

*Final Report*

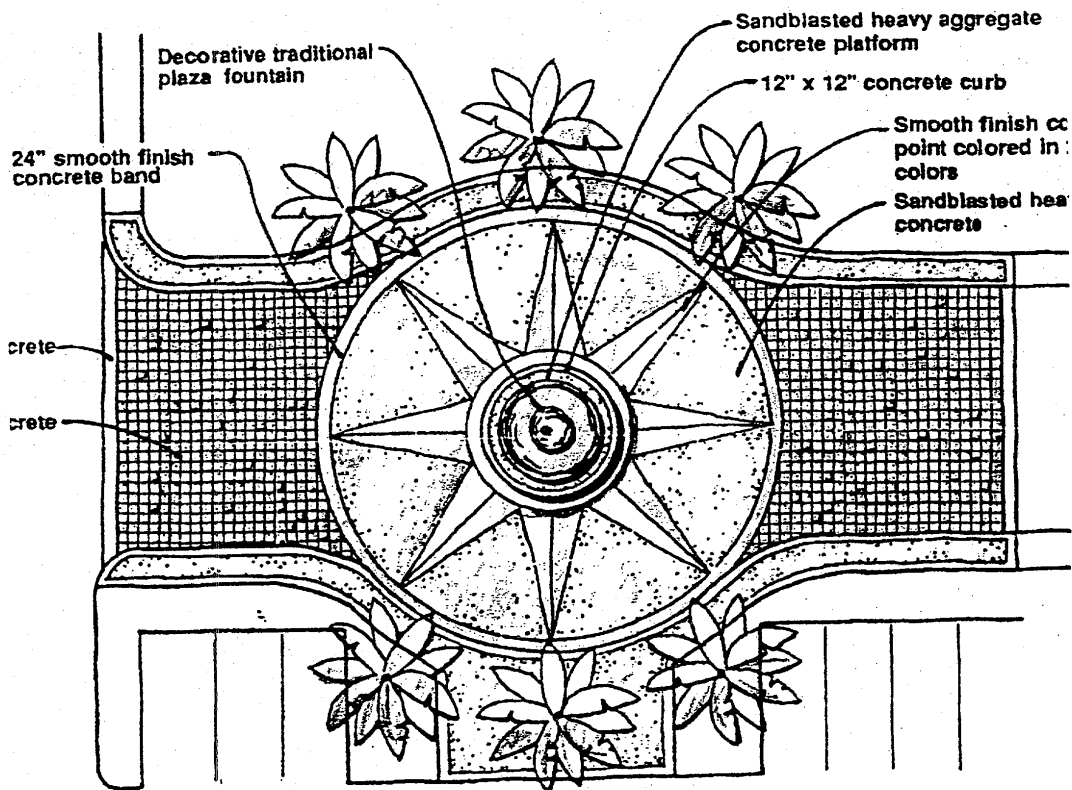
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*City of Solana Beach*

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**Eden Gardens  
Master Streetscape Plan**

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Adopted April 17, 1995

**RESOLUTION NO. 95-20**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA**  
**BEACH, CALIFORNIA, SUPPORTING IN CONCEPT THE EDEN**  
**GARDENS MASTER PLAN AND AUTHORIZING THE PREPARATION**  
**OF MORE DETAILED PLANS FROM THE 20TH YEAR CDBG BUDGET**

**WHEREAS**, the City Council of the City of Solana Beach participates in the Community Development Block Grant (CDBG) Program as administered through the County of San Diego as we are not eligible to submit as an "entitlement City", and

**WHEREAS**, the City continues to desire to utilize these funds within the Eden Gardens Community, and

**WHEREAS**, the Eden Gardens Master Plan has identified eligible and desired projects, and

**WHEREAS**, this action is exempt from the California Environmental Quality Act, and

**WHEREAS**, three publicly advertised community workshops were held at La Colonia Community Center to develop the Master Plan, and

**WHEREAS**, the City Council held a duly advertised public meeting on April 17, 1995 to solicit and receive public input on this issue.

**NOW THEREFORE**, the City Council of the City of Solana Beach, California, does resolve as follows:

1. That the foregoing recitations are true and correct.
2. That the action is exempt from the California Environmental Quality Act.
3. The Eden Gardens Master Plan is supported in concept by the City of Solana Beach subject to minor adjustments as may be subsequently approved.
4. All appropriate Title 24 and ADA Standards will be incorporated into the ultimate project design.
5. The City of Solana Beach staff and representatives of County Housing and Community Development are encouraged and authorized to use up to \$20,000 in 20th year CDBG funds to prepare more detailed public right of way maps to be used in conjunction with the Eden Gardens Master Plan.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, held on the 17th day of April, 1995, by the following vote.

**AYES:** Councilmembers - Campbell, Dodson, Kellejian, Tompkins  
**NOES:** Councilmembers - None  
**ABSENT:** Councilmembers - None  
**ABSTAIN:** Councilmembers - Renteria

  
MARION B. DODSON, Deputy Mayor

  
APPROVED AS TO FORM:

DANIEL S. HENTSCHE, City Attorney

ATTEST:

  
DEBORAH A. HARRINGTON, City Clerk

## Acknowledgements

### City Council

Mayor - Teri Renteria  
Deputy Mayor - Marion Dodson  
Councilmember - Joe Kellejian  
Councilmember - Tom Campbell  
Councilmember - Paul Tompkins

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Mary Martinez  
W.M. Hopper  
Mr. & Mrs. Narain  
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### City Staff

#### **Planning Department:**

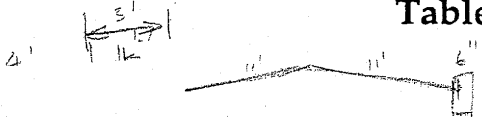
Steve Apple - Director, Community Development  
Daryle Mitchell - Associate Planner  
Mark Brunette - Assistant Planner  
Lori Warden - Assistant Planner  
Kathy Johnson - Planning Secretary

#### **Engineering Department:**

Chandra Collure - City Engineer  
Gary Fatland - Engineering Technician

# EDEN GARDENS MASTER STREETScape PLAN

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## A. Purpose

Eden Gardens is a unique place. The Eden Gardens Neighborhood (see location map) is one of Solana Beach's oldest residential areas. The neighborhood was and still is populated primarily with Mexican Americans. The residents of Eden Gardens realize that their neighborhood has historic antecedents worth saving.

Created over a series of decades, Eden Gardens does not share the precise roadway alignments and widths of other more contemporary residential neighborhoods in northern San Diego County. Rather, irregular lot sizes and shapes coupled with irregular roadway right-of-way widths make for a uniquely rich and varied streetscene.

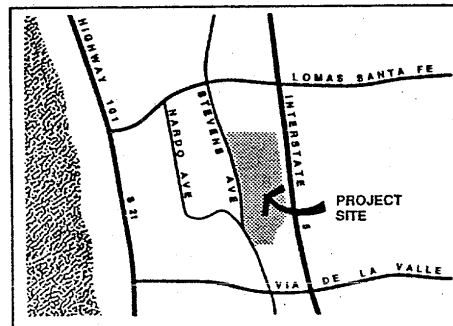
The streetscapes in Eden Gardens need improvement to stabilize and improve the quality of life for low and moderate income families by directing storm runoff, providing sidewalks to walk on and improving night lighting. It also brings sidewalks into compliance with the Americans with Disabilities Act (ADA). While a number of individual homeowners may improve the aesthetic quality of their buildings, residents and visitors alike need to be presented with a comprehensive public improvements scheme. The need for well designed, safe residential environments is well documented in cities and towns across the country.

The purpose of this Streetscape Master Plan is to establish desirable design standards for streetscape improvements within the public rights-of-way. The Streetscape Plan identifies and coordinates the public streetscape design elements of special pavings, curbs, sidewalks, lighting, median plantings, on-street parking configurations and signage.

The Streetscape Plan will be used as a planning tool to leverage Community Development Block Grant funds.

This Master Plan contains information, design parameters, graphic materials and conceptual designs which can result in immediate or near term implementation of the recommended public area improvements. It should be noted, however, that certain additional actions will be necessary, or may be determined to be desirable, to continue moving toward the implementation of the Streetscape Master Plan in an expeditious manner. These actions include:

- Preparation of a precise right-of-way survey.
- Preparation of final design and construction drawings.
- Preparation of any funding requests for CBDG funds from County of San Diego HCD.
- Initialization of additional workshops through which property owners are apprised of adjustments to concept plans.



Eden Gardens Location Map

## B. Image And Identity

A person's mental image of Eden Gardens is formed over time through direct experience and information gained from personal observations and from other people. Impressions of the area can be measured in criteria such as pedestrian traffic, vehicular traffic, on-street parking and feeling of safety.

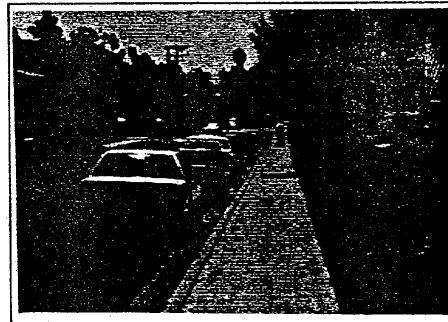
As described here, image and identity are considered from the perspective of the way people will experience Eden Gardens — driving through it, walking through it, observing its unique qualities, the character of its streets, walking through La Colonia Park or eating dinner at one of the local restaurants.

The best residential districts have memorable qualities:

- *A clear sense of arrival, through a gateway or distinct change in landscape, built areas or special entrance features.*
- *A "Main Street," which funnels all local foot and vehicular traffic in and out of the neighborhood.*
- *A clear sense of organization of streets which give people a sense of hierarchy for direction and orientation.*
- *A sense of uniqueness. This quality can derive from a single feature, an areawide design theme or an event which is held in a special place each year.*

So how does the Eden Gardens Master Plan stack up against these criteria?

- *A clear sense of arrival is planned at two of the neighborhood's major vehicular entry points.*
- *Special roadway widths and design elements are planned for Avenida Valle (formerly Valley Street) which provide a distinct "Main Street" appearance.*
- *A clear sense of organization is achieved through a deliberate hierarchy of roadway widths and improvements.*
- *A series of unique street lights, street signs and curb types will bring a sense of uniqueness to Eden Gardens that is not experienced elsewhere in the City of Solana Beach.*



*Valley Avenue, also known as Avenida Valle, is Eden Gardens "Main Street"*

## C. Streetscape Master Plan Design Principles

The Streetscape Master Plan for Eden Gardens is simple — utilize every opportunity to provide a well designed public right-of-way to unify, not sanitize, the eclectic nature of the area. This concept incorporates findings from City General Plan reviews, field investigations and discussions with City representatives. It is also the direct result of a public opinion survey and three community meetings which involved property owners, residents, merchants and others.

The following key streetscape concepts are the basis for the proposed Master Plan Design Elements:

- *Special Paving At Key Entry Points. Wherever special intersections are proposed, the roadway surface shall receive a specific, unified paving design.*
- *ADA Requirements As A Key Consideration. At the construction drawing phase, guidelines for accessibility will be addressed.*
- *Rolled And Vertical Curbs As Street Organizers. The primary through streets in Eden Gardens will receive vertical 6" curbs while local residential streets will receive rolled curbs to provide a less "urbanized" appearance. These curbs are necessary for two reasons. First, they reduce drainage problems by directing storm runoff along street edges. Secondly, the 6" vertical curbs provide a measure of safety from vehicles.*
- *Mexican American Heritage As The Design Unifier. The streetscape furniture, paving and other design elements will have a decidedly Mexican American heritage look and feel.*
- *Change Street Names. Drop all English-Anglo street names in favor of Spanish names.*
- *Avenida Valle As The Major Design Thoroughfare. Avenida Valle's location, width and land uses make it the natural choice for inclusion of all special design features.*

## **D. Opportunities And Constraints**

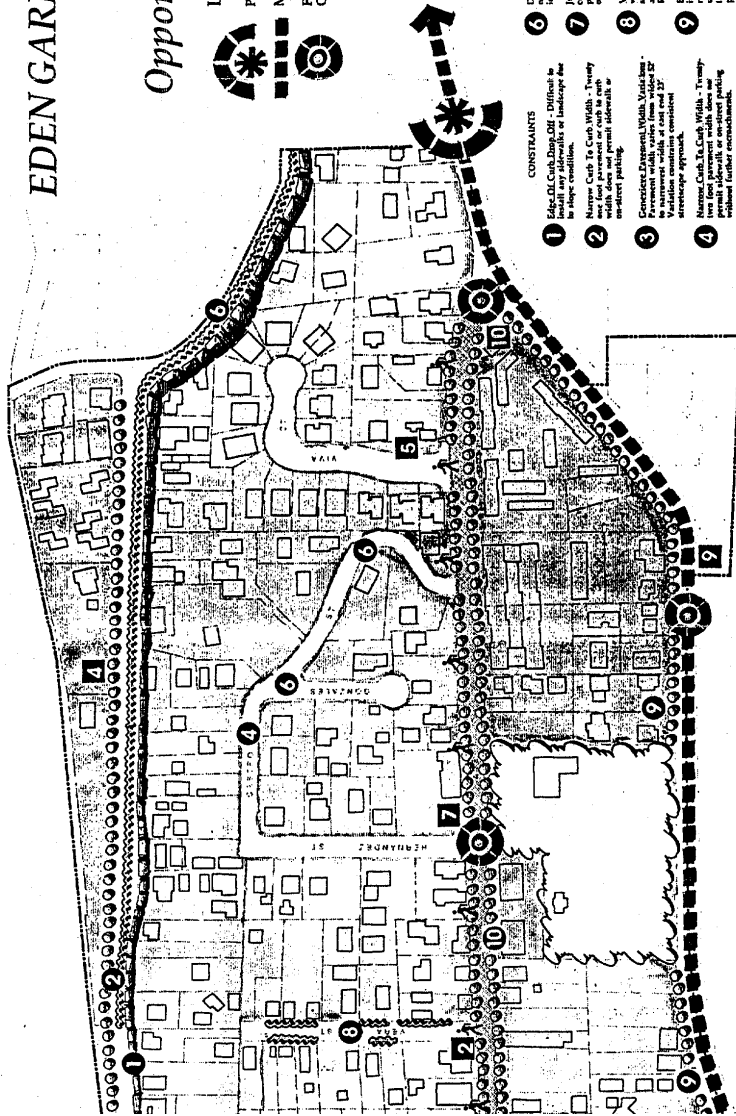
In developing the Streetscape Master Plan for Eden Gardens, it was necessary to determine which existing conditions created opportunities for streetscape enhancement while dealing with existing streetscape constraints.

The following page/map depicts the various Opportunities And Constraints for the Eden Gardens Streetscape Master Plan.

# EDEN GARDENS MASTER PLAN

City of Solana Beach

## Opportunities & Constraints



- LEGEND**
- Pedestrian Opportunities
  - Street Opportunities
  - Steep Slopes
  - Primary Entry
  - Major Traffic Flow
  - Focal Intersection Opportunities

- OPPORTUNITIES**
- 1** Medium Opportunity - Tree line wide enough to allow for a tree-lined curb walk.
  - 2** Intersection/Cornerwalk Improvements - Higher density pedestrian interventions.
  - 3** Landscape Islands - Triangular shaped islands that can be designed to fit appropriate blocks.
  - 4** Sidewalk Opportunity - East side of Vaila Avenue may present sidewalk development opportunity.
  - 5** Focal Intersection Opportunity - Focal may be available for landscape interventions.
  - 6** Tree Planting Opportunity - East side of Vaila Avenue may present sidewalk development opportunity.
  - 7** Central Intersection Focal Point - Place trees and landscaping in this location.
  - 8** Landscape Parkway Opportunity - Same side of East side building.
  - 9** Focal Intersection Opportunity - Intersection may be able to take on existing traffic.
  - 10** Entry Focal Opportunity - Signage and landscaping opportunity in intersection Eden Gardens.

- CONSTRAINTS**
- 1** Sloped Curbside/Driveway - Difficult to install sidewalk and landscaping due to slope condition.
  - 2** Narrow Curb To Curb Widths - Twenty foot pavement curb to curb width may not allow for a tree-lined sidewalk.
  - 3** Concrete Driveway With Vehicle - Driveway width varies from wider to narrower. Concrete driveways may present a challenge for sidewalk and street parking.
  - 4** Narrow Curb To Curb Widths - Twenty foot pavement curb to curb width may not allow for a tree-lined sidewalk.
  - 5** Focal Intersection - Newly installed intersection curb limit drains to intercept downhill flow.
  - 6** Utility Improvements - Newly installed utility lines may present a challenge for sidewalk improvement.
  - 7** Vaila Street - Narrow pavement width to project area presenting a challenge for sidewalk improvement.
  - 8** Existing Driveway - Development requirements for Spruce Avenue may present a challenge for sidewalk and street parking.
  - 9** Vaila Avenue - Development requirements for Spruce Avenue may present a challenge for sidewalk and street parking.
  - 10** Vaila Avenue - Development requirements for Spruce Avenue may present a challenge for sidewalk and street parking.



## **E. Street Right-Of-Way Improvements**

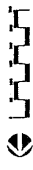
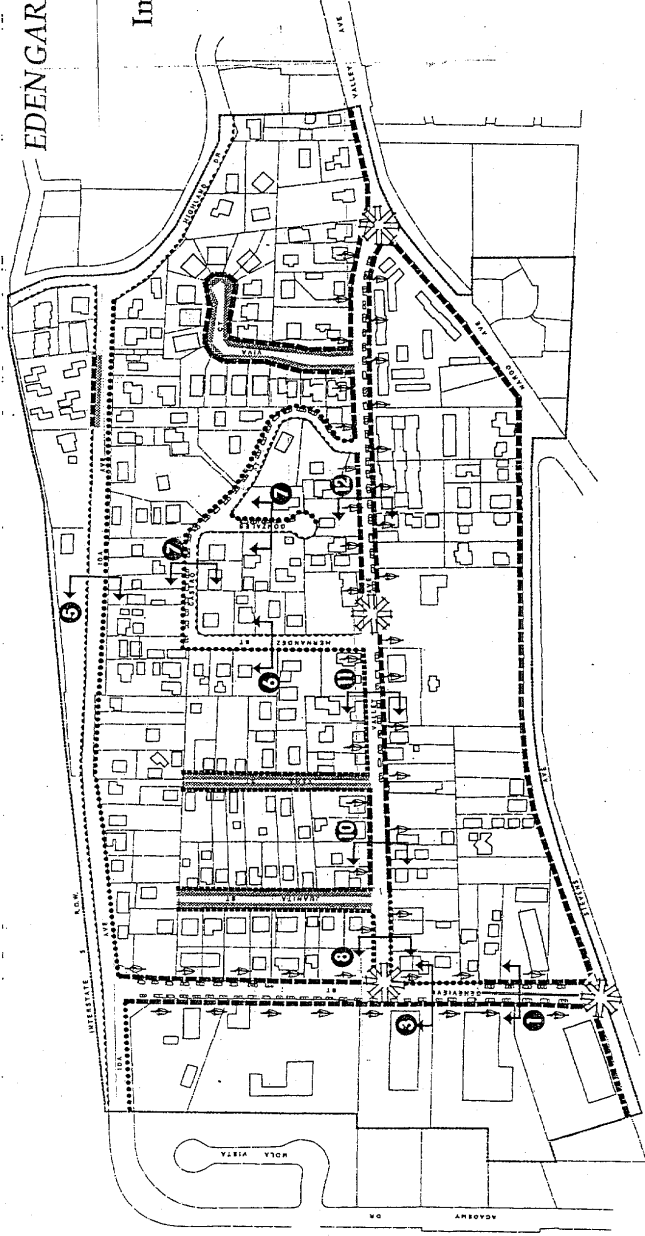
The following pages depict the recommended street right-of-way improvement plans/cross sections for the following streets. No new additional improvements are recommended for Viva Court, Camino de Juanita, Camino de Vera and Stevens Avenue. The next page is a fold out master "key exhibit," which summarizes street improvements.

**EDEN GARDENS MASTER PLAN**  
*City of Solana Beach*

**Proposed Streetscape  
 Improvements Key Map**

**LEGEND**

- Vertical curb and sidewalk
- Vertical curb, no sidewalk
- Rolled curb and sidewalk
- Rolled curb, no sidewalk
- Median
- Special Intersection treatment  
 Refer to Cross Section Sheet  
 (Right-of-Way Alternatives)
- Designated on-street parking
- Decorative street lighting
- Existing Improvements to remain

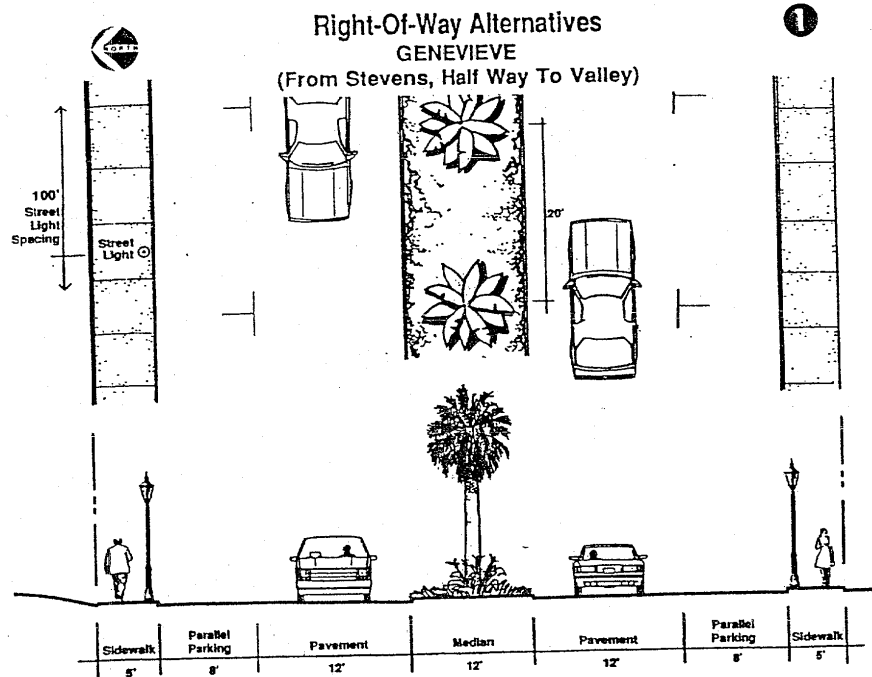


EDEN GARDENS MASTER PLAN

Right-Of-Way Alternatives

GENEVIEVE

(From Stevens, Half Way To Valley)



Street Name:  
Section:  
Cross Streets:

Genevieve  
One  
From Stevens, half way to Valley

Existing Conditions

Current Pavement Width:  
Actual Right-Of-Way Width\*:  
Sidewalk(s):  
Curb And Gutter:  
On-Street Parking:  
Street Lights:

52'  
72'  
Both sides, curb adjacent, concrete, 5' wide  
Both sides, 6" vertical, concrete  
Both sides, parallel  
Cobra heads on marbleite poles (2)

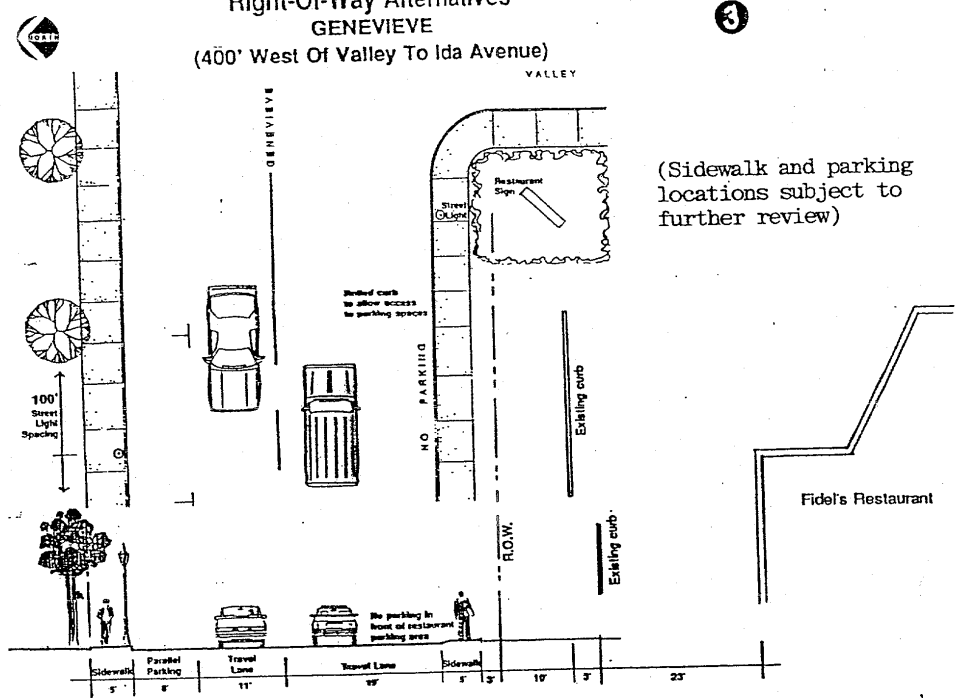
Alternative Design Number One

Proposed Pavement Width:  
Needed Right-Of-Way Width:  
Sidewalk(s):  
Curb And Gutter:  
On-Street Parking:  
Street Lights:

Same - 52'  
Same - 72'  
Same - Both sides, curb adjacent, concrete, 5' wide  
Same - Both sides, 6" vertical, concrete  
Same - Both sides, parallel  
Decorative, 100 foot spacing, alternate sides, relocate 2 marbleite poles  
None  
Yes, 12' wide planted median (3 California Fan Palms 25' o.c.)  
No  
Special entry signage/monumentation. Special paving at Stevens/Genevieve intersection appropriate at entry to neighborhood.

\* Note: Due to lack of consistent right-of-way base information, widths shown are only assumed to be accurate.  
Note: All curb cuts, ramps, sidewalks, etc. to meet ADA requirements.

EDEN GARDENS MASTER PLAN  
 Right-Of-Way Alternatives  
 GENEVIEVE  
 (400' West Of Valley To Ida Avenue)



(Sidewalk and parking locations subject to further review)

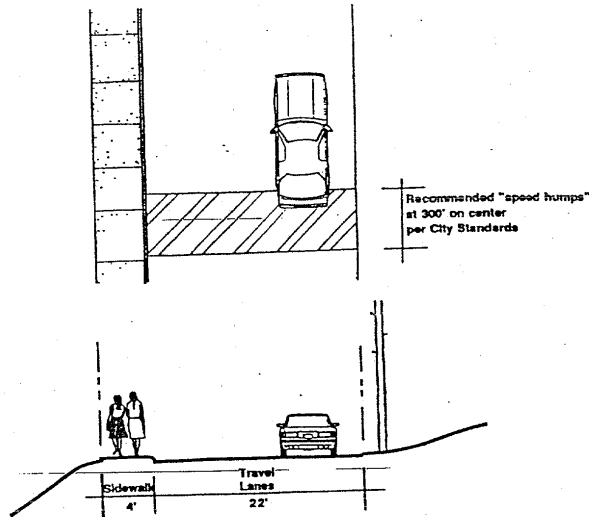
<b>Street Name:</b>	Genevieve
<b>Section:</b>	Three
<b>Cross Streets:</b>	400' West of Valley to Ida Avenue
<b>Existing Conditions</b>	
Current Pavement Width:	34'
Actual Right-Of-Way Width*:	Varies 40' to 60'
Sidewalk(s):	North only, curb adjacent, concrete, 5' wide
Curb And Gutter:	North only, 6" vertical, concrete
On-Street Parking:	Both sides, parallel
Street Lights:	Cobra head on high voltage wood pole (1)
<b>Alternative Design Number One</b>	
Proposed Pavement Width:	38'
Needed Right-Of-Way Width:	48'
Sidewalk(s):	Both sides, curb adjacent, concrete, 5' wide
Curb And Gutter:	4-1/2" rolled, concrete curb on south side west of Valley 6" vertical, concrete on north side and south side east of Valley
On-Street Parking:	Both sides, parallel, where possible (not in restaurant area)
Street Lights:	Decorative, 100 foot spacing, alternate sides
Street Trees:	North side parkway behind sidewalk
Medians:	None
Taking Necessary:	Some, west of Valley
Special Notes Or Features:	Special intersection feature at Genevieve/Valley.

\* Note: Due to lack of consistent right-of-way base information, widths shown are only assumed to be accurate.  
 Note: All curb cuts, ramps, sidewalks, etc. to meet ADA requirements.

**EDEN GARDENS MASTER PLAN**  
**Right-Of-Way Alternatives**  
**IDA AVENUE**  
 (340' North Of Genevieve To Highland Drive)



5



<b>Street Name:</b>	Ida Avenue
<b>Section:</b>	Five
<b>Cross Streets:</b>	Genevieve
<b>Existing Conditions</b>	
<b>Current Pavement Width:</b>	Varies from 21' to 35'
<b>Actual Right-Of-Way Width*:</b>	Varies from 30' to 50'
<b>Sidewalk(s):</b>	None
<b>Curb And Gutter:</b>	Only 600' south from Genevieve, asphalt, both sides
<b>On-Street Parking:</b>	Permitted
<b>Street Lights:</b>	Cobra heads on wood telephone poles (4)
<b>Alternative Design Number Two</b>	
<b>Proposed Pavement Width:</b>	22' minimum, wider sections exist
<b>Needed Right-Of-Way Width:</b>	26' minimum
<b>Sidewalk(s):</b>	West side only, curb adjacent, concrete, 4' wide
<b>Curb And Gutter:</b>	Both sides, 4-1/2" rolled concrete curb
<b>On-Street Parking:</b>	Permitted, but not designated
<b>Street Lights:</b>	Maintain existing lights, add two cobra heads on existing telephone poles
<b>Street Trees:</b>	None proposed
<b>Medians:</b>	None
<b>Taking Necessary:</b>	No
<b>Special Notes Or Features:</b>	Storm drains/catch basins will be necessary. Speed humps to slow traffic speed will be necessary.

\* Note: Due to lack of consistent right-of-way base information, widths shown are only assumed to be accurate.  
 Note: All curb cuts, ramps, sidewalks, etc. to meet ADA requirements.

EDEN GARDENS MASTER PLAN

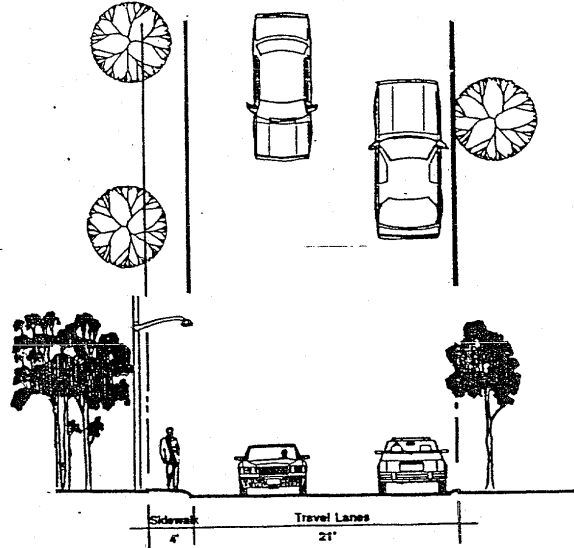
Right-Of-Way Alternatives

HERNANDEZ

(From Valley To Castro)



6

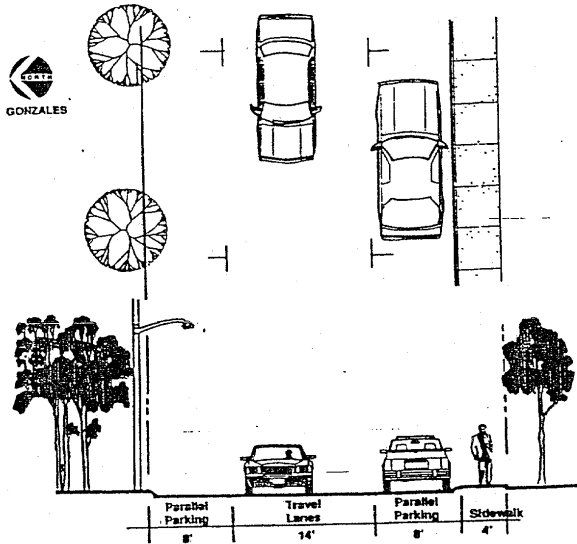


<b>Street Name:</b>	Hernandez
<b>Section:</b>	Six
<b>Cross Streets:</b>	N.A.
<b>Existing Conditions</b>	
<b>Current Pavement Width:</b>	25'
<b>Actual Right-Of-Way Width*:</b>	40' (slope conditions along street prohibit full r.o.w. expenditure)
<b>Sidewalk(s):</b>	None
<b>Curb And Gutter:</b>	None
<b>On-Street Parking:</b>	Occasional
<b>Street Lights:</b>	Cobra head on wood telephone pole (1)
<b>Alternative Design Number One</b>	
<b>Proposed Pavement Width:</b>	21'
<b>Needed Right-Of-Way Width:</b>	25'
<b>Sidewalk(s):</b>	North side, curb adjacent, concrete, 4' wide
<b>Curb And Gutter:</b>	Both sides, 4-1/2" rolled concrete curb
<b>On-Street Parking:</b>	None
<b>Street Lights:</b>	Maintain existing lights, add cobra head lights to existing telephone poles
<b>Street Trees:</b>	On private property only
<b>Medians:</b>	None
<b>Taking Necessary:</b>	No
<b>Special Notes Or Features:</b>	Storm drainage facilities in street will be necessary . Low ADT allows reduced width, assuring one freely moving lane.

\* Note: Due to lack of consistent right-of-way base information, widths shown are only assumed to be accurate.  
Note: All curb cuts, ramps, sidewalks, etc. to meet ADA requirements.

EDEN GARDENS MASTER PLAN

Right-Of-Way Alternatives  
CASTRO AND GONZALES  
(From Hernandez To Valley)



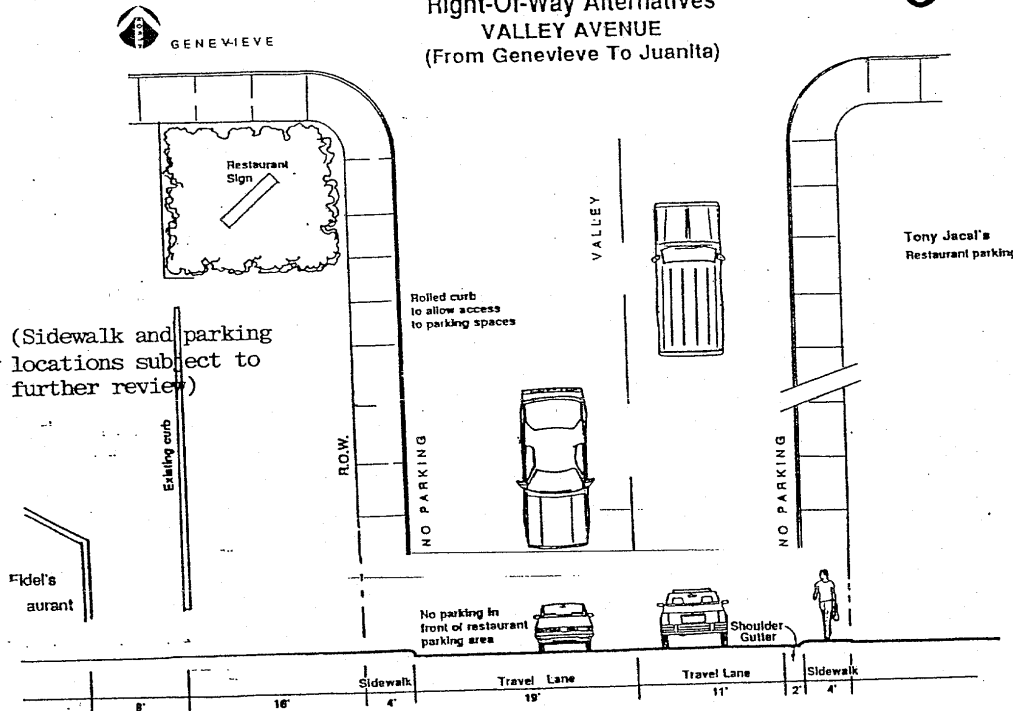
<b>Street Name:</b>	Castro and Gonzales
<b>Section:</b>	Seven
<b>Cross Streets:</b>	N.A.
<b>Existing Conditions</b>	
Current Pavement Width:	22' - 23'
Actual Right-Of-Way Width*:	40'
Sidewalk(s):	None
Curb And Gutter:	None
On-Street Parking:	Occasional
Street Lights:	Cobra head on wood telephone pole (1)
<b>Alternative Design Number One</b>	
Proposed Pavement Width:	26'
Needed Right-Of-Way Width:	30' on Gonzales, 34' on Castro
Sidewalk(s):	East side of Castro only, curb adjacent, concrete, 4' wide
Curb And Gutter:	Both sides 4-1/2" rolled concrete curb
On-Street Parking:	Both sides, parallel
Street Lights:	Add two cobra heads onto existing telephone poles, none on Gonzales
Street Trees:	On private property only
Medians:	None
Taking Necessary:	No
Special Notes Or Features:	Storm drainage facilities in street will be necessary. Low ADT allows reduced width, assuring one freely moving lane, even where parking occurs on both sides.

\* Note: Due to lack of consistent right-of-way base information, widths shown are only assumed to be accurate.  
Note: All curb cuts, ramps, sidewalks, etc. to meet ADA requirements.

EDEN GARDENS MASTER PLAN

Right-Of-Way Alternatives  
VALLEY AVENUE  
(From Genevieve To Juanita)

8



Street Name: Valley Avenue  
 Section: Eight  
 Cross Streets: N.A.  
Existing Conditions  
 Current Pavement Width: 32'  
 Actual Right-Of-Way Width\*: 40'  
 Sidewalk(s): None  
 Curb And Gutter: None  
 On-Street Parking: Permitted  
 Street Lights: None in this section

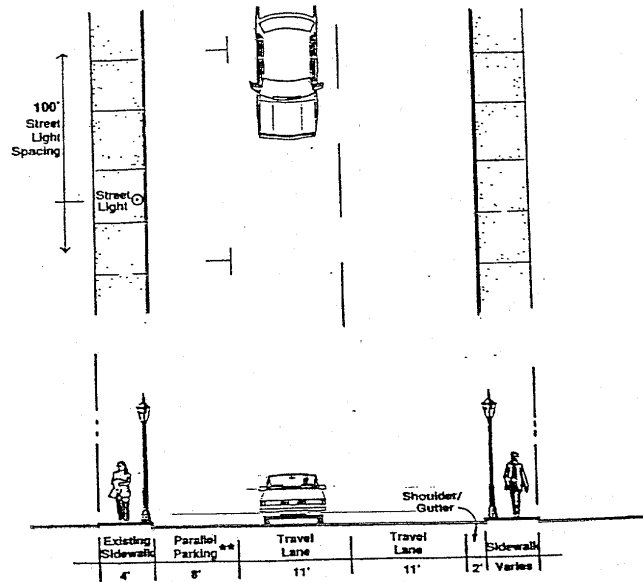
Alternative Design Number One  
 Proposed Pavement Width: 32'  
 Needed Right-Of-Way Width: 40'  
 Sidewalk(s): Both sides, curb adjacent, concrete, 4' wide  
 Curb And Gutter: Both sides, 4-1/2" rolled, concrete  
 On-Street Parking: None  
 Street Lights: Decorative, 100 foot spacing, alternate sides  
 Street Trees: None  
 Medians: None  
 Taking Necessary: No  
 Special Notes Or Features: This alternative respects awkward restaurant parking situation.

\* Note: Due to lack of consistent right-of-way base information, widths shown are only assumed to be accurate.  
 Note: All curb cuts, ramps, sidewalks, etc. to meet ADA requirements.

EDEN GARDENS MASTER PLAN  
 Right-Of-Way Alternatives  
 VALLEY AVENUE  
 (From Juanita To Vera)



10



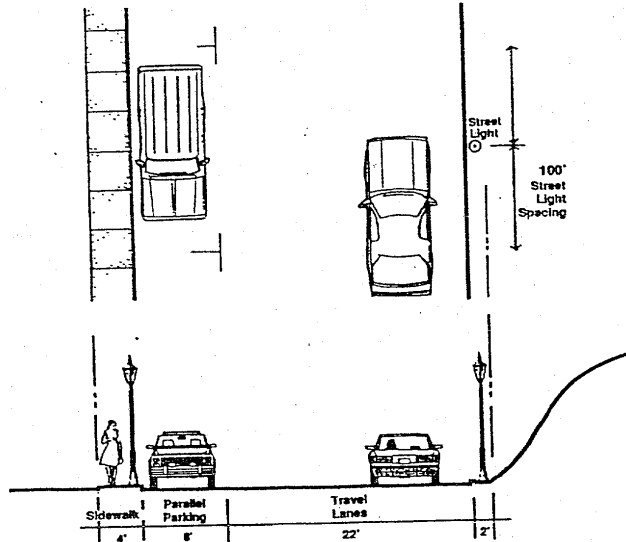
Street Name:	Valley Avenue
Section:	Ten
Cross Streets:	N.A.
<b>Existing Conditions</b>	
Current Pavement Width:	32'
Actual Right-Of-Way Width*:	40'
Sidewalk(s):	Asphalt sidewalk on west, none on east side
Curb And Gutter:	Asphalt curb on west, none on east side
On-Street Parking:	Not permitted
Street Lights:	Cobra heads on wood telephone poles (2)

<b>Alternative Design Number One</b>	
Proposed Pavement Width:	32'
Needed Right-Of-Way Width:	40'
Sidewalk(s):	Both sides, curb adjacent, concrete, 4' wide on west side, varies on east side
Curb And Gutter:	Both sides, 6" vertical, concrete
On-Street Parking:	West side where appropriate**
Street Lights:	Decorative, 100 foot spacing, alternate sides
Street Trees:	None
Medians:	None
Taking Necessary:	No
Special Notes Or Features:	None

\* Note: Due to lack of consistent right-of-way base information, widths shown are only assumed to be accurate.  
 \*\* Note: Parallel parking on west side would be doubtful due to number of curb cuts but lane will be maintained for deceleration and safe back out for residences.

Note: All curb cuts, ramps, sidewalks, etc. to meet ADA requirements.

EDEN GARDENS MASTER PLAN  
 Right-Of-Way Alternatives  
 VALLEY AVENUE  
 (From Vera To Hernandez)



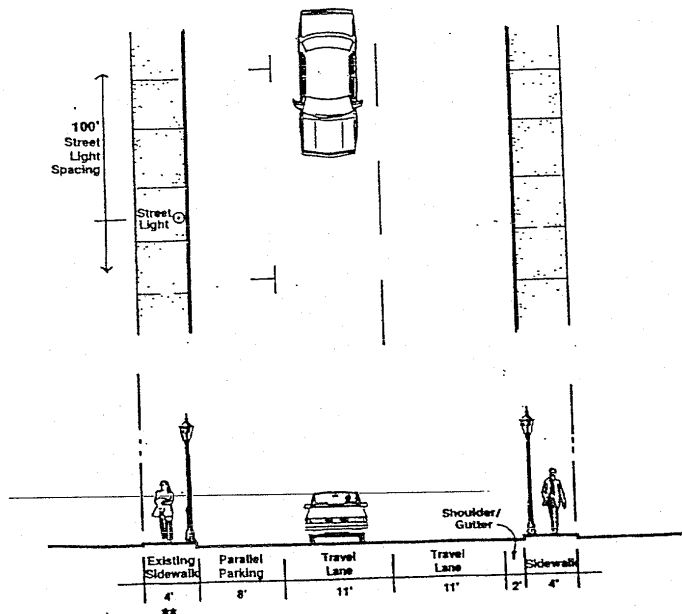
<b>Street Name:</b>	Valley Avenue
<b>Section:</b>	Eleven
<b>Cross Streets:</b>	N.A.
<b>Existing Conditions</b>	
<b>Current Pavement Width:</b>	32' - 35'
<b>Actual Right-Of-Way Width*:</b>	40'
<b>Sidewalk(s):</b>	Asphalt sidewalk on west, none on east side
<b>Curb And Gutter:</b>	Asphalt curb on west, none on east side
<b>On-Street Parking:</b>	Not permitted
<b>Street Lights:</b>	Cobra heads on wood telephone poles (3)
<b>Alternative Design Number One</b>	
<b>Proposed Pavement Width:</b>	32'
<b>Needed Right-Of-Way Width:</b>	36'
<b>Sidewalk(s):</b>	West side, curb adjacent, concrete, 4' wide
<b>Curb And Gutter:</b>	Both sides, 6" vertical, concrete
<b>On-Street Parking:</b>	West side, parallel
<b>Street Lights:</b>	Decorative, 100 foot spacing, alternate sides
<b>Street Trees:</b>	None
<b>Medians:</b>	None
<b>Taking Necessary:</b>	Not likely
<b>Special Notes Or Features:</b>	Severe slope condition on east side of right-of-way constrains parking or sidewalk opportunities. Special fountain with turnaround possible at Hernandez Street.

\* Note: Due to lack of consistent right-of-way base information, widths shown are only assumed to be accurate.  
 Note: All curb cuts, ramps, sidewalks, etc. to meet ADA requirements.

EDEN GARDENS MASTER PLAN  
 Right-Of Way Alternatives  
 VALLEY AVENUE  
 (From Hernandez To Stevens)



12



<b>Street Name:</b>	Valley Avenue
<b>Section:</b>	Twelve
<b>Cross Streets:</b>	Castro and Viva Court
<b>Existing Conditions</b>	
<b>Current Pavement Width:</b>	32' - 35'
<b>Actual Right-Of-Way Width*:</b>	50'
<b>Sidewalk(s):</b>	Concrete sidewalk on west, intermittent on east side
<b>Curb And Gutter:</b>	Concrete 6" vertical on west, intermittent on east side
<b>On-Street Parking:</b>	Not permitted
<b>Street Lights:</b>	Cobra heads on wood and marbleite poles (4)
<b>Alternative Design Number One</b>	
<b>Proposed Pavement Width:</b>	32'
<b>Needed Right-Of-Way Width:</b>	40'
<b>Sidewalk(s):</b>	Both sides, curb adjacent, concrete, 4' wide
<b>Curb And Gutter:</b>	Both sides, 6" vertical, concrete
<b>On-Street Parking:</b>	West side of street only
<b>Street Lights:</b>	Decorative, 100 foot spacing, alternate sides
<b>Street Trees:</b>	None
<b>Medians:</b>	None
<b>Taking Necessary:</b>	None
<b>Special Notes Or Features:</b>	Special paving appropriate at entry to neighborhood. Stevens/Valley intersection described as most severe drainage problem. Within 100 year flood zone.

\* Note: Due to lack of consistent right-of-way base information, widths shown are only assumed to be accurate.

Note: All curb cuts, ramps, sidewalks, etc. to meet ADA requirements.

\*\* Note: There exists a 5' sidewalk (west side) from 805 Valley Avenue to Stevens Avenue

## F. Streetscape Master Plan Design Elements

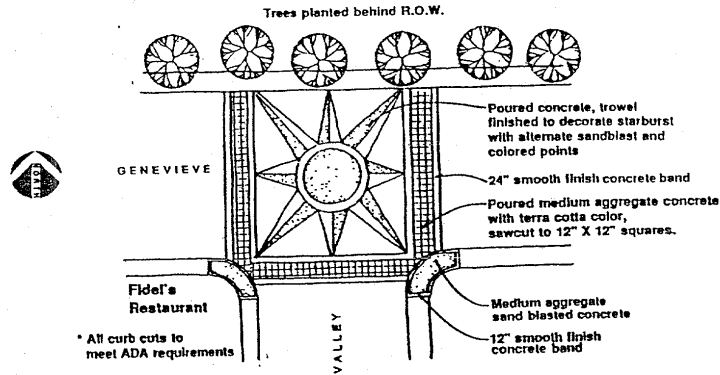
In order to achieve a distinct and memorable residential streetscape environment in Eden Gardens, it is important to focus on visual improvements which are cost effective. Therefore, design elements of the Streetscape Master Plan include the following:

- *Special Intersection Treatment Concepts:*
  - *Camino de Genevieve and Avenida Valle*
  - *Avenida Valle and Avenida Hernandez*
- *Special Entry Intersection Treatment Concepts:*
  - *Stevens and Avenida Valle*
  - *Stevens and Camino de Genevieve*
- *Entry Monument Detail*
- *Accent Street Lights*
- *Accent Street Name Signs*
- *Accent Paving*

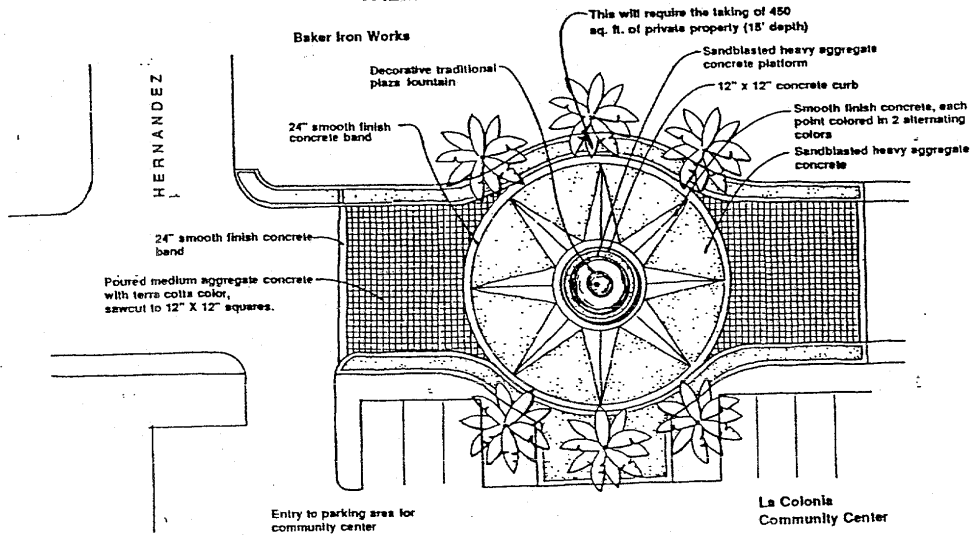
These design elements are found on the following pages.

EDEN GARDENS MASTER PLAN  
Special Intersection Treatment Concepts

GENEVIEVE and VALLEY



VALLEY and HERNANDEZ



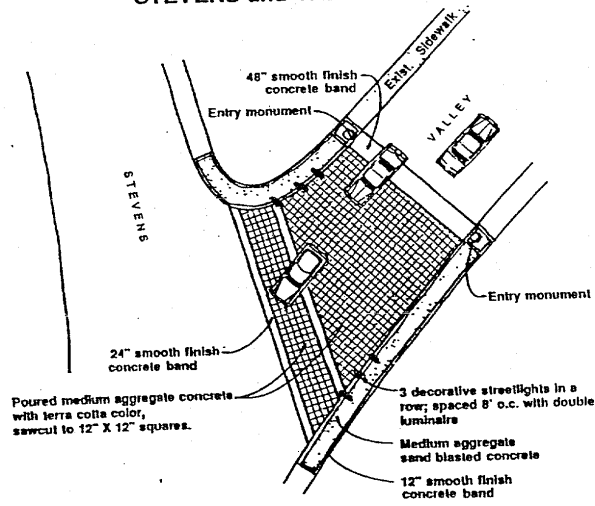
(Fountain and improvements subject to further review and discussion)

\* All curb cuts to meet ADA requirements

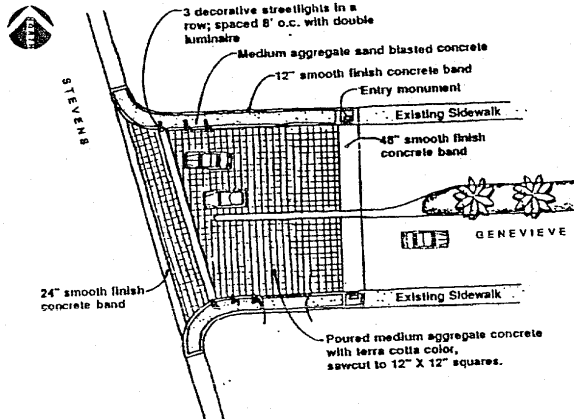
### EDEN GARDENS MASTER PLAN Special Intersection Treatment Concepts



#### STEVENS and VALLEY

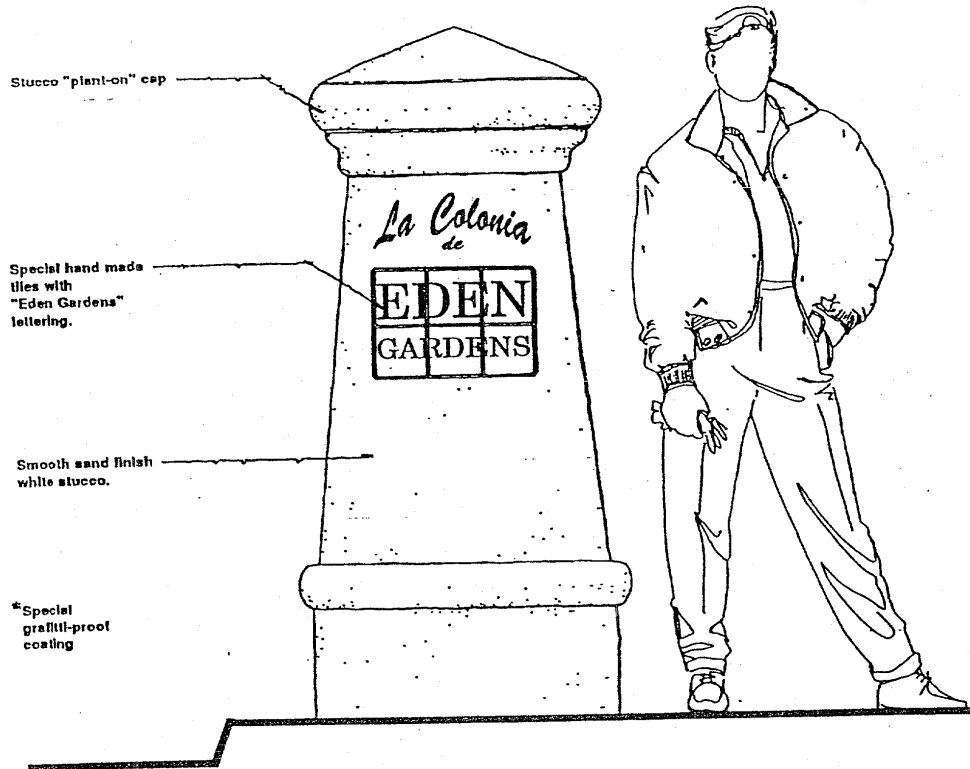


#### STEVENS and GENEVIEVE

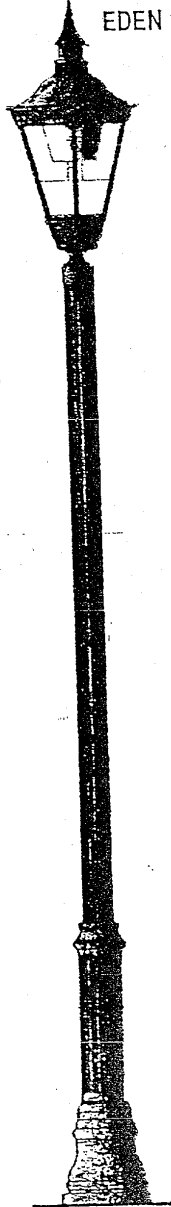


\* All curb cuts to meet ADA requirements

EDEN GARDENS MASTER PLAN  
Entry Monument



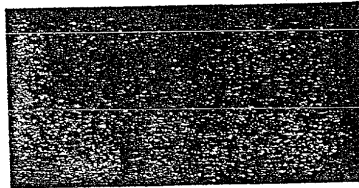
**EDEN GARDENS MASTER PLAN**  
**Accent Street Light**



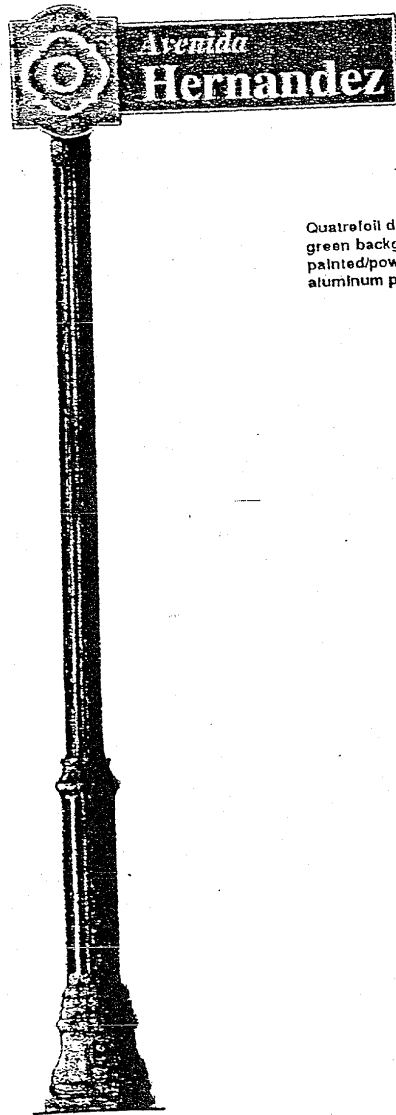
Historic "Gas Lamp"  
style light fixture

Historic style  
cast aluminum pole

**\*Note: All street furniture (when applicable)  
shall be painted/powder coated the theme color  
PMS (Pantone Matching System) #463 high gloss.**



EDEN GARDENS MASTER PLAN  
Accent Street Name Sign

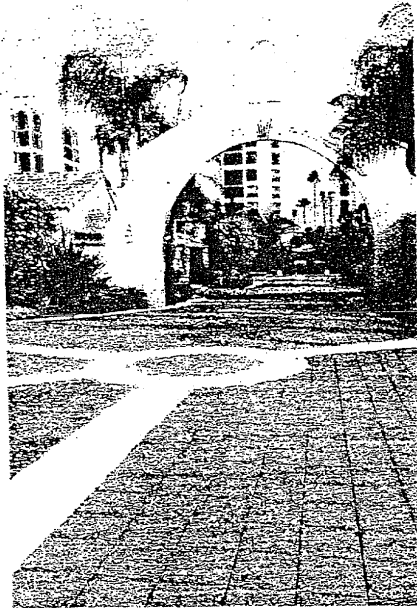


Painted/Powder Coated  
to match theme color  
Standard aluminum sign

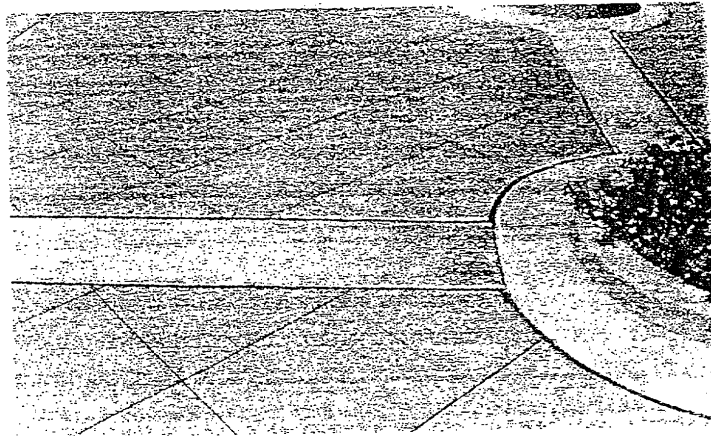
Quatrefoil design on  
green background  
painted/powder coated  
aluminum plate

Historic style  
cast aluminum pole

EDEN GARDENS MASTER PLAN  
Accent Paving



Poured, terra cotta colored  
concrete, saw-cut (or tool  
troweled) to 12" X 12" squares



## G. Public Input

Public notices were mailed to every address within the Eden Gardens Community on file with the County Assessor's Office, as well as posted at La Colonia Community Center. Notices were published in the local newspapers, announced at City Council meetings and described in several local newspaper articles.

During the duration of the design phase of this assignment, the consultant, Urban Design Studio, met in three community workshops to gain input on the Streetscape Master Plan. The three workshops broke down thus:

### Workshop #1 - December 10, 1994

- *Introduction of project parameters.*
- *Discussion of areawide opportunities and constraints.*
- *Slide presentation of various streetscape elements which were ranked by the public as to desirability.*
- *Distribution and return of a bilingual questionnaire.*
- *Public input.*

### Workshop #2 - January 7, 1995

- *Recap of first meeting findings.*
- *Discussion of questionnaire results.*
- *Slide presentation of most desirable streetscape elements.*
- *Presentation of streetscape alternatives.*
- *Input and modifications to alternatives by public.*

### Workshop #3 - February 1, 1995

- *Recap of workshops held to date.*
- *Presentation of revised alternatives.*
- *Further input on special design elements.*

### City Council Meeting - April 6, 1995

- *Presentation of Plan.*
- *Project approval.*

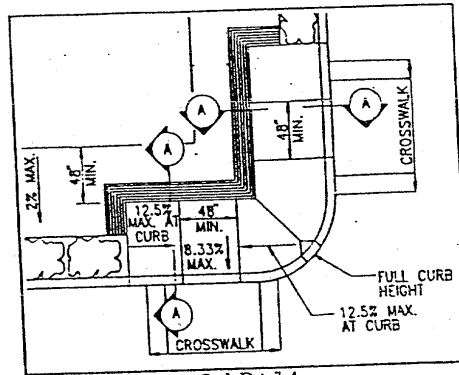
## H. ADA Compliance Guidelines

### ADA GUIDELINES FOR FINAL DESIGN PARAMETERS

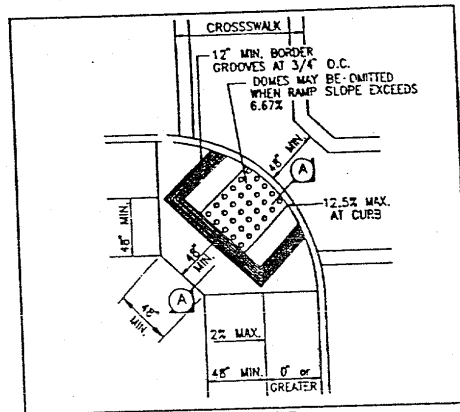
This plan is conceptual in nature. Precise details for handicapped accessibility to meet Title 24 requirements would be premature. The following guidelines are illustrative in nature and are provided to help direct final design at the construction drawing phase. All Title 24 California requirements shall be incorporated hereafter in the final design. It is the City's position to insure all applicable ADA & Title 24 regulations are utilized in the design of public facilities.

#### Walks

1. **Surfaces.** Avoid soft or variable surface characteristics for new sidewalk installations. Concrete with a light aggregate mix is recommended to provide a firm, non slip surface.
2. **Gradients.** Maintain sidewalks with gradients not to exceed 2%.
3. **Curb Ramps.** Changes in grade from sidewalk to street create most problems for people with physical handicaps. To facilitate movement, a curb ramp should be installed at each intersection whenever physically possible. Surfaces should be non slip. Maximum gradient 8.33%. A flared ramp with a 48" width is recommended. Avoid "lip" greater than 1/2" wherever ramp meets adjacent paving at top or bottom. A 1/2" lip with a 45° bevel is required.
4. **Drainage.** Provide continuous cross slope (2%) to walkway surfaces for better runoff.
5. **Dimensions.** Walkway widths vary according to the type of traffic using them and available right-of-way. Walks should be an absolute minimum of 4'-0" wide (whenever R.O.W. constrains wider sidewalks), with 6'-0" being the preferred minimum width for moderate two-way traffic.



Curb Detail A



Curb Detail B

6. **Crosswalks.** Crosswalks are used to delineate an aisle for pedestrian traffic to use when traveling through an intersection against vehicular traffic.
- Crosswalks should be constructed so as to be easily seen by motorists.
  - A variety of visual and textural materials can be used for crosswalk delineation.
  - The interior width of a crosswalk should be as wide as the width of the approaching walk.
  - The use of textured warning strips for the blind at crosswalks is strongly recommended (epoxy pea gravel strips, 4" wide).

7. **Curbs**

While the rolled curbs identified in this plan will do much to visually enhance the neighborhood, their application poses problems to handicapped individuals. As a consideration, it is therefore recommended that the rights-of-way on Valley Avenue and Genevieve receive 6" vertical curbs.

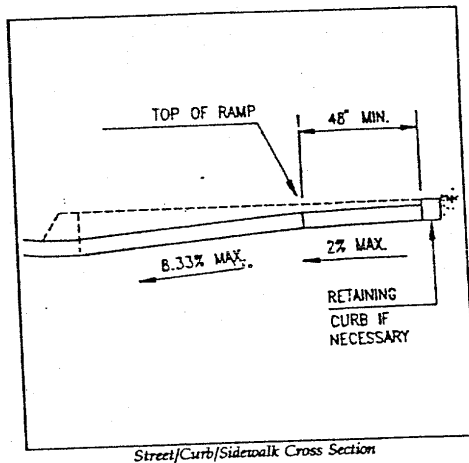
- **6 Inch Vertical Face Curb**
  - Do not utilize height greater than 6"
  - Requires curb cut ramps for wheelchair
  - Utilize contrasting color to increase visibility
- **4-1/2 Inch Rolled Curb**
  - Lower height curb easier to mount with wheelchair
  - Provide curb cut ramps for wheelchairs
  - Utilize contrasting color to increase visibility

8. **Signs**

Utilize san serif lettering on street name signs. Letter height should be a minimum of 3" high.

9. **Sidewalk Construction**

Ensure a minimum of 48" clearance around all street furniture devices called for in this plan. The four foot clear width may require modification or deletion to certain design elements shown in the conceptual plan.



I. Probable Opinion  
Of Construction Costs

IDA STREET  
(Calle Ida)

DESCRIPTION	QUANTITY	UNIT COST	TOTAL
6"-Concrete Curb And Gutter	—	13.10	—
4-1/2" Concrete Rolled Curb And Gutter	4,000 l.f.	13.10	52,400.00
Concrete Sidewalks/Driveways	8,000 s.f.	3.50	28,000.00
Pedestrian Ramps	2	660.00 ea.	1,320.00
A.C. Pavement, Subgrade Prep	—	2.50	—
Seal Coat	—	.40	—
A.C. Demolition, Remove, Dispose	—	1.00	—
Special Colored Concrete, 12"-X-12" Sawcut	—	4.75	—
Sawcut Concrete Trench, Remove, Dispose	—	4.00 l.f.	—
Smooth Concrete Bands, 12"	—	3.75 l.f.	—
<b>Special Items:</b>			
Pedestrian Lighting	—	2,100.00 ea.	—
Fountain	—	5,000.00	—
Concrete Cheek Wall (12")	—	1,600.00	—
Palm Trees	—	1,500.00	—
Street Name Pole Signs	2	750.00	1,500.00
Speed Humps/Striping	9	150.00	1,350.00
Pole Mounted Lights	2	350.00	700.00
<b>TOTAL</b>			<b>\$ 83,920.00</b>

HERNANDEZ  
(Calle Hernandez)

DESCRIPTION	QUANTITY	UNIT COST	TOTAL
6" Concrete Curb And Gutter	—	13.10	—
4-1/2" Concrete Rolled Curb And Gutter	1,000 l.f.	13.10	13,100.00
Concrete Sidewalks/Driveways	2,000 s.f.	3.50	7,000.00
Pedestrian Ramps	1	660.00 ea.	660.00
A.C. Pavement, Subgrade Prep	—	2.50	—
Seal Coat	10,500 s.f.	.40	4,200.00
A.C. Demolition, Remove, Dispose	4,000 s.f.	1.00	4,000.00
Special Colored Concrete, 12" X 12" Sawcut	—	4.75	—
Sawcut Concrete Trench, Remove, Dispose	—	4.00 l.f.	—
Smooth Concrete Bands, 12"	—	3.75 l.f.	—
<b>Special Items:</b>			
Pedestrian Lighting	—	2,100.00 ea.	—
Fountain	—	5,000.00	—
Concrete Cheek Wall (12")	—	1,600.00	—
Palm Trees	—	1,500.00	—
Street Name Pole Signs	2	750.00	1,500.00
Speed Humps/Striping	—	150.00	—
Pole Mounted Lights	2	350.00	700.00
<b>TOTAL</b>			<b>\$ 31,160.00</b>

**CASTRO  
(Calle Castro)**

DESCRIPTION	QUANTITY	UNIT COST	TOTAL
6" Concrete Curb And Gutter	—	13.10	—
4-1/2" Concrete Rolled Curb And Gutter	1,800 l.f.	13.10	23,580.00
Concrete Sidewalks/Driveways	3,600 s.f.	3.50	12,600.00
Pedestrian Ramps	1	660.00 ea.	660.00
A.C. Pavement, Subgrade Prep	2,700 s.f.	2.50	6,750.00
Seal Coat	19,800 s.f.	.40	7,920.00
A.C. Demolition, Remove, Dispose	—	1.00	—
Special Colored Concrete, 12" X 12" Sawcut	—	4.75	—
Sawcut Concrete Trench, Remove, Dispose	—	4.00 l.f.	—
Smooth Concrete Bands, 12"	—	3.75 l.f.	—
<b>Special Items:</b>			
Pedestrian Lighting	—	2,100.00 ea.	—
Fountain	—	5,000.00	—
Concrete Cheek Wall (12")	—	1,600.00	—
Palm Trees	—	1,500.00	—
Street Name Pole Signs	2	750.00	1,500.00
Speed Humps/Striping	—	150.00	—
Pole Mounted Lights	2	350.00	700.00
<b>TOTAL</b>			<b>\$ 53,710.00</b>

GONZALES  
(Calle Gonzales)

DESCRIPTION	QUANTITY	UNIT COST	TOTAL
6" Concrete Curb And Gutter	—	13.10	—
4-1/2" Concrete Rolled Curb And Gutter	510 l.f.	13.10	6,681.00
Concrete Sidewalks/Driveways	—	3.50	—
Pedestrian Ramps	—	660.00 ea.	—
A.C. Pavement, Subgrade Prep	—	2.50	—
Seal Coat	—	.40	—
A.C. Demolition, Remove, Dispose	—	1.00	—
Special Colored Concrete, 12" X 12" Sawcut	—	4.75	—
Sawcut Concrete Trench, Remove, Dispose	—	4.00 l.f.	—
Smooth Concrete Bands, 12"	—	3.75 l.f.	—
<b>Special Items:</b>			
Pedestrian Lighting	—	2,100.00 ea.	—
Fountain	—	5,000.00	—
Concrete Cheek Wall (12")	—	1,600.00	—
Palm Trees	—	1,500.00	—
Street Name Pole Signs	1	750.00	750.00
Speed Humps/Striping	—	150.00	—
Pole Mounted Lights	—	350.00	—
<b>TOTAL</b>			<b>\$ 7,431.00</b>

**GENEVIEVE  
(Calle Genevieve)**

DESCRIPTION	QUANTITY	UNIT COST	TOTAL
6" Concrete Curb And Gutter	750 l.f.	13.10	9,825.00
4-1/2" Concrete Rolled Curb And Gutter	500 l.f.	13.10	6,550.00
Concrete Sidewalks/Driveways	1,250 s.f.	3.50	4,375.00
Pedestrian Ramps	6	660.00 ea.	3,960.00
A.C. Pavement, Subgrade Prep	—	2.50	—
Seal Coat	—	.40	—
A.C. Demolition, Remove, Dispose	3,000 s.f.	1.00	3,000.00
Special Colored Concrete, 12" X 12" Sawcut	4,000 s.f.	4.75	19,000.00
Sawcut Concrete Trench, Remove, Dispose	1,000 s.f.	4.00 l.f.	4,000.00
Smooth Concrete Bands, 12"	400 l.f.	3.75 l.f.	1,500.00
<b>Special Items:</b>			
Pedestrian Lighting (100' o.c.)	30	2,100.00 ea.	63,000.00
Fountain	—	5,000.00	—
Concrete Cheek Wall (12")	—	1,600.00	—
Palm Trees	6	1,500.00	9,000.00
Street Name Pole Signs	4	750.00	3,000.00
Speed Humps/Striping	—	150.00	—
Pole Mounted Lights	—	350.00	—
Entry Monuments	2	2,000.00	4,000.00
<b>TOTAL</b>			<b>\$ 131,210.00</b>

VALLEY  
(Avenida Valle)

DESCRIPTION	QUANTITY	UNIT COST	TOTAL
6" Concrete Curb And Gutter	2,200 l.f.	13.10	28,820.00
4-1/2" Concrete Rolled Curb And Gutter	460 l.f.	13.10	6,026.00
Concrete Sidewalks/Driveways	11,160 s.f.	3.50	40,600.00
Pedestrian Ramps	6	660.00 ea.	3,960.00
A.C. Pavement, Subgrade Prep	—	2.50	—
Seal Coat	—	.40	—
A.C. Demolition, Remove, Dispose	2,000 s.f.	1.00	2,000.00
Special-Colored Concrete, 12" X 12" Sawcut	4,000 s.f.	4.75	19,000.00
Sawcut Concrete Trench, Remove, Dispose	1,000 s.f.	4.00 l.f.	4,000.00
Smooth Concrete Bands, 12"	300 l.f.	3.75 l.f.	1,125.00
<b>Special Items:</b>			
Pedestrian Lighting (100' o.c.)	50	2,100.00 ea.	105,000.00
Fountain	1	5,000.00	5,000.00
Concrete Cheek Wall (12")	1	1,600.00	1,600.00
Palm Trees	6	1,500.00	9,000.00
Street Name Pole Signs	5	750.00	3,750.00
Speed Humps/Striping	—	150.00	—
Pole Mounted Lights	—	350.00	—
Entry Monuments	2	2,000.00	4,000.00
<b>TOTAL</b>			<b>\$ 233,881.00</b>