Appendix B: Design Guidelines

The following design guidelines provide additional direction for achieving the intended result of the policies presented in the Specific Plan and the Design Standards presented in Appendix A: Development Code. Design guidelines use "should", "consider", or other similar statements. Compliance is encouraged, not mandatory.

Building Articulation, Massing, and Scale

Purpose

Create an attractive and pedestrian-friendly Downtown environment by encouraging varied building massing and facades that create variety and minimize the appearance of large box-like buildings.

Design Guidelines

1. **Upper Story Stepbacks.** The upper stories of a building in the Transition and Multifamily Residential Districts may be stepped back to reduce the scale of façades facing narrower streets. Façades should provide a clear visual distinction between each floor through the use of articulation and attractive ornamentation.
2. **Climatic Consideration.** Climatic factors—including prevailing winds, shade trees, window and door orientation, and the positioning of buildings on the site—should be considered as part of the design review process with the intent of maximizing energy conservation and providing comfort.

Varied massing and pedestrian scale features.
Source: Commercial Architects

Commercial building with varied roofline.
Source: Buildings on Fire

Architectural Elements

Purpose

Define and enhance the pedestrian realm and create a cohesive and attractive streetscape with visual interest.

Design Guidelines

1. **Cultural Design Elements.** Strongly consider inclusion of subtle architectural elements reflective of, or modern architectural interpretations of, the various cultural groups of Marina. Refer to Section B.2 of this appendix for examples of traditional architectural elements associated with the Asian community and other cultures in Marina.
2. **Corner Buildings**. Buildings on corner lots may have chamfered corner entrances. Elements, such as a corner tower or variation in roof form at the corner can also be used to highlight a corner entrance.
3. **Awnings.**
   a. Awnings and canopies over storefronts and entries provide colorful accents and create the appearance of an interesting and active streetscape. Use canopies, arcades, awnings, and overhangs throughout the Downtown on the ground floor of commercial uses.
   b. A variety of solid and striped colored awnings may be considered. Painted or baked enamel metal awnings may be considered when an integral design element to the building.
4. **Windows.**
   a. Windows should be articulated with accent trim, sills, shutters, window flower boxes, balconies, awnings, or trellises authentic to the architectural style of the building.
   b. Windows and skylights should be located to maximize day lighting and reduce the need for indoor lighting.
   c. In choosing windows, consider the airtightness, U-Value, and solar heat gain coefficient.
5. **Roofs**.
   a. Light-colored (not highly reflective) roofing materials are encouraged to reduce urban heat island effect.
6. **Parapet Finishes**. If the interior side of a parapet is visible from pedestrian view, it should be finished with the same materials and a similar level of detail as the front façade.

Cornice and parapet detailing.
Source: Houzz

Bulkhead detailing on an urban storefront.
Source: Pier, Fine Associates

Building entry with transom window.
Source: General Millwork Supply

A variety of awning styles.
Sources: Pinterest, Best Awnings Long Island, CRL Arch

Materials and Color

Purpose

Maintain and enhance the overall character and quality of development through the use of durable materials that contribute texture and richness to the Downtown environment and celebrate, through architecture, the diversity of the City of Marina.

Design Guidelines

1. **Materials.**
   a. Materials should come from renewable resources whenever possible.
   b. Materials and textures may vary between the base and body of a building to break up large wall planes and add visual interest to the building.
   c. When choosing materials, take into consideration both the potential toxicity and embodied carbon of each material.
2. **Colors.**
   a. Contrasting accent colors are encouraged for architectural details, awnings, and at entrances.
   b. Colors may be used to enhance different parts of a building's façade.
   c. Where rain gutters, downspouts, and wall venting are not integrated into the exterior walls, their color should blend with adjacent surfaces. Copper downspouts and gutters may be used.

No more than three different materials on exterior walls.
Source: Commercial Architects

Color used to enhance façade.
Source: ArchiExpo

Parking Structures

Purpose

Provide adequate parking Downtown while minimizing the negative visual impacts on the public realm from parking structures.

Design Guidelines

1. Street facing portions of parking structures should include commercial retail uses.
2. Parking structures should make provisions for car sharing priority spaces and electrical charging stations.
3. Interior walls and ceilings should be painted a light color to improve illumination.
4. All mechanical equipment and piping should be painted to match the interior of the structure.
5. Paved surfaces within parking structures should be designed to reduce tire squeal.
6. Where possible, parking structures should not be located on corner lots.

Retail, offices, and housing screening parking garage from pedestrian streetscape.
Source: Build a Better Burb

B.1 Design Guidelines for Right of Way and Civic Space

The following design guidelines for civic space, including the public right-of-way, were developed to enhance the overall aesthetic of the Downtown and encourage a walkable street environment. Streetscapes in the Downtown should be visually interesting, comfortable, and accommodating to people who walk, bike, and use transit.

The design guidelines describe the desired character of streetscapes within the Downtown. Some guidelines apply only to certain portions of the pedestrian zones identified in **Figure 1** below. When this is the case, standards and guidelines will be clearly identified with one or more of these four zones (Edge, Furnishings, Throughway, and Frontage).

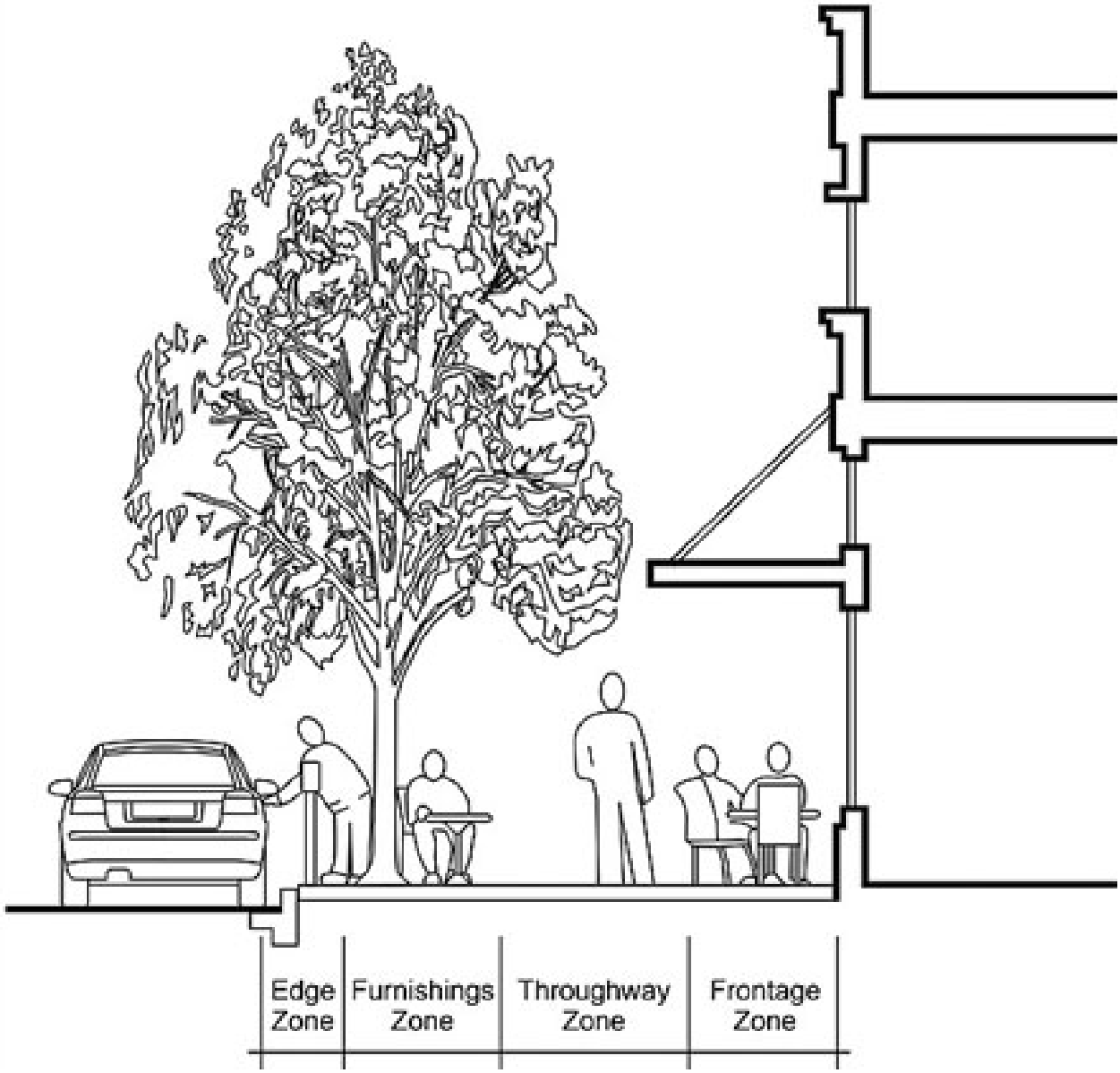


Figure 1. Pedestrian Zones

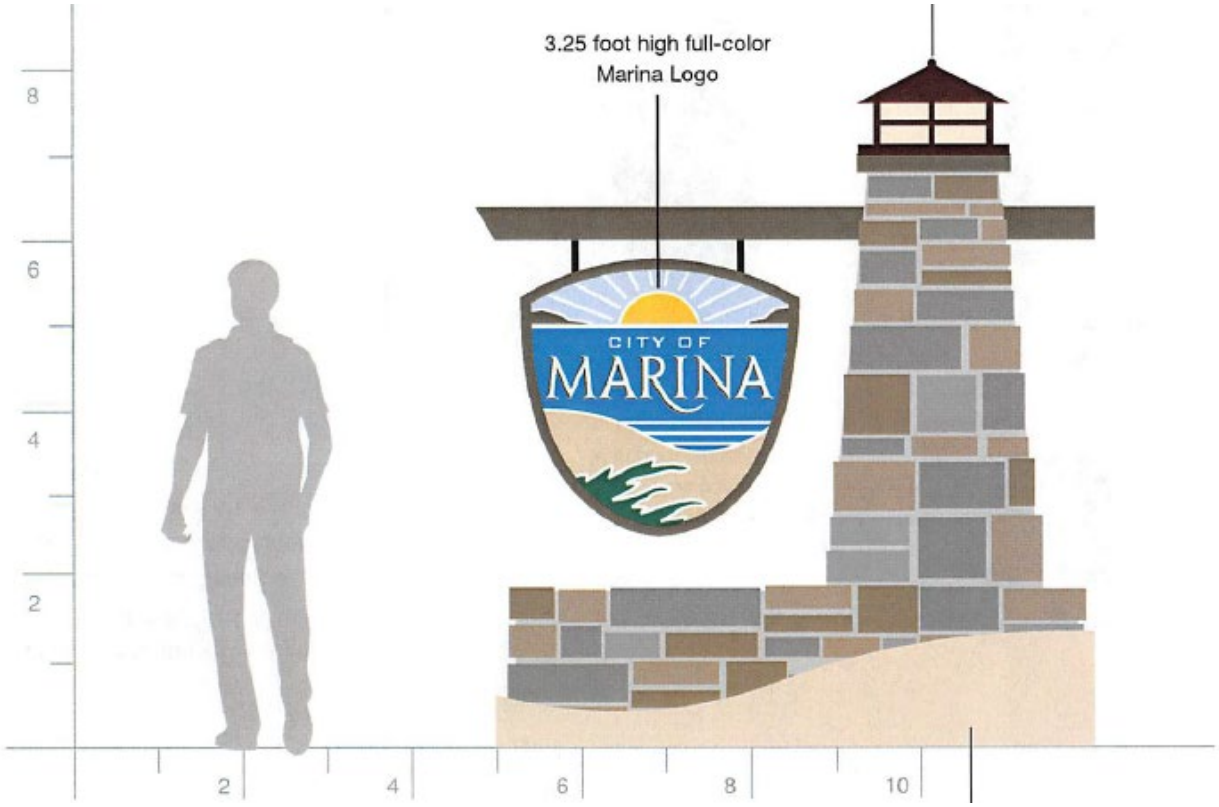
Gateways

Purpose

Design attractive gateways that welcome residents and visitors to Downtown.

Design Guidelines

1. Gateways shall be designed to complement the overall architectural character of the Downtown.
2. Gateways shall include a combination of features including public art, landscaping, signs, enhanced paving, and outdoor seating, along with defining architectural features on buildings such as tower elements.
3. Over-street banners announcing community events may be placed on posts at gateways in accordance with regulations governing signs.
4. Colored, textured, and permeable paving should be installed at significant intersection and entry drives.



Example of a gateway sign that could be used at key locations in Marina. This concept was developed in 2007 as part of the *Citywide Public Sign and Identity Program Guidelines*.

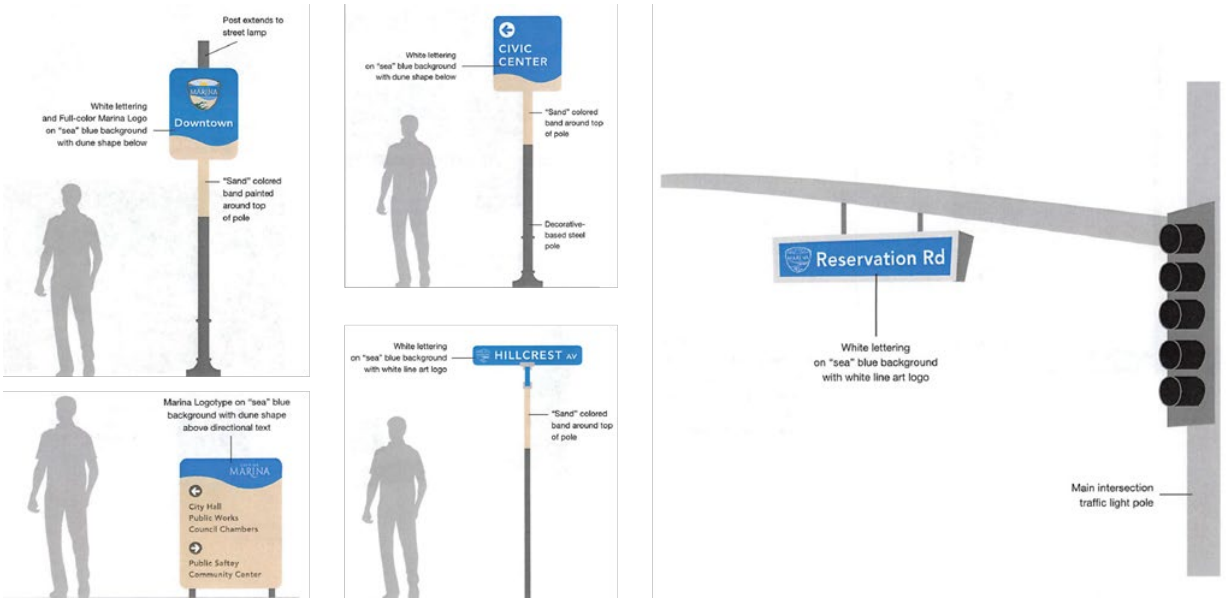
Wayfinding

Purpose

Strategically locate informative wayfinding signs throughout the Downtown.

Design Guidelines

1. Wayfinding signs shall have a consistent shape, font, and pattern.
2. Wayfinding signs shall incorporate a consistent level of contrast (e.g. white lettering with blue background) to increase sign visibility.
3. Sign lettering shall be of sufficient size to be legible to motorists given existing speed limits.
4. Wayfinding signs shall use universal symbols, pictures, or colors to communicate a destination.



Wayfinding signs that utilize a consistent shape, font, and pattern. These concepts were developed in 2007 as part of the Citywide Public Sign and Identity Program Guidelines.

Street Furnishings

Purpose

Use street furnishings to create visual interest and opportunities for gathering and relaxing.

Design Guidelines

1. A consistent design theme for benches, light posts, trash receptacles, and other furnishings shall be used throughout the Downtown.
2. Benches shall be constructed of coastal-appropriate materials such as stone or masonry and shall include arms or features designed to help people sit and stand.
3. Amenities in the Furnishings Zone or Frontage Zone shall not interfere with pedestrian traffic in the Throughway Zone (see **Figure 1**).
4. Newspaper racks may be located in the Furnishings Zone but shall not negatively impact accessibility to crosswalks, transit and bike facilities, and pedestrian traffic in the Throughway Zone. Vending machines are not permitted.
5. Benches and trash receptacles should be placed approximately every 200 feet in the Core District along Reservation Road and Del Monte Boulevard as well as in the vicinity of the Marina Transit Exchange.
6. Combination recycle and trash receptacles should be used throughout the Downtown.
7. Public art should be incorporated into the streetscape and in medians. Bike racks should include an artistic design element.
8. Planter pots should be consistent in finish and style in key locations throughout the Downtown Core.
9. Expandable grates should be used to accommodate tree growth. Install gravel mulch to prevent accumulation of litter.

Install benches constructed of stone, masonry, or other coastal-appropriate materials.

Source: IndiaMart

Use combination recycle and trash receptacles.

Source: DeepStream Designs

Use a consistent design theme for benches, light posts, and other furnishings.
Source: Rivard Report

Bike racks may include an artistic design element.
Source: Source: Streetscapes

Source: dero.com

Expandable tree grates.
Source: Sweets Construction

Sidewalks and Plazas

Purpose

Integrate sidewalks, plazas, paseos, and walkways throughout the Downtown.

Accent treatments should be applied in the sidewalk at street edge.
Source: USC News

Design Guidelines

1. Sidewalks and street crossings shall be designed to allow people to easily find a direct route to destinations.
2. Sidewalks shall be located on both sides of the street, and gaps in sidewalks shall be filled to improve connectivity.
3. Sidewalk surfaces shall be stable, firm, smooth, and slip-resistant.
4. Sidewalks shall be designed, built, and maintained to appropriate specifications to accommodate all users, including mobility impaired persons.
5. Street trees and planted park strips shall be used to separate pedestrians from vehicular traffic and to enhance safety and sense of place.
6. Crosswalks shall be clearly visible to motorists and made of durable materials.
7. Sidewalks shall be appropriately designed, constructed, and maintained.
8. Permeable materials such as interlocking pavers or porous surface paving should be used.
9. "Structural soil" shall be used as a base material and include tree root barriers below sidewalks to encourage sidewalk tree growth without damage to concrete.
10. Accent treatments should be applied in the sidewalk at street edge in key locations, around tree grates, around planters, at corners, and at the entry of paseos.
11. In-pavement flashers should be used at high-risk crossings with higher traffic and pedestrian volumes.
12. Safe mid-block crossings should be implemented at appropriate locations to enhance accessibility and increase pedestrian safety for blocks of 600 feet or greater.

Use in-pavement flashers at high-risk crossings.
Source: Honolulu Advertiser

Fill gaps in sidewalks to improve connectivity.

Permeable materials such as these interlocking pavers may be used to minimize runoff.

Medians and Roundabouts

Purpose

Landscape medians and roundabouts to provide visual interest.

Design Guidelines

1. Drought-tolerant plant materials native or adaptable to the area shall be used in medians and roundabouts.
2. Drip or low-water irrigation systems shall be used in medians and roundabouts.
3. Colorful shrub masses or contrast in texture and hue of shrubs should be used to complement median trees.
4. Medians narrower than four feet in width should be paved with pervious concrete or pervious brick pavers.
5. Planted medians should include a one-foot-wide maintenance band along the back of the curb.
6. Landscaping of roundabouts should make the central island more conspicuous and complement surrounding streetscapes.

Landscaped roundabouts.

Plant drought-tolerant shrubs.

Source: Pinterest

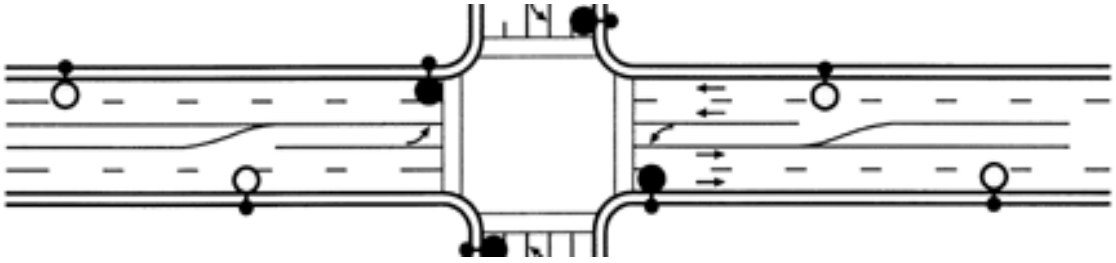
Lighting

Purpose

Install lighting that provides safety, protects the dark night sky, and minimizes energy required.

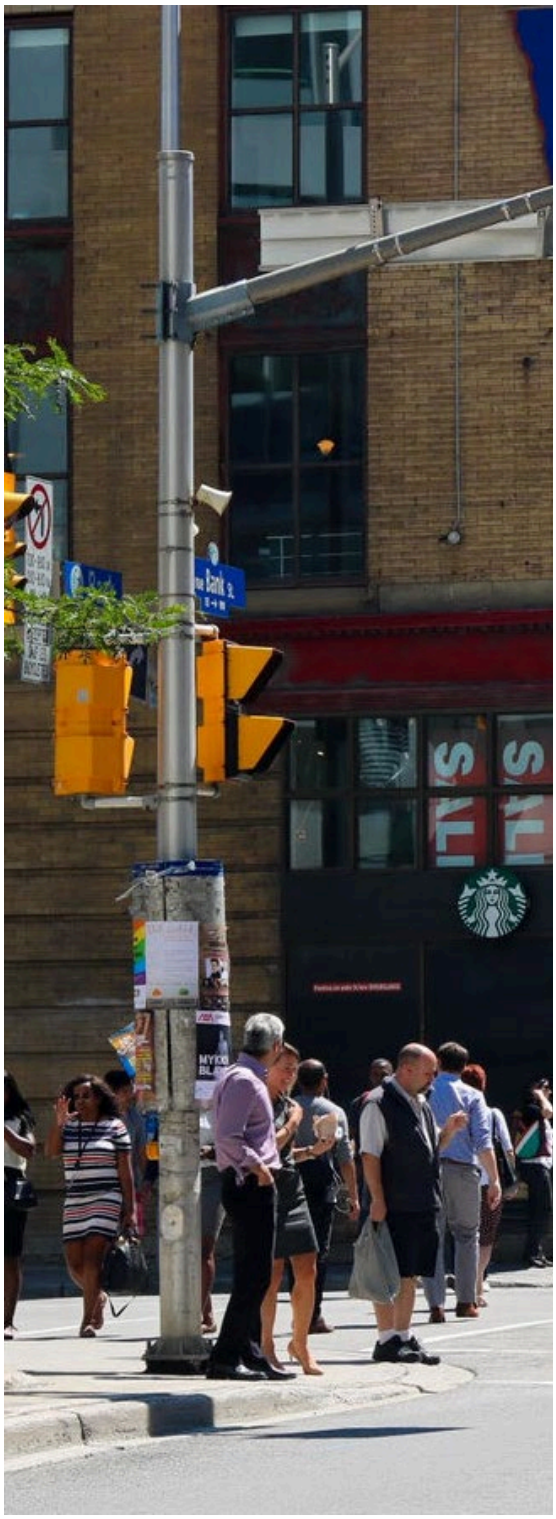
Design Guidelines

1. Lamps shall be directed downward (except those highlighting architectural features) and shall not be visible from the side or from behind the fixture.
2. Lamps shall be shielded to provide sufficient light for safety while not generating excessive glare.
3. Street light poles shall be no taller than 15 feet on local streets and 25 feet on arterial roads.
4. Energy-efficient bulbs of a consistent color range below 3000K shall be used in all street lamps.
5. Exterior lighting in public spaces shall be compatible with the character of the neighborhood.
6. Pedestrian-scale lighting shall be used in the Downtown.
7. Street light fixtures shall accommodate banner attachment arms in Core and Transition zones.
8. Light poles should be positioned at intersecting property lines and at least five feet from driveways.
9. Adequate lighting with a minimum illumination of two foot-candles is required at all pedestrian crossings.
10. Streetlamps should be constructed of galvanized steel or other materials suitable to Marina's Climate.



Ensure there is sufficient spacing between poles to minimize glare and conserve energy.
Source: Gvsigmini

B.2 Cultural Design and Landscaping Elements



Bank Street in Ottawa
Source: Downtown Bank

The architecture in the commercial area of Downtown Marina primarily reflects the mid- to late-20th Century period during which it was built. The architecture and site planning of the area is very suburban in nature and does not contain a planned baseline that would provide architectural clues to guide the design of a more urban Downtown.

In urban downtowns, buildings are located immediately adjacent to the right-of-way, with most architectural features facing the public street or streets, in the case of corner lots. The intent of the design standards and guidelines for the Downtown is to ensure certain features in the façade contribute to the visual interest of the building and help create a more transparent street wall, providing the ability to see into and out of the street-level floor of the building. Beyond these basic features, there are a variety of architectural elements that can be used to help provide identity to the building and contribute to the overall interest of the Downtown.

History is often an important source in providing visual clues for development of the downtown areas of cities. Many cities have ethnic pockets, reflecting the origins of residents of the City. Most people have visited a Chinatown, Little Italy, Koreatown, Greektown, Hmongtown, or Little Ethiopia located in larger cities in their travels. In smaller towns such as Marina, these

Greektown in Detroit
Source: Daily Detroit

pockets rarely develop, and yet the cultural makeup of the community is an important part of the City's identity.

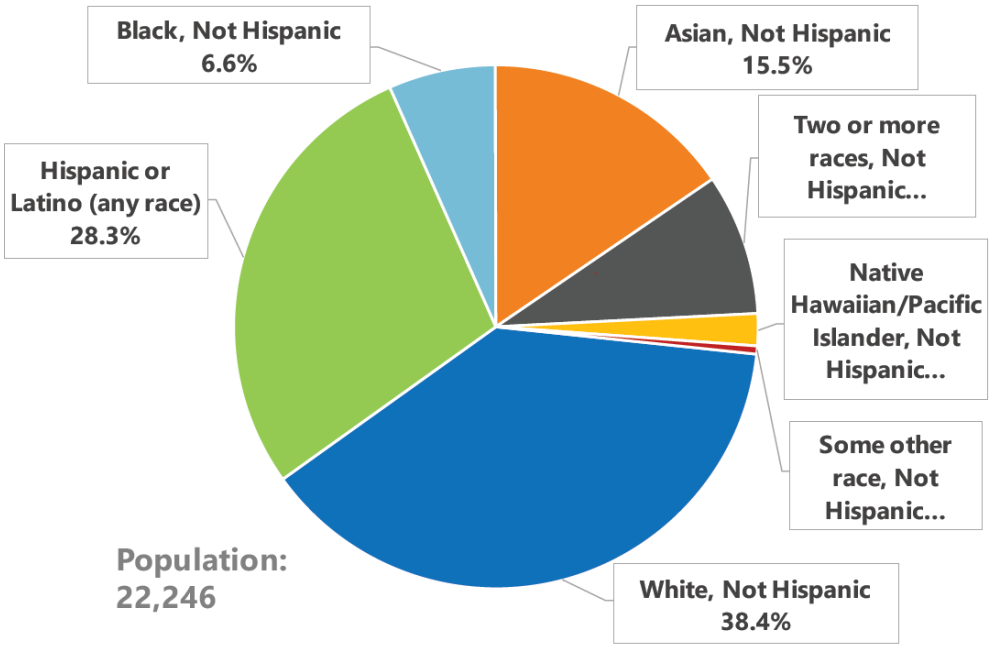
The various cultures within Marina can be an important resource for architectural elements and design of buildings in the Downtown. During the development of the Downtown Vitalization Specific Plan, several interested citizens prepared a collection of examples of Asian architectural elements for inclusion in the appendix of the Specific Plan. The City would welcome and encourage other interested ethnic groups to develop similar design element examples for inclusion in the document. The intent of this section is to be inclusive of the variety of cultures who have come together to make up the City of Marina. As this portion of the appendix is intended to be informational, proposed additions to this would be reviewed by Staff and approved for inclusion by the Planning Commission.

Marina is one of the most diverse small cities in the United States. Applicants are encouraged to consider the multicultural nature of Marina in the development of building and site design, form, and architectural details and features. As discussed in Chapter 2, Section 3 of the Specific Plan, In 2022, the California Coastal commission reported that approximately 62 percent of the city identify as people of color. Sixteen percent identify as Asian alone, while approximately 7 percent identify as Black or African American, 2 percent as Native Hawaiian or Pacific Islander, and less than 1 percent as American Indian. Approximately 14 percent identify as two or more races. Approximately 28 percent of Marina's residents identify as Hispanic or Latino of any race. Including those who identify as being of two or more races, an estimated 29 percent of Marina's residents have some Asian or Pacific Islander heritage.

Developers are encouraged to reflect the cultural and ethnic diversity of Marina in new architecture, which will help to create a unique identity that will distinguish Marina from neighboring communities.

Koreatown in New York City.
Source: Marriott Traveler

Little Ethiopia in Los Angeles.
Source: Amoeba Music



Race and Ethnicity in Marina (2021)

Source: American Community Survey, 2021 5-Year Estimates, *DP05: Demographic and Housing*

B.2.1 Asian Design/Landscape Element

An example of architecture that celebrates Marina's Asian community is the Junsay Oaks Apartments, which utilized an Asian-hybrid style. The City intends to encourage the character of buildings, styles, and landscaping that enhance the community's multicultural identity. This is evident in a General Plan goal that calls for "A City physically and visually distinguishable from the other communities of the Monterey Bay region, with a sense of place and identity in which residents can take pride" (Plan, 10).

The intent of these design elements is to have buildings incorporating subtle elements or modern interpretations of various Asian styles. **Table 1** includes common architectural elements and forms that may be integrated into building architecture and common open space.

These goals are compatible with a citizen-led effort to encourage Asian-hybrid styles that recognize the diversity of Marina. A petition signed by more than 350 residents and business owners called for "Asian design elements for buildings and landscaping...[that will] give visibility to the important cultural make-up of the City of Marina."

Included in this Appendix are images and text that illustrate the roofs and building forms, doors and windows, colors and materials, and elements of ornamentation and landscaping that illustrate the suggested design guidelines for developers to apply in residential, commercial, and mixed-use projects.

Junsay Oaks Apartments.

Top, middle: Landscaping with traditional Asian themes.

Bottom: Building incorporating subtle Asian elements of architecture: Multi-level roofs, horizontal lines, extended roof eaves, simple lines, red door, large windows.

Table 1. Common Architectural Elements and Forms in Asian-themed Architecture

Architectural Feature	Implementation
Roof/Building Forms/Exterior Walls	• Tiled roof • Multiple roof planes including asymmetrical positioning • Multiple roof pitches • Extended roof eaves • Exposed rafter beams with angled ends • Black/brown horizontal/vertical wood trim over white wall face • Emphasizing horizontal plane • Emphasizing simple, clean lines
Doors and Windows	• Prominent horizontal paned windows • Paned windows in shoji style • Simple 90-degree geometric door ornamentation • Red colored doors • Circular forms • Expansive windows for sense of connectedness to nature
Colors and Materials	• Subdued color pallet • Natural wood • Natural stone • Bamboo • Natural materials and colors • Synthetic materials that simulate natural materials
Ornamentation/Landscaping	• Rock gardens • Stone lanterns • Light fixtures favoring horizontal/vertical lines • Wooden Asian style trellis/arbors • Stone bridges, benches, stepping-stones for accents • Modern/simple designed pagoda style gate

ROOFS | BUILDING FORMS | EXTERIOR WALLS

Clockwise, from top left: black/brown horizontal/vertical wood trim over white wall fence; emphasis on horizontal plane; multiple roof planes including asymmetrical positioning; extended roof eaves; exposed rafter beams with angled ends; tiled roof; emphasis on simple, clean lines; multiple roof pitches.

DOORS | WINDOWS

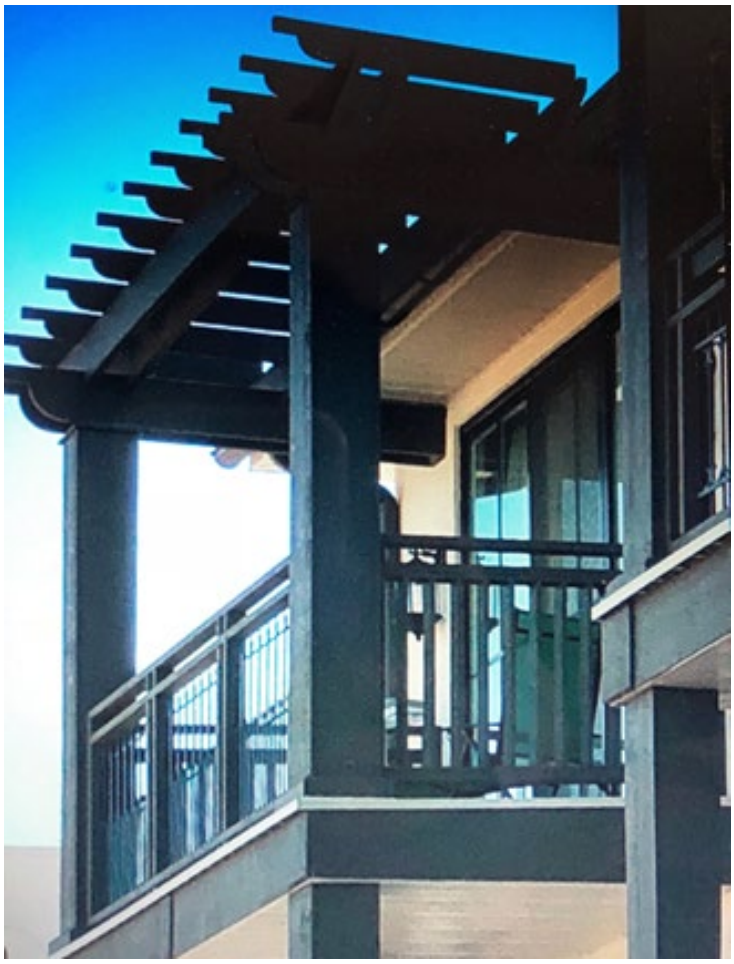
Clockwise, from top left: Paned windows in shoji style; prominent horizontal paned windows; circular forms; simple 90-degree geometric door ornamentation; red colored doors; expansive windows for sense of connectedness to nature.

COLORS | MATERIALS

Clockwise, from top left: Natural materials and colors; natural wood; natural stone; synthetic materials that simulate natural materials; subdued color pallet.

ORNAMENTATION | LANDSCAPING

Clockwise, from top left: Stone bench; trellis; pagoda-style gate; trellis; lanterns; fence; rock garden; simple landscaping; stepping stones; stone lanterns; rock garden.



B.3 Suggested Trees for Marina

Trees are an important part of a healthy coastal community. A well-maintained urban forest improves street safety, adds character to neighborhoods and districts, provides habitat for birds and insects, improves drainage, reduces air pollution and heat gain, and creates an inviting street environment. It is important to select ideal trees for Marina's climate, place trees at appropriate intervals along the street right-of-way, and prune trees to preserve comfortable pedestrian mobility and visibility for drivers in passing cars.

Top: Red flower gum (*eucalyptus ficifolia*).
Bottom: Brisbane box (*lophostemon confertus*).

This appendix includes two lists of recommended street trees in Marina. The first list, "Recommended List of Preferred Trees", was compiled by City Planning Staff and includes the botanical and common names of trees, the mature height and spread of trees, the tolerance of trees to coastal winds and drought, and the suitability of trees for planting in park strips and near overhead utilities.

The second list, "Marina Tree List", was compiled by the Marina Tree & Garden Club, a group comprised of local volunteers. The Marina Tree & Garden Club has assisted with several significant public and private landscaping projects in Marina, including at the Marina Public Library. This tree list includes the botanical and common names of recommended trees. Online, links for each tree provide additional information, including the maximum height and spread of the tree, the lifespan of the tree, and a narrative description of the characteristics of the tree. A matrix rates the cost of installing and maintaining the tree; the resistance of each tree to drought, wind, frost, and disease; and the propensity of the tree's roots to upheave sidewalks and interfere with power lines. Finally, the list includes several images of each recommended tree, including local examples of trees with captions explaining their locations.

For more information about trees suited for Marina's climate, visit the following websites:

Marina Tree & Garden Club
(http://www.marinatreeandgarden.org/treelist.html)

Urban Forest Ecosystems Institute
(https://selectree.calpoly.edu/)

Friends of the Urban Forest
(https://www.fuf.net/)

B.3.1 Recommended List of Preferred Trees

Tree Species: ***Botanical name*** **Common name**	**Mature Size (feet):**		**Tolerances: (5=Best)**		**Site Suitability: (5=Best)**	
	Height	**Spread**	**Coastal Winds**	**Drought**	**Street Tree**	**Overhead Utilities**
Arbutus unedo (2) strawberry tree	20-35	20-35	4	3	5	4
Arbutus 'Marina' strawberry tree	20-35	20-35	2	4	3	3
Brachychiton poulneus bottle tree	30-50	25-30	2	4	3	2
Callistemon citrinus Lemon bottlebrush	20-25	15-20	1	1	2	5
Casuarina cunninghamiana river she-oak	40-70	30-50	4	4	3	1
Casuarina strict coast beefwood	20-35	20-30	5	5	5	3
Cinnamomum camphora camphor tree	30-50	40-50	3	4	4	2
Corynocarpus laevigata New Zealand laurel air	20-40	15-30	2	2	2	3
Cupressus Macrocarpa (2) Monterey cypress	50-80	40-70	5	5	5	1
Erobotrya japonica Loquat	15-30	20-30	3	3	3	4
Eucalyptus ficifolia red flower gum	30-40	20-30	5	4	5	3
Eucalyptus nicholii Willow-leaf pepermint	30-40	20-30	5	4	5	3
Eucalyptus polyanthemos Silver dollar gum	20-60	20-30	4	5	4	1
Eucalyptus viminalis Manna gum	100-150	30-40	4	5	3	1
Geijera Parvifiora Australian willow	25-30	15-20	1	2	4	4
Ginko biloba maidenhair autumn gold	35-50	25-40	1	2	2	1
Lauris nobilis Grecian laurel	12-40	15-30	3	3	4	3
Leptospermum laevigatum Australian tea tree	15-30	15-25	5	5	4	4
Liquidambar styracifiua American sweet gum	30-60	25-40	4	4	4	1
Lophostemon Conifertus Brisbane box	35-60	25	5	5	5	1
Lyonothamnue floribuncus Catalina ironwood	30-60	15-20	5	5	5	1

Tree Species: *Botanical name* Common name	Mature Size (feet):		Tolerances: (5=Best)		Site Suitability: (5=Best)	
	Height	Spread	Coastal Winds	Drought	Street Tree	Overhead Utilities
Malus Floribunda Japan flower crabapple	20-30	15-20	1	2	4	4
Maytenus Boaria green showers	30-50	15-20	1	1	1	2
Melaleuca quinquenervia cajeput tree	20-40	20-35	2	4	4	3
Melaleuca styphelioides rigid leaf paperbark	20-40	20-35	1	2	2	3
Metrosderos excelsus New Zealand Xmas	20-30	20-30	2	2	3	4
Olea europaea Olive	25-30	25-30	4	5	5	4
Pinus canariensis Canary Island pine	60-80	20-40	1	2	1	1
Pinus halepensis Allepo pine	30-60	20-35	2	4	3	1
Pinus pinea Italian stone pine	30-60	30-50	2	3	2	1
Pinus radiate (2) Monterey pine	60-90	20-40	4	3	3	1
Pinus sabiniana (3) foothill pine	40-50	20-40	1	2	2	2
Pinus Torreyana (3) torrey pine	40-60	30-50	2	2	2	1
Pittosporum crassifolium none	15-25	15-25	5	4	4	5
Pittosporum undulatum Victorian box	30-40	20-40	1	1	2	3
Platanus Acerifolia Sycamore – London Plane	40-80	25-40	1	2	2	1
Podocarpus gracilior African fern pine	30-50	20-35	1	2	1	2
Prunus cerasifolia flowering plum	20-30	15-20	1	3	4	4
Prunus caroliniana Carolina laurel cherry	20-40	20-30	1	1	1	3
Prunus ilicifolia (3) holly leaf cherry	20-30	20-30	1	1	2	4
Pyrus calleryana ornamental flower pear	25-50	25-40	1	1	1	2
Quercus agrifolia (1) California coast live oak	30-40	30-40	2	5	5	3
Quercus Ilex holly oak	30-50	40-50	2	4	3	2

Tree Species: ***Botanical name*** **Common name**	**Mature Size (feet):**		**Tolerances: (5=Best)**		**Site Suitability: (5=Best)**	
	Height	**Spread**	**Coastal Winds**	**Drought**	**Street Tree**	**Overhead Utilities**
Quercus suber cork oak	30-50	40-50	1	2	1	2
Rhus lancea African zumac	15-25	15-25	3	3	4	5
Robinia ambiqua locust	40-50	15-20	3	2	2	2
Tristania laurina elegant Brisbane box	30-60	20-40	5	5	5	2
Schinus Terebinthifolius Brazilian pepper tree	20-30	20-30	3	3	4	4

Footnotes:

1) Native to Marina
2) Native to Monterey Peninsula
3) Native to California
4) Tree list is not all inclusive
5) More detailed tree information is available at the Planning Division

B.3.2 Marina Tree & Garden Club Tree List

Common Name	Botanical Name	Common Name	Botanical Name
Small Trees and Shrubs: Less than 20' tall at maturity. Suitable for sidewalk strips and 36" openings in concrete. Will not lift sidewalks.			
California wild lilac	*Ceanothus 'Ray Hartman'*	Saratoga bay laurel	*Laurus 'Saratoga'*
Toyon	*Heteromeles arbutifolia*	Little Gem Magnolia	*Magnolia grandiflora*
Italian buckthorn	*Rhamnus alaternus*		
Medium Trees: 20'-35' tall at maturity. Suitable for street strips, wide medians, yards and areas away from power lines. This list reflects trees that have generally well-behaved roots.			
Mountain She-Oak, Coast Beefwood	*Allocasuarina verticillate*	Strawberry tree	*Arbutus "Marina"*
Lemon Bottlebrush	*Callistemon citrinus*	New Zealand Laurel	*Corynocarpus laevigatus*
Loquat	*Eriobotrya japonica*	English Holly	*Ilex aquifolium*
Heath Melaleuca, Swamp paperbark	*Melaleuca ericifolia*	Flaxleaf Paperbark	*Melaleuca linariifolia*
Cajeput Tree	*Melaleuca quinquenervia*	Black Tea Tree, Prickly Leaf Paperbark	*Melaleuca styphelioides*
Karo Tree	*Pittosporum crassifolium*	Fern Pine	*Podocarpus gracilior*
Catalina Cherry	*Prunus ilicifolia ssp lyonii*	Small-Leaf Tristania, Water gum	*Tristaniopsis laurina*
African Sumac	*Searsia lancea*		
Large Trees: More than 35' tall at maturity. Not suitable under or near power lines or, small street/sidewalk openings. Larger trees will have more issues with roots lifting sidewalks and causing damage.			
Monterey Cypress	*Cupressus macrocarpa*	Camphor Tree	*Cinnamomum camphora*
Australian Willow	*Geijera parvifiora*	Red flowering gum	*Corymbia ficifolia*
Willow-leaf peppermint	*Eucalyptus nicholii*	Silver Dollar gum	*Eucalyptus polyanthemos*
Brisbane Box	*Lophostemon confertus*	Catalina Ironwood	*Lyonothamnus floribundus asplenifolius*
Canary Island Pine	*Pinus canariensus*	Allepo Pine	*Pinus halepensis*
Stone Pine	*Pinus pinea*	Monterey Pine	*Pinus radiate*
Torrey Pine	*Pinus Torreyana*	Island Oak	*Quercus tomentella*
Coast Live Oak	*Quercus agrifolia*		
Palm Trees: Palms are long lived at 50-100+ years and some get very large. Not suitable under power lines or small street/sidewalk openings because of mature size.			
Mediterranean Fan Palm	*Chamaerops humilis*	Dracaena Palm	*Cordyline australis*
Canary Island Date Palm	*Phoenix canariensis*	Date Palm	*Phoenix dactylifera*
California Fan Palm	*Washingtonia filifera*	Mexican Fan Palm	*Washingtonia robusta*