

## VII. LANDSCAPE ELEMENT

The guidelines presented in this chapter not only set the overall tone of *Mission City* through the creation of consistent landscape design standards and guidelines, but also provide for a comprehensive and coordinated treatment for landscaping, hardscape project entries, and selected Special Treatment Areas. This chapter incorporates landscape standards and guidelines from various sources including the *Mission City* Landscape Plan and the Revegetation Plan originally established for the Northside Specific Plan. In addition, all landscaping within *Mission City* should conform with the requirements and criteria set forth in the *City of San Diego Landscape Technical Manual* and the City-Wide Landscape Regulations (see Division 7 of the San Diego Municipal Code). Where there is a conflict between the *Mission Valley Community Plan* and this Specific Plan, this Specific Plan takes precedence.

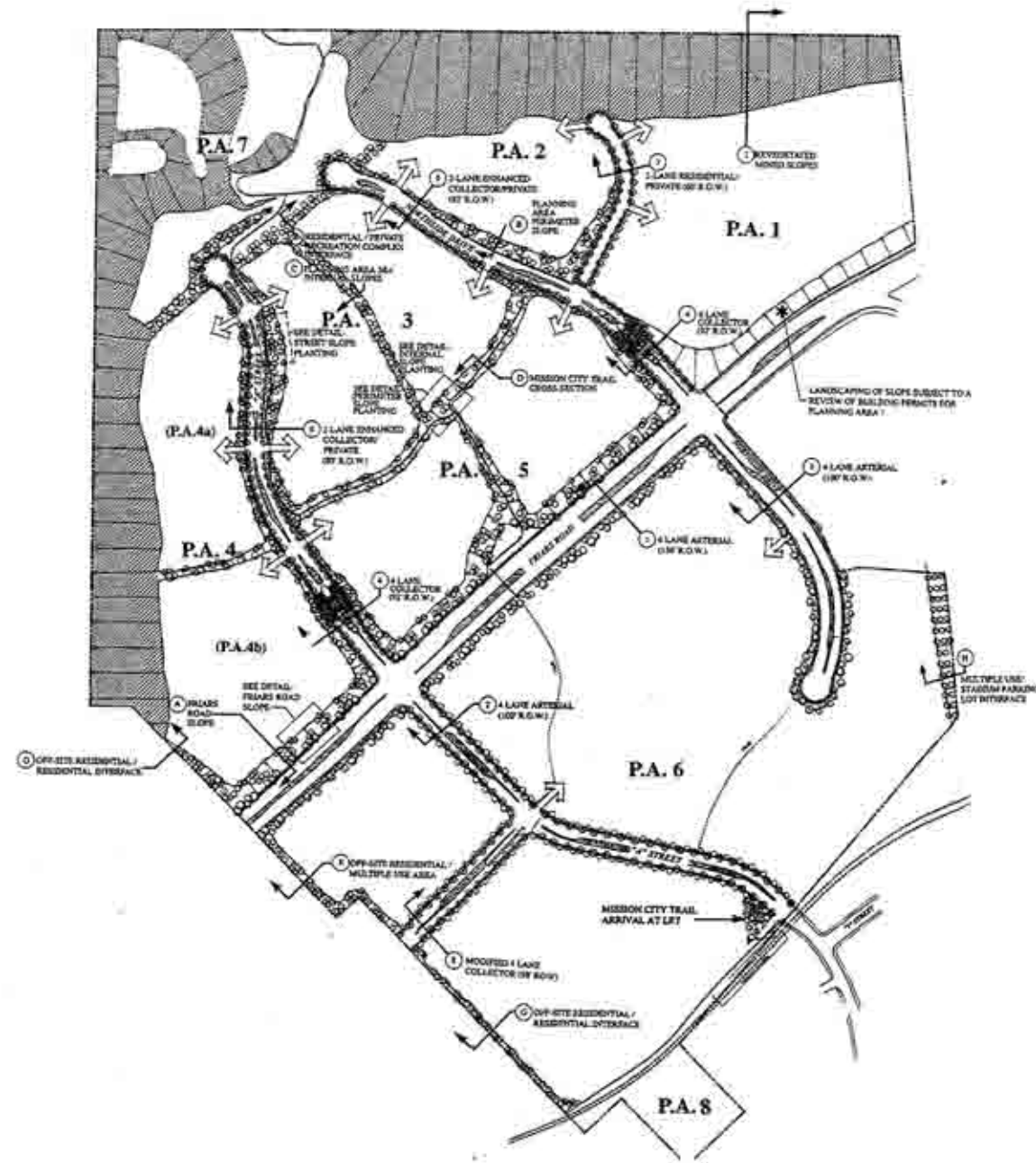
### A. CONCEPTUAL LANDSCAPE PLAN

The *Conceptual Landscape Plan* for *Mission City*, presented in Figure VII-1, establishes a framework for the landscaping of future development proposals, displaying a strong, cohesive and readily identifiable community image, tying together the varying architectural styles created by different builders in *Mission City*. The primary focus of the Conceptual Landscape Plan is the landscape treatments for manufactured slopes, streetscenes and special treatment areas. Manufactured slopes along Friars Road, as well as slopes on the perimeter of planning areas, internal slopes within planning areas, and revegetated mined slopes should all receive landscape treatments. This chapter includes a comprehensive discussion of landscaping these areas in *Mission City*. Additional areas addressed in this chapter include streetscenes along primary project roads (i.e., Friars Road, Northside Drive, "A" Street and Old Quarry Road), parking lot treatments, and erosion control measures. Finally, to provide guidance to designers seeking to implement these landscape design guidelines, subsection G, RECOMMENDED PLANT MATERIALS, contains listings of plants for recommended use throughout *Mission City*.

### B. STREETSCENES

The streetscene consists of the union between various elements including structures and buildings, plantings, paving, lighting fixtures and street furniture. In *Mission City*, the streetscape will be perceived at three levels: 1) from the street as a pedestrian, 2) from the street as a passenger in a motor vehicle or riding a bicycle, and 3) from the surroundings or adjacent structures and buildings. In order to appeal to all three perception levels, the streetscenes should incorporate detailed design elements for slowly moving pedestrians, as well as large, bold plant masses and hardscape materials which are visible to passing motorists traveling at high speeds.

There are primarily three distinct streetscene treatments in *Mission City*. These include themed landscaping along Friars Road, between the western project boundary and Northside Drive; on both "A" Street and Northside Drive, north of Friars Road; on "A" Street and Northside Drive, south of Friars Road; and on the extension of Rio San Diego Drive. Landscaping on "I" Street and Milly Way will be the responsibility of the City and, as such, is not discussed within this Specific Plan. In addition, landscaping within individual residential developments within *Mission City*, as well as multiple use area should be



\* FOR PLANT PALETTE INFORMATION, PLEASE REFER TO PAGES VII-26 THROUGH VII-29 IN SECTION VII, LANDSCAPE ELEMENT, OF THE MISSION CITY SPECIFIC PLAN.

CONCEPTUAL LANDSCAPE PLAN

MISSION CITY

FIGURE VII-1

designed and installed by the individual merchant builder. However, these areas must comply with the standards and criteria established in the *Mission Valley Community Plan*, the *City of San Diego Landscape Technical Manual*, and the City-Wide Landscape Regulations (see Division 7 of the San Diego Municipal Code).

### 1. Friars Road Streetscene

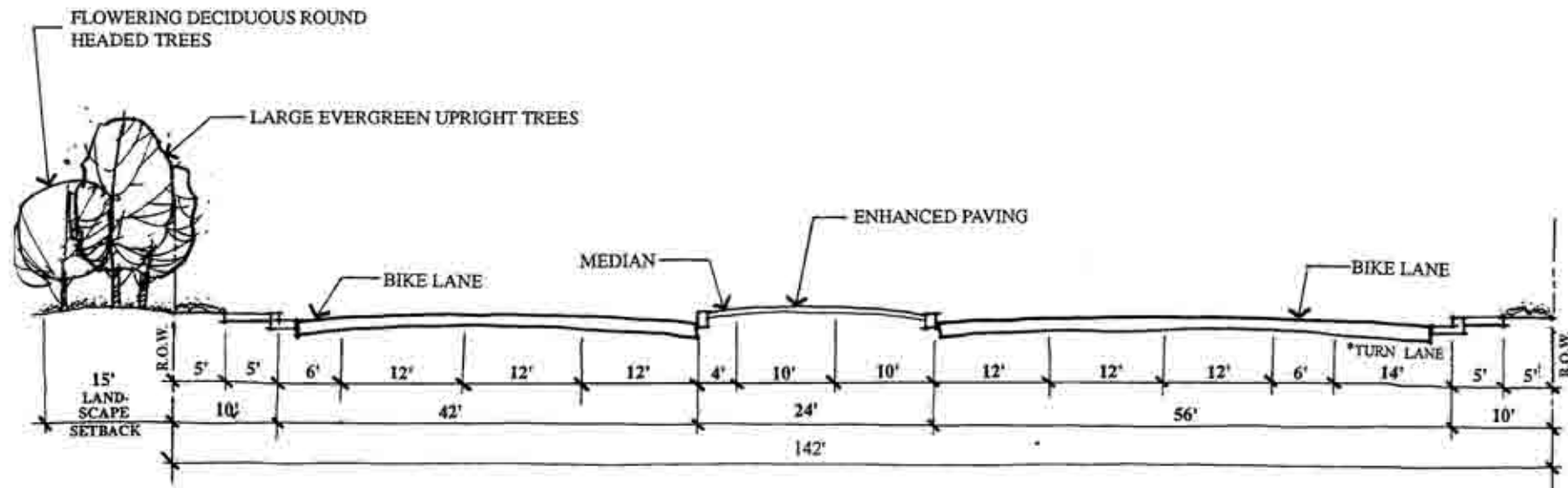
Friars Road consists of a ten foot wide parkway on either side of the street. Enhanced landscape treatments are planned on both the north and south sides of Friars Road, adjacent to the street right-of-way. The north side of Friars Road is identified as a Special Treatment Area and is discussed below in Subsection 4(a). A 15-foot wide landscape setback is planned on the south side of Friars Road, adjacent to the street right-of-way. This setback should extend from the western boundary of the Specific Plan area to Northside Drive. The primary tree species used within this landscape setback should be large upright trees such as *Cinnamomum camphora* (Camphor Tree), *Lagerstroemia indica* "Muskogee" (Crape Myrtle), and *Populus nigra italica* (Lombardy Poplar). Using these types of trees will reinforce the existing landscape theme along Friars Road which has already been established by previously developed projects located to the east and west of the *Mission City* property. Additional trees to be used within the landscape setback include flowering deciduous round headed trees. The mix and sizes of the trees, as well as the specific plant species to use, are contained in Table VII-1, *Recommended Plant Palette-Trees*; Table VII-2, *Recommended Plant Palette - Shrubs*; and Table VII-3, *Recommended Plant Palette - Groundcovers/Vines*, in this Specific Plan. Figure VII-2, *Roadway Landscape Cross-Sections (A)*, depicts the typical landscape treatment of Friars Road.

Groundcover only should be planted within the street right-of-way and the landscape easement, provided that turf is permitted at and near the "A" Street/Friars Road and the Northside Drive/Friars Road intersections. The intent is to minimize maintenance and encourage uses of plant materials that do not require frequent and extensive watering. Turf should be limited to areas that have the strongest visual impact. Shrubs should not be planted within the street right-of-way because of their potential to screen motorists' sight lines, and are limited to the landscape setback area. Additionally, shrubs may be planted either in sprawling drifts and masses, or in formal rows and hedges, as desired.

### 2. "A" Street Streetscene, South of Friars Road

Trees within the "A" Street right-of-way, south of Friars Road, should be planted in a formal pattern, at equal spacing, to create a boulevard effect. Only one variety of street tree should be used within the street right-of-way. This tree should be a typical evergreen tree such as *Podocarpus gracilior* (Fern Pine). Additional trees should be planted outside of the street right-of-way, within the ten foot wide landscape setbacks. The type of tree to be used within this setback should include a flowering deciduous trees with a rounded shape such as *Jacaranda mimosifolia* (jacaranda). These trees should be planted at equal intervals to create a triangular spacing pattern with the trees within the street right-of-way. Please refer to Figure VII-2, *Roadway Landscape Cross-Sections (A)*, for a typical representation of a landscape cross-section for "A" Street, south of Friars Road.

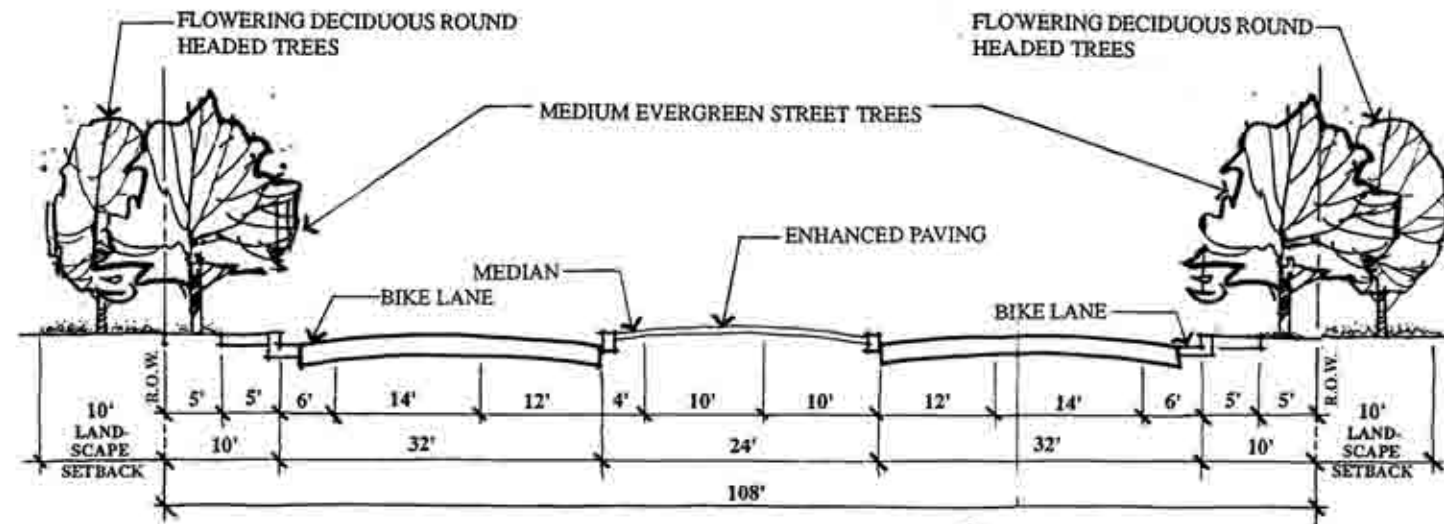
Turf is appropriate for use within the street right-of-way and the landscape setbacks. Shrubs should be limited to use within the landscape setback areas and may be planted either in formal hedges or informal drifts, as desired. Groundcovers should consist either of finely textured plant materials such as *Clytostoma*



**6 LANE ARTERIAL ①**

FRIARS ROAD

\* WHERE NECESSARY



**4 LANE COLLECTOR ②**

"A" STREET (SOUTH OF FRIARS RD.)

**ROADWAY LANDSCAPE CROSS-SECTIONS (A)**

FIGURE VII-2

*callistegioides* (Violet Trumpet Vine), or *Delosperma "Alba"* (White Trailing Ice Plan), or *Gazania splendens* (Gazania), or *Lantana montevidensis* (Lantana), or *Western floribunda* (Japanese Wisteria).

### 3. "A" Street Streetscene, North of Friars Road

The portion of "A" Street north of Friars Road includes a five-foot parkway on one side of the road with a 16-foot-wide landscape setback with a meandering sidewalk abutting and running parallel to the east side of the roadway. The street right-of-way should be planted with formally spaced evergreen trees, while the landscape setback should contain flowering deciduous round-headed trees planted in groupings of two, three and five. It is intended that medium sized evergreen trees be used as the street trees. Typically, only one or two species of trees should be used within the street right-of-way. The suggested evergreen tree species that may be used is the *Podocarpus gracillior* (Fern Pine). The landscape setback should be planted with two or more species of trees to create visual interest along the street; these trees should be planted in groups of two, three or more trees. The roadway medians at the entrance of "A" Street should be landscaped with flowering deciduous trees with a rounded shape such as *Jacaranda mimosifolia* (jacaranda). These flowering trees should serve as a colorful visual accent at the entries. Figure VII-3, *Roadway Landscape Cross-Sections (B)*, illustrates a typical landscape cross-section of "A" Street, north of Friars Road.

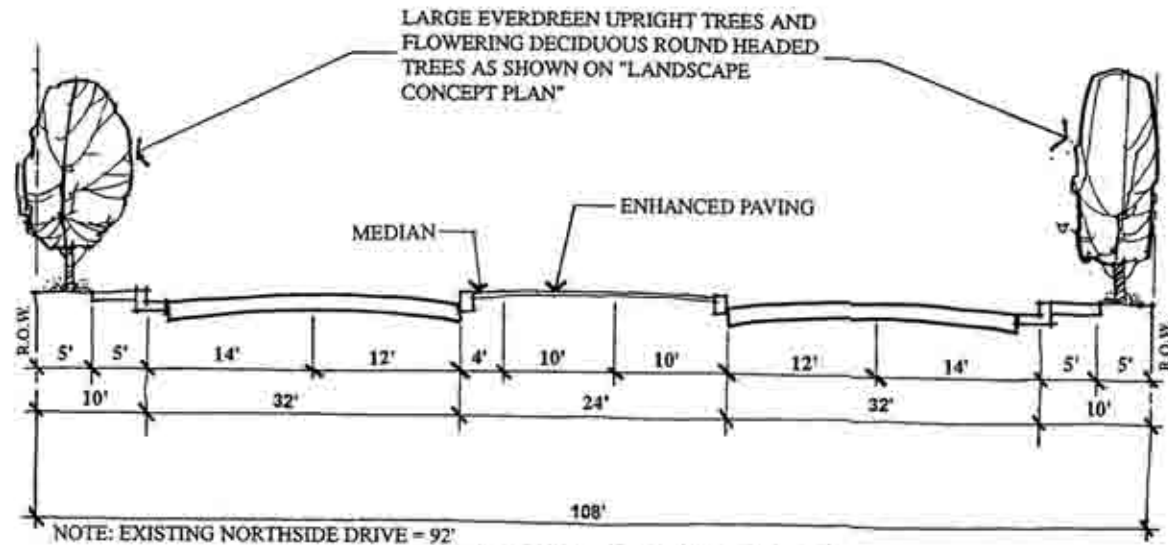
Groundcover should be used along streets and in the landscape setbacks to minimize landscape maintenance. Groundcovers should be selected for durability, appearance, texture, growth habits, and ability to resist droughts. Turf may be used at the intersection of Friars Road/"A" Street, leading into the gated entry. Shrubs should not be planted within the street right-of-way to minimize potential interference with motorists' sight distance.

In addition, enhanced paving should be provided on the portion of "A" Street which lies north of Friars Road. This hardscape area may consist of colored concrete, stamped concrete, brick or stone pavers, or other similar materials which are approved by the City of San Diego for use in streets.

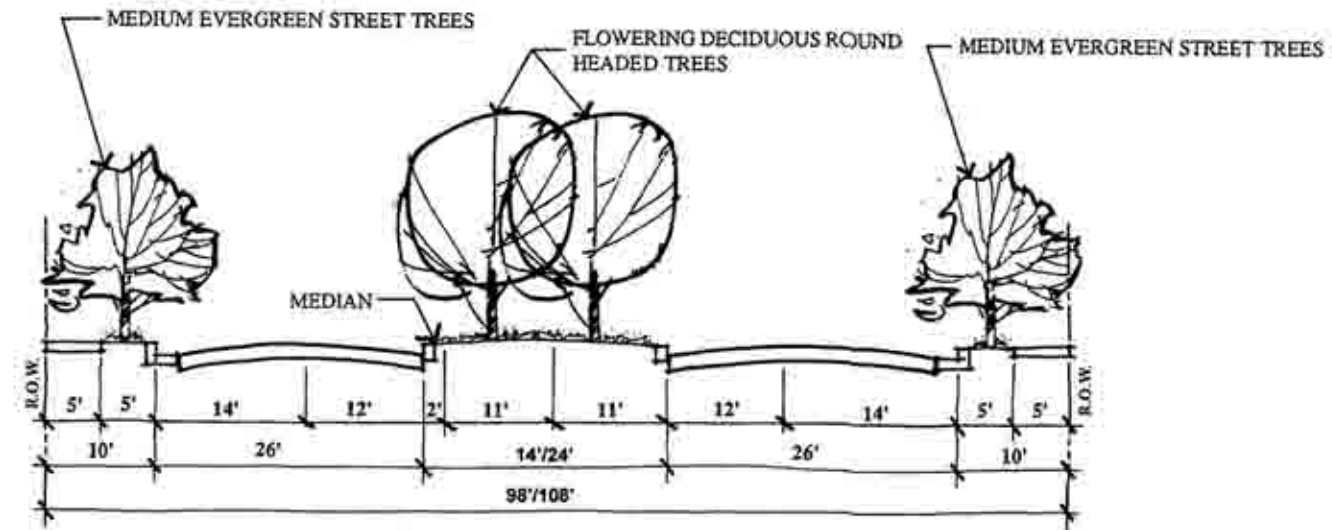
### 4. Northside Drive Streetscene, North of Friars Road

A ten-foot wide landscaped parkway is located on either side of Northside Drive, north of Friars Road. In addition, an 18 foot wide landscape setback with a meandering sidewalk should be provided on the west side of the street. The street trees within the right-of-way should be planted in a formal, evenly-spaced pattern to create a boulevard effect. Appropriate tree species within the right-of-way include evergreen street trees such as *Podocarpus gracillior* (Fern Pine). The trees within the landscape setback are intended to be planted in groupings of two, three or more trees. The landscape setback should be planted with flowering deciduous round headed trees (see Table VII-1, *Recommended Plant Palette - Trees*). Figure VII-3, *Roadway Landscape Cross-Sections (B)*, illustrates a typical landscape cross-section for the portion of Northside Drive located north of Friars Road.

Groundcovers, other than turf, should be planted within the street right-of-way and the landscape setback. Groundcovers should be selected for durability, appearance, texture, growth habits, and ability to resist droughts. Turf should be limited primarily to the Friars Road/Northside Drive intersection where it will have the largest impact. Limited use of turf is encouraged because turf requires intensive maintenance and frequent watering. Shrubs should be planted in drifts within the landscape setback areas; no shrubs should be permitted to be planted within the street right-of-way for safety reasons.



**4 LANE COLLECTOR ③**  
NORTHSIDE DRIVE (SOUTH OF FRIARS RD.)



**4 LANE COLLECTOR (PRIVATE) ④**  
ENTRIES TO MISSION CITY NORTH

ROADWAY LANDSCAPE CROSS-SECTIONS (D)

FIGURE VII-5

### 5. Old Quarry Road Streetscene

There is a ten foot wide landscaped parkway on either side of Old Quarry Road. A total of 4½ feet adjacent to the curb should be landscaped with groundcovers, turf and trees. No landscape setback is planned or required along Old Quarry Road. No shrubs should be permitted within the street right-of-way so as not to visually obstruct motorists' sight lines. Trees should be planted at regular intervals to create a boulevard effect. Street trees which should be selected include *Koelreuteria bipinnata* (Chinese flame tree) and *Liquidambar styraciflua* "Palo Alto" (American sweet gum). Figure VII-4, *Roadway Landscape Cross-Section (C)*, depicts a typical landscape cross-section of Old Quarry Road.

### 6. Northside Drive Streetscene, South of Friars Road

This portion of Northside Drive consists of a ten foot wide parkway with adjacent manufactured slopes rising up to the building pads on both sides of the Northside Drive right-of-way. The planting area within the right-of-way consists of a five-foot area adjacent to the curb. Next, there is a five foot wide sidewalk, then the manufactured slope which varies in height. The plantings on Northside Drive, south of Friars Road, should be aesthetically compatible with the landscaping in the existing office park located on the east side of Northside Drive. Currently, portions of the existing office park landscaping consists of clusters of eucalyptus trees underlain by *Delosperma 'Alba'* (white trailing ice plant), interspersed with massings of *Acacia redolens* (acacia) shrubs.

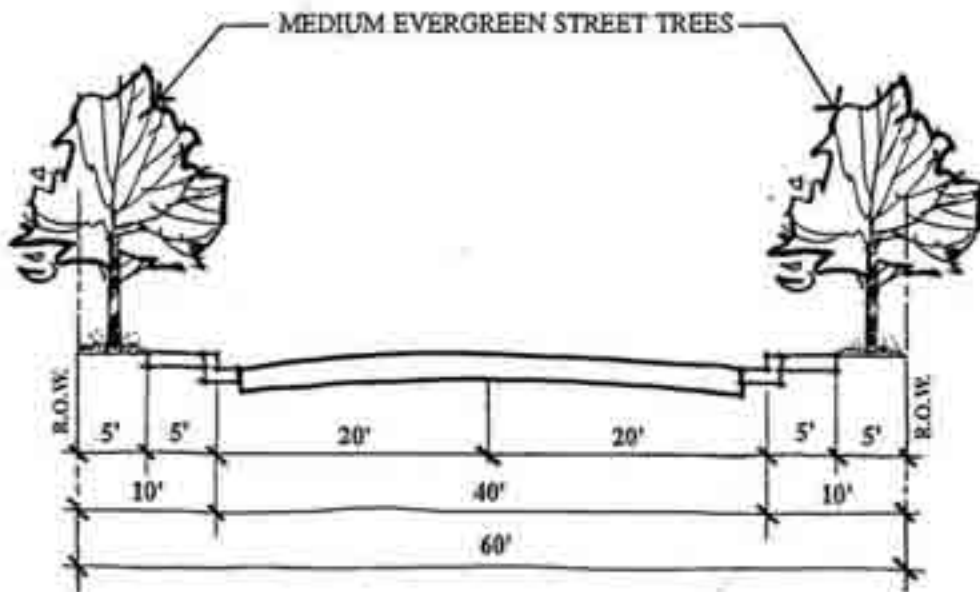
Trees used along Northside Drive, south of Friars Road, should be arranged in large groupings of two, three and five trees with an undercover of shrubs and groundcover. The trees should include groupings of evergreen trees such as *Podocarpus gracillior* (Fern Pine), interspersed by large groupings of flowering deciduous round-headed trees such as *Jacaranda mimosifolia* (Jacaranda). Turf, if used at all, should be limited, primarily to near the intersection of Friars Road/Northside Drive. Plantings on both the east and west side of Northside Drive should use similar plant materials in order to tie the office/business park parcel with the Multiple Use area. A typical landscape cross-section for the portion of Northside Drive located south of Friars Road is shown in Figure VII-5, *Roadway Landscape Cross-Sections (D)*.

### 7. Rio San Diego Drive

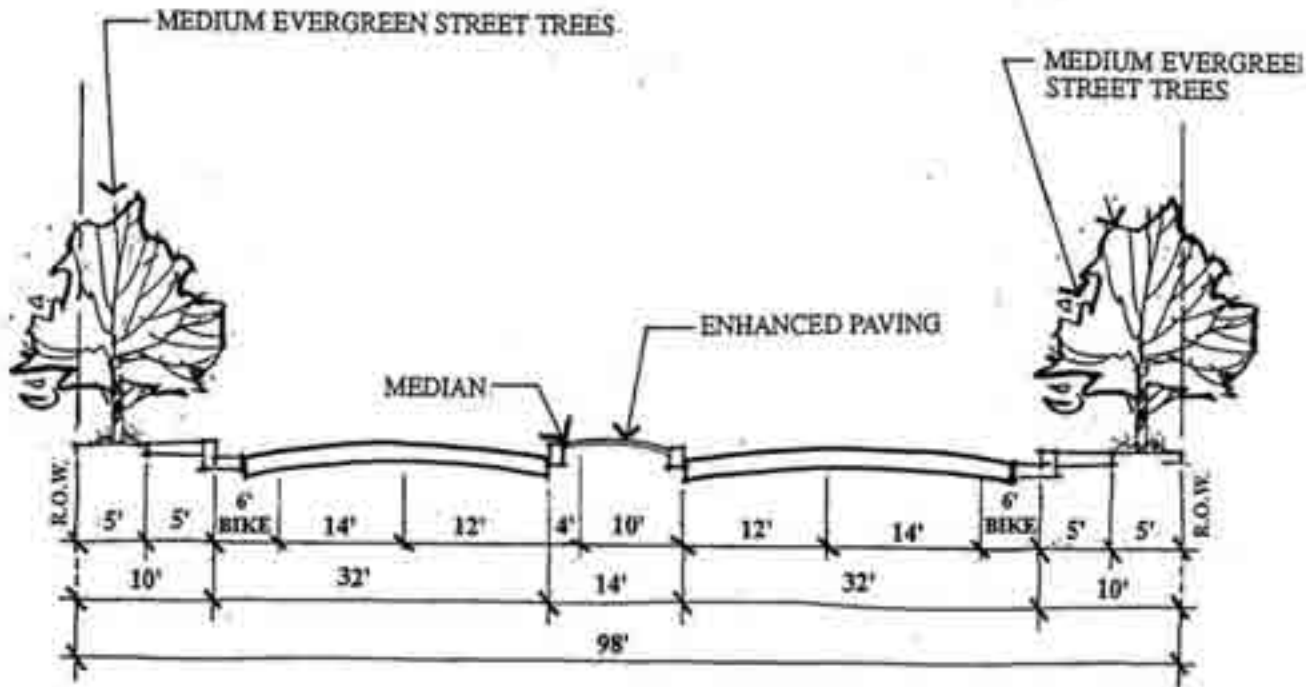
Trees within the Rio San Diego Drive right-of-way should be planted in a formal pattern, at equal spacing, to create a boulevard effect. The planting area within the right-of-way consists of a five-foot area adjacent to the curb. The street right-of-way should be planted with a typical medium sized evergreen tree, such as *Podocarpus gracillior* (Fern Pine). Groundcovers, including turf, is appropriate for use within the street right-of-way and should consist of those recommended in Table VII, *Recommended Plant Palette - Groundcovers/Vines*. No shrubs should be planted in the street right-of-way to minimize potential interference with motorists line of sight. Please see Figure VII-4, *Roadway Landscape Cross-Section (C)*, for a typical landscape cross section for Rio San Diego Drive.

## C. PARKING LOT LANDSCAPING

Round-headed trees, rather than upright trees, should be used in parking areas and lots. These trees are intended to provide a natural vegetative canopy to portions of the parking lot which will help to shield cars and pavement from the hot sun. At least 50 percent of the trees used in each parking lot should be



2 LANE RESIDENTIAL (PRIVATE) ⑦  
 OLD QUARRY RD.



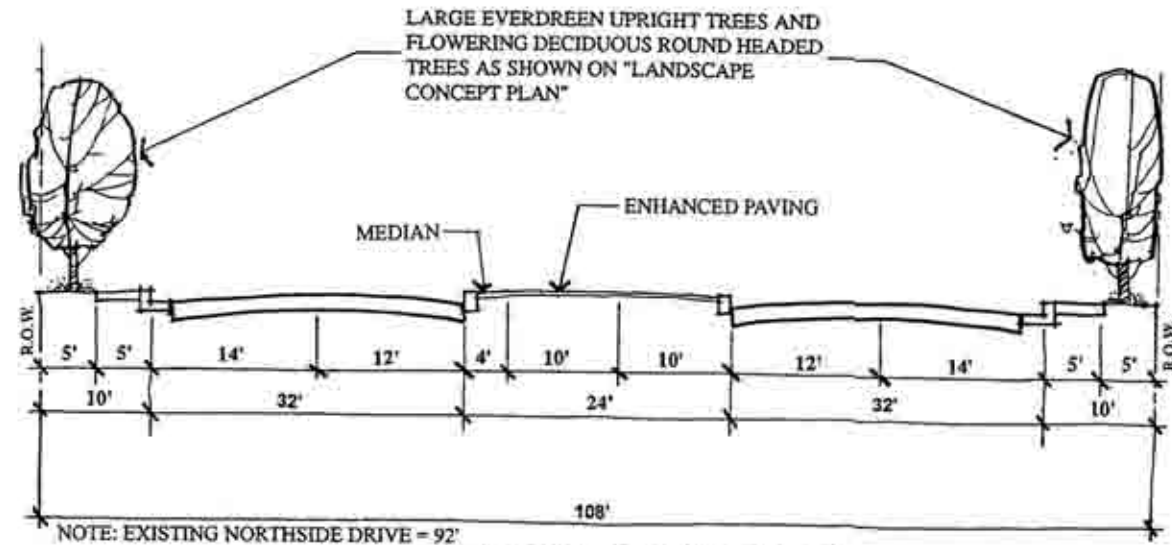
MODIFIED 4 LANE COLLECTOR ⑧  
 RIO SAN DIEGO DRIVE

**ROADWAY LANDSCAPE  
 CROSS-SECTION (C)**

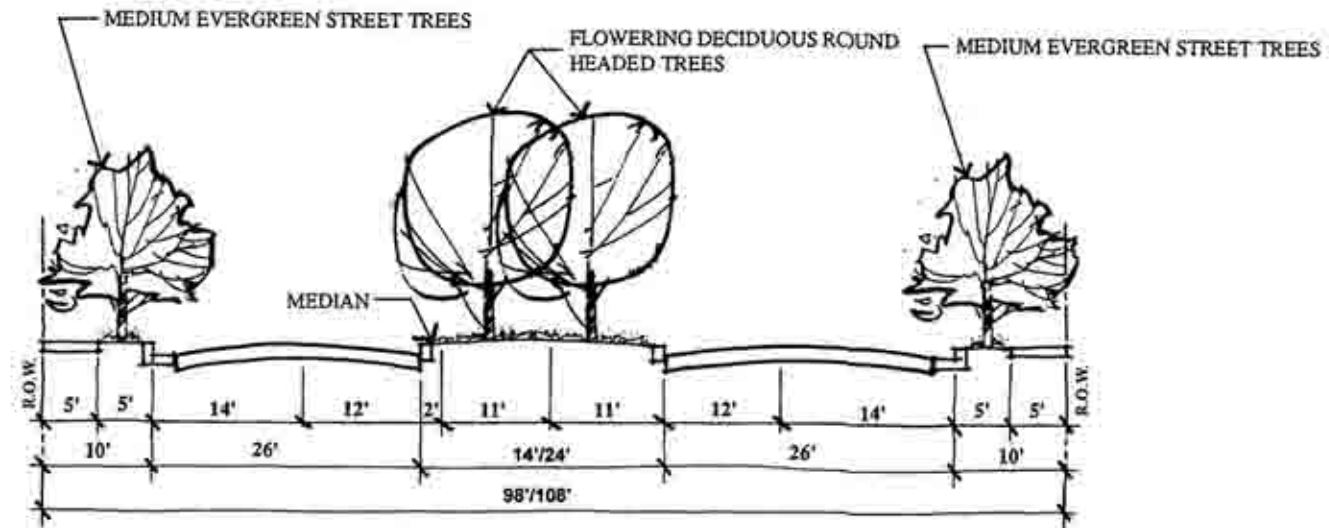
FIGURE VII-4

*MISSION CITY*





**4 LANE COLLECTOR ③**  
NORTHSIDE DRIVE (SOUTH OF FRIARS RD.)



**4 LANE COLLECTOR (PRIVATE) ④**  
ENTRIES TO MISSION CITY NORTH

ROADWAY LANDSCAPE CROSS-SECTIONS (D)

FIGURE VII-5

evergreen trees. Eucalyptus trees and other typically "messy" trees should be limited to the perimeters of parking lots and should not be permitted within parking aisles. Also, plant materials with known surface root problems should not be used in vehicular use area. In addition, parking lot trees should have mature height and spread of at least 30 feet. Trees should be selected and maintained such that scaffold branches are a minimum of 60 inches above the finish grade as measured at the trunk; this distance will allow for parking underneath the trees. And lastly, trees should be long-lived (40 years or more), relatively clean, require little maintenance (e.g., trees should be structurally strong, insect and disease resistant, and require little pruning). For additional criteria regarding parking lot landscape requirements see Sections 142.0406, 142.0407 and 142.0408 in the *San Diego Municipal Code Land Development/Zoning Code Update*.

Parking lots which are directly visible from Friars Road should be screened from the views of passing motorists and pedestrians. Acceptable screening techniques include using 30-inch high solid block walls, low earth berms, landscaping (at least 30-inches high at maturity), or combination thereof, to partially screen parked motor vehicles. Landscape materials should be carefully selected and walls and berms designed so as not to obscure views of buildings in the Multiple Use area, particularly retail structures.

Landscape improvements, including, but not limited to, plants, berms, signs, and structures should be selected, positioned, and maintained to avoid obstructing views of motorists near intersections of parking lot aisles, drives and pedestrian walkways.

Loading docks and parking areas in the Multiple Use area and the Office/Business Park area should be screened from ground level views if they face Friars Road, Northside Drive, "A" Street or "I" Street. Acceptable screening techniques include walls, earth berms, landscaping, or combination thereof. Special attention should be given to making sure the screening used is aesthetically pleasing and in harmony with the overall theme of the development.

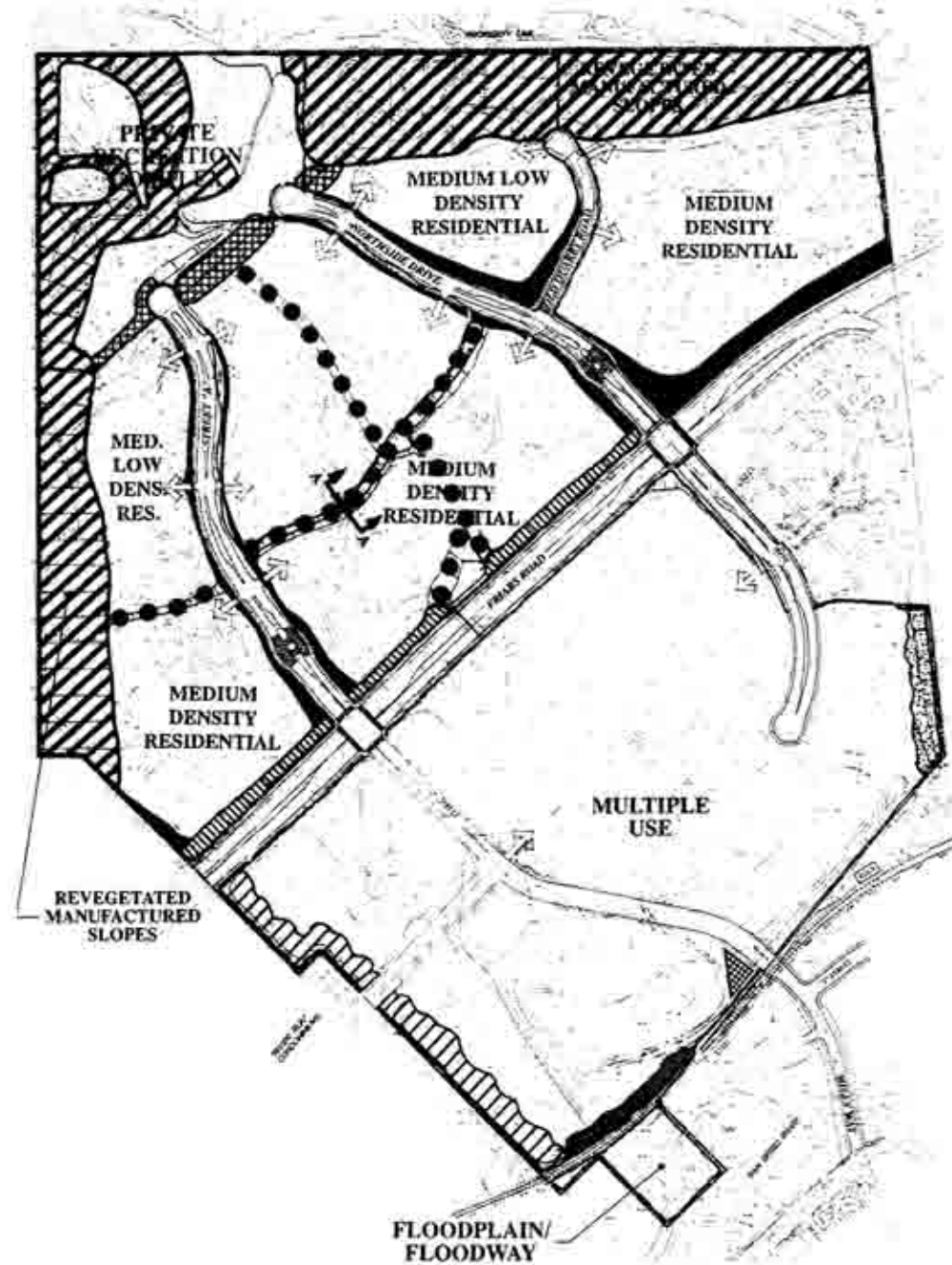
## D. SPECIAL TREATMENT AREAS

The *Mission City Specific Plan* provides for special landscape treatment in several locations within *Mission City*. These "Special Treatment Areas" can be subdivided into Slope Treatments, Trail Features, the Mission City Paseo, Land Use Transitions, and the San Diego River/LRT Buffer. The locations of Special Treatment Areas are identified in Figure VII-6, *Location of Special Treatment Areas*, and described below.

### 1. Slope Treatments

Special slope treatments will occur along roadways of high visibility, along the perimeters of planning areas, and as internal and revegetated mined slopes. As described below, these special treatment slope areas are essential project elements which frame the development area, enhance the pedestrian experience, and promote the aesthetic features of the development.

- a) **Friars Road Slope Treatment.** The *Mission City Specific Plan* calls for a varied slope treatment along the north side of Friars Road, west of Northside Drive. A manufactured slope approximately 35 feet in height will provide an elevational separation between the heavily traveled Friars Road and residential development in Planning Areas 1, 4a and 5. The manufactured slope along the north side of Friars Road, east of Northside Drive, will be uniform in design, at a 2:1 slope ratio and landscaped with evergreen trees such as *Eucalyptus nicholii* (Nicholas willow



**LEGEND**

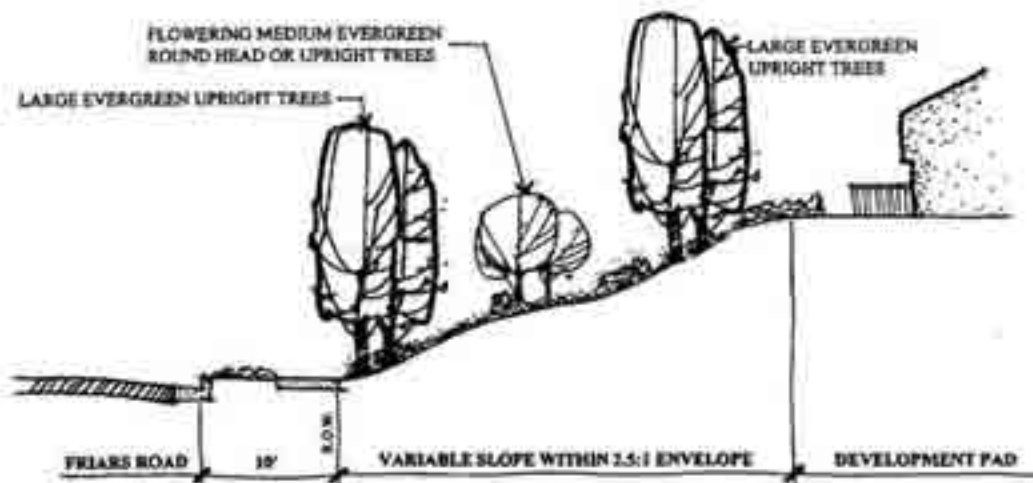
- SLOPES**
-  FRIARS RD. SLOPE WEST OF NORTHSIDE DR.
  -  PLANNING AREA PERIMETER SLOPES
  -  PLANNING AREAS 3, 4, & 5 INTERNAL SLOPES
  -  REVEGETATED MINED SLOPES
- LAND USE TRANSITIONS**
-  RESIDENTIAL/PRIVATE RECREATION COMPLEX INTERFACE
  -  OFF-SITE RESIDENTIAL/MULTIPLE USE AND RESIDENTIAL INTERFACE
  -  OFFICE-BUSINESS PARK/STADIUM PARKING LOT INTERFACE
  -  SAN DIEGO RIVER / LRT BUFFER
- TRAILS**
-  MISSION CITY TRAIL CROSS SECTION (NORTH OF FRIARS RD.)
  -  MISSION CITY TRAIL ARRIVAL AT LRT

LOCATION OF SPECIAL TREATMENT AREAS

FIGURE VII-6

leafed peppermint) and *Schinus molle* (California pepper tree). The slope should be planted in sporadic drifts of shrubs along the slope. Groundcovers, excepting turf, should be planted on the slope as well.

West of Northside Drive, however, this Specific Plan calls for a varied slope treatment, enhancing views and providing interest to vertical elements of the landscape plan. The Special Treatment Area along this portion of Friars Road should utilize a varied slope ratio of 1½:1 to 3:1 within a 2½:1 defined area as shown below.



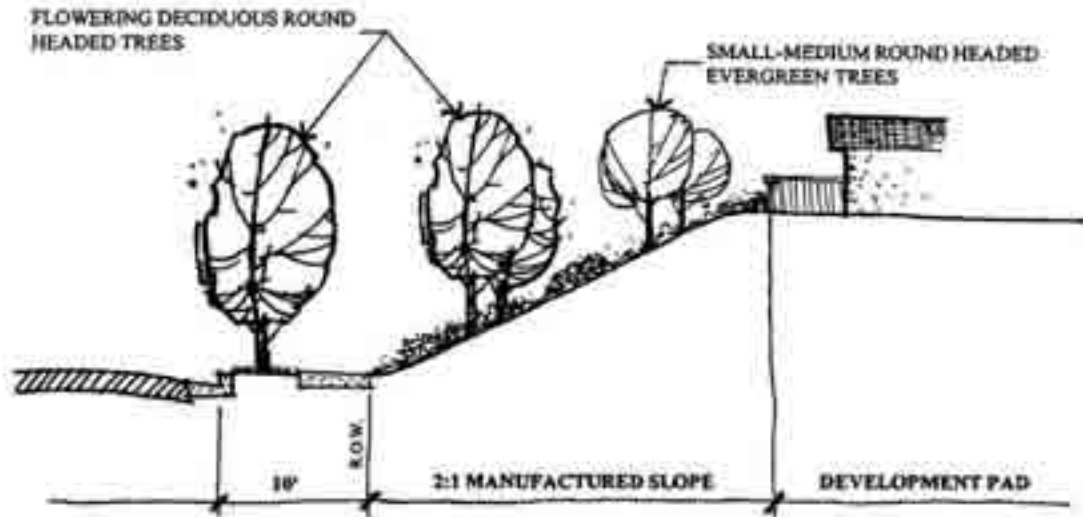
**FRIARS ROAD SLOPE** (A)

(NORTH SIDE, WEST OF NORTHSIDE DRIVE)

The slope face should be undulated with varied contours and the top and toe of slope should be rounded to soften and blend the manufactured landform. To further reflect a natural site feature, landscaping should occur in informal clusters to resemble natural groves of trees. In particular, sporadic clusters of evergreen trees such as *Eucalyptus nicholii* (Nicholas willow leafed peppermint) and *Schinus molle* (California pepper tree) should be planted on the lower half of the slope along length of the slope. A series of smaller trees should serve as background trees. These trees should be informally spaced and should be located primarily in the lower 2/3 of the slope. The typical background trees may consist of medium deciduous round headed trees such as *Lagerstroemia indica* "Muskogee" (Crape Myrtle). The upper 1/3 of the slope should be fairly free of trees in order to accommodate view opportunities from residential lots in Planning Areas 4 and 5.

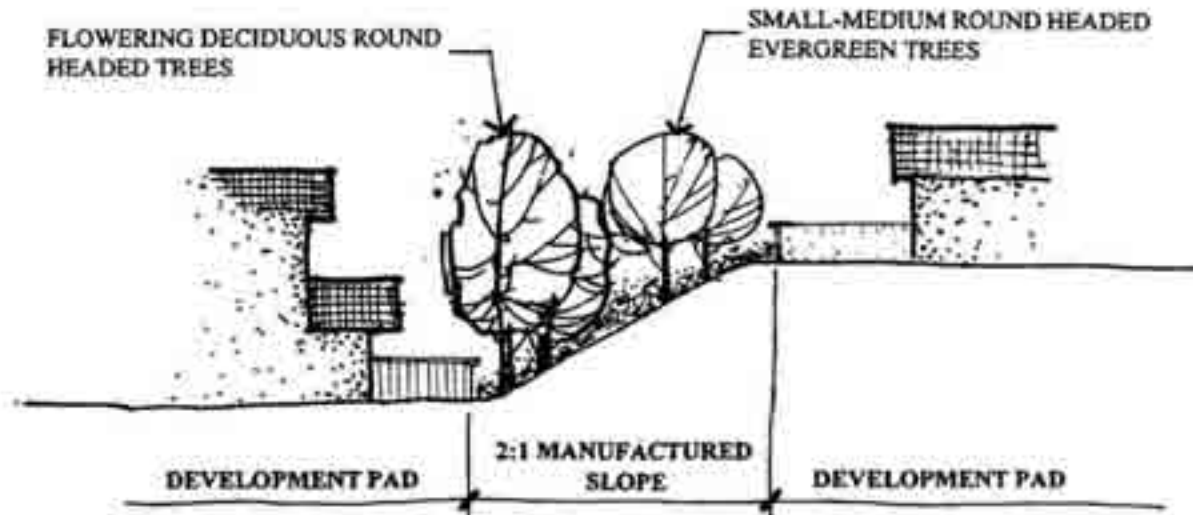
**b) Planning Area Perimeter Slopes.** A Special Treatment Area has been identified for perimeter slopes which define the planning areas in *Mission City North*. These slopes range in height of five to thirty feet and should be constructed with maximum slope ratios of 2:1. Contour grading is not a requirement of these slopes; instead, special landscape treatments should be utilized to impart a feeling of variation in terrain. This should be accomplished by planting trees, shrubs and groundcovers in informal clusters and groupings which undulate across the slopes. Flowering deciduous round headed trees should be planted in the lower ½ of the slopes, while small-medium round headed evergreen trees should be planted on the upper ½ of the slopes. Special

consideration should be given to clustering trees to allow for view opportunities through the trees from the residential lots at the top of the slopes. Shrubs and groundcovers should be designed in informal drifts. Turf is not permitted on Planning Area Perimeter Slopes for maintenance and erosion-control reasons.



### PLANNING AREA PERIMETER SLOPES (B)

c) **Planning Area 3 and 4 Internal Slopes.** Internal slopes created in Planning Areas 3 and 4 will provide elevational separations and topographic relief to residential development in these areas. These slopes will be constructed at heights of between ten and twenty feet and at a maximum slope ratio of 2:1. Internal slopes will be essential in extending project landscape elements through development areas and will provide a pleasant backdrop visible from within and outside residential units. Landscaping of internal slopes should consist of flowering deciduous round headed trees near the base of the slopes, with small-medium round headed evergreen trees planted in the upper 1/2 of the slope. Trees should be planted in informal groupings of two, three and five trees. Shrubs and groundcovers should be designed in informal drifts. Turf is not permitted on these internal slopes for maintenance and erosion-control reasons.

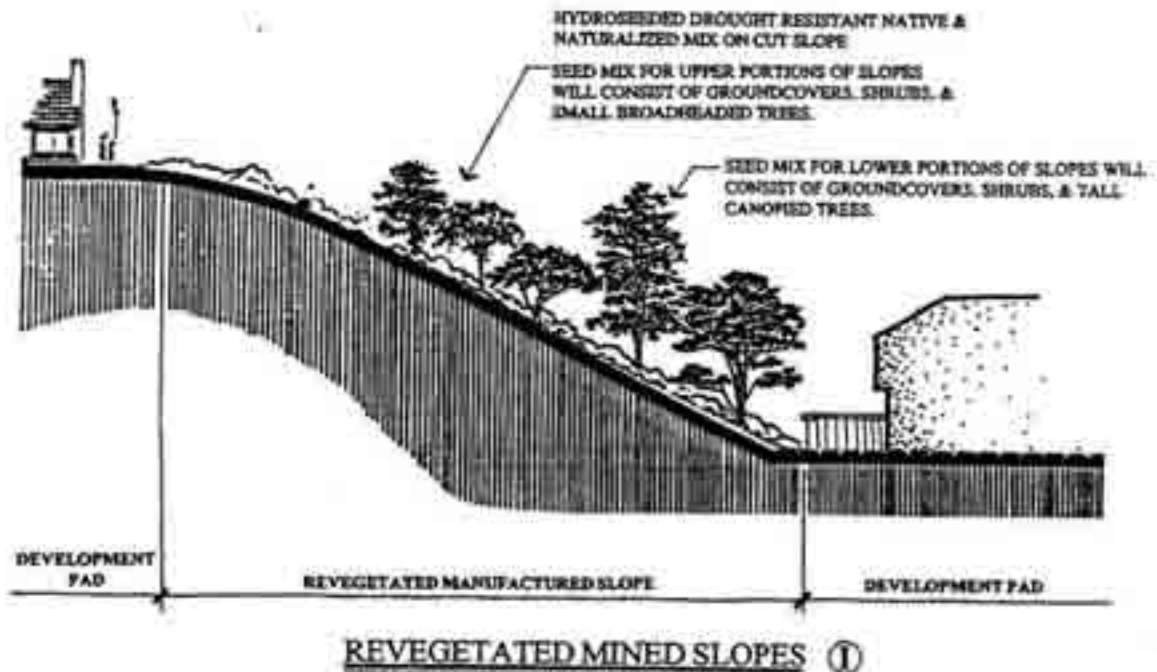


### PLANNING AREA 3 & 4 INTERNAL SLOPES ©

**d) Revegetated Mined Slopes.** Mined Slopes extending to heights in excess of 175 feet rim development areas in *Mission City North*. In accordance with the approved Reclamation Plan, the landscaping on these slopes should be divided into upper slope landscaping and lower slope landscaping. The upper slopes should be hydroseeded with a drought resistant native and naturalized seed mix. The seed mix for these areas should consist of groundcovers, shrubs and small broadheaded trees. This seed mix should not include heavily flowering species to provide a transition to the native plant communities adjacent to the top of the slopes and to not attract as much attention. In order to preserve the view potential of both the off-site and on-site residential areas, the seed mix should not include any large tall growing tree species. Rather, the seed mix should include large shrubs and low growing trees which will be visually compatible with adjacent areas of native vegetation.

The lower portions of the slopes (approximately the bottom 60 feet or so) should be seeded with a mix of groundcovers, shrubs and tall canopied trees. The seed mix should contain colorful flowering groundcovers such as gazania and sweet alyssum, as well as large flowering shrubs such as rockrose and penstemon mix. Also included in these plantings should be rapidly growing tall canopied trees which will eventually provide visual screening and scale of the large slopes for off-site views, such as drivers on the I-805 and I-8 freeways.

All species to be used in the reclamation effort should be either native or naturalized drought resistant species capable of surviving and thriving on little or no supplemental watering. Each seed mix should contain one or more nurse crop species such as *Plantago indica* to provide quite vegetative cover until the slower germinating species have sprouted. Nitrogen fixing legumes such as rose clover also should be included in some of the seed mixes, thereby providing valuable nitrogen for successive plantings.



Landscape treatment of the mined slopes acts as a connecting element throughout development, linking bands of landscaping throughout development areas with natural open space areas off-site to the north. Successful revegetation of mined slope will ensure integration into the built environment as a positive landscape feature.

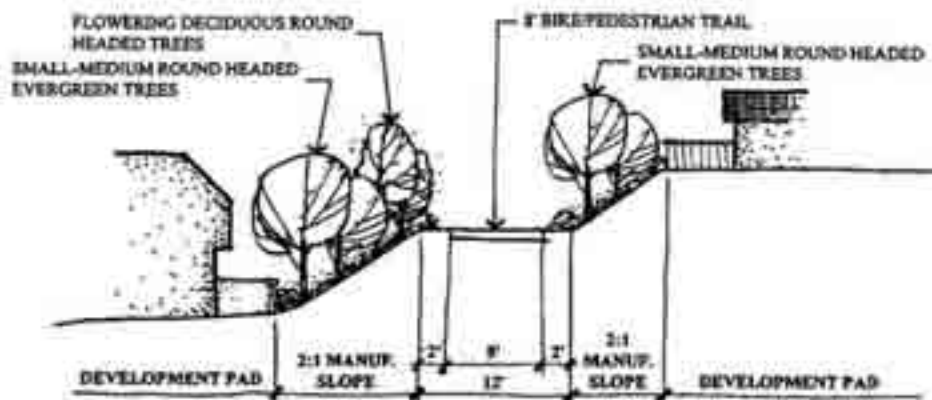
## 2. Trail Features

*Mission City* promotes an expanded system of pedestrian trails to link adjacent neighborhoods and the various land uses which will occur within the project. Trail linkages will also connect with adjacent land uses, including the Qualcomm Stadium and the Mission Valley West LRT, adding to pedestrian access opportunities for residents, visitors and workers within *Mission City*. As described below, in addition to the *Mission City* Trail, other trail features which will occur as part of development in the Specific Plan area will further enhance the pedestrian experience.

a) ***Mission City* North Trail System.** As described elsewhere in this Specific Plan, the *Mission City* Trail will begin at the *Mission City* Private Recreation Complex, meander through *Mission City* North and traverse *Mission City* South through the Mission City Promenade and along "A" Street and ending at the San Diego River/LRT in the southern portion of the Specific Plan area. In *Mission City* North, portions of the trail follow "A" Street and Northside Drive and are depicted in the streetscape cross sections for those roadways (See Figure VII-3, *Roadway Landscape Cross-Sections (B)*). *Mission City* trail will cross the central portion of *Mission City* North as a eight-foot-wide path on a bench along an internal slope separating Planning Areas 3 and 5. In *Mission City* South, the *Mission City* Trail will occur as three linkages, adding to portions of the Trail in *Mission City* North and providing continuous pedestrian/bicycle access from all areas in *Mission City* to the LRT/San Diego River corridor. Trail connections from the Friars Road under crossing will occur within the Mission City Promenade. Pedestrian sidewalks within landscape parkways

along "A" Street will connect the Mission City Promenade linkage to the LRT. From the adjacent River Run residential area, trail improvements will occur within a 12-foot wide easement.

Along these trail segments, landscaping should include informal clusters of trees in groupings of two, three or more. Typically, groundcovers should include a mix of both flowering and non-flowering plant materials. Treatments of the trail linkage in the Mission City Promenade may focus on hardscape features, rather than plant materials, to create a lively pedestrian scene. Some areas along the trail, particularly in areas where the trail system widens into a small open space, should be planted in turf to allow for dog walking, frisbee throwing, benches, etc.. Shrubs should be limited to use in non-turf areas and should be planted in small groups of five or more shrubs.



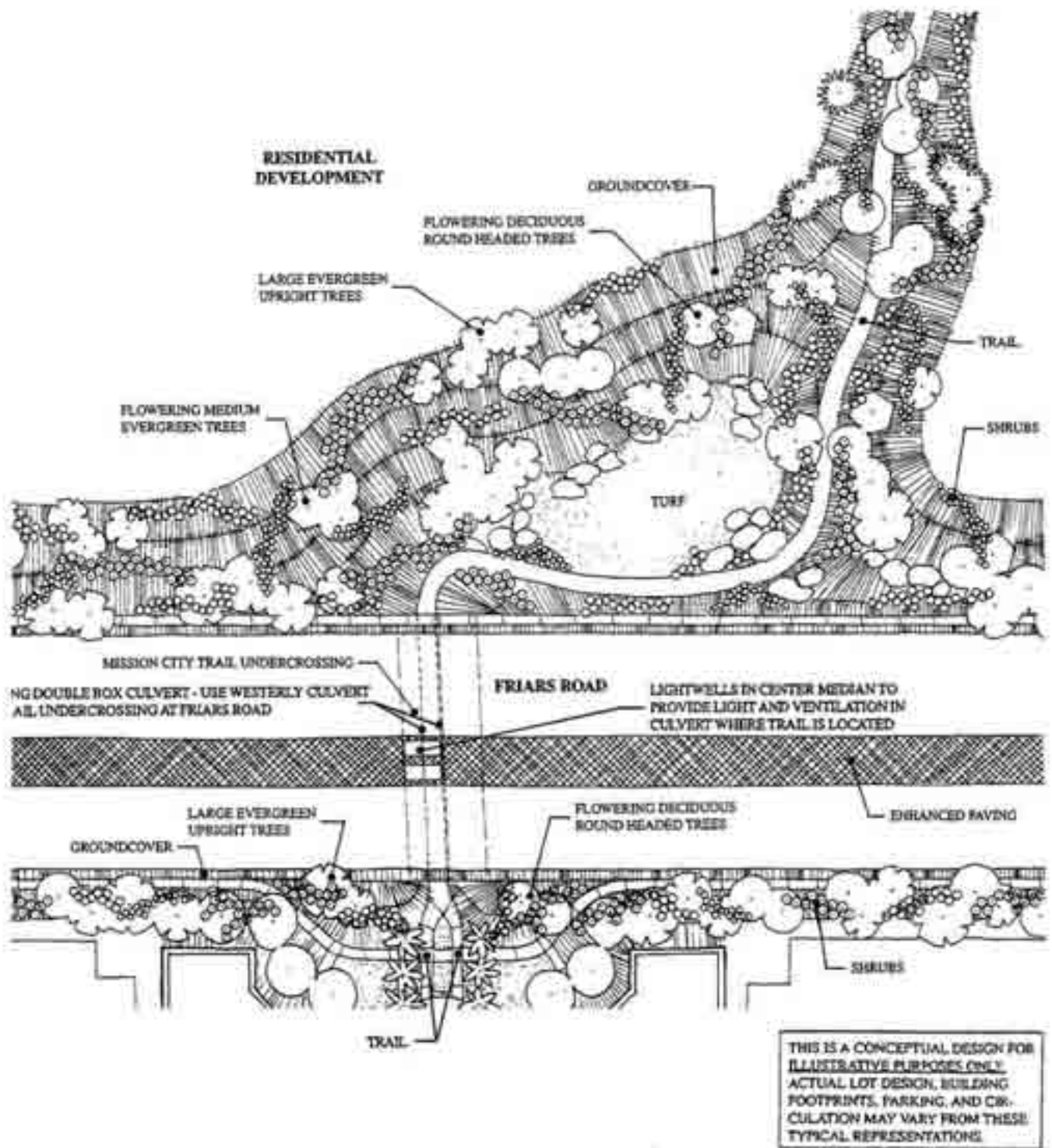
**MISSION CITY TRAIL CROSS SECTION (D)**

(NORTH OF FRIARS ROAD)

b) *Mission City Trail Access Nodes at the Friars Road Undercrossing.* As *Mission City Trail* meanders through Planning Area 5, it arrives at an access node, north of the Friars Road pedestrian under crossing, where special landscape treatment provides for a resting place or meeting area in a manner which invites passage by trail users. In this area, landscape should consist of informally spaced flowering round headed trees and shrubs. These access nodes should be landscaped with turf, with flowering groundcovers used around the perimeters of the spaces. The conceptual design of the access nodes and the Friars Road undercrossing can be seen on Figure VII-7, *Mission City North Trail/Pedestrian Access*.

On the south side of the Friars Road pedestrian undercrossing, pedestrians will be received in a similar enhanced environment where landscaping should consist of large expanses of turf with formally spaced trees arranged in lines around the edges of the turf areas. The turf areas should be predominantly geometric in shape. Shrubs, if used at all, should be limited to formal hedges. The intent is to give the south access node a more formalized appearance in keeping with the higher intensity of the uses on the south side of Friars Road. This Special Landscape Treatment will blend into the hardscape features of the *Mission City Paseo*. (See description of the *Mission City Paseo*, below). Together, the northern access node, the southern access node and the *Mission City Paseo* create a pleasant pedestrian experience inviting use in a safe environment.



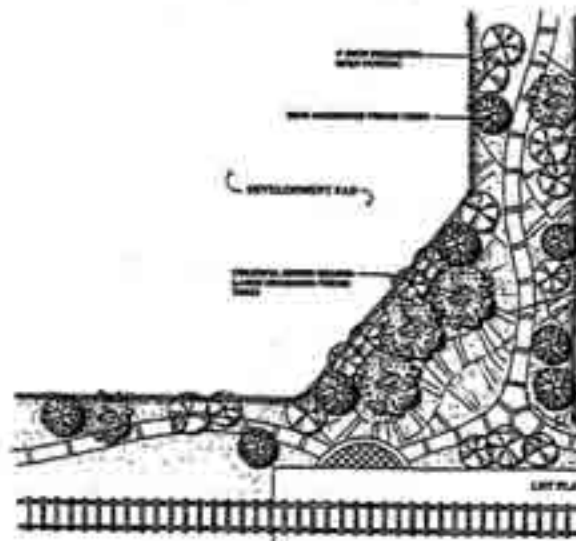


**MISSION CITY NORTH  
TRAIL/PEDESTRIAN ACCESS**

FIGURE VII-7

*MISSION CITY*

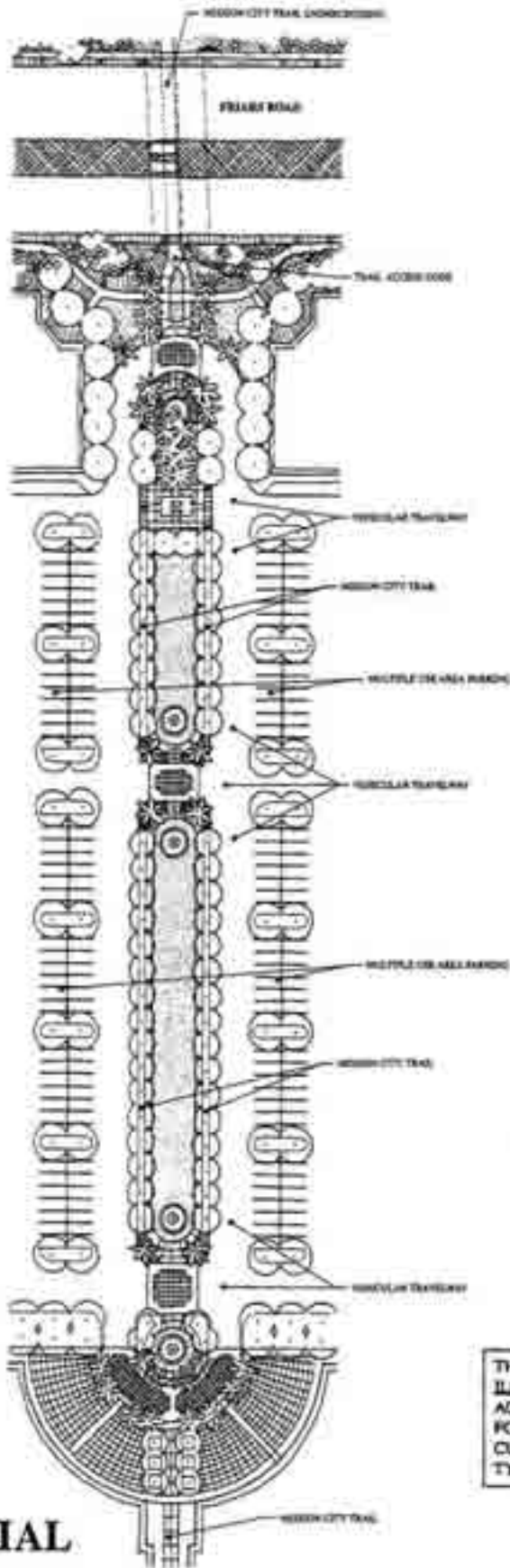
c) **Mission City Trail Arrival at LRT.** At a much more informal scale, the *Mission City Trail* Arrival in the southern portion of the Specific Plan area will create a similar enjoyable experience as that afforded trail users north and south of the Friars Road pedestrian under crossing. In this area, a low maintenance landscape treatment should convey a feeling of excitement as the pedestrian arrives at the lush landscape edge natural corridor created by the San Diego River environment. Mounded turf or hardscape areas may be used as a visual element to downplay the LRT platform provide opportunities to enjoy the out-of-doors while awaiting a trolley. This area could also be the location of vendor carts underscoring the arrival plaza and creating a lively pedestrian scene. This mound should be planted with a mixture of large evergreen upright trees and flowering deciduous round headed trees. The Open canopy trees should be planted in an informal arrangements which opens up vistas and reflects the natural riparian environment of the adjacent San Diego River, while providing shade for pedestrians and LRT riders.



MISSION CITY TRAIL ARRIVAL AT LRT ①

### 3. Mission City Paseo

As shown in Figure VII-8, *Mission City South Commercial Center Paseo*, the *Mission City Paseo* is planned as a public use core area for *Mission City South*. It should connect with the LRT/San Diego River corridor as a separate trail linkage or as a continuation of other trail linkages planned for *Mission City South* along side "A" Street. At a width of approximately 50 feet, the *Mission City Paseo* is designed to encroach into the Multiple Use area, providing open space and passive recreational activities for the commercial patrons, office workers and residents. The Paseo is intended to allow integration of automobiles and pedestrians in a safe manner. Street crossings of the Paseo are permitted. Parking areas may occur within the Paseo as an element of adjacent land uses or as on-street parking spaces. This area should include turf areas, sitting areas with benches and an area of ornamental shrubs and plantings. The *Mission City Paseo* may also include an area for public events and push carts. The grassy areas and pedestrian hardscape will serve as places where residents and employees of project area businesses will be able to take advantage of eating lunch, people watching and enjoying the activities in the area.



THIS IS A CONCEPTUAL DESIGN FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL LOT DESIGN, BUILDING FOOTPRINTS, PARKING, AND CIRCULATION MAY VARY FROM THESE TYPICAL REPRESENTATIONS.

**MISSION CITY  
SOUTH COMMERCIAL  
CENTER PASEO**

FIGURE VII-8

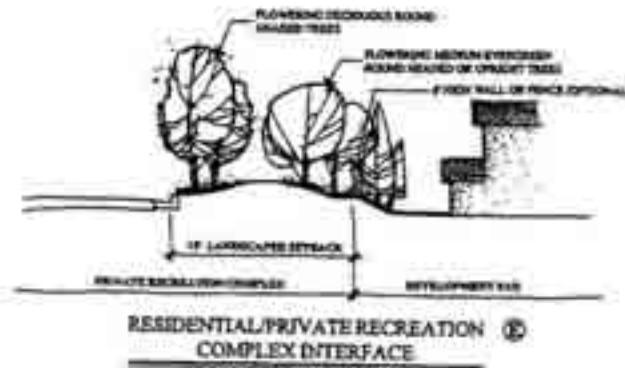
*MISSION CITY*

#### 4. Land Use Transitions

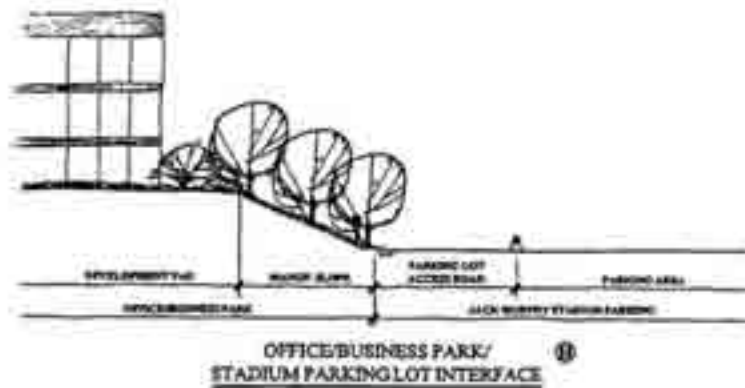
Land use transitions are Special Treatment Areas which provide for the integration of adjacent land uses in a manner which minimizes conflicts. As described below, they will occur in three specific locations within *Mission City*: 1) Residential / Private Recreation Complex Interface; 2) Planning Area 6 / Stadium Interface; and 3) Off-site Residential / Planning Area 6 Interface.

a) **Residential/Private Recreation Complex Interface.** Land use transitions adjacent to the *Mission City* Private Recreation Complex occur along the northern interface of Planning Areas 2 and 3 as shown in Figure VII-6, *Locations of Special Treatment Areas*. In these areas, special landscape treatment will ensure transition of residential land uses and the Private Recreation Complex. This interface will consist of a 15-foot wide landscape setback to be provided on the private recreation complex property. The landscape setback should include plantings of informal trees, shrubs, and groundcovers. Turf also is permitted within the landscape buffer. The trees should consist of a mix of: 1) flowering deciduous round headed trees and 2) flowering medium evergreen round headed or upright trees.

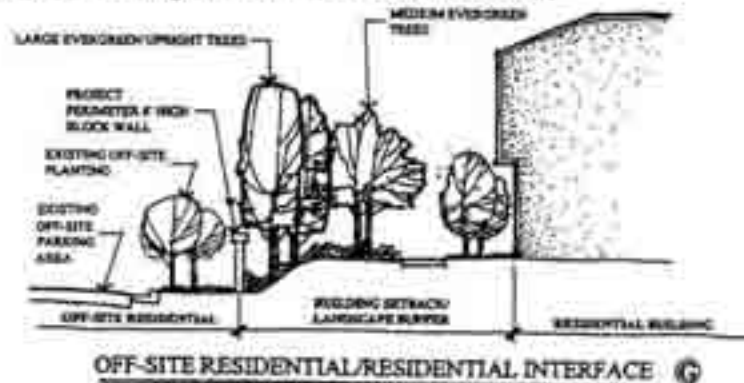
In addition, an optional wall or fence may be constructed on the residential property line if desired for security, noise, or privacy reasons. This wall or fence, if constructed, should be six feet in height. The wall/fence may be constructed either as an open fence, a solid block wall, or a combination solid wall base with an open fencing top.



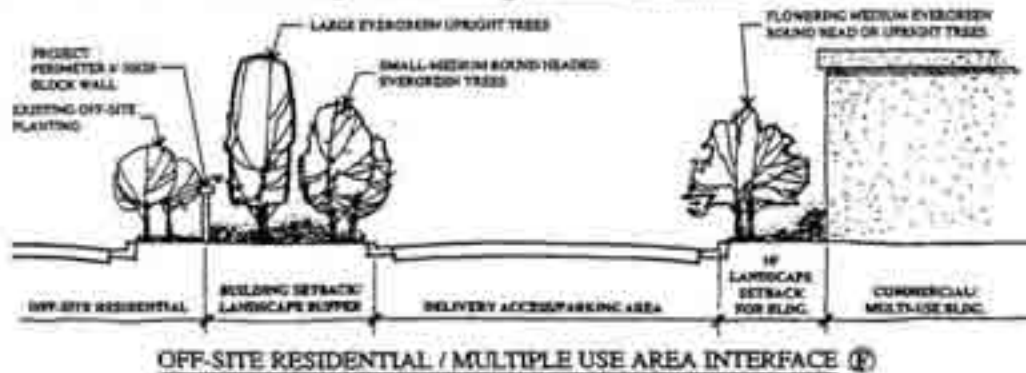
**b) Planning Area 6/Stadium Interface.** Planning Area 6 in *Mission City* is planned for a variety of uses, including commercial, residential, scientific research and development and office/business park. The *Mission City* Tentative Map will result in the construction of a manufactured slopes approximately 25 feet in height along the edge of Planning Area 6 adjacent to the Qualcomm Stadium parking lot. Special slope landscaping should consist of a grove of small-medium round headed evergreen trees which will provide an aesthetic buffer to the stadium parking lot. These trees should be spaced evenly in a pattern reminiscent of a citrus grove. Evergreen trees are used to provide year-round visual screening.



**c) Off-Site Residential/Multiple Use Interface.** The multiple use area identified for Planning Area 6 within *Mission City* South is planned to develop with a variety of land uses. It is anticipated that predominant land uses will be retail commercial, residential and/or business park. Adjacent to Planning Area 6's west border is the existing River Run residential development. A special treatment of the interface between Planning Area 6 and the off-site residential development will vary depending on the actual multiple uses developed in this portion of Planning Area 6. For example, where residential land occurs in Planning Area 6 abutting the River Run development, the land use transition should involve a landscape setback with informal groupings of large evergreen upright trees used on the western portion of the setback. The eastern portion of the setback should include medium deciduous round headed trees. Underneath the trees, there should be a mix of groundcovers and informal drifts of shrubs. Turf is permitted near to the residential buildings on-site and on level areas, but should be limited on slopes. A six-foot high solid block wall should be constructed on the project perimeter boundary is encouraged to separate on-site residential uses from adjacent off-site residential uses.



If non-residential land uses occur along the interface of Planning Area 6 and the adjacent River Run residential development, the land use transition should involve a building setback and landscape buffer. This setback should include a row of tall evergreen upright trees in the western portion of the landscape setback, with small-medium round headed evergreen trees in the eastern side of the setback. A mixture of shrubs and groundcovers should be used underneath the trees. Turf is not permitted within the landscape setback. On the eastern side of the landscape setback, there will either be a delivery access road or parking areas. A six foot high solid block wall should be constructed on the project perimeter boundary to separate on-site commercial uses from the adjacent existing off-site residential uses.



## 5. LRT Interface

A portion of *Mission City's* southern border is proximate to the Mission Valley West LRT. In this area, the Mission Valley West trolley tracks separate the river from development areas. A landscape and hardscape plaza will occur in this area. The landscape area should include informal plantings of trees and the access trail from River Run. Trees should include a mix of medium deciduous round headed trees and small-medium round headed evergreen trees. Shrubs should be planted as informal hedges or groupings in a manner which allows views and access to the LRT/San Diego River corridor. A variety of groundcovers are permitted, including turf.

## E. BRUSH MANAGEMENT

A brush management program will be instituted along revegetated mined slopes which abut residential development planned for Planning Areas 1, 2 and 4 in *Mission City*. No brush management will be required in Planning Areas 3, 5 and 8 in *Mission City* North or in any planing area within *Mission City* South. The purpose of the brush management program is to reduce the risks of wild fires while minimizing visual, biological, and erosion impacts to existing slope areas. The brush management program shall be in conformance with Section 6 of the City of San Diego Landscape Technical Manual and "Appendix IIA" of the Uniform fire Code.

In accordance with the City's Landscape Technical Manual, a zonal approach to reducing fuel loads will be applied to revegetated mined slopes adjacent to residential development in Planning Areas 1, 2 and 4. Table 5 of the Landscape Technical Manual shows a total Brush Management Zone of 50 feet in depth required for low fire hazard areas, establishing the following zones for brush management in *Mission City*:

### 1. Domestic Planting Zone

Within the immediate property area of residential development along the eastern edge of Planning Areas 1 and 2 and the western edge of Planning Area 4, planting shall be carefully placed and shall consist of species which do not readily catch fire.

### 2. Zone 1

Zone 1 would occur between the wall of any habitable building and the toe of the revegetated mined slopes adjacent to Planning Areas 1, 2, and 4. Zone 1 provides the greatest potential for the maximum fire protection. In all situations, Zone 1 shall be a building setback area established in conjunction with processing of building permits in these areas and shall be recorded as an easement. Zone 1 could contain parking areas, vehicular access roads and ancillary structures (such as trellises, gazebos, pool pump houses and spas), as well as permanently irrigated planting. All ancillary uses in Zone 1 shall be non-habitable and shall require approval by the City's Fire Marshall. Planting in Zone 1 would consist primarily of irrigated, fire retardant vegetation. Plants shall irrigated and weeded.

The project may employ architectural features which would allow a ten-foot reduction in width for Zone 1 as defined by the Landscape Technical Manual, Section 6.6, *Setbacks/Zone Reductions*. The architectural features which would need to be employed include:

- Roofs of fire retardant construction. Wood shake or shingles, whether fire retardant treated or untreated, are not permitted.
- Eaves and overhangs of one-hour fire resistant walls for any portion of a structure located within the minimum setback distance, established in tables of the City's Landscape Technical Manual.
- Eave vents covered with wire screen not to exceed 1/4 inch mesh.
- The ten-foot reduction in the width of Zone 1 based on the above criteria would still result in a total brush management width of 50 feet. The total width of the brush management areas would remain the same due to increases within Zone 3 as a result of Zone 1 decreases.

### 3. Zone 2

Zone 2 is an average of 20 feet in width and occurs along the face of the revegetated mined slopes. This zone is intermediate between the revegetated slopes and the fire retardant planting in Zone 1. Vegetation in this area will be routinely thinned and pruned to continue the control of low fuel loads.

### 4. Zone 3

Within Zone 3, thinning and pruning will also be implemented, although to a lesser extent than in Zone 2, in order to control the growth of woody and highly flammable plant materials. Zone 3 would be 0 to 20 feet in width and would only be required if Zone 1 is reduced in width due to the employment of specific

architectural features as described above. Thinning and selective removal within Zone 3 shall be accomplished in a manner to create a natural appearance and shall be repeated every three to five years, depending on plant growth.

## F. EROSION CONTROL MEASURES

Graded, disturbed or eroded slopes that exceed a gradient of 6:1 and that have a vertical height greater than five feet should be landscaped and permanently irrigated. Temporary irrigation may be used where native or naturalized plant materials are used to revegetate the slopes such as on the Revegetated Mined Slopes. Please see Figure VII-7, *Special Treatment Areas Map*, for the location of the Revegetated Mined Slopes on-site.

Any graded, disturbed or eroded slopes that do not require slope revegetation that will not be permanently paved, covered by structures, or planted for a period of more than 90 calendar days, should be temporarily covered with hydroseed, groundcover, mulches, jute netting or any combination thereof. Temporary revegetation should require temporary irrigation to establish the plant material. Slopes and disturbed or eroded areas not devoted to development or landscaping that abut undeveloped areas where native or naturalized plant material abut should be revegetated with native or non-invasive naturalized plants and irrigated in accordance with standards established in the City of San Diego's *Land Development Manual*.

To minimize the risk of erosion, all required revegetation should be completed within 90 calendar days following the completion of grading or disturbance on-site. In addition, until revegetation has occurred, all manufactured slope areas should be covered within 30 days of completion of grading with straw mulch, jute netting or other approved geotextile material capable of controlling surface soil erosion.

Cut slopes 2:1 and steeper (except rock areas that require blasting) that are to be planted with native plant materials should be stepped with the vertical and horizontal faces of the steps intercepting the theoretical planned slope. The maximum vertical height of the steps should be 12 inches. All naturalized slopes which are not stepped should be roughened or scarified.

Other erosion control practices which should be considered during the construction stage include: constructing berms at the tops and/or toes of newly created or manufactured slopes to catch water and debris; erecting temporary silt fences to catch soil and debris and prevent them from clogging up areas downstream; and protecting storm drain inlets and graded (but unpaved) streets with sandbags.

## G. RECOMMENDED PLANT MATERIALS

It is the intent of these Landscape Design Guidelines to provide flexibility and diversity in plant materials, while encouraging the use of a limited palette of recommended plant materials in order to give greater unity and thematic identity to the *Mission City* project. Therefore, rather than limit permitted plant materials in *Mission City* to a narrow list of plant species, the aim of these guidelines is to encourage the use of a variety of plants which have been carefully selected for their landscape characteristics (e.g., form, color, texture, etc.). Although the following plant materials are recommended for use as the dominant plant materials in *Mission City*, additional plant materials not contained on the following plant palette lists are also permitted to supplement the recommended plant materials. These additional plants will add visual interest and variety to the landscape.



The plants are divided into three separate listings based on ultimate size and growth habits. These listings are: Table VII-1, *Recommended Plant Palette - Trees*; Table VII-2, *Recommended Plant Palette - Shrubs*; and Table VII-3, *Recommended Plant Palette - Groundcovers/Vines*. In Table VII-1, the plant materials are broken down according to their form and growth habits (e.g., large evergreen upright tree, flowering deciduous round-headed trees, etc.). The form and growth column is included for trees only, since trees have such pronounced form and growth habits, both when used as single specimens and in groups. The next two columns include specific plant materials which meet the form and growth habit requirements. Plants are identified by both their common and botanical names. The final column lists the percentage of each plant material and the size container for each plant species. For example, large upright trees are suggested for use on Friars Road and on the portion of Northside Drive, south of Friars Road. Once a particular tree or several species of trees have been selected, the landscape construction drawings must specify that at least 50 percent of the trees be grown in minimum 15 gallon containers, 25 percent of the trees in minimum 5 gallon containers, and the final 25 percent in minimum one gallon containers. Larger container sizes may be used if desired, but the tables establish minimum container sizes and minimum percentages.

Tables VII-2 and VII-3 identifies recommended plants by both their common and botanical names. The final column in each table lists the percentage of each plant material and the size container for each plant species, similar to Table VII-1. In selecting container sizes for shrubs, groundcovers and vines, large container sizes than those specified in the table may be used if desired, but the tables establish minimum container sizes and minimum percentages.

**TABLE VII-1  
RECOMMENDED PLANT PALLETTE- TREES**

PLANT MATERIAL		SIZE
BOTANICAL NAME	COMMON NAME	
<b>Friars Road Streetscape may include such species as:</b>		
<i>Cinnamomum camphora</i>	Camphor Tree	15 Gallon to 24" Box
<i>Lagerstroemia indica "Muskogee"</i>	Crape Myrtle	
<i>Populus nigra italica</i>	Lombardy Poplar	
<b>"A" Street, Northside Drive, and Rio San Diego Drive Streetscapes may include such species as:</b>		
<i>Jacaranda mimosifolia</i>	Jacaranda	15 Gallon to 24" Box
<i>Podocarpus gracilior</i>	Fern Pine	
<b>Old Quarry Road Streetscape may include such species as:</b>		
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	15 Gallon to 24" Box
<i>Liquidambar styraciflua "Palo Alto"</i>	American Sweet Gum	
<b>Friars Road Slopes</b>		
<i>Eucalyptus nicholii</i>	Nicholas Willow Leafed Peppermint	15 Gallon to 24" Box
<i>Lagerstroemia indica "Muskogee"</i>	Crape Myrtle	
<i>Schinus molle</i>	California Pepper Tree	
<b>"A" Street and, Northside Drive, and Rio San Diego Drive Slopes may include such species as:</b>		
<i>Geijera parviflora</i>	Australian Willow	15 Gallon to 24" Box
<i>Metrosideros tomentosus</i>	New Zealand Christmas Tree	
<b>Old Quarry Road Slopes may include such species as:</b>		
<i>Liquidambar styraciflua var. P.A.</i>	American Sweet Gum	15 Gallon to 24" Box
<i>Pyrus calleryana "Aristocrat"</i>		
<b>Internal Manufactured Slopes may include such species as:</b>		
<i>Pinus eldarica</i>	Afghan Pine	15 Gallon to 24" Box
<i>Platanus racemosa</i>	California Sycamore	
<i>Quercus agrifolia</i>	Coast Live Oak	
<i>Quercus ilex</i>	Holly Oak	
<i>Schinus molle</i>	California Pepper Tree	

**SUGGESTED TREE SPACING:**

- All 1 gal. trees to be planted a maximum of 12 feet on center.
- All 5 gal. trees to be planted a maximum of 18 feet on center.
- All 15 gal. trees to be planted a maximum of 24 feet on center.
- All 24" box trees to be planted a maximum of 35 feet on center.
- All 36" box trees to be planted a maximum of 40 feet on center.

**TABLE VII-2  
RECOMMENDED PLANT PALLETTE- SHRUBS**

PLANT MATERIAL		SIZE
BOTANICAL NAME	COMMON NAME	
<b>Friars Road and Project Entries Streetscape/Slopes may include such species as:</b>		
<i>Agapanthus africanus</i>	Lily of the Nile	1 Gallon to 5 Gallon
<i>Ceanothus "Ray Hartman"</i>	NCN	
<i>Leptospermum scoparium "Ruby Glow"</i>	New Zealand Tea Tree	
<i>Nandina domestica</i>	Heavenly bamboo	
<i>Nerium oleander</i>	Oleander	
<i>Pittosporum tobira "Wheeler's Dwarf"</i>	Dwarf Tobira	
<i>Rhapiolepis indica "Ballerina"</i>	India Hawthorne	
<i>Rhapiolepis indica "Springtime"</i>	India Hawthorne	
<b>"A" Street and Northside Drive Streetscape and Slopes may include such species as:</b>		
<i>Ceanothus concha</i>	NCN	1 Gallon to 5 Gallon
<i>Grevillea noellii</i>	NCN	
<i>Hemerocallis hybrids</i>	Day Lily	
<i>Pelargonium peltatum</i>	Ivy geranium	
<i>Phormium tenax</i>	New Zealand Flax	
<i>Rhapiolepis indica "Ballerina"</i>	India Hawthorne	
<i>Rhapiolepis indica "Springtime"</i>	India Hawthorne	
<i>Strelitzia reginae</i>	Bird of Paradise	
<i>Xylosma congestum</i>	Xylosma	
<b>Old Quarry Road Streetscape and Slopes may include such species as:</b>		
<i>Grevillea noellii</i>	NCN	1 Gallon to 5 Gallon
<i>Hemerocallis hybrids</i>	Day Lily	
<i>Lantana montevidensis "Confetti"</i>	NCN	
<i>Phormium tenax</i>	New Zealand Flax	
<i>Pittosporum tobira variegata</i>	Variegated Tobira	
<i>Rhapiolepis majestic beauty</i>	NCN	
<b>Internal Manufactured Slopes may include such species as:</b>		
<i>Aloe Species</i>		1 Gallon to 5 Gallon
<i>Bougainvillea "San Diego Red"</i>	Bougainvillea	
<i>Ceanothus "Ray Hartman"</i>	NCN	
<i>Cenothus concha</i>	NCN	
<i>Cercis occidentalis</i>	Western Redbud	

PLANT MATERIAL		SIZE
BOTANICAL NAME	COMMON NAME	
<b>Internal Manufactured Slopes may include such species as:</b>		
<i>Cistus purpureus</i>	Rock Rose	1 Gallon to 5 Gallon
<i>Echium fastuosum</i>	Pride of Madera	
<i>Heteromeles arbutifolia</i>	Toyon	
<i>Lantana montevidensis</i> "Confetti"	NCN	
<i>Limonium perezii</i>	Sea Lavender	
<i>Rhus integrifolia</i>	Lemonade Berry	
<i>Abelia grandiflora</i>	Glossy Abelia	
<i>Ceanothus species</i>	Wild Lilac	
<i>Cistus hybridus</i>	White Rockrose	
<i>Cistus purpureus</i>	Orchid Rockrose	
<i>Coleonema pulchrum</i>	Pink Breath of Heaven	
<i>Rhus ovata</i>	Sugar Bush	
<i>Salvia leucophylla</i>	Purple Sage	
<i>Trichostema lanatum</i>	Woolly Blue Curly	
<i>Ribes species</i>	Currant, Gooseberry	
<i>Delosperma 'alba'</i>	White Trailing Ice Plant	

**SUGGESTED SHRUB AND GROUNDCOVER PLANT SPACING:**

All 1 gal. shrubs to be planted a maximum of 3 feet on center.

All 5 gal. shrubs to be planted a maximum of 8 feet on center.

All 1 gal. groundcovers to be triangular spaced at 3 feet minimum.

All groundcovers from flats to be triangular spaced at 18-inch minimum.

**Table VII-3  
RECOMMENDED PLANT PALLETTE- GROUNDCOVERS/VINES**

PLANT MATERIAL		SIZE
BOTANICAL NAME	COMMON NAME	
<b>Project Entries and Friars Road Streetscape and Slopes may include such species as:</b>		
<i>Begonia richmondensis</i>		Flat Size to 1 Gallon
<i>Bougainvillea "San Diego Red"</i>	Bougainvillea	
<i>Clytostoma callistegioides</i>	Violet Trumpet Vine	
<i>Gazania splendens</i>	Gazania	
<i>Myoporum parvifolium</i>	Myoporum	
<i>Lawn</i>		Seed
<b>"A" Street, Northside Drive, and Rio San Diego Drive Streetscapes and Slopes may include such species as:</b>		
<i>Clytostoma callistegioides</i>	Violet Trumpet Vine	Flat Size to 1 Gallon
<i>Delosperma "Alba"</i>	White Trailing Ice Plan	
<i>Gazania splendens</i>	Gazania	
<i>Lantana montevidensis</i>	Lantana	
<i>Western floribunda</i>	Japanese Wisteria	
<i>Lawn</i>		Seed
<b>Old Quarry Road Streetscape and Slopes may include such species as:</b>		
<i>Bougainvillea "San Diego Red"</i>	Bougainvillea	Flat Size to 1 Gallon
<i>Gazania splendens</i>	Gazania- Clump form	
<i>Lawn</i>		Seed
<b>Internal Manufactured Slopes (Con't) may include such species as:</b>		
<i>Baccharis pilularis cv. "Twin Peaks"</i>	Dwarf Coyote Brush	Flat Size to 1 Gallon
<i>Ceanothus griseus horizontalis</i>	Carmel Creeper	
<i>Rosmarinus officinalis prostratus</i>	Dwarf Rosemary	
<i>Ceanothus prostratus</i>	Wild Lilac	
<i>Delosperma 'alba'</i>	White Trailing Ice Plant	

**SUGGESTED SHRUB AND GROUNDCOVER PLANT SPACING:**

All 1 gal. shrubs to be planted a maximum of 3 feet on center.

All 5 gal. shrubs to be planted a maximum of 8 feet on center.

All 1 gal. groundcovers to be triangular spaced at 3 feet minimum.

All groundcovers from flats to be triangular spaced at 18-inch minimum.