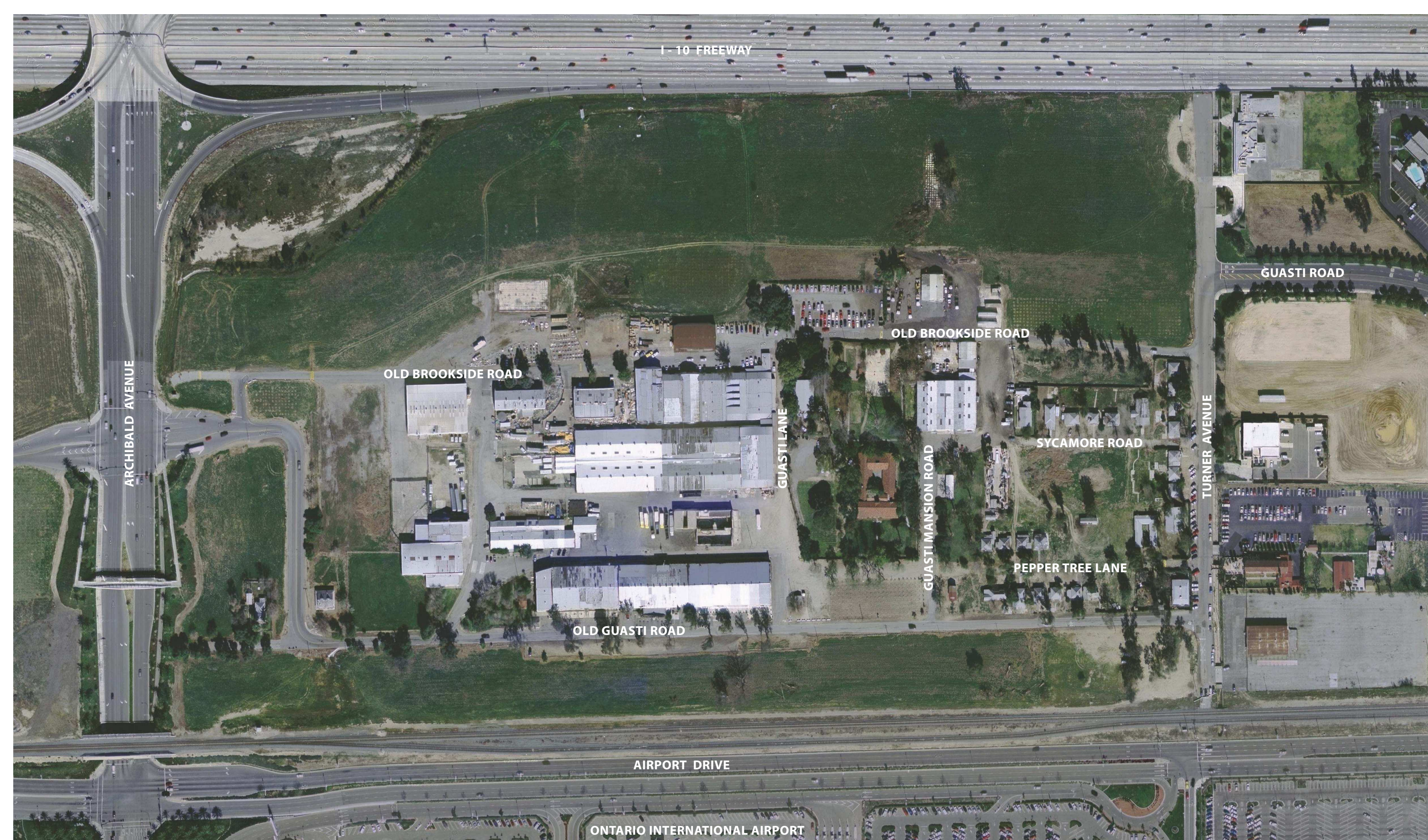
## Project Description

The following Planning Area Plan submittal is for Planning Areas No. 2 and 3 within the Guasti Specific Plan.

This proposal includes a high quality, mixed-use development conforming to the approved land uses and allowable densities specified within the Guasti Specific Plan. The character-defining feature of this project is the retention and adaptive reuse of the historic core area as the focal point of a highly activated and pedestrian-oriented, urban environment. In addition to the large warehouses and historic mansion, a number of other historically significant buildings, as required in the Specific Plan, will be relocated and adaptively reused to help energize the core.

New structures within the historic core, while contemporary in nature, will be designed to respect and to be sympathetic to adjacent historic structures as described in the Architectural Design Guidelines in the Guasti Specific Plan. New construction outside of the core will feature taller, cutting-edge, contemporary architecture. A number of large parking structures are proposed around the periphery of the project.

The project also includes the retention of a number of historic site features and an agrarian landscape design theme that is consistent with the Landscape Design Guidelines.



I-10 FREEWAY

ARCHIBALD AVENUE

OLD BROOKSIDE ROAD

OLD BROOKSIDE ROAD

GUASTI ROAD

GUASTI LANE

GUASTI MANSION ROAD

SYCAMORE ROAD

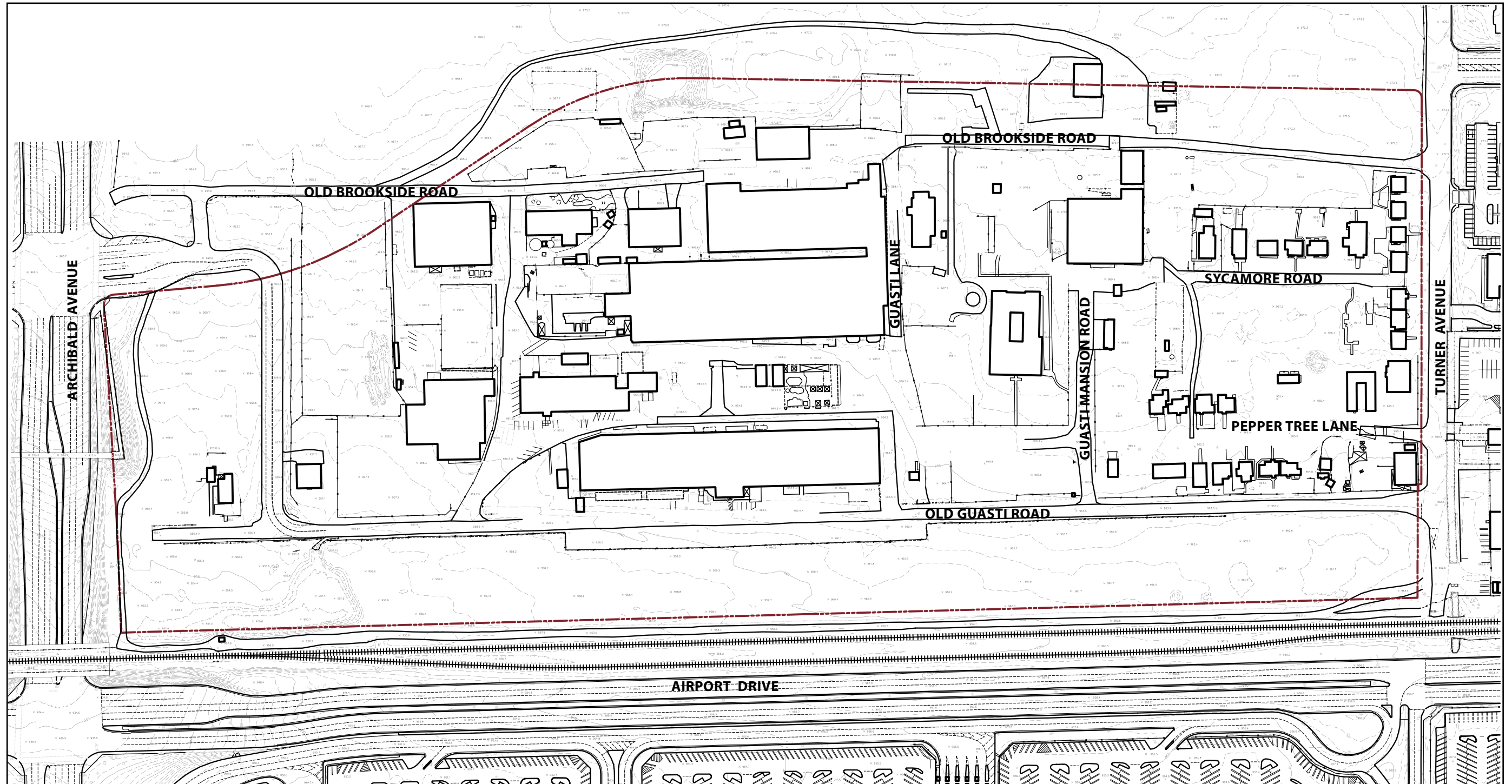
TURNER AVENUE

PEPPER TREE LANE

OLD GUASTI ROAD

AIRPORT DRIVE

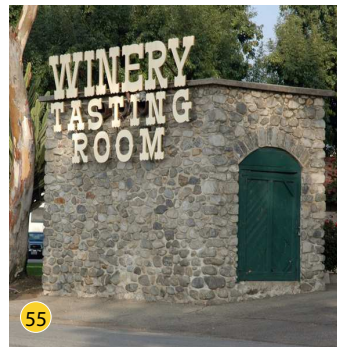
ONTARIO INTERNATIONAL AIRPORT



----- Property Line

\* Source: aerial mapping was flown and compiled by Stewart Geo Technologies, and survey is controlled by Associated Engineers, flown on 9-21-2005

Powerhouse is drawn by Gensler per aerial photo



55

49

39

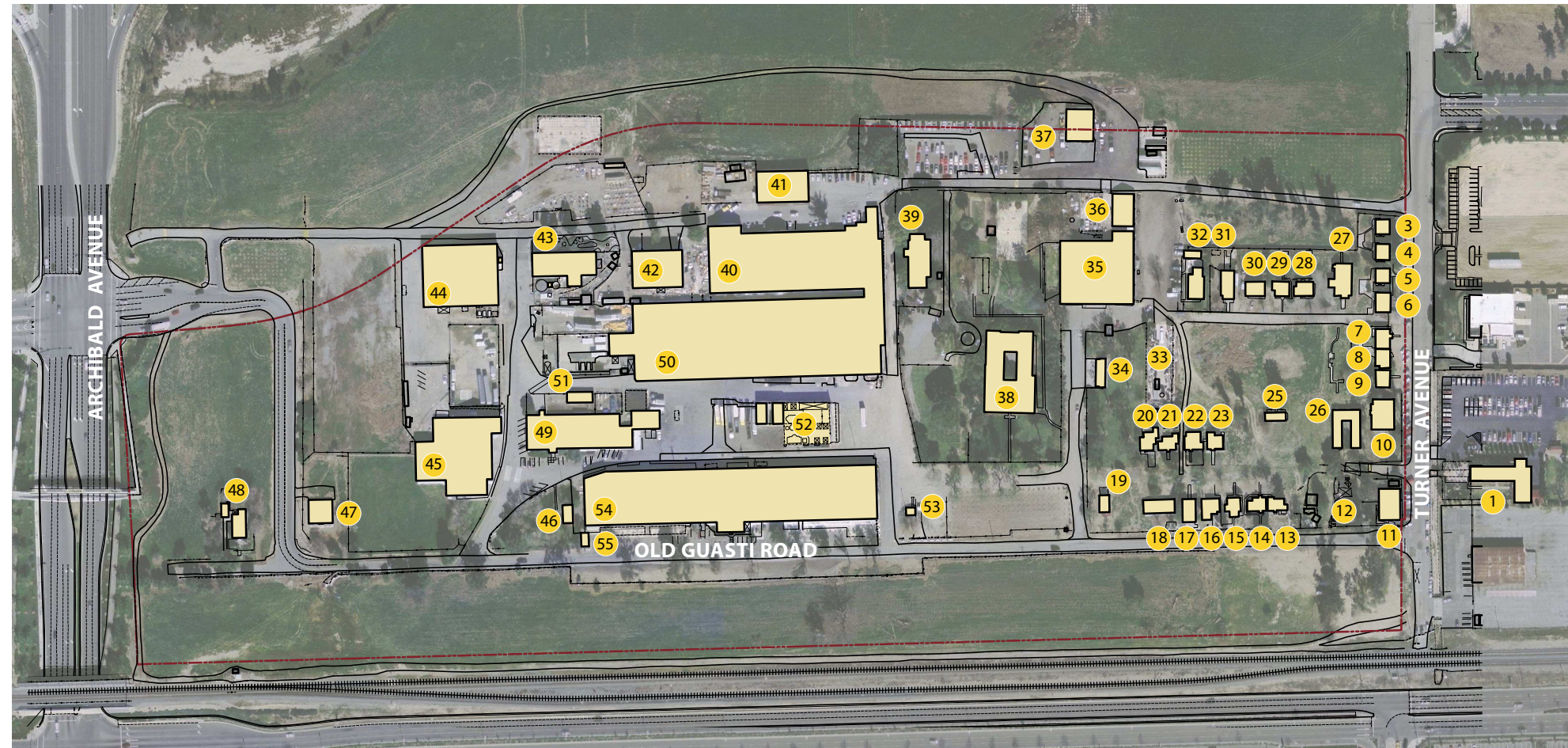
38

25

19

1

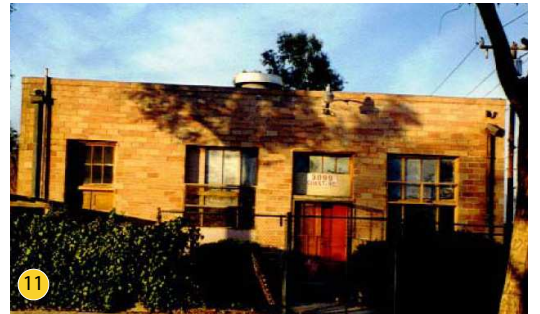
- Property Line
- 1 Church of San Secondo d'Asti
  - 2 Louis Guasti School (not Shown)
  - 3 - 4 Residence
  - 5 - 6 Catholic Charities
  - 7 Cordova's Printing
  - 8 - 9 Residence
  - 10 Recreation Hall/ Old Bakery
  - 11 Guasti Market
  - 12 General Store Workshop/ Residence
  - 13 - 18 Residence
  - 19 Old Fire Station
  - 20 - 23 Residence
  - 24 Residence (not Available)
  - 25 Old Rock Building
  - 26 Old Bunkhouse
  - 27 - 32 Residence
  - 33 Old Garage
  - 34 Gasoline Station
  - 35 Garage
  - 36 Old Pipe Storage / Carpenter Shop
  - 37 Old Truck / Tractor Storage
  - 38 Guasti Mansion
  - 39 Old Administration Building
  - 40 Industrial / Office
  - 41 Storage
  - 42 Selected Steel
  - 43 - 45 General Marble
  - 46 Public Restroom
  - 47 Cooperage Foreman's House
  - 48 Residence
  - 49 J. Filipe Tasting Room
  - 50 Stone Warehouse
  - 51 Cooling Tower Foundation
  - 52 Vacant (Fire Damaged Winery)
  - 53 Old Scale House
  - 54 Old Winery Warehouse / Post Office
  - 55 Powerhouse



\*Source: building uses and numbering per Guasti Plaza Specific Plan



20 23



11



17 18



48



47



54



52



50



① OLD GUASTI ROAD  
- LOOKING EAST



② PEPPER TREE LANE  
- LOOKING EAST



③ VILLA - LOOKING SOUTH



④ VILLA - LOOKING NORTHWEST



⑤ WINERY - LOOKING NORTHEAST



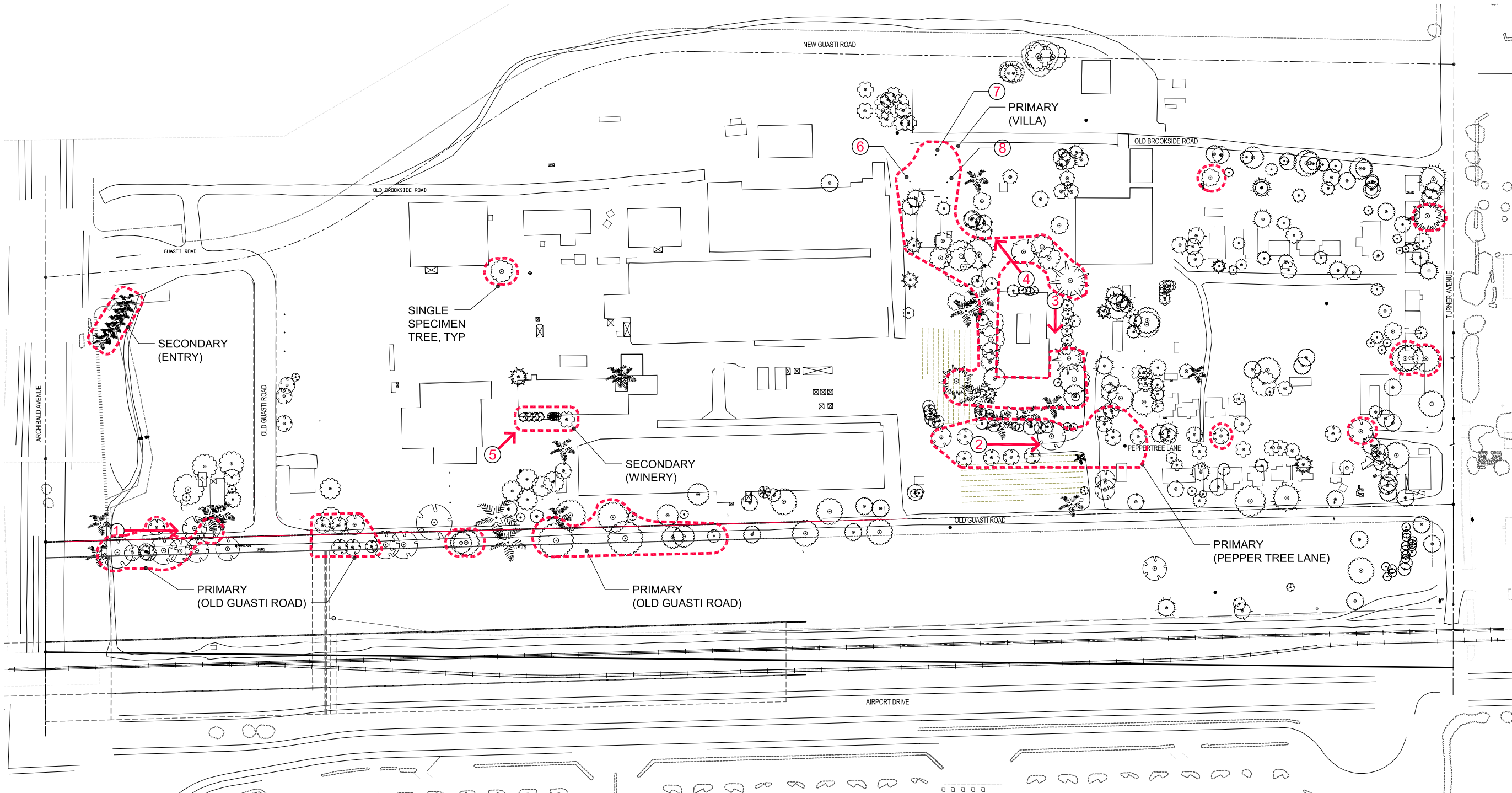
⑥ CAMPHOR TREE




⑦ CAROB TREE

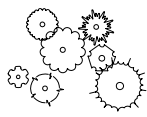


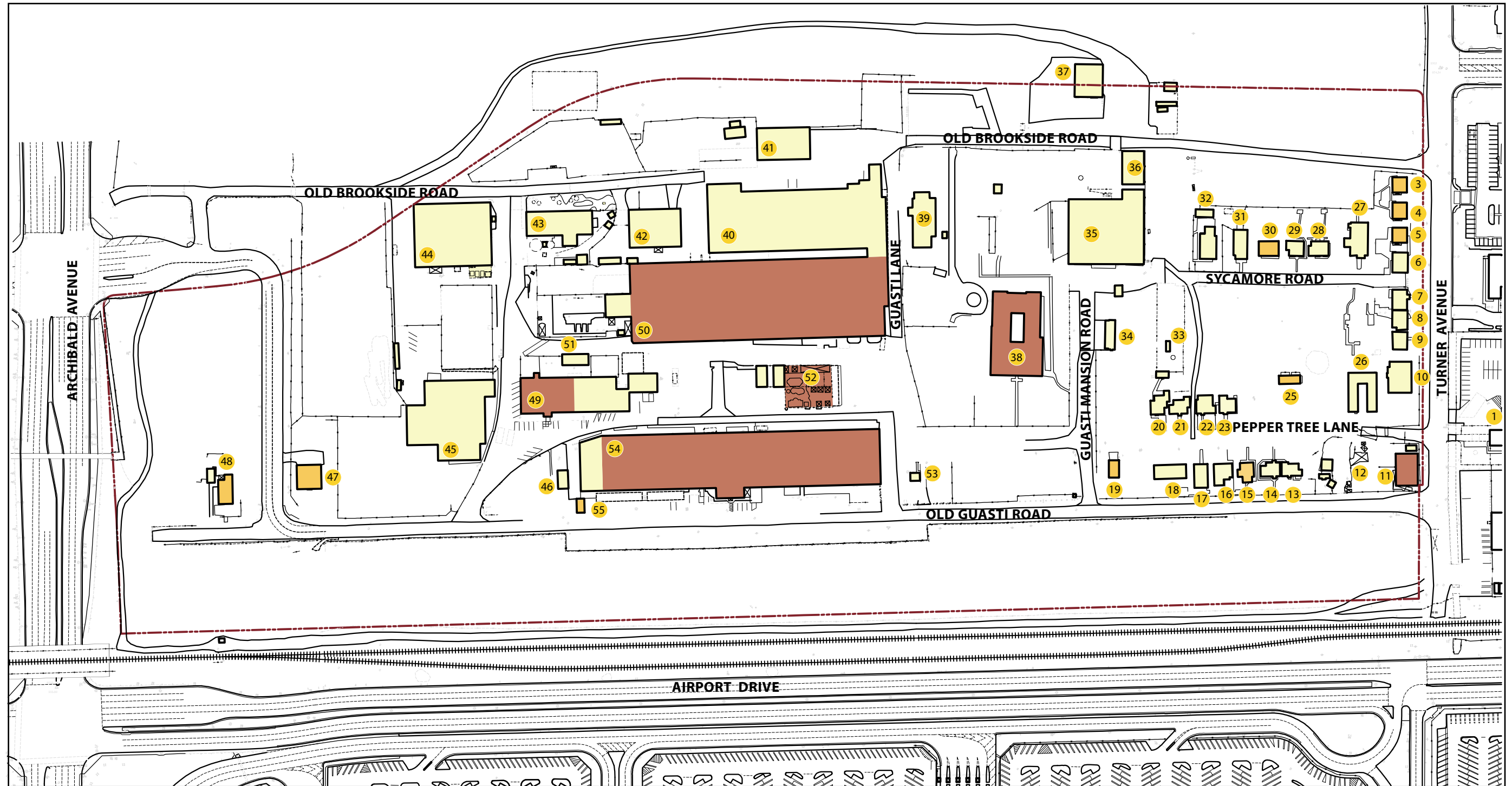
⑧ LIVE OAK



**LEGEND**

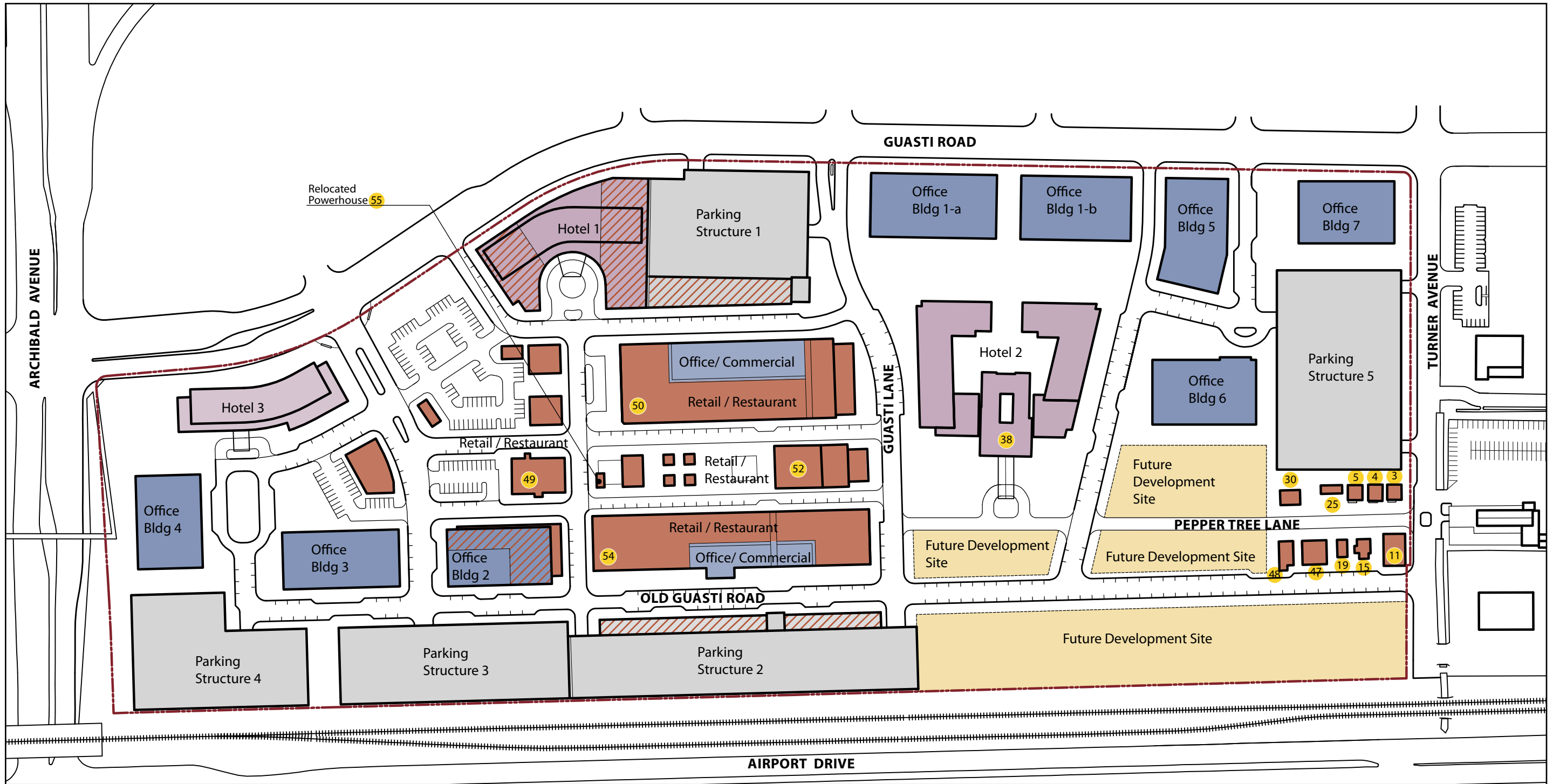
 PRIORITY AREAS OF EXISTING TREES TO BE REVIEWED FOR PRESERVATION OR RE-CREATION OF LANDSCAPE CHARACTER

 EXISTING TREES



- Property Line
- Structures to be retained in place 11 38 49 50 52 54
- Structures to be retained and relocated 3 4 5 15 19 25 30 55
- Structures to be removed 6 - 10 12 - 14 16 - 18 20 - 24 26 - 29 31 - 37 39 - 48 51 53



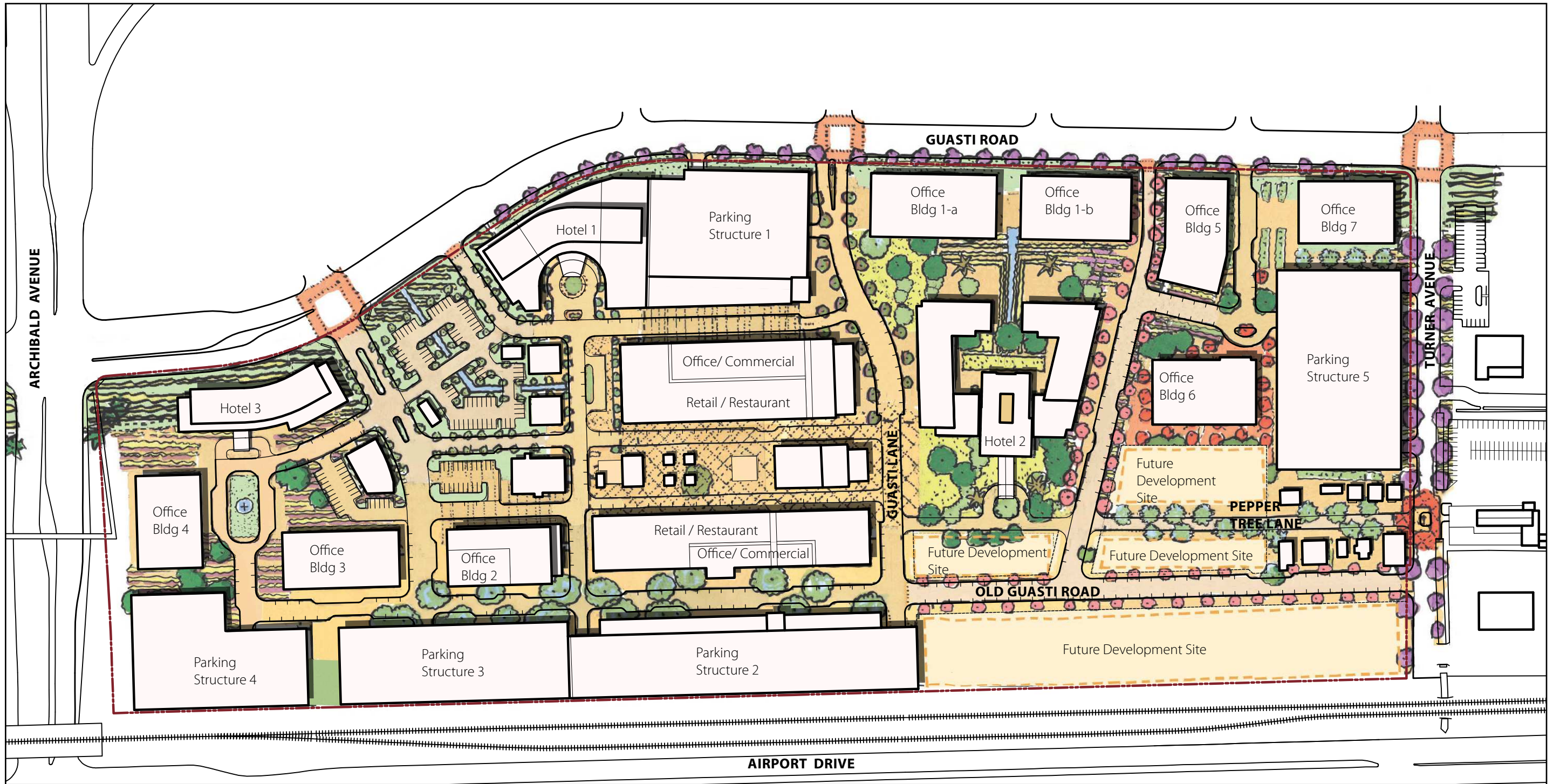


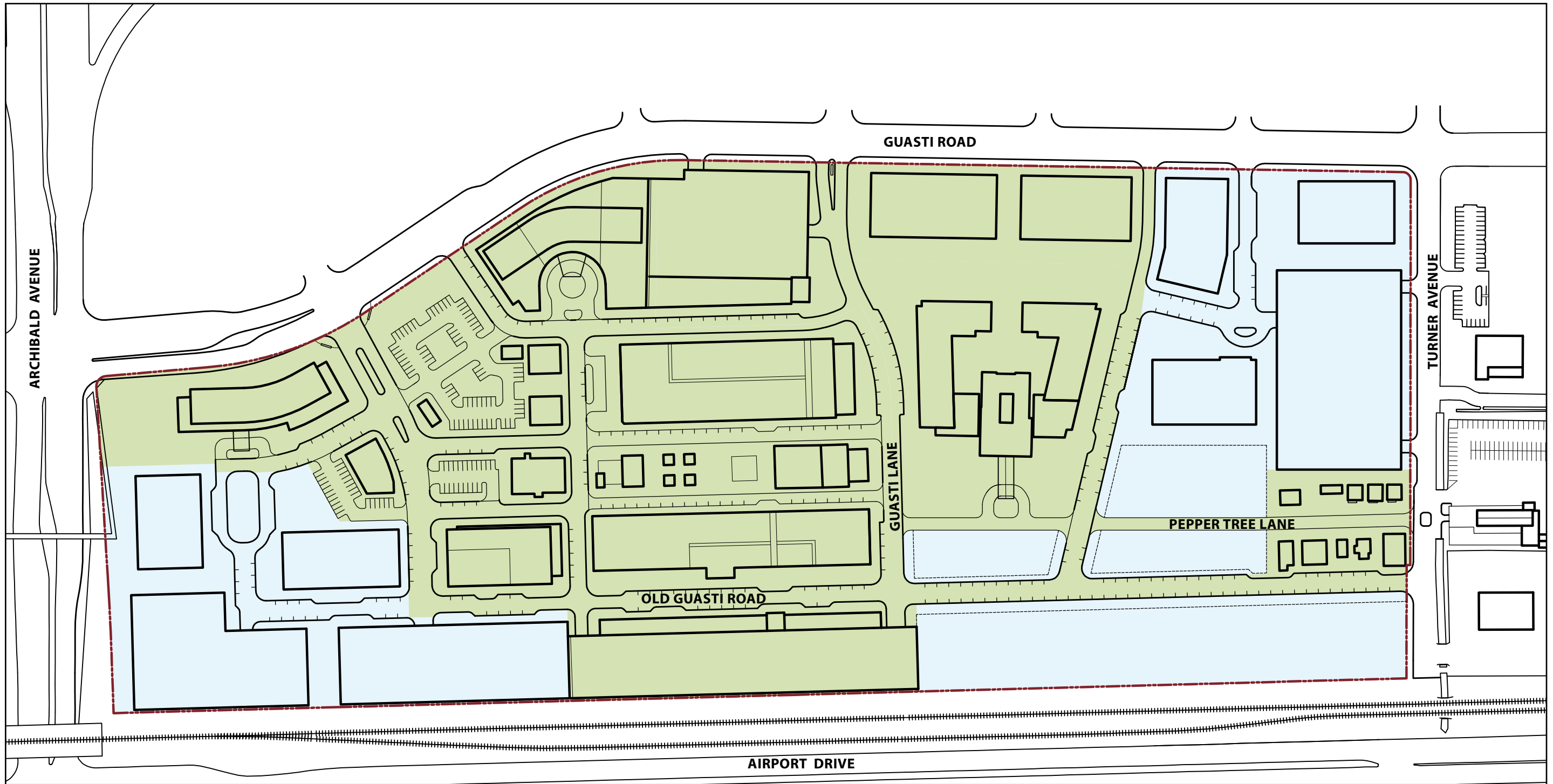
- Property Line
- Retail / Restaurant
- ▨ Retail @ 1st Level
- Hotel
- 54 Historic Structure
- Future Development Site
- Office / Commercial
- Parking Structure

PROGRAM	
RETAIL / RESTAURANT	260,000 sf
OFFICE / COMMERCIAL	970,000 sf
HOTEL	390,000 sf
FUTURE DEVELOPMENT	480,000 sf
<b>TOTAL</b>	<b>2,100,000 sf</b>

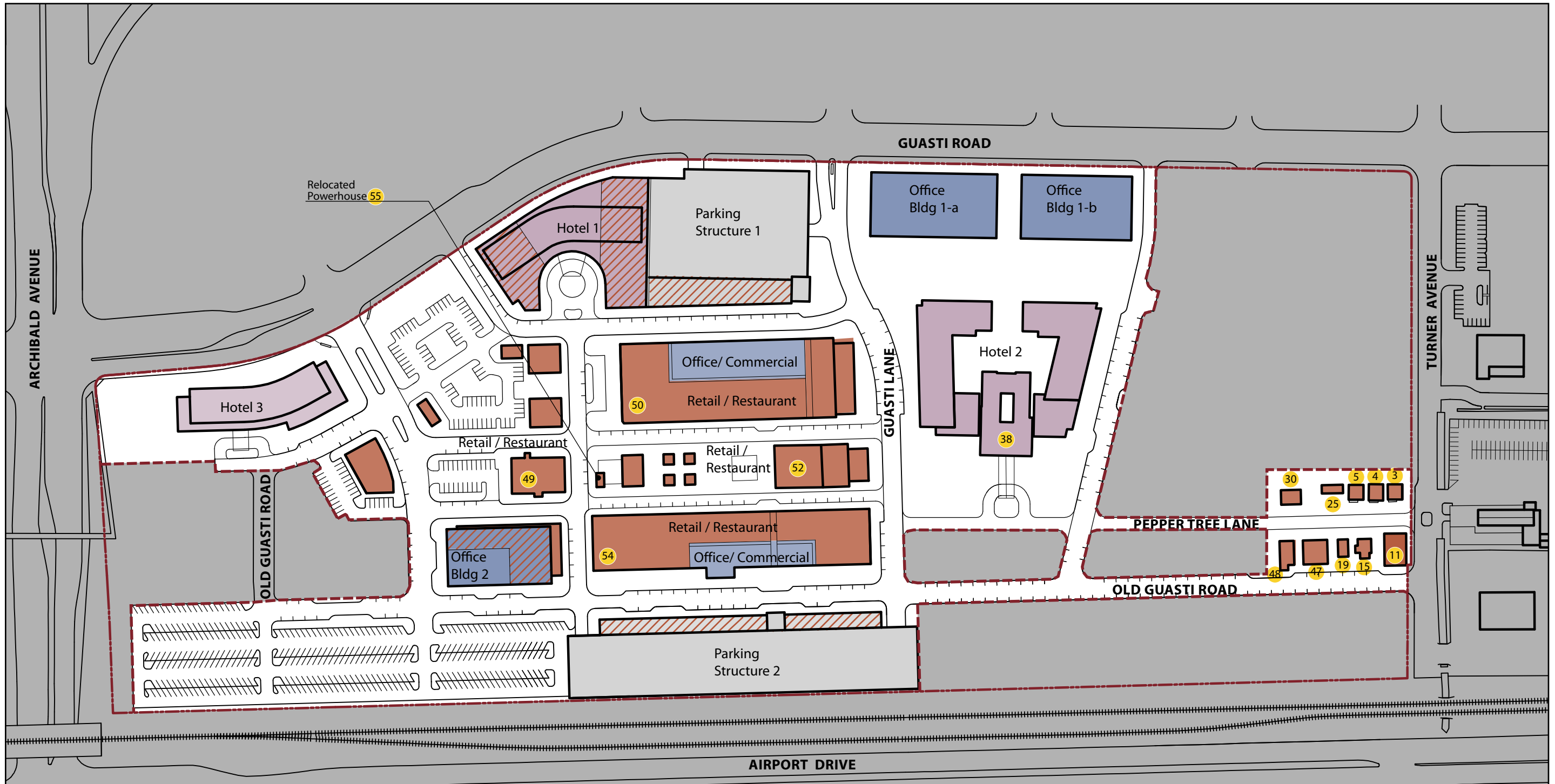
**ESTIMATED REQUIRED PARKING** 7,040 spaces\*  
**ESTIMATED PROVIDED PARKING** 7,040 spaces

\*15 % shared parking reduction





- - - - Property Line
- Phase 1
- Phase 2



- Property Line
- Phase 1 Boundary Line
- Retail / Restaurant
- Office / Commercial
- ▨ Retail @ 1st Level
- Parking Structure
- Hotel

**PROGRAM**

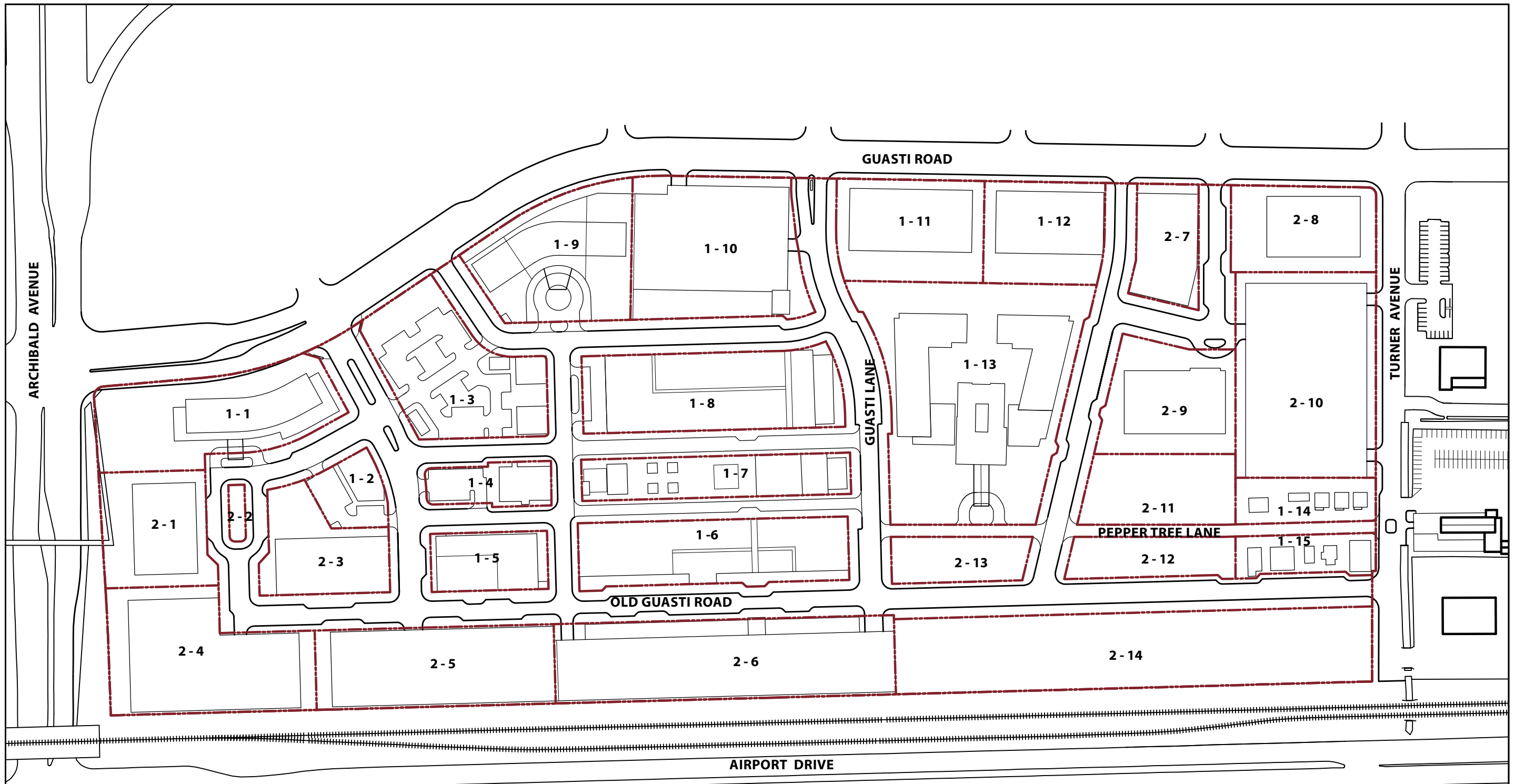
RETAIL / RESTAURANT	240,000 sf
OFFICE / COMMERCIAL	300,000 sf
HOTEL	390,000 sf
<b>TOTAL</b>	<b>930,000 sf</b>

**ESTIMATED REQUIRED PARKING**

**3,490 spaces**

**ESTIMATED PROVIDED PARKING**



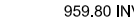





**3,490 spaces**

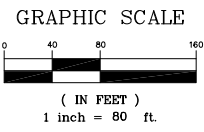


--- Project Limits



**SYMBOLOLOGY**

-  PROPOSED MINOR CONTOURS
-  PROPOSED MAJOR CONTOURS
-  959.80 INV PROPOSED INVERT ELEVATION
-  12" PROPOSED WATER LINE (DIAMETER AS INDICATED)
-  8" PROPOSED SEWER LINE (DIAMETER AS INDICATED)
-  RECLAIMED WATER LINE
-  36" SD PROPOSED STORM DRAIN (DIAMETER AS INDICATED)
-  PROPOSED CATCH BASIN



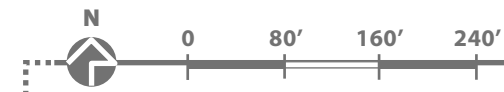
ONTARIO AIRPORT TOWERS  
(FUTURE DEVELOPMENT)

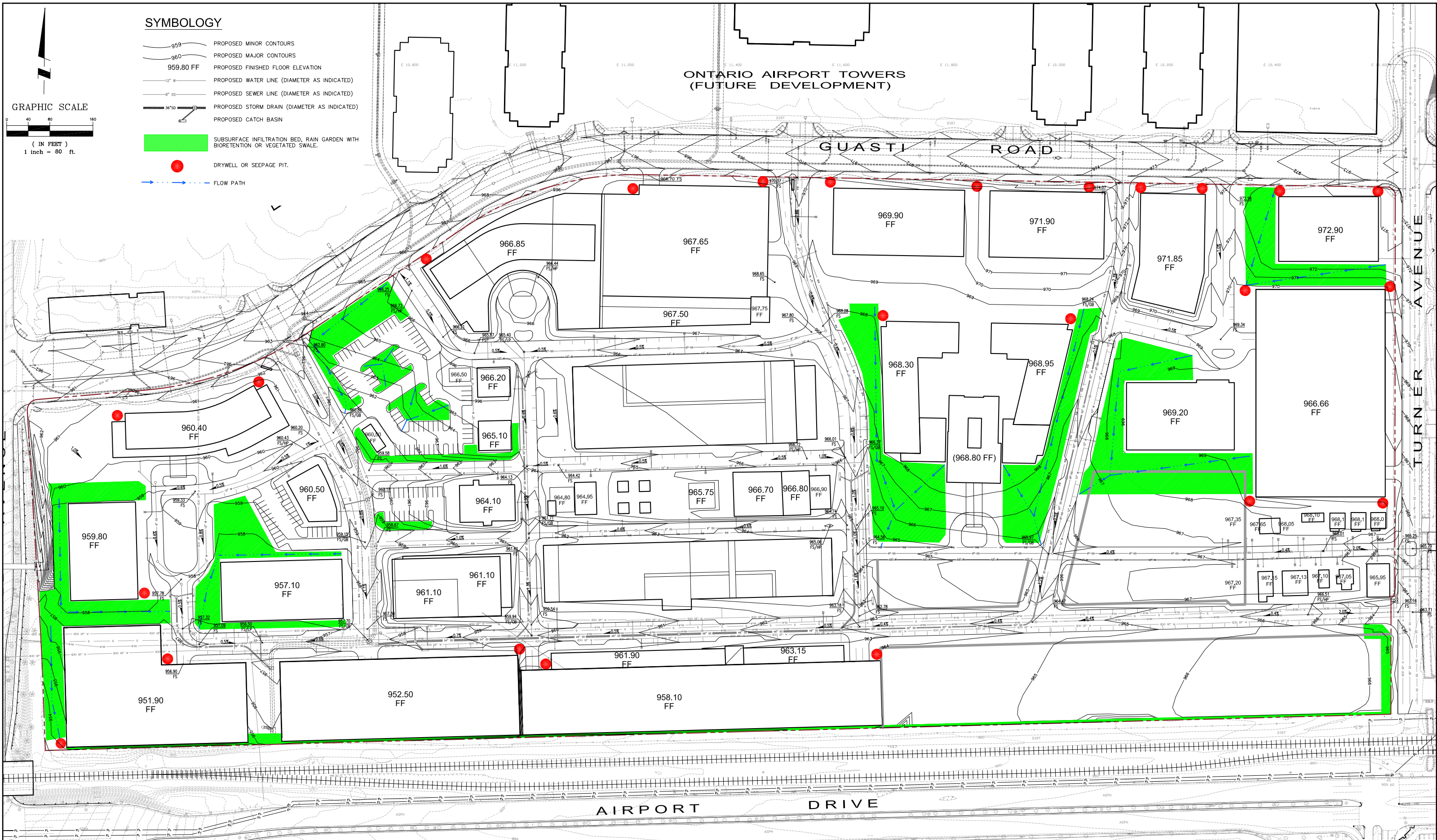
GUASTI ROAD

TURNER AVENUE

ARCHIBALD AVENUE

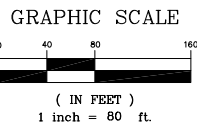
AIRPORT DRIVE





**SYMBOLY**

- PROPOSED MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED FINISHED FLOOR ELEVATION
- 
- 
- 
- PROPOSED CATCH BASIN
- SUBSURFACE INFILTRATION BED, RAIN GARDEN WITH BIORETENTION OR VEGETATED SWALE.
- DRYWELL OR SEEPAGE PIT.
- FLOW PATH

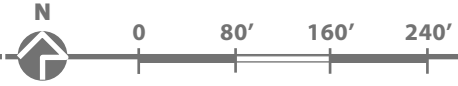


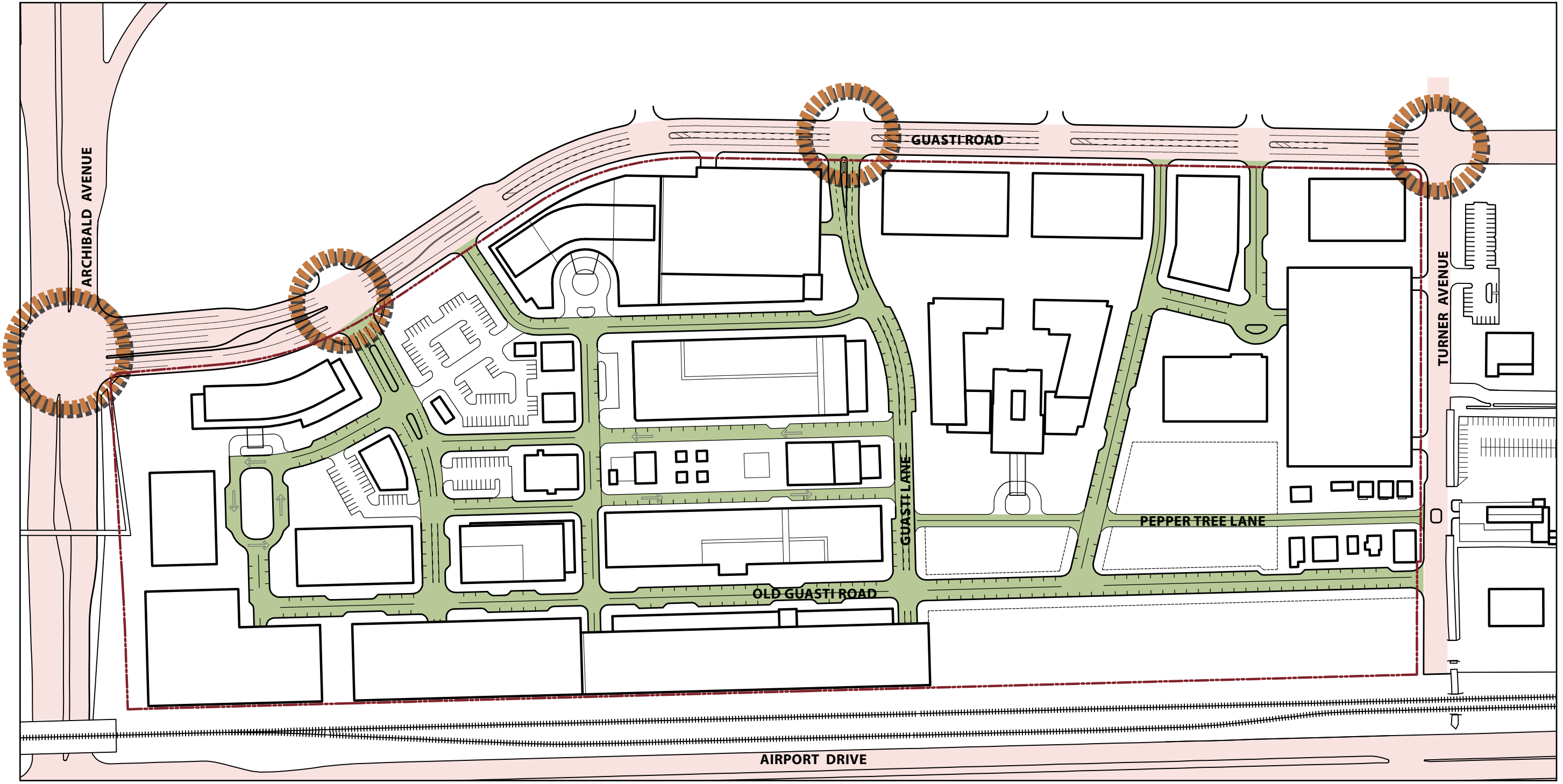
**ONTARIO AIRPORT TOWERS (FUTURE DEVELOPMENT)**

**GUASTI ROAD**

**TURNER AVENUE**

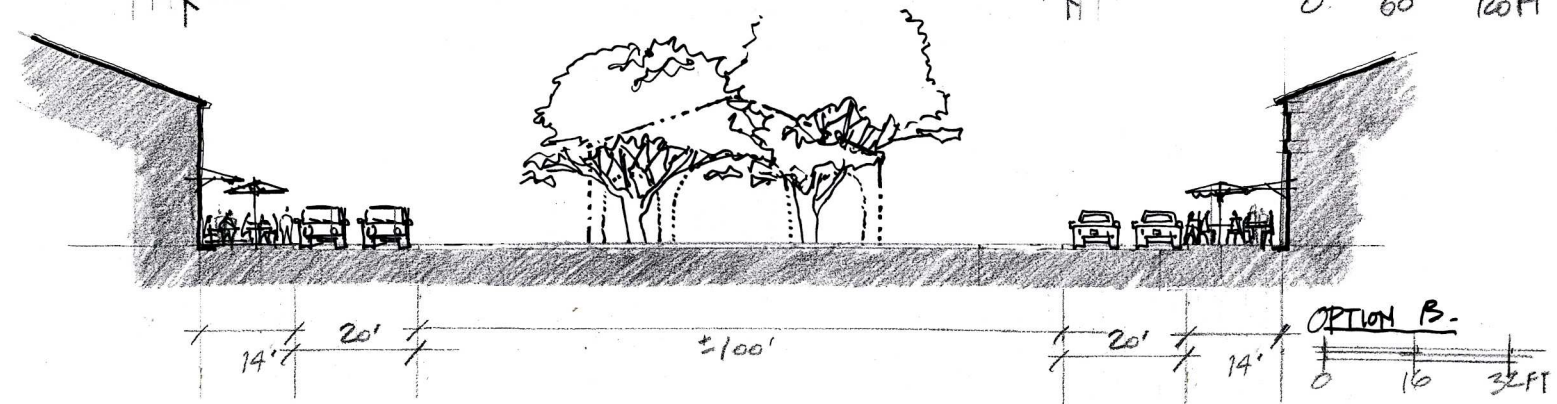
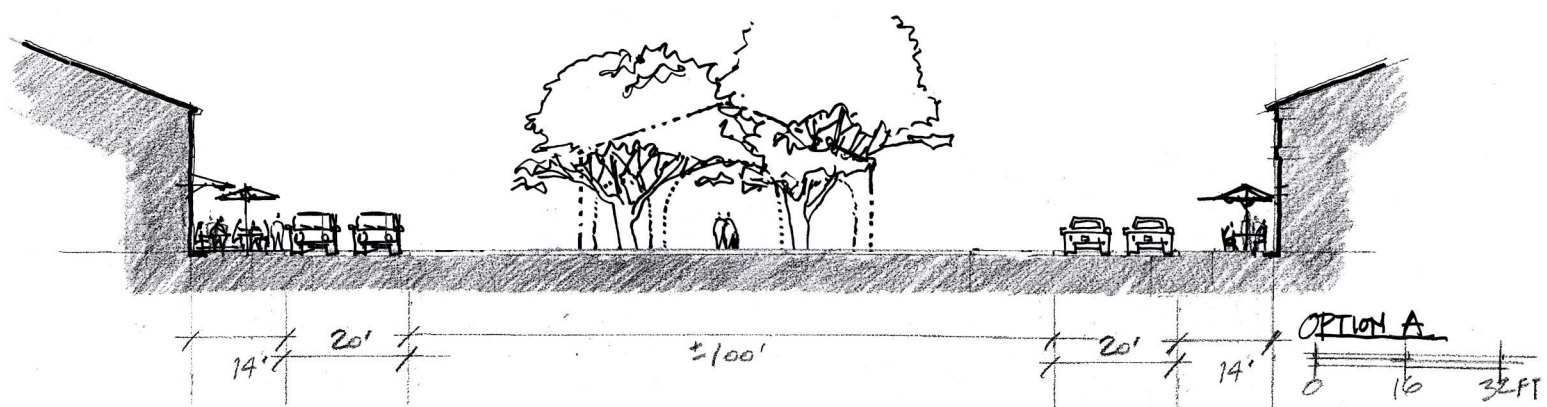
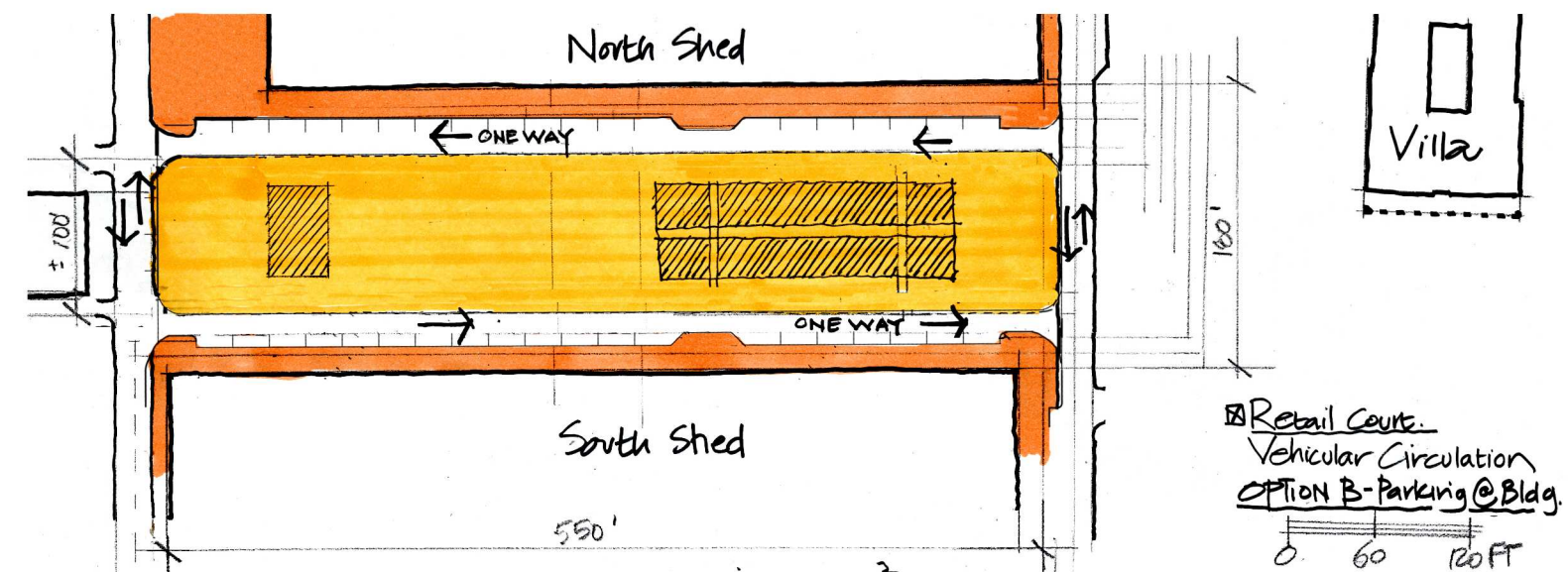
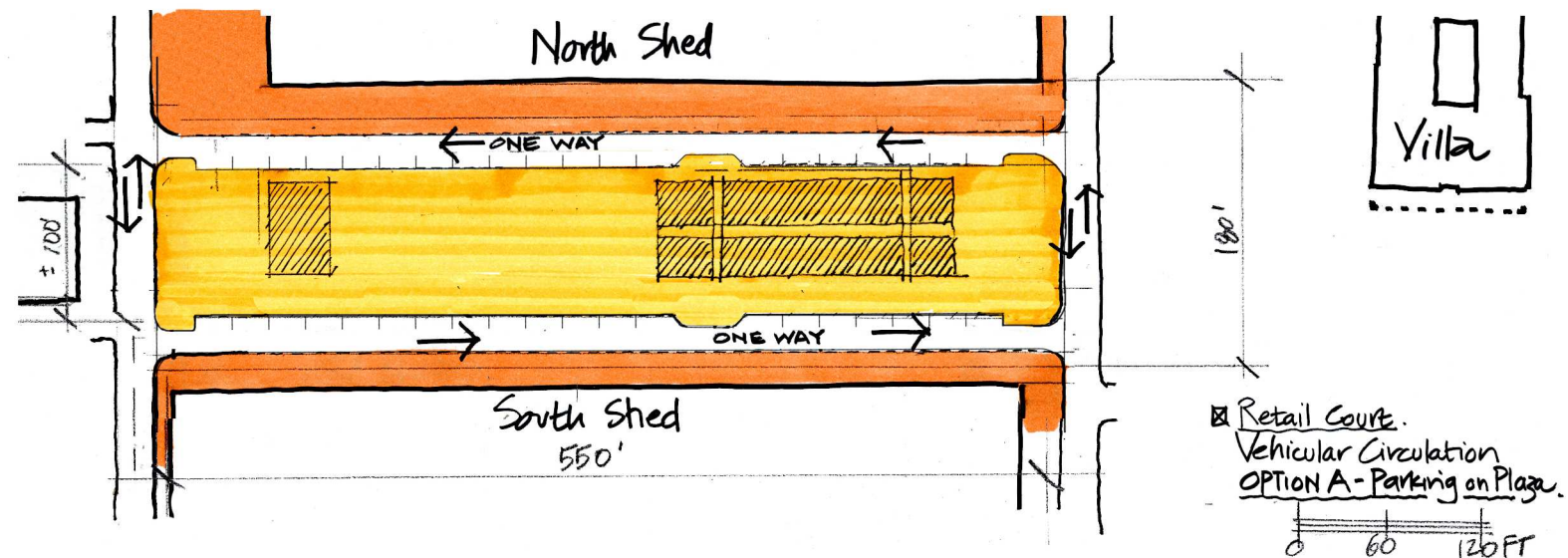
**AIRPORT DRIVE**

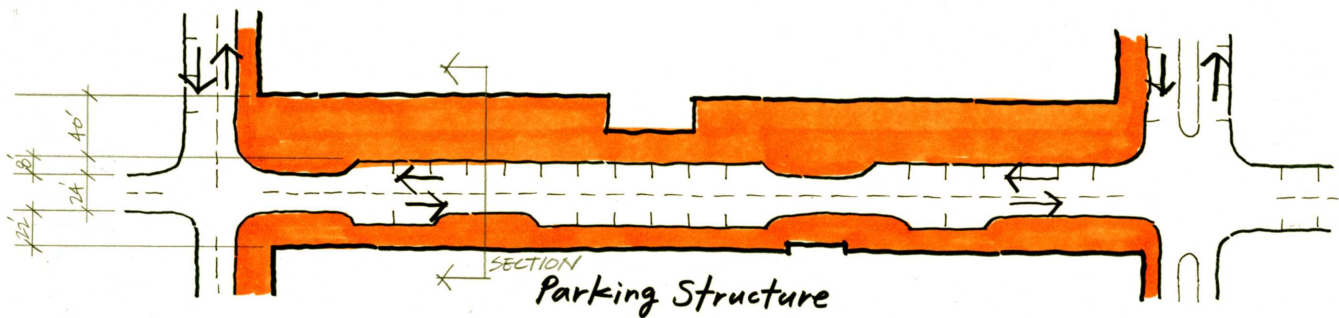




- Property Line
- Public Streets
- Signalized Intersections
- Private Streets
- One-way Streets

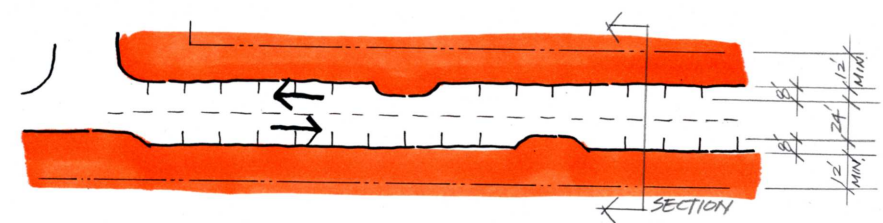
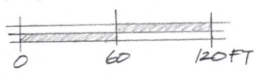




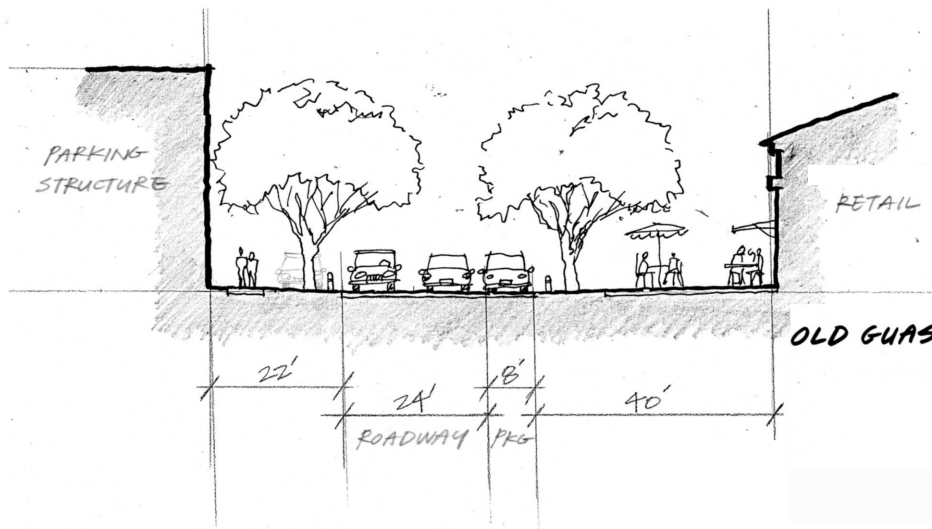
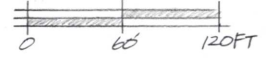


SECTION  
Parking Structure

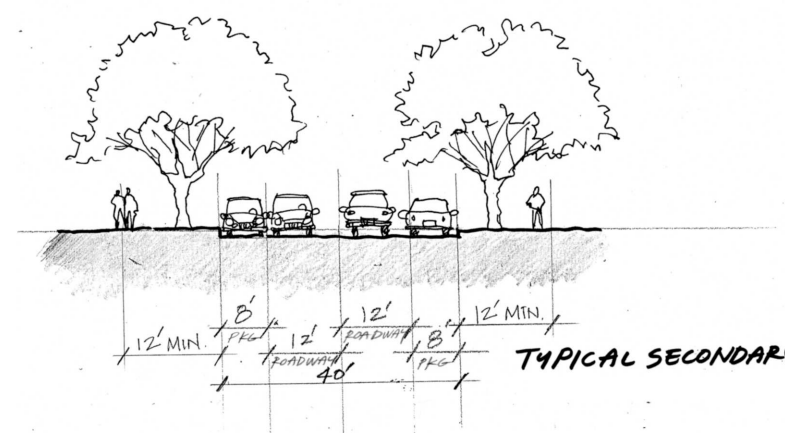
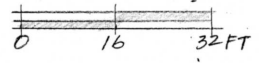
OLD GUASTI ROAD AT RETAIL



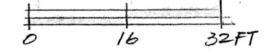
SECTION  
TYPICAL SECONDARY ROADWAY

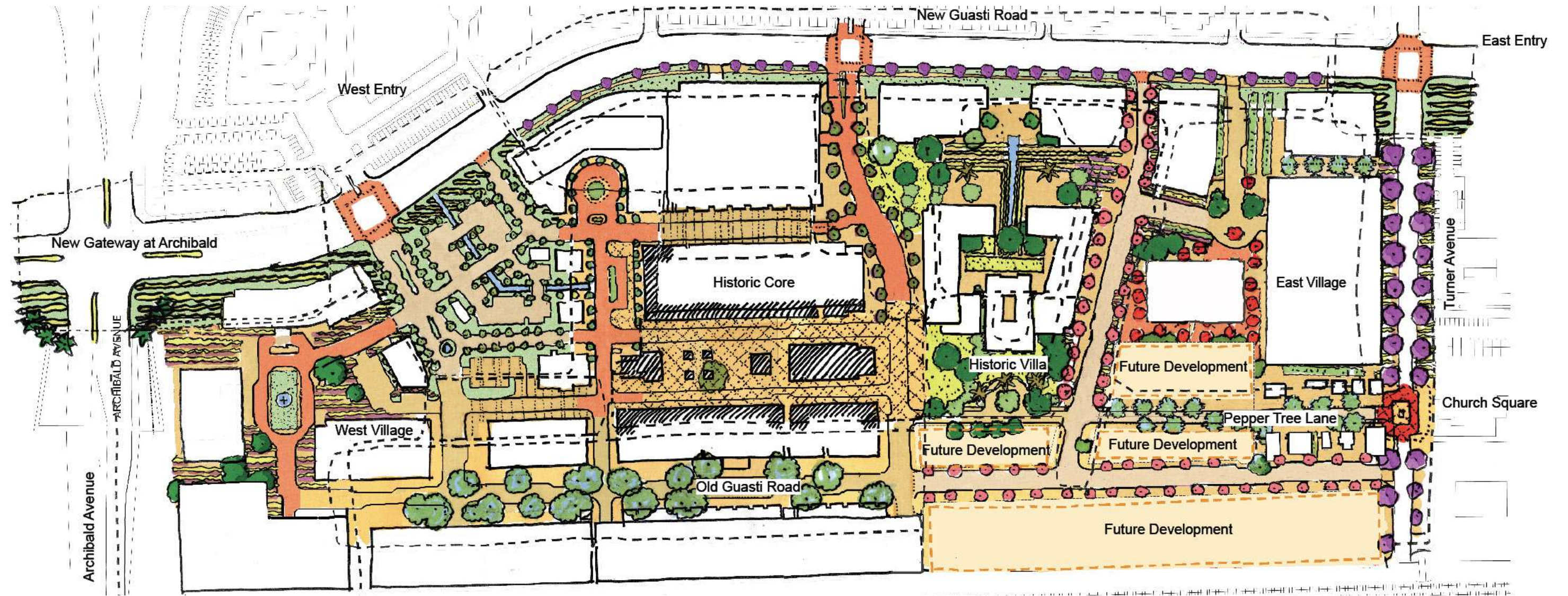


OLD GUASTI ROAD AT RETAIL  
-SECTION



TYPICAL SECONDARY ROADWAY - SECTION





## conceptual landscape & urban spaces approach / background text

Guasti has a long history as an Italian agricultural/agrarian, working environment and as such the new environment shall represent the ideas of:

- The new "company town"
- The site landscaping is to incorporate elements of the vineyard, farm buildings/materials, stone walls, water tanks (vertical elements), irrigation channels, etc...

And be interpreted in a contemporary manner as appropriate to the secretary of standards for preservation of such districts.

### Background

The elements of the Secondo Guasti's Italian Vineyard Company estate comprise approximately 73 acres. What currently remains preserves the domestic and utilitarian core of a previously vast agricultural estate. The estate is important to Ontario's past as an agricultural community in the first half of the twentieth century, and is also a notable and unusual example of vernacular Italian architecture imported to Southern California.

Company towns were commonly established in the United States during the nineteenth and early twentieth centuries for large-scale industrial enterprises, such as coal mines, lumber mills and steel mills. However, it was unusual at this time for an agricultural company to provide permanent workers housing at this scale. By 1920, more than 20,000 tons of grapes were harvested annually and the winery's storage capacity was 2 million gallons.

As a product of his success, Guasti built an elegant Modern Eclectic Italian villa in 1923. The villa is situated at the center of the estate, surrounded by an Italian garden. The Italian villa and garden are unusual in Southern California, a region that is normally associated with Spanish colonial architectural influences. The form, style and details of the villa correspond with Italian precedents. The villa is situated in the center of an Italian garden, with a walled formal front garden, a more private romantic garden, as well as a rear garden complete with a classic "ruin" or Italian "grotto" in the form of an aviary.

This Italian vernacular tradition was interpreted and adapted for the Southern California. The Italian Vineyard Company estate shows the success of Secondo Guasti's vision of establishing an Italian village reminiscent of his native home in Asti, Italy, transported to the Southern California countryside.

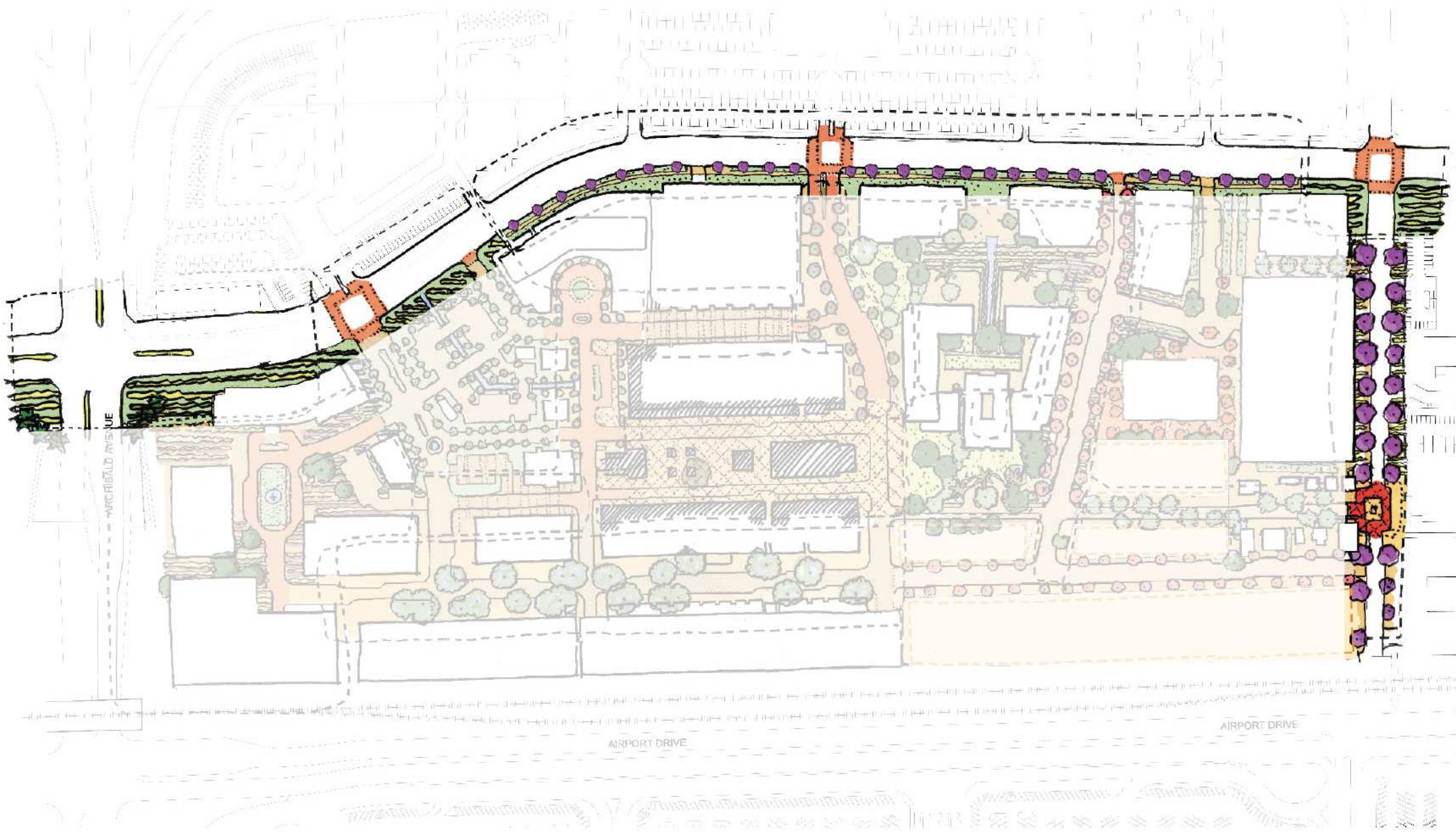
The following items are significant historical and architectural characteristics of the site:

- Secondo Guasti's vision of an Italian village reminiscent of his native home in Asti, Italy, transported to the Southern California countryside – "Secondo d'Asti."
- Historic land use patterns, functions, and relationships.
- The organization and layout of the property, including axes, open spaces, views, vistas, as well as the key importance of the utilitarian area defined by the stone warehouses.
- Hand-crafted architectural features and details.
- Local materials including stonework, heavy timbers, iron work, terra cotta, stucco.
- Responsiveness to the Southern California climate.
- Village quality in an agrarian landscape setting.
- The early twentieth-century relationships of scale including the layout, landscape, open spaces and buildings.
- Existing signage imparts "authenticity" to the feeling of the place.

The following concepts or issues are critical considerations for the historic preservation planning and design of the project.

- Project design conformance with the Secretary of the Interior's Standards for rehabilitation, preservation and/or adaptive reuse.
- The use of state-of-the-art historic preservation design principles would bring substantial added value to the overall project and would provide a means of mitigating impacts to historical resources.
- Continuity in the use of appropriate Italian precedents and the regional Arts and Crafts tradition to inspire new design would help to preserve the authenticity of the site and the sense of place.
- The evolution of the site from a country village ("Secondo d'Asti") to an urban district, suggests that the landscape design may be interpreted in a more contemporary way, as long as the stylistic references to the countryside are maintained. This urban district could be like a district of Paris, for example the Montmartre, that preserves its identity and authenticity yet is fully urbanized and metropolitan. Locally, parts of Santa Barbara, Pasadena, Beverly Hills or Santa Monica (on a less dense scale), would be other regional examples.

NOTE: Any landscape design not within the site boundary needs to be coordinated with the city.



**Gateway at New Guasti Road and Archibald Avenue:**

- Maintain existing palms at SE Corner. Link to bridge (lighting/banners, etc.), add vineyard rows, to be kept low to maintain visibility, accented with roses or other flowering plants at the ends. Introduce a water element (drainage channels, weirs, retention pond, etc.).

**New Guasti Road:**

- Street trees (Jacaranda) consistently planted in the parkways on both north and south sides eg. Mid-Wilshire Boulevard, LA.
- Median (with turn pockets) to be planted throughout. Where the street is in a direct East/West orientation the proposal is to select a tree species that is reminiscent of the historic Eucalyptus windrows.
- At signalized intersections: enhanced pedestrian paving at crosswalks and additional landscape, accent lighting and street furniture is proposed to encourage pedestrian foot traffic from north to south.

**Gateway at New Guasti Road and Turner Avenue:**

- Add vineyard rows, to be kept low to maintain visibility, accented with roses or other flowering plants at the ends. Introduce a water element (drainage channels, weirs, retention pond, etc.).
- Enhanced pedestrian paving at crosswalks and additional landscape, accent lighting and street furniture is proposed to encourage pedestrian foot traffic from north to south.

**Turner Ave & New Church Square:**

- Street trees (Jacaranda) consistently planted in the parkways on both north and south sides eg. Mid-Wilshire Boulevard, LA. Need to retain the storm drain on the east side (not on our property).
- There is a strong desire to incorporate the church and create a new church square, or other landscape elements, as a way of "bringing it to the plan," thereby creating a new special place or address for the site.

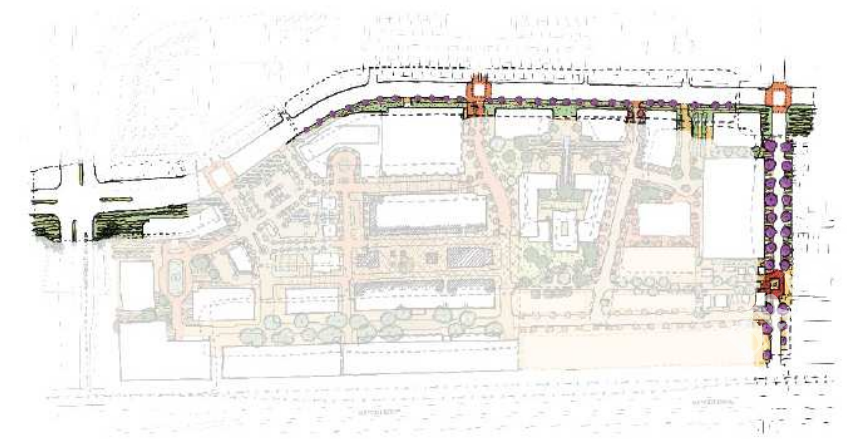
Tree Lined Street

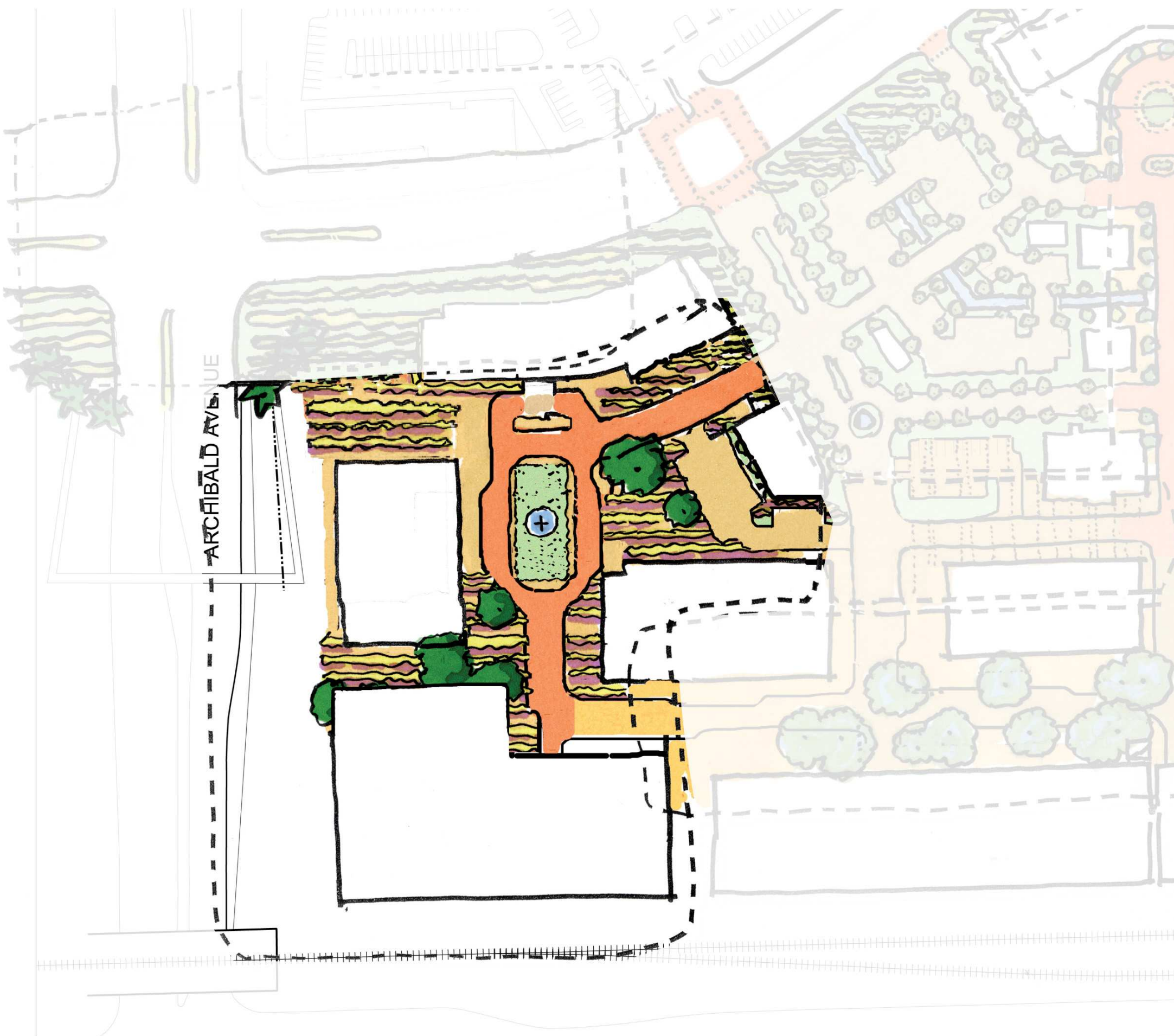


Agrarian Rows



key plan





**West Village:**

- A new environment to address the needs of the hotel and future sophisticated corporate environment, arrival areas, etc. is anticipated, utilizing vineyard rows, accent trees and other elements.

Herman Miller Building



Santana Row



key plan



**PLANT CANDIDATES**

BOTANICAL NAME	COMMON NAME	MIN. SIZE
<b>New Guasti Road</b>		
<b>TREES</b>		
Eucalyptus rudis	Desert Gum	1 Gal.
Geijera parvifolia	Australian Willow	24" Box
Jacaranda mimosifolia	Jacaranda	24" Box
Olea 'Wilson'	Wilson's Fruitless Olive	24" Box
<b>PERENNIALS AND SHRUBS</b>		
Abelia 'Edward Goucher'		5 Gal.
Bougainvillea spp.	Bougainvillea	5 Gal.
Carissa spp.	Natal Plum	5 Gal.
Elaegmus pungens	Silverberry	5 Gal.
Feijoa sellowiana	Pineapple Guava	5 Gal.
Hemerocalis spp.	Daylilies	5 Gal.
Lavandula spp.	Lavender	5 Gal.
Myrtus communis	Myrtle	5 Gal.
Osmanthus fragrans	Sweet Olive	5 Gal.
Photinia fraseri		5 Gal.
Pittosporum tobira 'Variegata'	Mock Orange	5 Gal.
Raphiolepis spp.		5 Gal.
Rosa spp.	Rose spp.	5 Gal.
Rosmarinus spp.	Rosemary	5 Gal.
Santolina virens		5 Gal.
<b>VINES AND GROUNDCOVER</b>		
Hypericum calycinum	Aaron's Beard	Flats
Lonicera japonica	Honeysuckle	5 Gal.
Rosemarinus o. 'Prostratus'		1 Gal.
Vinca major	Periwinkle	Flats
<b>Succulents</b>		
Agave spp.	Agave	5 Gal.
Aloe spp.	Aloe	5 Gal.
Hesperaloe parvifolia	Hesperaloe	5 Gal.

**PLANT CANDIDATES**

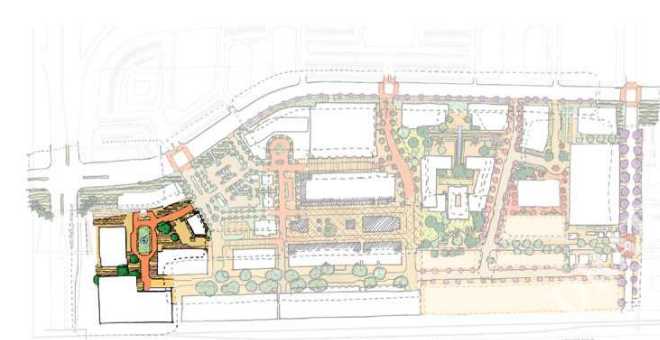
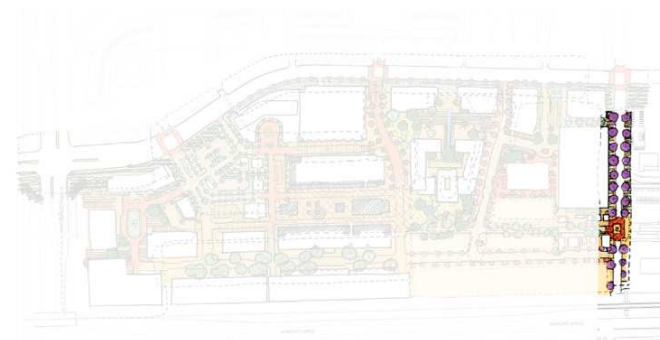
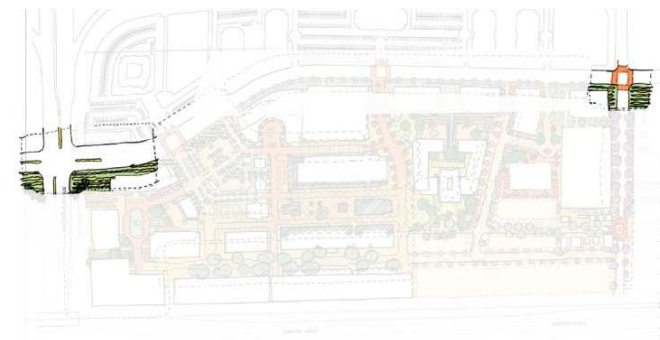
BOTANICAL NAME	COMMON NAME	MIN. SIZE
<b>Gateway at New Guasti Road and Archibald Avenue:</b>		
<b>TREES</b>		
Cercis occidentalis	Western Redbud	36" Box
Olea europa	Olive	36" Box
Platanus racemosa	California Sycamore	36" Box
Phoenix dactylifera	Date Palm	20' BTH
Quercus agrifolia	California Live Oak	36" Box
Shinus molle	California Pepper	36" Box
Washingtonia robusta	Mexican Fan Palm	20' BTH
<b>PERENNIALS AND SHRUBS</b>		
Bougainvillea spp.	Bougainvillea	5 Gal.
Carissa spp.	Natal Plum	5 Gal.
Elaegmus pungens	Silverberry	5 Gal.
Feijoa sellowiana	Pineapple Guava	5 Gal.
Lavandula spp.	Lavender	5 Gal.
Myrtus communis	Myrtle	5 Gal.
Osmanthus fragrans	Sweet Olive	5 Gal.
Rosa spp.	Rose spp.	5 Gal.
Rosmarinus spp.	Rosemary	5 Gal.
<b>VINES AND GROUNDCOVERS</b>		
Bougainvillea spp.	Bougainvillea	5 Gal.
Carissa spp.	Natal Plum	1 Gal.
Cistus spp.	Rockrose	5 Gal.
Hypericum calycinum	Aaron's Beard	Flats
Lantana		Flats
Pelargonium peltatum	Ivy Geranium	Flats
Rosa spp.	Rose spp.	5 Gal.
Rosmarinus spp.	Rosemary	1 Gal.
<b>Succulents</b>		
Agave spp.	Agave	5 Gal.
Aloe spp.	Aloe	5 Gal.
Hesperaloe parvifolia	Hesperaloe	5 Gal.

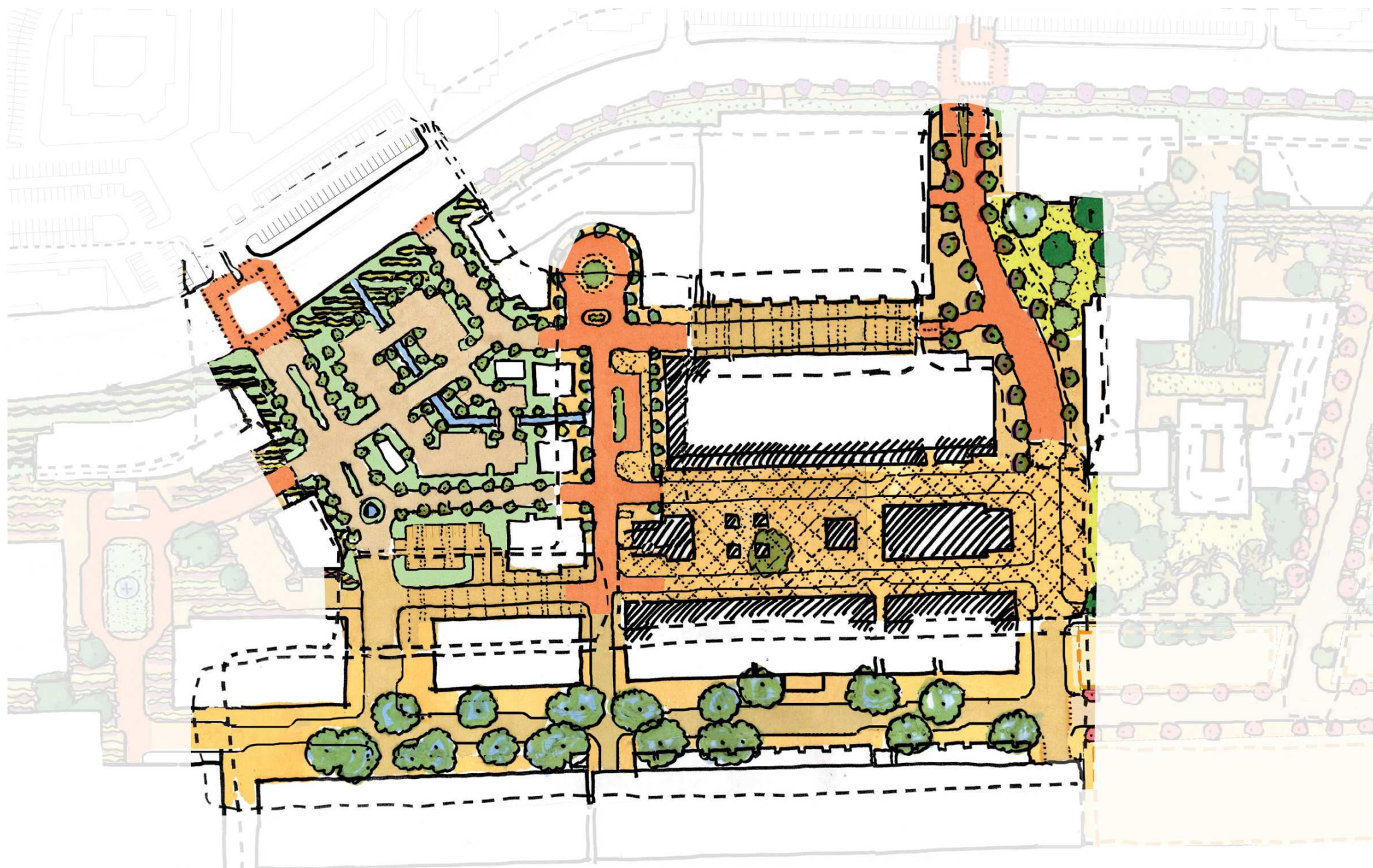
**PLANT CANDIDATES**

BOTANICAL NAME	COMMON NAME	MIN. SIZE
<b>Turner Avenue and New Church Square</b>		
<b>STREET TREES</b>		
Fraxinus oxycarpa 'Raywood'		24" Box
Geijera parvifolia	Australian Willow	24 " Box
Jacaranda mimosifolia	Jacaranda	24 " Box
Pinus canariensis	Canary Island Pine	24 " Box
<b>VINES AND GROUNDCOVER</b>		
Bougainvillea spp.	Bougainvillea	5 Gal.
Carissa spp.	Natal Plum	1 Gal.
Cistus spp.	Rockrose	5 Gal.
Hypericum calycinum	Aaron's Beard	1 Gal.
Lantana		5 Gal.
Pelargonium peltatum	Ivy Geranium	1 Gal.
Rosa spp.	Rose spp.	5 Gal.
Rosmarinus spp.	Rosemary	1 Gal.

**PLANT CANDIDATES**

BOTANICAL NAME	COMMON NAME	MIN. SIZE
<b>West Village</b>		
<b>TREES</b>		
Arbutus marina	NCN	24" Box
Cercis occidentalis	Western Redbud	24" Box
Chamaerops humilis	Mediterranean Fan Palm	24" Box
Cupressus sempervirens	Italian Cypress	24" Box
Geijera parvifolia	Australian Willow	24" Box
Lagerstroemia indica	Crepe Myrtle	24" Box
Melaleuca spp.	Melaleuca	24" Box
Olea europa	Olive	24" Box
Platanus racemosa	California Sycamore	24" Box
Phoenix dactylifera	Date Palm	20' BTH
Quercus agrifolia	California Live Oak	24" Box
Shinus molle	California Pepper	24" Box
Ulmus parvifolia	Evergreen Elm	24" Box
Washingtonia robusta	Mexican Fan Palm	20' BTH
<b>PERENNIALS AND SHRUBS</b>		
Abelia 'Edward Goucher'		5 Gal.
Bougainvillea spp.	Bougainvillea	5 Gal.
Carissa spp.	Natal Plum	5 Gal.
Elaegmus pungens	Silverberry	5 Gal.
Feijoa sellowiana	Pineapple Guava	5 Gal.
Hemerocalis spp.	Daylilies	5 Gal.
Lavandula spp.	Lavender	5 Gal.
Myrtus communis	Myrtle	5 Gal.
Osmanthus fragrans	Sweet Olive	5 Gal.
Photinia fraseri		5 Gal.
Raphiolepis 'Magestic Beauty'		5 Gal.
Rosa spp.	Rose spp.	5 Gal.
Rosmarinus spp.	Rosemary	5 Gal.
Santolina virens		1 Gal.
<b>VINES AND GROUNDCOVERS</b>		
Bougainvillea spp.	Bougainvillea	5 Gal.
Carissa spp.	Natal Plum	1 Gal.
Cistus spp.	Rockrose	5 Gal.
Hypericum calycinum	Aaron's Beard	Flats
Lantana		1 Gal.
Pelargonium peltatum	Ivy Geranium	1 Gal.
Rosa spp.	Rose spp.	5 Gal.
Rosmarinus spp.	Rosemary	1 Gal.
<b>Succulents</b>		
Agave spp.	Agave	5 Gal.
Aloe spp.	Aloe	5 Gal.
Dasyliiron wheeleri	Sotol	5 Gal.
Hesperaloe parvifolia	Hesperaloe	5 Gal.





**West Project Entry**

- A bold entry and positive “first impression” statement, use of water, olive trees and other ‘classic’ landscape devices. Additionally, vertical elements such as a water tower may be introduced.

**Historic Core Retail Area:**

- To be designed to provide a casual pedestrian setting, café dining, shaded areas, etc.
- Colorful accent plantings and specimen trees in special places continuing the early Southern California atmosphere of the specific area.
- Bollards and/or rolled curbs (no curbs), decomposed granite, enhanced paving materials, specimen shade trees, water channel as a feature, vine covered trellises will articulate pedestrian pathways in some areas, etc.
- Accent lighting shall be used in special areas to support night visits and activities.
- Limited on-street parking to be provided.

**Old Guasti Road:**

- A unique solution to the street edge (possibly without curb and gutter) as an alternative needs to be explored if we are to preserve the eucalyptus and pepper row, this could possibly be a simple dirt road or a narrower row, etc.
- Trellis, bollard and paving treatments shall be used in the northern setback to create a pedestrian way.

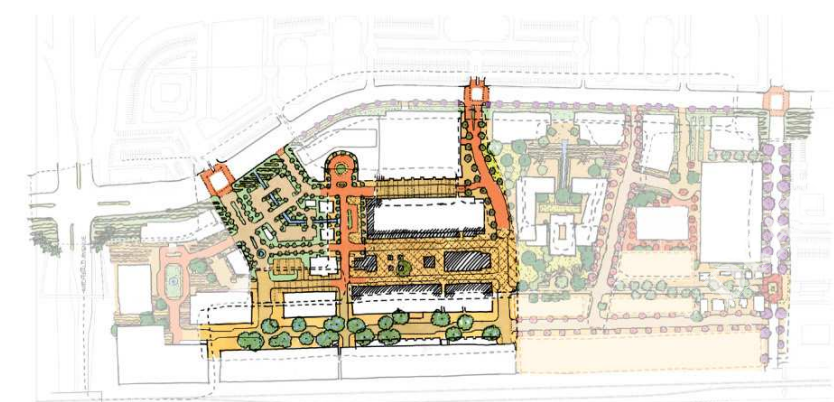
**Central Project Entry**

- A bold entry and positive “first impression”, olive trees and other ‘classic’ landscape devices. Additionally vertical elements like a water tower may be introduced.

Shaded Public Plaza

Shaded Seating Area

key plan

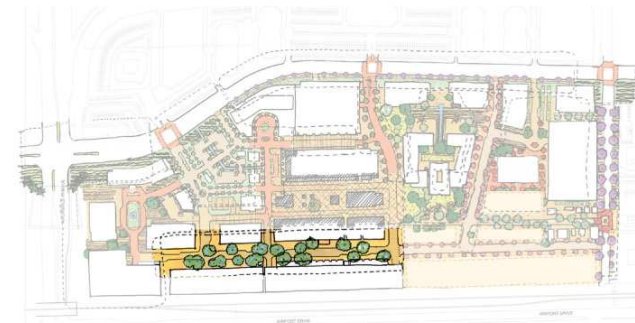
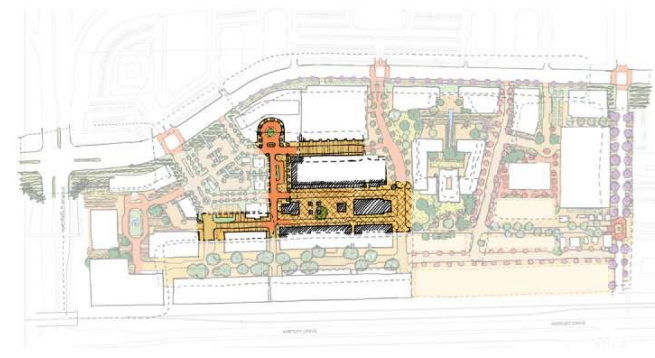


BOTANICAL NAME	COMMON NAME	MIN. SIZE
<b>West Project Entry</b>		
<b>TREES</b>		
Arbutus marina	NCN	24" Box
Cercis occidentalis	Western Redbud	24" Box
Chamaerops humilis	Mediterranean Fan Palm	24" Box
Cupressus sempervirens	Italian Cypress	24" Box
Geijera parvifolia	Australian Willow	24" Box
Lagerstroemia indica	Crepe Myrtle	24" Box
Melaleuca spp.	Melaleuca	24" Box
Olea europa	Olive	24" Box
Platanus racemosa	California Sycamore	24" Box
Phoenix dactylifera	Date Palm	20' BTH
Quercus agrifolia	California Live Oak	24" Box
Shinus molle	California Pepper	24" Box
Ulmus parvifolia	Evergreen Elm	24" Box
Washingtonia robusta	Mexican Fan Palm	20' BTH
<b>PERENNIALS AND SHRUBS</b>		
Bougainvillea spp.	Bougainvillea	5 Gal.
Feijoa sellowiana	Pineapple Guava	5 Gal.
Hemerocalis spp.	Daylilies	5 Gal.
Lavandula spp.	Lavender	5 Gal.
Myrtus communis	Myrtle	5 Gal.
Osmanthus fragrans	Sweet Olive	5 Gal.
Photinia fraseri		5 Gal.
Raphiolepis 'Magestic Beauty'		5 Gal.
Rosa spp.	Rose spp.	5 Gal.
Rosmarinus spp.	Rosemary	5 Gal.
Santolina virens		1 Gal.
<b>VINES AND GROUNDCOVERS</b>		
Bougainvillea spp.	Bougainvillea	5 Gal.
Cistus spp.	Rockrose	5 Gal.
Hypericum calycinum	Aaron's Beard	Flats
Lantana		1 Gal.
Pelargonium peltatum	Ivy Geranium	1 Gal.
Rosa spp.	Rose spp.	5 Gal.
Rosmarinus spp.	Rosemary	1 Gal.
<b>Succulents</b>		
Agave spp.	Agave	5 Gal.
Aloe spp.	Aloe	5 Gal.
Dasyliion wheeleri	Sotol	5 Gal.
Hesperaloe parvifolia	Hesperaloe	5 Gal.

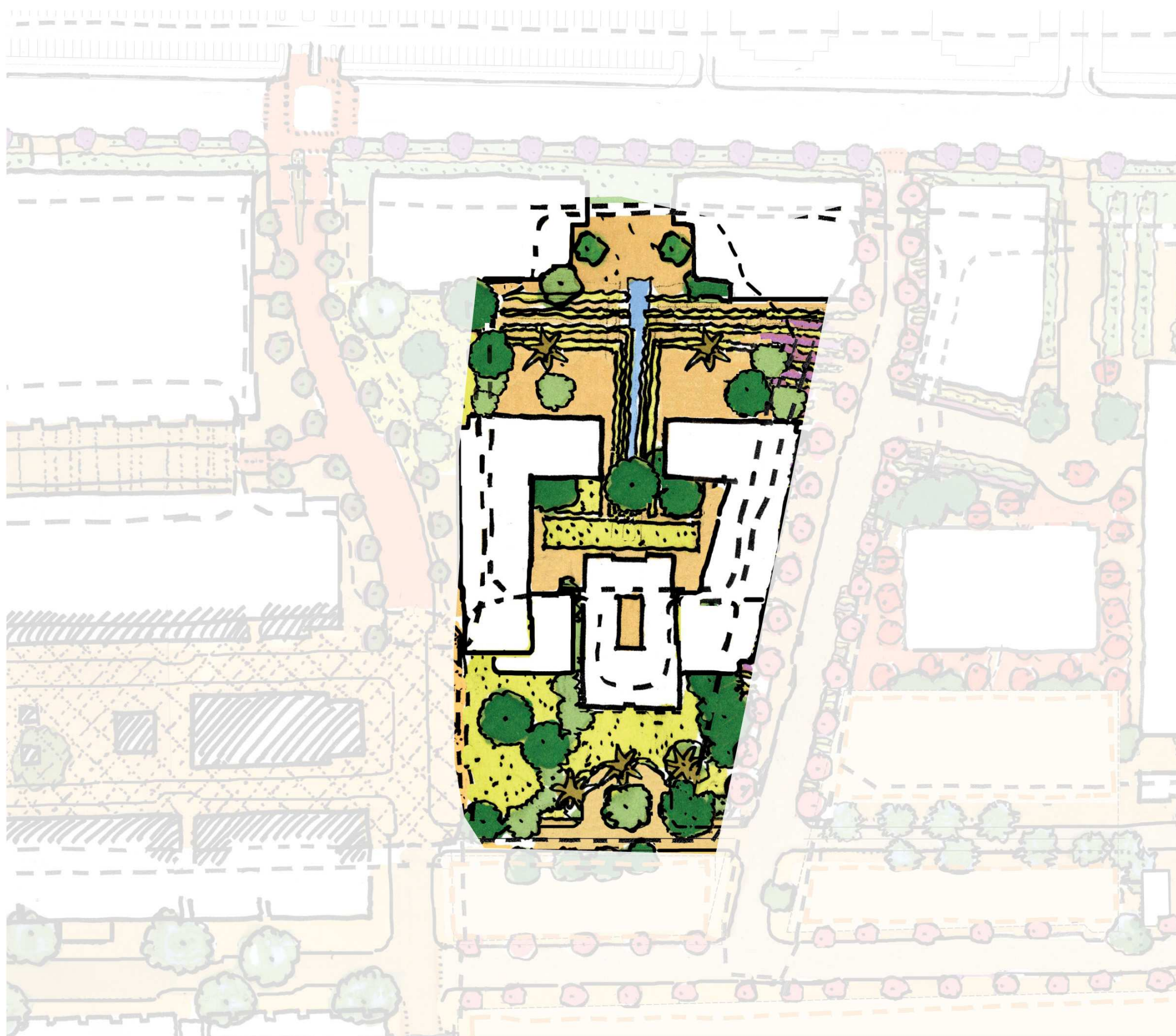
BOTANICAL NAME	COMMON NAME	MIN. SIZE
<b>Historic Core Retail Area</b>		
<b>TREES</b>		
Arbutus marina	NCN	24" Box
Cercis occidentalis	Western Redbud	24" Box
Chamaerops humilis	Mediterranean Fan Palm	24" Box
Cinnomonum camphora	Camphor Tree	24" Box
Cupressus sempervirens	Italian Cypress	24" Box
Ficus rubiginosa	Rusty Leaf Fig	24" Box
Geijera parvifolia	Australian Willow	24" Box
Lagerstroemia indica	Crepe Myrtle	24" Box
Magnolia grandiflora Samuel Sommer		24" Box
Melaleuca spp.	Melaleuca	24" Box
Olea europa	Olive	24" Box
Platanus racemosa	California Sycamore	24" Box
Phoenix canariensis	Canary Island Date Palm	20' BTH
Phoenix dactylifera	Date Palm	20' BTH
Pyrus calleryana Bradford	Bradford Pear	24" Box
Shinus molle	California Pepper	24" Box
Ulmus parvifolia	Evergreen Elm	24" Box
Washingtonia robusta	Mexican Fan Palm	20' BTH
<b>PERENNIALS AND SHRUBS</b>		
Bougainvillea spp.	Bougainvillea	5 Gal.
Feijoa sellowiana	Pineapple Guava	5 Gal.
Hemerocalis spp.	Daylilies	5 Gal.
Lavandula spp.	Lavender	5 Gal.
Myrtus communis	Myrtle	5 Gal.
Osmanthus fragrans	Sweet Olive	5 Gal.
Photinia fraseri		5 Gal.
Raphiolepis 'Magestic Beauty'		5 Gal.
Rosa spp.	Rose spp.	5 Gal.
Rosmarinus spp.	Rosemary	5 Gal.
Santolina virens		1 Gal.
<b>VINES AND GROUNDCOVERS</b>		
Bougainvillea spp.	Bougainvillea	5 Gal.
Cistus spp.	Rockrose	5 Gal.
Distictis buccinatoria	Mexican Trumpet Vine	5 Gal.
Hypericum calycinum	Aaron's Beard	Flats
Lantana		1 Gal.
Pelargonium peltatum	Ivy Geranium	1 Gal.
Rosa spp.	Rose spp.	5 Gal.
Rosmarinus spp.	Rosemary	1 Gal.
Solanum jasminoides	Potato Vine	5 Gal.
Wisteria sinensis	Chinese Wisteria	5 Gal.
<b>Succulents</b>		
Agave spp.	Agave	5 Gal.
Aloe spp.	Aloe	5 Gal.
Dasyliion wheeleri	Sotol	5 Gal.
Hesperaloe parvifolia	Hesperaloe	5 Gal.

BOTANICAL NAME	COMMON NAME	MIN. SIZE
<b>Old Guasti Road</b>		
<b>RURAL EDGE TREE/STREET TREES</b>		
Eucalyptus maculata	Spotted Gum	1 Gal.
Schinus molle	California Pepper	36" Box
<b>PERENNIALS AND SHRUBS</b>		
Bougainvillea spp.	Bougainvillea	5 Gal.
Feijoa sellowiana	Pineapple Guava	5 Gal.
Hemerocalis spp.	Daylilies	5 Gal.
Lavandula spp.	Lavender	5 Gal.
Myrtus communis	Myrtle	5 Gal.
Osmanthus fragrans	Sweet Olive	5 Gal.
Photinia fraseri		5 Gal.
Raphiolepis 'Magestic Beauty'		5 Gal.
Rosa spp.	Rose spp.	5 Gal.
Rosmarinus spp.	Rosemary	5 Gal.
Santolina virens		1 Gal.
<b>VINES AND GROUNDCOVERS</b>		
Bougainvillea spp.	Bougainvillea	5 Gal.
Cistus spp.	Rockrose	5 Gal.
Hypericum calycinum	Aaron's Beard	Flats
Lantana		1 Gal.
Pelargonium peltatum	Ivy Geranium	1 Gal.
Rosa spp.	Rose spp.	5 Gal.
Rosmarinus spp.	Rosemary	1 Gal.
<b>Succulents</b>		
Agave spp.	Agave	5 Gal.
Aloe spp.	Aloe	5 Gal.
Hesperaloe parvifolia	Hesperaloe	5 Gal.

BOTANICAL NAME	COMMON NAME	MIN. SIZE
<b>Central Project Entry</b>		
<b>TREES</b>		
Arbutus marina	NCN	24" Box
Cercis occidentalis	Western Redbud	24" Box
Chamaerops humilis	Mediterranean Fan Palm	24" Box
Cupressus sempervirens	Italian Cypress	24" Box
Geijera parvifolia	Australian Willow	24" Box
Lagerstroemia indica	Crepe Myrtle	24" Box
Melaleuca spp.	Melaleuca	24" Box
Olea europa	Olive	24" Box
Platanus racemosa	California Sycamore	24" Box
Phoenix dactylifera	Date Palm	20' BTH
Quercus agrifolia	California Live Oak	24" Box
Shinus molle	California Pepper	24" Box
Ulmus parvifolia	Evergreen Elm	24" Box
Washingtonia robusta	Mexican Fan Palm	20' BTH
<b>PERENNIALS AND SHRUBS</b>		
Bougainvillea spp.	Bougainvillea	5 Gal.
Feijoa sellowiana	Pineapple Guava	5 Gal.
Hemerocalis spp.	Daylilies	5 Gal.
Lavandula spp.	Lavender	5 Gal.
Myrtus communis	Myrtle	5 Gal.
Osmanthus fragrans	Sweet Olive	5 Gal.
Photinia fraseri		5 Gal.
Raphiolepis 'Magestic Beauty'		5 Gal.
Rosa spp.	Rose spp.	5 Gal.
Rosmarinus spp.	Rosemary	5 Gal.
Santolina virens		1 Gal.
<b>VINES AND GROUNDCOVERS</b>		
Bougainvillea spp.	Bougainvillea	5 Gal.
Cistus spp.	Rockrose	5 Gal.
Hypericum calycinum	Aaron's Beard	Flats
Lantana		1 Gal.
Pelargonium peltatum	Ivy Geranium	1 Gal.
Rosa spp.	Rose spp.	5 Gal.
Rosmarinus spp.	Rosemary	1 Gal.
<b>Succulents</b>		
Agave spp.	Agave	5 Gal.
Aloe spp.	Aloe	5 Gal.
Dasyliion wheeleri	Sotol	5 Gal.
Hesperaloe parvifolia	Hesperaloe	5 Gal.







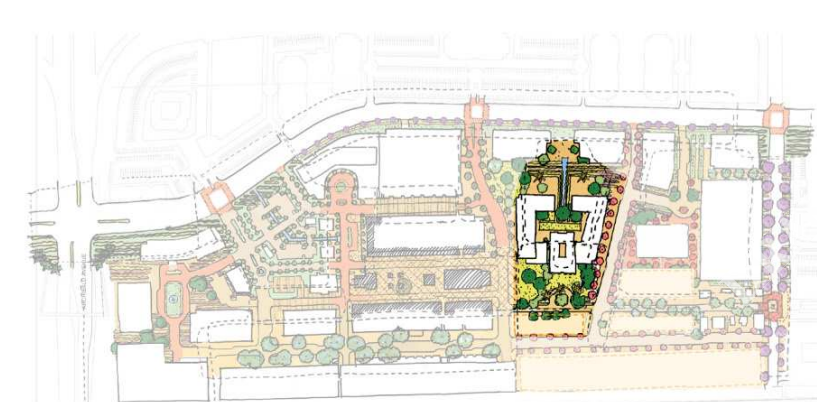
**Historic Core Mansion Area:**

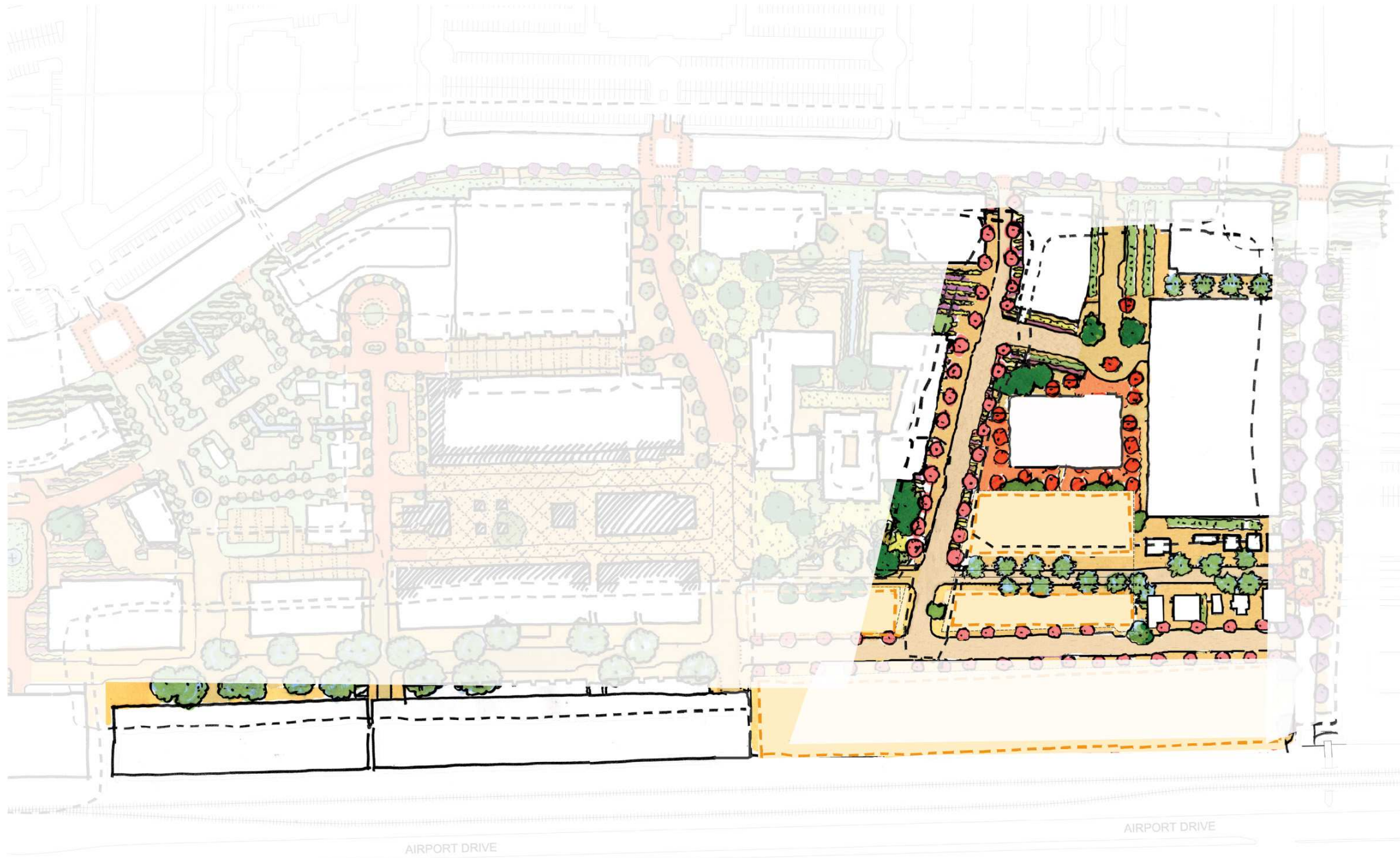
- **North garden** – A new contemporary hotel environment with amenities such as spas, a swimming pool, dining terraces, etc. incorporating many of the large specimen trees continuing the early Southern California atmosphere of the specific area.
- **South garden** – A new hotel arrival, preserving many of the large specimen trees, flowering plants etc., continuing the early Southern California atmosphere of the specific area.

Historic Villa Front



Contemporary Garden





**East Village:**

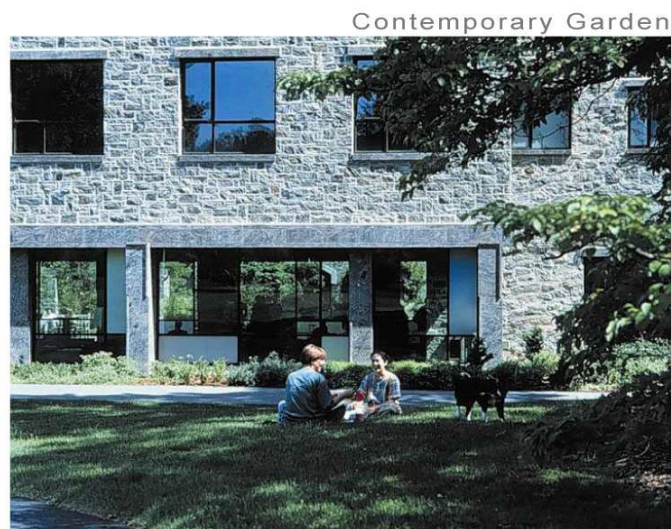
- A new “signature” street is anticipated creating an arrival from the east. Serving as the address for the new office district and possible arrival for the boutique hotel in the historic villa.
- Colorful Street trees (i.e. Crape Myrtle) and plaza trees (Citrus Grove)
- A new office and neighborhood district with smaller more intimate environments with a pedestrian focus is anticipated.

**Pepper Tree Lane:**

- An important feature of the historic workers cottage area. Many of the Pepper trees could be retained and incorporated as a central linear defining open space element or street.

**Railway / South Edge Buffer:**

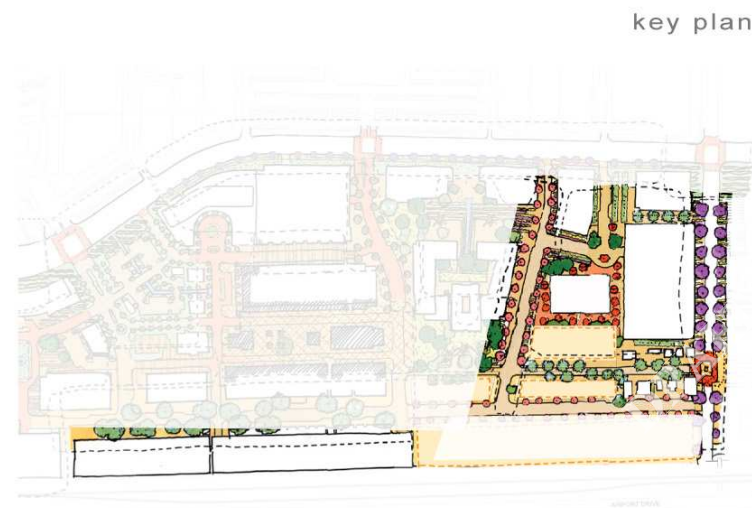
- A screen element- primarily parking structures is anticipated. These in turn need to be screened with landscape elements, vertical espaliers, vines, cypresses, etc.



Contemporary Garden



Tree Lined Street



key plan

**PLANT CANDIDATES**

BOTANICAL NAME	COMMON NAME	MIN. SIZE
<b>Historic Core Mansion Area</b>		
<b>TREES</b>		
Arbutus marina	NCN	24" Box
Cercis occidentalis	Western Redbud	24" Box
Chamaerops humilis	Mediterranean Fan Palm	24" Box
Cinnomomum camphora	Camphor Tree	24" Box
Cupressus sempervirens	Italian Cypress	24" Box
Ficus rubiginosa	Rusty Leaf Fig	24" Box
Geijera parvifolia	Australian Willow	24" Box
Lagerstroemia indica	Crepe Myrtle	24" Box
Magnolia grandiflora Samuel Sommer		24" Box
Melaleuca spp.	Melaleuca	24" Box
Olea europaea	Olive	24" Box
Platanus racemosa	California Sycamore	24" Box
Phoenix canariensis	Canary Island Date Palm	20' BTH
Phoenix dactylifera	Date Palm	20' BTH
Pyrus calleryana Bradford	Bradford Pear	24" Box
Shinus molle	California Pepper	24" Box
Ulmus parvifolia	Evergreen Elm	24" Box
Washingtonia robusta	Mexican Fan Palm	20' BTH
<b>PERENNIALS AND SHRUBS</b>		
Abelia 'Edward Goucher'		5 Gal.
Bougainvillea spp.	Bougainvillea	5 Gal.
Carissa spp.	Natal Plum	5 Gal.
Elaeagnus pungens	Silverberry	5 Gal.
Feijoa sellowiana	Pineapple Guava	5 Gal.
Hemerocalis spp.	Daylilies	5 Gal.
Lavandula spp.	Lavender	5 Gal.
Myrtus communis	Myrtle	5 Gal.
Osmanthus fragrans	Sweet Olive	5 Gal.
Photinia fraseri		5 Gal.
Raphiolepis 'Magestic Beauty'		5 Gal.
Rosa spp.	Rose spp.	5 Gal.
Rosmarinus spp.	Rosemary	5 Gal.
Santolina virens		1 Gal.
<b>VINES AND GROUNDCOVERS</b>		
Bougainvillea spp.	Bougainvillea	5 Gal.
Carissa spp.	Natal Plum	1 Gal.
Cistus spp.	Rockrose	5 Gal.
Distictis buccinatoria	Mexican Trumpet Vine	5 Gal.
Hypericum calycinum	Aaron's Beard	Flats
Lantana		1 Gal.
Pelargonium peltatum	Ivy Geranium	1 Gal.
Rosa spp.	Rose spp.	5 Gal.
Rosmarinus spp.	Rosemary	1 Gal.
Solanum jasminoides	Potato Vine	5 Gal.
Wisteria sinensis	Chinese Wisteria	5 Gal.
<b>Succulents</b>		
Agave spp.	Agave	5 Gal.
Aloe spp.	Aloe	5 Gal.
Dasyliion wheeleri	Sotol	5 Gal.
Hesperaloe parvifolia	Hesperaloe	5 Gal.

**PLANT CANDIDATES**

BOTANICAL NAME	COMMON NAME	MIN. SIZE
<b>East Village</b>		
<b>TREES</b>		
Arbutus marina	NCN	24" Box
Cercis occidentalis	Western Redbud	24" Box
Chamaerops humilis	Mediterranean Fan Palm	24" Box
Citrus spp.	Citrus	24" Box
Cupressus sempervirens	Italian Cypress	24" Box
Geijera parvifolia	Australian Willow	24" Box
Lagerstroemia indica	Crepe Myrtle	24" Box
Melaleuca spp.	Melaleuca	24" Box
Olea europaea	Olive	24" Box
Platanus racemosa	California Sycamore	24" Box
Phoenix dactylifera	Date Palm	20' BTH
Quercus agrifolia	California Live Oak	24" Box
Shinus molle	California Pepper	24" Box
Ulmus parvifolia	Evergreen Elm	24" Box
Washingtonia robusta	Mexican Fan Palm	20' BTH
<b>PERENNIALS AND SHRUBS</b>		
Abelia 'Edward Goucher'		5 Gal.
Bougainvillea spp.	Bougainvillea	5 Gal.
Carissa spp.	Natal Plum	5 Gal.
Elaeagnus pungens	Silverberry	5 Gal.
Feijoa sellowiana	Pineapple Guava	5 Gal.
Hemerocalis spp.	Daylilies	5 Gal.
Lavandula spp.	Lavender	5 Gal.
Myrtus communis	Myrtle	5 Gal.
Osmanthus fragrans	Sweet Olive	5 Gal.
Photinia fraseri		5 Gal.
Raphiolepis 'Magestic Beauty'		5 Gal.
Rosa spp.	Rose spp.	5 Gal.
Rosmarinus spp.	Rosemary	5 Gal.
Santolina virens		1 Gal.
<b>VINES AND GROUNDCOVERS</b>		
Bougainvillea spp.	Bougainvillea	5 Gal.
Carissa spp.	Natal Plum	1 Gal.
Cistus spp.	Rockrose	5 Gal.
Hypericum calycinum	Aaron's Beard	Flats
Lantana		1 Gal.
Pelargonium peltatum	Ivy Geranium	1 Gal.
Rosa spp.	Rose spp.	5 Gal.
Rosmarinus spp.	Rosemary	1 Gal.
<b>Succulents</b>		
Agave spp.	Agave	5 Gal.
Aloe spp.	Aloe	5 Gal.
Dasyliion wheeleri	Sotol	5 Gal.
Hesperaloe parvifolia	Hesperaloe	5 Gal.

**PLANT CANDIDATES**

BOTANICAL NAME	COMMON NAME	MIN. SIZE
<b>Pepper Tree Lane</b>		
<b>TREES</b>		
Eucalyptus camaldulensis	Red Gum	1 Gal.
Phoenix dactylifera	Date Palm	20' BTH
Schinus molle	California Pepper	36" Box
<b>PERENNIALS AND SHRUBS</b>		
Abelia 'Edward Goucher'		5 Gal.
Bougainvillea spp.	Bougainvillea	5 Gal.
Carissa spp.	Natal Plum	5 Gal.
Elaeagnus pungens	Silverberry	5 Gal.
Feijoa sellowiana	Pineapple Guava	5 Gal.
Hemerocalis spp.	Daylilies	5 Gal.
Lavandula spp.	Lavender	5 Gal.
Myrtus communis	Myrtle	5 Gal.
Osmanthus fragrans	Sweet Olive	5 Gal.
Photinia fraseri		5 Gal.
Raphiolepis 'Magestic Beauty'		5 Gal.
Rosa spp.	Rose spp.	5 Gal.
Rosmarinus spp.	Rosemary	5 Gal.
Santolina virens		1 Gal.
<b>VINES AND GROUNDCOVERS</b>		
Bougainvillea spp.	Bougainvillea	5 Gal.
Carissa spp.	Natal Plum	1 Gal.
Cistus spp.	Rockrose	5 Gal.
Hypericum calycinum	Aaron's Beard	Flats
Lantana		1 Gal.
Pelargonium peltatum	Ivy Geranium	1 Gal.
Rosa spp.	Rose spp.	5 Gal.
Rosmarinus spp.	Rosemary	1 Gal.
<b>Succulents</b>		
Agave spp.	Agave	5 Gal.
Aloe spp.	Aloe	5 Gal.
Hesperaloe parvifolia	Hesperaloe	5 Gal.

**PLANT CANDIDATES**

BOTANICAL NAME	COMMON NAME	MIN. SIZE
<b>Railway/South Buffer</b>		
<b>TREES</b>		
Cupressus sempervirens	Italian Cypress	24" Box
Eucalyptus maculata	Spotted Gum	1 Gal.
Schinus molle	California Pepper	36" Box
<b>PERENNIALS AND SHRUBS</b>		
Abelia 'Edward Goucher'		5 Gal.
Bougainvillea spp.	Bougainvillea	5 Gal.
Carissa spp.	Natal Plum	5 Gal.
Elaeagnus pungens	Silverberry	5 Gal.
Feijoa sellowiana	Pineapple Guava	5 Gal.
Hemerocalis spp.	Daylilies	5 Gal.
Lavandula spp.	Lavender	5 Gal.
Myrtus communis	Myrtle	5 Gal.
Osmanthus fragrans	Sweet Olive	5 Gal.
Photinia fraseri		5 Gal.
Raphiolepis 'Magestic Beauty'		5 Gal.
Rosa spp.	Rose spp.	5 Gal.
Rosmarinus spp.	Rosemary	5 Gal.
Santolina virens		1 Gal.
<b>VINES AND GROUNDCOVERS</b>		
Bougainvillea spp.	Bougainvillea	5 Gal.
Carissa spp.	Natal Plum	1 Gal.
Cistus spp.	Rockrose	5 Gal.
Hypericum calycinum	Aaron's Beard	Flats
Lantana		1 Gal.
Pelargonium peltatum	Ivy Geranium	1 Gal.
Rosa spp.	Rose spp.	5 Gal.
Rosmarinus spp.	Rosemary	1 Gal.
<b>Succulents</b>		
Agave spp.	Agave	5 Gal.
Aloe spp.	Aloe	5 Gal.
Dasyliion wheeleri	Sotol	5 Gal.
Hesperaloe parvifolia	Hesperaloe	5 Gal.

**PLANT CANDIDATES**

BOTANICAL NAME	COMMON NAME	MIN. SIZE
<b>Turner Avenue and New Church Square</b>		
<b>STREET TREES</b>		
Fraxinus oxycarpa 'Raywood'		24" Box
Geijera parvifolia	Australian Willow	24" Box
Jacaranda mimosifolia	Jacaranda	24" Box
Pinus canariensis	Canary Island Pine	24" Box
<b>VINES AND GROUNDCOVER</b>		
Bougainvillea spp.	Bougainvillea	5 Gal.
Carissa spp.	Natal Plum	1 Gal.
Cistus spp.	Rockrose	5 Gal.
Hypericum calycinum	Aaron's Beard	1 Gal.
Lantana		5 Gal.
Pelargonium peltatum	Ivy Geranium	1 Gal.
Rosa spp.	Rose spp.	5 Gal.
Rosmarinus spp.	Rosemary	1 Gal.

