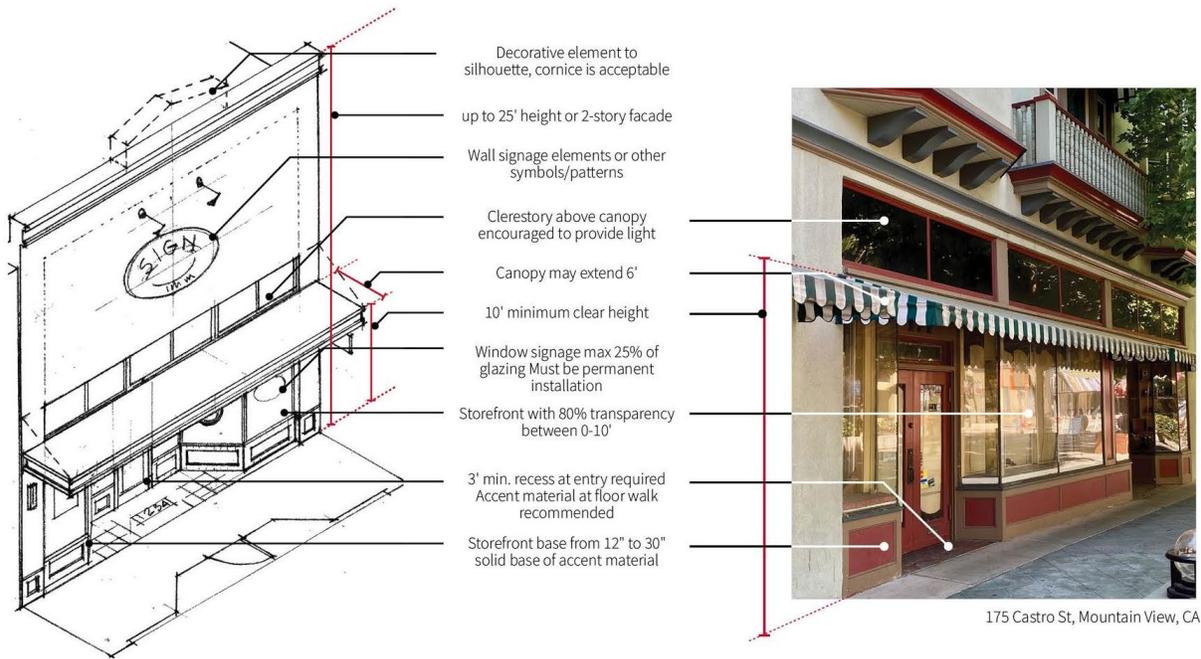


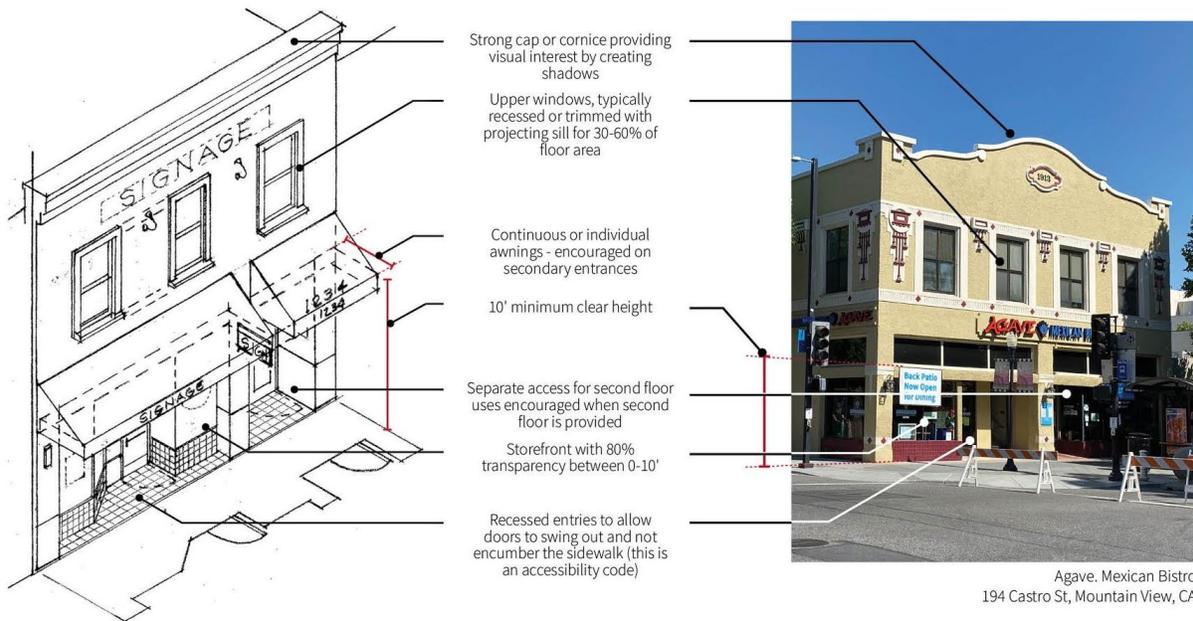
Existing Building Design Elements

The following diagrams and sketches can be added to the Precise Plan to strengthen the standards and guidelines and add clarity to the City's policies regarding enhancing the facades in Subareas A, G, and H.



Traditional Commercial Storefront (One-Part Commercial Block)

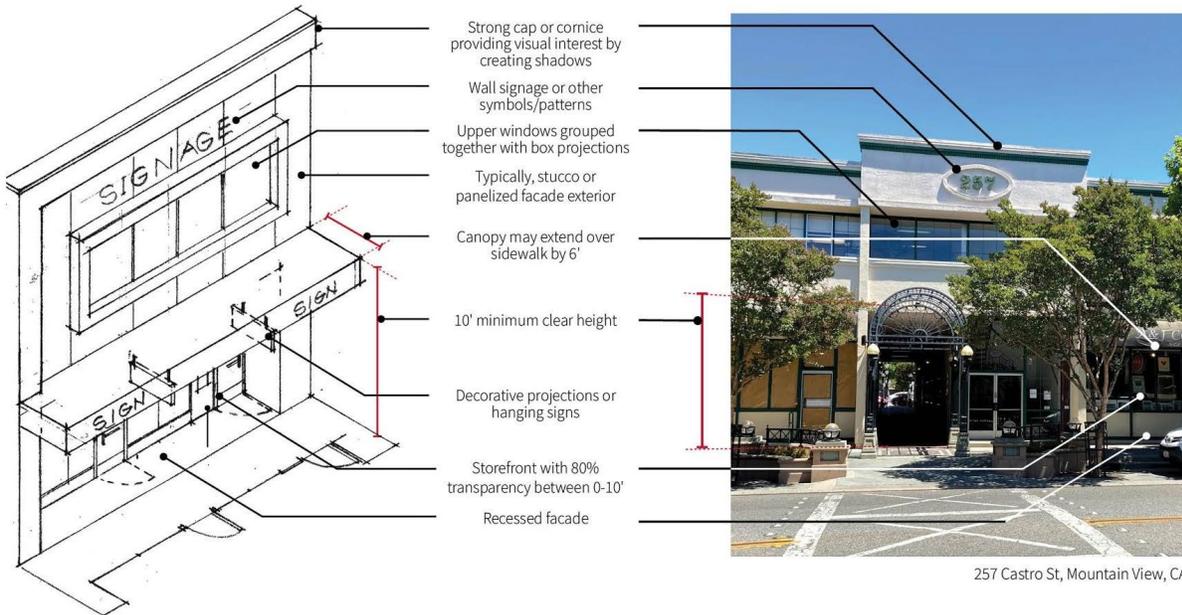
Defined by simple facade, often a wood panel base, simple less decorative stucco facade and strong yet simple cornice, long horizontal awning, projecting awning or canvas/cloth, often with clerestory signage often above on blank upper facade, and window signage.



Traditional Commercial Storefront (Two-Part Commercial Block)

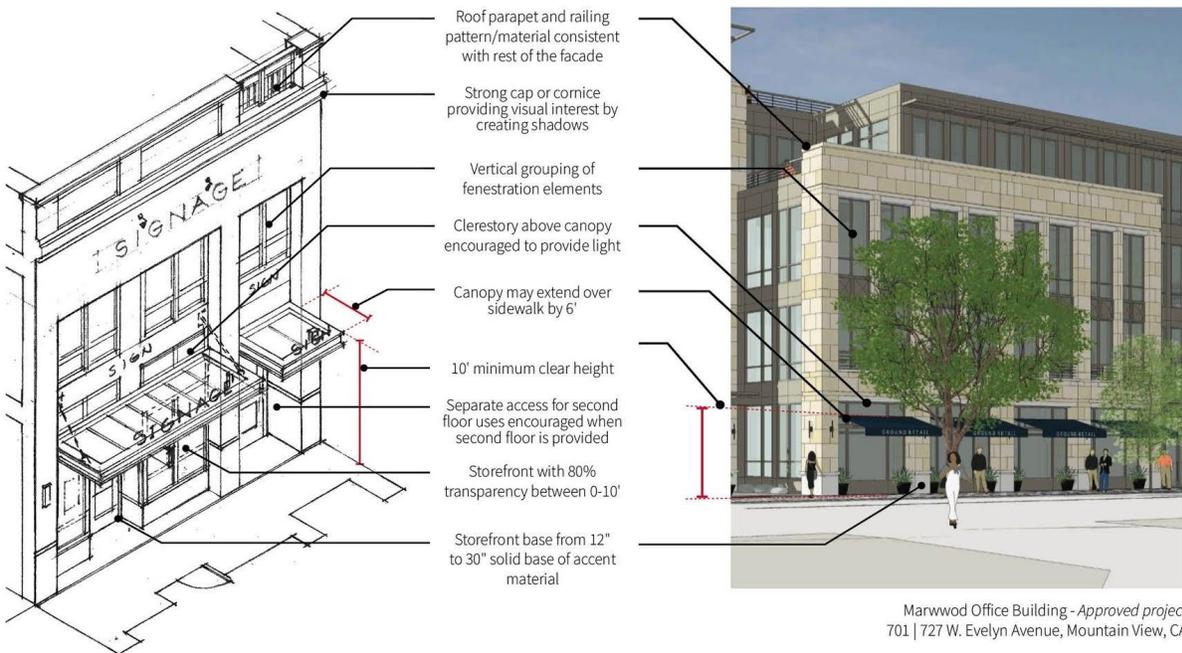
Defined by its strong decorative base, frequently with tiles or wood panels, simple organized facade, often simple awning with signage, and small vertically proportioned windows, often trimmed and with stucco or wood siding.

Exhibit 8



Mid-Century Modern

Defined by clean horizontal lines and ribbon or horizontally proportioned windows.



Contemporary Traditional

Defined by composed facade often two stories, with vertical proportions and column rhythm to organize windows, individual awnings (often steel and glass). Often more formal and rectilinear, with strong cornice or cap to the facade. May also take on an art deco style appearance.