



Planning and Community Development Department

Planned Development #39
Affinity Project
465-577 S. Arroyo Parkway

October 24, 2022

City Council





Entitlements

Planning and Community Development Department

1. Zoning Map Amendment: To reclassify the Project site from CD-6 to Planned Development 39 (PD-39; Affinity Planned Development);
2. PD/PD Plan: To establish allowed and conditionally allowed land uses, development standards, and conditions of approval that are incorporated into Appendix A (Planned Developments) of the Zoning Code; and
3. Variance for Historic Resources: To allow building heights up to 93'6" where the maximum allowed is 50' and 65' with height averaging; the project will retain two historic resources and adaptively reuse them.



Review Process

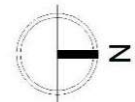
Planning and Community Development Department

- The PD application is legislative.
- Variance for Historic Resources is quasi-judicial.
- Steps in the review process:
 - ☒ > Preparation of CEQA document (EIR)
 - ☒ > Preliminary Consultation by Design Commission
 - ☒ > Planning Commission recommendation regarding adequacy of the EIR and the proposed PD application and PD Plan (includes zoning map amendment and VHR) to the City Council
 - ☐ > City Council Hearings
 - Certification of the Final EIR and action on the PD application and PD Plan (includes zoning map amendment and VHR)
 - ☐ > Design Review (Concept and Final Design)
 - ☐ > Landmark Designation (two historic structures to remain)



Aerial

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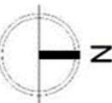


Existing Site Plan

Planning and Community Development Department



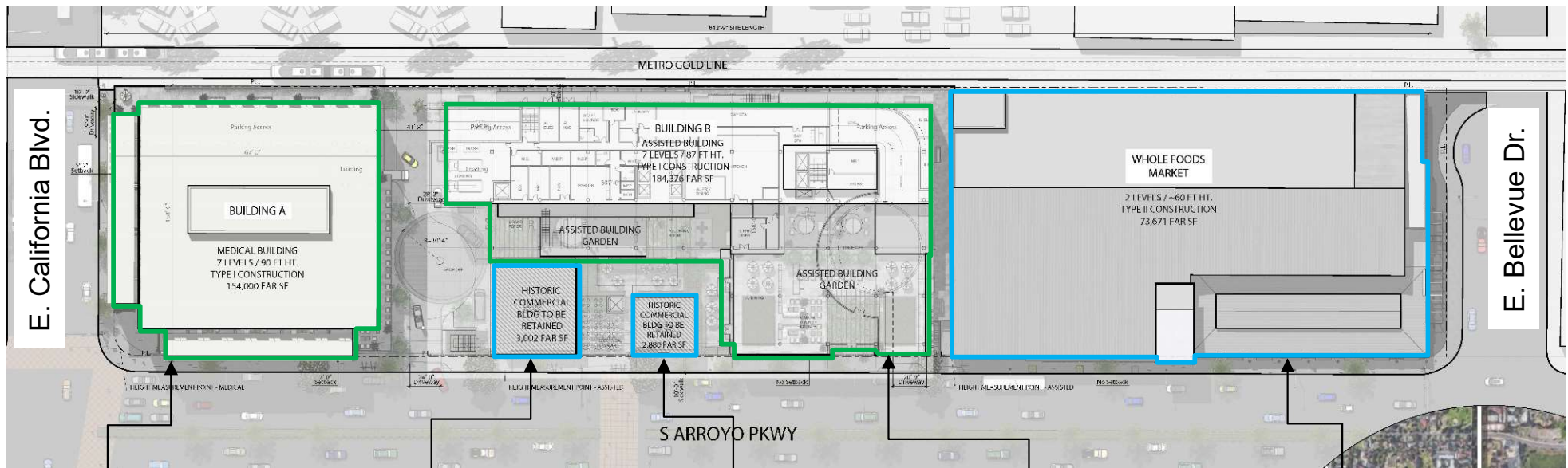
- Site Area: 144,853 sf (3.3 acres)
- Existing: Five parcels and nine commercial buildings (food sales, restaurants, retail sales, animal services)
- Zoning District: CD-6 (Central District Specific Plan, Arroyo Corridor/Fair Oaks subdistrict)
- General Plan Land Use Designation: High Mixed Use (0-87 du/acre, 0.0-3.0 FAR)





Proposed Site Plan

Planning and Community Development Department



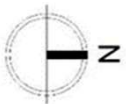
Building A
Medical Office/commercial
OR
Residential/commercial
154,000 sf
7 stories (93'6")

Retained
523 S. Arroyo Pkwy

Retained
501 S. Arroyo Pkwy

Building B
Assisted/Independent Living
184,376 sf
7 stories (90'6")

Retained
465 S. Arroyo Pkwy





Proposed Elevations

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Proposed	PC Recommendation	CD-6 Zone	Draft CDSP (CD-MU-N)
93'6" (A); 90'6" (B)	75' (A)	50' (65')	63' (78')





PC Recommendation (August 24, 2022)

Planning and Community Development Department

PC Recommendation

- a) Allow a maximum height of 75 feet for Building A;
- b) Require a future residential use in Building A to satisfy a 25 percent inclusionary housing requirement;
- c) Require a Historic American Building Survey for the two historic buildings prior to removal;
- d) Amend recommended Condition of Approval #12, requiring the applicant Landmark the two historic buildings but also require a historic structures report;
- e) Require Building B provide a MERV 13 air filtration system and that the building owner maintain those filters;
- f) Ensure maximum protection for street trees in relation to the excavation of the parking structure;

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Staff Recommendation

- a) Not included (results from reallocated building floor area when retaining historic resources)
- b) Staff would include, only if the applicant agrees
- c) Not included (PC clarified not applicable because all historic buildings are retained)
- d) Included (condition #12)
- e) Included (condition #126)
- f) Included (condition #83)



PC Recommendation (cont.)

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PC Recommendation

- g) Require the parking structure to have the infrastructure in place so that all parking spaces can be retrofitted for electric charging. The required quantities of electric charging spaces are still required;
- h) Require buildings to be all electric with the exception of any needed natural gas for medical uses, assisted living, and/or medical research;
- i) Require buildings to be LEED Gold or higher;
- j) Seek as close as practical to net neutrality in terms of water use on site or if not possible off site; and
- k) Allow residential use as an alternative to the medical office use as a conditional use, except that the use is by right, and that the Conditional Use Permit address the differences.

Staff Recommendation

- g) Not included (subject to CALGreen)
- h) Included, in modified form (condition #127)
- i) Included, in modified form (condition #128)
- j) Not included (subject to CALGreen, MWELO)
- k) Included, in modified form (condition #129)



Added Conditions Recommended #130

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LOCAL HIRE

130. The Applicant shall require its contractor, working in conjunction with the project's labor partners, to establish a local hire program prior to the issuance of a building permit with the goal that 20% of all construction labor hours worked on the project shall be Local. "Local" shall be defined as Tier 1: workers residing within City of Pasadena postal codes: 91101, 91102, 91103, 91104, 91105, 91106, 91107, 91108, 91109, 91110, 91114, 91115, 91116, 91117, 91118, 91121, 91123, 91124, 91125, 91126, 91129, 91182, 91184, 91185, 91188, 91189, 91199; Tier 2: workers residing within the San Gabriel Valley and adjacent cities; and Tier 3: workers residing in the County of Los Angeles. As part of the local hire program, the contractor shall notify the City of job fairs for the Project and work with the project's labor partners to foster staffing positions with graduates of apprenticeship programs.

Added language:

- *The 20% of construction labor hours shall consist of construction related jobs and contracting opportunities with Local businesses.*
- *The applicant shall engage with Local businesses to obtain at least 15% of the building materials required to construct the buildings, provided that these materials are readily available and comparably priced to the same materials available elsewhere.*
- *The applicant shall submit quarterly hiring/contracting reports that identify total hires/materials and those devoted to local hire/materials.*



Added Conditions Recommended #131

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FIRST MILE-LAST MILE

131. The applicant shall facilitate first-mile, last-mile connections from the site to the nearby Fillmore and Del Mar Stations of the Metro L (Gold) Line by implementing the Trip Demand Management (TDM) plan required in Condition #96 and any Complete Streets Plan that may be required pursuant to Condition #97. In addition, as components of satisfying these two conditions, the applicant shall: 1) install or refurbish bus benches or shelters for existing public transit stops within 1,000 feet of the Project to the satisfaction of Pasadena Transit, and 2) install or refurbish the wayfinding signage in the public right-of-way adjacent to the Project.



Planned Development

Planning and Community Development Department

- Zoning Map Amendment and PD Plan:
 1. *The proposed amendment is in conformance with the goals, policies, and objectives of the General Plan; and*
 2. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*
- Proposed PD Plan
 - > Land use requirements specified.
 - > Establishes requirements for FAR, density, setbacks, height, parking, open space.
 - > Provides maximums for FAR and density that are at or below applicable maximums on the Land Use Diagram.



Variance for Historic Resources

Planning and Community Development Department

- Required findings:
 1. *The Variance for Historic Resource is necessary to facilitate the appropriate use of an existing historic structure;*
 2. *The Variance for Historic Resource would not adversely impact property within the neighborhood or historic district; and*
 3. *Granting the Variance for Historic Resource application would be in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.*
- 501 and 523 S. Arroyo Parkway are eligible for landmark designation (Condition #12 requires Landmark Designation).
- Historic structures preserved while developable area reallocated and accommodated through an increase in allowable building height.

- **Environmental Topics**

- > Aesthetics
- > Agricultural/Forestry Resources
- > Air Quality
- > Biological Resources
- > Cultural and Paleontological Resources (mitigation)
- > Energy
- > Geology and Soils
- > Greenhouse Gas Emissions
- > Hazards and Hazardous Materials
- > Hydrology and Water Quality
- > Land Use and Planning
- > Mineral Resources
- > Noise (mitigation)
- > Population and Housing
- > Public Services and Recreation
- > Transportation
- > Tribal Cultural Resources (mitigation)
- > Utilities and Service Systems
- > Wildfire



Conclusion

Planning and Community Development Department

- Zoning map amendment and accompanying PD Plan, VHR are in conformance with the goals, policies, objectives of the General Plan.
- The proposal is consistent with the High Mixed Use designation and maximums for FAR and Density.
- The EIR determined all environmental topics to be less than significant or could be mitigated to a less than significant level.
- The adaptive reuse of historic structure and request for relief from maximum building heights to accommodate those structures fulfills this intent and purpose of the VHR.



Recommendation

Planning and Community Development Department

It is recommended the City Council:

- 1) Adopt a Resolution certifying the Final Environmental Impact Report (EIR) (SCH #2021080103), adopt Findings of Fact, and adopt the accompanying Mitigation Monitoring and Reporting Program (MMRP);
- 2) Adopt the Findings (Attachment A) for a Zoning Map Amendment to reclassify the project site from CD-6 (Central District Specific Plan, Arroyo Corridor/Fair Oaks) to Planned Development (PD) 39 (Affinity Planned Development) (Legislative Action);
- 3) Adopt the Findings (Attachment A) to approve the PD Plan and establish PD-39 with the Conditions of Approval in Attachment B (Legislative Action);
- 4) Adopt the Findings (Attachment A) for the Variance for Historic Resources, subject to the Conditions of Approval in Attachment B (Quasi-Judicial Action);
- 5) Direct the City Attorney to prepare an Ordinance within 60 days for a Zoning Map Amendment to change the zoning of the site from CD-6 to PD-39; and
- 6) Direct the City Clerk to file a Notice of Determination with the Los Angeles County Recorder pursuant to the California Environmental Quality Act within five (5) days of second reading of the Ordinance.



Planning and Community Development Department

Planned Development #39
Affinity Project
465-577 S. Arroyo Parkway

October 24, 2022

City Council





Project Description

Planning and Community Development Department

Existing SF Demo	45,912 sf (six of nine buildings)	
Existing SF Retain	79,553 sf (two historic buildings, Whole Foods and 275 space parking structure)	
	Building A	Building B
Floor Area	154,000 sf	184,376 sf
Height	7 stories (93'6")	7 stories (90'6")
Uses	Project: Medical office/commercial OR Project Exchange: 197 Residential units/commercial	Project: Assisted living and up to 95 independent living units
Parking Spaces	Up to 850 (up to 650 under project exchange)	
Open Space	31,605 sf	



B



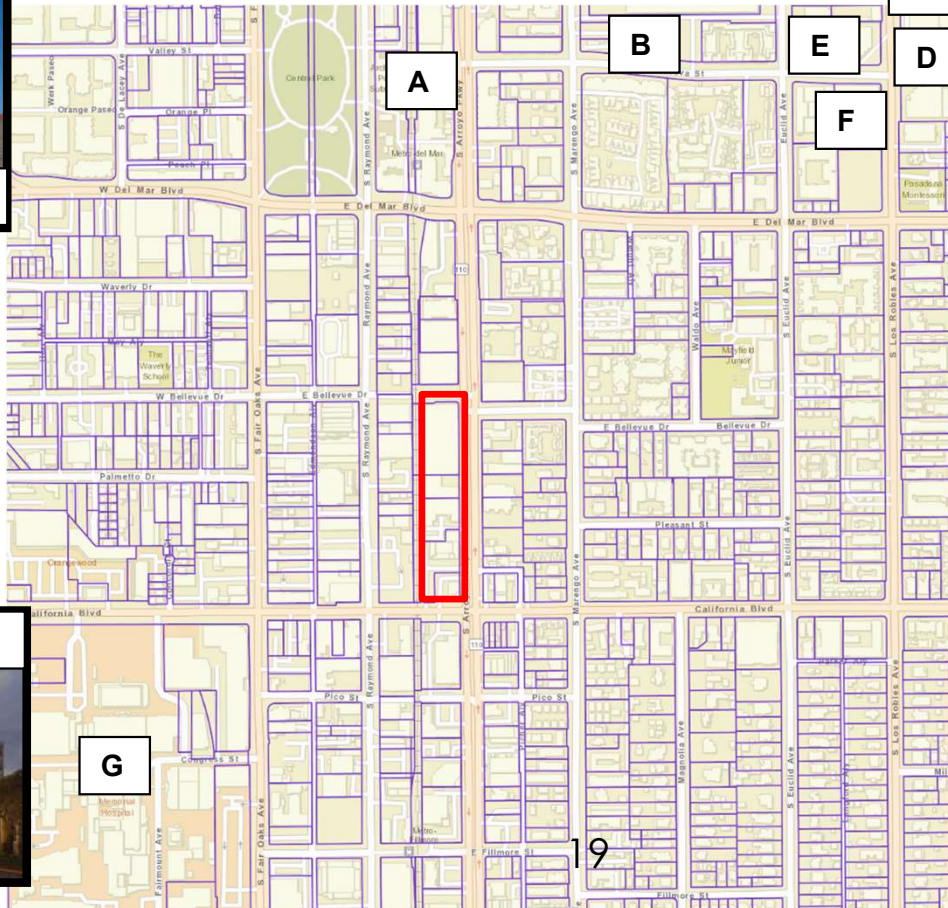
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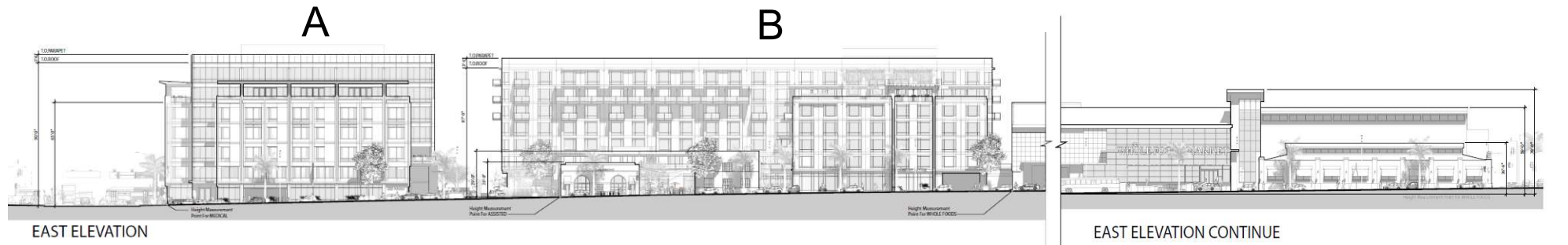
A nighttime photograph of the entrance to the Pentagonagon University Hospital. The main building is a large, multi-story structure with many lit windows. In the foreground, there is a central fountain area with a large, illuminated sign that reads "PENTAGONA UNIVERSIDADE HOSPITAL". The entrance is flanked by two large, arched structures, possibly covered walkways or bridges, also illuminated. The sky is dark with some clouds.





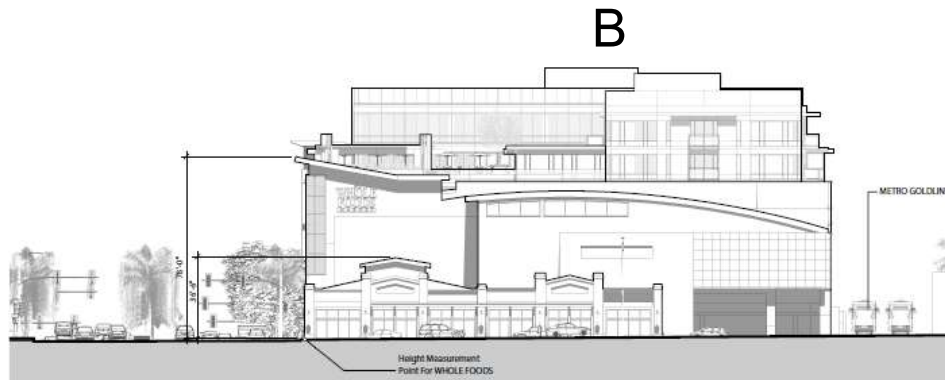
Proposed Elevations

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EAST ELEVATION
(Arroyo Parkway)

EAST ELEVATION CONTINUE



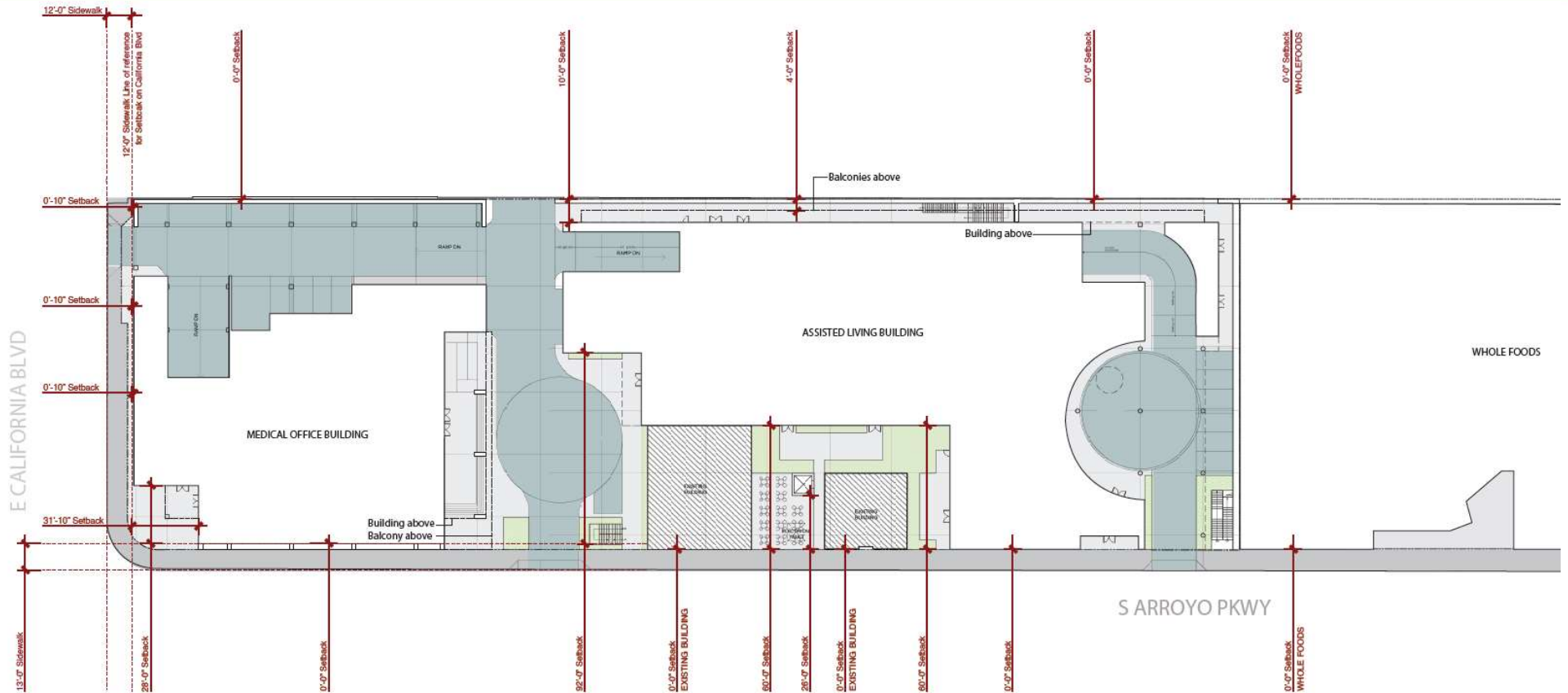
NORTH ELEVATION
(Bellevue Drive)



SOUTH ELEVATION
(California Boulevard)



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Historic Resources

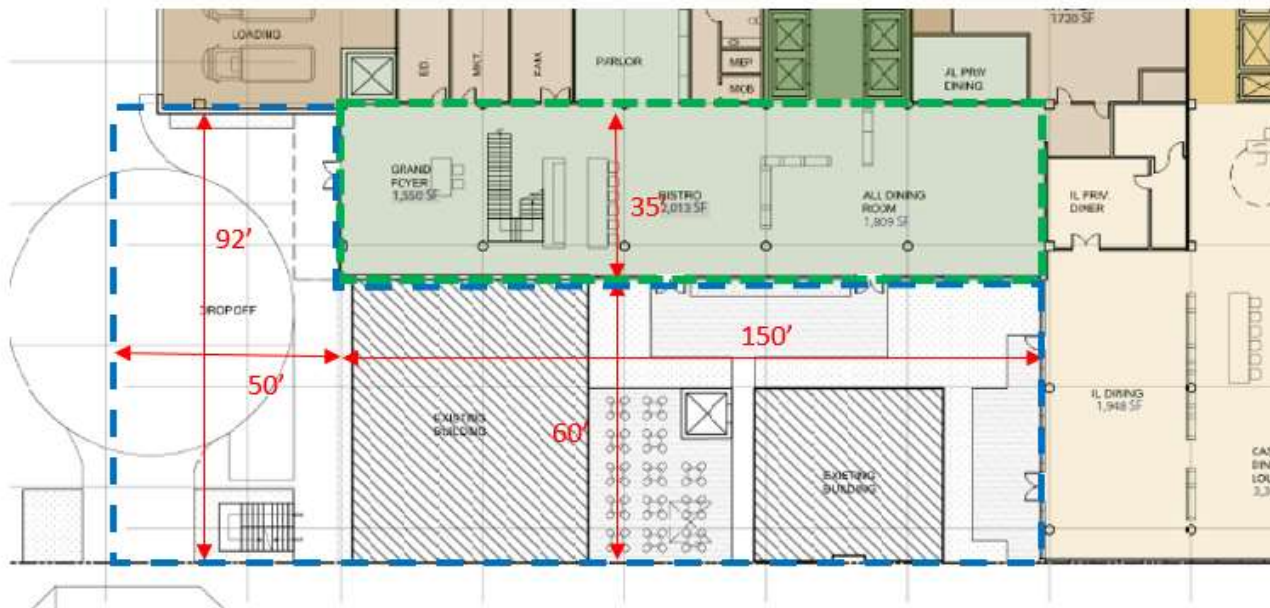
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- Historic Resources Assessment (Appendix C-1 DEIR).
- 501/523 are historical resources pursuant to CEQA.
- In 2010, the City Council unanimously determined that 501/523 S. Arroyo Parkway qualified for landmark designation because they retain historic integrity.
- Requiring submittal of an application for historical designation of 501/523 as landmarks.
- VHR application is distinct from Variance application and has different findings.
- Buildable volume (approximately five stories at 50' or 65' with height averaging) that could otherwise be accommodated was relocated to the sixth and seventh floors of buildings.



Variance for Historic Resources

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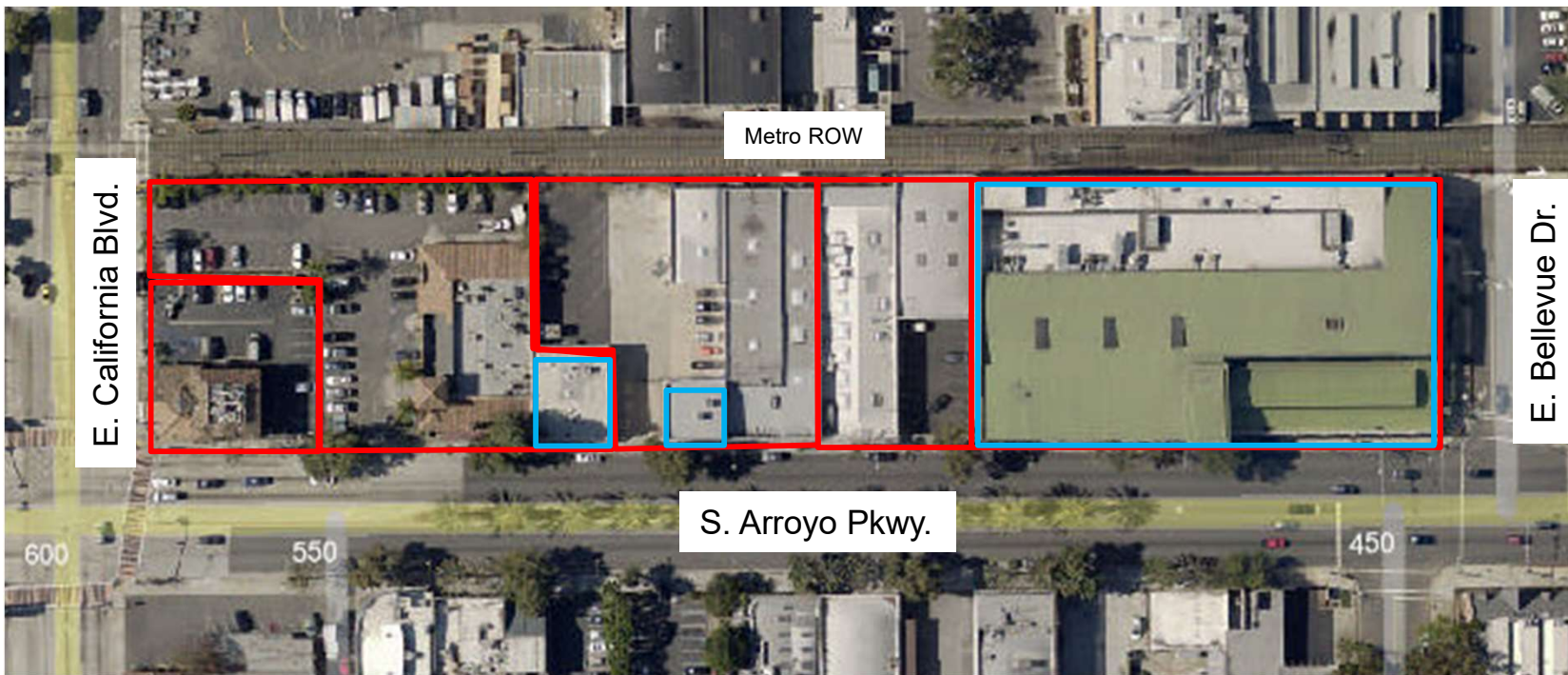


Arroyo Parkway



Existing Property Lines

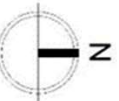
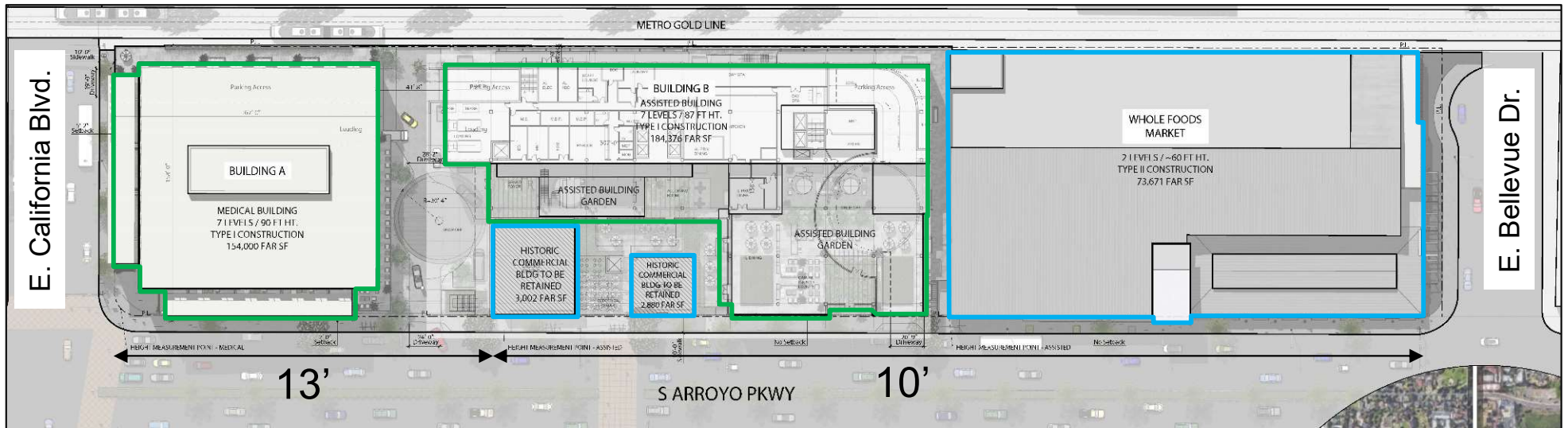
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Street	Proposed	Draft CDSP (CD-MU-N)
Arroyo Parkway	10-13'	15'
California Blvd	12'	12'



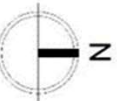
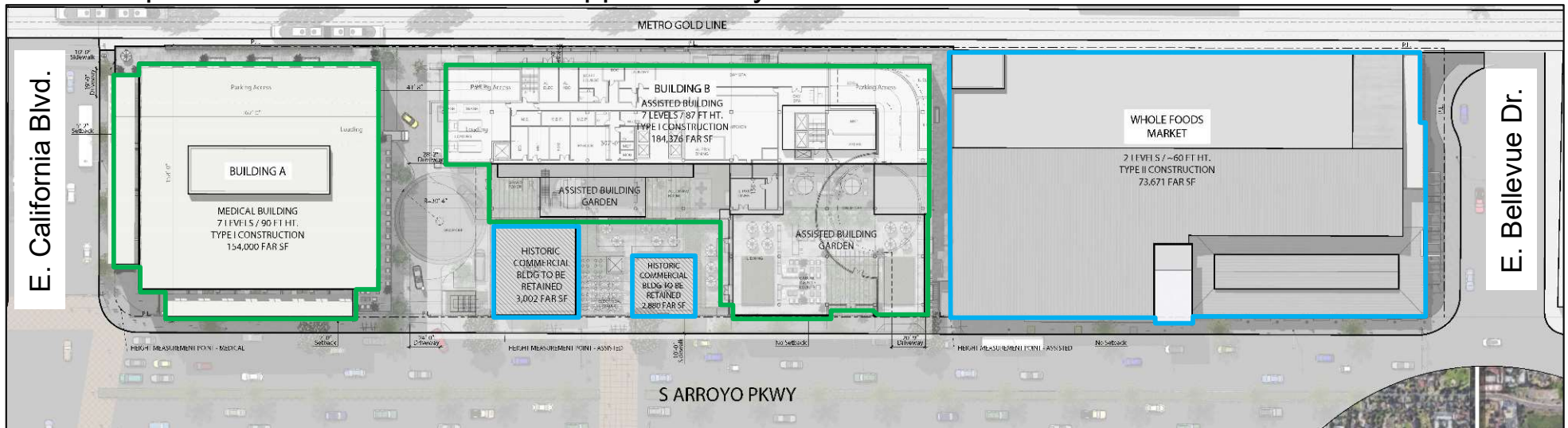


Setbacks

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Street	Proposed	Draft CDSP (CD-MU-N)
Arroyo Parkway	0'*	0'-3'
California Blvd	0'*	0'-5'

*Corner plaza at intersection setback approximately 30'





Density and Inclusionary Requirement

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Density	Proposed by Project	Current CD-6 Zone
	87 du/acre	48 du/acre
Max base units	289 units*	159 units

*92 independent living units in Assisted Living Facility
197 multi-family units subject to Inclusionary Requirement

Inclusionary Requirement	20%	25%
197 units	39 affordable	49 affordable



Planning and Community Development Department

- EIR prepared pursuant to CEQA.
 - > Initial study and Scoping
 - Review period 8/5/21 to 9/3/21
 - Virtual meetings: 8/11/21 (PC) and 8/26/21 (Community)
 - > Draft EIR
 - Review period: 1/18/22 to 3/3/22
 - Virtual meeting: 2/3/22 (PC)
 - > Final EIR
 - Available 5/25/22
 - Response to comments, Mitigation Monitoring and Reporting Program (MMRP), errata
 - Subsequent responses to comments after close of public review responded to (Attachment G)



PD Plan Consistency

Planning and Community Development Department

- Land uses and CD-6
 - > Uses identified as permitted or conditionally permitted are consistent with CD-6 except:
 - Care related classifications permitted (Life/care facilities, Residential care facilities, general, Adult day care, general, Medical services, extended care).
 - Uses added (Alcohol beverage manufacturing, Alcohol beverage manufacturing with accessory tasting room, custom manufacturing/artisan production, and wireless telecommunication facilities, co-Located [SCL]).
- Parking proposed to be within applicable TOD requirements and minimum/maximum ranges.



PD Plan Consistency

Planning and Community Development Department

Standard	Proposed	CD-6 Zone	Draft CDSP (CD-MU-N)	High-MU General Plan
Density (max)	87 du/acre	48 du/acre	87 du/acre	87 du/acre
FAR (max)	2.89	1.5	3.0	3.0
Height (max)	93'6"	50' (65')	63' (78')	NA
Setbacks				NA
Bellevue (N)	0'	0' to 5'	0' to 5'	
Arroyo Parkway (E)	0'	0' to 5'	0' to 3'	
California (S)	0'	0' to 5'	0' to 5'	
Interior (W)	10'	None required	None required	



Legislative Matters

Planning and Community Development Department

- ***Legislative: Making laws/rules***
- Recommend to Council whether to:
 - > Approve,
 - > Approve in modified form, or
 - > Disapprove.
 - > All above actions must be based on findings



Quasi-judicial matters

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- ***Quasi-judicial: Interpreting and applying laws***
- When city ordinance requires administrative hearing to take testimony and apply a standard or rule to an individual set of facts (sometimes also called “adjudicative” act).
- Decision makers act like judges applying rules to facts and evidence, rather than as legislators making policy decisions (“legislative” act).
- *Most common example: land use permits*



Design Review

Planning and Community Development Department

- Design Review is required. Applicant completed first stage, Preliminary Consultation. Subsequent stages (Concept and Final Design Review) would occur after adoption of the PD application and PD Plan.
- Preliminary Consultation Comments (5-25-21)
 - > Continue to study height and massing.
 - > Continue to explore ways that the different buildings and uses on the site interact with and relate to each other, both functionally and architecturally, including the existing historic buildings and the Whole Foods Market.
 - > Further define the programming of open spaces and ground-level plazas.
 - > The historic buildings to be retained should be carefully reviewed by a qualified Historic Architect to identify rehabilitation treatments to be implemented in conjunction with the proposed project.



Roles and Responsibilities

Planning and Community Development Department

- **Lead Agency (City)**
 - > Independently review all documents
 - > CEQA documents reflect independent judgement
 - > Can approve, modify, or deny projects
- **Environmental Consultant (Psomas)**
 - > Hired to provide objective, expert analysis
 - > Works on behalf of and with City to prepare the EIR
 - > Unbiased, does not advocate



PD Purpose

Planning and Community Development Department

- **Purpose.** The PD zoning district is intended for sites where an applicant proposes and the City desires to achieve a particular mix of uses, appearance, land use compatibility, or special sensitivity to neighborhood character. The specific purposes of the PD district are to:
 - a. Establish a procedure for the development of large parcels of land in order to reduce or eliminate the rigidity, delays, and inequities that otherwise would result from application of land use regulations and administrative procedures designed primarily for small parcels;
 - b. Ensure orderly and thorough planning and review procedures that will result in quality urban design;
 - c. Encourage variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space, and amenity;
 - d. Allow certain types of development consistent with the general plan that can be acceptable at a specific location only under standards significantly more restrictive than those of a base district in which the use is permitted;



PD Purpose

Planning and Community Development Department

- e. Provide a mechanism whereby the city may authorize desirable developments in conformity with the general plan without inviting speculative rezoning applications that if granted, often could deprive subsequent owners of development opportunities that do not necessarily result in construction of the proposed facilities;
- f. Encourage allocation and improvement of common open space in residential areas, and provide for maintenance of the open space at the expense of those who will directly benefit from it;
- g. Encourage the preservation of serviceable existing structures of historic value or artistic merit by providing the opportunity to use them imaginatively for purposes other than that for which they were originally intended; and
- h. Encourage the assembly of properties that might otherwise be developed in unrelated increments to the detriment of surrounding neighborhoods.



PD Standards

Planning and Community Development Department

- **Development standards.**

- 1) The FAR of a PD shall not exceed the FAR allowed on the Land Use Diagram for the project site unless approved by the City Council, but only as high as 3.0, and only when it can be shown the architectural design of the PD is contextual and of a high-quality.
- 2) The residential density of a PD shall not exceed the residential density allowed on the Land Use Diagram for the project site unless approved by the City Council, but only as high as 87 dwelling units per acre, and only when it can be shown the architectural design of the PD is contextual and of a high-quality. The residential density may also exceed that of the Land Use Diagram if the project is complying with the Density Bonus provisions of Chapter 17.42 (Affordable Housing Incentives and Requirements).
- 3) In the CD district, no PD plan may authorize a greater height than that permitted by Figure 3-8 - Central District Maximum Height.
- 4) The performance standards of Section 17.40.090 shall apply.
- 5) Other development regulations shall be as prescribed by the PD plan.



Planning and Community Development Department

- Water supply assessment (WSA) (Appendix I of the DEIR).
- WSA relies on data contained in PWP's 2020 Urban Water Management Plan (UWMP).
- State Law requires the City adopt a UWMP every five years that contains an analysis of total projected water use compared to water supply over the next 20 years.
- The UWMP accounts for the water demand of the proposed project.
- WSA concluded there would be sufficient water supplies available to serve the existing demand, project demand during normal, dry and multiple dry years.
- Gains in water efficiency contribute in accommodating future development.



Traffic

Planning and Community Development Department

- CEQA and Outside CEQA review conducted for the project.
- Traffic Impact Analysis (TIA) consistent with DOT practice and guidelines that apply to project applications deemed complete prior to February 15, 2021.
- For the CEQA review (Appendix G-1 and G-2 of the DEIR).
- The TIA concluded the project does not exceed any of the adopted CEQA thresholds of significance.



GHG/CAP

Planning and Community Development Department

- Greenhouse gas emissions (GHGs) analyzed (Section 3.4 DEIR)
- Project does not conflict with applicable, plans, policies or regulation adopted for the purpose of reducing GHGs.
 - > Provides access to mass transit options and increases connectivity in the neighborhood.
 - > Complies with regulations to reduce GHG emissions.
 - > Consistent with the City's Climate Action Plan (CAP) which is in place to reduce GHG emissions.



Project Exchange

Planning and Community Development Department

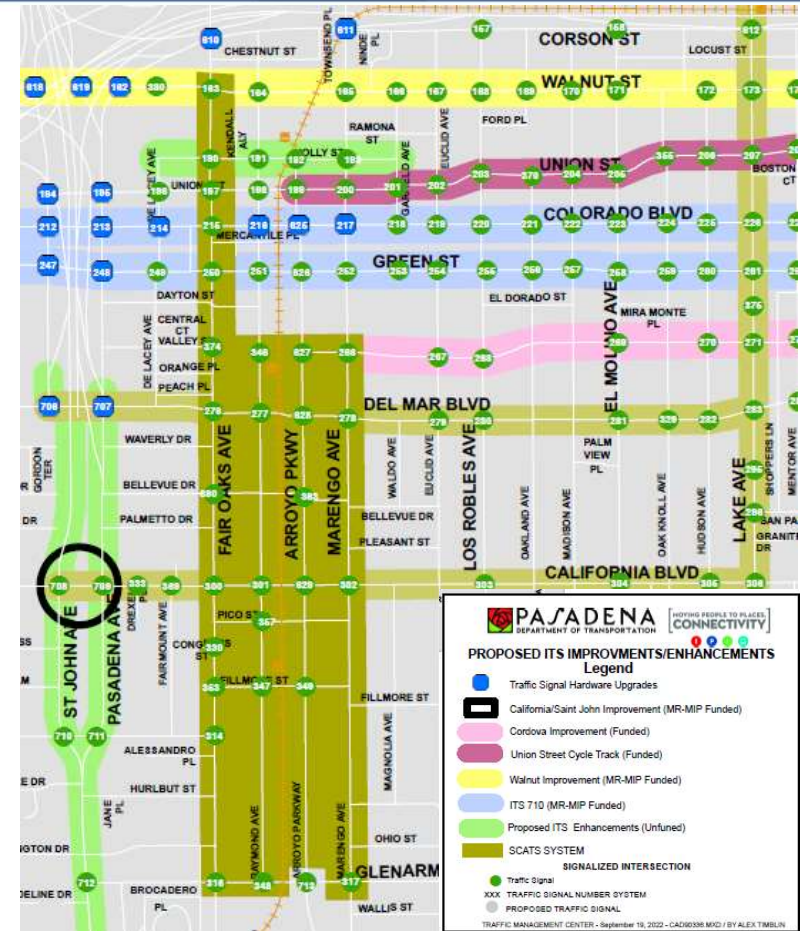
- Project Exchange for Building A only
 - > Medical office or 197 multifamily residential units.
 - > All other aspects remain unchanged (height, FAR, etc.).
- Project description provided in the EIR meets the requirements of CEQA.
- Characteristics of the Project and Project Exchange are defined in detail and the environmental effects of each were separately analyzed.



Transportation Projects

Planning and Community Development Department

- Gold Line Crossing Enhancements
 - Installation of an event data recorder within the Metro L Line equipment cabinet
 - Allows the City to monitor train activity to identify potential long gate down events and adjust traffic signal timing accordingly
 - Funded, construction completion anticipated in Spring 2023
- Adaptive Traffic Control System expansion
 - Extends the Adaptive Traffic Control network on California Blvd east to Lake Avenue.
 - Improved signal operations along the California Blvd. corridor
 - Funded and construction is underway





Nearby Project Conditions

Planning and Community Development Department

- 590 S. Fair Oaks Ave. –
 - > Traffic signal improvements at California Boulevard at Fair Oaks Avenue
 - > Fully actuated through the installation of Accessible Pedestrian Signals (APS).
 - > Traffic signal controller upgrade
- 738 S. Fair Oaks Ave. –
 - > Traffic signal improvements at Fair Oaks Avenue and Fillmore Street
 - > Fully actuated, through the installation of Accessible Pedestrian Signals (APS), video detection systems for vehicle and bicycle detection on all approaches.
 - > Traffic signal controller upgrade



Existing Tree Inventory

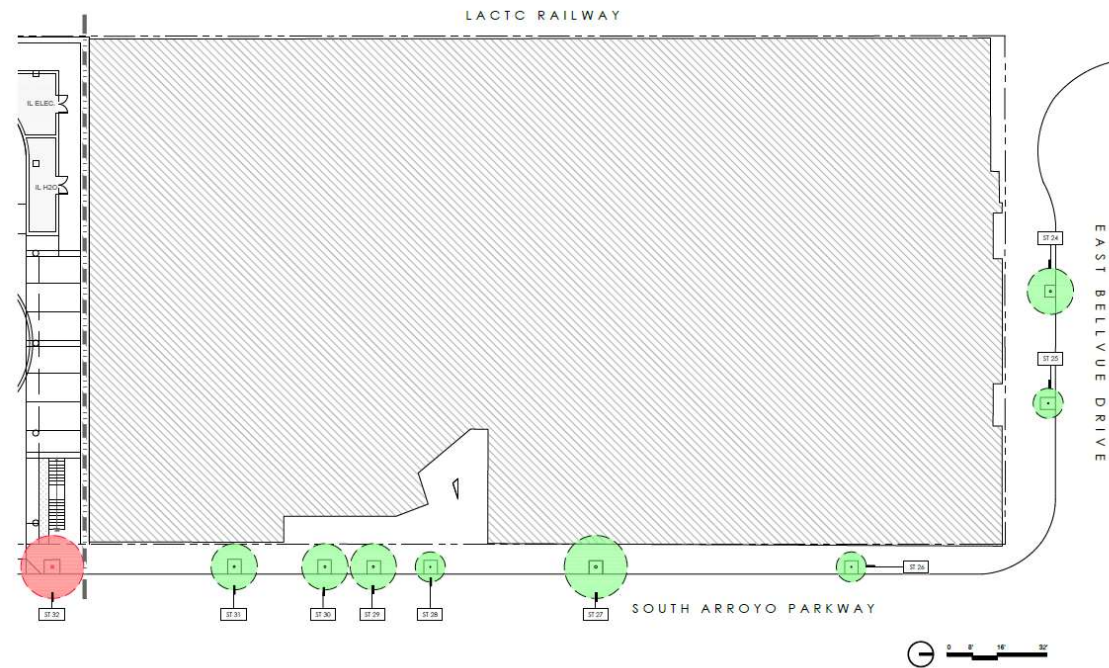
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Existing Tree Inventory (cont)

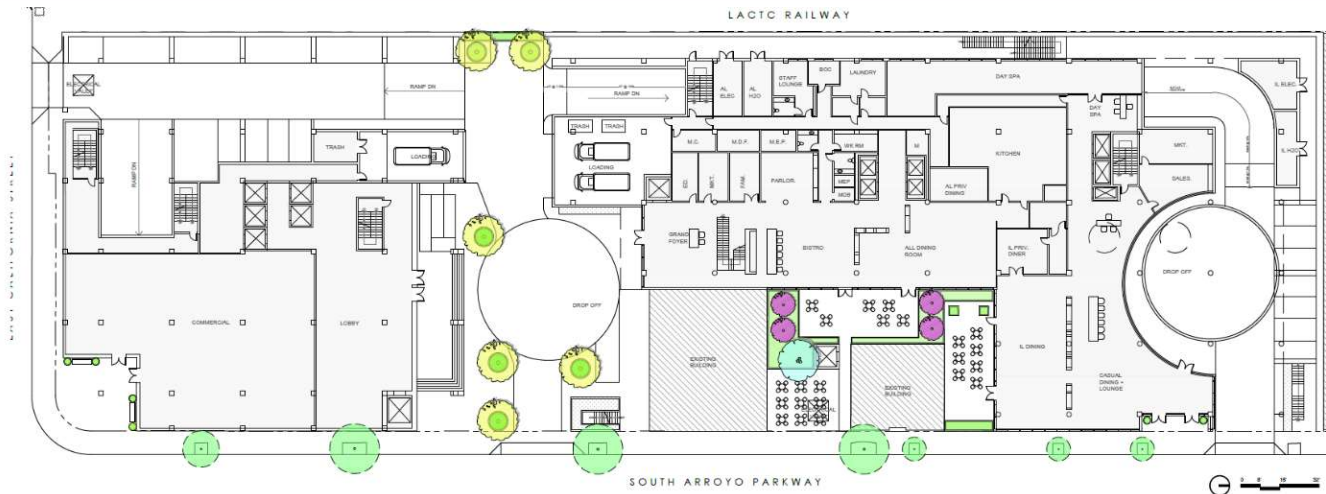
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Landscape Plan – Level 1

Planning and Community Development Department



PLANT MATERIAL LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	MOOD/FEEL
	CERCIS OCCIDENTALIS	WESTERN REDBUD	30' BOK	4	LOW
	OLEA EUROPAEA 'NANA-HILL'	NANAHILL FRUITLESS OLIVE	20' BOK	1	LOW
	TRIFOLIUM TIFU	TIFU TREE	30' BOK	2	MODERATE
	ARBORESCENS ORANGE CRISP	ORANGE CRISP/CRISP PINE	15' GAL	-	LOW
	OLYMPIA ARBORESCENS	ARBORESCENS BLUE CYPRESS	15' GAL	-	VERY LOW
	LEUCODENDRON SAPPHIRE GOLD	SAPPHIRE GOLD	15' GAL	-	LOW
	LEUCODENDRON SAPPHIRE GOLD	SAPPHIRE GOLD	15' GAL	-	LOW
	LOCOPTALUM CHINESE CHINA PINE	CHINA PINE FRIDGE FLOWER	15' GAL	-	MODERATE



CERCIS OCCIDENTALIS | WESTERN REDBUD



OLEA EUROPAEA 'NANA-HILL' | NANAHILL FRUITLESS OLIVE



TRIFOLIUM TIFU | TIFU TREE



ARBORESCENS ORANGE CRISP | ARBORESCENS ORANGE CRISP



OLYMPIA ARBORESCENS | BLUE CYPRESS



LEUCODENDRON SAPPHIRE GOLD | SAPPHIRE GOLD



LEUCODENDRON SAPPHIRE GOLD | SAPPHIRE GOLD



LOCOPTALUM CHINESE CHINA PINE | CHINA PINE FRIDGE FLOWER



Landscape Plan – Level 2

Planning and Community Development Department



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS REQ #
	CHLOPSA LINEARIS BURUNDY	BURUNDY DESERT WILLOW	3' BOK	3	LOW
	QINQO-BLOSA ALUTAN GOLD	ALUTAN GOLD QINQO TREE	3' BOK	3	MODERATE
	BULBINE FRUTESCENS NALLAMAR	ORANGE STALKED BULBINE	1 GAL	-	LOW
	GALLATHEMIA LITTLE JOHN	LITTLE JOHN BUTTERFLY	3 GAL	-	LOW
	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	3 GAL	-	LOW
	LEUCODENDRON SAVANNAH SUNSET	SAVANNAH SUNSET CONEBUSH	18 GAL	-	MODERATE
	LIROPE PURPLE EXPLOSION	PURPLE EXPLOSION LILY	3 GAL	-	MODERATE
	HAUSMANIA TEXASSANA	MEXICAN FEATHER GRASS	1 GAL	-	LOW



CHLOPSA LINEARIS BURUNDY | BURUNDY DESERT WILLOW



QINQO-BLOSA ALUTAN GOLD | ALUTAN GOLD QINQO TREE



BULBINE FRUTESCENS NALLAMAR | ORANGE STALKED BULBINE



GALLATHEMIA LITTLE JOHN | LITTLE JOHN BUTTERFLY



LEUCOPHYLLUM FRUTESCENS | TEXAS SAGE



LEUCODENDRON SAVANNAH SUNSET | SAVANNAH SUNSET CONEBUSH



LIROPE PURPLE EXPLOSION | PURPLE EXPLOSION LILY



HAUSMANIA TEXASSANA | MEXICAN FEATHER GRASS



Landscape Plan – Level 3

Planning and Community Development Department



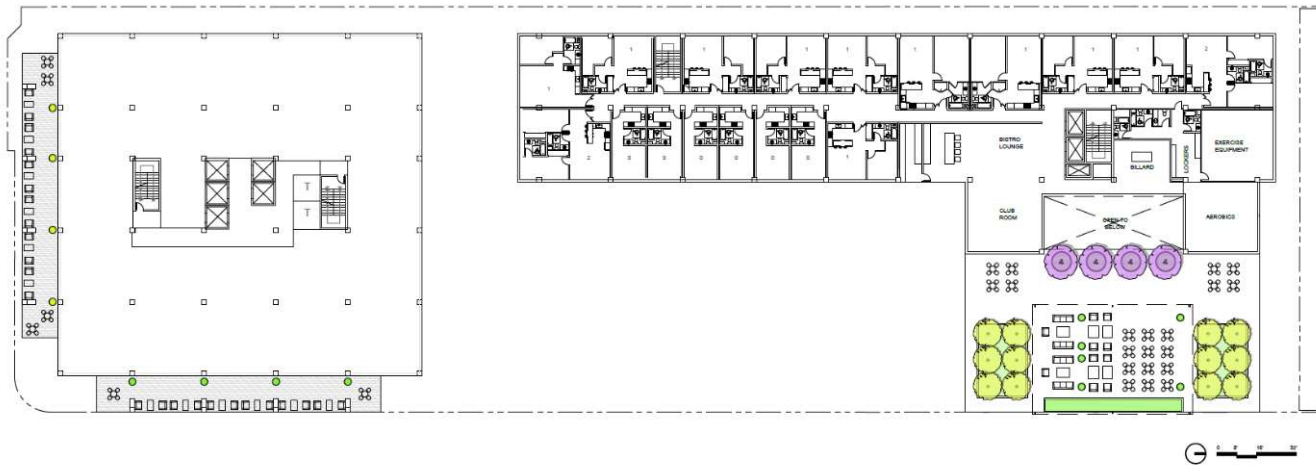
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	MOODS PER 4
	BRUNIA-INDICA	BLUE-HEMPER PALM	30' BOX	5	LOW
	ALICE-ARBORESCENS	TORCH-ALICE	10 GAL	-	LOW
	EREBOPHILA-ALABRA	BLUE-HORSEZ	1 GAL	-	LOW
	FURCRAEA-FURCATA-MEDIOPICTA	-	10 GAL	-	LOW
	HEPERALOE-PANULFLORA	RED-TUCCA	1 GAL	-	LOW
	LEPTOSPERMA-SCOPARIUM	NEW-ZEALAND-TEA-TREE	10 GAL	-	LOW
	BENEDIC-HERPENS	BLUE-CHALK-SPICE	1 GAL	-	LOW
	TRADESCANTIA-PALLIDA	PURPLE-HEART	1 GAL	-	LOW





Landscape Plan – Level 6

Planning and Community Development Department



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS REQ #
	BALANOA UNIBICATA PURPUREA	PURPLE ORCHID TREE	30' BOM	4	MODERATE
	QUERCUS X DESERT HAUSBLAU	DESERT MUGELIA/PALM VEROE	30' BOM	12	LOW
	ASPARGALUS DENSPLEATUS METEOR	METEOR ASPARGALUS	5 GAL	-	MODERATE
	EUPHORBIA TURCILLI	STONES ON FIRE	10 GAL	-	VERY LOW
	LEUCOSPHEUM SCARLET RIBBON	REDDING PROCUSSION	5 GAL	-	LOW
	LEPTALUS ARBENSIS BLUE DUNE	BLUE DUNE LYME GRASS	5 GAL	-	LOW
	VALERIANERIS CAPILLARIS	PRIN GLOUCESTERLY GRASS	1 GAL	-	MODERATE
	OLEA EUROPEA LITTLE OLIVE	SHARP OLIVE	10 GAL	-	LOW



BALANOA UNIBICATA PURPUREA | PURPLE ORCHID TREE



QUERCUS X DESERT HAUSBLAU | DESERT MUGELIA/PALM VEROE



ASPARGALUS DENSPLEATUS METEOR | METEOR ASPARGALUS



EUPHORBIA TURCILLI | STONES ON FIRE



LEUCOSPHEUM SCARLET RIBBON | REDDING PROCUSSION



LEPTALUS ARBENSIS BLUE DUNE | BLUE DUNE LYME GRASS



VALERIANERIS CAPILLARIS | PRIN GLOUCESTERLY GRASS



OLEA EUROPEA LITTLE OLIVE | SHARP OLIVE