

Appendix B: Design Concepts

B.1. About Concept Plans

The plans in the following Figures F-1 through F-3 are conceptual in nature. They are intended to illustrate certain design principles that are described in this plan. Each design concept shows one way, but not the only way, to achieve desired design principles. Specific improvements depicted in these plans are not required in connection with individual development proposals, except as may be required by the planning area standards in Chapter 7 of this plan.

The design and location of improvements illustrated in the concept plans are not exact, and are not to be construed as engineered plans. More detailed design work, including engineering studies, would be required before the improvements shown in these concept plans could actually be built. As a result, changes to the concept plans might be needed.

B.2. Sweet Springs Connection Design Concept

Please see Figure B-1

B.3. Baywood Commercial Area Design Concept

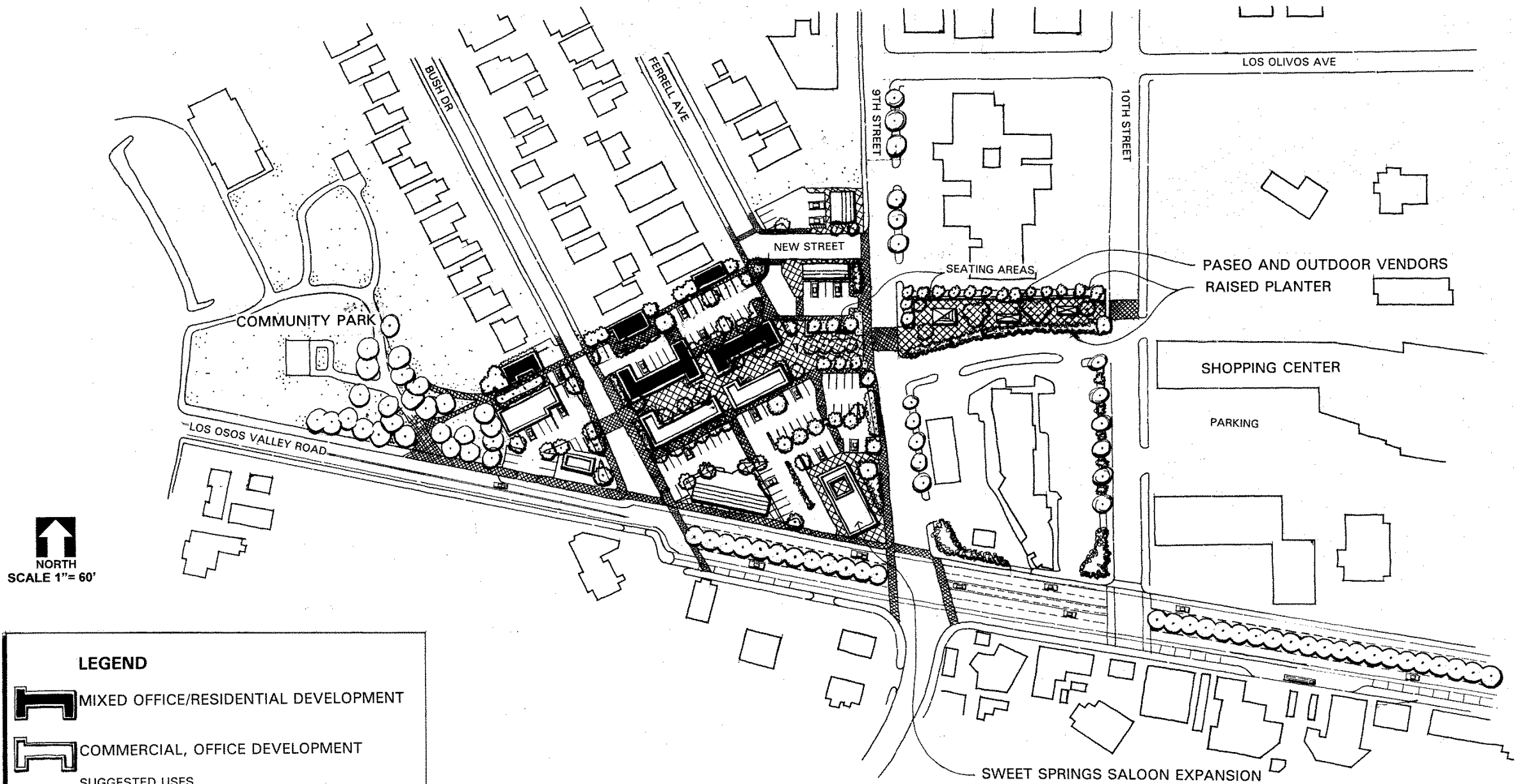
Please see Figure B-2

B.4. South Bay Boulevard Area Design Concept

Please see Figure B-3

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LOS OSOS
SWEET SPRINGS CONNECTION DESIGN CONCEPT



LEGEND

MIXED OFFICE/RESIDENTIAL DEVELOPMENT

COMMERCIAL, OFFICE DEVELOPMENT

SUGGESTED USES

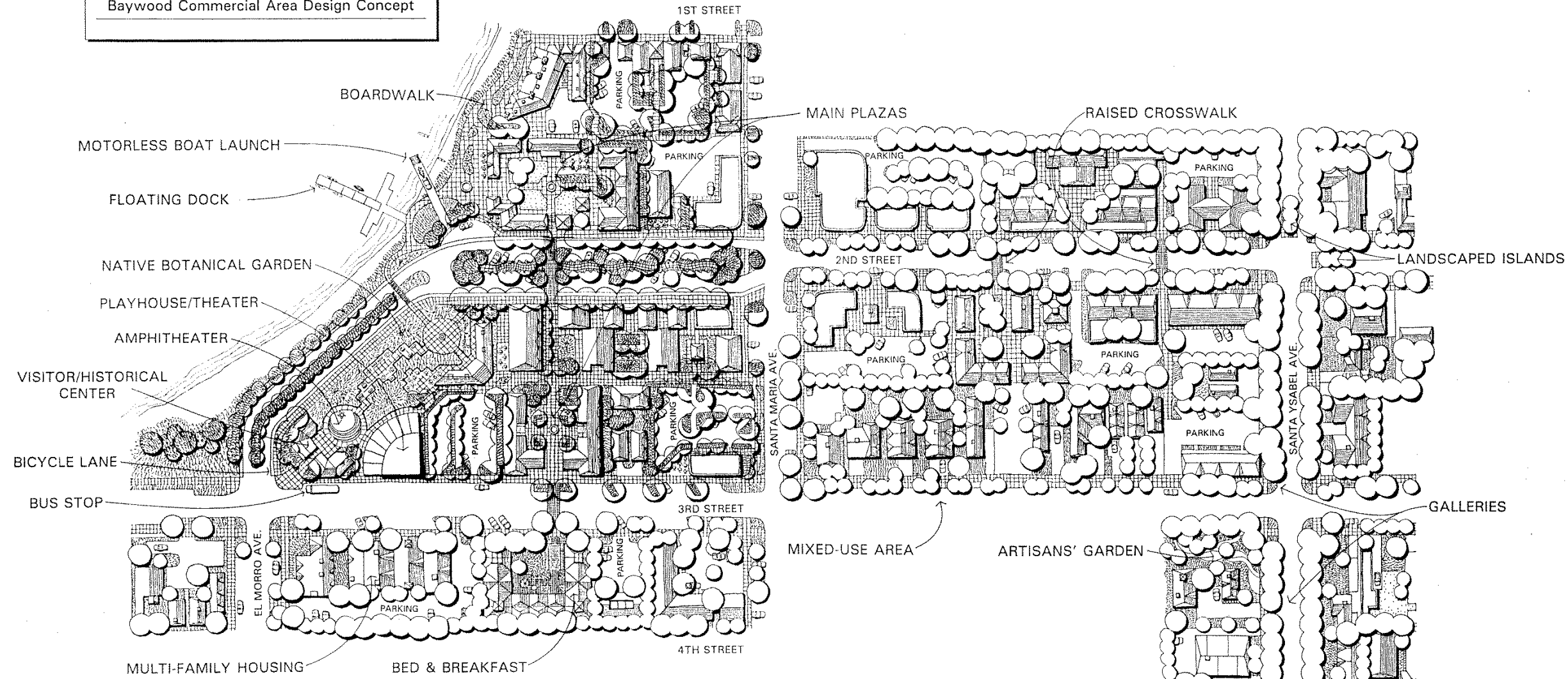
- Coffee House
- Bakery
- Convenience Market
- Art Supply, Framing
- Arts and Crafts Studios
- Outdoor Vendors/Newsstand
- Flower Shop
- Professional Offices

Figure B-1
Sweet Springs Connection
Design Concept

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LOS OSOS

Baywood Commercial Area Design Concept



SUGGESTED USES	
 VISITOR-SERVING AREA	 NEIGHBORHOOD-SERVING AREA
Visitor/Historical Center Amphitheater Playhouse/Theater Arts and Crafts Galleries Restaurants (with outdoor seating) Coffee Houses Bed and Breakfasts Recreation rental (kayak, canoe, bicycle) Nature Store Book Store Camera Store/Film Developing Arts & Crafts Shows Sidewalk Sales	Grocery Store Bakery Laundromat Dry Cleaner Beauty Salon Barbershop Video Rental Flower Shop Day Care Professional, Other Offices Residential Mixed Use (3rd St., Santa Ysabel-3rd to 4th) Arts and Crafts Studios Art Instruction Studios Art Supply, Framing



Scale: 1" = 60'

Figure B-2
Baywood Commercial Area Design Concept

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LOS OSOS
 South Bay Boulevard Area Design Concept

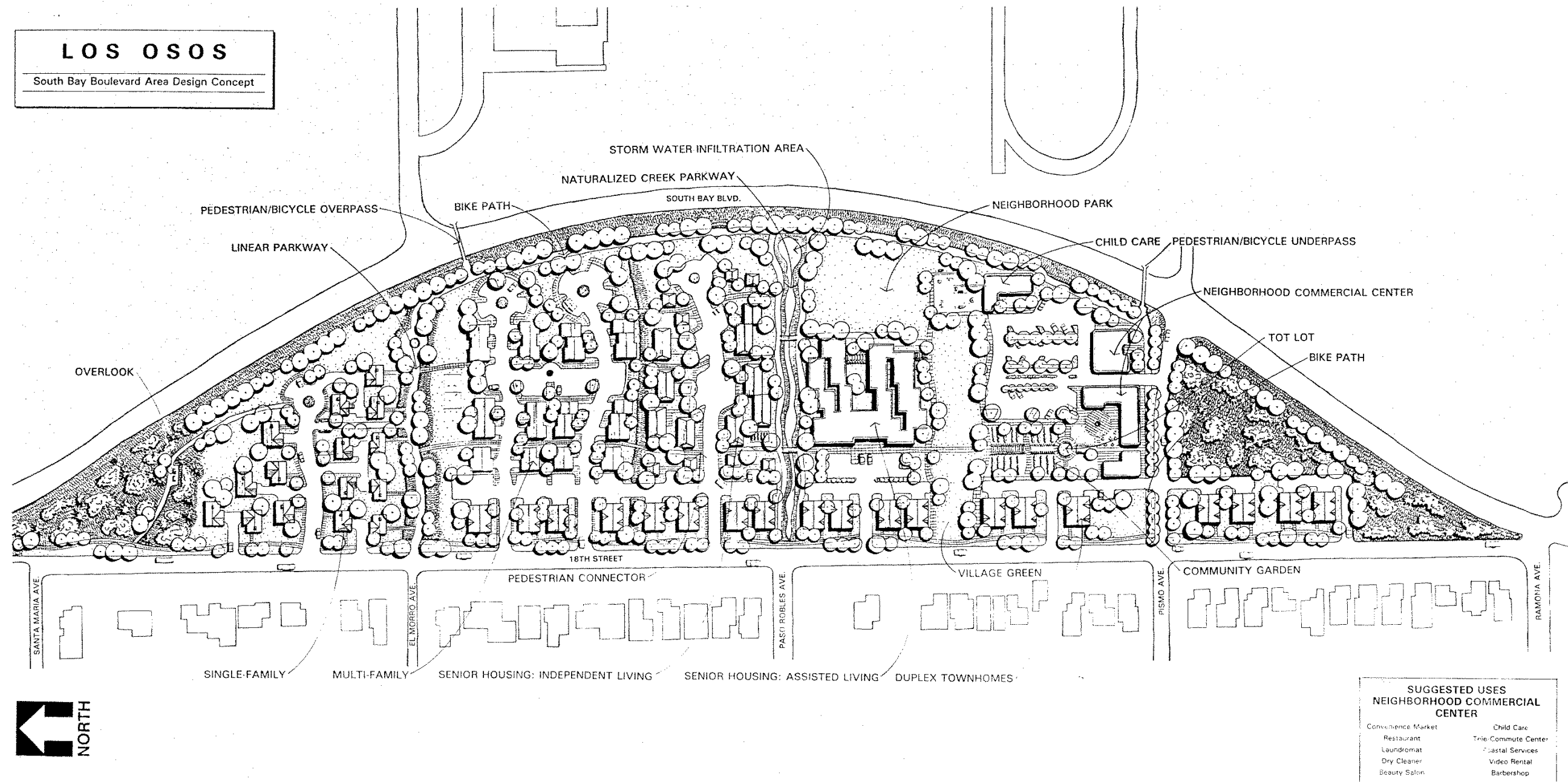


Figure B-3
 South Bay Boulevard Area
 Design Concept

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