

# PLACENTIA AVENUE



**EXISTING CONDITION**



*Magnolia grandiflora* 'Little Gem'  
Little Gem Magnolia



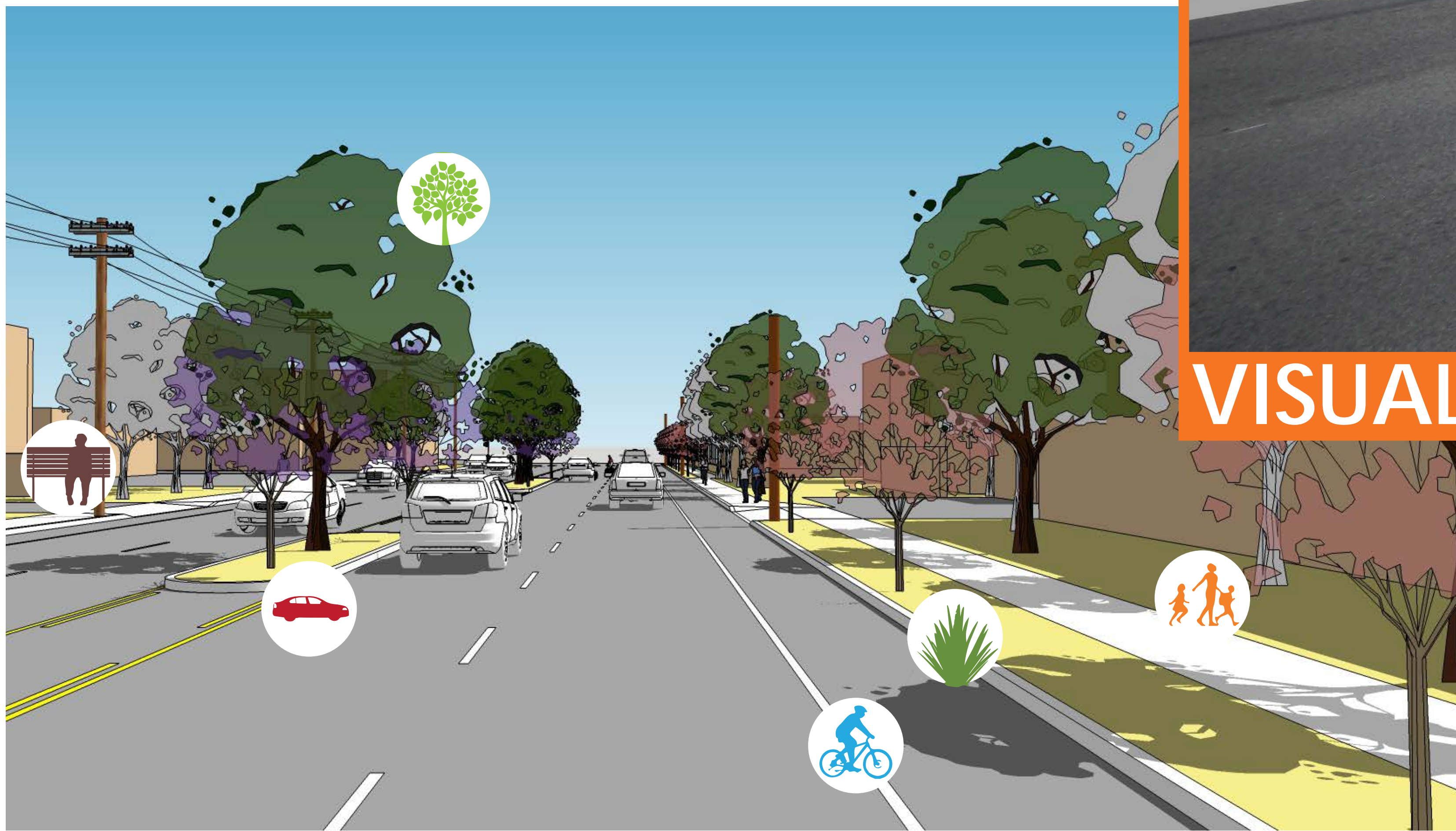
*Platanus racemosa*  
California Sycamore



*Lagerstoemia indica* 'Natchez'  
White Crape Myrtle



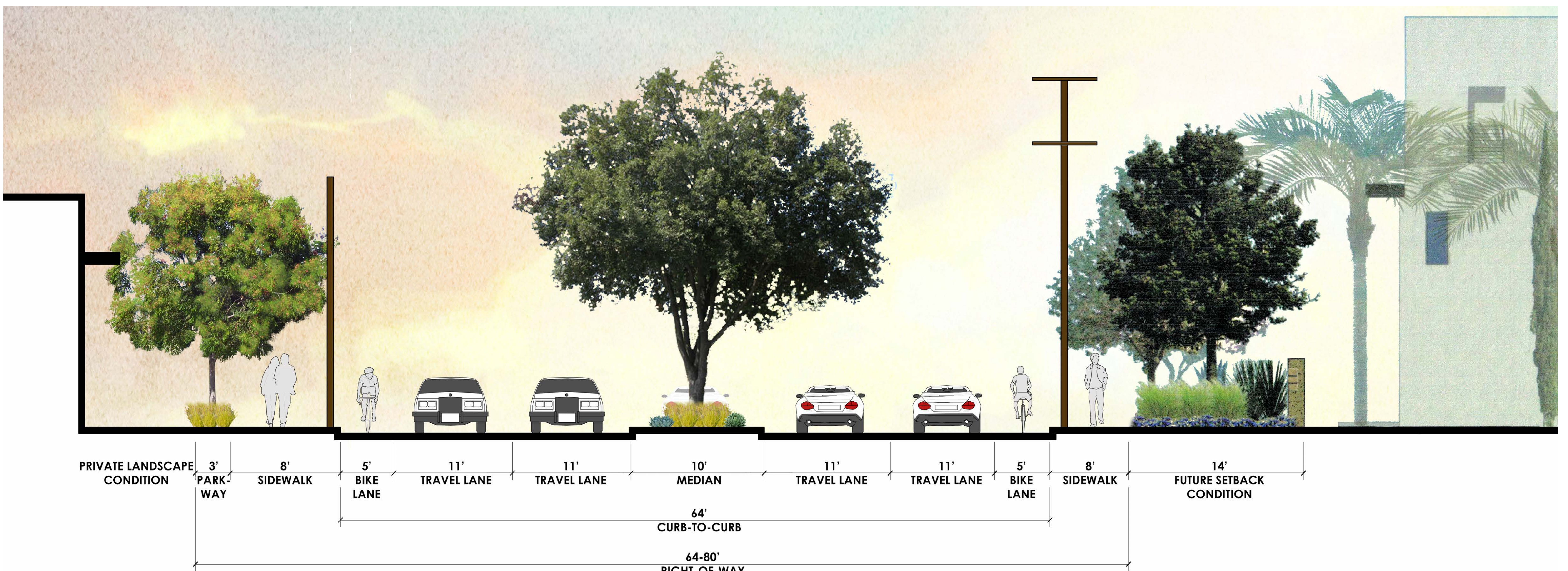
**VISUAL SIMULATION** LOOKING NORTH ON PLACENTIA, ADJACENT TO KING LIQUOR.



**PROPOSED IMPROVEMENTS** LOOKING SOUTH ON PLACENTIA AVENUE.

## LEGEND

- SIDEWALK IMPROVEMENTS
- STRIPED BIKE LANES
- TRAFFIC CALMING
- LOW-WATER-USE CANOPY TREES
- DROUGHT TOLERANT SHRUBS AND GROUNDCOVER
- STREET FURNISHINGS



## SECTION LOOKING NORTH

WEST NEWPORT MESA STREETSCAPE MASTER PLAN  
CITY OF NEWPORT BEACH