

SPECIFIC PLAN



City of Highland

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Greenspot Village & Marketplace Specific Plan

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1. INTRODUCTION

1.1. Specific Plan Purpose

“The Greenspot Village & Marketplace Specific Plan” (Specific Plan) provides a land use plan (for two potential development scenarios), design guidelines, and development regulations for a mixed-use development within approximately 104-acres of the Golden Triangle Community Policy Area of the City of Highland. The Specific Plan includes retail, office, entertainment and restaurant development, designated open space and residential units.

The Specific Plan defines the uses that are permitted and their locations, as well as the design guidelines for buildings and related improvements on the site. The Specific Plan ensures that the area develops in a coordinated fashion with adequate consideration of infrastructure, services, public safety, and project financing.

The purpose of the Specific Plan is:

- ✿ To implement the goals and policies of the General Plan of the City of Highland through more detailed, site-specific use and development standards;
- ✿ To establish new zoning designations for the Specific Plan area that recognize its unique place in the Highland community;
- ✿ To establish design principles for the Specific Plan area; and
- ✿ To set the standard for amenities provided and the quality of development within the Specific Plan area.

Tentative and final tract maps, and parcel map(s) or development plans shall be prepared and submitted to the City pursuant to the applicable provisions of the State of California Subdivision Map Act (Government Code Sections 66410 et seq.), the City of Highland Subdivision Ordinance, the City of Highland Development Code and consistent with the applicable





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provisions contained within the Specific Plan. The development plans shall be submitted for City review prior to development of the Specific Plan area.

1.2. Planning Authority

1.2.1. State of California Government Code Consistency

Section 65450 et seq. of the Government Code sets forth basic requirements and provisions for specific plans. The Government Code specifically states:

“After the legislative body has adopted a general plan, the planning agency may, or if so directed by the legislative body, shall prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan.”

Section 65451 of the Government Code requires that specific plans include text and a diagram or diagrams that specify all of the following:

- ✿ The distribution, location and the extent of the uses of land, including open space within the area covered by the plan;
- ✿ The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;
- ✿ Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
- ✿ A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the specific plan;
- ✿ A statement of the relationship of the specific plan to the general plan.

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The Specific Plan is designed to meet the requirements of the State of California Government Code and the City of Highland General Plan. The Specific Plan is adopted by ordinance and thereby establishes the zoning regulations for the development of the Specific Plan area.

1.3. Specific Plan Objectives

This Specific Plan addresses long term objectives, including the expansion of the City's economic base and meeting future commercial and residential housing needs. The following objectives, achieved through implementation of the Specific Plan, have been identified for the Specific Plan area:

1.3.1. Community Design

- ✿ To preserve a distinguishable community identity by creating an architectural image that builds upon Highland's historic link to the citrus industry.
- ✿ To create an identifiable "sense of place" within the City by using community landscaping, architectural design and signage to define the commercial, mixed-use and residential planning areas.
- ✿ To create a visually attractive development through consistent application of architectural and landscape standards/guidelines that will encourage commercial sales and a unique residential experience.
- ✿ To provide easy pedestrian connections between residential neighborhoods and shopping opportunities.

1.3.2. Land Use

- ✿ To create a focal point of retail, commercial, and recreational activity for the local community as well as for residents, businesses and visitors from throughout the area.
- ✿ To provide high quality housing that will attract a broad spectrum of residents, including attractive, modern, upper end housing that will provide "move-up"





Landscaped medians and crosswalks provide safe and efficient vehicular and pedestrian movement.

opportunities for local residents within the Specific Plan vicinity and the City of Highland.

- ✿ To establish distinctive residential neighborhoods, each with safe and convenient pedestrian access to a central open space area, as well as to commercial opportunities.
- ✿ To establish a well-balanced and carefully planned collection of specialized and general retail uses that can take full advantage of the site's visibility and accessibility from **State Route 210 (SR210)**.
- ✿ To provide daytime and nighttime shopping and entertainment opportunities in a safe and secure environment.
- ✿ To create employment-generating opportunities for the citizens of Highland and surrounding communities.
- ✿ To augment the City's economic base by providing a variety of sales tax-generating uses which minimize the leakage of sales from Highland.

1.3.3. Circulation

- ✿ To provide for safe and efficient vehicular, pedestrian, and bicycle movement within and through the Specific Plan area.
- ✿ To provide safe and convenient pedestrian and bicycle connections between residential neighborhoods, the open space areas and commercial uses within the Specific Plan area.
- ✿ To augment major roadway improvements along Greenspot Road and Boulder Avenue.

1.3.4. Open Space

- ✿ To encourage outdoor activity by providing trails and open space that is connected by pedestrian walkways to residential and non-residential areas.

1.4. Specific Plan Summary

The Specific Plan area is located east of State Route 210, off of Boulder Avenue and Greenspot Road in the City of Highland. The Specific Plan area is developed with a complementary mix of residential, commercial/retail, and office uses all linked by a central Village Paseo. Development plans include two potential land development scenarios, depending upon the ultimate size of the Specific Plan area pending potential acquisition of additional property. This Specific Plan allows for the development of up to 769,600 square feet of building space and 1,218 residential units. The Specific Plan is designed to provide a broad range of commercial opportunities and a variety of housing types, styles, and sizes that attract a diversity of residents into a well-balanced, master-planned community.

The site is divided into three (3) sections based on unique land use, access and circulation Requirements. These sections of the site are hereafter referred to as "Planning Areas", and are shown on Exhibit 2-1, Land Use Plan. The residential Planning Area (Planning Area 2) allows a variety of residential opportunities designed with sufficient recreation facilities to serve the residents of the Specific Plan area. The remaining two Planning Areas (Planning Areas 1 and 3) are developed with mixed-use and commercial land uses. The Specific Plan is designed to provide flexibility in the arrangement of land uses to respond to the market at the time development occurs.

For the entire Specific Plan area, a dwelling unit cap of 1,218 units has been assigned. Additionally, a maximum number of dwelling units to be constructed in Planning Areas 2 and 3 have been established. Total dwelling units in the entire Specific Plan area shall not exceed 1,218 units. For example, if 746 units are developed in Planning Area 2, then the total number of units developed in Planning Area 3 cannot exceed 472 units.





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1.5. Specific Plan Setting

1.5.1. Specific Plan Location

The Specific Plan area is located in the City of Highland, California. The City of Highland is located in the southwestern corner of San Bernardino County, north of the Santa Ana River and the Cities of Redlands and Loma Linda and between the City of San Bernardino and the San Bernardino National Forest. Exhibit 1-1, Regional/Vicinity Context Map, provides the location of the Specific Plan area in its regional context.

Exhibit 1-2, Aerial Photograph, provides an aerial photograph depicting the existing conditions of the Specific Plan area. As shown, Scenario One encompasses approximately 104-acres, and includes an approximate 21-acre parcel currently owned by the San Bernardino County Flood Control District (SBCFCD). Scenario Two totals approximately 83-acres. The majority of the Specific Plan area is located within the 165-acre Golden Triangle Community Policy Area of the City of Highland, County of San Bernardino, California. Nestled between the City's two creeks, the Golden Triangle is located in the southwestern central portion of the City and is bounded by the City Creek drainage channel on the northwest, SR210 on the west, Plunge Creek on the south, and Boulder Avenue on the east/northeast. The Specific Plan area is generally bounded by Greenspot Road (formerly 5th Street) on the south, Eucalyptus Avenue on the north, Boulder Avenue on the northeast, Webster Street on the east, the City Creek drainage channel on the northwest, and SR210 on the west.

1.5.2. On-Site Land Uses

The approximate 83-acres, which is included in land development plans for both Scenario One and Scenario Two (see Exhibit 1-2), is relatively flat and generally slopes downward toward the west at a gradient of approximately one to two percent. Elevations within this portion of the property range from approximately 1,215 feet above mean sea level (msl) in the western portion of the site to 1,265 feet above msl in the eastern portion of the site.

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Existing occupied single-family residential dwelling units are located in the northern portion of the Specific Plan area. Access to these residences is provided via Eucalyptus Avenue (paved road) and Calhoun Street (partially paved road). A single-story commercial building is located on an isolated parcel in the southeastern portion of the Specific Plan area. Access to the building is provided via an access drive along Webster Street. The building is occupied by a convenience store, an insurance business, and a beauty salon. A small surface parking area is located adjacent to the commercial building. Just north of the commercial building are a handful of small single-story commercial and storage/warehouse buildings. One of the commercial buildings is occupied. The remainder of the commercial buildings and the storage/warehouse buildings are vacant. Access to these buildings is provided via an unpaved road along Webster Street. A large paved area is located adjacent to these commercial and storage/warehouse buildings. This paved area was utilized for the storage of large containers/bins.

Under Scenario One, the Specific Plan area includes the approximate 21-acre flood control property. During the rain storms following the October 2003 wildfires in Southern California, City Creek had been subject to substantial damage and sedimentation. The San Bernardino County Flood Control District identified a serious threat of property damage and risks to public health and safety in the Specific Plan vicinity and began emergency clean up work in City Creek, immediately adjacent to the Specific Plan area. The material removed from the creek was stock piled and processed within flood control owned parcels located north of Greenspot Road, east of **SR210**, adjacent to City Creek. The approximate 21-acre flood control property included under Scenario One was a part of the stock pile area. All of the sediment stock pile was removed by 2006 and all that remains is compacted dirt devoid of any vegetation. The City has entered into an agreement with the County to buy the stock pile area. As a result, an agreement has been entered into between the City and Greenspot Marketplace LLC to negotiate purchase of the stockpile area by Greenspot Marketplace LLC.





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1.5.3. Surrounding Land Uses

South of the Specific Plan area, across Greenspot Road, is vacant land, a commercial center with Lowes and Staples as anchor tenants, a mini-storage facility, and a Southern California Edison (SCE) substation. East of the site across Webster Street is a triangular shaped strip commercial center consisting of a carwash facility, gas station, a restaurant, and other commercial uses. Northeast of the site, across Boulder Avenue, are vacant land and the Highland Grove Elementary School and Beattie Middle School. North of the site, across Eucalyptus Avenue, are vacant land and two occupied single-family residential dwelling units. South of Eucalyptus Avenue there are eight occupied single-family residential dwelling units that are included in the Specific Plan area but are not owned by the developer. West and northwest of the site are the City Creek and SR210. Surrounding land uses are depicted on Exhibit 1-2, Aerial Photograph.

1.6. General Plan and Development Code Consistency

The Specific Plan serves as the planning tool for the systematic implementation of the City of Highland General Plan. The Specific Plan was developed based on important guiding principles set forth in the Highland General Plan and is in compliance with provisions of the General Plan. The current General Plan land use designations of the Specific Plan area are Planned Development (PD) and Open Space (OS) for Scenario One and PD for Scenario Two per the City's General Plan Land Use Element (Exhibit 1-3, General Plan Land Use Designations). Within the PD designated areas, all residential land uses are considered to be appropriate, as are support uses (e.g., open space and recreation, public facilities, commercial, and all employment-generated uses) that may be appropriate, subject to applicable General Plan policies and ordinances of the City of Highland. Pursuant to the General Plan, development within PD areas is processed through the use of a specific plan, a planned unit development, a conditional use permit, or a similar device. The preparation of a specific plan, therefore, is consistent with the General Plan and no amendment is required for the PD designated portion of the site. The portion of the Specific Plan area designated as OS requires a General Plan Amendment to change

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the current designation from OS to PD. As such, a General Plan Amendment was adopted concurrently with the adoption of this Specific Plan.

As envisioned, the Specific Plan attains the City's General Plan objectives for the Golden Triangle Community Policy Area of which it is a part. The General Plan recognizes unique development opportunities for this policy area because of its access, visibility, size, and location. The General Plan's intent for this area is to "facilitate a master-planned, mixed-use type of development large enough to cater to residential, retail, and office uses within a well-coordinated group of individually designed projects." The Specific Plan area encompasses approximately 104 acres and 83 acres (Scenario One and Two, respectively) of this policy area and involves the development of a master planned community consisting of mixed uses as described in the General Plan.

It is important to note that the Specific Plan serves as a mechanism to implement the City's 2006-2014 Housing Element. The northern portion of the Specific Plan area (Planning Area 2) was identified as an opportunity site within the Housing Resources section of the Element and in 2011 the City adopted a Residential High Density Special (HDS) zoning overlay for that portion of the Specific Plan area. The HDS zoning overlay permits 20 – 30 residential units per acre by right. This Specific Plan is designed to comply with and help to implement the HDS zoning overlay. The Specific Plan proposes housing at minimum 20 units per acre, higher than any other development in the City, and facilitates potentially affordable housing by permitting mixed use and higher density residential uses by right-of-zone, where similar uses at lower densities elsewhere in the City require a conditional use permit to evaluate compatibility. Innovative housing products permitted by right in the Specific Plan include row houses, condominiums, live/work units, apartments, and townhomes. The adoption of the Specific Plan is crucial to ensure the City can accommodate its 2008-2014 RHNA allocation and to facilitate the development of a variety of housing types. Further compliance with the City of Highland General Plan is demonstrated in Appendix A of this Specific Plan. This Specific Plan establishes Zoning Designations to be implemented within the Specific Plan area.





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The Specific Plan accomplishes the purposes of the Planned Development, Golden Triangle Policy Area set forth in Section 16.12.010 of the City of Highland Municipal Code. Section 16.12.010 of the City of Highland Municipal Code establishes the provisions for the Planned Development District. It is stated that purpose of the Planned Development District is:

- ✿ To establish regulations which implement the General Plan goals, objectives and policies which provides for superior development by allowing a greater degree of design and land use flexibility within the framework of a site specific development plan.
- ✿ To establish procedures which provide for large scaled, multi-phased residential, commercial or industrial mixed use developments. These provisions permit the clustering of units, the mixing of land use and building types and the formulation of specific development standards and design criteria which respond to the particular features or conditions affecting the site.

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The PD and OS zoning designations for the Specific Plan area per the City’s Zoning Map converts to a Specific Plan zone, which designates permitted land uses. For each Planning Area within the Specific Plan, potential land uses are classified as permitted, conditionally permitted, prohibited, temporary, or accessory uses. Development standards and design guidelines for each Planning Area are also detailed in the Specific Plan. Current and proposed Specific Plan zoning designations are shown in Table 1-1. The Specific Plan Zoning Designations are illustrated in Exhibits 2-1 and 2-2.

Table 1-1: Zoning Designations

Specific Plan Component	Zoning Designation	
	Prior to Adoption of Specific Plan	After Adoption of Specific Plan
Planning Area 1 - Highland Marketplace	Planned Development (PD) & Open Space (OS) – Scenario One	SPR-006-001
	Planned Development (PD) – Scenario Two	
Planning Area 2 - Residential Villages	Planned Development (PD) & Open Space (OS) – Scenario One	SPR-006-001
	Planned Development (PD) – Scenario Two	
Planning Area 3 - Village Center	Planned Development (PD) – Both scenarios	SPR-006-001



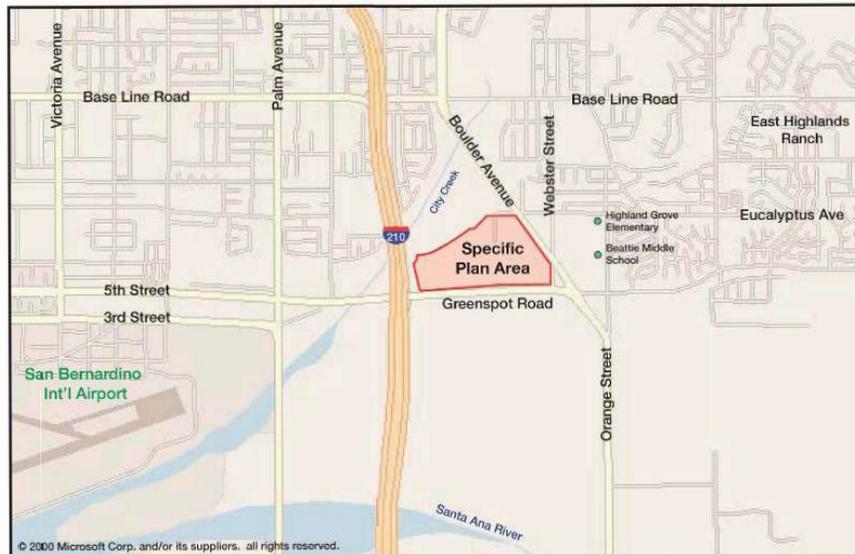


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Regional Context Map



Vicinity Map



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Exhibit 1-3: Existing General Plan Land Use Designations

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Legend

-  General Commercial
-  Low Density Residential
-  Medium Density Residential
-  Open Space
-  Planned Commercial
-  Planned Development
-  Public/Institutional
-  Specific Plan Area

Source: City of Highland General Plan, Updated March 14, 2006



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2. LAND USE PLAN

2.1. Introduction

The Specific Plan allows up to 769,600 gross square feet of retail, office, entertainment and restaurant development, 1,218 dwelling units and open space. The Specific Plan provides employment, shopping, dining, entertainment, office space, recreation and housing opportunities. The goal is to create an environment catering to the needs of residents with differing lifestyles. Pedestrian pathways, signage, and landscaping provide a unifying element for the Specific Plan and work in concert with the adjacent uses to create a new gathering place for the residents of Highland and surrounding communities.

2.2. Residential Dwelling Unit Limitation

The maximum number of units to be developed in the entire Specific Plan area shall not exceed 1,218 units. Dwelling units may be transferred between Planning Areas 2 and 3. For example, if 472 units are developed in Planning Area 2, then the total number of units developed in Planning Area 3 cannot exceed 572 units. Similarly, if 300 units are developed in Planning Area 3, then the total number of unit developed in Planning Area 2 cannot exceed 500 units. Allowing flexibility for the number of residential units to be developed in the Planning Areas provides the opportunity to meet market demands. At the same time, the limit on the total number of units gives assurance to decision-makers and the community that the Specific Plan preserves open space, provides amenities, and promotes the village and mixed use design concepts for Planning Areas 2 and 3.

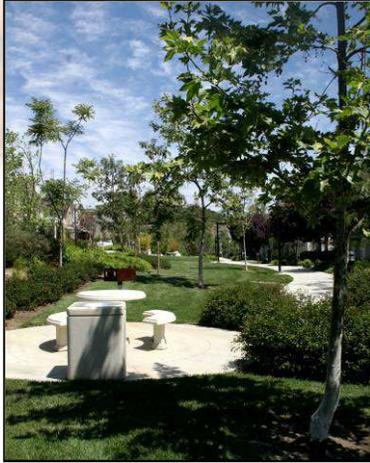
2.3. Summary of Land Uses

2.3.1. Planning Area 1 - Highland Marketplace

Neighborhood, community and sub-regional commercial uses are conveniently located adjacent to the **SR210** freeway with direct access from Greenspot Road. This location provides high



Residential, commercial, and mixed uses are accommodated in the Specific Plan area.



The Village Paseo provides a connection between the three Planning Areas.



visibility and convenient access to and from **SR210**. Development of commercial uses provides retail goods and services for Specific Plan residents and regional consumers, and acts as a buffer between **SR210** and residential uses located to the east.

- ⊗ Planning Area 1 - Highland Marketplace allows a variety of retail, office, and service commercial uses including but not limited to major promotional retail tenants such as Target, complementary specialty retail goods and services, restaurants, hotels, entertainment uses, and professional office. Pedestrian oriented design is encouraged in Planning Area 1.

2.3.2. Planning Area 2 - Residential Villages

Planning Area 2 – Residential Villages provides for a mix of housing products with a maximum of 700 units to be developed.¹ The Planning Area may also include parks, recreation facilities, and water elements (fountains, ponds, and/or small lakes).

- ⊗ Planning Area 2 - Residential Villages permits a minimum 20 and up to 30 dwelling units per gross acre and allows single-family detached and attached housing including townhomes, duplexes, and small to large multiple-family attached structures.

Planning Area 2 – Residential Villages may include features such as neighborhood parks, water elements, "pocket parks" and greenbelts with locations to be determined by the developer. Private neighborhood recreation centers may contain swimming pools, spas, tennis courts, community buildings, picnic areas, and tot lots. The private parks and amenities contained in

¹ This number may increase if dwelling units are transferred from Planning Area 2; however the maximum number of units to be developed in the entire Specific Plan area shall not exceed 1,218 units. For example, if 472 units are developed in Planning Area 3, then the total number of units developed in Planning Area 2 cannot exceed 746 units.

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each individual recreation center are designed to meet the specific recreation and community facility needs of the neighborhood in which they are located.

2.3.3. Planning Area 3 - Village Center

The Specific Plan provides the opportunity for a mix of commercial, retail, office and residential uses within Planning Area 3 – Village Center:

- ✳ Planning Area 3 – Village Center permits a variety of retail, government, and commercial services, including but not limited to restaurants, offices, hotels, and entertainment uses. Residential uses (18 to 40 dwelling units per gross acre) can be provided in the form of live-work, residential above commercial or in free-standing buildings with a maximum of 472 units to be developed in the Planning Area. Innovative housing options, integration with commercial and office uses, and pedestrian oriented design are encouraged within Planning Area 3.

Residential components within Planning Area 3 may include private neighborhood recreation centers that may contain swimming pools, spas, tennis courts, community buildings, picnic areas, and tot lots.

2.3.4. Village Paseo

In order to provide local flood control to achieve storm water run-off quality standards, as well as to provide recreational amenities, the Specific Plan incorporates a centralized Village Paseo which bisects the Specific Plan area from east to west. The Village Paseo is located within



Planning Areas 2 and 3 may include features such as “pocket parks.”

² This number may increase if dwelling units are transferred from Planning Area 2; however the maximum number of units to be developed in the entire Specific Plan area shall not exceed 1,218 units. For example, if 472 units are developed in Planning Area 3, then the total number of units developed in Planning Area 2 cannot exceed 746 units.



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Planning Area 2; it is designed for storm water treatment and retention as well as for picnicking, jogging, hiking, and bicycle riding for the public. The Village Paseo provides convenient access among neighborhoods and commercial areas.

2.4. Land Use Plans

Conceptual land use plans have been developed for two land use scenarios, depending on whether the approximate 21-acre SBCFCD property is acquired by the project applicant. The land use plan for each scenario is described below.

2.4.1. Conceptual Land Use Plan – Scenario One

The Specific Plan allows development of approximately 104-acres of the 165-acre Golden Triangle Community Policy Area in the City of Highland. In accordance with the Specific Plan, the site shall be developed with a mix of residential, commercial, entertainment, office and open space land uses. As shown in Exhibit 2-1, Conceptual Land Use Plan, Scenario 1, the Specific Plan has been delineated into three Planning Areas, based on unique land use, access, circulation, and/or location within the Specific Plan area. The Planning Areas may be developed in a single phase or in multiple phases. Scenario One allows up to 769,600 square feet area of commercial space and 1,218 dwelling units. Permitted land uses and related development densities are summarized in Table 2-1, Planning Areas and Land Uses, Scenario 1.

Table 2-1: Planning Areas and Land Uses, Scenario 1

Planning Area	Land Uses	Approximate Acreage	Density Range (du/ac)	Maximum Dwelling Units*	Approximate Non-Residential Gross Square Feet
1	Highland Marketplace	34.8	N/A	N/A	595,600 sf
2	Residential Villages Open Space / Parks	38.6	20 – 30 du/ac	500-700 du	N/A
3	Village Center	30.6	25 – 40 du/ac	100-472 du	174,000 sf
TOTAL		104 acres		Total shall not exceed 1,218 units	769,600 sf

Notes: du/ac = dwelling units per acre; sf - square feet

* Dwelling units may be transferred between Planning Areas 2 and 3 so long as the total dwelling unit count for the overall Specific Plan area does not exceed 1,218.

The following provides a more detailed description of each Planning Area.

2.4.2. Planning Area 1 - Highland Marketplace

Planning Area 1 - Highland Marketplace consists of approximately 34.8 acres and is located along the southwestern boundary of the Specific Plan area, bordered by Greenspot Road to the south, the Village Paseo to the north and Planning Area 3 to the east. The Planning Area’s size and configuration provide extensive exposure to travelers on SR210. Planning Area 1 permits uses such as major promotional retail tenants, complementary specialty retail goods and services, dining venues, and other freeway-oriented commercial uses. Up to 595,600 gross square feet of commercial uses is allowed.



LAND USE PLAN

Planning Area 1 will be anchored by a major commercial retail store such as Target. The major anchor store includes a building footprint of approximately 150,000 square feet. Up to an additional estimated 445,600 square feet of retail uses is allowed. Planning Area 1 will also contain several outparcel buildings for restaurants, drive-through restaurant facilities, a service station, a bank and retail shops. The outparcel buildings will range from about 1,800 square feet to 10,000 square feet. Building heights may not exceed sixty feet (60') to roofline. Outdoor vendors/carts/kiosks/temporary uses/activities and events such as a farmers market or festivals, are also envisioned throughout the Highland Marketplace. Please refer to Exhibit 2-3, Conceptual Site Plan, for the conceptual site plan of Planning Area 1.

Under Scenario One, approximately 17 acres of the 21-acre vacant, undeveloped land currently owned by SBCFCD in the southwestern portion of this planning area would be within the Specific Plan boundary, and would be included within the Planning Area 1 boundary. The remaining 4 acres of the SBFCD property would be within the Planning Area 2 boundary as described below. The Zoning designation for the planning area shall be changed to Specific Plan (SPR-006-001).

2.4.3. Planning Area 2 - Residential Villages

Planning Area 2 - Residential Villages consists of approximately 30-acres and is located in the northern portion of the Specific Plan area. This Planning Area is bordered by Eucalyptus Avenue to the north, Planning Area 1 to the south, Boulder Avenue to the east, and City Creek to the west. Planning Area 2 allows a variety of for-sale and for-lease residential products including single-family detached residences, single-family attached residences, small or large multiple-family attached structures, and appurtenant recreational uses including the Village Paseo (approximately 3.0 acres of open space, greenbelt, pocket parks and multi-use trail that is part of Planning Area 2). Building heights shall not exceed three (3) stories or forty feet (40'). The density within the Residential Villages shall be a minimum 20 and up to 30 dwelling units per gross acre. A maximum of 700 units may be developed in this Planning Area. However, the

maximum number of units to be developed in the entire Specific Plan area shall not exceed 1,218 units. For example, if 746 units are developed in Planning Area 2, then the total number of units developed in Planning Area 3 cannot exceed 1,218 units. Please refer to Exhibit 2-3, Conceptual Site Plan, for the conceptual site plan of Planning Area 2.

Under Scenario One, existing single-family homes located off of Calhoun Street within this Planning Area will remain. These homes (south of Eucalyptus Avenue) and approximately 4 acres in the western portion of the Planning Area are within the Specific Plan boundary. The Zoning designation for these properties shall be changed to Specific Plan (SPR-006-001). Existing residential uses along the north side of Eucalyptus are within the Golden Triangle Policy Area and zoned PD. All future use of these properties will be subject to the City's PD Development Standards and procedures per Development Code Chapter 16, Section 16.12.010.

2.4.4. Planning Area 3 - Village Center

Planning Area 3 consists of approximately 31-acres and is located in the southeastern portion of the Specific Plan area. This Planning Area is bordered by Greenspot Road on the south, Boulder Avenue and Webster Street on the east, the Village Paseo on the north and Planning Area 1 on the west. Planning Area 3 is a mixed use area and may feature uses such as hotels, restaurants, retail, residential, and professional offices. Up to 174,000 gross square feet of commercial, retail, office and hotel uses may be developed within this Planning Area. Building heights shall not exceed sixty feet (60') to roofline. The density within the Village Center shall be 18 to 40 dwelling units per gross acre. A maximum of 472 units may be developed in this Planning Area. However, the maximum number of units to be developed in the entire Specific Plan Area shall not exceed 1,218 units. For example, if 472 units are developed in Planning Area 3, then the total number of units developed in Planning Area 2 cannot exceed 500 units. Please refer to Exhibit 2-3, Conceptual Site Plan, for the conceptual site plan of Planning Area 3.





LAND USE PLAN

2.5. Conceptual Land Use Plan - Scenario Two

A second land use scenario is provided based on the possibility that approximately 21-acres may not be included in the Specific Plan Area. In land use Scenario Two, the Specific Plan allows development of approximately 83-acres of the 165-acre Golden Triangle Community Policy Area of the City of Highland. The site shall be developed with a mix of residential, commercial, entertainment, office and open space land uses, as shown in Exhibit 2-2, Conceptual Land Use Plan, Scenario 2. Scenario Two allows up to 554,600 square feet of commercial space and 800 dwelling units. Proposed land uses and related development densities for the land use Scenario Two are summarized in Table 2-2, Planning Areas and Proposed Land Uses, Scenario 2.

Table 2-2: Planning Areas and Land Uses, Scenario 2

Planning Area	Land Uses	Approximate Acreage	Density Range (du/ac)	Maximum Dwelling Units*	Approximate Gross Square Feet
1	Highland Marketplace	27.5	N/A	N/A	380,600 sf
2	Residential Villages Open Space / Parks	24.9	20 – 30 du/ac	500-700 du	N/A
3	Village Center	30.6	18 - 40 du/ac	100-300 du	174,000 sf
TOTAL		83 acres		Total shall not exceed 800 units	554,600 sf

Notes: du/ac = dwelling units per acre; sf = square feet

* Dwelling units may be transferred between Planning Areas 2 and 3 so long as the total dwelling unit count for the overall Specific Plan does not exceed 800.

The following provides a more detailed description of each Planning Area under land use Scenario Two.

2.5.1. Planning Area 1 - Highland Marketplace

Planning Area 1 - Highland Marketplace will remain the same as Scenario One with changes in acreage (approximately 27.4 acres) and commercial area (approximately 380,600 sf).

2.5.2. Planning Area 2 – Residential Villages

Planning Area 2 - Residential Villages will remain the same as Scenario One with changes in acreage (approximately 25 acres) and Village Paseo acreage (approximately 2.4 acres of open space, greenbelt, pocket parks and multi-use trail that is a part of Planning Area 2).

2.5.3. Planning Area 3 – Village Center

Planning Area 3 – Village Center will remain the same in both land use scenarios.



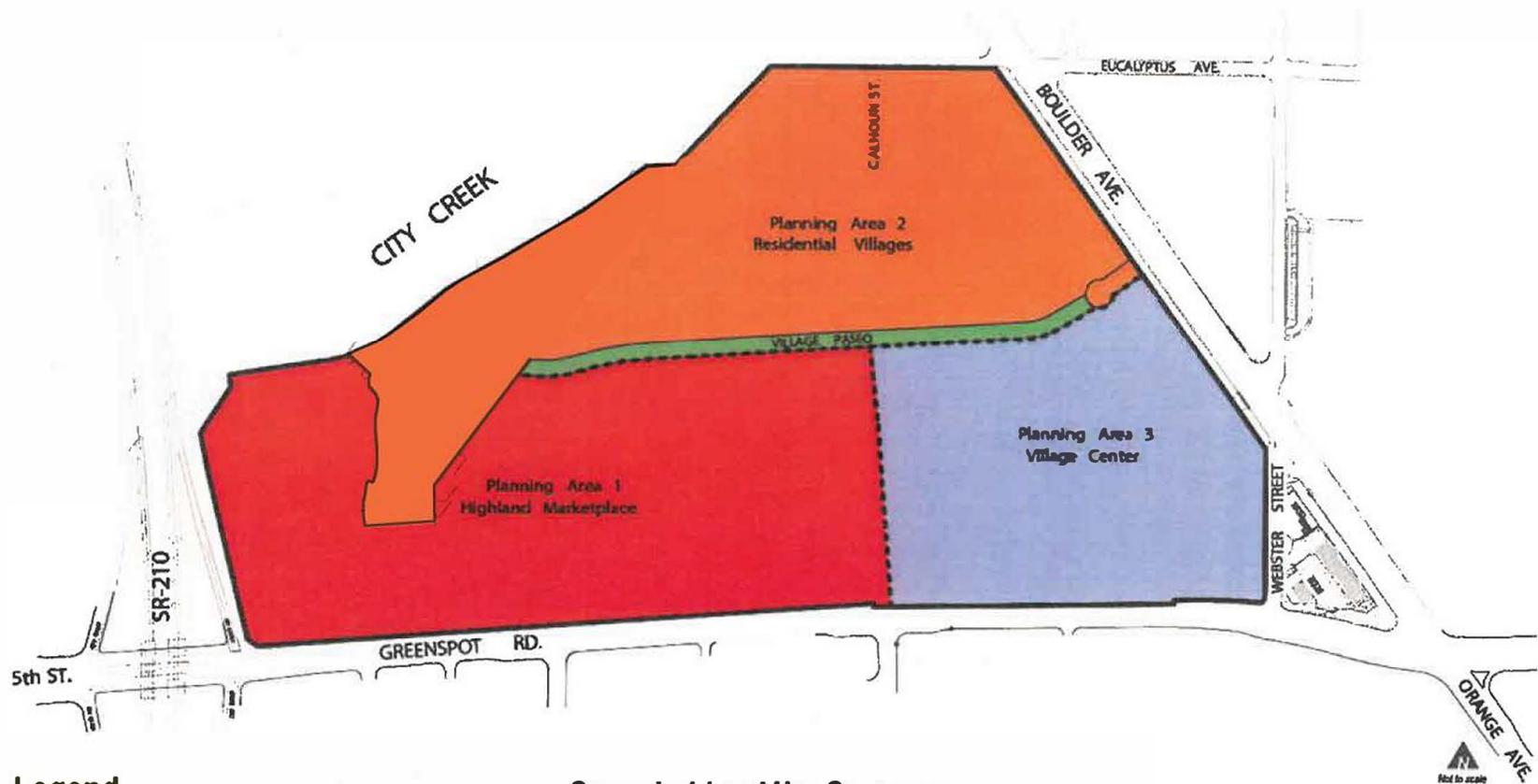


LAND USE PLAN



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LAND USE PLAN



Legend

- PA 1 - Highland Marketplace
- PA 2 - Residential Villages
- PA 2 - Village Paseo
- PA 3 - Village Center
- Planning Area Boundary
- Specific Plan Area

Source: Architects Orange

Scenario 1 Land Use Summary

Planning Area	Proposed Land Use	Approximate Acreage	Maximum Density	Number of Dwelling Units	Gross Square Feet
1	Commercial	34.8 ac	N/A	N/A	595,600 sf
2	High Density Residential Open Space/Parks	35.6 ac 3.0 ac	30 du/ac N/A	500-546 du N/A	N/A N/A
3	Mixed Use	30.6 ac	18-40 du/ac	100-472 du	174,000 sf
Total		104 ac		1,218 du	554,600 sf

¹ Dwelling Units may be transferred between Planning Areas 2 and 3 so long as the total dwelling unit count for the overall Specific Plan area does not exceed 1,218.

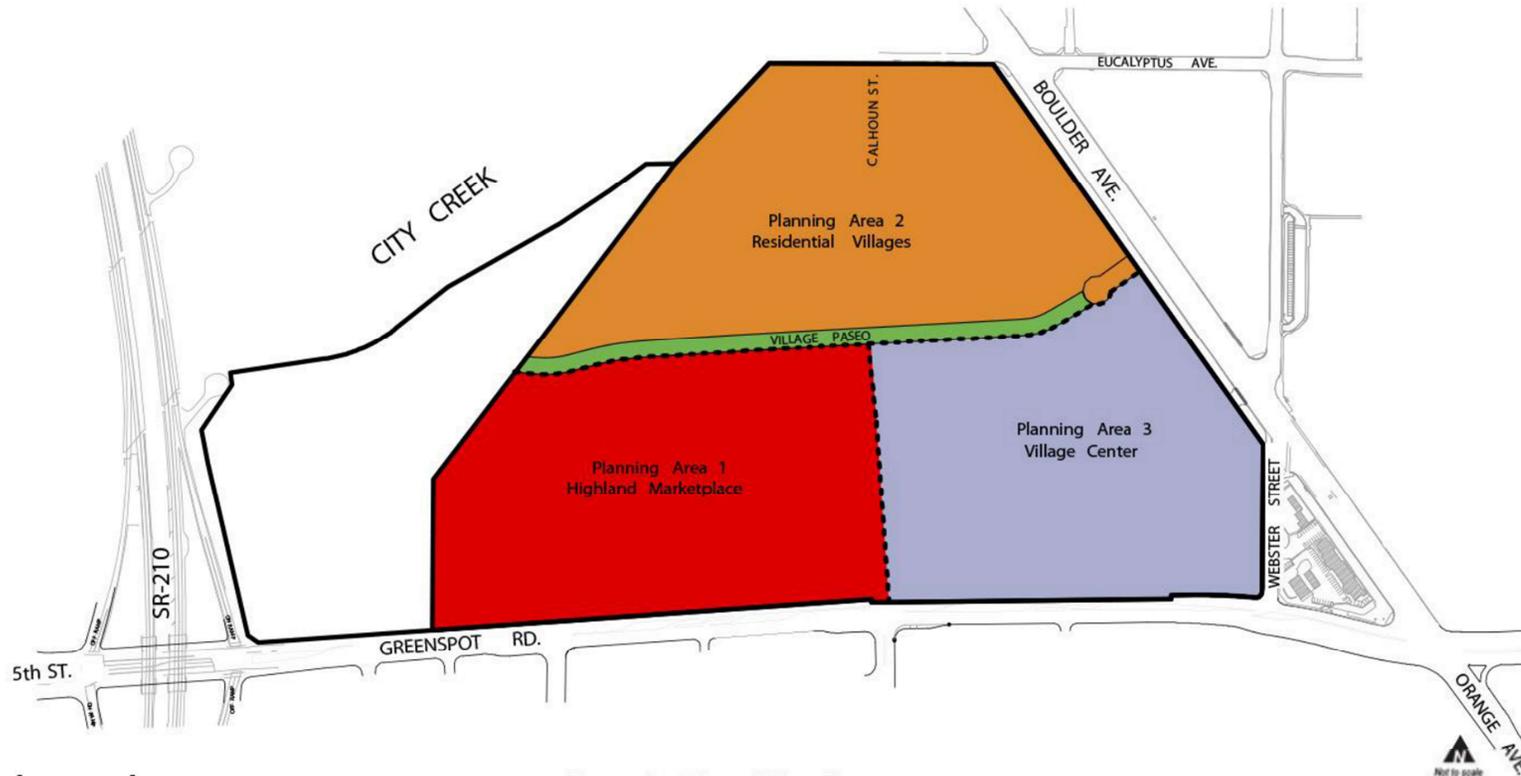


LAND USE PLAN

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Exhibit 2-2: Conceptual Land Use Plan, Scenario 2

LAND USE PLAN



Legend

- PA 1 - Highland Marketplace
- PA 2 - Residential Villages
- PA 2 - Village Paseo
- PA 3 - Village Center
- Planning Area Boundary
- Specific Plan Area

Source: Architects Orange

Scenario 2 Land Use Summary

Planning Area	Proposed Land Use	Approximate Acreage	Density Range	Number of Dwelling Units	Gross Square Feet
1	Commercial	27.4 ac	N/A	N/A	380,600 sf
2	High Density Residential Open Space/Parks	22.5 ac 2.4 ac	20-30 du/ac N/A	500-546 du N/A	N/A N/A
3	Mixed Use	30.6 ac	18-40 du/ac	100-472 du	174,000 sf
Total		83 ac		1,018 du	554,600 sf

1 Dwelling Units may be transferred between Planning Areas 2 and 3 so long as the total dwelling unit count for the overall Specific Plan area does not exceed 800.



LAND USE PLAN



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Legend

- Conceptual Building Areas - Highland Marketplace (PA1)
- Conceptual Building Areas - Residential Villages (PA2)
- Conceptual Building Areas - Village Center (PA3)
- Planning Area Boundary
- Specific Plan Area

Source: Architects Orange

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LAND USE PLAN

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3. CIRCULATION PLAN

3.1. Introduction

The Circulation Plan complements the Land Use Plan by linking commercial, mixed-use and residential land uses to each other. The circulation system consists of roadways, trails and a Village Paseo designed to enhance connectivity, walkability and facilitate the movement of pedestrians, bicyclists and vehicles.

Please note that this Specific Plan includes exhibits that illustrate what is anticipated after roadway improvements are complete. However, the responsible party for roadway improvements will be determined upon adoption of a Development Agreement between the developer(s) and the City of Highland. Sequencing (phasing) and maintenance of roadways is discussed in Chapter 8, Implementation Plan, of this Specific Plan.

3.2. Vehicular Circulation & Access

Greenspot Road forms the southern boundary of the Specific Plan area, Eucalyptus Avenue serves as the northern boundary, and Boulder Avenue and Webster Street form the eastern boundary of the Specific Plan area. The Conceptual Circulation Plan for the Specific Plan area is shown in Exhibit 3-1.

Roadways within the Specific Plan area are described according to street type as defined in the Circulation Element of the City of Highland General Plan and the Greenspot Road Master Plan. Street types and street master plans are defined according to anticipated traffic volumes and lane widths and configurations. A cross-section illustrating each boundary street in the Specific Plan area is shown in Exhibit 3-2. Note that the cross-sections show the streets when fully improved.

Streets within the Specific Plan area not fully improved at the time this Specific Plan was prepared are described under “Base Year Condition.” Street improvements required for new development in the Specific Plan area are described in “Future Year Improvements.”

3.2.1. Base Year Conditions

- ✿ **Boulder Avenue – Public, Modified Primary Arterial**
Designated a Public, Modified Primary Arterial in the City of Highland General Plan Circulation Element, Boulder Avenue is a public, north-south, four-lane, divided roadway forming the eastern boundary of the Specific Plan area.
- ✿ **Greenspot Road – Public, Primary Arterial**
Defined as a Public, Primary Arterial in the City of Highland General Plan Circulation Element, Greenspot Road is a public, four-lane roadway oriented in an east-west direction.
- ✿ **Webster Street – Public, Collector**
Defined as a Public, Collector in the City of Highland General Plan Circulation Element, Webster Avenue is a public, two-lane roadway oriented in a north-south direction.
- ✿ **Eucalyptus Avenue – Public, Local**
Defined as a Public, Local in the City of Highland General Plan Circulation Element, Eucalyptus Avenue is a public, two-lane roadway oriented in an east-west direction.
- ✿ **Calhoun Street – Public, Local**
Defined as a Public, Local in the City of Highland General Plan Circulation Element, Calhoun Street is a two-lane, partially paved roadway oriented in a north-south direction.

3.2.2. Future Year Improvements

As indicated earlier, the party responsible for future roadway improvements will be determined upon adoption of a Development Agreement between the City and the developer(s).

✿ Boulder Avenue – Public, Modified Primary Arterial

The portion of Boulder Avenue along the Specific Plan frontage is a four-lane, divided roadway with a twenty-two foot (22') median. At full improvement, Boulder Avenue has a one hundred and sixty feet (160') right-of-way consisting of two roadway sections, each thirty-eight feet (38') wide with two (2) travel lanes and one (1) bike lane in each direction. There is a thirty-one foot (31') parkway on each side of the street. On the western edge of the Boulder Avenue, Southern California Edison has negotiated a thirty foot (30') easement of which sixteen feet (16') is within the right-of-way and fourteen feet (14') encroaches into the Specific Plan area. Exhibit 3-3, Street Sections, illustrates the fully improved cross-section for Boulder Avenue.

In order to provide access to the Village Center (Planning Area 3) via Boulder Avenue, a major entry/exit will be provided. This will be in conjunction with the relocation of an existing traffic signal at Webster. To provide access to the residences in Planning Area 2, a right-in/out, left-in only access point will be constructed consistent with development of the Planning Area. At the intersection of Eucalyptus Avenue at Boulder Avenue, a traffic signal will be erected.

✿ Greenspot Road – Public, Primary Arterial

At full improvement, Greenspot Road, a Primary Arterial, will be a six-lane, divided roadway with a twenty-six to thirty foot (26'-30') wide landscaped, raised median. At its ultimate width, the portion of Greenspot Road along the

Specific Plan frontage generally consists of a one hundred forty to one hundred forty-two foot (140'-142') wide right-of-way with an eighty-two to eighty-four foot (82'-84') wide roadway consisting of three (3) driving lanes and one (1) bike lane in each direction.³ There is a twenty-five foot (25') parkway consisting of a fifteen (15') wide right-of-way (measured from curb face) and a ten (10') foot wide landscape easement including a sidewalk and landscaping on each side of the street. Exhibit 3-3, Street Sections, illustrates the fully improved cross-section for Greenspot Road. The width of the street may vary at locations to accommodate turn lanes.

A minimum of three (3) fully signalized vehicular entry/exit points from Greenspot Road will serve the Specific Plan area. Greenspot Road will also accommodate right-in/out, left-in only access points if justified in the Traffic Impact Analysis.

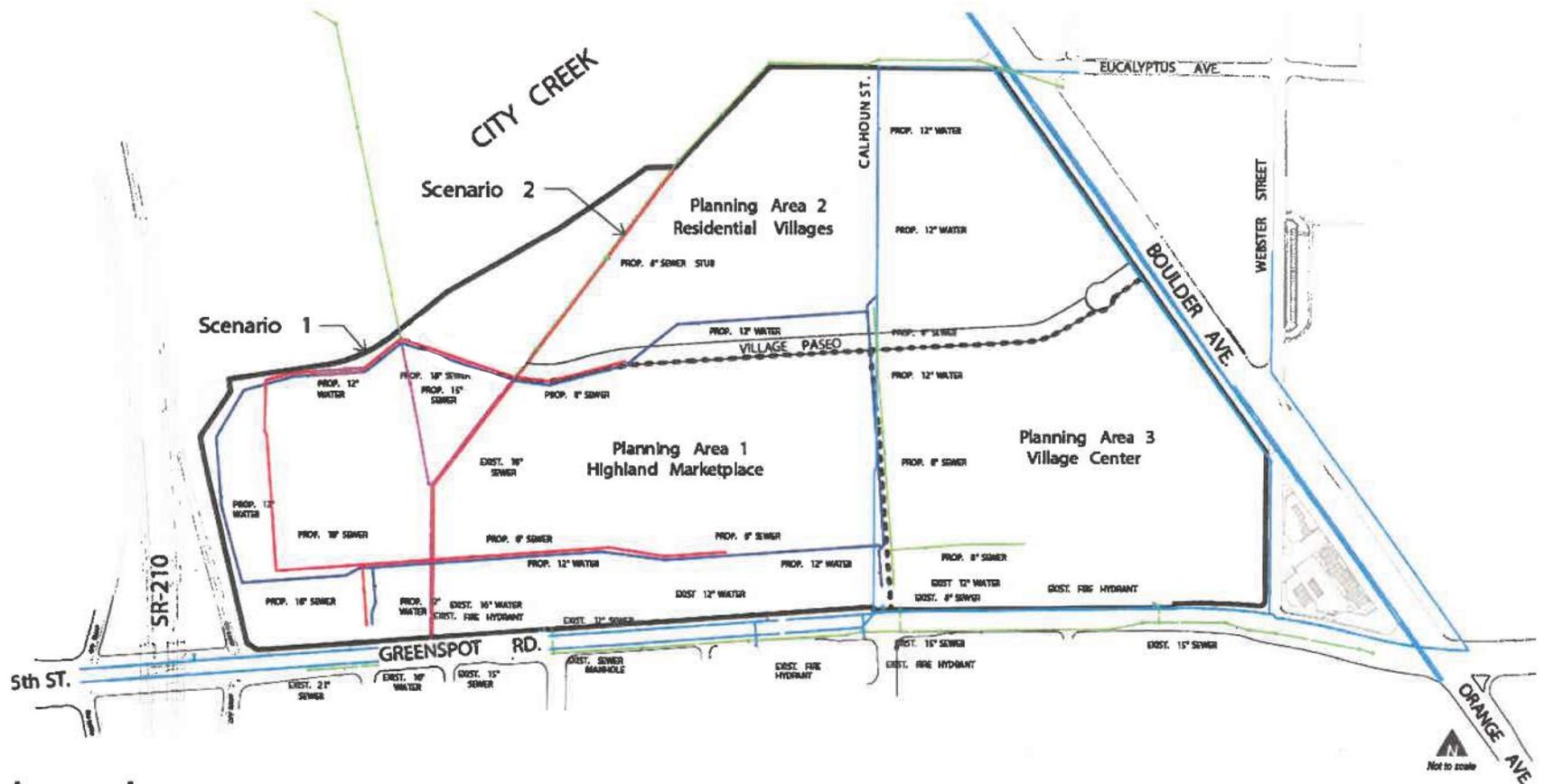
 **Webster Street – Public, Collector**

Webster Street is fully improved as a Collector Street. A Collector is designated as a two-lane, undivided, roadway designed to carry traffic between residential neighborhoods and the larger street network. Webster Street consists of a sixty-six foot (66') right-of-way with a curb-to-curb pavement width of forty-four feet (44'). There is an eleven foot-five inch (11'-5") parkway including sidewalk and landscaping on the west side of the street and an eleven foot (11') parkway including sidewalk and landscaping on the east side of the street.

³ The ultimate right-of-way width for Greenspot Road will exceed the average of 142' width at the turn pockets. These dimensions will be determined by the traffic report.

Exhibit 4-1: Conceptual Infrastructure: Water and Sewer Plan

INFRASTRUCTURE PLAN



Legend

- Existing Sewer Lines to Remain
- Existing Sewer Lines to be Removed
- Proposed Sewer Lines
- Existing Water Lines
- Proposed Water Lines
- Planning Area Boundary
- Specific Plan Area

Source: Development Resource Consultants, Inc.

Webster Street (North) at Boulder Avenue will allow right-in/out only movement. Webster Street will also accommodate a right-in/out, left-in only access point at the intersection of Greenspot Road if justified in the Traffic Impact Analysis. Exhibit 3-2, Street Sections, illustrates the fully improved cross-sections for Webster Street.

✿ **Eucalyptus Avenue – Public, Collector**

Eucalyptus Avenue provides access, via Calhoun Street, to the residential neighborhoods in Planning Area 2. At full improvement, Eucalyptus Avenue will be a Collector from the easterly Specific Plan boundary to the west side of Calhoun Street. The intent of the roadway is to provide access to new residential neighborhoods in Planning Areas 2 and possible future development to the north of the Specific Plan area. The portion of Eucalyptus Avenue along the Specific Plan frontage is a two-lane, undivided roadway. At full improvement, Eucalyptus Avenue has a sixty-six foot (66') right-of-way with a curb-to-curb pavement width of approximately forty-four feet (44'). There is an eleven foot (11') parkway including sidewalk and landscaping on each side of the street. Eucalyptus Avenue may be extended further west to the westerly Specific Plan boundary in the future. Exhibit 3-2, Street Sections, illustrates the fully improved cross-section for Eucalyptus Avenue.

✿ **Calhoun Street – Public, Collector**

Calhoun Street provides access, via Eucalyptus Avenue, to the residential neighborhoods in Planning Area 2. At full improvement, Calhoun Street will be a Collector that has a sixty-six foot (66') right-of-way with a curb-to-curb pavement width of forty-four feet (44'). There is an eleven foot (11') parkway including sidewalk and landscaping on the east side of the street. Calhoun Street (South) in Exhibit 3-2 illustrates the fully improved cross-section for



CIRCULATION PLAN

Calhoun Street. Interim right-of-way widths for Calhoun Street may exist until all parcels in Planning Area 2 are acquired for build-out of the Specific Plan.

❁ Residential Streets – Private, Non-Classified

All interior neighborhoods will have a minimum of two (2) points of access. The residential portions of the Specific Plan may be gated communities.

3.3. Non-Vehicular Circulation & Access

In addition to the vehicular circulation plan, a non-vehicular circulation system is incorporated into the Specific Plan. This non-vehicular circulation system consists of a combination of multi-purpose trails, paseos and sidewalks adjacent to roads and within residential neighborhoods and non-residential areas. All sidewalks along roadways will be constructed per City of Highland standards unless otherwise specified herein. Exhibit 3-4, Conceptual Trails Plan, shows the location of the trails within the Specific Plan area. The Village Paseo provides bicycle and pedestrian connections to the Planning Areas and is an important element of the 'walkable' community concept.

3.4. Village Paseo/Multi-Purpose Trails

The Village Paseo is a unique element within the Specific Plan. It is approximately 0.4 mile long and approximately fifty-five feet (55') in width and is within Planning Area 2. It consists of a minimum ten foot (10') wide multi-purpose trail. This multi-purpose trail accommodates hikers, joggers, and bicyclists and provides a connection and access between the residential villages in Planning Area 2 and the Highland Marketplace and Village Center in Planning Areas 1 and 3. A multi-purpose trail is also allowed along Boulder Avenue, which serves as the northeastern boundary of the Specific Plan.

The substantial landscape planting around the Village Paseo creates an attractive and desirable setting for this recreational opportunity, creating a linear greenbelt. The Village Paseo may

include rest areas with amenities such as benches, trash receptacles and trellis structures/arbors for shade.

3.4.1. Sidewalks

Minimum five foot (5') wide separated sidewalks are provided within the roadway rights-of-way (unless otherwise noted). Due to the proximity of the elementary and middle schools east of the project site, the developer shall provide a "Safe Route to School" crossing over Boulder Avenue. The precise design and technology of the crossing shall be determined in conjunction with the City Public Works department.



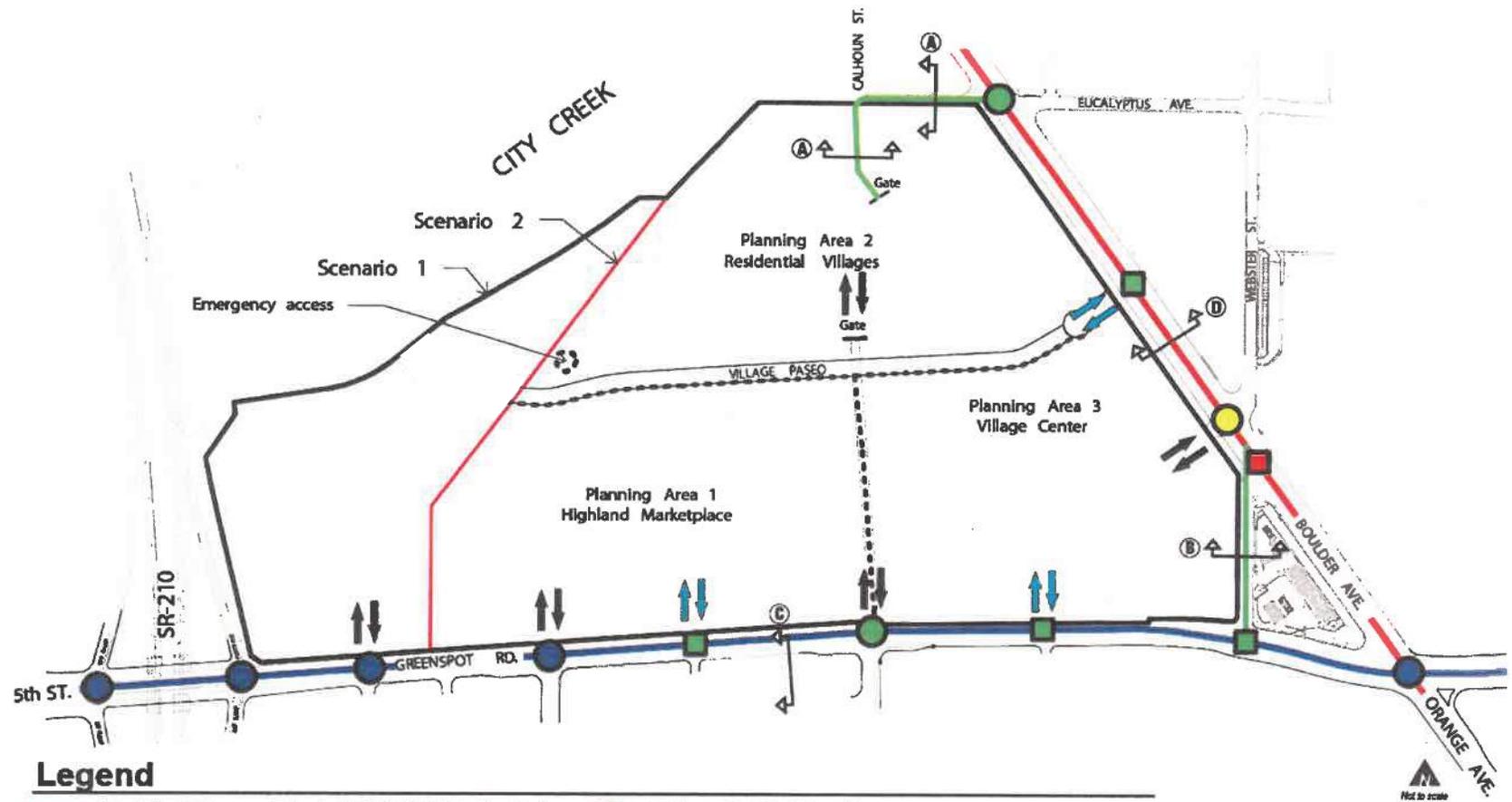
CIRCULATION PLAN



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Exhibit 3-1: Conceptual Circulation Plan

CIRCULATION PLAN



Legend

- Modified Primary Arterial (160' ROW - Varies)
- Primary Arterial (140' ROW - Varies)
- Collector (66' ROW)
- ↕ Major Project Entry/Exit
- ↕ Minor Project Entry/Exit
- New Location of Existing Traffic Signal
- Current Traffic Signal
- Future Traffic Signal
- Right-in/out only
- Right-in/out & left-in only
- ↔ Street Section Callouts (See exhibits 3-2 and 3-3)
- - - Planning Area Boundary
- Specific Plan Area

Note: This circulation plan is conceptual in nature; the party responsible for roadway improvements will be determined upon adoption of a Development Agreement between the City and the developer(s).

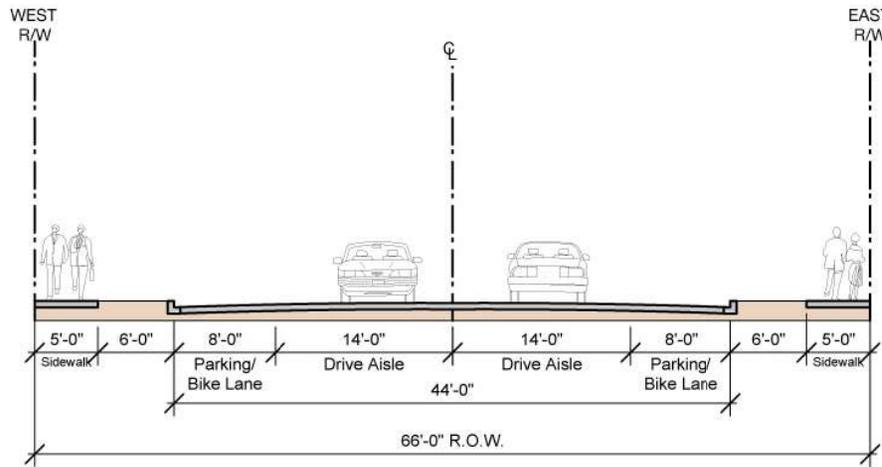


CIRCULATION PLAN

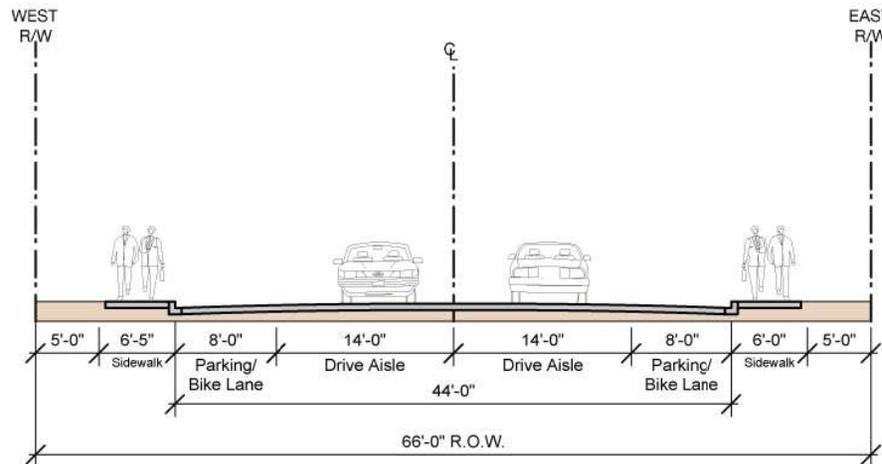
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**Exhibit 3-2: Conceptual Street Sections
(Collector Streets)**

CIRCULATION PLAN



- A** **Collector Street**
(Eucalyptus and Calhoun)
* Calhoun Street - Sidewalk on the east side only.



- B** **Collector Street**
(Webster Street)

Note: These street sections are conceptual in nature; the party responsible for roadway improvements may be determined upon adoption of a Development Agreement between the City and the developer(s).



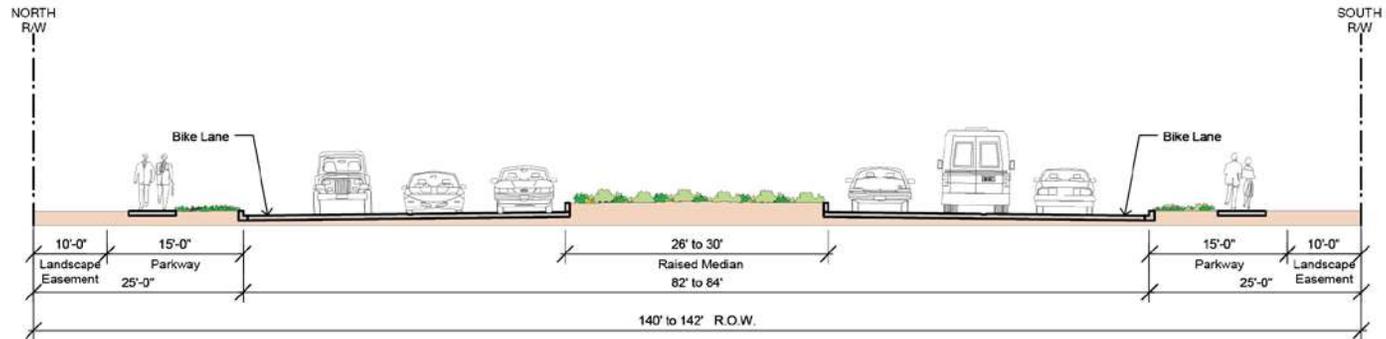
CIRCULATION PLAN



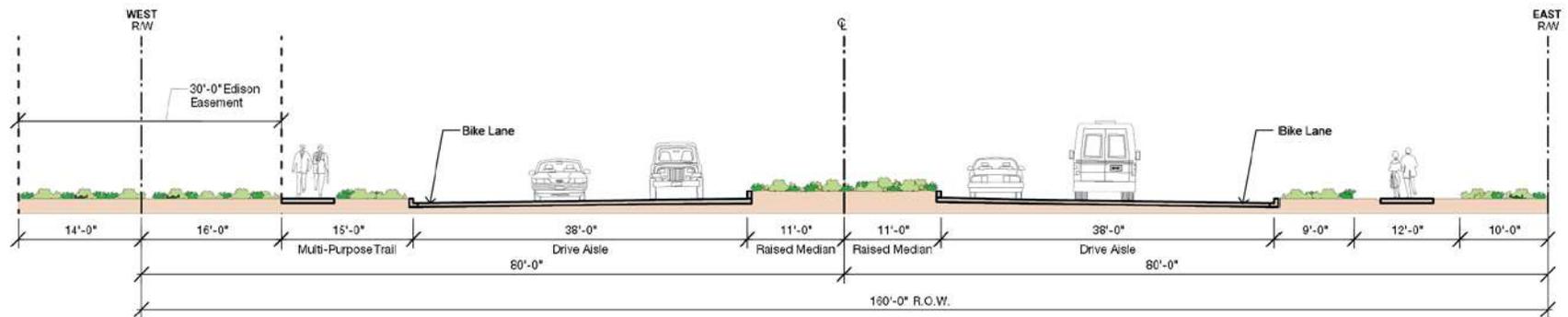
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**Exhibit 3-3: Conceptual Street Sections
(Primary Arterial & Modified Primary Arterial)**

CIRCULATION PLAN



**(C) Primary Arterial
(Greenspot Road)**



**(D) Modified Primary Arterial
(Boulder Avenue)**

Note: Construct a 5' tall wrought iron fence in the landscape median on Boulder Avenue between Webster Street and Eucalyptus Avenue or as approved by the City.



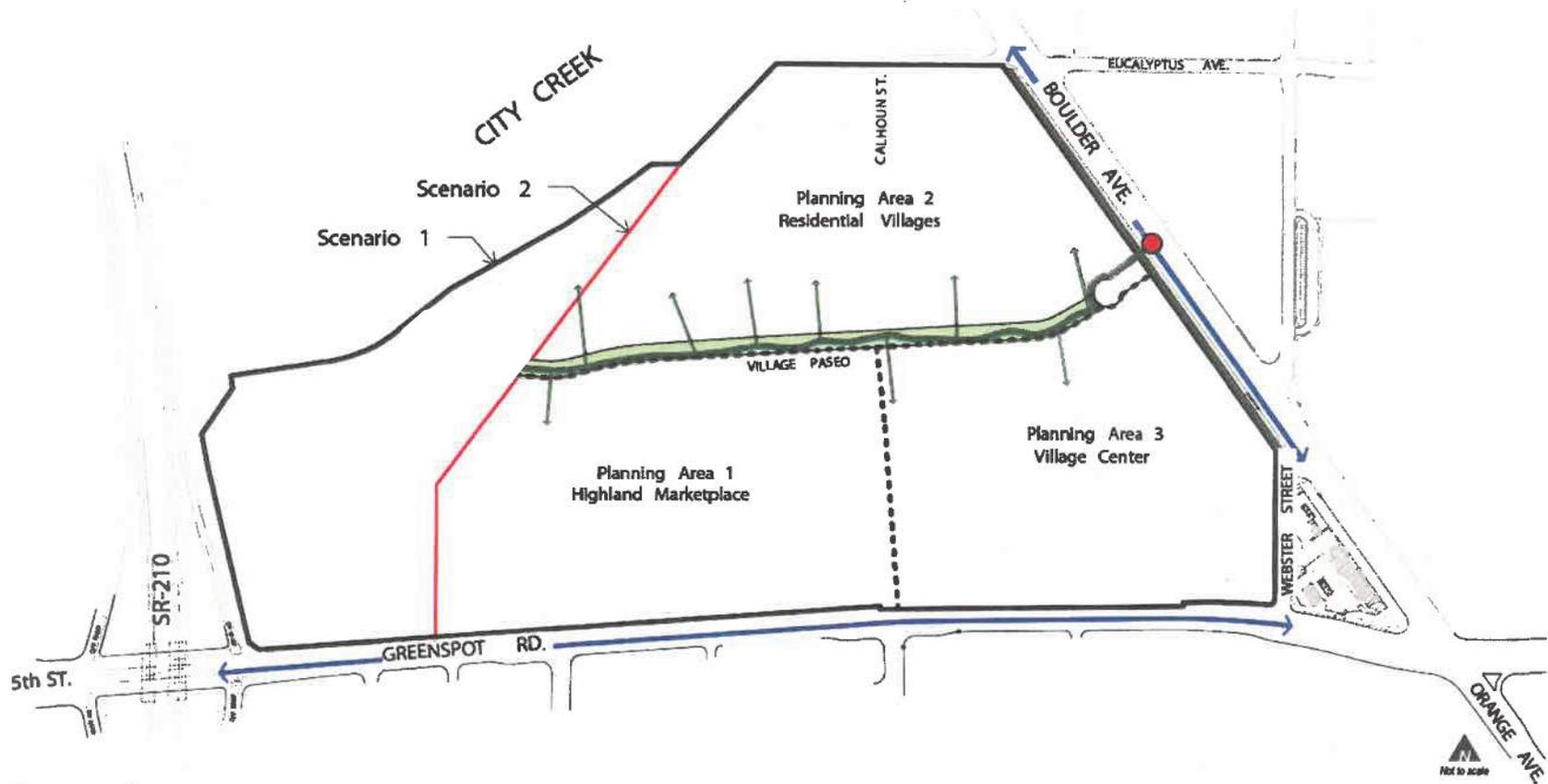
CIRCULATION PLAN



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Exhibit 3-4: Conceptual Trails Plan

CIRCULATION PLAN



Legend

- Greenspot Specific Plan Village Paseo
- Highland General Plan Bike Lane (Class II)
- Greenspot Specific Plan Multi-Use Trail
- Trail/Bike Path Linkage
- Planning Area Boundary
- Specific Plan Area

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CIRCULATION PLAN



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4. INFRASTRUCTURE PLAN

The purpose of this section is to define the utilities and services that will be provided to the Specific Plan area. This section defines the major components of water, sewage, storm water drainage, solid waste disposal, energy and other essential facilities proposed to be located within or adjacent to the Specific Plan area. Sequencing (phasing) and maintenance of infrastructure is discussed in Chapter 8, Implementation Plan, of this Specific Plan.

4.1. Water

Potable water is provided to the Specific Plan area by the East Valley Water District (EVWD). The Specific Plan area is served by the Upper Pressure Zone of the EVWD's water system, which derives its supplies from the Bunker Hill Groundwater Basin and the Santa Ana River. New water lines are proposed within the Specific Plan area and will connect to existing water lines in Boulder Avenue and Greenspot Road. The locations of existing and conceptual water lines are shown in Exhibit 4-1. Water lines are sized to meet anticipated fire flow and projected domestic water demands. The conceptual water plan, as shown on Exhibit 4-1 includes twelve inch (12") water lines running through the Specific Plan area and connecting to existing water lines along Greenspot Road and Boulder Avenue.

4.2. Sewer

Sewer services for the Specific Plan area are provided by the East Valley Water District (EVWD) and San Bernardino City Waste Water Treatment facility. New sewer lines ranging in size from eight inches (8") to eighteen inches (18") are proposed within the Specific Plan area and will tie to an existing sewer line in Greenspot Road. Existing sewer lines and the conceptual sewer plan for the Specific Plan area are shown in Exhibit 4-1.

4.3. Solid Waste

The City of Highland contracts its solid waste collection service to the private sector through a comprehensive franchising agreement. The contract services will be extended to provide solid





INFRASTRUCTURE PLAN

waste collection and disposal services for the Specific Plan area. Solid waste and disposal shall comply with applicable State and local regulations.

4.4. Storm Water Drainage

The Specific Plan area will have storm drain facilities consisting of drainage pipes, infiltration facilities and vegetated swales. In addition to serving as a recreational amenity, the Village Paseo would be designed for stormwater treatment and retention purposes. The Village Paseo would include a bioswale that would be designed to accommodate stormwater flow generated by a portion of the site development. The bioswale would be an open, shallow-channel with vegetation covering the side slopes and bottom. In addition to water detention, the swale would treat runoff through filtering by the vegetation in the channel and/or infiltration into the underlying soils. The bioswale design would include on-site detention. Additionally, several underground infiltration basins would be constructed under parking lots in the southern half of the project site.

4.5. Utilities

4.5.1. Electricity

Southern California Edison (SCE) provides electricity to the Specific Plan area. SCE has a local office in the City of Redlands and operates a substation in Highland just south of Greenspot Road. SCE maintains above ground power lines within the limits of the Specific Plan area. Improvements associated with development of Specific Plan area include relocation and undergrounding the overhead power lines that, at the time the Specific Plan was prepared, traverse the center of the site in a north-south and east-west direction. Additionally, new electrical lines will be placed underground along portions of Boulder Avenue and Webster Street fronting the Specific Plan area. Exhibit 4-2 shows the proposed location of underground and overhead electrical lines before and after Specific Plan implementation. An easement for the power lines in the Specific Plan area is located adjacent to Boulder Avenue, along the Specific Plan area's eastern boundary.

4.5.2. Natural Gas

The Southern California Gas Company (TGC) provides natural gas to the Specific Plan area and indicated that sufficient capacity exists within existing infrastructure along Greenspot Road to accommodate the development of the Specific Plan area. Conceptual gas lines serving the Specific Plan area are shown in Exhibit 4-2.

4.5.3. Telecommunications Facilities

Telecommunication infrastructure is a vital part of the success and enjoyment of the Highland community. SBC plans include installation of fiber optic lines under Greenspot Road to provide new communication technology to the residents and modernize the way residents in the City communicate, work and live.

4.5.4. Telephone

Telephone service is offered in the area by numerous telecommunications companies. AT&T services the Greenspot Village & Marketplace Specific Plan. Telephone infrastructure and service is provided and installed along with other utilities.

4.5.5. Cable

Cable service is offered in the area by numerous companies including Comcast Cablevision and Southland Cable Television. Wireless cable is available through Cross Country Wireless Cable Television.





INFRASTRUCTURE PLAN

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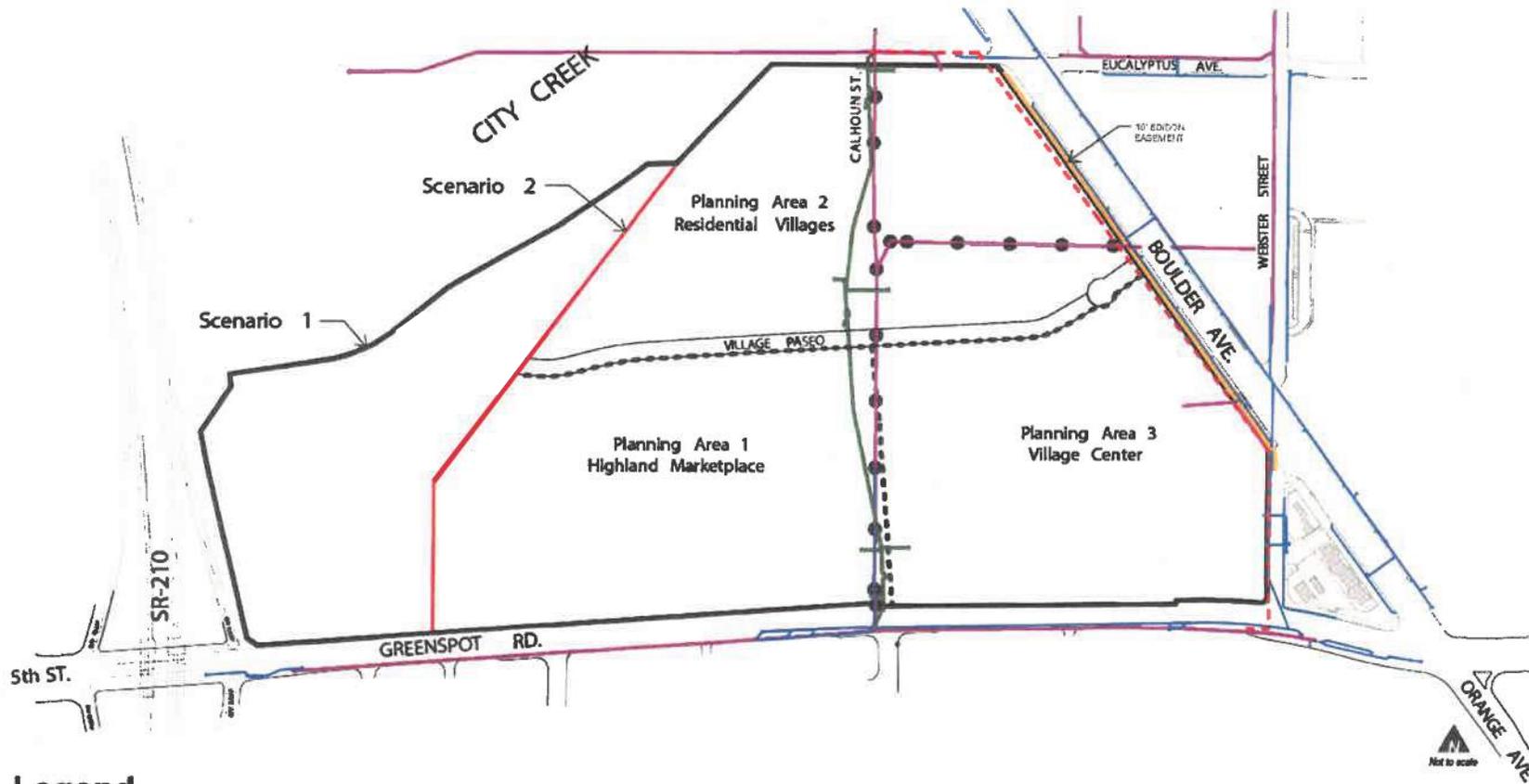


INFRASTRUCTURE PLAN

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**Exhibit 4-2: Conceptual Infrastructure:
Gas and Electrical Plan**

INFRASTRUCTURE PLAN



Legend

- Existing Overhead Electrical Lines
- Existing Underground Electrical Lines
- - - Proposed Underground Electrical Lines
- Proposed Gas/Electrical Lines
- Existing Power Poles
- Edison Easement (Proposed)
- - - Planning Area Boundary
- Specific Plan Area

Source: Development Resource Consultants, Inc.

Not to scale



INFRASTRUCTURE PLAN

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4.6. Public Services

4.6.1. Police Protection

The San Bernardino County Sheriff's Department provides law enforcement and police protection services to the City of Highland that will be extended to the Specific Plan area. The Sheriff's Department has one patrol station in the City of Highland located at 26985 Base Line near City Hall, approximately 2.2 miles from the Specific Plan area.

4.6.2. Fire Protection & Paramedics

The City of Highland provides fire protection and emergency medical services to the Specific Plan area. Fire Station 1 is located at 26974 Base Line (east of Central Avenue) approximately 2.2 miles from the Specific Plan area and Fire Station 2 is located at 29507 Base Line (east of Weaver Street) approximately 2.6 miles from the Specific Plan area.

4.6.3. Public Transportation

Public transportation service is provided near the Specific Plan area by Omnitrans. Disabled residents may also use Omnitrans's Access Services for transport throughout San Bernardino County.

4.6.4. Schools

The Redlands Unified School District (RUSD) serves the Specific Plan area. The Specific Plan area is assigned to Highland Grove Elementary School and Beattie Middle School which are adjacent to the Specific Plan area and Redlands East Valley High School which is nearby in Redlands. Development within the Specific Plan area is subject to the payment of school fees at the time of building permit issuance in accordance with fees authorized under applicable laws except as otherwise provided for in a separate agreement between the developer and the school district.





INFRASTRUCTURE PLAN

4.6.5. Library Services

At the time of Specific Plan preparation, the City of Highland had one public library, the Highland Branch of the San Bernardino County Library, located at 27167 Base Line. The Highland Branch Library serves residents in the City of Highland and in the neighboring City of San Bernardino. A new library and Environmental Learning Center located at 7863 Central Avenue has been built to replace the current Highland Branch Library and celebrated its Grand Opening on May 31, 2008.

5. USE AND DEVELOPMENT STANDARDS

5.1. Purpose

The Specific Plan Use and Development Standards define uses permitted within the Specific Plan area and regulate the sizes and locations of buildings that may house those uses. The Use and Development Standards also provide minimum requirements for other on-site physical improvements such as parking, landscaping, sidewalks and vehicular driveways. The Use and Development Standards identify the framework within which the Specific Plan Land Use Plan will be implemented.

5.1.1. Resolution of Issues

- A. Whenever Specific Plan Use and Development Standards differ from or conflict with the regulations and standards contained in the City of Highland Land Use and Development Code or any other applicable City regulation, rule or policy, the Specific Plan Use and Development Standards shall prevail unless otherwise indicated herein. The Specific Plan Use and Development Standards apply only within the Specific Plan area.
- B. Any issues that may arise with interpretation of Specific Plan Use and Development Standards consistent with the purpose of this Specific Plan may be resolved by the Community Development Director or his/her designee. An applicant may appeal a decision of the Community Development Director to the Planning Commission where the Community Development Director's decision would otherwise be final. Similarly, an applicant may appeal any decision of the Planning Commission to the City Council. Any decision by City Council is considered final. All appeals are pursuant to City of Highland Land Use and Development Code Section 16.08.210.



USE AND DEVELOPMENT STANDARDS

5.1.2. References

Any reference to Development Standards shall mean “The Greenspot Village & Marketplace Specific Plan Use and Development Standards.” Any reference to Development Code shall mean the City of Highland Land Use and Development Code.

5.2. Land Uses

Exhibit 2-1 and Exhibit 2-2 show the location and extent of properties within each Planning Area category as defined in the Specific Plan. The three Planning Areas that compose the Specific Plan are as follows:

- ✿ Planning Area 1 - Highland Marketplace
- ✿ Planning Area 2 - Residential Villages
- ✿ Planning Area 3 - Village Center

5.3. Permitted Uses

Permitted Uses for each Planning Area are identified in this section. Following an application submittal, the Community Development Director shall make the determination as to whether the proposed use is permitted, conditionally permitted, prohibited, temporary or accessory to a permitted use on site in each of the three Zoning Districts.

- ✿ A Permitted Use (P) is one that can be established as the primary use of a building without need of a discretionary approval. If exterior modifications and/or new construction is anticipated, a permitted use shall require approval by the City of Highland Planning Commission prior to issuance of a building permit.
- ✿ A Conditionally Permitted Use (C) requires discretionary approval e.g. a Conditional Use Permit is issued after the Planning Commission reviews and determines that the nature of the proposed use, at the location proposed, is subject to conditions of use and

USE AND DEVELOPMENT STANDARDS

occupancy that may be set, and can be conducted without detriment to nearby properties and uses.

- ✿ A Prohibited use (*) refers to a use or activity that is not permitted in the Planning Area.
- ✿ A Temporary Use (T) refers to a use of limited duration that may be permitted as a primary or accessory use of a property. A temporary use shall require approval by the Community Development Director or his/her designee prior to issuance of a temporary use permit and/or special event permit.⁴ A temporary use permit and/or special event permit application shall be submitted no later than one (1) week prior to the opening date of the temporary use and/or event.
- ✿ An Accessory Use (A) refers to a use customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use or building. If exterior modifications and/or new construction is anticipated, an accessory use shall require approval by the City of Highland Planning Commission prior to issuance of a building permit.

⁴ City Council approval shall be required for issuance of a special event permit for any event anticipated to accommodate 2,500 or more persons at any given time.



USE AND DEVELOPMENT STANDARDS

Table 5-1: Permitted Uses

Land Use	Zoning District		
	Planning Area 1 - Highland Marketplace	Planning Area 2 - Residential Villages	Planning Area 3 - Village Center
Boarding/Lodging			
Hotel, Motels, Lodges	P	*	P
Eating/Drinking Establishments⁵			
Alcohol Sales (50% or less of total sales)	P	*	P
Alcohol Sales (greater than 50% of total sales)	C	*	C
Catering Services	P	*	P
Drinking Establishments	C	*	C
Fast-food/Drive through Restaurant	P	*	P
Take-out Restaurant	P	*	P
Eating Establishments	P	*	P
Outdoor Patio Seating/Dining	A	*	A
Educational			
Schools, Business and Professional, Vocational, Art, Sports and Traffic	P	*	P

⁵ The sale of alcohol shall be subject to licensing by the State of California Department of Alcoholic Beverage Control (ABC).

USE AND DEVELOPMENT STANDARDS

Land Use	Zoning District		
	Planning Area 1 - Highland Marketplace	Planning Area 2 - Residential Villages	Planning Area 3 - Village Center
Entertainment Recreational			
Athletic Fields	*	*	*
Auditoriums, Conference Halls, Convention Centers, Theaters	P	*	P
Commercial Recreation	P	*	P
Multi-Purpose Recreational Trails	P	P	P
Private Community Association Facilities	*	A	A
Public Parks, Playgrounds and Associated Structures	P	A	A
Recreation Centers/Facilities	P	A	A
Theme Parks/Family Entertainment Centers	P	*	P
Financial			
Banks, Brokerage Offices, Credit Unions, Loan Agencies, Checks Cashing, Free Standing ATMs	P	*	P
Government			
Government Facilities	P	*	P
Media Services			
Audio-Visual and Video Production Services	P	*	P
Recording Studios and Recording Services	P	*	P



USE AND DEVELOPMENT STANDARDS

Land Use	Zoning District		
	Planning Area 1 - Highland Marketplace	Planning Area 2 - Residential Villages	Planning Area 3 - Village Center
Medical/Social Services			
Clinics	P	*	P
Laboratories, Medical and Dental	P	*	P
Optician Service and Optical Goods	P	*	P
Rehabilitation Centers, Outpatient	P	*	P
Offices			
Administrative, Business and Professional Offices	P	*	P
Open Space			
Fishing and Recreational Lake	*	P	*
Pocket Park	P	P	P
Public Park	*	P	P
Regional Park	*	*	*
Personal Services			
Dry Cleaning and Laundry Services	P	*	P
Hair/Nail Salons, Day Spas	P	*	P
Tailor Shops, Shoe Repair Shops	P	*	P
Tourist Information Centers	P	*	P

USE AND DEVELOPMENT STANDARDS

Land Use	Zoning District		
	Planning Area 1 - Highland Marketplace	Planning Area 2 - Residential Villages	Planning Area 3 - Village Center
Residential			
Assisted Living	*	*	P
Condominiums	*	P	P
Home Occupations	*	A	A
Live/Work ⁶	*	P	P
Multiple-Family Dwellings	*	P	P
Residential Accessory Structures	*	P	P
Second Units	*	P	P
Senior Housing	*	P	P
Single-Family Dwellings	*	P	P
Townhome	*	P	P
Resource Conservation			
Interpretive Center	P	P	P
Retail Commercial			
Alcoholic Beverage Sales, Off-Premises	C	*	C
Convenience Stores	P	*	P
Drug Stores/Pharmacies	P	*	P

⁶ Live/Work as permitted by the City's Home Occupation Standards



USE AND DEVELOPMENT STANDARDS

Land Use	Zoning District		
	Planning Area 1 - Highland Marketplace	Planning Area 2 - Residential Villages	Planning Area 3 - Village Center
Drive-through Retail for Banks and Drug Stores	P	*	P
General Retail and Specialized Retail	P	*	P
Grocery Stores/Markets	P	*	P
Home Improvement/Goods/Supplies/Appliances	P	*	P
Liquor Stores	C	*	C
Newsstands	P	*	P
Service Commercial			
Animal Hospitals	P	*	C
Equipment Rental Services (Indoors Only)	C	*	C
General Commercial Services	P	*	P
Mail, Cargo, Packaging Services	P	*	P
Pet Grooming	P	*	P
Veterinary Office	P	*	P
Service Residential			
Child Care Centers	C	C	C
Family Day Care , Small	*	P	P
Family Day Care , Large	*	*	*
Vehicle/Vessel Related Uses			

USE AND DEVELOPMENT STANDARDS

Land Use	Zoning District		
	Planning Area 1 - Highland Marketplace	Planning Area 2 - Residential Villages	Planning Area 3 - Village Center
Car Washes (Accessory use to Vehicle Fueling Stations)	A	*	A
Vehicle Fueling Stations	C	*	C
Vehicle Fueling Stations with Alcohol Sales	C	*	C
Vehicle Service and Parts	P	*	*
Vehicle/Vessel Sales and Rentals	C	*	*
Park & Ride Facility	*	*	*
Other			
Farmers Markets and Sidewalk Sales	T	*	T
Outdoor Special Event Venues	T	*	T
Parking Lots and Parking Structures/Garages	P	A	P
Sexually Oriented Business (See Chapter 16.72 Development Code)	*	*	*
Flea Markets/Swap Meets	T	*	T
Telecommunication Facilities, Concealed or Co-located	P	*	P
Telecommunication Facilities, Disguised	C	*	C



USE AND DEVELOPMENT STANDARDS

5.3.1. Outdoor Temporary Uses, Activities and Events

The Highland Marketplace and Village Center (Planning Areas 1 and 3) allow and permit opportunities for a variety of temporary uses, some that are associated with the adjoining businesses and others that create activity to encourage pedestrian uses. Other locations within the Specific Plan area may also be appropriate for temporary uses. Temporary uses may include: civic ceremonies, farmers markets, festivals, carnivals with rides, promotional events, live performances, fairs, and seasonal events and activities, such as sporting exhibitions, competitions, and other similar activities found in regional indoor and outdoor malls. Temporary uses shall require approval by the Community Development Director or his/her designee, and a temporary use and/or special event permit application shall be submitted no later than one (1) week prior to the opening date of the temporary use and/or event.

5.3.2. Outdoor Vendors/Carts/Kiosk

Throughout the Highland Marketplace and Village Center (Planning Areas 1 and 3), to create an atmosphere that encourages pedestrian traffic and invites people to walk between uses, outdoor vendors are permitted as an accessory use. While the vendors' carts or kiosk may appear to be temporary in nature, they shall be designed to complement the architectural style of the other buildings in the site and be integrated into site design to provide for easy pedestrian access. Moving vendor carts require written approval by property management or similar entity to operate. The size and location of vendor carts shall be limited to ensure that each is oriented to the pedestrian and not the surrounding streets and to provide for adequate pedestrian circulation around the use.

5.3.3. Telecommunication Facilities

Typical uses include but are not limited to monopoles, antennas, and rooftop dishes. The following provisions shall apply:

USE AND DEVELOPMENT STANDARDS

- ✳ Communication equipment (i.e. monopoles, antennas, dishes) shall comply with the provisions of the Development Code Chapter 16.45 (Wireless Telecommunication Facilities).
- ✳ Stealth facilities and concealed antennas are required.
- ✳ Wiring shall be placed underground and obscured from view whenever possible.
- ✳ Wireless telecommunication facilities shall be located where the existing topography, vegetation, building or other structures provide the greatest amount of screening.
- ✳ Wireless telecommunication facilities shall be located in the following order of preference:
 1. On existing structures such as a signs, buildings, communication towers or utility facilities;
 2. On existing traffic signal, power, light or similar kinds of permanent poles;
 3. Co-located with other major wireless telecommunication facilities.

5.4. Development Plans

Attention to detail, design quality and consistency between Planning Areas are fundamental aspects of the Specific Plan. To ensure quality development consistent with the objectives of this Specific Plan, exterior tenant improvements and building shells constructed in the Specific Plan area shall be reviewed by both the Community Development Director and City of Highland Planning Commission, and conditioned accordingly to ensure Specific Plan consistency and EIR mitigation measures implementation. Interior tenant improvements shall be reviewed by the Community Development Director and a City of Highland building official.



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If required, the Planning Commission shall review the application for consistency with the Specific Plan with the intent of ensuring that each project conveys the desired Specific Plan objectives, character and quality, and complies with the standards set forth in this Specific Plan. In no instance shall proposed tenant improvements or new building constructions exceed the total building area or exceed 1,218 residential units.

5.4.1. Building Shells

Development plans for building shells shall apply to any new building shell that is constructed within the Specific Plan area. The Specific Plan area consists of various building shells, some connected to other building shells and some freestanding. Development of the Specific Plan may require phased construction of building shells. A development plan shall be submitted to the City of Highland Planning Department for initial review by the Community Development Director. Following the Community Development Director's review, the development plan must be reviewed by the City of Highland Planning Commission to ensure that the proposed building shell shall be arranged, designed, constructed and maintained to be compatible with the character of the Specific Plan area. The following outlines the review procedure for building shells.

5.4.1.1. Building Shell Plan check, Permit Issuance, and Completion

A. Plan check

1. After adoption of this Specific Plan, the City shall accept plans for each building shell for plan check and proceed with such plan check in a timely manner, including rechecks, without regard to the status of plans or plan check submittals for any other building shell or tenant improvements on the project site. In no event may the City require that plans for all or some combination of building shells be submitted simultaneously as a condition of plan check submittal and plan check review. Concurrent with the plan check review process, the development plans will also be reviewed by the City of Highland

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Planning Commission. Approval by Planning Commission is valid for ten (10) years from date of approval.

B. Permit Issuance

1. Upon approval by both City staff and the Planning Commission, a building permit and associated trade permits shall be issued after Development Impact and Fairshare Fees are paid in accordance with development plan conditions and/or adopted Development Agreement if applicable, without regard to the status of plans, plan check submittals, building permit applications, building construction, or building completion for any other building shell or tenant improvements.

C. Completion

1. The City's building official shall deem a building shell complete when improvements consistent with the respective approved building plans are completed and a City of Highland building inspector has provided a final sign-off on the respective inspection card.

5.4.2. Exterior Tenant Improvements

Exterior tenant improvements include exterior modifications to an existing building within the Specific Plan area. Development plans for exterior tenant improvements shall be submitted to the City of Highland Planning Department for initial review by the Community Development Director or his/her designee. If a change of use is proposed, then the Community Development Director shall determine whether the proposed use is permitted, conditionally permitted, prohibited, temporary or accessory to a permitted use on site in each of the three Planning Areas within the Specific Plan area. A conditionally permitted use will be subject to additional review by the Planning Commission. Any proposed exterior tenant improvement, which in its initial review indicates an increase in land use intensity, e.g., an increase in parking demand, may be



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subject to additional review as determined by the Community Development Director. Following review by the Community Development Director, the development plan must be reviewed by the City of Highland Planning Commission to ensure the exterior improvements comply with the design requirements, provisions and intentions of this Specific Plan. The following outlines the review procedure for exterior tenant improvements.

5.4.2.1. Exterior Tenant Improvement City Staff Review, Permit Issuance, and Completion

A. Plan check

1. The City shall accept exterior tenant improvement plans and application for plan check. Plan check shall occur in a timely manner. In no event may the City require completion of a building shell, issuance of any Certificate of Occupancy, or similar milestone for the respective building as a condition of submittal of any exterior tenant improvement plans for plan check. Concurrent with the plan check review process, the application and development plans will also be reviewed by the City of Highland Planning Commission. Approval by the Planning Commission is valid for ten (10) years from date of approval.

B. Permit Issuance

1. Upon approval by both City staff and the Planning Commission, a building permit and associated trade permits shall be issued after Development Impact and Fairshare Fees are paid in accordance with development plan conditions and/or adopted Development Agreement if applicable, without regard to the status of plans, plan check submittals, building permit applications, building construction, or building completion for any other building shell or tenant improvements.

USE AND DEVELOPMENT STANDARDS

C. Construction

1. Exterior tenant improvement construction may commence upon issuance of a building permit for the respective exterior tenant improvements even if the respective building shell has not been deemed complete as defined herein.
2. The City of Highland building official shall deem tenant improvements for any store space complete when improvements consistent with the respective approved building plans for such tenant improvements are completed and a City of Highland building inspector has provided a final sign-off on the respective inspection card. Completion of the respective building shell shall not be a condition for determination that the exterior tenant improvements are complete.

5.4.3. Interior Tenant Improvements

Interior tenant improvements include interior modifications to an existing building within the Specific Plan area. Development plans for interior tenant improvements shall be submitted to the City of Highland Planning Department for initial review by the Community Development Director. If a change of use is proposed, then the Community Development Director shall determine whether the proposed use is permitted, conditionally permitted, prohibited, temporary or accessory to a permitted use on site in each of the three Planning Areas within the Specific Plan area. A conditionally permitted use will be subject to additional review by the Planning Commission. Any proposed interior tenant improvement, which in its initial review indicates an increase in land use intensity, may be subject to additional review as determined by the Community Development Director. Following review by the Community Development Director, the development plan may be approved by a City of Highland building official if the development plan complies with the requirements, provisions and intentions established in Development Code Section 16.08.140. The following outlines the review procedure for interior tenant improvements.



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5.4.3.1. Interior Tenant Improvement Plan check, Permit Issuance, and Completion

A. Plan check

1. The City shall accept interior tenant improvement plans for plan check and shall proceed with such plan check in a timely manner, including rechecks, after adoption of this Specific Plan, without regard to the status of construction of any building shell or other tenant improvements. In no event may the City require completion of a building shell, issuance of any Certificate of Occupancy, or similar milestone for the respective building as a condition of submittal of any tenant improvement plans for plan check.

B. Permit Issuance

1. A building permit and associated trade permits shall be issued for interior tenant improvements upon approval of building plans by the City's plan checker, and after Tenant Improvement fees have been paid, without regard to the status of plans, plan check submittals, building permit applications, building construction, or building completion for any other building shell or tenant improvements. In no event may the City require completion of a building shell, issuance of any Certificate of Occupancy, or similar milestone for the respective building as a condition of permit issuance for tenant improvements.

C. Construction

1. Interior tenant improvement construction may commence upon issuance of a building permit for the respective interior tenant improvements even if the respective building shell has not been deemed complete as defined herein.
2. The City of Highland building official shall deem the interior tenant improvements for any store space complete when improvements consistent with

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the respective approved building plans for such tenant improvements are completed and a City of Highland building inspector has provided a final sign-off on the respective inspection card. Completion of the respective building shell shall not be a condition for determination that tenant improvements are complete.

5.5. Commercial and Mixed Use Development Standards

Table 5-2 provides a summary of standards applicable to structures and related improvements to be developed within Planning Area 1 – Highland Marketplace and Planning Area 3 – Village Center. Exhibits 5-1 and 5-2 illustrate how the standards identified in Table 5-2 may be applied to commercial and mixed use building types.



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Table 5-2: Commercial Development Standards

Development Standards ¹	Planning Area 1 - Highland Marketplace	Planning Area 3 – Village Center
Minimum Lot Size	5,000 sf	5,000 sf
Maximum Building Height	60' to roofline ²	60' to roofline ²
Maximum Floor Area Ratio	.75	2.0
Minimum Streetside Setbacks ³ :		
Boulder Avenue	10'	10'
Greenspot Road	10'	10'
Village Road	10'	10'
Webster Street	10'	10'
Other Streets and Drives	10'	10'
Minimum Interior Side Setback	0'	0'
Minimum Rear Setback	5'	5'

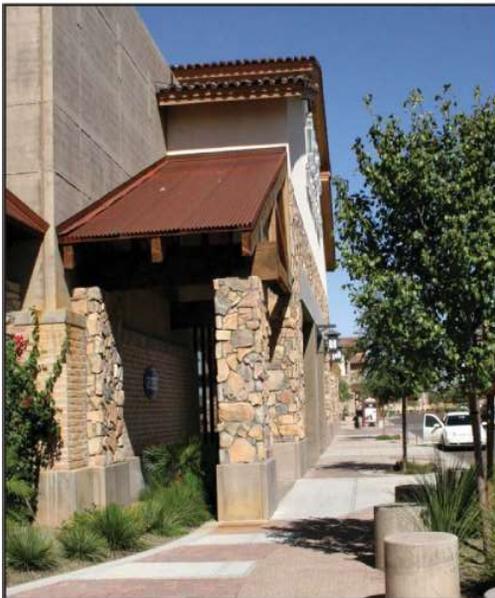
Abbreviations: sf = square feet

¹ See Section 5.6 for additional standards

² Maximum 75' for architectural projections including elevator towers, cupolas, clocks, roof vents, and other architectural projections and focal elements.

³ Setback shall be measured from street right-of-way to building or parking lot.

Exhibit 5-1: Planning Area 1 – Highland Marketplace **USE AND DEVELOPMENT STANDARDS**



Standards¹		
Minimum lot size 5,000 s.f.		
A	Building Set Back	
	Boulder Avenue	10' Min.
	Greenspot Road	10' Min.
	Webster Street	10' Min.
	Other Streets and Drives	10' Min.
Maximum Building Height	60' Max. ²	
Maximum Floor Area Ratio	0.75	
Minimum Rear Setback	5' Min.	
Notes:		
1 See Section 5.6 for additional standards		
2 Maximum 75' for architectural projections including elevator towers, cupolas, clocks, roof vents, and other architectural projections and focal elements		





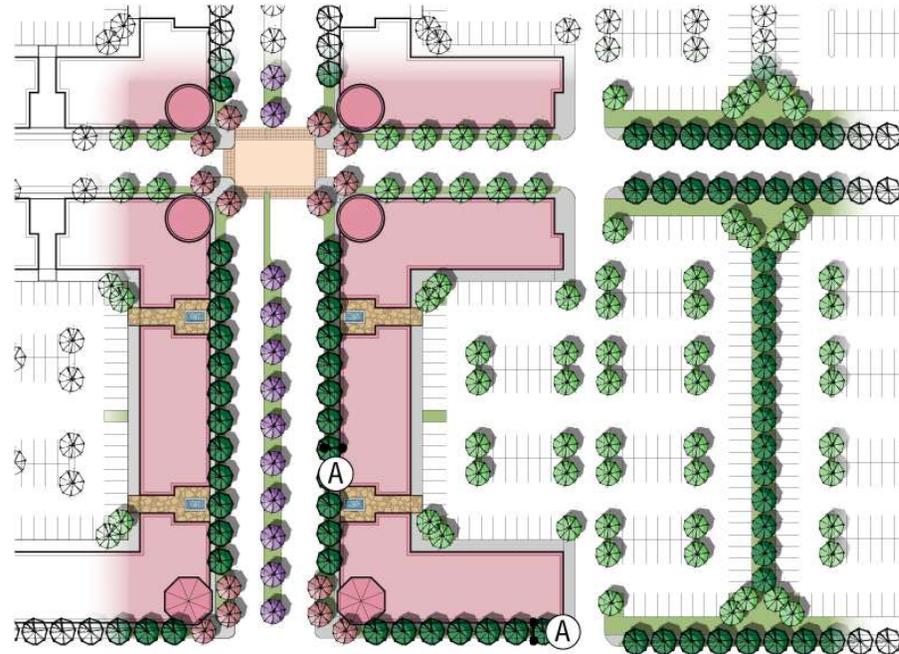
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Standards¹		
Minimum lot size 5,000 s.f.		
A	Building Set Back	
	Boulder Avenue	10' Min.
	Greenspot Road	10' Min.
	Webster Street	10' Min.
	Other Streets and Drives	10' Min.
	Maximum Building Height	60' Max. ²
	Maximum Floor Area Ratio	2.0
	Minimum Rear Setback	5' Min.
Notes:		
1 See Section 5.6 for additional standards		
2 Maximum 75' for architectural projections including elevator towers, cupolas, clocks, roof vents, and other architectural projections and focal elements		





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USE AND DEVELOPMENT STANDARDS

5.5.1. Required Parking

The Specific Plan integrates a variety of office and retail goods and services uses with varying parking requirements, peak hour demands and vehicle loading needs. Flexibility in meeting these varying requirements and demands is accommodated through inclusion of on-site parking areas as part of the common area shared by tenants and occupants of the Highland Marketplace (Planning Area 1) and Village Center (Planning Area 3). Access to and use of common area shared parking shall be maintained through real property agreements applicable to all uses in the Highland Marketplace and Village Center.

In recognition of these circumstances, the requirements of Section 16.52, “Parking Regulations” of the Highland Municipal Code are not applicable unless stated otherwise. Table 5-3 sets forth the specific number of spaces to be provided in Planning Areas 1 and 3.

Table 5-3: Commercial and Mixed Use Parking Requirements

Use	Required Number of Spaces
Retail/Commercial/Entertainment/Office/Restaurant Mix	Minimum 4.0 spaces/1,000 sf

Abbreviations: sf = square feet

- A. Reduced Parking Standards – To encourage development that complies with the design elements of this Specific Plan, such as including pedestrian paseos, the required off-street parking requirements for new development in the commercial and mixed use zoning districts may be reduced in conjunction with site development review and approval. Previous parking studies conducted by the builder for other similar development projects may provide a substantial basis for reduced parking standards. The reduced parking standards may be approved by the Community Development Director or his or her designee.





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- B. Valet Parking – Valet parking shall be permissible within the Highland Marketplace (Planning Area 1) and Village Center (Planning Area 3). Such valet parking shall meet the requirements set forth in Development Code Section 16.52.050 F.
- C. Minimum Parking Dimension Requirements – Please see Section 5.7.3.2 for the minimum dimensions for required off-street parking and loading spaces.

5.5.2. Walls and Fences

- A. Adjacent to the street: Architectural walls are permitted along any street provided they do not exceed six feet (6') in height and are setback a minimum of just behind the ROW line. Walls may exceed six feet (6') in height for noise mitigation or screening of visual impacts such as loading zones.
- B. Adjacent to an interior or rear lot line: Walls and fences are discouraged between properties in order to allow pedestrian access. Proposed locations shall be reviewed and approved by the Community Development Director and shall not exceed six feet (6') in height. Screen walls of greater height may be required when visual impacts such as loading zones must be mitigated.
- C. The materials and construction of walls and fences shall otherwise comply with the requirement of the Development Code and the intent of the applicable Design Guidelines within this Specific Plan. Walls and fences shall not interfere with fire department operation. Emergency access gates shall be provided and are subject to fire department approval.
- D. See Section 7.7 for additional standards.

5.6. Residential Standards

Tables 5-4 through 5-7 set forth the development standards for Planning Area 2 – Residential Villages. The residential uses within Planning Area 2 allow a broad range of residential product types including single-family detached, single-family attached and multiple-family attached dwellings. Residential development within the Residential Villages and the Village Center, used exclusively for residential use, shall comply with the development standards set forth in the following tables and in Sections 5.6 and 5.7. Mixed use development (residential over commercial and live/work) in Planning Area 3 shall comply with the standards set forth in Sections 5.4, 5.6 and 5.7 of this Specific Plan.

Conceptual plotting examples are provided in Exhibits 5.3 through 5.9 to illustrate minimum setbacks and one typical layout for each residential type. These exhibits illustrate how the standards identified in Tables 5-4 through 5-7 may be applied to different residential product types. They are not intended to be mandated layouts. Permitted product types include, but are not limited to, the following:

- ✿ Single-Family Detached
- ✿ Single-Family Attached (townhomes, duplexes)
- ✿ Multiple-Family Attached (condominiums, multiple-family dwellings)

Additional product types that comply with the setbacks and standards set forth for any of the above-listed product types shall be permitted.

The following standards shall apply for all residential units within the Specific Plan area:

- ✿ One-bedroom units shall be a minimum of 650 square feet
- ✿ Two-bedroom units shall be a minimum of 800 square feet
- ✿ Three-bedroom units shall be a minimum of 1,000 square feet
- ✿ Four-bedroom units shall be a minimum of 1,200 square feet





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Table 5-4: Single-Family Detached

Development Standard	Single-Family Detached (Front/Street Loaded)
Maximum building height	3 stories ¹ / 40'
Minimum Setbacks:	
Front - to property line:	
Porch/Patio	5'
Living space (main structure)	10'
Garage	Setbacks greater than 20' or less than 3' are permitted. No setbacks between 3' and 20' are permitted.
Side - to property line:	
Porch on corner unit	3'
Living space/garage	3'
Living space/garage on corner lot	8'
Rear - to property line:	
Garage (deep recessed or corner lot)	5'
Living space	5' minimum - 10' average
Living space over garage	8'

¹ 3rd story shall only be 35-50% of the total building floor area with a maximum of 500 sq. ft. per unit

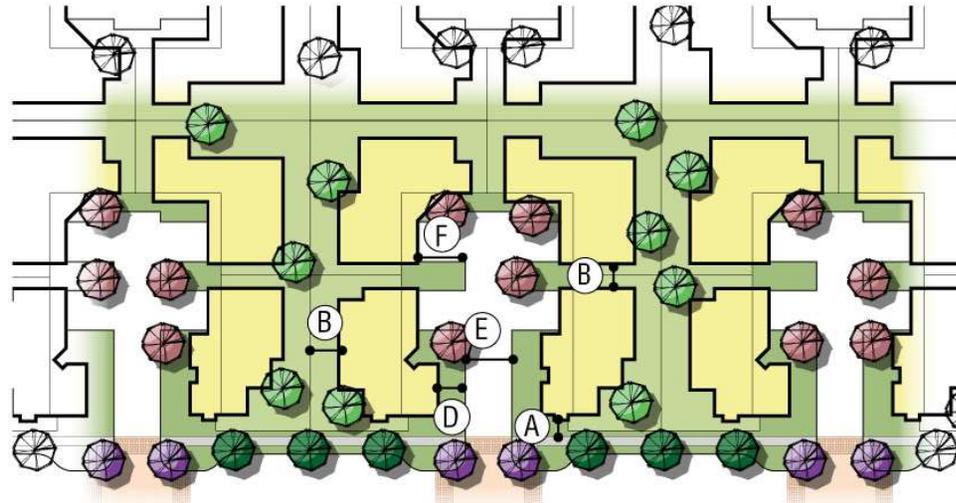
Exhibits 5-3 and 5-4 illustrate how the standards identified in Table 5-4 may be applied to different single-family detached product types.

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Character	
Typical Character	<ul style="list-style-type: none"> Four single-family detached homes clustered around an interior courtyard
Garage Orientation	<ul style="list-style-type: none"> Into interior courtyard
Alleys	<ul style="list-style-type: none"> Yes
Front Door Orientation	<ul style="list-style-type: none"> Street Facing for homes along street Into interior courtyard or onto greenbelts, paseos, parks for interior homes



Standards			
A	Front Setback	Porch/Patio	5' Min.
		Living Space (Main Structure)	10' Min.
B	Interior Setback	Side to Side	8' Min.
		Opposing Porches/garden wall/patio	6' Min.
C	Side Street Setback	8' Min.	
D	Alley Setback	3' Min.	
E	Alley Width	26' Min.	
F	Garage Setback	≤ 3' or ≥ 20'	
Building Height		3 Stories ¹ / 40' Max.	
Notes:			
1. 3rd story shall only be 35-50% of the total building floor area with a maximum of 500 s.f. per unit			





USE AND DEVELOPMENT STANDARDS

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Exhibit 5-4: Single-Family Detached Courtyard

USE AND DEVELOPMENT STANDARDS

Character	
Typical Character	<ul style="list-style-type: none"> Single-family detached homes clustered around an interior courtyard
Garage Orientation	<ul style="list-style-type: none"> Into interior courtyard
Alleys	<ul style="list-style-type: none"> Yes
Front Door Orientation	<ul style="list-style-type: none"> Street Facing for homes along street Into interior courtyard or onto greenbelts, paseos, parks for interior homes



Standards			
A	Front Setback	Porch/Patio	5' Min.
		Living Space (Main Structure)	10' Min.
B	Interior Setback	Side to Side	8' Min.
		Opposing Porches/garden wall/patio	6' Min.
C	Side Street Setback	8' Min.	
D	Alley Setback	3' Min.	
E	Alley Width	26' Min.	
F	Garage Setback	≤ 3' or ≥ 20'	
Building Height		3 Stories ¹ / 40' Max.	
Notes:			
1. 3rd story shall only be 35-50% of the total building floor area with a maximum of 500 s.f. per unit			





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Table 5-5: Single-Family Detached (Alley/Rear Loaded)

Development Standard	Single-Family Detached (Alley/Rear Loaded)
Maximum building height	3 stories ¹ / 40'
Minimum Setbacks	
Front - to property line:	
Porch/Patio	5'
Living space	10'
Side - to property line:	
Porch at corner units	3'
Living space/garage	3'
Living space/garage at corner lot	8'
Rear - from alley:	
Garage face to garage face	30'
Garage face to alley	3'
Living space to living space	26'
Living space over garage - offset	2'

¹ 3rd story shall only be 35-50% of the total building floor area with a maximum of 500sq. ft. per unit

Exhibit 5-5 illustrates how the standards identified in Table 5-5 may be applied to a single-family detached product type with alley/rear loading.





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**Exhibit 5-5: Single-Family Detached
(Alley/Rear Loaded)**

USE AND DEVELOPMENT STANDARDS

Character	
<i>Typical Character</i>	<ul style="list-style-type: none"> • Townhomes Clustered around central courtyards • Homes face into greenbelts, paseos, parks, or courtyards • Separated by pedestrian paseos
<i>Garage Orientation</i>	<ul style="list-style-type: none"> • Interior alley
<i>Alleys</i>	<ul style="list-style-type: none"> • Yes
<i>Front Door Orientation</i>	<ul style="list-style-type: none"> • Street Facing for homes along street • Onto greenbelts, paseos, parks or courtyards for interior homes

Standards		
A	Front Setback	10' Min.
B	Side Yard Setback	3' Min.
C	Courtyard	20' Min.
D	Porch Encroachment	5' Max.
E	Alley (curb to curb)	26' Min.
F	Alley (face to face)	30' Min.
<i>Building Height</i>		3 Stories' / 40' Max.
Notes: 1. 3rd story shall only be 35-50% of the total building floor area with a maximum of 500 s.f. per unit		





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Table 5-6: Single-Family Attached

Development Standard	Single-Family Attached
Maximum building height	3 stories ¹ / 40'
Minimum Setbacks:	
Building Separation:	
Front to Front - central paseo/open space	20'
Front to Front - up to max 15% of entire building width	12'
Side to Side	8'
Opposing porches, garden walls, balconies	6'
Front Setbacks – to back of sidewalk:	
Porch/balcony/garden wall/patio	5'
Living space	10'
Side Setbacks – to back of sidewalk:	
Porch/balcony/garden wall/patio	5'
Living space	10'
Rear Building Setbacks – alley	
Garage face to garage face	30'
Garage face to alley	3'
Living space to living space	26'
Living space over garage – offset	2'
Minimum Private Storage Space (per unit)	100 cubic feet
No Private Open Space required	

¹ 3rd story shall only be 35-50% of the total building floor area with a maximum of 500 sq. ft. per unit

Exhibits 5-6 through 5-8 illustrate how the standards identified in Table 5-6 may be applied to different single-family attached product types.





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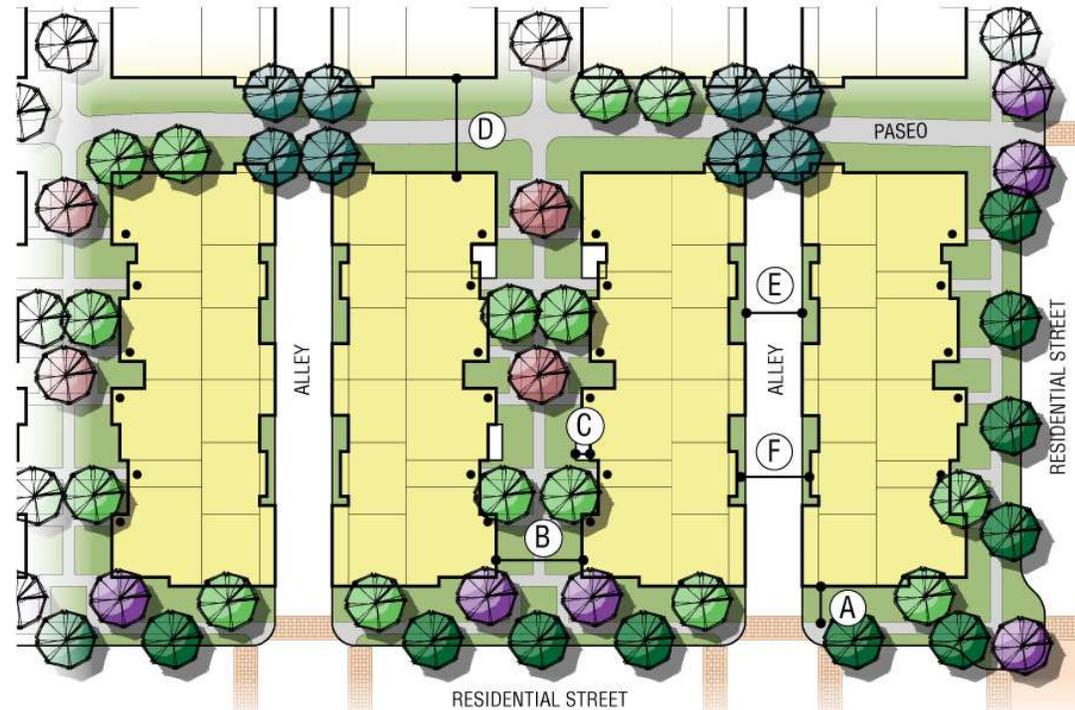
Exhibit 5-6: Single-Family Attached

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Character	
Typical Character	<ul style="list-style-type: none"> Townhomes Clustered around central courtyards Homes face into greenbelts, paseos, parks, or courtyards Separated by pedestrian paseos
Garage Orientation	<ul style="list-style-type: none"> Interior alley
Alleys	<ul style="list-style-type: none"> Yes
Front Door Orientation	<ul style="list-style-type: none"> Street Facing for homes along street Onto greenbelts, paseos, parks or courtyards for interior homes

Standards		
A	Front Setback	10' Min.
B	Courtyard	20' Min.
C	Porch Encroachment	5' Max.
D	Building to Building	30' Min.
E	Alley (curb to curb)	26' Min.
F	Alley (face to face)	30' Min.
Building Height		3 Stories ¹ /40' Max.

Notes:
 1. 3rd story shall only be 35-50% of the total building floor area with a maximum of 500 s.f. per unit





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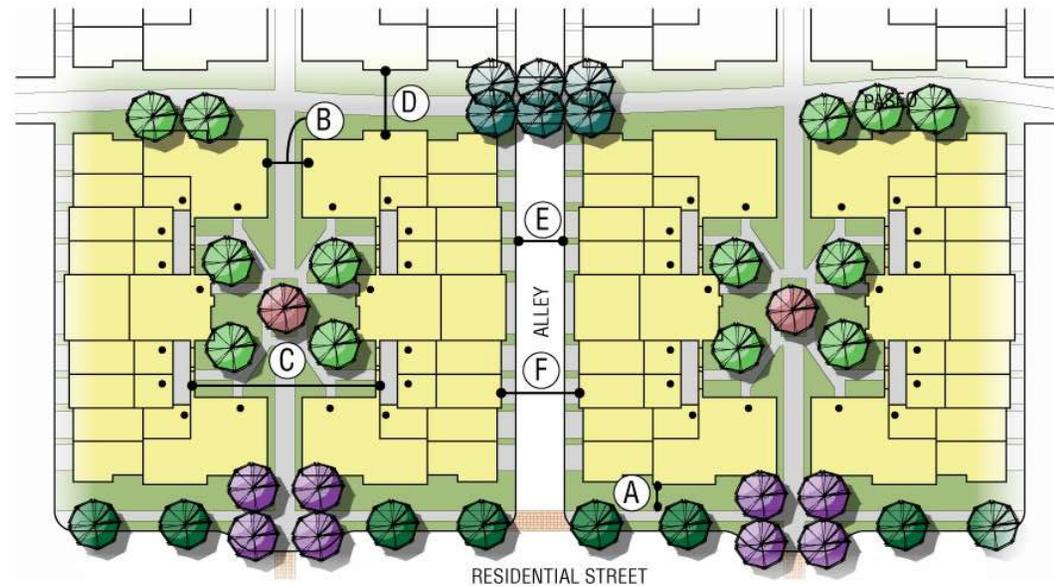
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Exhibit 5-7: Single-Family Attached Greencourt

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Character	
<i>Typical Character</i>	<ul style="list-style-type: none"> • Townhomes Clustered around central courtyards • Homes face into greenbelts, paseos, parks, or courtyards • Separated by pedestrian paseos
<i>Garage Orientation</i>	<ul style="list-style-type: none"> • Interior alley
<i>Alleys</i>	<ul style="list-style-type: none"> • Yes
<i>Front Door Orientation</i>	<ul style="list-style-type: none"> • Street Facing for homes along street • Onto greenbelts, paseos, parks or courtyards for interior homes

Standards		
A	Front Setback	10' Min.
B	Courtyard Entry	10' Min.
C	Courtyard	20' Max.
D	Building to Building	30' Min.
E	Alley (curb to curb)	26' Min.
F	Alley (face to face)	30' Min.
Building Height		3 Stories ¹ /40' Max.
Notes:		
1. 3rd story shall only be 35-50% of the total building floor area with a maximum of 500 s.f. per unit		





USE AND DEVELOPMENT STANDARDS

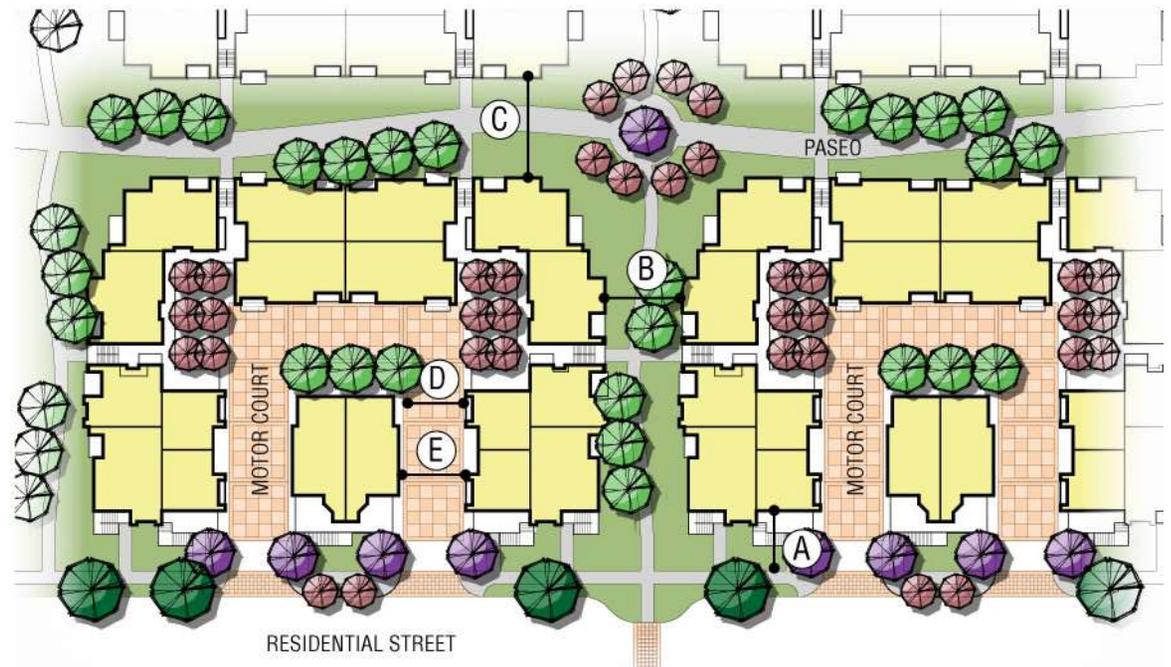
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Exhibit 5-8: Single-Family Attached Motorcourt

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Character	
Typical Character	<ul style="list-style-type: none"> Townhomes Clustered around central courtyards Homes face into greenbelts, paseos, parks, or courtyards Separated by pedestrian paseos
Garage Orientation	<ul style="list-style-type: none"> Interior alley
Alleys	<ul style="list-style-type: none"> Yes
Front Door Orientation	<ul style="list-style-type: none"> Street Facing for homes along street Onto greenbelts, paseos, parks or courtyards for interior homes

Standards		
A	Front Setback	10' Min.
B	Side (face to face)	30' Min.
C	Back (face to face)	20' Min.
D	Alley (curb to curb)	26' Min.
E	Alley (face to face)	30' Min.
Building Height		3 Stories ¹ /40' Max.
Notes:		
1. 3rd story shall only be 35-50% of the total building floor area with a maximum of 500 s.f. per unit		





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Table 5-7: Multiple-Family Attached

Development Standard	Multiple-Family Attached
Density Range	≤ 20-40 du/ac
Maximum building height	3 stories / 40'
Building Separation	
Side to Side	15'-0"
Rear to Rear	15'-0"
Front to Rear	15'-0"
Front to Front	15'-0"
Interior Court Space	15'-0"
All Others	15'-0"
Minimum Front Yard Setback	75'
Minimum Side Yard Setback	20'
Maximum Setback Encroachment for Architectural Projections*	5'
Minimum Rear Yard Setback	Conditional
Minimum Private Storage Space (per unit)	81 cubic feet
Private Open Space Required***	50 sf. minimum for ground and upper floors
Minimum Open Space Required**	40% Required setbacks measuring more than 15' included

*Architectural projections include but are not limited to balconies, stairs, awnings, cornices, eaves, roof overhangs, towers, and stoops.

**The Village Paseo may be utilized to meet open space requirements for residential uses.

***Not Required for Studio Units

Exhibit 5-9 illustrates examples of multiple-family attached dwelling product types.





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Standards	
<i>Front Yard Setback</i>	<i>75' Min.</i>
<i>Side Yard Setback</i>	<i>20' Min.</i>
<i>Rear Yard Setback</i>	<i>Conditional</i>
<i>Private Storage Space (Per Unit)</i>	<i>81 Cubic feet min.</i>
<i>Building Height</i>	<i>3 Stories/40' Max.</i>





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5.6.1. Required Parking

Required parking for residential uses is identified in Table 5-8, Residential Parking Requirements. The required parking shall be the total of that for all uses on the site. The Community Development Director or his/her designee may allow a reduction in the total number of required parking stalls for any use, provided that the applicant provides a parking study which demonstrates that a reduction in parking is warranted and that adequate parking will be provided.

Table 5-8: Residential Parking Requirements

Residential Use	Required Number of Spaces/Stalls		
Accessory Dwelling Unit /Second Unit Housing	1 Covered		
Live/Work Units:			
Residential Unit	2 assigned stalls (tandem or non-tandem)		
Commercial Retail/Office	*See Table 5-3, Commercial and Mixed Use Parking Requirements **See Section 5.5.1. and 5.7.3 for additional parking standards		
Multiple-family Attached units:	Covered ¹	Uncovered	Guest
Studio	1	0	1 per 5 units
1 bedroom	1.0	0.4	
2 bedrooms	1.0	0.9	
3 bedrooms	1.0	1.1	
More than 3 bedrooms	2.0	1.0	
Single-family, detached and attached	1 assigned stall within a fully enclosed garage or parking structure, plus 0.3 stalls unassigned per dwelling unit *See section 5.7.3 for additional parking standards		
Single-family, detached	2 in fully enclosed garage		

¹Minimum 25% of covered parking spaces may be provided in an enclosed garage.



5.6.2. Walls and Fences

- A. Adjacent to the street: Architectural walls, garden walls or fences shall not exceed six feet (6') in height in any required front yard setback and must comply with the architectural design guidelines set forth in Chapter 6.
- B. No wall or fence shall exceed six feet (6') in height in a required side or rear yards setback.
- C. The materials and construction of wall and fences shall otherwise comply with the requirement of the Development Code and the intent of the applicable Design Guidelines within this Specific Plan. **Wood fencing shall be prohibited.** Walls and fences shall not interfere with fire department operation. Emergency access gates shall be provided and are subject to fire department approval.
- D. See Section 7.7 for additional standards.

5.7. Additional Development Standards

5.7.1. Mechanical **and Security** Equipment

- A. Air conditioners, heating, cooling and ventilating equipment and all other mechanical, lighting or electrical devices shall be screened, shielded and/or sound buffered from adjacent properties by landscape or structures, such as screen walls. Screening should be architecturally compatible with main building.
- B. Roof mounted equipment shall be screened by a parapet wall and shall not be visible from the public right-of-way.
- C. Above ground utility boxes, telephone boxes, water lines, back flow preventers, cable boxes or similar structure within public view shall be screened by landscape or structures, such as screen walls. Screening should be architecturally compatible with main building. No above ground utility boxes in front setback will be allowed.

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- D. Commercial and residential development shall include the installation, maintenance and operation of security cameras pursuant to the applicable provisions of the Highland Municipal Code and applicable Conditions of Approval.

5.7.2. Trash Enclosures

- A. Enclosures shall be required for refuse and recycling bins and shall be screened from view from public rights-of way.
- B. Enclosures shall be in accordance with City standards and be architecturally compatible with the main building.
- C. Enclosures are not permitted within any required street side setback.
- D. Areas for trash enclosures shall be adequate in capacity, number, and distribution to serve the development project (Development Code section 16.40.400). Location of trash enclosure shall be shown on all site plans at the time of new project submittal.
- E. One (1), three (3) cubic yard trash bin per every twenty-four (24) residential units, and one (1), three (3) cubic yard recycle bin per twenty-four (24) residential units.

5.7.3. Parking and Access Standards

5.7.3.1. Off-Street Parking Design Requirements

- A. **Applicability.** The standards of this Section shall apply to all land uses, buildings, and structures and replaces Section 16.52, “Parking Regulations” of the Development Code, unless noted herein. These standards shall also apply to additions, enhancements, and modifications to existing structures which increase floor area. At the time a building or structure is added onto, enlarged, or modified, parking and loading spaces shall be provided for both the existing structure and uses and the modified or enlarged portions to conform to provisions of this Section. For any use not specified in this Section, the Community Development Director or his/her designee shall have the authority to determine the appropriate parking requirements





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based upon similarities between parking generation characteristics of the proposed use with other similar uses identified in this Section.

B. General Provisions. The following general provisions shall apply to development and use of parking facilities:

1. Accessibility/Usability. All access, parking, and loading facilities shall be usable and shall be permanently maintained for access, parking, and loading for the permitted and intended use(s).
2. Lighting. All parking lots, parking structures, and loading areas shall be provided with adequate lighting to enhance security and safety. All commercial lighting shall be shielded and directed away from residential properties.
3. Landscaping for Parking Facilities.
 - ✿ Within all parking areas, at least ten percent (10%) of any common parking area shall be landscaped.
 - ✿ Landscaping shall be distributed throughout the entire parking lot. Not more than sixty percent (60%) shall be included as perimeter landscaping. A minimum of forty percent (40%) shall be distributed throughout the interior to the parking lot.
 - ✿ All landscaped areas shall be designed so that plant materials are protected from vehicle damage, encroachment, or overhang.
 - ✿ All landscaping shall be provided with permanent irrigation systems.
 - ✿ Parking lot landscaping shall include shade trees located so as to provide for shade canopies.
 - ✿ Tandem parking is allowed and may be counted toward the required parking for residential single-family attached or live-work residential housing types. However, for all other housing types, tandem parking may only be counted towards requirements for guest parking.
 - ✿ Paving shall be required for all permanent parking, access, and loading facilities.

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5.7.3.2. Minimum Dimensions for Required Off-Street Parking and Loading Spaces

- A. Parking Spaces. The minimum individual parking space or stall size shall be nine feet (9') wide by nineteen feet (19') deep including the two foot (2') curb overhang, if applicable.
- B. Up to twenty percent (20%) of required parking spaces may be compact spaces with a minimum dimension of eight feet (8') by sixteen (16') feet deep.
- C. Tandem Spaces. Each tandem space shall be nine feet (9') wide by twenty-one feet (21') deep.
- D. Loading Spaces. The minimum loading space size shall be thirty-five feet (35') long and ten feet (10') wide, with a minimum vertical clearance of fourteen feet (14').
- E. Handicap spaces shall be of a size, number and location that comply with all State and Federal requirements. Two percent (2%) of ground floor units in addition to five percent (5%) of required guest parking is required for the total number of handicap accessible spaces on site.

5.7.3.3. Minimum Dimensions of Parking Bays and Aisles

The minimum dimensions for parking bays and aisles shall be subject to the requirement of Section 16.52.060.B, "Dimensions of Parking Bays and Aisles" of the Development Code. Deviations from Section 16.52.060 may be approved by the Community Development Director or his or her designee at the time of site plan review.

5.7.3.4. Gating of Roadways (Private Access Gates)

All proposed permanent vehicular access gates, except gates providing access to a single residential lot, shall be subject to the requirements contained in this Section. Temporary barriers erected for emergency response, repair or special event purposes are not subject to these





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requirements. Driveways are considered to be roadways for the purpose of these gating requirements.

- A. City Owned Roadways. Gating of City-owned roadways is prohibited.
- B. Stacking Distance. Adequate stacking distance, turnaround areas, public safety elements and signage shall be included in the gate design and shall be approved by the City and all impacted agencies. All gates shall meet the Fire Department requirements and provide passage with unobstructed vertical clearance. A minimum stacking distance of two cars shall be provided.
- C. Public Safety Access. Access shall be provided at all times for law enforcement agencies, the Fire Department, City inspection, utility and other health and safety related vehicles.

5.8. Sign Standards (for more information see Section 6.5 of the Design Guidelines)

The following sign standards have been established for the purpose of maintaining the quality and aesthetics of signs throughout the Specific Plan area for the mutual benefit of all tenants and residents, and to comply with the approved Comprehensive Sign Plan for the development. Sign standards are subject to final approval by the City of Highland as part of a Comprehensive Sign Plan submittal. If a conflict is found to exist between the sign standards in this Specific Plan and the final sign standards established in the Comprehensive Sign Plan approved by the City of Highland, the latter shall prevail. Please refer to Section 6.5, Signage and Environmental Graphics Program, for additional Specific Plan signage program standards.

5.8.1. Freeway Pylon Signs

Located along the freeway, the pylon signs shall not exceed ninety feet (90') in height and will be internally illuminated. One (1) of the freeway pylon signs may also include an electronic message board for on- and off-premise advertising that may be twenty-four feet tall by eighteen feet wide (24' x 18'). Any proposal for a freeway oriented electronic message board shall be reviewed by the Planning Commission for a recommendation to City Council for their review and approval

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prior to submitting of building permits. The pylon signs may include the names of tenants, with each tenant cabinet being no more than eight feet (8') tall.

5.8.2. East Gateway Monument Sign

Located at the southeast corner of the Specific Plan along Greenspot Road, the monument sign shall not exceed thirty-eight feet (38') in height and will be internally illuminated. The monument sign may include an electronic message board for on- and off-premise advertising that may be nine feet tall by fourteen feet wide (9' x 14'). Any proposal for an electronic message board shall be reviewed by the Planning Commission for a recommendation to City Council for their review and approval prior to submitting of building permits. The monument sign may include the names of tenants, with each tenant cabinet being no more than four feet (4') tall. The East Gateway Monument Sign is not required to be setback from the ROW and may have a maximum five feet (5') encroachment into the ROW along Greenspot Road.

5.8.3. Multi-Tenant Monument Signs

Located along Greenspot Road, multi-tenant monument signs may be up to thirty feet (30') tall and will be internally illuminated. Multi-tenant monument signs are not required to be setback from the ROW and may have a maximum five feet (5') encroachment into the ROW along Greenspot Road.

5.8.4. Pad Monument Signs

The pad monument signs will be pedestrian scale, with a maximum height of ten feet (10'). Pad monument signs are not required to be setback from the ROW and may have a maximum five feet (5') encroachment into the ROW along Greenspot Road.

5.8.5. Tenant Identity Signs

Tenant identity signage can exhibit the logos, look and feel of the stores they represent; however signage shall also maintain consistency with the Comprehensive Sign Plan.





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5.8.5.1. General Requirements

- A. Tenant shall submit, for approval, prior to fabrication, four (4) copies of detailed drawings indicating the location, size, layout, design, color, illumination materials and method of attachment.
- B. Tenant or Tenant's representative shall obtain all permits for signs and their installation.
- C. All signs shall be constructed and installed at Tenant's sole expense.
- D. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the City of Highland.
- E. All signs shall be reviewed for conformance with the standards established in the Comprehensive Sign Plan. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of Developer or Developer's authorized representative.
- F. Tenant shall be responsible for the installation and maintenance of Tenant's sign. Should the Tenant's sign require maintenance or repair, the Developer shall give the Tenant thirty (30) days written notice to effect said maintenance or repair. Should the tenant fail to do the same, the Developer may undertake repairs and the Tenant shall reimburse the Developer within ten (10) days from receipt of the Developer's invoice.
- G. Advertising devices such as attraction boards, posters, banners and flags shall not be permitted.

5.8.5.2. Specifications

- A. General Specifications:
 1. No animated, flashing or audible signs shall be permitted.
 2. All signs, including temporary signs and their installation shall comply with all City of Highland's building and electrical codes.
 3. No exposed raceways, crossovers or conduit shall be permitted. All tenant signage shall consist of individual letters and logos installed onto the building's wall surface. Tenant signage shall not include any background color, material

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and/or structure used to delineate tenant's signage. The Developer shall have the sole and separate discretion in varying any provision of these specifications.

4. All cabinets, conductors, transformers and other equipment shall be concealed.
5. Temporary signs and painted lettering shall not be permitted except as approved by the City of Highland.
6. Any damage to the sign band face or roof deck resulting from Tenant's sign installation shall be repaired at Tenant's sole cost.
7. Upon removal of any sign by Tenant, and damage to the sign band face shall be repaired by the Tenant or by the Developer at the Tenant's cost.
8. All signs or devices advertising an individual use, business or building shall be attached to the building at the location directed by the Developer.

5.9. Defensible Space Guidelines

In response to concerns of the Police Department and the Fire Department, this Specific Plan incorporates design elements to discourage criminal activity and facilitate the provisions of emergency services. The Specific Plan elements that address "Defensible Space" or "Crime Prevention through Environmental Design" include:

- A. Landscape design that avoids dense plantings immediately adjacent to buildings that could inhibit the ability of the Fire Department to use emergency equipment and create hiding places.
- B. Landscape design that focuses on creating usable spaces within outdoor areas to encourage outdoor activity.
- C. Parking design that maximizes visibility and surveillability.
- D. Directories located to ensure quick access and site orientation by emergency personnel.
- E. Residential units oriented toward the street, paseos and/or open space areas for maximum visibility.





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6. DESIGN GUIDELINES

6.1. Purpose and Intent

Previous chapters of the Specific Plan have addressed the Specific Plan's land use and infrastructure plans. The purpose of this chapter is to ensure that all individual development undertaken pursuant to this Specific Plan will conform to high standards of design excellence. The following guidelines establish a design framework that individual developers of commercial centers and residential neighborhoods will use as a guide for new construction. The guidelines encourage creativity in site planning and architectural design, and promote a cohesive community by integrating commercial areas and residential neighborhoods with open space uses.

This chapter identifies design guidelines for commercial and residential architecture, as well as for site planning, outdoor mechanical equipment, lighting and signage. They provide criteria for design that include written statements, sketches, photographic illustrations, and examples which will be used to evaluate every design proposal.

Design should clearly reflect the "place making" techniques described in this Chapter. Through careful planning, the Specific Plan area is destined to be an attractive and desirable place for its new residents to live, work and play, as well as a destination for Highland residents to shop, eat and be entertained.

6.2. Commercial & Mixed-Use Design Guidelines

The purpose of the Commercial and Mixed Use Design Guidelines is to establish planning and design parameters that will allow both design controls and design flexibility for the future development of Planning Area 1 – Highland Marketplace and Planning Area 3 – Village Center. The following guidelines shall apply to the development of retail, entertainment, office, hotel, and other non-residential uses within Planning Areas 1 and 3. These guidelines provide design

criteria for site planning, theming, building mass and organization, architecture, circulation, screen walls and fences, retaining walls, service facilities, mechanical equipment, trash enclosures, outdoor storage, outdoor lighting, pedestrian areas, and special uses including drive-through facilities.

6.2.1. Site Planning

Within the Specific Plan area, site design should first address the nature and function of the use and structure. Architectural design and details are critical for all structures within public view. Landscaping, including entry features, is to be provided to highlight positive visual features, and to provide a pleasant outdoor environment. Design within the Specific Plan area should meld function and form, not one to the exclusion of the other. Consequently, each development plan submittal will be reviewed for its overall design, with emphasis on individuality and allowance for unique functional needs.

To facilitate design integrity among the structures within the Specific Plan area, the following should be incorporated into the design of commercial and mixed use developments:

- ✿ Require comprehensive master planning of the proposed development to ensure integrated site-planning including logical connection to adjacent uses.
- ✿ Compatibility should be promoted through appropriate location and orientation of buildings.
 - Placement of buildings should consider the context of the commercial area, the location of nearby residential land uses, the location of major traffic generators, and circulation routes.
 - Buildings should be sited so that architectural focal points can be provided at strategic locations.
 - Building storefronts should face pedestrian walks, public parking or adjacent buildings.



Architectural design and details are critical for all structures within public view.



DESIGN GUIDELINES

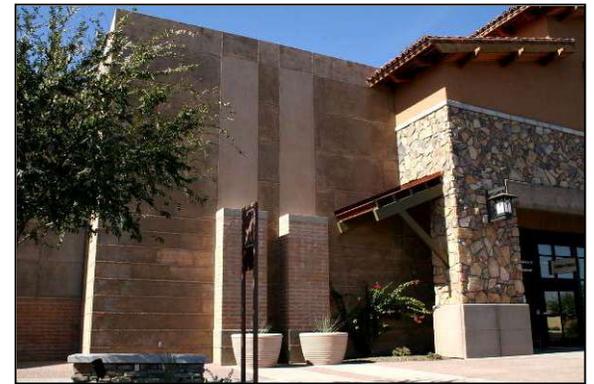
- ✿ Physical and psychological security for patrons should be enhanced through appropriate design, such as locating buildings and windows to maximize “eyes” on entryways and pedestrian pathways, and parking lots; adequate lighting should be provided throughout; and design and enhancement of landscaping should not block views of entries and pedestrian pathways.

6.2.2. Design Theme

The general design theme for Planning Area 1 – Highland Marketplace and Planning Area 3 – Village Center is established through guidelines that promote an agrarian character that creates an overall “Sense of Place”.

Planning Areas 1 and 3 contain a mixture of uses and an agrarian architectural style. These Planning Areas emphasizes the agrarian style that provides vitality and interest to the project with a simple and elegant design. Listed below are objectives that should be followed:

- ✿ A building should be designed for its particular site conditions, whether abutting the Village Paseo, or fronting Greenspot Road.
- ✿ Diversity can also be accomplished with a balanced mix of tenants. The size and quality of the tenants, the indoor and outdoor display concepts, and the quality of the building exteriors are all factors of design diversity.
- ✿ If visible from **SR210**, public streets, central parking lots, primary circulation routes or adjacent buildings, side and rear building elevations should be designed with attention to the agrarian style design theme.
- ✿ Creation of a unique “Sense of Place” and community should be encouraged.
- ✿ Details should enhance the design or character of a building.
 - Windows and openings should be consistent with the architectural style of the buildings and maintain similar proportions and rhythm with those on adjacent buildings.



- Structures should incorporate design details that create a warm and inviting appearance with functional elements such as courtyards, plazas, gateways, colonnades and portals. Courtyards and plazas will be designed near smaller scale commercial buildings, and not near large scale commercial buildings. These elements help to define and organize space into smaller elements.
- The design of outdoor patios (i.e. enclosures, landscaping, furnishings) should be compatible with the architectural style of the building.

6.2.3. Building Mass and Scale

The site is seen from SR210 along the west and south that is raised about twenty-five (25) feet above adjacent grade. Therefore, the buildings will be seen from different angles and heights. As a result, roof top equipment will not be able to be screened from view of SR210 due to the height of the State Route compared to the buildings in the Specific Plan area. The building forms should be treated in a three dimensional, sculptural way, with the possibility of a variety of roof forms. In addition, roofs need to be designed with mechanical equipment in mind. Equipment should be screened from street level with raised parapets, or other equivalent solutions.

- ✿ Pedestrian-scale should be provided on ground levels especially in multi-storied buildings.
- ✿ Pedestrian-scaled building details, such as windows, doors and entry features will also enhance the human scale to the project.

6.2.4. Articulation and Entrances

- A. Articulation. Buildings should be articulated to provide architectural interest and reduce large massing elements. Articulation of horizontal and vertical surfaces, along with fenestration and openings, color, texture and the use of varied materials, should be used to reduce the appearance of undifferentiated massing. Large smooth, unarticulated surfaces should be avoided.

DESIGN GUIDELINES

- ✿ Design buildings with three-dimensional quality; building facades should be based upon a pleasing set of proportions.
 - ✿ Differentiate between the three traditional parts of a building: base, mid-section, and top through the use of wall articulation and/or contrasting materials and colors.
- B. Building Entries. A building entry provides the opportunity to create a detailed point of arrival for pedestrian users.
- ✿ Building entries should be pronounced and easily recognizable, contribute to the building's design character, and provide climate protection.
 - ✿ Provide highly visible building entrances, preferably oriented to the streets and outdoor spaces; entrances may be clearly expressed with, overhangs, special materials and/or detailing to enhance the architecture.
 - ✿ Openings should be designed to maximize natural light into the building and to allow visibility of interiors from the outside.
 - ✿ Require a high degree of street level transparency, especially along sidewalks, important outdoor spaces and heavily trafficked areas; the use of reflective, opaque, and darkly tinted glass should be restricted.

6.2.5. Materials and Colors

Materials and colors harmonious with the agrarian style should be used in order to create visual interest. Exterior materials and color scheme should be consistent with the agrarian style architecture in Planning Area 1 – Highland Marketplace and Planning Area 3 – Village Center. An example includes exposed concrete or stucco with stone or brick base in neutral colors such as beige, tan, and/or brown. Diversity and richness of architectural expression will be achieved with a variety of material choices that are seen in proximity to one another. Materials such as stone, wood, tile, concrete, metal and glass can be introduced in different facade treatments to ensure that a single material such as cement plaster is not dominating the palette.



Materials and colors harmonious with the agrarian style should be used to create visual interest.



Visual roof elements should be designed consistent with the general building character.

- ✿ Avoid large expanses of smooth surfaces such as concrete or glass. A mixture of smooth and textured blocks for exterior building walls is encouraged.
- ✿ Use materials that exhibit permanence and quality, and that unify a buildings appearance on all sides that face the public view and main parking fields; materials and colors should promote visual harmony and preserve the agrarian architectural style. Stone veneers, brick, tile, pre-cast architectural concrete, or stucco are preferred.
- ✿ To maintain the agrarian appearance and to create a historic interest, building materials should be consistent with the agrarian style for each block of storefronts. Materials may be used to highlight building entrances or distinguish the building base.
- ✿ Material and color change should occur at a change in the building plane, and reinforce the buildings massing concept.
- ✿ Colors on all facade elements should be coordinated, including awnings and trim.

6.2.6. Roof / Rooftop Equipment

Visual roof elements should be designed consistent with the general building character. Materials and colors should complement the architectural style.

- ✿ Locate and/or screen rooftop equipment so that it is not visible from streets and publicly accessible spaces; Methods of rooftop screening should be integral to the building's form.
- ✿ When roof decks and mechanical units are visible from adjacent developments, they should be as unobtrusive as possible and painted to match the finished roof material.

6.2.7. Climate Protection

Given the hot summer weather, buildings should contribute towards the creation of shaded walkways using trellises, awnings, canopies, loggias, colonnades and other similar devices. Street trees and landscaping should also provide shade during the hot summers.

- ✿ Shading devices should be designed as an integral part of building facades and should be integrated into the aesthetics of the architecture.
- ✿ A variety of materials with a sense of permanence should be used for shading devices, e.g. wood louvers. At the same time, less durable materials that exploit the qualities of light with their transparency, like matte finished fabrics used in awnings, may be used.
- ✿ Screening devices and other elements of building design need to buffer against occasional strong winds.

6.2.8. Green Building Techniques

Green Building is a benefit to the community and the region. It provides for resource efficiency and is an environmentally safe approach to building. Higher energy efficiency means less utility operation, and less utility operation means less air and water pollution. It also encourages conservation of water resources, preserving of the old growth forests, and recycling as much construction waste as possible. Green building techniques shall be utilized by the builder(s) and include:

- ✿ Design and build commercial buildings to exceed 2005 California Title 24 standards by a minimum of five percent (5%).
- ✿ Residential areas will meet Title 24 requirements and include green building and site planning techniques such as listed below in Residential Green Building Strategies.
- ✿ Reduce water consumption by utilizing innovative indoor plumbing designs.
- ✿ Reduce wood use by employing engineered wood systems where practicable.



Canopies provide shade from the hot summer weather.

- ✿ Building design should exploit the use of natural light with light shelves and similar devices to minimize the dependence on artificial light.
- ✿ Greenspot Village is an infill and mixed-use developments that will increase economic vitality and make the most of existing infrastructure.

Residential Green Building Strategies - will include exploring the following and implementing, where feasible and practical, for the Greenspot Village overall specific plan and consideration for the specific plan area location. The plan may also include third party verification through California Green Builder, Build It Green GreenPoint rated, National Association of Home Builders (NAHB) Guidelines, employ elements from the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) rating system, or other recognized green building strategy:

- ✿ Policies and designs that make it easier for people to drive less.
- ✿ Planning and design decisions that encourage neighborliness and outdoor activities.
- ✿ Durable and low-maintenance materials and design strategies that help keep homes affordable year after year.
- ✿ Cool site strategies that reduce the urban heat island effect.
- ✿ Passive solar heating, overhangs on south windows, deciduous trees on west and south sides.
- ✿ Upgraded insulation, structural insulated panels, and high performance low-energy windows.
- ✿ High efficiency heating and air conditioning equipment, and energy efficient Energy Star appliances.
- ✿ Solar water heating for space heating and domestic hot water, photovoltaics for on-site electricity generation.
- ✿ Reuse/recycling of construction and demolition waste.
- ✿ Recycled fly ash in concrete.

- ✳ Advanced framing techniques, engineered lumber, Forest Stewardship Council (FSC)-certified framing lumber.
- ✳ Recycled-content decking, ceramic tiles, carpet and other products.
- ✳ Flooring made from rapidly renewable resources such as cork, linoleum, bamboo.
- ✳ Low-water landscaping and high efficiency irrigation.
- ✳ Green roofs.
- ✳ High efficiency faucets and showerheads with below-standard flow rates.
- ✳ Water submeters to encourage conservation.
- ✳ Water-efficient dishwashers and washing machines.
- ✳ Noise and vibration controls.
- ✳ Kitchen and bathroom fans that exhaust to the outside to remove moisture from the home.
- ✳ Low- or no-VOC paints, coatings and adhesives.
- ✳ Pressed-wood products with reduced formaldehyde and flooring with low VOC emissions.
- ✳ Explore innovative and new technologies that enhance energy efficiency, conserve resources and reduce environmental impacts.

6.2.9. Lighting

Light should be considered as an integral part of building design. Proper lighting design will have a positive effect on the appearance of the building and the perception of users and promote a safe and enjoyable nighttime pedestrian environment.

Lighting that is visible on the inside and outside of a building contributes to the quality of mood and can provide a sense of being inhabited and safe. Lighting can enhance and enrich the character of the entire project.

Within the Specific Plan area there will be a need for several exterior lighting types:

- ☼ Area Lighting – for public and private parking lots, alley ways, parkways, pedestrian paseos and walkways. Such lighting should be set in a manner that assures maximum lighting benefit without allowing stray light to intrude into windows of nearby residents or to create glare problems for nearby automobile traffic.
- ☼ Ornamental Lighting – not intended to light large area or wall surfaces. Ornamental lighting plays an important role in bringing visual life to streets at night. Colors, finishes and design, or ornamental lighting should be compatible with the agrarian style design characteristics of the architecture.
- ☼ “Hidden Source” Lighting – for certain prominent architectural features, hidden source lighting can be used to create dramatic effects, illuminating towers or other unique architectural features. Such lighting can be concealed in soffits, behind ledges or parapets, or even set into landscape areas with the light directed at the element to be highlighted.
- ☼ In addition, the following “rules of thumb” should apply:
 - Lighting levels should be sufficient for the safety and security of vehicular and pedestrian traffic, but should not spill onto adjacent properties.
 - Lighting should be provided in all parking, vehicular, and pedestrian circulation, loading, and storage areas.
 - Lighting in parking lots should be located to assure adequate light levels and create an even level of illumination.
 - Exterior lighting should be architecturally integrated with the building style, materials, finishes and colors.
 - Building design should exploit the use of natural light with windows, skylights, light shelves and similar devices, minimizing dependence on artificial light.



6.2.10. Access and Parking Facilities

Parking lot design should include an efficient traffic movement pattern, adequate turning radii, convenient parking locations, a useful pedestrian circulation system and landscaping to enhance appearance.

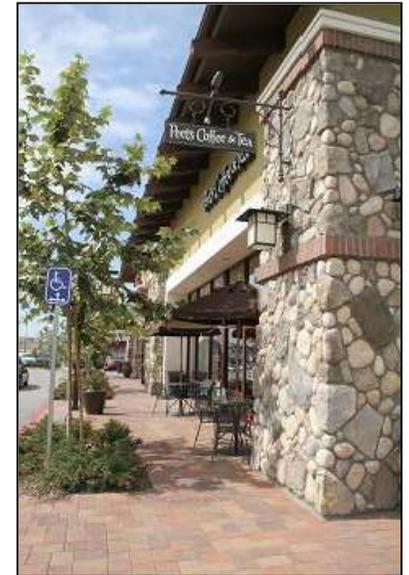
- ✿ Textured or colored pavement materials may be used to draw attention to pedestrian circulation paths.

6.2.11. Pedestrian Areas and Linkages

Pedestrian areas should provide an environment that invites visitors, workers and residents to stores and creates an informal social area. Courtyards, patios, plazas, enhanced paving, water features, street furniture, and similar pedestrian amenities should be incorporated into pedestrian oriented building areas whenever possible.

- ✿ Sidewalks and pedestrian paths should provide convenient connections between storefronts, outdoor spaces, and parking, as well as to adjacent residential uses. It is especially important to provide clearly marked and direct pedestrian pathways that connect parking areas with sidewalks and storefronts.
- ✿ Use landscaping to reinforce pedestrian connections; for instance, attractive paving and planting design may identify and highlight these connections by establishing a visual separation between vehicular and pedestrian routes.
- ✿ Place street furniture and pedestrian amenities so that they do not interrupt connecting walkways and paths.
- ✿ Provide side walks with street trees, pedestrian-scaled light fixtures and street furniture.

Plazas may be located throughout the Specific Plan area. A plaza is defined as mostly hardscape, outdoor public space oriented toward the pedestrian and in which cars are excluded. Its main function is to allow for a place for sitting, strolling, eating and interacting with other people. General characteristics are as follows:



- ✿ Plazas should include amenities such as benches, outdoor eating areas, landscaping, accent lighting, public art, shade, trash receptacles, and water fountains.
- ✿ Design plazas with:
 - Ample seating space;
 - A central focal point such as public art, landscaping, or fountain;
 - Areas in both sun and shade;
 - Public space framed by surrounding buildings.

6.2.12. Service Facilities, Mechanical Equipment and Trash Enclosures

- A. Service areas (i.e. areas for loading/unloading, unpacking of goods, auto service, etc.) should be simple, efficient, and functional.
- ✿ Support facilities for utilities, transformers, generators, mechanical equipment, loading areas, and trash enclosures should be adequately screened from view from main circulation routes, parking areas, and adjacent buildings. Screening should be of a material complementary to the structure and or landscaping and berming.
 - ✿ Utility equipment such as electric meters, electrical panels and similar equipment should be located either in a utility room within the building or should be enclosed within an exterior cabinet or screened from view using architecturally compatible walls or landscaping. Utility equipment can be located outside of a utility room if the utility equipment faces a service drive aisle.
 - ✿ Loading doors should not be located on a building facade directly facing a street. All loading doors within public view of a public street should be screened with walls, berms or landscaping or blend in with the architecture of the building.

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- B. Trash bins and compactors should be stored in an approved enclosure or service yard and placed between or within buildings wherever possible.
- ✳ Refuse bins should be provided in sufficient number, and placed in convenient location(s).
 - ✳ Landscaping should be used to screen trash enclosures. Vines planted to obscure enclosure walls can also deter graffiti. The use of chain link fencing, barbed wire or razor wire is not permitted.
 - ✳ Trash enclosures should be constructed with materials that are architecturally compatible with the main building.
 - ✳ Trash areas should not be used for storage. The premises should be kept in a neat and orderly condition at all times, and all improvements should be maintained in a condition of good repair and appearance.
 - ✳ Fire risers and roof access ladders shall be placed inside the building screened from public view.

6.2.13. Special Uses

6.2.13.1. Multiple Store Retailers (“Chain Retailers”)

Design guidelines for Planning Area 1 – Highland Marketplace and Planning Area 3 – Village Center recognize the value of brand recognition for retailers with multiple stores locations. A retailer with multiple stores typically employs a retail format that is common among locations and may include standardized signs, architecture, design, interior and exterior colors, forms, shapes, materials, and the display of standardized logos to promote and enhance the company’s image, products or services.

Multiple store retailers include those whose market areas may be the local area or regional, national, or international markets. Accordingly, each tenant that is part of a multiple location retail organization shall be permitted to construct and improve premises within the Specific Plan



Multiple store retailers shall be permitted to construct and improve premises that are consistent with that company’s retail prototype format.



Themed restaurants shall be permitted to construct and improve premises that are consistent with that company's restaurant prototype format.

area that are consistent with that company's retail prototype format, including but not limited to: standardized signs, architecture, design, interior and exterior colors, forms, shapes, and materials, and the display of standardized logos, sign text, script, color, awnings and text thereon, lighting, and landscaping and shall be subject to review by the City of Highland Planning Commission.

6.2.13.2. Themed Restaurants

Design guidelines for Planning Area 1 – Highland Marketplace and Planning Area 3 – Village Center recognize the value of brand recognition for themed restaurants with multiple locations. A themed restaurant typically utilize a restaurant format that is common among locations and may include standardized signs, architecture, design, interior and exterior colors, forms, shapes, materials, and the display of standardized logos to promote and enhance the company's image and product.

Themed restaurants include those whose market areas may be the local area or regional, national, or international markets. Accordingly, each tenant that is part of a themed restaurant organization shall be permitted to construct and improve premises within the Specific Plan area that are consistent with that company's restaurant prototype format, including but not limited to: standardized signs, architecture, design, interior and exterior colors, forms, shapes, and materials, and the display of standardized logos, sign text, script, color, outdoor eating areas and patios, awnings and text thereon, lighting, and landscaping and shall be subject to review by the City of Highland Planning Commission.

6.2.13.3. Drive-Through Facilities

- ✳ The siting of drive-through facilities, including ingress and egress, should be integrated to function within the circulation patterns of the surrounding commercial center and should minimize conflicts.

- ⊗ Drive-through lanes should be sited to minimize conflicts with walk-in patrons traveling from the parking lot to the building entrance.
- ⊗ Drive-through uses should provide similar architectural elements as other buildings.
- ⊗ Drive-through windows that face major circulation routes or primary views within a commercial center shall be adequately screened with landscaping.
- ⊗ Landscaping should be designed and located to soften the visual impact of vehicle stacking areas for drive-through windows.
- ⊗ Outdoor seating areas, play equipment, and perimeter fencing should have an attractive design that is compatible with the architecture of the main building.

6.2.13.4. Vehicle Fueling Stations

- ⊗ On-site circulation and ingress/egress should be integrated to function with the circulation patterns of the surrounding commercial center.
- ⊗ The design of on-site circulation patterns should take into account vehicular and pedestrian circulation for all on-sites uses, i.e. fuel pumps, convenience store, car wash, etc.
- ⊗ Vehicle fueling station buildings should provide the same architectural quality and elements as other buildings in the commercial center and be compatible with surrounding buildings.
- ⊗ Accessory structures, i.e. canopies, cashier booths, car wash tunnels, should feature architectural design and detail consistent with the main building and adjacent buildings
- ⊗ Vehicle fueling stations that include car wash facilities in which customers exit their cars should provide an indoor or shaded waiting area.

6.2.13.5. Large Volume Buildings

- ✳ Reduce the apparent scale and uniformity of facades in order to make larger buildings seem more inviting.
- ✳ Long, undifferentiated surfaces, facades, or building frontages are strongly discouraged. At least three features that add visual interest, such as arcades, decorative cornices, display windows, windows articulated with trim, and entry awnings should be used on front facades.
- ✳ In situations where blank walls are necessary for structural reasons, these surfaces shall be enhanced with decorative materials, colors, trellis structures, murals or other detail elements that complement the building.
- ✳ Varying rooflines and forms should be used to create interest and reduce the apparent scale of large volume buildings.
- ✳ Roofline variations should be used to provide architectural style or character for large volume buildings that are limited in wall configuration due to functional constraints.
- ✳ Cornice treatments, parapet wall details, overhanging eaves, and similar methods should be used to enhance the architectural character of the roof.
- ✳ Color schemes should be neutral and help reduce apparent size and bulk of buildings.



6.3. Residential Design Guidelines

The goal of the following residential design guidelines is to create a community that is unique within the Inland Empire and reminiscent of Highland's heritage. Looking back on Highland's older established neighborhoods for inspiration, the intent of the Specific Plan is to recapture the charm and essence of these original home styles expressed in a simple manner adapted to modern functions.

These homes will demonstrate individuality, and a high quality of design and construction. Overall compatibility throughout neighborhoods and the community will be achieved through a community wide landscape program. Natural features, such as City Creek along the northwestern boundary of Planning Area 2 – Residential Villages, may create opportunities for view corridors that overlook City Creek. Planning Area 2 may provide future access to regional trails that run parallel to City Creek.

6.3.1. Design Principles

The following guiding principles for the residential design guidelines is to create a sense of community and a sense of place that is open, safe, walkable, well maintained, has excellent connectivity, well landscaped and promotes community gathering places such as parks, recreation areas and trails.

- ✿ Creating community identity/character.
- ✿ Create an “open” feel through the use of open space, building setbacks, building separation, landscape, site planning and minimizing groupings of garages.
- ✿ Apply sound environmental design techniques, creating a garden atmosphere.
- ✿ Avoid alleyways lined by garages without windows on the street.
- ✿ Create walkability through safe pedestrian pathways that are well lit and pleasantly landscaped.



Existing homes in Highland

- ✿ Assure easy connectivity throughout the community to retail areas, the Highland Marketplace and Village Center.
- ✿ Create tree-lined shaded narrow streets.
- ✿ Create a management and maintenance plan that will ensure long term sustainability of the community, maintaining structural and aesthetic integrity of the buildings and a healthy, clean and attractive landscape environment.
- ✿ Provide for community gathering places, i.e. pocket parks, recreation areas, tot lots, courtyards, etc.
- ✿ Create an aesthetically pleasing atmosphere through landscape and architectural design.

6.3.2. Safety

Safety, both perceived and real is an important goal of the Specific Plan. To achieve this, the following principles are encouraged:

- ✿ Maximize residents' ability to view public spaces.
- ✿ Encourage residents' use of community gathering spaces.
- ✿ Provide appropriate lighting for streets, paths, alleys, and parks.
- ✿ Encourage resident interaction and ability to watch out for each other.
- ✿ Maintain a safe environment by promoting clear visual connections to sidewalks, parking lots and parks while avoiding the use of solid fences, garage lined alleyways and other barriers.
- ✿ Locate open spaces and recreational areas so they are visible from nearby homes and streets.
- ✿ Avoid landscaping that might create blind spots or hiding places.
- ✿ Create a sense of community ownership.

6.3.3. Architectural Style and Plan Mix

An important goal in this community is to develop varied and interesting street scenes. In order to achieve this, the following architectural style and plan requirements should be met:

In all neighborhoods provide:

- ✿ Minimum of 3 plans
- ✿ Minimum of 2 elevations per plan
- ✿ Minimum of 2 different color schemes per plan
- ✿ Minimum of 2 different architectural styles per neighborhood.

Builders will select from the palette of architectural styles explained in the following section.

6.3.4. Architectural Style

The Specific Plan residential design guidelines are intended to promote visual compatibility and individuality for the neighborhood and home. The residential guidelines do not promote rigid adherence to architectural styles, but assist in the design and quality of the end product.

Achieving variety and diversity in neighborhood architecture is a key community objective. For concept and inspiration, the Specific Plan has turned to Southern California's past. The "early California" heritage is one that embraces a lineage of architectural styles throughout California from the 1900s through the 1940s. Each style has historical precedence in southern California, and is capable of contemporary interpretation. The intent is to encourage application of detail and materials authentic to the spirit and character of the style.

Each neighborhood should utilize the architectural styles selected from the list below.

- ✿ Spanish Colonial
- ✿ Monterey



DESIGN GUIDELINES

- ✿ Craftsman Bungalow
- ✿ Folk Victorian
- ✿ Colonial Revival

Each residential style is presented on the following pages in the form of an image collage and a matrix description of its main components.

Spanish Colonial

Spanish Colonial style is distinguished by tile roofs, stucco walls, heavily textured wooden doors and highlighted ornamental ironwork. The architectural courtyards of the Spanish Colonial heritage include hanging pots, a flowering garden and shade trees as the foreground design elements.

Key features of this style were adapted to the southern California locale. The plans were informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the contrast of materials and textures.



Table 6-1: Spanish Colonial Style Elements

Style Elements		
Form	<ul style="list-style-type: none"> - Three story massing with one story elements - Deep recessed arches - Boxed out elements on second floor - Varied plan forms 	
Roof	<ul style="list-style-type: none"> - Low pitch roof - Predominantly gabled side to side roof with forward facing hip roof element - Unenclosed eave overhang with elaborate exposed rafter tails - Concrete "s" barrel tiles - Overhangs with tight rakes and 12" eaves 	
Walls	<ul style="list-style-type: none"> - Smooth or sand stucco finish - Surface to reflect waviness or unevenness 	
Windows	<ul style="list-style-type: none"> - 9 and 12 pane windows with colonial accent rim - Rectangular shape feature windows on front elevation- single or ganged curve top shape 	

DESIGN GUIDELINES

Color	<ul style="list-style-type: none">- White and earth toned body with bright accent trim- Wood toned or dark brown trims	
Details	<ul style="list-style-type: none">- Ornate black wrought iron accent details at walls, windows, light fixtures and gutters- Carved wood style entry door- Full length porch- Black wrought iron balconies- Decoratively shaped rafter tails are preferred over tight eaves- Decorative tiles recessed in wall plane- Garage door patterns complementary to style- Old world - metal hardware	

Monterey

The Monterey style is a combination of the original Spanish Colonial adobe construction methods and the basic two-story New England colonial house. Prior to Monterey, all Spanish colonial houses were one story. This innovation combined with double-height roofed porches around the structure created a new style. This style introduced two-story residential construction and shingle roofs to California.

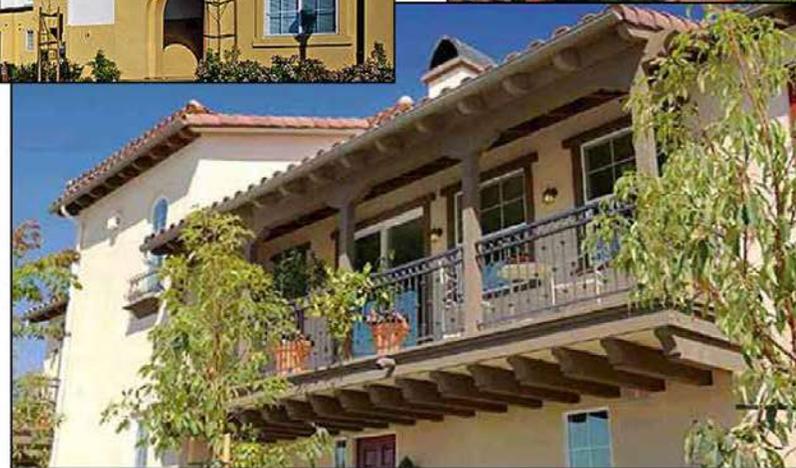


Table 6-2: Monterey Style Elements

Style Elements		
Form	<ul style="list-style-type: none"> - Three story horizontal massing, simple form - 2nd or 3rd story balcony across the front elevation 	
Roof	<ul style="list-style-type: none"> - Main hip roof with balcony shed roof break at 3^{1/2} to 4^{1/2} slope - Shingle texture flat tile, barrel or “s” concrete roof tile - Extended eaves with shaped rafter tails 	
Walls	<ul style="list-style-type: none"> - Smooth stucco walls with horizontal and vertical siding accents at gable ends 	
Windows	<ul style="list-style-type: none"> - Vertical window shape with multiple panes often used in groupings - Gothic shaped feature window at first floor - Colonial window and trim - Curved top feature window - Small beveled or stained glass accent window at front elevations 	

DESIGN GUIDELINES

Color

- White and light earth toned bodies
- Wood or dark brown trims, balconies

Details

- Wood framed balcony and railing
- 4" to 6" diameter round gable tile vents
- Simple wood column detail
- Shuttered windows
- Eclectic accent details
- Chimney top detailing



Craftsman Bungalow

The Craftsman Bungalow style originated in California in the 1890s and is characterized by natural building materials and colors, broad overhangs with exposed rafter tails at the eaves, and porches supported by chunky square columns. In southern California, the Craftsman style evolved from bungalows that were the production home of the time.

Detailed Guidelines for Craftsman Bungalow Style Attached Products.

- ✿ Each individual dwelling should be clearly expressed as a single identifiable unit through the use of pronounced roof forms, changes in building mass, pronounced entryways and feature windows, such as bay or large divided picture windows.
- ✿ Each dwelling should have a front porch covered and partially enclosed by a decorative rail.
- ✿ Traditional elements such as trellises, decorative chimneys and dormer windows should be incorporated into the design.



Table 6-3: Craftsman Bungalow Style Elements

Style Elements		
<p>Form</p>	<ul style="list-style-type: none"> - Cross gabled or gable fronted three story box or rectangular like massing under main roof 	
<p>Roof</p>	<ul style="list-style-type: none"> - Low pitched gabled roof - Unenclosed eave overhang with elaborate exposed rafter tails - Decorative ridge beams - Overhangs at 16" to 24" - Hip and gable roofs - Shingle texture flat roof tile 	
<p>Walls</p>	<ul style="list-style-type: none"> - Horizontal siding - Plain wood shingle siding - Stone or Brick base - Stucco with stone base - Blended stucco with siding 	
<p>Windows</p>	<ul style="list-style-type: none"> - Ribbon windows 3 or more ganged - Single hung window - Mullions in upper half 	

DESIGN GUIDELINES

Style Elements		
Color	<ul style="list-style-type: none">- Earth tone colors (light or deep)- Playful, dark accent	
Details	<ul style="list-style-type: none">- Black wrought iron or copper accents- Entry porches with heavy square columns or posts in stone or brick piers- Carved wood style entry door with geometric patterns- Arts and Crafts or Mission lighting fixtures- Classically styled columns	

Folk Victorian

The spread of Folk Victorian was made possible by railroads expanding into smaller towns and cities. Mass-produced wood features could be transported quickly and cheaply almost anywhere. Home builders often simply added trim and ornament to traditional folk houses. The symmetrical, casual look with a more decorated appearance is typical of the Folk Victorian.



Table 6-4: Folk Victorian Style Elements

Style Elements		
Form	<ul style="list-style-type: none"> - Three story square symmetrical shape with simple gabled, cross-gabled, hipped or pyramidal roof forms 	
Roof	<ul style="list-style-type: none"> - Flat tiles or shingles - Standard roof pitch - Overhangs at 12" to 18" with applied cornice line brackets 	
Walls	<ul style="list-style-type: none"> - Stucco is smooth to light sand finish - Stucco eave details - Lap siding applied as a full wrap or on the front, side and rear as enhancements 	
Windows	<ul style="list-style-type: none"> - Simple window designs - Wood or stucco trim used on front elevation windows - Shutters may be used on front elevations 	

DESIGN GUIDELINES

Color

- Wide range of earth tones or tertiary colors such as olive
- White detailing or contrasting trims



Details

- Entry covered with front porch
- Porches on the front elevation with flat, jigsaw cut trim along roof and at square posts
- Italianate or Queen Anne inspired details
- Simple detailed doors with wood surrounds and integrated sidelights.
- Chimneys are stucco
- Brackets or spindle work on porches



Colonial Revival

The Colonial Revival style is distinguished by elaborate entry statements such as a porch or portico, articulation of the roof shape with element such as a formal dormer window. Second stories with overhangs, dormers, and gabled roofs are favored, which evolved into classic elements of this traditional American style. Later, wings or smaller continuous gable forms were added to each side of the house, becoming a lasting characteristic. Wood shutters and an enhanced entry element and/or trim are the finishing details for an otherwise simple and functional form.



Table 6-5: Colonial Revival Style Elements

Style Elements		
<p>Form</p>	<ul style="list-style-type: none"> - Simple rectangular massing of one, one-and-a-half, two, or three stories stacked wall planes 	
<p>Roof</p>	<ul style="list-style-type: none"> - Medium pitch roofs with little or no overhang - Dominant gable or hip roof - Flat smooth concrete or composition tile - Cornice at gables - Gambrel roof - Boxed eaves 	
<p>Walls</p>	<ul style="list-style-type: none"> - Smooth stucco finish or horizontal lap siding 	
<p>Windows</p>	<ul style="list-style-type: none"> - Vertical multi-paned windows in groupings - White vinyl wrapped aluminum frames - Decorative round or half round windows 	

DESIGN GUIDELINES

Color	<ul style="list-style-type: none">- Wide range of earth tones or off-whites- Playful / dark accents- White or contrasting trim and details	
Details	<ul style="list-style-type: none">- Brick veneer accents on walls- Chimney detailed with brick veneers- Dormers- Shutters on front elevations- Entry door porches- Columns- Corbels	

6.3.5. Colors and Materials

The colors and materials used within the Specific Plan's residential neighborhoods should reflect a general theme of environmental harmony with the surrounding community, topography, and neighborhood character. The palette of architectural styles selected for the residential guidelines contributes to this goal, as each style has an historic lineage that shares this common sense approach to the use of materials and colors indigenous to the region. Color palettes that reflect traditional architectural themes are the basis for successful modern interpretations. New interpretations of these classic combinations of materials and inherent colors are encouraged as they relate to a general feeling of neighborhood unity.

A variety of natural materials and earth toned base colors provides the diversity for visual interest while unifying the buildings with their settings and creating a timeless appeal. The primary purpose of the architectural style palette selection is to avoid monotony, provide a variety of colorful schemes and promote visual diversity. To further this goal of diversity, the following criteria should be met:

- ✿ Each elevation should have a minimum of three colors (For example, one body color, one trim color, and one accent color).
- ✿ Individual color schemes must be appropriate to the architectural styles with a selection of accent materials, roof profiles and colors.

6.3.6. Building Orientation

The "living" portions of the house should be pulled forward on the lot so that animated architecture can visually dominate the street scene. House designs should place entries, windows, front porches, covered terraces, and living areas directly facing the street or paseo on most plan variations.

6.3.7. Massing and Plotting

Creating a street scene that functions well and has visual variety is a key community objective. To provide more interesting neighborhood street scenes, variable front yard setbacks are required and variable side yard setbacks are encouraged.

The following massing and plotting criteria are intended to develop variation in appearance and a sense of individuality for each home. Projects with nearly identical buildings and streets without variation in placement and form are discouraged.

- A. Vary Massing
 - ✳ Provide variable setbacks to different parts of the home to encourage vertical and horizontal massing breaks, in addition to alternative garage layouts and alternate plan configurations.
- B. Site Design
 - ✳ Reduce the scale and size of each neighborhood by creating “sub-neighborhoods”: through the use of short street segments, short cul-de-sac streets, grade separations between housing clusters and other clustering concepts.
 - ✳ Plot alternative plan types and/or elevations styles on contiguous lots.
 - ✳ Refrain from strict compliance to minimum garage setbacks to avoid contributing to a repetitious street scene. Typically, plans should be reversed and plotted so that garages and entries are adjacent to each other to create an undulating setback. Occasionally, this pattern should be broken to avoid monotony.
- C. Rear Articulation
 - ✳ The rear elevation of all structures that back onto either roads or public open space should incorporate varied wall planes, roof forms and orientation, and window treatments.

- ✿ Articulate the rear elevation and roof plane to minimize the visual impact of repetitious flat planes, similar building silhouettes and similar ridge heights.

6.3.8. Garage Treatments

- ✿ The home and front yard, rather than the garage, should be the primary emphasis on the front elevation. House designs should place entries, windows, front porches, and living areas directly adjacent to the street on most plan variations, while recessing garages.
- ✿ Minimize the impact of garages facing the street by varying garage door setback patterns and utilizing a deep recessed door, varying colors, splitting doors into two single doors and using alternative garage configurations such as corner lot garages and alley loaded garages.
- ✿ Minimize driveway widths as much as possible.

6.3.9. Design Elements

- ✿ The use of patio structures is encouraged. They should be integrated into the building form to add articulation to otherwise large unbroken wall masses.
- ✿ Exterior stairs that are designed for access to second story living areas should be designed to be incorporated into the architectural theme of the home.
- ✿ Exterior chimneys should match the style, detailing, color and materials of the home. False chimneys may be considered from concealing gas vents and should appear as consistent with other chimneys on the building.
- ✿ All gutters and downspouts should be painted. Color of exposed gutters and downspouts should complement the surfaces they are attached to.
- ✿ Dormer roof vents should be minimized. Ridge vents, gable end vents and soffit vents are preferred methods of providing the required ventilation.
- ✿ Space should be provided in an adjacent side yard or interior portion of garage to house at least two trash/recycling containers.

6.3.10. Attached Residential Concepts

6.3.10.1. Architectural Style

Individual developers should select multiple styles from those illustrated in the Architectural Styles section of this Specific Plan (Section 6.3.4) for each multi-family neighborhood. If a single style is selected each building type/plan should have at least 2 substantially different building elevations. Each elevation should have at least two (2) different color schemes that are consistent with each selected architectural style.

6.3.10.2. Building Orientation

- ✳ As many units as possible should be oriented to the street or paseo to help create an active streetscape. Dwelling units not facing the street should be orient around interior open space courtyard elements.
- ✳ The configuration of buildings, streets, parking, open space and landscaping must balance the needs of the pedestrian and the automobile. Parking should not dominate the experience along any required path.

6.3.10.3. Articulation of Building Forms and Elevations

- ✳ Elevations must be treated with adequate articulation, materials, and color in keeping with their individual architectural styles to enhance their appearance. Large blank expanses of wall are to be avoided.
- ✳ A variety of stacked massing arrangements in keeping with the selected architectural style should be used to vary individual buildings to enhance the pedestrian scale of those spaces.

The following suggests a number of ways to accomplish this:

- ✿ Articulate the buildings to vary both vertical and horizontal planes.
- ✿ Improve the articulation of the plan forms by offsetting upper floor and wall planes.
- ✿ Provide enhanced trim and details at primary focal points such as building entries, doors, porches or patios to emphasize their importance.
- ✿ Minimize large, blank masses through articulation of surfaces and wrapping of trim.
- ✿ Design unique window treatments including shutters, awnings, etc. to provide sources of shade, articulate wall surfaces and contribute to the architectural character of the building and the neighborhood.
- ✿ Use elements appropriate to the style and scale, such as false shuttered windows, decorative louvered vents and horizontal banding to further articulate and characterize the building elevation.

6.3.10.4. Entries

Entries should locate and frame the doorway and act as an interface between public and private spaces and further identifies individual unit entries. The entry design should emphasize these prime functions.

- ✿ Wherever possible, site plans should orient the front door and principal access toward the public street.
- ✿ Entrances should be clearly marked with architectural elements such as porches, arcades, ornamental lighting, landscaping and other elements.
- ✿ Entrances from public sidewalks should be prominent, visible from the street and connected by a walkway to the sidewalk.

6.3.10.5. Windows

Typically the location of windows is determined by the practical considerations of room layout, views, and privacy. Design emphasis should be of particular concern as windows play an important role in the exterior architectural character of multi-family buildings.

- ✳ Within the appropriate style requirements, group and coordinate windows with other design elements to create a composition and sense of order.
- ✳ Where possible and appropriate to style, use of multi-paned windows is encouraged.
- ✳ Windows should be recessed if appropriate to style.
- ✳ Design unique window treatment to include shutters to provide shade and wind protection, articulate wall surfaces and enhance the chosen architectural style.

6.3.10.6. Balconies

The inclusion of balconies is encouraged for both aesthetic and practical purposes. They are useful in breaking up large wall planes, offsetting floors, creating visual interest, and adding human scale to the building. They provide outdoor living areas and elevated open space.

- ✳ Balconies may be covered or open. They may be either recessed into the mass of the building or serve as a projecting element.
- ✳ Design balconies as an integral element of the building using details, eaves, supports, and railings in keeping with the architectural style and elements of the building.

6.3.10.7. Garages and Carports

Use the same style as the primary buildings as well as compatible materials. This will help to tie the garage or carport facilities into the overall project design while reducing their visual impact.

- ✳ Avoid stretches of garages lining the street creating an alleyway “tunnel effect.”

- ✿ Garages must have a minimum of ten feet by twenty feet (10' x 20') clear interior dimension.
- ✿ The number of continuous carport parking spaces should not exceed ten (10).
- ✿ Provide landscaped breaks in the planes of garage or carports

6.3.10.8. Parking

In multi-family buildings adjacent to primary streets, the focus should be street front image and pedestrian access. While accommodating vehicular and parking needs, the intent is to de-emphasize the presence of the automobile.

Each project should incorporate interior-oriented parking solutions and use the following design techniques to enhance the architecture of the street scene:

- ✿ Where parking areas are visible from a public street, these areas should be screened from view with landscape or architectural solution.
- ✿ Distribute resident parking on site as close as possible to individual units.
- ✿ Group open/guest parking for convenience.

6.3.10.9. Community Recreation Facilities

Attached home neighborhoods may include common recreation facilities such as pools, spas, club houses, management offices, barbeques and other facilities for the community. These common recreational facilities should be key character elements for the neighborhood.

- ✿ All community amenities, such as street furnishing, benches, lighting standards, trash receptacles should be consistent with selected overall architectural character for the neighborhood.
- ✿ Color, massing, roof pitch and materials should be compatible with architectural style of buildings in the neighborhood.

Exhibit 6-1 provides examples of recreational amenities to be included in the Residential Villages.

CENTRAL RECREATION AREA - COURTYARD #2



COURTYARD #1



COURTYARD #3





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One hundred-one to two hundred (101-200) units shall provide three (3) of the following recreation amenities or equivalent:⁷

- Open lawn (min. 100')
- Tot lot
- Community multi-purpose room
- Barbeque facilities
- Court facilities
- Jogging trails
- Picnic Areas

⁷ For each 100 units above the first 200 units, another set of recreational amenities shall be required.

6.4. Parking Structure Design Guidelines

Parking structures within the Specific Plan area should be designed and constructed to the same standards of quality as the uses they serve and should be integrated into the overall development, making them more convenient, accessible and safe. The following guidelines should apply to the development of parking structures:

6.4.1. Siting

- ✳ Pedestrian connections between parking structures and the uses they serve should be convenient and direct. Stairs and elevators should be tied directly to walks leading to plazas, courts or building entries.
- ✳ Vehicular access to parking structures should be clearly identified and easily accessible, minimizing pedestrian and vehicular conflicts.

6.4.2. Architecture

Parking structures within the Specific Plan area should convey a simple image of order and quality.

- ✳ Horizontal and vertical articulation and architectural detail should be used to reduce the perception of massive scale.
- ✳ Design, detail, building materials, and colors should be compatible with adjacent buildings.
- ✳ Planted atriums may be provided to create an orientation point within large parking structures.
- ✳ Within the Planning Areas, service and retail, and residential uses along the ground level of the parking structure are encouraged to break up visual mass of the structure and enrich the pedestrian experience.

- ✿ Parking structures should also be screened by berming and/or landscaping for visual relief.

6.4.3. Pedestrian Access

- ✿ Designs should include multiple points of pedestrian access into parking structures such as elevated walkways, elevators, and stairways. These elements should be designed as an integral part of the structure.
- ✿ These elements should be placed on the outside of the structure to enhance personal safety through visibility.
- ✿ Glass elevators and open stairwells are encouraged to provide security.

6.5. Signage and Environmental Graphics Program

The signage and environmental graphics program for the Specific Plan is designed to be consistent with the agrarian architectural style. The elements in this program incorporate materials and history from the site and the City of Highland, as well as the surrounding region. The intent of these elements is to educate, inform, and occasionally, entertain visitors, as they are guided through the development.

Signs within the Specific Plan area provide for tenant identification and directions utilizing colors, materials, finishes and illumination so as to complement one another and be consistent with the upscale character of the Specific Plan area. The overall character of the signage and graphics for the Specific Plan reflects the unique agrarian architecture. The applicant will submit a Comprehensive Sign Plan, which will contain examples of the types of signs the Specific Plan may allow. The location of major signs within the Specific Plan area should be as generally shown on Exhibit 6-2, Conceptual Signage Location Plan.

6.5.1. Freeway Pylon Signs

Located along the freeway, the pylon signs shall not exceed ninety feet (90') in height and will be internally illuminated. Prior to Comprehensive Sign Plan approval, a flag test will determine maximum height. Additionally, a signed Federal Aviation Administration (FAA) Part 77 letter will be required before review. One (1) of the freeway pylon signs may also include an electronic message board for on- and off-premise advertising that may be twenty-four feet tall by eighteen feet wide (24' x 18'). Any proposal for a freeway oriented electronic message board shall be reviewed by the Planning Commission for a recommendation to City Council for their review and approval prior to submitting of building permits. The pylon signs may include the names of tenants, with each tenant cabinet being no more than eight feet (8') tall. The base of each sign will have a finish that is consistent with the architectural design of the buildings. Exhibit 6-3 illustrate examples of freeway pylon signs.

6.5.2. East Gateway Monument Sign

Located at the southeast corner of the Specific Plan along Greenspot Road, the monument sign shall not exceed thirty-eight feet (38') in height and will be internally illuminated. The monument sign may include an electronic message board for on- and off-premise advertising that may be nine feet tall by fourteen feet wide (9' x 14'). Any proposal for an electronic message board shall be reviewed by the Planning Commission for a recommendation to City Council for their review and approval prior to submitting of building permits. The monument sign may include the names of tenants, with each tenant cabinet being no more than four feet (4') tall. The East Gateway Monument Sign is not required to be setback from the ROW and may have a maximum five feet (5') encroachment into the ROW along Greenspot Road. The base of the sign will have a finish that is consistent with the architectural design of the buildings. Exhibit 6-4 illustrates an example of this monument sign.



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6.5.3. Multi-Tenant Monument Signs

Located along Greenspot Road, multi-tenant monument signs may be up to thirty feet (30') tall and will be internally illuminated. Multi-tenant monument signs are not required to be setback from the ROW and may have a maximum five feet (5') encroachment into the ROW along Greenspot Road. The base of each sign will have a finish that is consistent with the architectural design of the buildings. Exhibit 6-5 illustrates an example of a multi-tenant monument sign.

6.5.4. Pad Monument Signs

Tenant identification will have a presence along Greenspot Road with the use of pad monument signs. The design of these monument signs will be of the same style, materials, and construction of the multi-tenant monument signs, but significantly smaller in stature. The pad monument signs will be pedestrian scale, with a maximum height of ten feet (10'). Pad monument signs are not required to be setback from the ROW and may have a maximum five feet (5') encroachment into the ROW along Greenspot Road. The base of each sign will have a finish that is consistent with the architectural design of the buildings. Major tenant names and/or logos will be prominently displayed, but in a manner not to visually overwhelm the overall design of the architecture and other sign types within the development. Monument signs that display gas prices for automobile service stations will be permitted within the Specific Plan. Exhibit 6-6 illustrates an example of a pad monument sign.

6.5.5. Vehicular Directional Signs

Located throughout the Specific Plan area, but primarily at major vehicular intersections on-site, these signs guide visitors in automobiles to various uses in the Specific Plan area such as to major tenants. They serve the dual function of directing the flow of traffic and identifying key locations. Exhibit 6-7 illustrates an example of a vehicular directional sign.

6.5.6. Pedestrian Directional Signs

This sign type is used to direct pedestrian traffic and slow-moving vehicles traveling on the site. For the motorist, this street sign type is used to guide drivers to specific parking areas: valet, passenger loading, etc. For pedestrians, this sign type is used to provide guidance on sidewalks to specific areas, an added guest comfort. Pedestrian blade signs can also direct guests to restrooms, security, elevators, information booths, etc. Located at key passage locations, the pedestrian directional signs may be wall and/or pole mounted. They also serve to reinforce the brand image. Exhibit 6-8 illustrates examples of Pedestrian Directional Signage.

6.5.7. Pedestrian Directory Signs

Pedestrian directories are placed in the Highland Marketplace (Planning Area 1) and Village Center (Planning Area 3) to provide orientation within the site and provide space for postings of upcoming events, advertisements, and promotions. Directories reflect the overall character of the design. They may be internally illuminated for easy night visibility. Exhibit 6-9 illustrates examples of Pedestrian Directory Signs.

6.5.8. Pageantry Signs

Site Pageantry consists of fabric or metal banners that are attached to light poles or building facades throughout the Specific Plan area. They are part of themed graphics for the Specific Plan area and may include the Specific Plan name and/or logo, holiday or special event greeting, and are not intended for display of tenant graphics. Site Pageantry shall also include large “lifestyle images” displayed on the building walls promoting uses in the retail shopping areas as well as off-premise items. Such images will be architecturally integrated into the building design. Site Pageantry may be concentrated along the main retail streets of the Specific Plan area and at major entrances. Exhibit 6-10 illustrates examples of Site Pageantry.

6.5.9. Regulatory Signs

This type of signage is in the form of traditional street signs but is created solely for this usage in the Specific Plan area. They may be freestanding or mounted on a light pole, or mounted on building walls adjacent to streets or sidewalks. Other regulatory signage includes but is not limited to stop signs, speed limits, parking lot signs, etc. Exhibit 6-11 illustrates examples of Regulatory Signage.

6.5.10. Interpretive/Exploratory Signs

This unique Specific Plan presents opportunities to create graphic elements that are more like public art than signage. This type of signage is intended to be used along the Village Paseo, which is located within Planning Area 2. These include bronze elements added to buildings, pavers, site markers, historic designation points, and other two- and three-dimensional graphic elements that enhance the identity and help to make this Specific Plan area a unique urban environment. This type of signage will further educate and inform the public, and can serve the nearby schools and residents.

Some of these types of signs may include:

- ✿ Informational placards that contain factual/historical/educational information pertaining to the history of the region – the Serrano/San Manuel Band of Indians, the Spaniards, the Mormon settlers, the railroad, native wildlife, orange groves, packing houses, lumber/brick yards, etc. This type of sign may be placed throughout the Specific Plan area, and along the trail. Signs may be internally/back illuminated so that they glow;
- ✿ Special plaques or bronze engravings/reliefs, that may be mounted to the walls of buildings;
- ✿ Bronze or tile medallions in the pavement with the orange slice motif;

- ✳ Cast concrete inset into the paving or in benches/seating areas, with tracks of native animals;
- ✳ Brass letters embedded into paving or walls, with sayings or quotes relating to the history of the area.

Exhibit 6-12 illustrates examples of Interpretive/Exploratory Signage.

6.5.11. Tenant Identity Signs

Tenant identity signage can exhibit the logos, look and feel of the stores they represent; however signage shall also maintain consistency with the Comprehensive Sign Plan. Sign formats for tenant signs may be applied in the following fashion depending on location and storefront design:

- ✳ Fascia signs;
- ✳ Blade signs;
- ✳ Lettering and graphics on valances or awnings;
- ✳ Signage applied to the glass show windows, storefronts and entrances;
- ✳ Tile mosaic signs;
- ✳ Wall-mounted plaques; and
- ✳ Signage applied to canopies.

Acceptable sign types include:

- ✳ Dimensional metal, acrylic, painted metal, flexface material or other material with a permanent appearance; indirectly lit;
- ✳ Reverse channel letters with halo illumination, with opaque face and sides and non-reflective background;
- ✳ Incised letters cut into or cast out of an opaque material and indirectly lit;
- ✳ Sculptured, iconographic elements contextual to the storefront design;
- ✳ Internally illuminated channel letters or logo;
- ✳ Painted wooden or metal signs in the appropriate historical style;



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- ✿ Gilded wooden signs;
- ✿ Wooden signs with plant-on letters/logos; and
- ✿ Neon signs are permitted for eating establishments and other types of tenants after review by the Community Development Director or his/her designee.

In general, all tenant signage must be proportionate to the storefront and building design as well as the urban nature of the street. Each tenant is allowed primary building fascia signage for each elevation facing the common area with additional blade, show window, wall plaques, floor, awning, and canopy signs in accordance with the Comprehensive Sign Plan for the Specific Plan. Exhibit 6-13 illustrates examples of Tenant Identity Signage.

6.5.12. Gateway Signs

Gateway signs become civic landmarks. Located along Greenspot Road, Boulder Avenue, and major thoroughfares within the Specific Plan, the gateway signs are large, monumental, urban-scale signs oriented toward moving vehicles. Gateway signs are not required to be setback from the ROW and may have a maximum five feet (5') encroachment into the ROW along Greenspot Road and Boulder Avenue. Individual dimensional letters and logo identify the Specific Plan. The letters and logos may be no larger than forty-eight inches (48") tall, may be internally or externally illuminated and may be wall-mounted plaques, on masonry pylons, or "neighborhood markers". Exhibit 6-14 illustrates examples of gateway signs.

Option A1 and A2 - Brick with concrete cap

- ✳ Brick has been used as site markers for centuries. The sample shown is agrarian in styling. The brick monument may be between nine and twelve feet (9'-12') tall, approximately four feet (4') wide and four feet (4') deep;

Option B1 and B2 – Brick and stone with concrete cap

- ✳ The stone monument relates to the natural boulders of the site. Stones have been used as site markers for centuries. The sample shown is agrarian in styling. The monument consisting of a stone base and brick may be between nine and twelve feet (9'-12') tall, approximately five feet (5') wide and five feet (5') deep;
- ✳ Alternatively, this monument sign may have an artful mixture of stone and brick, with a cast bronze plaque.

Options C1 and C2 – Brick and stone with concrete cap

- ✳ The stone monument may be between nine and twelve feet (9'-12') tall, approximately five feet (5') wide and five feet (5') deep;
- ✳ Alternately, this monument sign may have an artful mixture of stone and brick with a cast bronze plaque.

6.5.12.1. District Identification Option

Gateway signs located along Greenspot Road, Boulder Avenue, and major thoroughfares within the Specific Plan are provided an option to integrate district identification to the gateway signs. Exhibit 6-14 illustrates examples of identification signage options.

Vertical Option

- ✳ Identification signage to be provided vertically and may include raised, cut out letters on a contrasting back panel.
- ✳ Lettering may be provided in front and back of the back panel.
- ✳ Back panel material may be metal, Plexiglas, or other solid material.
- ✳ Identification signage may be externally illuminated.

Vertical Inlay Option

- ✳ Identification signage to be provided as a vertical inlay on the monument and may include raised, cut out letters on a contrasting back panel.
- ✳ Back panel material may be metal, Plexiglas, or other solid material.
- ✳ Identification signage may be internally or externally illuminated.

Horizontal Option

- ✳ Identification signage to be provided horizontally and may include raised, cut out letters on a contrasting back panel.
- ✳ Lettering may be provided in front and back of the back panel.

- ✳ Back panel material may be metal, Plexiglas, or other solid material.
- ✳ Raised letters and back panel to be placed on top of a steel “I” beam or other strong horizontal element.
- ✳ Identification signage may not extend more than ten feet (10’) horizontally from its base.
- ✳ Identification signage may be externally illuminated.

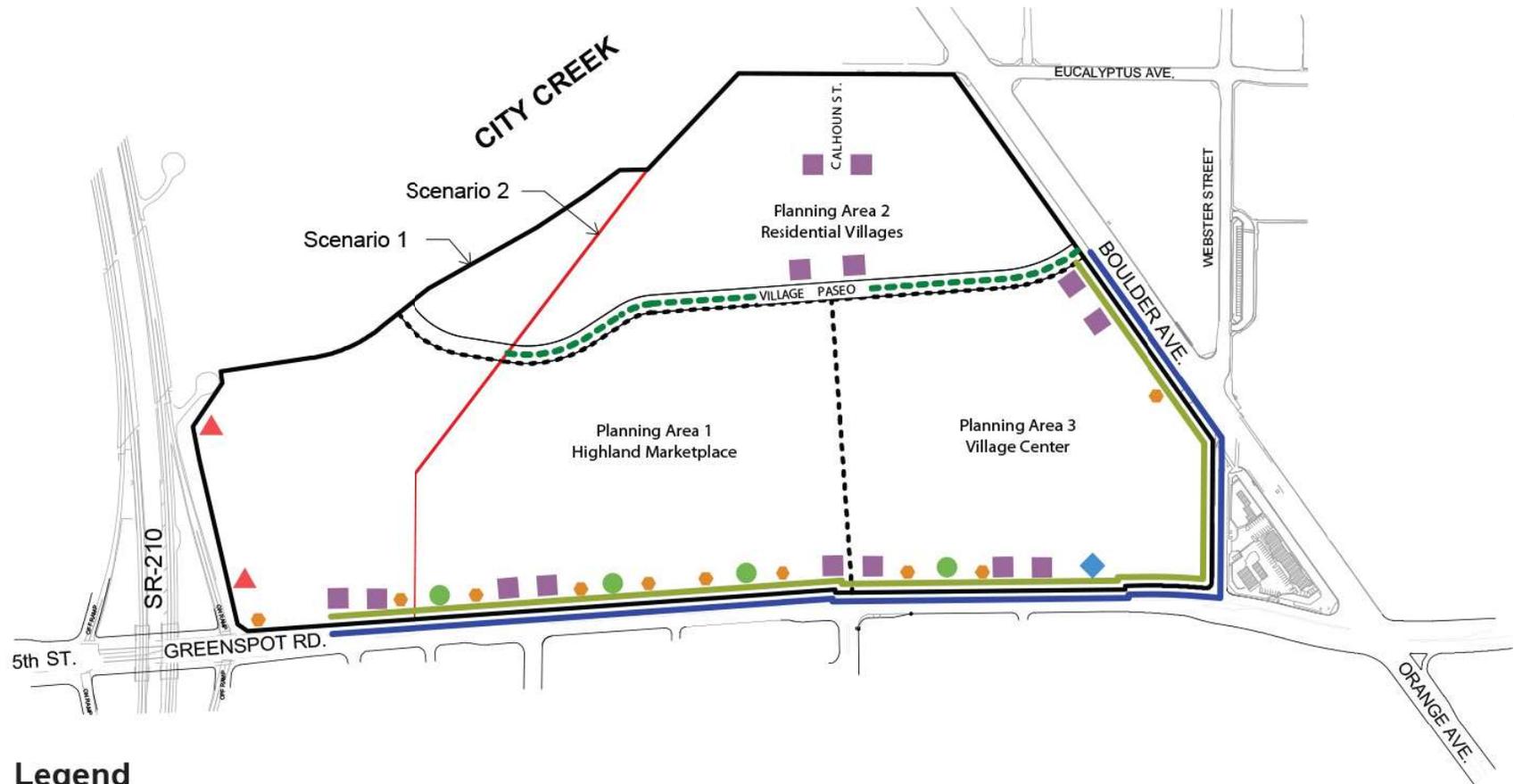
6.5.13. Non-Approved Signage

- ✳ Animated components, flashing lights, rotating or flashing signs except for a reader board/pylon sign;
- ✳ Illuminated sign boxes;
- ✳ Signs which emit sound or odor;
- ✳ Signs with exposed raceways, conduit, junction boxes, or transformers; and
- ✳ Paper, cardboard, or Styrofoam signs.
- ✳ Kinetic signs with historic features may be acceptable upon review.



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Legend

- | | | | | | |
|-------|--------|--------------------------------|-------|--|------------------------------|
| ▲ | 6.5.1 | Freeway Pylon Signs | ----- | Planning Area Boundary | |
| ◆ | 6.5.2 | East Gateway Monument Sign | ———— | Specific Plan Area | |
| ● | 6.5.3 | Multi-Tenant Monument Signs | | | |
| ■ | 6.5.4 | Monument Pad Signs | | <i>As needed signs or where needed</i> | |
| — | 6.5.8 | Pageantry | | 6.5.5 | Vehicular Directional Signs |
| - - - | 6.5.10 | Interpretive/Exploratory Signs | | 6.5.6 | Pedestrian Directional Signs |
| — | 6.5.11 | Tenant Identity Signs | | 6.5.7 | Pedestrian Directory Signs |
| ■ | 6.5.12 | Gateway Signs | | 6.5.9 | Regulatory Signs |

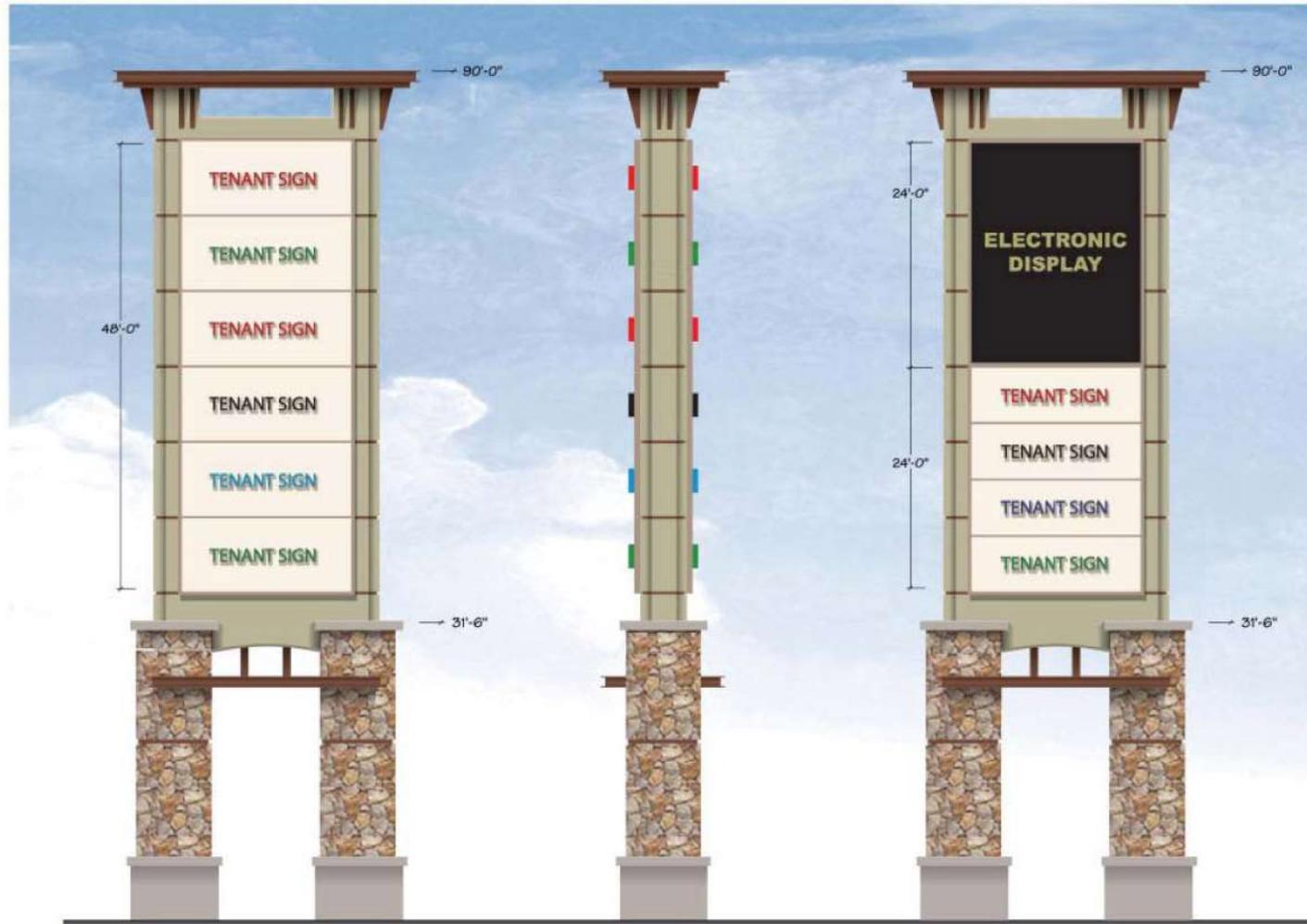


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Exhibit 6-3: Freeway Pylon Sign

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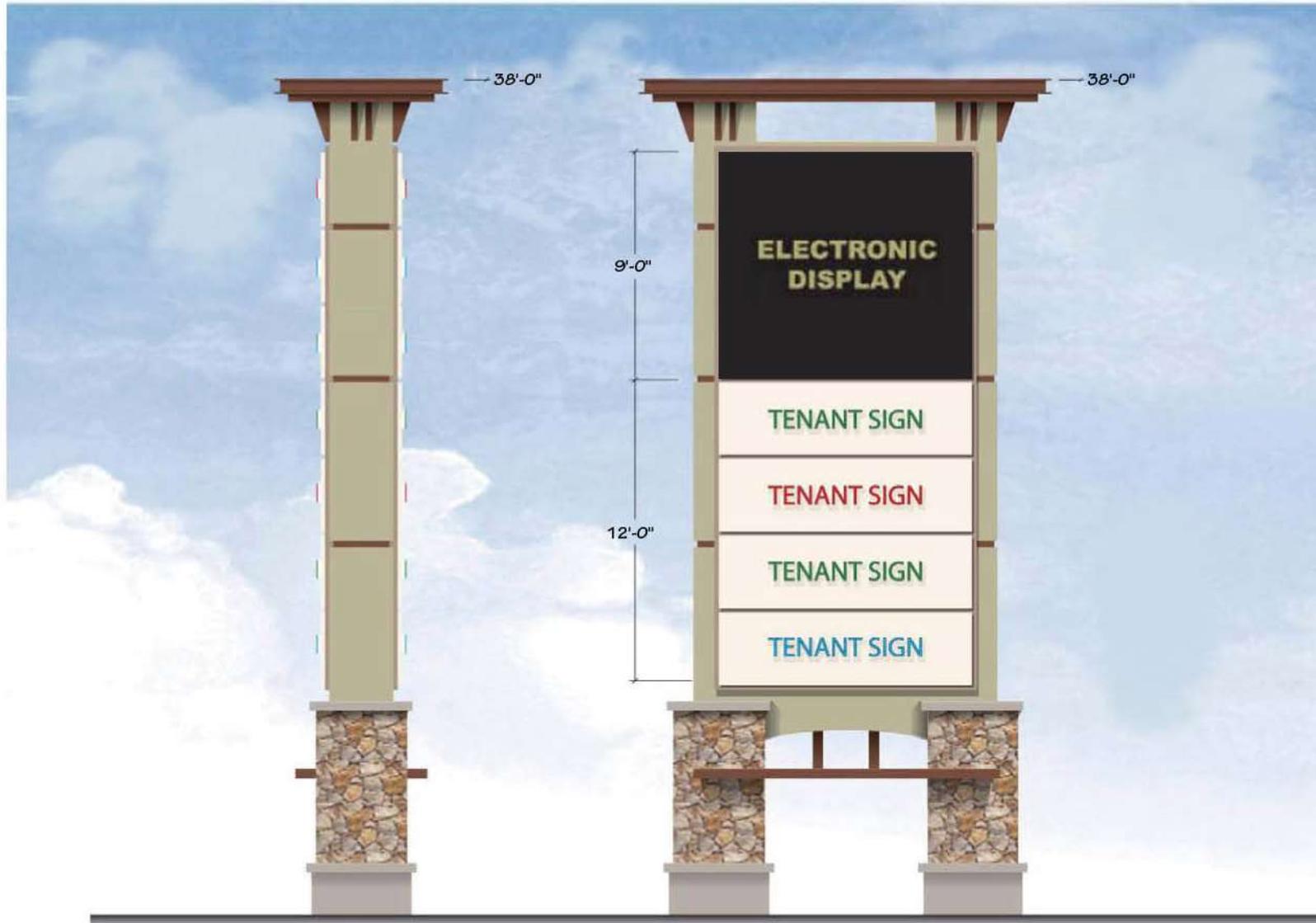


- Note: - The City of Highland logo or name is to be placed in a visible location on the sign.
- Major tenant may combine panels.



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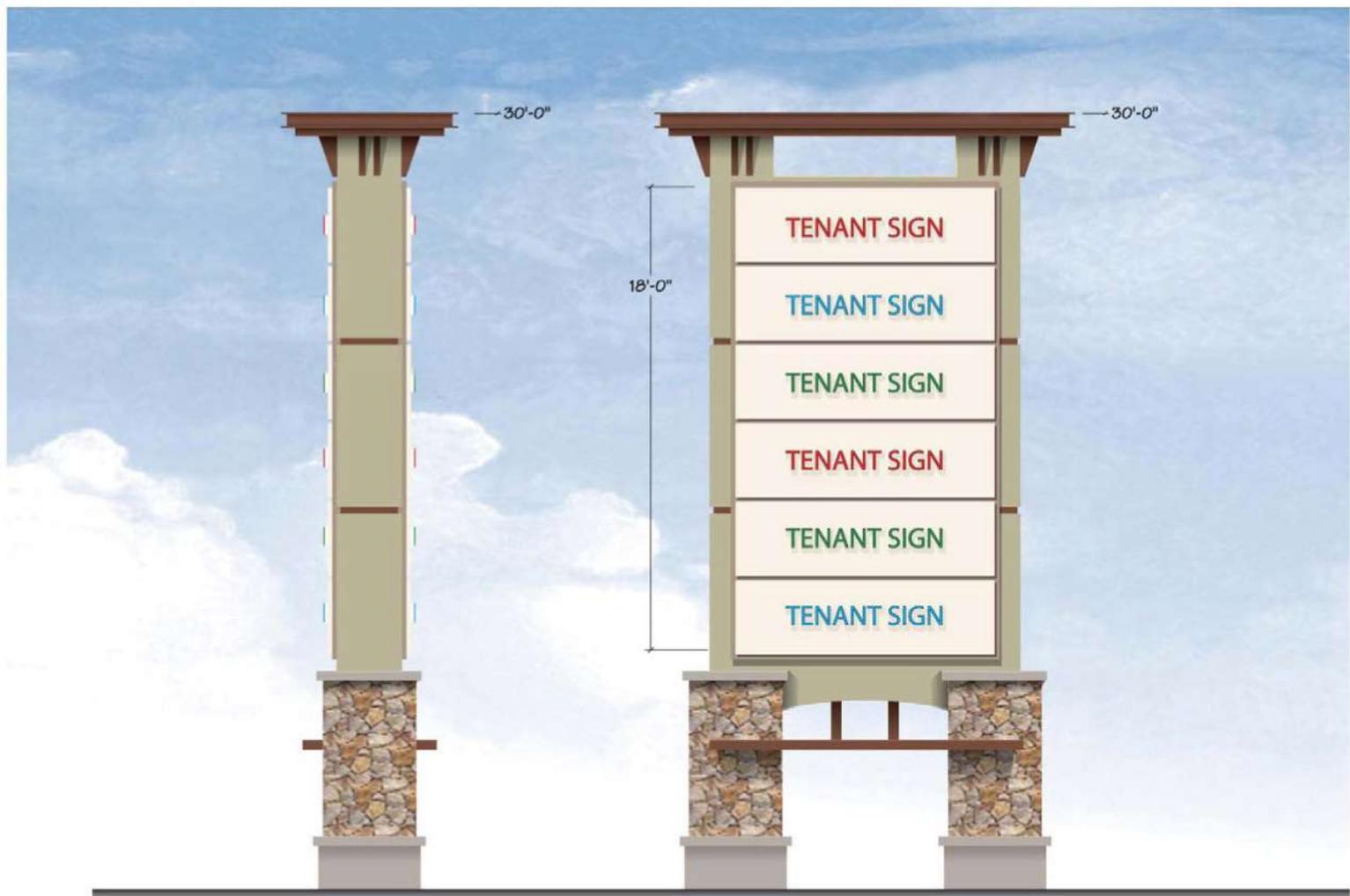
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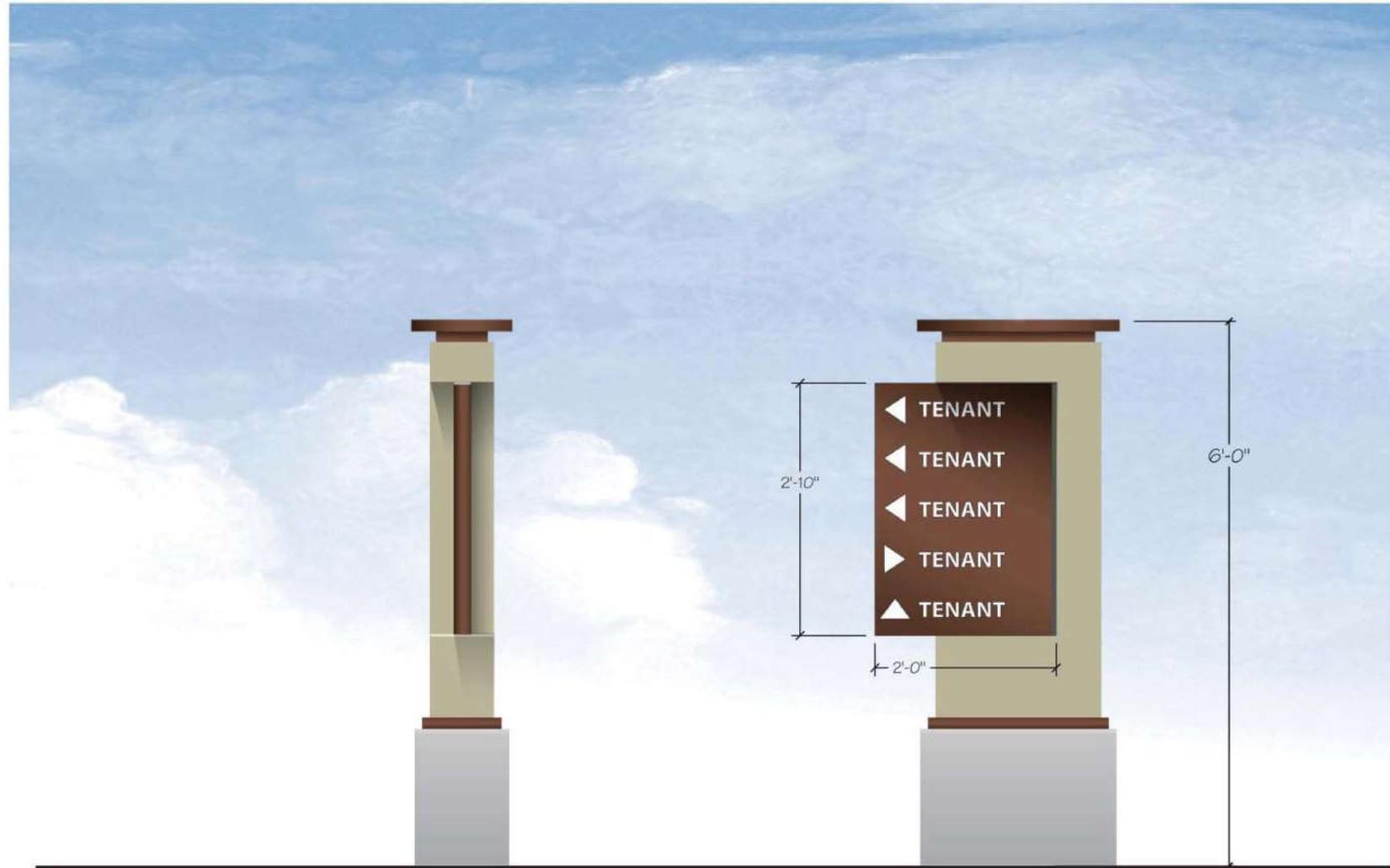
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This type of sign is intended for use along the Village Paseo.



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Exhibit 6-13: Tenant Identity Sign Examples

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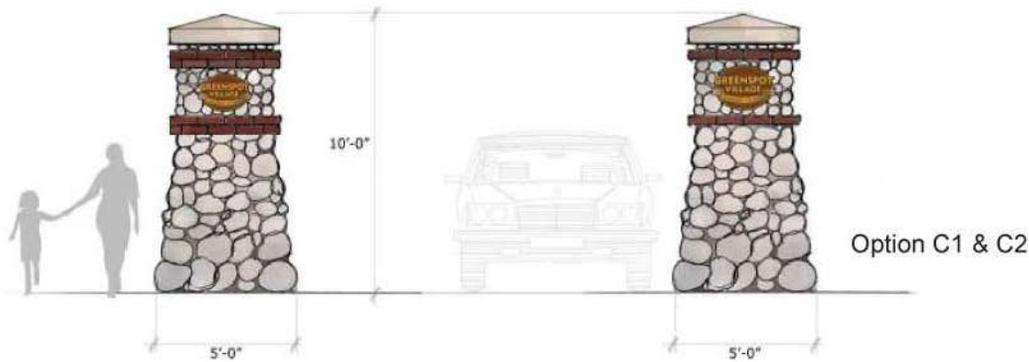
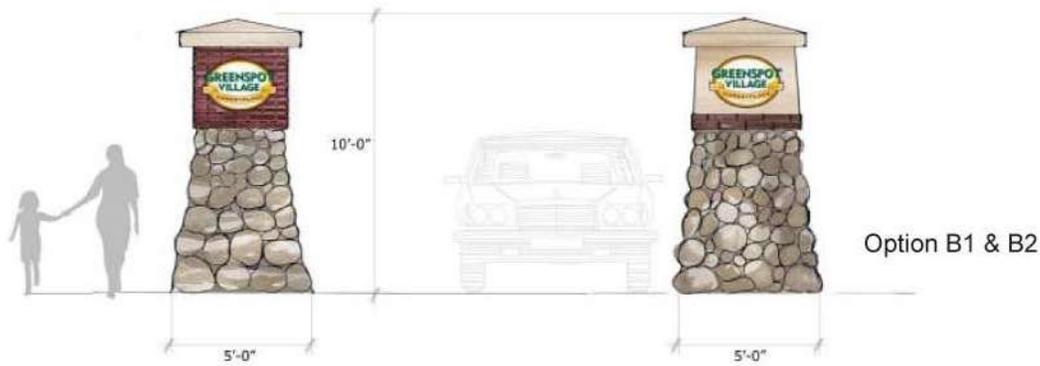
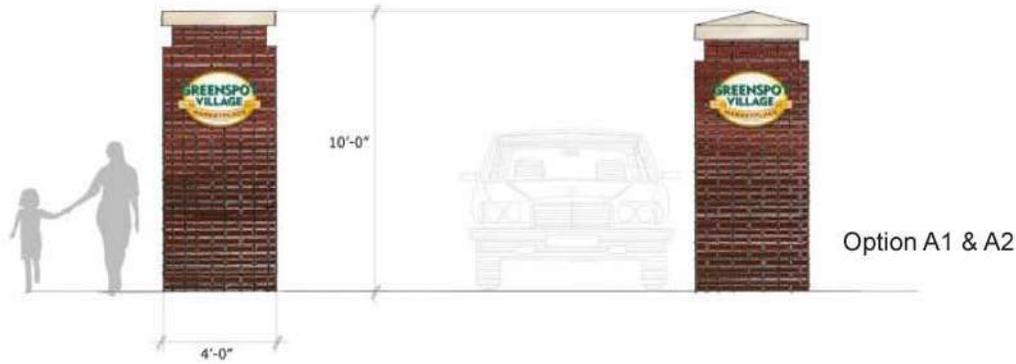




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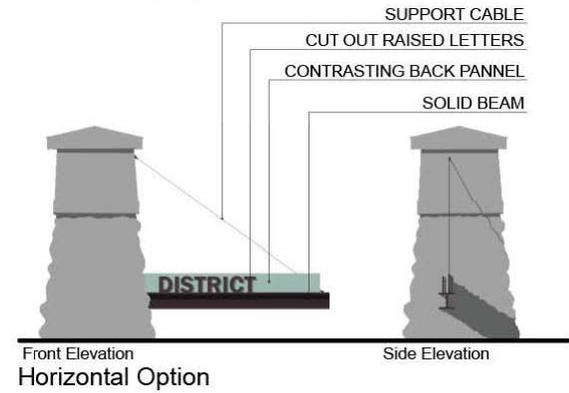
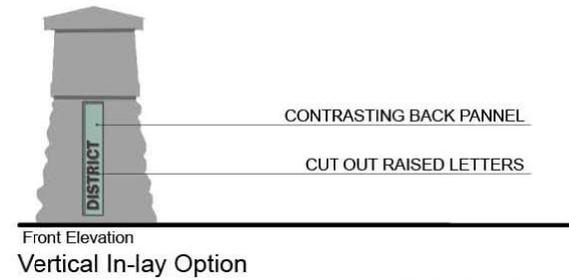
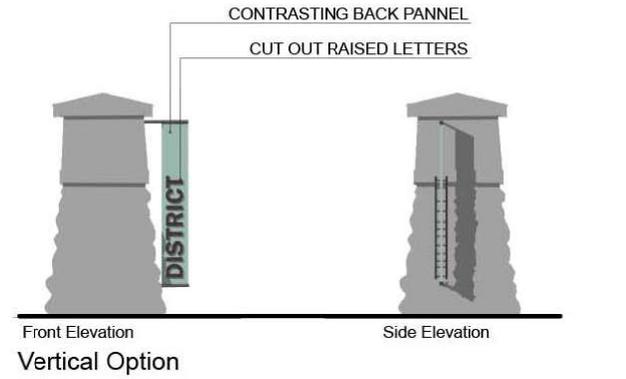
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Exhibit 6-14: Gateway Sign Examples



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Optional District Identification





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7. LANDSCAPE GUIDELINES

7.1. Overall Landscape Concept

The landscape character and theme for the Specific Plan is built upon the heritage of Highland, and harkens back to classic communities of Southern California. A common landscape theme will provide continuity between the varied uses within the community as well as extending compatibility with the surrounding area and the City of Highland. Elements such as traditional tree-lined streets, Village Paseo, and parking areas tie the development together and provide reference to Highland's historic past. These elements enable the Specific Plan to create a welcoming and comfortable outdoor space.⁸

7.1.1. Pedestrian Orientation

The Specific Plan is planned around major elements of the overall landscape theme that add life and richness to the outdoor experience and create an environment that make the past seem idyllic. These elements include safe passages, gathering places, comfortable environments, cooling groves of trees, seating, and strolling paths. All these elements are considered paramount in this Specific Plan. The landscape fabric in this urban environment, with its streets and thoroughfares, has been conceived primarily as a place for people along with consideration for vehicular access.

A community's streets can become one of its primary social and public spaces. Sidewalks will be a comfortable width with adequate separation from vehicular traffic. Well placed intuitive signage and visual cues will make crossing streets and parking areas safe and easy. In addition, well planned streets will serve as a parking reservoir for the community. Narrow travel lanes

⁸ Please refer to the adopted Greenspot Road Landscape Plans for additional specific information.





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will slow traffic and make crossing streets safer for pedestrians. Quality street furniture, sidewalk cafes, small courtyards, etc. will create memorable spaces for residents, guests, shoppers and workers. Parked cars will provide an additional buffer from traffic. Street trees, shrubs, and flowers will add color, shade, canopy, and create an atmosphere where people can meet, shop, eat, and pass the time in comfort.

7.1.2. Landscape Principles and Goals

During the development of the Master Landscape Concept for the Specific Plan, primary consideration was given to the following goals and objectives:

- ✿ Create “Green Areas” and enhance important civic spots which are easily accessible to the Village Paseo.
- ✿ Buffer the residential development from the retail by the Village Paseo.
- ✿ Create a pedestrian link between the residential and retail areas, which will provide easy access to many passive and active recreation opportunities.
- ✿ Establish a common theme along both sides of residential streets to create a comfortable neighborhood feel. Separate pedestrians from vehicular traffic with landscaped parkways and large full canopy trees for summer cooling and aesthetic appeal.
- ✿ Orient and design buildings which face the street with careful attention to set backs and landscape treatment to create a positive and seamless interaction between private use and public space.
- ✿ Ensure residential neighborhoods and retail districts are pedestrian friendly by employing the following principles:
 - Use traffic-calming strategies to slow speeds and make streets safer.

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- Make sidewalks, walkways, and all pedestrian areas convenient, attractive, comfortable, and safe by maintaining critical sight lines.
- Provide shade trees for comfort and aesthetic appeal.
- Create separation between pedestrian and vehicular use areas.
- ⊗ Provide alternative transportation modes through-out:
 - Incorporate walking, bicycling, and use of public transit.
 - Provide adequate wayfinding, bicycle storage, and convenient access to public transportation.
- ⊗ Integrate, unify, and enhance existing neighborhoods within the Specific Plan area by providing similar design concepts at points of arrival and through development of a consistent street scene.
- ⊗ Ensure that parking is adequate and convenient
 - Wrap structured parking with retail, residential space and/or softening landscape.
 - Create parking areas that are pedestrian friendly, safe, and aesthetically pleasing.

7.1.3. Application of Sustainable Design Practices

- ⊗ To the extent consistent with other design considerations, landscape design shall minimize resource consumption. Materials and furnishings shall be selected to provide high quality over a long life span. They shall also use minimal energy in their



manufacture and/or transport to the site. Items that have a high recycled material content shall be encouraged. Use of items with non-renewable material content shall be minimized.

- ☼ Appropriate utilization of plants and consideration of passive solar orientation significantly decreases the energy needs of buildings. To the extent possible deciduous trees shall be sited to shade south and west facing elevations in summer to help reduce cooling requirements. In winter these trees will allow sun to penetrate and provide warmth, minimizing heating requirements.

7.2. Open Space Concept

The east/west orientation of the Village Paseo in the Specific Plan provides pedestrian passage through the community, as well as passive recreation in the form of shady spaces and peaceful settings. An interpretive trail with displays that describe native features and local history may also be implemented. Carefully designed open spaces may provide BBQ/picnic areas, gardens, overlooks, passive seating areas, exercise opportunities and a safe connection to the Village Paseo in addition to providing a connection between retail and residential developments. The Village Paseo will also serve as a functional drainage course designed to accommodate local storm water flows and as a bio-swale to cleanse the water prior to leaving the site.

7.3. Commercial Landscape Concept

The consistent use of landscaping throughout the Specific Plan provides a unifying look to the project and enhances the area's unique character. Landscape for the commercial areas in Planning Area I shall enhance the pedestrian environment and circulation patterns adding spatial organization in the parking areas. Parking lots and service areas shall be screened from view with landscaping, planting or screen walls. Building entries, plazas, and other pedestrian zones

shall be articulated and enhanced with more refined textures and colors in the hardscape and planting areas. Accent trees shall be used to identify project entries and key focal points.

The design for all entry monuments, signage, site furnishing and fixtures will work together to provide a unique signature for the overall community character of the Specific Plan.

Refer to Section 7.12 for Plant Palette.

7.4. Residential Landscape Concept

The Specific Plan residential communities in Planning Areas 2 and 3 are defined by neighborhood entry landscape treatments and traditional streetscape planting. The street trees in each residential neighborhood shall consist of a dominant tree species to provide a sense of identity and continuity between neighborhoods.

The Village Paseo is contained within Planning Area 2 and includes direct links to all Planning Areas of the Specific Plan. Owner shall maintain all improvements within and related to the Village Paseo. Entries to the Village Paseo will occur at key locations, primarily at the end of a street. This amenity provides links to possible future regional trails in other neighborhoods within the Specific Plan area. Exhibit 7-1 presents a conceptual landscape plan for Planning Area 2, while Exhibits 7-2 and 7-3 present a more detailed view of the recreation areas and the Village Paseo entry point. Additionally, Exhibits 7-4 and 7-5 provide conceptual images of conceptual landscape amenities and plant life that may be included in the Planning Area.





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Exhibit 7-2: Conceptual Landscape Plan: Recreation Areas

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RECREATION AREA - COURTYARD 3 (WEST)

- RESTROOMS AND POOL EQUIPMENT
- PICNIC AREA WITH SHADE TRELLIS
- VOLLEYBALL COURT WITH SEATING
- BARBECUE GRILL WITH BAR COUNTER AND SEATING ON RAISED DECK
- SPA ON RAISED DECK
- SWIMMING POOL



CENTRAL RECREATION AREA - COURTYARD 2

- DOUBLE SIDED OUTDOOR FIREPLACE WITH LOUNGE CHAIRS
- SWIMMING POOL
- RAISED SPA DECK W/ SEAT WALLS & 6' PRIVACY BACKGROUND WALLS
- OUTDOOR LIVING AREA WITH DOUBLE SIDED FIREPLACE AND BARBECUE GRILL UNDER CANOPY PER ARCHITECT'S PLAN



RECREATION AREA - COURTYARD 1 (EAST)

- TOT LOT WITH SEATING AREA
- HALF COURT BASKET BALL WITH BENCHES



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**Exhibit 7-3: Conceptual Landscape Plan:
Paseo and Entry Point**

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MAIN ENTRY & STREETScape



PLAY AREAS & PARKS



PASEO TRAILS & BIOSWALE





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**Exhibit 7-5: Conceptual Landscape Plan:
Residential Villages Plant Palette**

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1 SHRUBS & GROUND COVER



TREES





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7.5. Edge Treatments

Landscape edge treatments, whether they are between residential uses or adjacent to roadways or commercial uses in Planning Areas, will be employed to provide a transition between adjacent uses. These edge treatments will provide a buffer between adjacent uses and incorporate a system of pedestrian walkways.

The specific requirements for each Planning Area define the extent, type, and manner of edge treatments. For example, edge treatment between residential and commercial uses or public streets may emphasize landscaping which screens, reduces noise, or limits access for privacy, while treatments along Greenspot Road require the installation of landscaping which both enhances the appearance and view corridors into commercial Planning Areas while screening undesirable views.

Refer to Section 7.12 for Plant Palette.

7.6. Parking Lot Landscaping

The following standards shall be applied to parking lot landscaping in all commercial, and attached housing Planning Areas.

- ✿ Parking shall be screened from adjacent public plazas, streets and driveways with a combination of earth berms and landscape or with a three foot (3') high landscape hedge.
- ✿ Parking lots shall be softened and glare reduced by planting trees in planter diamonds at a rate of one (1) tree for every five (5) parking stalls.



- ✳ Parking areas shall be designed in a manner which links the building to the street sidewalk system. This can be accomplished by using design features such as walkways with enhanced paving, and/or landscape treatments.
- ✳ All parking areas shall be located behind required streetscape lines.
- ✳ All storage and refuse structures shall be screened from view by a six foot (6') high wall or landscaping.
- ✳ A minimum ten percent (10%) of the total parking area shall be landscaped.
- ✳ Planter areas shall have a minimum width of four feet (4'), bounded on the outside by a concrete curb or its equivalent having a minimum height of six inches (6").
- ✳ End parking spaces shall be provided with a minimum five foot (5') wide island. Within parking areas, and unless "diamond planters" are used, planters shall have a minimum length equal to the longest abutting parking stall and sufficient room to accommodate tree growth. Diamond planters shall have a minimum dimension of five feet by five feet (5' x 5') interior clear area.
- ✳ Commercial loading docks that are visible from the SR210 freeway, a public street, or the main parking area of the commercial center shall be screened from view using an eight foot (8') wall that is compatible with the architecture, materials, and color of the main building. The wall shall be visually softened through the use of landscaping.

7.7. Community Walls and Fences

Walls and fences shall be designed as an integral component and extension of the building and the surrounding landscape. Periphery walls may be incorporated into adjacent structure and

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extended into the landscape. Long walls shall be offset and/or broken occasionally with theme pilasters to avoid visual monotony. Walls along the perimeter of residential areas that border on the open space may be designed to allow views of the open space from private yards. (see Exhibit 7-6: Perimeter Fence and Wall Plan)

- ✳ Prohibited wall and fencing materials include barbed wire, wire, electronically charged fences, corrugated metal, chain link and grapestake.
- ✳ Front yard walls or fencing that are visible from the street shall be constructed of materials that are designed and colors selected to be compatible with the adjacent architecture.
- ✳ Walls and fences shall be designed to preserve open space views. Tubular steel or glass shall be used where views are present. The design and construction shall match the neighborhood style.
- ✳ Walls of consistent material and color shall be compatible with the adjacent architecture while tying in with the overall community character.
- ✳ Vinyl fencing may be used between residential lots.
- ✳ When a wall is used for privacy, it shall vary in alignment and height to provide diversity and interest.



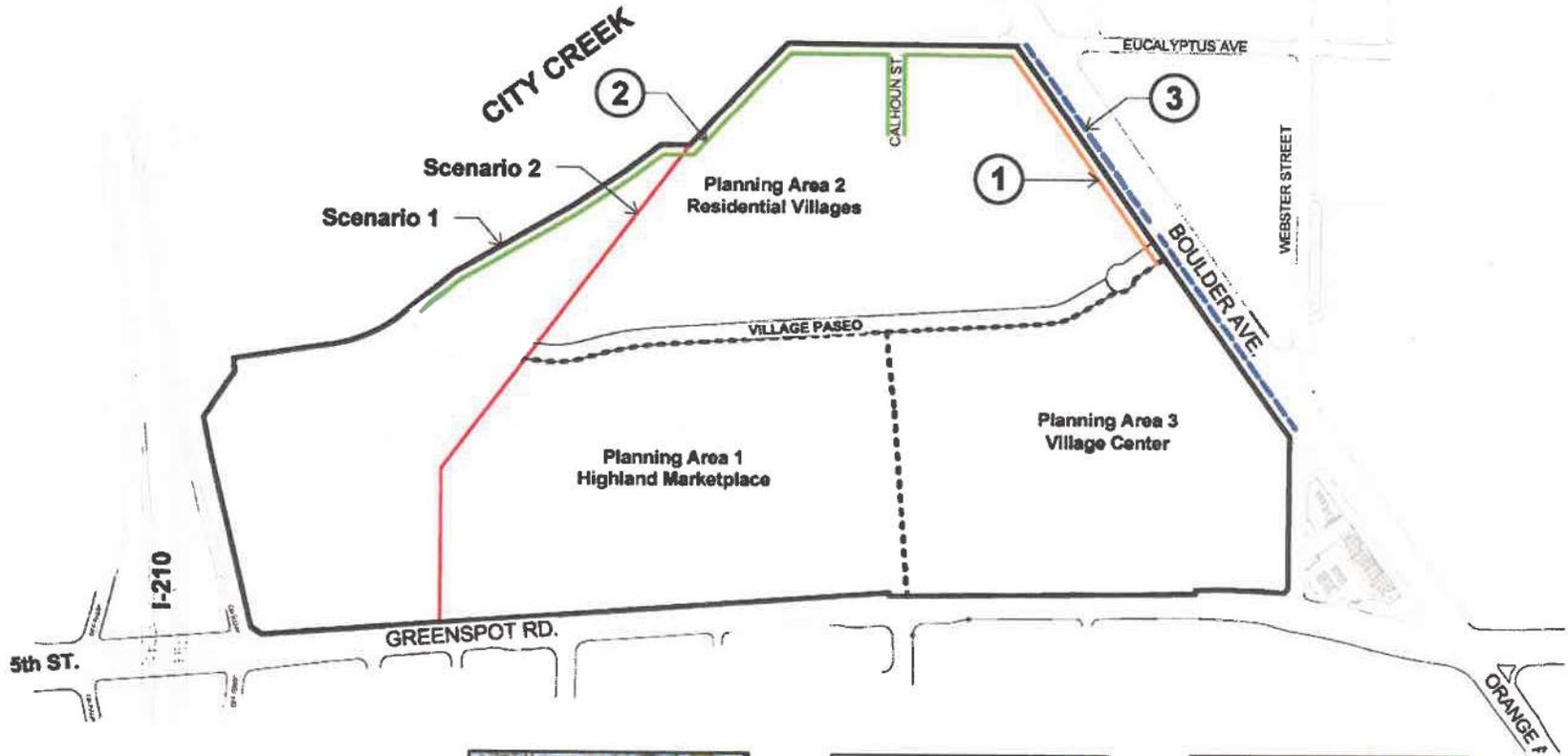


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Exhibit 7-6: Perimeter Fence and Wall Plan

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Legend

-  Perimeter Theme Wall
-  Perimeter View Fence
-  Split Rail Fence
-  Planning Area Boundary
-  Specific Plan Area



① Perimeter Theme Wall



② Perimeter View Fence



③ Split Rail Fence

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7.8. Paving

Paved areas throughout the Specific Plan shall be designed as an integral component of the surrounding architecture. Decorative paving material is encouraged in high visibility and high use areas, and at key vehicular entry drives. Decorative paving materials include colored and textured concrete or interlocking pavers.

7.9. Site Furniture

Site furniture, such as benches, waste receptacles, drinking fountains, tree grates, planters and architectural lighting shall be provided, as appropriate within the Planning Areas to provide scale and conveniences for the pedestrians. These features shall be located in key areas along pedestrian pathways or paseos. The design of street furniture shall reflect the style and characteristic of the building architecture.

7.10. Planting Design

The Specific Plan will respond to the need for sustainable design and implementation. In particular, these guidelines focus on selection of climate-appropriate plant materials that minimize water consumption and other inputs. This will contribute to the resource conservation efforts of the development, while still providing a verdant landscape that embraces the context of Highland and California history.

The plant palette is developed to ensure compatibility and continuity from parcel to parcel, and project to project. At the same time, it is sufficiently broad and flexible enough to permit individuality and design creativity. A more focused plant palette will ensure harmony between the private and public open spaces, and connections between them. All landscape areas within setbacks or any part of a builder parcel is subject to conformance with the selected plant palette.



Site furniture, such as benches, shall be located in key areas along pedestrian pathways or paseos.



7.10.1. Planting Design Goals

- ✳ Plantings shall be grouped into 'Hydrozones', where plants of similar water use requirements and microclimate growing conditions will flourish. High water use plants such as turf and annual color plantings shall be minimized in total use, but incorporated into key areas for accent and specific use. Ornamental turf areas will be minimized because of their high water and chemical requirements.
- ✳ Shrub plantings shall be spaced to fill in one hundred percent (100%) of planting areas within three (3) years after planting. Groundcovers shall be planted at an appropriate density to provide uniform visual coverage and prevent erosion in all growing seasons. All groundcover plantings shall be spaced to fill in eighty percent (80%) of planting areas within one (1) year after planting.
- ✳ Careful attention to 'blending' or transitioning of planting design between new development and existing neighboring landscapes is strongly encouraged.
- ✳ 'One-of-each-kind' shrub planting is strongly discouraged as a design style. Larger masses of foliage or blossoms of a single plant species are more consistent with growth patterns found in the natural landscapes.
- ✳ Natural forms of trees and shrubs are preferred to trimmed or sculpted forms. All plant materials shall be selected and sited to allow sufficient room for easy growth to their ultimate size without obstructing vehicular circulation, or pedestrian circulation. Plants shall be spaced to ensure that no more than one-third ($1/3$) of the plant's mature canopy (spread) will overlap into another plant's canopy.
- ✳ Project entry statements shall be designed with landscaping and architectural treatments that project a high quality image for the mixed-use development.
- ✳ Private common open space, which may be located within each Planning Area, shall be devoted to passive open space uses.
- ✳ Detailed landscaping programs for Planning Areas and roadways shall be prepared by a qualified Landscape Architect for review by the City of Highland

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Planning Commission. The landscape improvement plans for each Planning Area shall be approved by the Planning Commission.

- ⊗ Landscaping within commercial and mixed use Planning Areas shall encompass a minimum ten percent (10%) of the square footage of the Planning Area. Required parking lot landscaping and landscaping within required setbacks areas shall count toward this requirement.
- ⊗ The landscape improvement plan for each Planning Area shall include, as a minimum the following:
 - Final grading plan of Planning Area drawn to scale
 - Irrigation plans of all landscaping areas within each Planning Area. All irrigation plans shall be drawn to scale and certified by a landscape architect.
 - A landscape plan of the Planning Area that specifies landscape planting to include locations, type, size, quantity and installation methods.
 - A hardscape plan with location and finishes.
 - Fence and wall treatments plans.
 - At the time of recordation of any tentative subdivision which contains private paseos or open space areas, the subdivision shall have those common areas conveyed to the master property owners association or appropriate public maintenance agency who shall then be responsible for upkeep and maintenance.

7.10.2. Visual Access

- ⊗ Plants shall be selected and installed to maintain an open surveillance zone between three feet (3') and fifteen feet (15') above finish grade, as well as providing open view corridors into public spaces where site conditions permit.



- ✳ Consideration shall be given to adjacent properties both in placement and selection of plant materials. Adjacent owner's views shall not be blocked by the addition of new plantings or the growth of new plantings at maturity.
- ✳ Landscape shall not obstruct the sightlines of motorists or pedestrians, especially at pedestrian crosswalks.

7.10.3. Screening and Buffering

- ✳ In addition to architectural treatments, plant materials that are properly selected and maintained, soften or filter unattractive views. Parking or storage areas, refuse collection, equipment, utilities, or loading areas visible from the public street, alley, or pedestrian areas shall be screened with appropriate plant material. Landscape screening shall not substitute for good architectural design.
- ✳ Development shall include appropriate landscaping to maximize privacy between residences, while maintaining an open street scene that provides continuity within the neighborhood.
- ✳ Landscape shall include appropriate planting to screen or soften any undesirable light pollution or views from off-site.
- ✳ Landscape design shall take into consideration the future impact that new plantings may have in obscuring views from existing adjacent and distant dwellings.

7.11. Plant Material

- ✳ Plant materials shall be selected for their adaptability to site conditions such as water requirements, soils, sun, shade, wind, etc. and for resistance to insects and disease (see Plant Palette, section 7.12).
- ✳ Invasive plant material that is identified by the California Invasive Plant Council shall not be planted within the Specific Plan.

- ✿ Irrigation shall be required to establish new plants, however appropriate plant material shall be selected so that the majority of the site landscape will survive with minimal inputs of water fertilizers, pesticides, herbicides, and fossil fuels to power mowers, blowers, and other mechanical landscape maintenance tools.
- ✿ Where new construction adjoins existing developed areas, larger initial plant material may be needed to blend with more established landscape areas. In cases where the adjacent landscape is more than five (5) years old, larger and / or more closely spaced plant material shall be required.

7.11.1. Trees

- ✿ Trees planted within the setback area shall be 15 gallon box minimum and planted between street trees. Trees planted elsewhere within the Planning Area shall be 24" box minimum.
- ✿ Trees with invasive roots shall not be planted within or adjacent to the public right-of-way.

7.11.2. Shrubs

- ✿ Shrubs shall be five-gallon minimum size. One-gallon size plant materials will only be allowed as small closely spaced accent or border plantings.
- ✿ Shrub masses shall be planted a minimum of eighteen inches (18") on center or a maximum of thirty-six inches (36") on center, depending on species, with triangular spacing.
- ✿ The quantity of plants shall be based on spacing that enables adjacent plants to touch at the end of twelve (12) months of growth.
- ✿ Shrub massing areas shall include proportionate plantings as follows:
 - Fifteen-gallon: 10 to 30%
 - Five-gallon: 70 to 90%



- ✿ Singular larger shrub accents may be used where appropriate (min 15-gallon size).

7.11.3. Groundcover

- ✿ Groundcovers planted from one-gallon containers shall be planted between twelve inches (12") on center and twenty-four inches (24") on center using triangular spacing.
- ✿ Groundcover planted from flats shall be planted at eight inches (8") on center. Use half this on center spacing for the row adjacent to hardscape.
- ✿ The quantity of plants shall be based on a spacing that enables plants to touch at the end of twelve (12) months of growth.
- ✿ Annuals are not permitted within the setback planting area.

7.11.4. Turf

- ✿ All turf areas shall be sodded. Seeding and other alternative methods are not acceptable.

7.12. Plant Palette

HERITAGE TREES

The following trees may be used as heritage, accent, or theme trees in locations such as view points or other areas of special interest for the project:

Quercus agrifolia	Coast Live Oak
Quercus lobata	Valley Oak
Quercus suber	Cork Oak
Schinus molle	California Pepper
Platanus racemosa	California Sycamore



Coast Live Oak

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GREENSPOT ROAD: The following plant palette and Exhibits 7-7, 7-8, and 7-9 reflect conceptual roadway landscapes in the City of Highland Greenspot Road Landscape Master Plan.

Palms:

Phoenix dactylifera	Date Palm
Washingtonia filifera	California Fan Palm
Washingtonia robusta	Mexican Fan Palm

Trees:

Koelreuteria bipinnata	Chinese Flame-Tree
Lagerstroemia indica Prunus cerasifera 'Krauter vesuvius'	Crape Myrtle Purple-leaf Plum
Pyrus calleryana 'Redspire'	Callery Pear
Podocarpus gracilior	Fern Pine
Quercus agrifolia	Coast Live Oak
Platanus racemosa	Chinese Pistache

Shrubs:

Abelia g. 'Edward Goucher'	Glossy Abelia
Callistemon v. 'Little John'	Dwarf Bottlebrush
Cistus purpureus	Orchid Rock Rose
Dietes Vegeta	Fortnight Lily
Feijoa sellowiana	Pineapple Guava
Lavandula angustifolia 'Hidcote'	Pink English Lavendar
Ligstrum japonica 'Texanum'	Texas Privet
Liriope m. 'Silvery Sunproof'	Variegated Big Lily Turf



California Fan Palm



Crape Myrtle



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Hemerocallis hybrids

Phormium tenax

Rhaphiolepis indica

Photinia fraseri

Rosmarinus o. 'Majorica Pink'

Rosa species

Salvia gregii 'Flame'

Turf:

Marathon II

Daylily

Hybrid New Zealand

Flax

India Hawthorn

Photinia

n.c.n. (upright

Rosemary)

Groundcover Rose

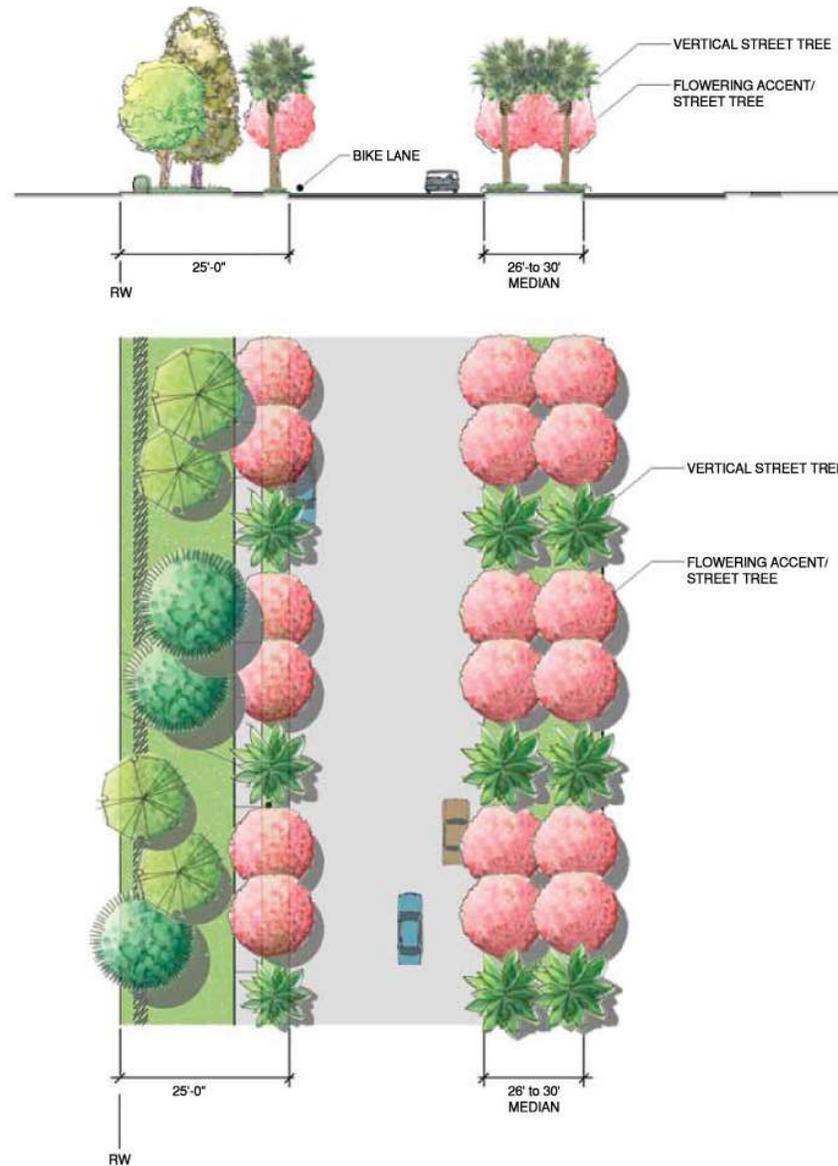
Furman's Red

Autumn Sage

Turf type tall fescue

**Exhibit 7-7: Conceptual Roadway
Landscape Plan: Greenspot Road**

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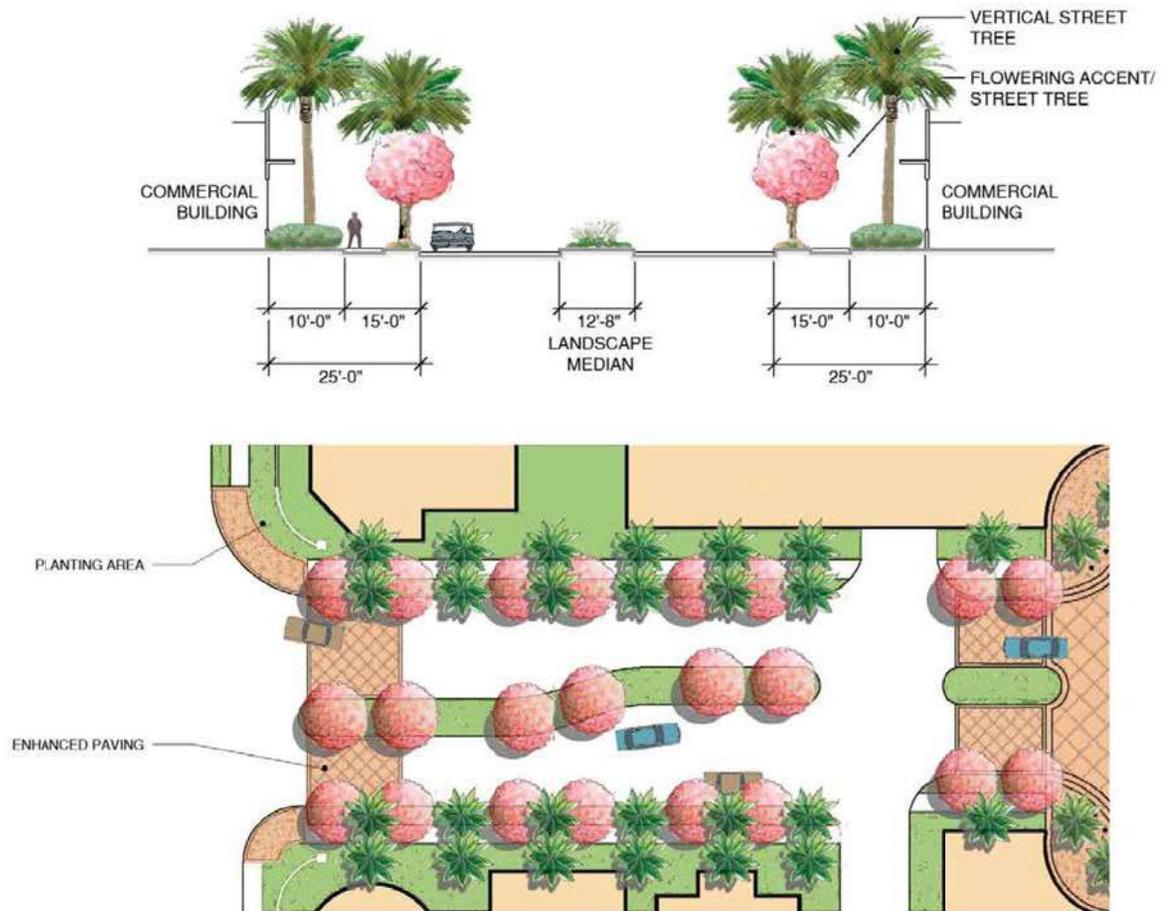
Note: This illustration for placement of roadway landscaping is conceptual in nature.



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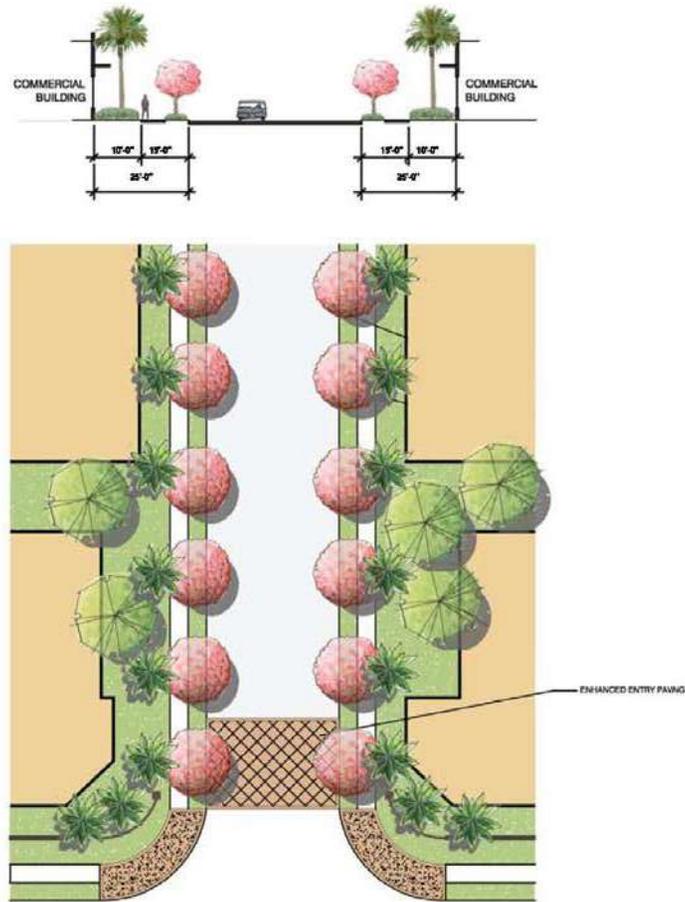
Note: This illustration for a major entry is conceptual in nature.



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Note: This illustration for a minor entry is conceptual in nature.



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BOULDER AVENUE: The conceptual roadway landscape for Boulder Avenue is illustrated in Exhibit 7-10.

Street tree:

Lagerstroemia indica

Crape Myrtle

Backdrop tree:

Pyrus kawakamii

Evergreen Pear

WEBSTER STREET: The conceptual roadway landscape for Webster Street is illustrated in Exhibit 7-11.

Parkway Tree:

Lagerstroemia indica

Crape Myrtle

Backdrop tree:

Pinus eldarica

Afghan Pine

Tristania conferta

Brisbane Box



Evergreen Pear



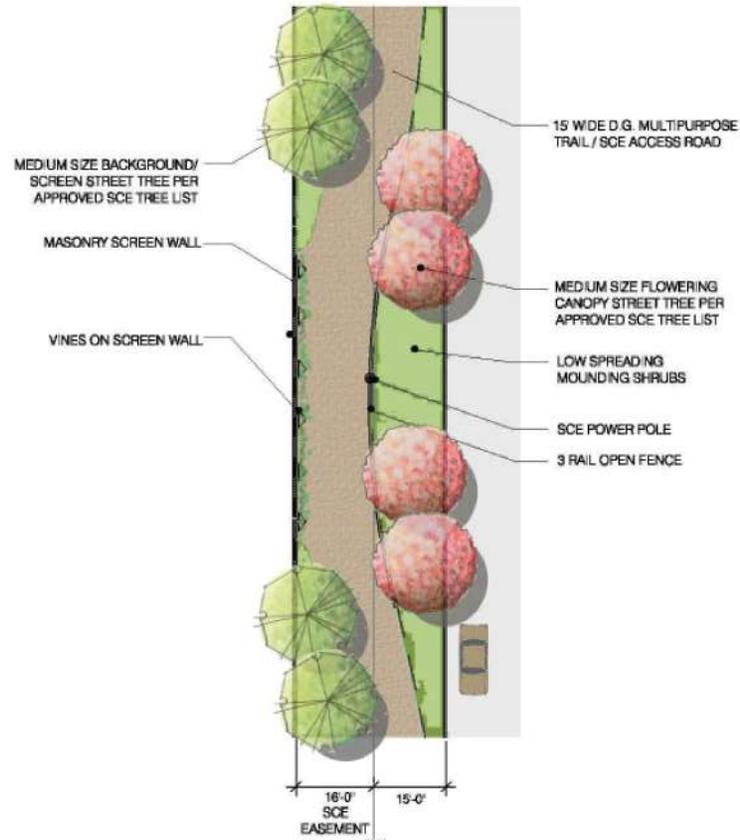
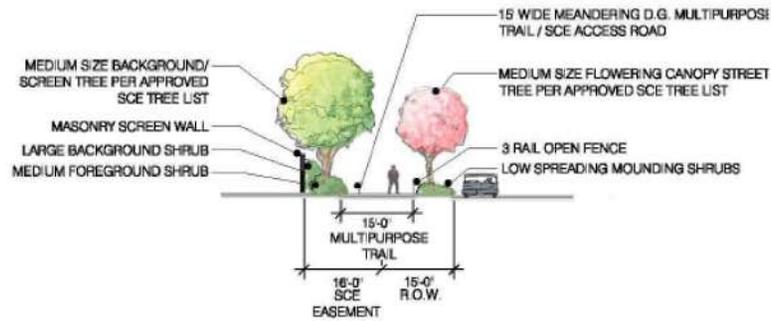


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**Exhibit 7-10: Conceptual Roadway
Landscape Plan: Boulder Avenue**

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Note: This illustration for placement of roadway landscaping is conceptual in nature.

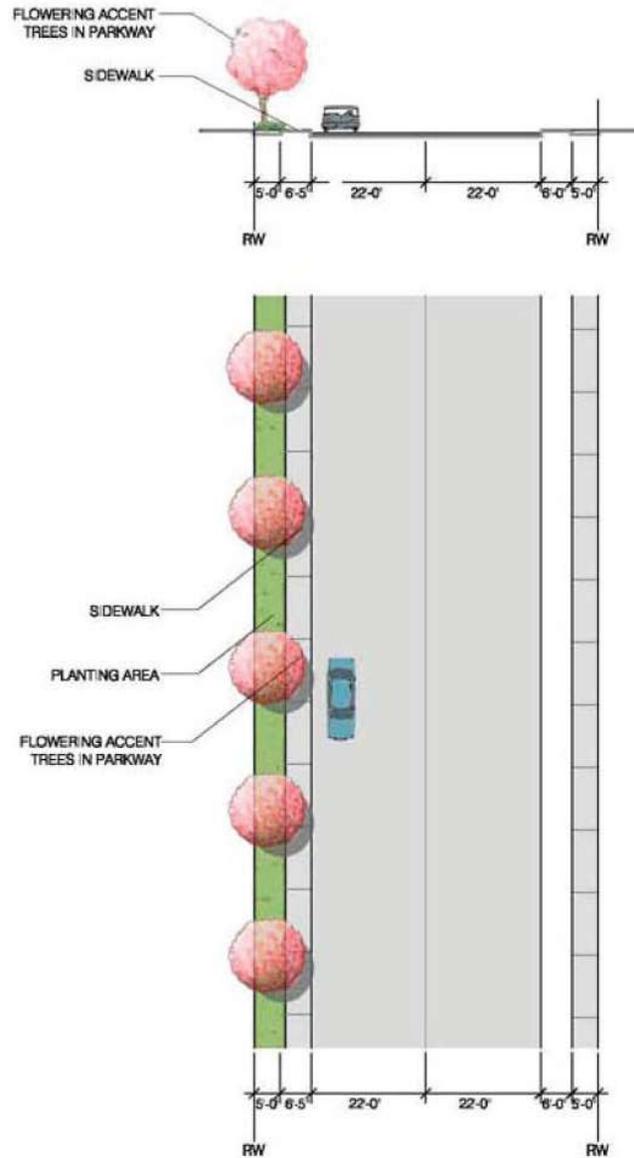


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**Exhibit 7-11: Conceptual Roadway
Landscape Plan: Webster Street**

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Note: This illustration for placement of roadway landscaping is conceptual in nature.



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CALHOUN STREET: The conceptual roadway landscape for Calhoun Street (interim condition) is illustrated in Exhibits 7-12 and Calhoun Street at buildout is illustrated in Exhibit 7-13.

Street tree:

Lagerstroemia indica

Pyrus kawakamii

Crape Myrtle

Evergreen Pear

Backdrop tree:

Eucalyptus citriodora

Pinus canariensis

Pinus eldarica

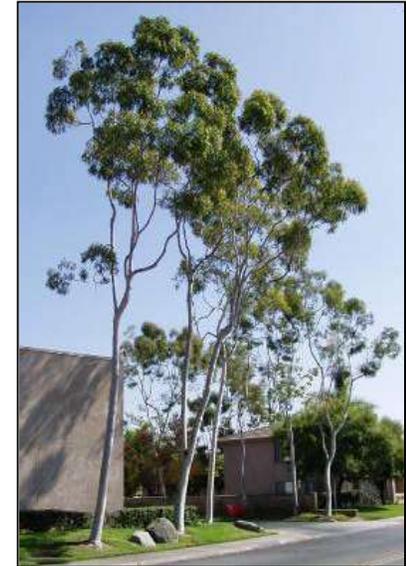
Fraxinus angustifolia 'Raywood'

Lemon Scented Gum

Canary Island Pine

Afghan Pine

Raywood Ash



Lemon Scented Gum

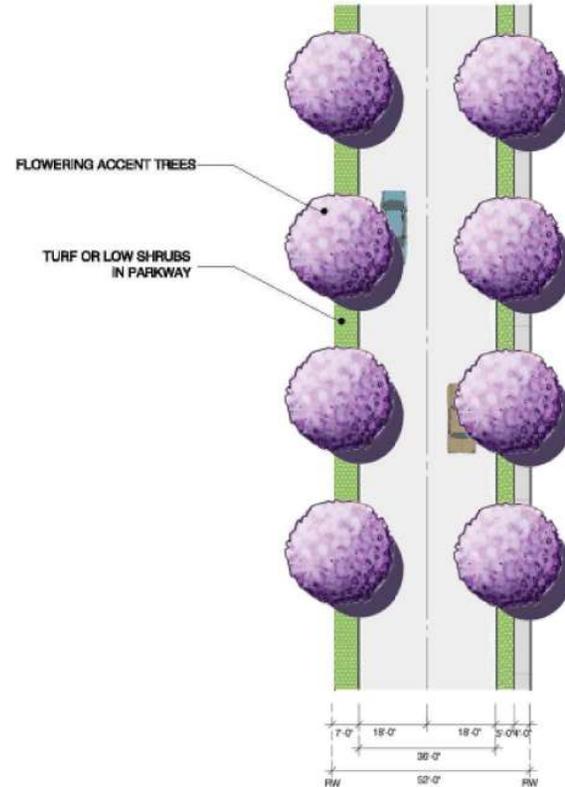
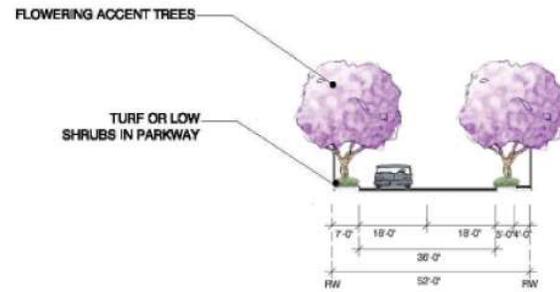


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**Exhibit 7-12: Conceptual Roadway Landscape
Plan: Calhoun Street (Interim Condition)**

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Note: This illustration for placement of roadway landscaping is conceptual in nature.

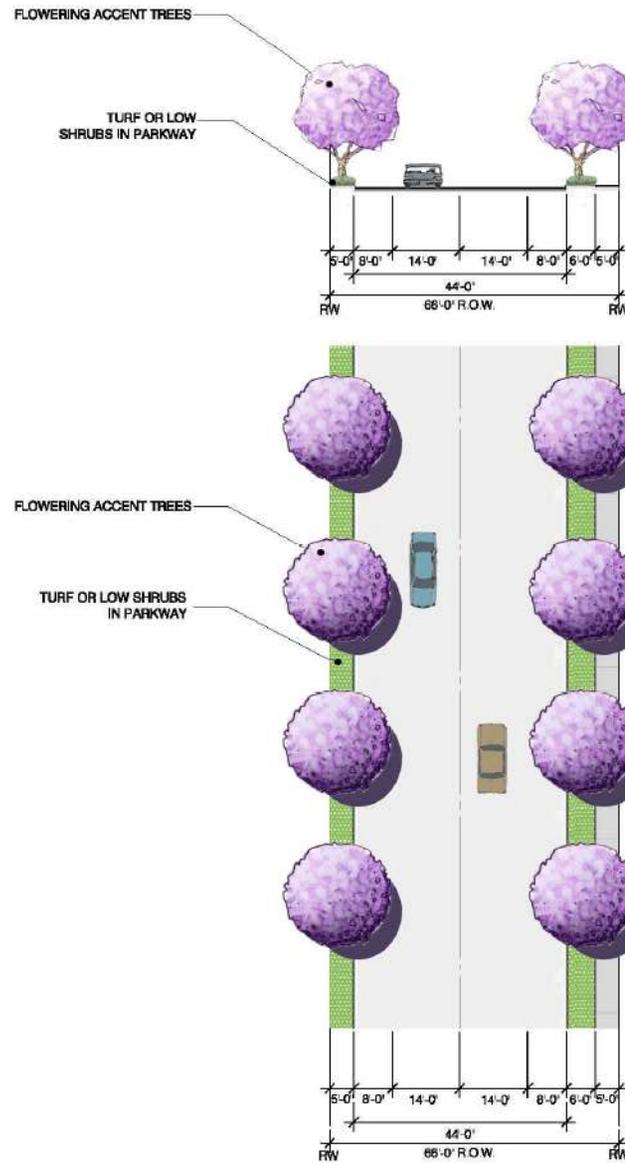


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**Exhibit 7-13: Conceptual Roadway
Landscape Plan: Calhoun Street**

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Note: This illustration for placement of roadway landscaping is conceptual in nature.



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EUCALYPTUS AVENUE: The conceptual roadway landscape for Eucalyptus Avenue is illustrated in Exhibit 7-14.

Street tree *:

Koelreuteria bipinnata

Chinese Flame Tree

Zelkova serrata

Sawleaf Zelkova

MAIN STREET PROMENADE: The conceptual roadway landscape for the Promenade is illustrated in Exhibit 7-15.

Street tree *:

Platanus acerifolia 'Bloodgood'

London Plane Tree

Pyrus kawakamii

Evergreen Pear

Koelreuteria bipinnata

Chinese Flame Tree

Cinnamomum camphora

Camphor Tree

Specimen Accent:

Platanus racemosa

California Sycamore

Quercus species

Oak Tree

* One street tree shall be selected per street



Chinese Flame Tree



London Plane Tree



Magnolia

CITY CREEK EDGE

Eucalyptus citriodora

Magnolia grandiflora 'D.D. Blanchard'

Pinus pinea

Pinus eldarica

Platanus acerifolia

Quercus spp.

Platanus racemosa

Schinus molle

Lemon-Scented Gum

Magnolia

Italian Stone Pine

Afghan Pine

London Plane Tree

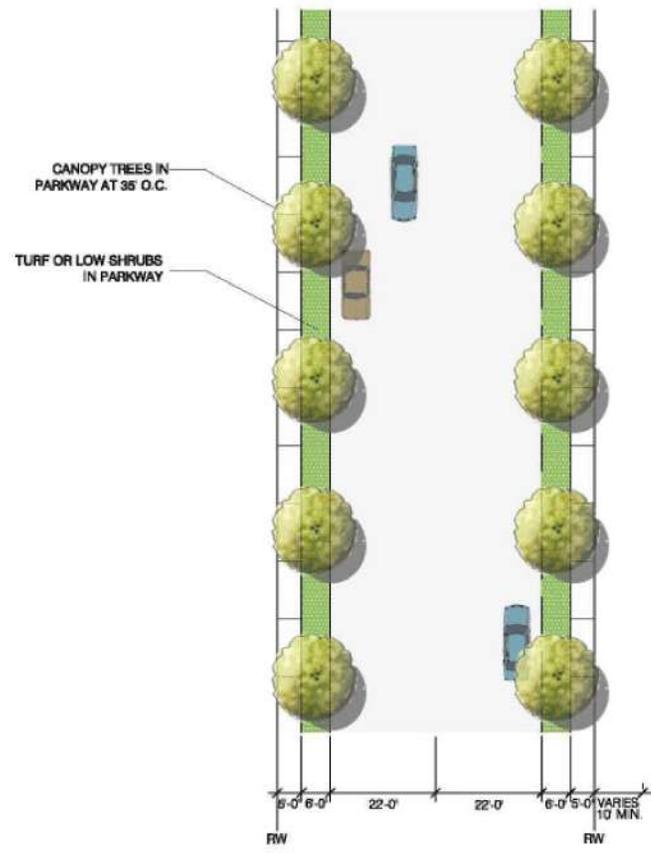
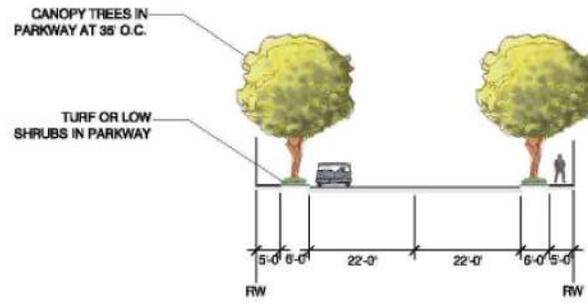
Oak Tree

California Sycamore

California Pepper

**Exhibit 7-14: Conceptual Roadway
Landscape Plan: Eucalyptus Street**

LANDSCAPE GUIDELINES



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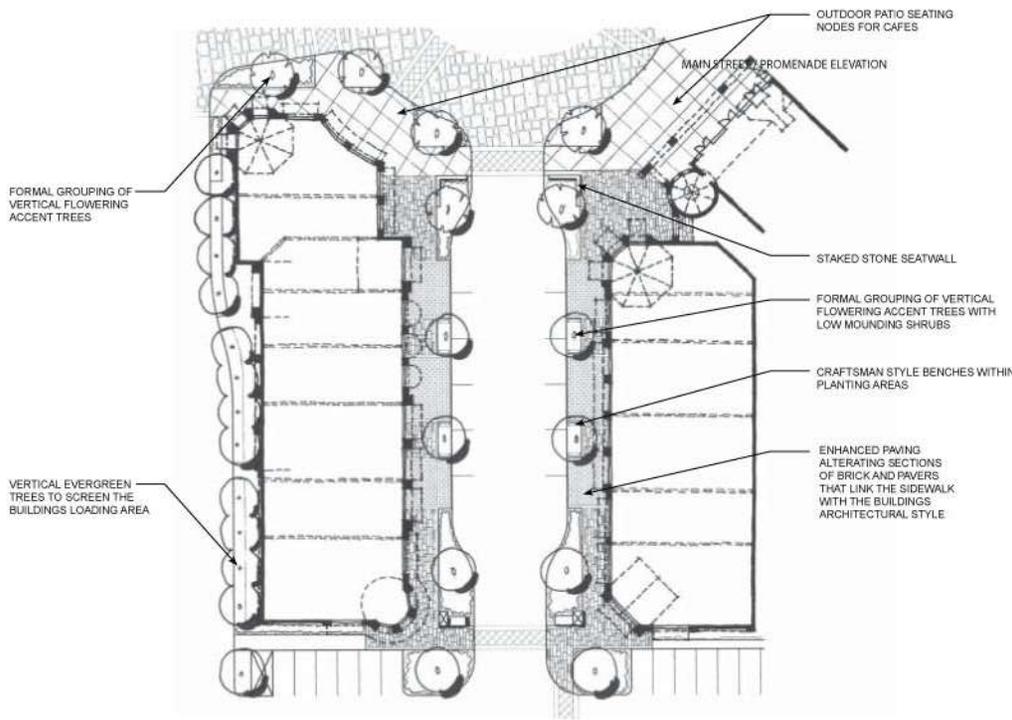
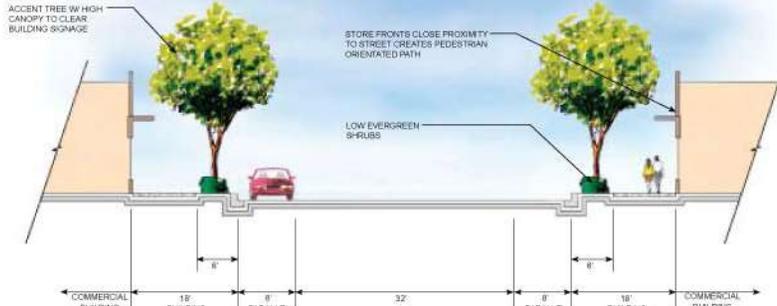


LANDSCAPE GUIDELINES

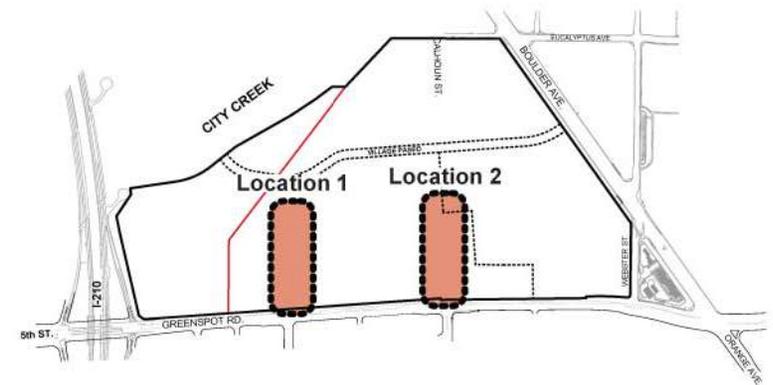
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**Exhibit 7-15: Conceptual Roadway Landscape
Plan: Promenade**

LANDSCAPE GUIDELINES



Potential Promenade Locations



Note: This illustration for placement of roadway landscaping is conceptual in nature.



LANDSCAPE GUIDELINES

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LANDSCAPE GUIDELINES

SPECIFIC PLAN AREA:

Trees:

Parking Lot / Drive Aisle:

Koelreuteria bipinnata
Lagerstroemia indica
Pistacia chinensis
Platanus acerifolia 'Bloodgood'
Rhus lancea
Zelkova serrata

Chinese Flame Tree
Crape Myrtle
Chinese Pistache
London Plane Tree
African Sumac
Sawleaf Zelkova

Plaza Accent:

Cercis occidentalis
Olea europaea 'Wilsoni'
Platanus acerifolia 'Bloodgood'
Schinus molle

Western Redbud
Fruitless Olive
London Plane Tree
California Pepper



Chinese Pistache



California Pepper Tree



Jacaranda



Tipu Tipu

Vertical Accent:

- | | |
|-------------------------------|-------------------------|
| Cupressus sempervirens | Italian Cypress |
| Juniperus chinensis 'Spartan' | Juniper |
| Phoenix dactylifera | Date Palm |
| Pinus eldarica | Afghan Pine |
| Washingtonia robusta 'Hybrid' | Hybrid Mexican Fan Palm |

Evergreen Accent:

- | | |
|---------------------------------------|-----------------|
| Cedrus deodara | Deodar Cedar |
| Cupressus sempervirens | Italian Cypress |
| Magnolia grandiflora 'D.D. Blanchard' | Magnolia |

Flowering Accent:

- | | |
|---------------------------------------|----------------|
| Cercis occidentalis | Western Redbud |
| Chitalpa tashkentensis | No Common Name |
| Jacaranda mimosifolia | Jacaranda |
| Lagerstroemia indica | Crape Myrtle |
| Magnolia grandiflora 'D.D. Blanchard' | Magnolia |
| Pyrus kawakamii | Evergreen Pear |
| Tipuana Tipu | Tipu Tipu |

Perimeter Screen / Background:

- | | |
|---------------------------------|----------------|
| Cedrus deodara | Deodar Cedar |
| Cinnamomum camphora | Camphor Tree |
| Fraxinus angustifolia 'Raywood' | Raywood Ash |
| Laurus nobilis 'Saratoga' | Grecian Laurel |
| Ligustrum lucidum | Glossy Privet |
| Pinus eldarica | Afghan Pine |
| Podocarpus Species | Conifer |

Note: Flowering Accent Trees shall be planted so that the canopy, at maturity, shall not overhang or be adjacent to the public right-of-way.

LANDSCAPE GUIDELINES

Heritage Trees:

Quercus agrifolia
Quercus lobata
Quercus suber
Schinus molle
Platanus racemosa

Coast Live Oak
Valley Oak
Cork Oak
California Pepper
California Sycamore

Shrubs:

Accent:

Agave gemniflora
Aloe arborescens
Anigozanthos manglesii
Arbutus unedo 'compacta'
Cordyline australis
Echium fastuosum
Helictotrichon sempervirens
Hemerocallis 'Dwarf Yellow'
Lavandula angustifolia
Diets bicolor
Nandina domestica
Pennisetum setaceum 'Cupreum'
Phormium tenax
Ribes speciosum
Rosmarinus o. 'Tuscan Blue'
Salvia clevelandii
Westringia fruticosa 'Wynabbie Gem'
Yucca spp.

Twin-flowered Agave
Tree Aloe
Kangaroo Paw
Compact Strawberry Bush
No Common Name
Pride of Madera
Blue Oat Grass
Daylily
English Lavender
Fortnight Lily
Dwarf Bamboo
Fountain Grass
New Zealand Flax
Flowering Gooseberry
Rosemary
Cleveland Sage
Coast Rosemary
Yucca



Daylily



Kangaroo Paw

LANDSCAPE GUIDELINES



New Zealand Flax



Fortnight Lily

Foreground Massing:

- | | |
|-------------------------------------|----------------------|
| Anigozanthos manglesii | Kangaroo Paw |
| Buxus m. japonica | Japanese Boxwood |
| Cistus hybridus | White Rockrose |
| Dietes bicolor | Fortnight Lily |
| Hemerocallis 'Dwarf Yellow' | Daylily |
| Lavandula angustifolia | English Lavender |
| Myrtus communis 'compacta' | Dwarf Myrtle |
| Nandina domestica | Dwarf Bamboo |
| Pennisetum setaceum | Fountain Grass |
| Phormium tenax | New Zealand Flax |
| Pittosporum tobira 'Variegata' | Variegated Tobira |
| Rhaphiolepis indica | India Hawthorn |
| Rhamnus californica | Coffeeberry |
| Ribes speciosum | Flowering Gooseberry |
| Rosmarinus officinalis 'Prostratus' | Prostrate Rosemary |
| Salvia greggii | Autumn Sage |
| Westringia fruticosa 'Wynabbie Gem' | Coast Rosemary |
| Xylosma congestum | Shiny Xylosma |

Evergreen Grasses & Perennials for Foreground Massing:

- | | |
|------------------------------|----------------|
| Anigozanthus spp. | Kangaroo Paw |
| Carex tumulicola | Berkeley Sedge |
| Dietes 'Bicolor' | Fortnight Lily |
| Festuca glauca & cvs | Blue Fescue |
| Helictotrichon sempervirens | Blue Oat Grass |
| Iris 'Pacific Coast Hybrids' | Hybrid iris |
| Kniphofia uvaria & cvs | Red Hot Poker |

LANDSCAPE GUIDELINES

Leymus arenarius & cvs
 Libertia peregrinans
 Liriope muscari & cvs
 Nassella pulchra
 Pennisetum setaceum 'Cupreum'
 Phormium spp.
 Nephrolepis cordifolia

Mid to Background Massing/ Screen:

Agave gemniflora
 Aloe arborescens
 Arbutus unedo 'compacta'
 Carpenteria californica & cvs
 Cercocarpus betuloides
 Cistus hybridus
 Cotoneaster lacteus
 Dodonea viscosa
 Dodonea viscosa 'Purpurea'
 Elaeagnus pungens
 Feijoa sellowiana
 Fremontodendron californicum
 Heteromeles arbutifolia
 Ilex vomitoria
 Leucophyllum frutescens 'Green
 Cloud'
 Ligustrum japonicum 'Texanum'
 Myrtus communis
 Myrtus communis 'Compacta'
 Pennisetum setaceum

Blue Lyme Grass
 Orange Libertia
 Lily Turf
 Purple Needle Grass
 Fountain Grass
 New Zealand Flax
 Sword Fern
 Twin-flowered Agave
 Tree Aloe
 Compact Strawberry Bush
 Bush Anemone
 Western Mtn. Mahogany
 White Rockrose
 Parney Cotoneaster
 Hop Seed Bush
 Purple Hop Seed Bush
 Silverberry
 Pineapple Guava
 California Flannel Bush
 Toyon
 Yaupan
 Texas Ranger
 Wax Leaf Privet
 Common Myrtle
 Dwarf Myrtle
 Fountain Grass



Wax Leaf Privet



Flowering Gooseberry



Coyote Brush



Ornamental Strawberry

Phormium tenax
Prunus ilicifolia
Rhamnus californica
Rhapiolepis indica
Rhammus californica
Rhus integrifolia
Rhus ovata
Ribes speciosum
Ribes viburnifolium
Pittosporum tobira 'Variegata'
Rosmarinus o. 'Tuscan Blue'
Salvia clevelandii
Xylosma congestum
Yucca spp.

Ground Covers:

Acacia redolens
Arctostaphylos edmundsii
Baccharis pilularis
Ceanothus 'Centennial'
Dimondia margaretae
Fragaria chiloensis
Hernaria glabra
Isotoma fluviatilis
Lonicera japonica 'Halliana'
Ophiopogon japonicus & cvs
Pratia angulata
Rose 'Flower Carpet Var. Noatraum'
Rosmarinus o. 'Irene'

New Zealand Flax
Hollyleaf Cherry
Coffeeberry
Indian Hawthorne
Coffeeberry
Lemonade Berry
Sugar Bush
Flowering Gooseberry
Evergreen Currant
Variegated Tobira
Rosemary
Cleveland Sage
Xylosma
Yucca

No Common Name
Carmel Sur Manzanita
Coyote Brush
Centennial Ceanothus
Silver Carpet
Ornamental Strawberry
Green Carpet
Blue Star Creeper
Japanese Honeysuckle
Mondo Grass
No Common Name
Pink Rose
Trailing Rosemary

Vines & Espaliers:

Bougainvillea glabra	Bougainvillea
Campsis grandiflora	Chinese Trumpet Creeper
Clytostoma callistegioides	Violet Trumpet Vine
Ficus pumila	Creeping Fig
Jasminum mesnyi	Primrose Jasmine
Jasminum polyanthum	Pink Jasmine
Parthenocissus tricuspidata & cvs	Boston Ivy
Trachelospermum jasminoides	Star Jasmine
Vitis californica 'Rojer's Red'	California Wild Grape

Turf:

Sod Turf	Marathon II Hybrid Dwarf
	Tall Fescue

7.13. General Landscape Provisions

- ✳ Mulch shall be used in all shrub areas as a means for water conservation and weed control only. Areas of mulch with no planting are prohibited.
- ✳ Gravel and/or stone mulch are generally not allowed. Decorative gravel will be reviewed on a case by case basis.
- ✳ Mulch shall be shredded bark or pebble bark (maximum size allowable is one inch).
- ✳ Root barriers shall be utilized to protect hardscape areas from damage due to root intrusion. Linear barrier of continuous panels (80 mil. thickness) shall be used whenever a tree is within ten feet (10') of hardscape.
- ✳ Soils Agronomy Report with recommendations for backfill and general soil preparation shall be provided to the landscape architect.
- ✳ Percolation tests shall be performed and subsurface drainage sumps provided for all trees if percolation rate is poor.



Bougainvillea

- ☼ Compliance with State of California “Water Efficient Landscape Ordinance” AB-325 is required.

7.14. Irrigation Systems

The plant palette for the Specific Plan has been developed to include drought tolerant plantings with low to medium water use requirements. Plants shall be grouped by hydrozone to allow for effective water application. The irrigation system shall be designed to meet the following:

- ☼ The system shall be designed for reclaimed water conversion at a future date. Design of the system shall conform to the regulations for the construction of reclaimed water irrigation systems within the City of Highland.
- ☼ Design, installation, and equipment shall conform to the highest industry standards. Rain delay devices to shut down system during rainy periods, as well as high flow detection equipment to eliminate water waste in case of a broken line shall be employed.
- ☼ Irrigation systems shall be controlled with automatic irrigation controllers and be installed to maximize ease of operation programming, flexibility, and maintenance.
- ☼ Irrigation systems shall be installed in a manner that minimizes opportunities for vandalism. All controllers, pumps and associated equipment shall be screened from view with planting and/or landscape walls.
- ☼ Landscape planting areas shall be adequately irrigated with separate valves provided to irrigate lawn independent from other plantings and shrubs according to hydrozones.
- ☼ Irrigation systems shall be programmed to operate between the hours of 9:00 pm and 6:00 am unless otherwise directed by the City of Highland Engineer.
- ☼ A sufficient number of sprinkler heads shall be used and carefully located to provide even water distribution and to avoid over spray on to sidewalks, roadways, buildings, etc.

8. IMPLEMENTATION PLAN

The purpose of this section is to define the implementation measure necessary to carry out the Specific Plan.

8.1. Phasing

Phasing of the Specific Plan meets the following objectives:

- ✳ The orderly build out of the mixed use project based upon market and economic conditions;
- ✳ The provision of adequate infrastructure and public facilities concurrent with development of each phase; and
- ✳ The protection of public health safety and welfare.

The Specific Plan area may be developed in a single or multiple phases to reflect changing market conditions. It is anticipated that commercial construction (Planning Area 1 – Highland Marketplace) will begin in 2014 and buildout of the Specific Plan area is anticipated in 2020 for Scenario 1 or 2018 for Scenario 2.

8.2. Financing and Fees

California Government Code Section 65451 sets forth the basic content of specific plans and one of the requirements is to include information relating to project financing and fees. Various techniques are available for financing the infrastructure and project components. Since certain elements of the infrastructure and project will be for use by the general public, public financing may be appropriate for these elements. All applicable development impact fees and all other related administration fees shall be collected in accordance with current City policy and procedure in affect at the time of permit issuance. Project financing techniques may include, but are not limited, to the following:





IMPLEMENTATION PLAN

8.2.1. Development Agreement

In 1979, California enacted legislation authorizing local government to enter into binding agreements with respect to development project approvals. This legislation was mainly intended to alleviate longstanding problems of uncertainties in the multilevel government approval process for complex and long-term development projects. The intent was to assure a developer that once a project was started, it is permitted to be completed as approved, regardless of any intervening changes in local ordinances, regulations, or the makeup of the local governing body.

A development agreement addresses various aspects of planning and development, including provisions of park land, trails, open space, credits, infrastructure, public service financing, water facility development, subdivision mapping, vesting of rights, development by right, approval of subsequent applications and other matters. A development agreement for Greenspot Village and Marketplace Specific Plan will be adopted concurrently with the Specific Plan and will be attached as an appendix (Appendix C) under separate cover.

8.2.2. Special Assessment Districts

Special Assessment Districts, such as those created under the Improvement Act of 1911, or the Municipal Improvement Act of 1913, and funded pursuant to the Improvement Bond Act of 1915, provide a method for long term financing of public infrastructure and facilities. The assessment district includes the area where the real property owners will benefit from the provision of the planned facilities. A lien based upon a formula for allocating benefit among the properties within the assessment district is placed against each parcel of property within the district. The public entity establishing the benefit assessment district issues and sells the bonds to finance the upfront costs of constructing the improvements. The bonds are then repaid over their term from assessments levied against the properties in the district in addition to the property taxes due. The assessments are collected with the property taxes on an annual basis and used to redeem the bonds that have been recorded as a lien against each property in the district.

8.2.3. Mello-Roos Community Facilities District

Mello-Roos Community Facilities Districts are similar to assessment districts, but provide more flexibility to finance a wider range of infrastructure, through the issuance of tax-exempt bonds. The bonds are secured by a lien against the properties included in the district, with these properties being obligated to pay a special tax. The proceeds are then used to repay the bonds. The public entity is again the issuer of the bonds and must approve the costs included within the taxing district.

8.2.4. Community Services District

A Community Services District can be used within a specific area to finance services and facilities associated with such items as traffic and circulation, street lighting, law enforcement, fire protection, and facility maintenance. They offer the opportunity to ensure the payment obligation rests with the area utilizing the infrastructure improvements.

8.2.5. Landscaping and Lighting Districts

The Landscaping and Lighting Act of 1972 provides for the creation of assessment districts to finance the cost of installing and/or maintaining landscaping, lighting facilities, and ornamental structures. Like a benefit assessment district, properties within the district are assessed a share of the costs to the district on the basis of the benefit provided to the real property. The Street and Drainage Maintenance District Benefit Assessment Act of 1982 will be used for maintenance of street and drainage improvements.

8.2.6. Debt Financing

Statutory authority empowers public entities to issue a variety of securities/bonds to incur debt. The proceeds can be used for any public improvement for which the City would otherwise be authorized to spend City funds, where that expenditure is greater than the amount generally available from the annual tax levy. Examples include General Obligation Bonds, Revenue Bonds





IMPLEMENTATION PLAN

and Tax Allocation Bonds, amongst others. Use of this option will generally be limited to those improvements with a citywide benefit, where the desire is to install the improvement in advance of the City having the available cash for payment

8.2.7. Utility Districts

Utility districts, such as those that supply potable water, electricity, sewer, solid waste disposal, and communication facilities, are empowered to create their own bonded indebtedness, based upon the ability to earn revenues from operations. In addition, bonds may be issued for the raising of money for capital improvement projects, within strict guidelines. Arrangements with existing utility districts may be made that utilize their funding methods, or the project developer may petition to create its own special district if feasible and appropriate (such as for the on-site sewer treatment plant). In this event, the availability of the bonding right of the created utility may be pursued.

In addition, many utility companies charge Development Impact fees, which are payable at the time of initial hook-up to the utility, and constitute a one time charge by the utility for the provision of services to the user. The utility then uses these funds to expand, enlarge, maintain or modernize its facilities and service lines. Establishment of such fees is expected once the scope of the infrastructure improvements is precisely known.

8.3. Project Maintenance

8.3.1. Roadways

Each of the roadways shown in Exhibit 3-1, Circulation Plan, shall be dedicated to the City of Highland for maintenance. Traffic signals installed as part of the Specific Plan shall also be dedicated to the City for maintenance.

Roadways within residential neighborhoods shall be approved as part of the tract maps for individual neighborhoods and dedicated to the City or may be maintained as private streets. Where private streets are approved, they will be maintained by a private homeowners association or other similar mechanism set up for that purpose. In addition, if private streets are approved, the neighborhoods may be gated, provided that maintenance of gated facilities is provided by a homeowners association or other mechanism set up for that purpose. These and other details will be included in the Development Agreement between the City of Highland and the applicant.

Onsite roadways and access within non-residential planning areas (Planning Area 1 – Highland Marketplace and Planning Area 3 – Village Center) may be dedicated and maintained by City or may remain private.

8.3.2. Open Space and Drainage Facilities

Maintenance of the Village Paseo and project trails may be by the City of Highland, a landscape/drainage maintenance district, or Homeowners Association or Property Owners' Association to be formed, covering the Specific Plan. In the absence of such a district, maintenance of the open space areas will be maintained by the City of Highland.





IMPLEMENTATION PLAN

Maintenance of storm drains within public streets, including outlets into open space areas shall be the responsibility of the City of Highland.

8.3.3. Water Facilities

Maintenance of water facilities up to service meters for individual uses shall be the responsibility of the local purveyor, East Valley Water District (EVWD). Where such water lines are not located within a public street, appropriate easements to the appropriate purveyor shall be granted.

8.3.4. Sewer Facilities

Maintenance of sewer facilities up to service laterals for individual uses shall be the responsibility of the EVWD. Where such sewer lines are not located within a public street, appropriate easements to the EVWD shall be granted.

9. ADMINISTRATION

9.1. General Provisions

9.1.1. Applicability

The development standards contained herein provide specific standards for land use development within the Specific Plan area. The Specific Plan supersedes the otherwise applicable Development Code regulations. Whenever the provisions and development standards contained herein conflict with those contained in the Development Code the provisions of the Specific Plan shall take precedence. Where the Specific Plan is silent, the Development Code shall apply.

9.1.2. Administration

The Specific Plan serves as the implementation tool for the General Plan as well as the zoning for the project site. The Specific Plan addresses general provisions, permitted uses, development standards and design guidelines.

9.1.3. Interpretation

Development within the Specific Plan area is implemented through the approval of parcel and tentative and/or tract maps. The administrative process described below provides mechanisms for review and approval of development projects within the Specific Plan area consistent with the Specific Plan objectives.

Unless otherwise provided, any ambiguity concerning the content or application of the Specific Plan is resolved by the Community Development Director or his/her designee in a manner consistent with the goals, policies, purposes and intent established in this Specific Plan.





9.1.4. Implementation

All development proposals within the Specific Plan area are subject to the implementation procedures established herein.

9.2. Specific Plan Revisions

Revisions to the Specific Plan may be requested by the applicant or by the City at any time pursuant to Section 65453(a) of the Government Code, or if applicable as outlined in accordance with an adopted Development Agreement. Revisions are processed pursuant to the provisions of the Government Code and the Development Code. In the event the proposed revisions require supplemental environmental analysis, pursuant to the California Environmental Quality Act (CEQA), the applicant is responsible for preparing the necessary CEQA documentation.

9.2.1. Minor Modifications

Changes to, or revisions of the land use plan, design guidelines, and development standards, subsequent to adoption of this Specific Plan and/or changes to development plans previously approved pursuant to the Site Plan Review process that generally conform to the goals, policies, purposes, and intents, established herein and are not detrimental to the public health, safety, convenience, or welfare may be determined by the Community Development Director as Minor Modifications consistent with the procedures set forth below.

In no case, shall minor modifications result in an increase in density, increase in height, reduction in setback, or change of use in a manner that is inconsistent with the intent of the Specific Plan.

The following constitute Minor Modifications to the Specific Plan. Minor Modifications are subject to review and approval by the City of Highland Community Development Director (CDD), Planning Commission (PC), and do not require amendments to the Specific Plan. The following are examples of minor modifications and the required level of review in parenthesis.

- ✳ (CDD) Change in utility and/or public service provider;
- ✳ (CDD) Minor changes to text or maps intended to clarify Specific Plan information, provided such changes do not add density or modify the development policies or standards of the Specific Plan;
- ✳ (CDD) Minor changes necessary to accommodate proposed tenant improvements provided that the total building area of the commercial components is not increased;
- ✳ (DRB) Changes to landscape materials, wall materials, entry design, streetscape design which are consistent with the conceptual design set forth in the design guidelines contained with the Specific Plan;
- ✳ (DRB) Changes to the design guidelines which are intended to be conceptual in nature only, and are intended to be flexible in implementation;
- ✳ (PC) Development of Planning Areas 2 and 3 at a higher residential unit cap, provided the total number of dwelling units within the Specific Plan area does not exceed the maximum 1,218 dwelling units, unless otherwise restricted in an adopted Development Agreement;
- ✳ Other modifications of a similar nature to those listed above as determined by the Community Development Director

9.2.2. Major Modifications

Major modifications constitute increases in density, increases in height, reduction in setback, or changes of use in a manner that is inconsistent with the intent of the Specific Plan. Major modifications require a Specific Plan amendment.

9.2.3. Appeals

All appeals pertaining to this Specific Plan shall be made to the Planning Commission. Decisions of the Planning Commission are final unless appealed to the City Council. The applicant or any





ADMINISTRATION

other entity shall have the right to appeal by filing an application on forms provided by the City of Highland.

9.2.4. Land Divisions

Applications for, as well as processing and approval of proposed divisions of land within the Specific Plan shall comply with the provisions of the California Subdivision Map Act and the subdivision ordinance of the City of Highland.

9.2.5. Maps

Approval of maps may occur with or subsequent to the adoption of the Specific Plan creating parcels for development. This includes the approval of parcel map(s), lot line adjustments and/or other minor subdivision actions.

9.3. Permits

Review and approval for new construction or improvements to existing development is addressed in the Development Plans section of this Specific Plan (Section 5.4).

9.4. General Plan Consistency

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits adoption and administration of specific plans as an implementation tool for elements contained in the local general plan. Specific Plans must demonstrate consistency in regulations, guidelines and programs with the goals and policies set forth in the general plan (See Appendix A). The Specific Plan has been prepared in conformance with the goals and policies of the City of Highland General Plan.

APPENDIX A: GENERAL PLAN CONSISTENCY

This section outlines the goals and policies that are consistent between the Specific Plan and the City of Highland General Plan Elements. While this section provides a general overview of compatibility with each element a more detailed analysis and discussion of issues can be found in the associated Environmental Impact Report. Approval of the Specific Plan is based on the findings that this project furthered the goals and policies of the updated General Plan of the City of Highland adopted in March 2006. These goals and policies are as follows:

Land Use Element

Goal 2.1 Create opportunities for a diverse population to interact, exchange ideas, and establish and realize common goals as a unified community.

Policies

- ⊗ Actively plan and promote development of the Town Center, Golden Triangle, and other designated mixed-use areas.
- ⊗ Ensure that the Town Center and Golden Triangle promote safe and convenient pedestrian environments for residents, employees and visitors through implementation of Land Use and Community Design Element policies and guidelines and Development Code standards.
- ⊗ Retain and provide a hierarchy of community social gathering places, including the Town Center, park lands, a community center, and plaza areas within new commercial, office, and industrial complexes.
- ⊗ Encourage future development to provide functional public spaces that foster social interaction.

Goal 2.2 Preserve and enhance the quality and character of Highland’s existing residential neighborhoods

Policies

- ⊗ Maintain the integrity of existing residential neighborhoods by preventing through traffic wherever possible, prohibiting encroachment by incompatible



uses, and providing appropriate buffers between residential and non-residential uses, as well as between single- and multiple-family areas.

- ✿ Ensure that all new development is designed in a manner that preserves the quality of life in existing neighborhoods.

Goal 2.3 Provide a variety of urban, suburban and rural housing opportunities, which are adequate to meet the City's share of regional housing needs.

Policies

- ✿ Provide a broad range of, and encourage innovation in, housing types that incorporate high quality design and construction.
- ✿ Maintain residential areas that provide for and protect rural lifestyles, and protect natural resources and hillsides in the rural areas of the City.
- ✿ Continue the innovative use of land resources and development of a variety of housing types and sizes within the City by using the Planned Development designation.
- ✿ Require the preparation of a specific plan, planned unit development, conditional use permit, or similar mechanism for residential development within areas designated as Planned Development.
- ✿ Require that Planned Development projects provide a greater level of community amenities and cohesiveness, achieve superior design and create a more desirable living environment than could be achieved through conventional subdivision design requirements.

Goal 2.4 Provide lands for retail and service commercial uses in sufficient quantity to meet the needs of Highland residents.

Policies

- ✿ Maximize sales tax generating uses through the strategic location of commercial areas, particularly at freeway interchanges, at major intersections, and within the Town Center and Golden Triangle (see also Town Center, Golden Triangle, and Victoria Avenue Corridor Community Policy Areas).

- ⊗ Consistent with maintaining an image of the City of Highland as a quality residential community, reserve vacant lands at heavily traveled locations that are not appropriate for residential use for commercial, office, mixed-use or other nonresidential uses.
- ⊗ Prevent future strip commercial development by encouraging lot consolidation within commercially designated areas and by limiting commercial designations to areas of sufficient size to accommodate larger scale, quality development.
- ⊗ Establish minimum increments for the design of commercial development, permitting individual commercial lots to be developed while ensuring that the benefits of large scale, high quality developments are realized.
- ⊗ Require that development within areas designated Planned Commercial be through use of a specific plan pursuant to Government Code Section 65450, a planned unit development, conditional use permit or similar mechanism.
- ⊗ Ensure that uses and development intensities within Planned Commercial areas provide appropriate transitions to adjacent land uses and are consistent with the provisions of the Highland General Plan.

Goal 2.5 Promote a mix of attractive employment-generating areas with a mix of uses that provide a sound and diversified economic base and that are compatible with the community's overall residential character.

Goal 2.6 Maintain an organized pattern of land uses that minimize conflicts between adjacent land uses.

Policies

- ⊗ Promote compatible development through adherence to Community Design Element policies and guidelines.
- ⊗ Require new or expanded uses to provide mitigation or buffers including greenbelts or landscaping, between dissimilar uses or existing uses where potential adverse impacts could occur.



- ✿ Require landscape and/or open space buffers to maintain a natural edge for proposed private development directly adjacent to natural, public open space areas.

Goal 2.12 Create a signature, mixed-use master planned community that integrates commercial, office, and residential uses in a unique environmental setting.

Policies

- ✿ Require commercial designs within this area to relate to adjacent major roadways and the freeway.
- ✿ Concentrate office and big box retail uses along 5th Street (Greenspot Road).
- ✿ Provide adequate transitions and/or buffers between residential and non-residential uses within the area.
- ✿ Require residential development to provide adequate amenities such as common open space and recreation areas.
- ✿ Require commercial development to provide functional public spaces and/or plazas for shoppers and visitors.
- ✿ Land use intensity will be determined upon the adoption of a specific plan, planned unit development, conditional use permit, or similar mechanism.
- ✿ Ensure quality design through adherence to the Community Design Element policies and applicable Development Code standards.
- ✿ Orient uses along City Creek to take advantage of views of and connections to open space and recreational amenities.

Housing Element

Goal 1 A supply of housing suitable to meet the diverse needs of the present and future residents to support a healthy economic development in the City.

Objective 1.1

- ✿ Development of an adequate supply of housing to meet the existing and future housing in Highland.

Goal 8.2 Facilitate the development of housing suitable for the diverse needs of current and future Highland residents.



Policies

- ✿ Ensure new residential projects are adequately served by park and recreation, libraries, transportation, public safety, and other public services and facilities.
- ✿ Encourage the development of a range of housing types in targeted areas of the City, such as inventoried vacant residential sites, Planned Development districts, Mixed Use districts, Transit Oriented Development opportunities, and special Policy Areas identified in the Land Use Element
- ✿ Encourage the use of innovative site development and allow the use of construction materials and techniques that reduce the cost of housing and its impact on the environment.

Goal 8.4 Assist in the provision of adequate and affordable housing for all Highland residents.

Goal 8.5 Facilitate the development of a broad range of housing types to meet the special needs of Highland residents.

Circulation Element

Goal 3.4 Provide a safe circulation system

Policies

- ✿ Require new development to provide pedestrian paths and linkages through projects, locating linkages to avoid conflict with motorized traffic.
- ✿ Design access onto major arterial streets in an orderly and controlled manner.
- ✿ Encourage and improve pedestrian connections from residential neighborhoods to retail activity centers, employment centers, schools, parks, open space areas and community centers.



- ✿ When feasible, walkways should include pedestrian amenities such as shade trees and/or plantings, trash bins, benches, and shelters.

Goal 3.7 Protect and encourage bicycle travel.

Policies

- ✿ Develop a system of continuous and convenient bicycle routes to places of employment, shopping centers, schools, and other high activity areas with potential for increases bicycle use.
- ✿ Assure that local bicycle routes will complement regional systems and be compatible with routes of neighboring municipalities
- ✿ Provide linkages between bicycle routes and other trails, such as the Santa Ana River Trail within the City as appropriate.

Goal 3.9 Ensure adequate parking is made available to City residents, visitors and businesses.

Policies

- ✿ Locate new development and their access points in such a way that traffic is not encouraged to utilize local residential streets and alleys for access to the development and its parking.
- ✿ Develop strategies for shared parking opportunities in mixed-use and multiple-use development.
- ✿ Encourage the use of well-designed, aesthetically-enhanced parking structures as an alternative to large, expansive surface parking lots in retail and employment centers.

Conservation and Open Space Element

Goal 5.2 Achieve orderly transition from agricultural uses to low-density residential/equestrian uses.

Policies

- ✿ Preserve visual reminders of the City's agricultural heritage in park design, buffer zones, public use areas and landscape plans.

Goal 5.4 Continue to preserve and enhance the water quality and natural habitat of its waterways.

- ✿ Reevaluate the effect of engineered practices and specifications relative to storm channel design to avoid their appearance as “concrete ditches.”

Goal 5.10 Maintain a high-quality system of parks that meets the needs of all segments of the community.

Policies

- ✿ Require that new specific plans and planned unit development (PUDs) incorporate sufficient park and recreation facilities along with natural open space areas, where appropriate to serve the needs of future residents.
- ✿ Connect newly developed parks, wherever practical, to the existing and future bicycle and recreational trail system.
- ✿ Develop recreational opportunities within the Greenspot area.

Goal 5.12 Develop and maintain trail and bikeway connections to recreational facilities, schools, existing transportation routes, natural features and regional trail systems.

Policies

- ✿ Provide trail connections between and/or along the major city and surrounding regional facilities, sites, and features indicated on the Multi-Use Trails Master Plan.
- ✿ Provide bicycle and pedestrian trails along major home-to-work, home-to-school, and other travel routes, where appropriate.

Public Health and Safety Element

Goal 6.7 Reduce risk to people and property by limiting the type and intensity of development within identified aircraft potential zones and ensure adequate public notification of aircraft activities to residents in overflight areas.

Policies



- ✳ Evaluate the compatibility of airport uses, activities, and operations with all new development in proximity to the San Bernardino International Airport prior to approval and protect sensitive uses such as residences, schools, hospitals and libraries from overflight areas.

- ✳ Economic Development Element

Goal 9.1 Maintain a balance of land uses that generate consistent and sufficient revenue for public services now and in the future.

Policies

- ✳ Provide an appropriate mix of retail development in focused commercial centers along commercial corridors.
- ✳ Promote a mix of housing types and range of prices as necessary to provide a diverse labor force.

Goal 9.2 Consolidate and revitalize commercial development that provides attractive and convenient shopping, service and professional uses, and entertainment opportunities for its residents.

Community Design Element

Goal 10.2 Create attractive and visually unified major arterial corridors through specialized streetscape and landscape improvement plans.

Policies

- ✳ Incorporate unifying and consistent streetscapes elements-landscaped parkways and medians, regularly spaced trees, street lighting, and street furniture-for the City's major arterial corridors.

Goal 10.4 Encourage mixed use and multi-use development that is attractively designed, convenient, and contains that desired mix of retail, office and residential uses.

Policies

- ✳ Encourage design flexibility in mixed/multi-use development by allowing both a vertical and/or horizontal mix of uses.

- ✳️ Locate mixed/multi-use development in areas of high visibility and accessibility.
- ✳️ Segregate residential parking from commercial and office parking.
- ✳️ Provide each residential use with its own private space (such as balconies, patios, terraces, or upper level private gardens and plazas) along with larger communal spaces such as lobbies, central gardens or courtyards and convenient connections to the street and retail uses.
- ✳️ Where a vertical mix of uses occurs, site retail or office uses on the ground floor, with residential and/or office uses above. Also, encourage architectural detailing that differentiates each use.
- ✳️ Locate commercial/retail uses near the sidewalk to provide high visibility from the street.
- ✳️ Minimize the visual impact of surface parking by providing berms, landscape buffering, and/or locating parking lots to the rear or side of buildings or below buildings.
- ✳️ In multi-use development, locate retail and commercial development close to street for higher visibility and residential uses behind for convenience and privacy.

Goal 10.5 Encourage the development of attractive, vibrant and convenient commercial centers through careful application of design policies and development standards.

Policies

- ✳️ Design highly visible entrances to retail activity centers through accent landscaping and lighting, enhanced intersection features, monument signs, and other design amenities.
- ✳️ Design commercial centers with a unifying design theme, but add visual interest through rich architectural detailing, varied massing and rooflines, and accent lighting and landscaping.
- ✳️ Locate buildings and building frontages close to the street and street corners with parking behind or to the side of the buildings. Where this is not possible or



practical, ensure that street-facing parking is shielded through landscaping or berms.

- ✿ Provide ample landscaping for internal parking areas using landscaped bays and overstory shade trees.
- ✿ Clearly delineate pedestrian routes from parking areas to retail uses to allow easy and safe pedestrian movement.
- ✿ Encourage pedestrian-scale features such as shaded sitting areas, fountains, arcades, canopies and/or awnings, customized signage, and strategically located secondary entrances.
- ✿ Provide people-gathering places and amenities such as miniplazas, courtyards, benches, outdoor eating areas, specialized landscaping, accent lighting, public art, shade, trash receptacles, and water fountains.
- ✿ Link newly developed retail activity centers, where practical, to surrounding residential or office uses through clear and safe pedestrian and bicycle connections.
- ✿ Encourage internal access between adjacent properties in order to minimize curb cuts along major thoroughfares.
- ✿ Provide walls when necessary for security and/or privacy from adjoining residential uses. When walls are necessary, pedestrian breaks should be provided for access to commercial uses.
- ✿ Encourage creative wall design to avoid a blank appearance and utilize landscape buffers as an alternative to walls to facilitate pedestrian linkages to commercial areas.

Goal 10.6 Maintain and enhance single-family neighborhoods with attractive streetscape, compatible architecture and a high quality of life.

Policies

- ✿ Incorporate landscaped parkways, consistently spaced street trees, continuous sidewalks and pedestrian-scale streetlights, wherever possible.

- ✿ Require new and infill development to be of compatible scale, materials, and massing relative to existing development.
- ✿ Encourage a variety of architectural styles, massing, floor plans, façade treatments and elevations to create visual interest along the street.
- ✿ Encourage street facing architecture by placing entries and porches at the front of the residence and connecting them to the sidewalk by a pathway.
- ✿ Encourage a blend of compatible architectural styles that contain rich façade detailing, varied rooflines and quality materials incorporated on all four sides of the residence.
- ✿ Site garages back from the street and minimize street frontage devoted to driveways and vehicular access.
- ✿ Consider small lot developments with rear allies that position the garage and driveway to the back of the site to avoid garage dominated streetscapes.
- ✿ Maintain, improve and/or develop parkways with canopy street trees, providing shade, beauty and a unifying element to residential streets.
- ✿ Where desirable, encourage traffic-calming measures such as the actual or visual narrowing of streets through widened parkways, canopy trees, and neck down curbs at intersections.
- ✿ In areas of small lot development, incorporate design features that connect it with adjoining areas such as consistent setbacks, building height and pedestrian connections.
- ✿ Establish design and development standards for entire single-family developments from the start – remain consistent with enforcing requirements and standards

Goal 10.10 Guide the development of a variety of attractive, engaging and convenient public spaces, including plazas, pedestrian areas and recreational open space.

Policies

- ✿ Design plazas with:



- Ample seating space;
- A central focal point or amenity of interest such as public art or fountain;
- Proximity to and visibility to and from the street;
- Combinations of sun and shade;
- All age groups in mind; and
- Public space framed by surrounding buildings.
- ⊗ Locate plazas in areas of high visibility such as near streets or along sidewalks or pedestrian paths.
- ⊗ In areas of heavy pedestrian use, provide wide sidewalks that allow room for window shopping, pedestrian passage, outdoor dining and landscape buffers.
- ⊗ Incorporate civic, regional or vernacular design elements such as historical markers and educational exhibits, where appropriate.
- ⊗ Incorporate pedestrian scaled, distinctive lighting fixtures in community facilities and other public places with occasional or frequent evening use.
- ⊗ Design recreational amenities and parks with all age groups in mind and incorporate architectural and landscape elements consistent with City or regional design themes.
- ⊗ Incorporate small sitting areas and/or shaded courtyards close to shopping areas but buffered from parking and traffic impacts.
- ⊗ Adopt standards for civic and mini-plazas containing seating, tree, and amenity requirements.

Goal 10.11 Promote attractive, appropriately scaled and well-coordinated signs.

Policies

- ⊗ For commercial centers along arterial corridors, encourage monument signs that are clearly visible, identify key uses and reflect the design theme of the development.
- ⊗ Within commercial centers, use complementary, yet distinctive, sign styles.

- ✿ Within commercial centers, encourage high quality signage, including wall signs, raised letter signs, projecting double-faced signs, and customized logos, which complement the architecture of the building or center of which it is a part.

Goal 10.13 Appropriately buffer the boundaries between differing land uses and provide transitions where necessary.

Policies

- ✿ Link newly developed commercial centers, where practical, to adjoining residential uses.
- ✿ Encourage transitions that define boundaries but that also preserve a sense of openness and connectivity. For example, perimeter subdivision walls can contain occasional breaks to provide access to open space and adjoining areas.
- ✿ Reconsider subdivision design to reduce or eliminate perimeter block walls to allow more houses and structure.





APPENDIX A

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APPENDIX B: DEFINITIONS

The following definitions are not included in Chapter 16.06 of the Highland Municipal Code and shall apply to the Specific Plan.

DEFINITIONS – A

Administrative, Business and Professional Offices: An establishment which provides services such as property and business administration, employment agencies, travel agencies, legal services, consultant services, engineering services, architectural services, planning services, financial planning services, accounting services, and other similar services.

Alcohol Beverage Sales, Off-Premises: An establishment which, as an accessory use, sells alcohol for consumption off-premises.

Ambulance Services: An emergency medical and/or ambulance transportation establishment, that may include call centers and fleet yards.

Animal Keeping, Domestic Animal: The keeping of any animal normally domesticated in the United States, including but not limited to, dogs or cats.

Athletic Fields: An open space or field established for non-professional recreational activities such as youth sports and adult recreational leagues, along with ancillary minor facilities and uses.

Auditoriums, Conference Halls, Convention Centers, Theatres: A room, hall, building(s), tent, or other enclosure, or portion thereof, enclosed on two (2) or more sides to accommodate meeting halls, convention centers, theatres, auditoriums, and arenas, where the capacity for public gathering or assembly does not exceed 1,500 people.

Auditoriums, Conference Halls, Convention Centers, Theatres, exceeding 1,500 capacity: A room, hall, building(s), tent, or other enclosure, or portion thereof, enclosed on two (2) or more



sides to accommodate meeting halls, convention centers, theatres, auditoriums, and arenas, where the capacity for public gatherings or assembly exceeds 1,500 people.

Audio-Visual and Video Production Services: An establishment primarily engaged in radio, television or recorded audio-visual materials.

DEFINITIONS – B

Banks, Brokerage Office, Credit Union, Loan Agencies: An establishment providing financial services to individuals, firms, or other entities. Includes banks, savings and loan institutions, loan and lending activities, and similar services. Not to include bail bonds offices.

Bed and Breakfast Inns: A dwelling unit which provides lodging and meals for temporary overnight occupants, and in which there are no more than five (5) guest rooms. The use must be managed and operated solely by the owner of the property. Meals are not restricted to breakfast only, but no cooking facilities are allowed in the guest rooms. A guest may not stay in the dwelling for more than 14 days in any calendar year.

Body Art: An establishment which engages in the practice of physical body adornment using, but not limited to, the following techniques: body piercing, tattooing, cosmetic tattooing, branding, and scarification. This definition does not include practices that are considered medical procedures by the State Board of Medical Examiners, nor include piercing of the non-cartilaginous earlobe with pre-sterilized single-use stud-and-clasp ear-piercing systems.

- ✿ **Body Piercing:** Perforation of the skin for the express intention of insertion of any object, including but not limited to, jewelry, however, the piercing of ears as defined under “Body Art” is excluded.
- ✿ **Branding:** The process whereby heat is intentionally applied to human flesh such that it burns the skin and forms a permanent scar. This includes, but is not limited to, hot metal, electric current, and chemicals.

- ✿ **Scarification:** A form of body modification that involves cutting into the skin and “aggravating” the wound to produce scarring in a particular design or pattern.

Building: Any structure having a roof supported by columns or walls built for shelter or enclosure of persons, animals, or property of any kind.

Building Materials Sales Yards: An establishment selling building materials, including lumber, where most display and sales activities occur indoors. Outdoor storage of building materials may be permitted subject to appropriate screening.

DEFINITIONS – C

California Environmental Quality Act (CEQA): A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

Car Washes: An establishment that is an accessory use to a vehicle fueling station, which offers services related to the washing, waxing and/or polishing of motor vehicles. Such use may include interior cleaning of vehicles such as vacuuming.

Caretaker/Manager Dwelling Unit/Residence: A dwelling unit intended for use by a person or family whose primary function is to safeguard the property.

Catering Services: An establishment that prepares and delivers food for consumption off the premises, for example, for banquets or luncheons. A catering establishment may contain kitchen facilities and may also provide dining supplies such as place settings, tablecloths, and beverage dispensers.





APPENDIX B

Certificate of Occupancy: A document issued by the Building and Safety Department affirming that a building meets all applicable codes and regulations.

Check Cashing and Money Order Services: A primary establishment, other than a bank, credit union or other similar financial institution that cashes, sells and/or processes checks, money orders, electronic money transfers and other financial documents for a fee.

Child Care Centers. A day care facility, other than a family day care home, including infant centers, preschools, and extended day care facilities. Such a facility provides care to children in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis.

Clinics (Medical and Dental): A place used for the care, diagnosis and treatment of sick, ailing, infirm and injured persons and those who are in need of medical or surgical attention, but who are not provided with board or room, nor kept overnight on the premises. Includes holistic medical facilities and acupuncture.

Clubs and Organizations, Meeting Halls: A nonprofit association of persons who are bona-fide members, paying regular dues, and are organized for some common purpose, but not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise. Facilities typically include meeting halls for club/organization members.

Cluster Developments: Development in which the intensity of development allowed on a parcel of land is clustered within a limited area of the parcel so that at least 60% of the property can be preserved for open space purposes.

Colleges/Universities: A junior college, college, university or professional school granting associate arts degrees, certificates, undergraduate and graduate degrees and requiring for admission at least a high school diploma or equivalent general academic training. (SLO)

Colocated Telecommunications Facilities: See “Telecommunications Facilities.”

Commercial Recreation: Any use or development, either public or private, providing amusement, pleasure or sport, diversion, exercise, or other resource affording relaxation and enjoyment which is operated primarily for financial gain. Typical uses may include health and fitness centers, batting cages, skating rinks, paintball, bowling alleys, pool halls, arcades, and miniature golf courses.

Commercial Vehicle: A commercial motor vehicle with a declared gross vehicle weight (GVW) or combined gross vehicle weight (CGW) of 10,001 lbs. or more, that includes semi-trailers, boat trailers, utility trailers, horse trailers, taxi cabs, limousines, and passenger shuttles.

Community Park: Land with public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks.

Concealed Telecommunications Facilities: See “Telecommunications Facilities.”

Convenience Stores: An establishment selling a limited range of food, beverage, drug goods, hardware, house goods, auto products, that often includes ready-to-consume food and beverage products for consumption off the premises.

Corner Lot: See “Lot, or Parcel.”





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Cottage Industries: A small-scale, home-based business primarily engaged in the onsite production of goods by hand manufacturing which involves only the use of hand tools, domestic mechanical equipment or a single kiln, and the incidental direct sale to consumers of only those goods produced onsite. Cottage industries are conducted primarily by the residents of the property manufacturing artistic, handicraft and other craft items. Also refer to “Cottage Food” regulations for food items prepared and sold within a residential neighborhood for further restrictions. These are separately regulated by the State, County and City of Highland.

Covenants, Conditions, and Restrictions (CC&Rs): A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

DEFINITIONS – D

dBa: The “A-weighted” scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness though the noise is actually 10 times more intense.

Dedication: The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions of approval of a development.

Density Range: The number of permanent residential dwelling units per gross acre of land.

Dine-in Restaurant: See “Restaurant.”

Disguised Telecommunications Facilities: See “Telecommunications Facilities.”

Disposal Service Operations: An area for the storage and maintenance of vehicles and equipment used in the collection, transportation, and removal of garbage and rubbish, not including storage or dumping of garbage or rubbish.

Drinking Establishments: An establishment serving alcoholic beverages for onsite consumption, not as part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May include entertainment (e.g. live music and/or dancing) as an accessory use. May also include beer brewing as part of a microbrewery, and other beverage tasting facilities.

Drug Stores/ Pharmacies: An establishment where the primary business is the filling of medical prescriptions and the sale of drugs, medical devices and supplies and nonprescription medicines, but where non-medical products may also be sold.

Dry Cleaning and Laundry Services: An establishment that caters to the cleaning service needs of the general public, to include dry cleaners and laundromats. Large-scale and commercial dry cleaning and laundry service facilities are excluded.

Dwelling Unit: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one (1) kitchen, that constitutes an independent housekeeping unit, occupied or intended for occupancy by one (1) household on a long-term basis.

DEFINITIONS – E

Easement: Usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on private property of individuals to be able to install and maintain utility facilities.





APPENDIX B

Easement, Conservation: A tool for acquiring open space with less than full-fee purchase, whereby a public agency acquires only certain specific rights from the land owner. These may be positive rights (providing the public with the opportunity to hunt, fish, hike, or ride over the land) or they may be restrictive rights (limiting the uses to which the land owner may devote the land to in the future).

Eating Establishments: An establishment where food is prepared and served to the general public on the retail level. Some types of establishments included within the term “Eating Establishment” are restaurants, bakeries, delicatessens, dessert stores, doughnut shops, juice bars, pastry shops, tea houses, cafes, cafeterias, coffee houses, coffee shops, dinner houses, drive-in or drive-through restaurants, fast food service establishments, pancake and waffle houses, and sandwich shops.

Environmental Impact Report (EIR): A report required pursuant to the California Environmental Quality Act which assesses all the environmental characteristics of an area, determines what effects or impacts will result if the area is altered or disturbed by a proposed action, and identifies alternatives or other measures to avoid or reduce those impacts.

Equipment Rental Services (Indoors Only): An establishment that offers tools, implements, or other articles to individuals or businesses on a temporary basis for a specified fee.

DEFINITIONS - F

Fast Food/Drive-through Restaurant: See “Restaurant.”

Feasible: Capable of being accomplished in a successful manner within a reasonable time taking into account economic, environmental, social, and technological factors.

Feed and Grain Stores: An establishment that specializes in providing food and nutrients for agricultural purposes.

Fishing and Recreational Lakes: A confined body of standing fresh water containing more than 500,000 gallons of water and covering more than one (1) acre of surface area to provide recreational water activities, that may include fishing, boating, swimming and other similar activities. This does not include reservoirs, duck clubs, bodies of water contained within golf courses, and water storage used only for agricultural or domestic purposes.

Flea Market: A market, usually held outdoors, where used goods and antiques are sold.

Floor Area Ratio (FAR): A term utilized to measure the allowable building intensity of non-residential structures on a site, calculated by dividing the gross floor area by the total net acres of the site. For example, on a site with 40,000 square feet of net land area, a Floor Area Ratio (FAR) of 1.0 will allow a maximum of 40,000 square feet of gross floor area to be built, whereas a FAR of 1.5 allows 60,000 square feet of gross floor area, and a FAR of 0.5 allows 20,000 square feet of gross floor area. Compliance of non-residential projects covering multiple parcels with FAR building intensity restrictions may be calculated on an overall project basis rather than on individual parcels within the project; in such situations, the City of Highland may require reciprocal use agreements, parcel mergers, or specification of property owner rights and responsibilities through Covenants, Conditions, and Restrictions or other recorded documents.

Fortune Telling, Spiritualism, Palm Reading: An establishment engaged in the telling of fortunes and forecasting of futures by means of the occult, psychic power, faculty, force, clairvoyance, clairaudience, cartomancy, numerology, hypnosis, phrenology, spirits, tea leaves or other such reading, mediumship, seership, augury, astrology, palmistry, necromancy, mindreading, telepathy, or other craft, art, science, cards, talisman, charm, potion, magnetism,



magnetized article or substance, cunning or foresight. crystal gazing, mysteries or magic of any kind or nature, when such is performed in exchange for payment.

Fuel Modification Area: An area of land where native or ornamental vegetation has been modified in order to reduce the amount of combustible material that is in proximity to man-made structures through cutting, trimming and preening, and/or partially or totally replaced with drought tolerant, fire-retardant plants.

DEFINITIONS - G

General Commercial Services: An establishment providing general services to the public, including computer repair shops, tanning salons, carpet/rug/drapery cleaners, locksmith shops, plumbing shops, and similar services that are commercial in nature.

General Retail and Specialized Retail: An establishment, including a department store, variety store, discount store, or general store, etc., engaged in retail sales of new and used merchandise, including dry goods, apparel and accessories, small wares, sporting goods and equipment, bicycles and mopeds, musical instruments, arts and accessories, office supplies, books, stationery, jewelry, hobby materials, toys and games, cameras and photographic supplies, gifts, novelties and souvenirs, luggage and leather goods, fabrics and sewing supplies, florists and houseplant stores, artists supplies, tobacco shops, video rental, orthopedic supplies, party supply and rentals, religious goods, handcrafted items (stores for which may include space for crafting operations when such area is subordinate to retail sales), and other miscellaneous retail shopping goods.

Golf Courses and Associated Facilities: A public or private golf course and/or country club, and accessory facilities and uses including clubhouses with bar and restaurant, locker and shower facilities, driving ranges, pro-shops for onsite sales of golfing equipment, and golf cart storage and sales facilities.

Grade, Finished: The final elevation of the ground level after development.

Grocery Stores/Markets: An establishment primarily engaged in selling food for home preparation and consumption, and may include butcher shops with no slaughtering.

Gross Floor Area: The gross floor area of a single-story building consists of its square footage as measured from the interior face of external walls, but not including any space where the floor-to-ceiling height is less than six (6) feet and not including courtyard spaces without ceilings that are open and unobstructed to the sky. The gross floor area of a multi-story building consists of the sum off the horizontal areas of the several floors of a building measured from the interior face of exterior walls, but not including any space where the floor-to-ceiling height is less than six (6) feet, and not including any stairwells, shafts, or courtyard spaces. The floor area of a building, or portion thereof, not provided with surrounding exterior walls is the usable area under the horizontal projection of the roof or floor above. For the purposes of floor area calculation, a shaft is defined as “an interior space, enclosed by walls or construction, extending through one (1) or more stories or basements that connects openings in successive floors, or floors and roof, to accommodate elevators, dumbwaiters, mechanical equipment, or similar devices, or to transmit light or ventilation air.”

Government Facilities: Any building, structure or other facility operated by a legally constituted Federal, State or local government authority providing services to the general population, including post offices, fire stations, police stations, courts, etc.

DEFINITIONS - H

Habitable Structure: A structure that is designed or used for living, sleeping, eating, or cooking.



Hair/Nail Salons, Day Spas: An establishment which provides health and beauty services and products, including hair cuts and styling, manicures, pedicures, body treatments, aromatherapy, massage (as an accessory service), and baths.

Hardscape: Hardscape refers to non-planted areas that are usually treated with a surfacing material such as concrete, asphaltic concrete, pavers, etc.

Hazardous Waste: Any solid, liquid, or gaseous substance which, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or environment. The term includes, but is not limited to, hazardous substances and hazardous material. Hazardous waste is subject to special handling, shipping, storage, and disposal requirements.

Height, Building or Structure: The vertical distance from finished grade to the highest point of a building or structure.

Home Improvement/Goods/Supplies/Appliances: An establishment engaged in providing retail sale, rental, service or repair and installation of home improvement products including building materials, paint and wallpaper, carpeting and floor covering, mattresses, decorating supplies, heating, air conditioning, electrical, plumbing, and mechanical equipment, roofing, yard and garden supplies, home appliances, and similar home improvement products.

Home Occupation: A business activity conducted as a secondary and ancillary use in the resident's dwelling unit.

Homeowner's Association (HOA): An association of owners of a particular residential development conducted in a manner incidental to residential occupancy. HOAs collect fees levy

finances and assessments from homeowners, maintain the common areas of the development, and enforce the association's governing documents that may include detailed rules regarding construction and maintenance of individual homes and adopted Covenants, Conditions, and Restrictions (CC&Rs).

Hospitals and Hospices: A facility licensed by the State Department of Public Health for the provision of clinical, temporary or emergency services of a medical, obstetrical or surgical nature to human patients, including overnight care of patients, and/or the provision of palliative care for life-threatening and terminal illnesses.

Hotels, Motels, Lodges: A facility with guest rooms and/or suites, designed as temporary lodging, with or without meals, in which there are six (6) or more guest rooms, and in which no provision is made for cooking in any individual room or suite.

DEFINITIONS – I

Infrastructure: Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

Interior Lot: See "Lot, or Parcel."

Interpretive Center: A public or private center designed to serve an educational and/or informational purpose relating to resource conservation.

DEFINITIONS – J

DEFINITIONS - K

Kitchen: Any room in a building or dwelling unit which is used for the cooking or preparation of food.



DEFINITIONS - L

Laboratories, Medical and Dental: Any facility engaging in medical or dental tests, research procedures, preparation of chemicals, x-rays, etc. Doctor's and dentists offices serving patients onsite are excluded.

Libraries, Museums: A public or quasi-public facility generally of a non-commercial nature, to include libraries, museums, cultural institutions, art exhibitions, planetariums, aquariums, botanical gardens, and arboretums.

Light Manufacturing: See "Manufacturing."

Linen Supply Services: An establishment engaged in the laundering and dry cleaning of linens for commercial, industrial, and other similar operations, but not intended for the general public.

LPG Station/Services: An establishment engaged in the sale of liquefied petroleum gasoline (LPG), which consists of gases such as propane and/or butane, used especially as fuel.

Loading Space: An off-street space or berth for the temporary parking of a commercial vehicle while loading or unloading cargo, products, merchandise or materials from vehicles.

Lot, or Parcel: A recorded lot or parcel of real property lawfully created as required by the Subdivision Map Act and Highland City Ordinances. Types of lots include the following:

- ✿ **Corner Lot:** A lot located at the intersection of two (2) or more streets, bounded on two (2) or more sides by street lines.
- ✿ **Flag Lot:** A lot having access from the building site to a public street by means of private right-of-way strip that is owned in fee or by means of an access easement.
- ✿ **Gore-shaped Lot:** A triangular or tapered shaped lot.
- ✿ **Interior Lot:** A lot abutting only one (1) street.

- ⊗ **Substandard Lot:** A parcel of land that has less than the minimum area or minimum dimensions required by the zone in which the lot is located.
- ⊗ **Through Lot:** A lot with frontage on two (2) generally parallel streets.

Lot Line, or Property Line: Any recorded boundary of a lot.

Liquor Store: An establishment selling an assortment of distilled, fermented, brewed or similarly prepared beverages that contain amounts of alcohol sufficient to cause the sale of the beverage to be regulated by the State of California, and where the sale of such beverages is the predominant product sold in such facility, whether such finding is determined by total annual retail sales or square footage of the facility dedicated to the storage and/or display of such merchandise.

Live/Work Development: A development that provides for a live/work environment with ground floor office/retail/commercial in the same building as a single-family attached or multi-family attached dwelling unit. The ground floor office/retail/commercial area may be used as a separate dwelling unit.

DEFINITIONS - M

Mail, Cargo, Packing Services: An establishment primarily engaged in private postal services including shipping and mailing, mailbox rental, courier, delivery, and messenger services, and the sale of office, mailing, and moving supplies.

Mail, Cargo, Packing Services with Distribution Center: An establishment primarily engaged in private postal delivery and processing services with bulk mail, air cargo, and freight distribution centers.





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Major Event: A temporary indoor event designed to accommodate more than 2,000 people. Major Events held outdoors are considered “Outdoor Special Events Venues.”

Mixed Use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

Manufactured home: A structure, transportable in one (1) or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which is connected to all available permanent utilities, and is tied down to either a permanent foundation on a lot owned or leased by the homeowner, or is set on piers with wheels removed and skirted, in a manufactured home park. Same as a mobilehome.

Manufactured Home Parks: Any area or tract of land where two (2) or more mobilehome spaces are rented or leased or held out for rent or lease to accommodate mobilehomes.

Mobile Recycling Unit: A licensed vehicle used for the collection of recyclable materials. A mobile unit may also include trailers, bins, boxes, or other storage containers which are transported by vehicle.

Movers and Full-Service Storage: A facility which provides packing, loading, moving, delivery, and unpacking services. May also include short-term storage spaces.

Multiple-Family Attached Dwelling: A building containing two or more dwelling units and typically three stories in height. Examples of multiple-family attached dwellings include condominiums and multiple-family dwellings.

Multi-Purpose Recreational Trails: A trail intended to connect residential areas with regional parks, scenic corridors, schools, parks, the national forest, and other major open spaces, and designed and improved for non-motorized riding, hiking, and equestrian purposes.

DEFINITIONS – N

Neighborhood Park: Land intended to serve the recreation needs of people living or working within a one-half (1/2) mile radius of the park.

Newsstands: An establishment where newspapers and magazines are displayed and sold outdoors.

Nightclubs: Any discotheque, cocktail lounge, or similar establishment which provides live entertainment (music and/or dancing, comedy, etc.) as a primary use, in conjunction with alcoholic beverage sales.

Non-Habitable Structure: A structure that may not be utilized for living, sleeping, eating, or cooking.

Non-Residential: Any use which does not include a dwelling unit as the primary use, including, but not limited to, commercial, industrial, educational, institutional, public, recreational, and agricultural uses.

DEFINITIONS - O

Other Telecommunications Facilities: See “Telecommunications Facilities.”

Open Space: Any parcel or area of land or water that is essentially unimproved and devoted to an open space use for the purposes of the preservation of natural resources, the managed production of resources, outdoor recreation, and/or public health and safety.





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Open Space, Common: Land and facilities set aside for all residents and/or owners of a development project.

Optician Service and Optical Goods: An ophthalmologist, optometrist, or optician providing eye-care services as well as the production and adjustment of optical aids and related accessories.
Ordinance: A law or regulation set forth and adopted by a governmental authority, usually a City or County.

Outdoor Special Event Venues: An outdoor facility for spectator-oriented sports, and/or other public assembly facility for outdoor theater, concerts and events, weddings, which may include amphitheaters, arenas, drag strips, fairgrounds, field houses, motorcycle racing facilities, race tracks, stadiums and coliseums, and facilities for other sports that are considered commercial.

Outdoor Storage: The keeping, in an unenclosed area, of material, goods, merchandise, equipment, and motorized vehicles and vessels, and other similar items not defined as rubbish.

DEFINITIONS - P

Parking Lots and Parking Structures/Garages: An area or structure, closed or unenclosed, for the parking of motor vehicles plus those additional areas required to provide site ingress and egress to and from said area.

Park and Ride Facility: An area or structure, closed or unenclosed, at a terminal of a bus or rail line where commuters park their vehicle and ride public transportation for the remainder of their commute.

Parking, Shared: A public or private parking lot and/or parking structure/garage used jointly by two (2) or more uses.

Parking Space, Compact: A reduced parking space, 8.5 feet wide and 16 feet long when perpendicular to a driveway or aisle, compared with the traditional 9 feet wide by 18 feet long.

Pet Grooming: An establishment providing personal care of small domestic animals such as dogs, cats, parrots, canaries and other song and decorative birds, hamsters and similar animals, but specifically excluding dangerous animals or dangerous or poisonous or constricting reptiles.

Pocket park: A small neighborhood park of approximately one (1) acre or less.

Printing and Publishing: An establishment offering printing services by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying, and other "quick printing" services, including establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving and electrotyping. This use also includes establishments that publish newspapers, books and periodicals; and establishments manufacturing business forms and binding devices.

Private Community Association Facilities: Includes private recreation facilities commonly associated with residential development projects, including, but not limited to, golf courses, tennis courts, swimming pools, community recreation buildings, mini-parks, tot lots, and community trails.

Produce Stand, Permanent: An open structure for the retail sale of agricultural products (except hay, feed, and grain sales), located on the site or in the area where the products being sold were grown.

Public Landfills: A publicly owned and/or operated area of land, or a portion of a waste management facility, at which solid waste is discharged in or on land for disposal and includes containment and ancillary features for precipitation and drainage control (i.e., compaction and





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cover) and for monitoring. It does not include surface impoundment, waste pile, land treatment unit, injection well, or soil amendments.

Public and Quasi-public Facilities: An institutional, academic, governmental and/or community service use either owned publicly or operated by non-profit organizations.

Public Utility: A fixed-base structure or facility required for the provision of public utilities. May include any of the following facilities: electrical substations and switching stations, natural gas regulating and distribution facilities, public water system wells, treatment plants and storage, telephone switching facilities, wastewater treatment plants, settling ponds and disposal fields. Excludes telecommunications facilities.

Public Parks, Playgrounds and Associated Structures: Open space land whose primary purpose is recreation. Includes neighborhood, community, and regional parks.

DEFINITIONS – Q

DEFINITIONS – R

Recording Studios and Recording Services: An establishment providing for the practice and recording of music and/or speech, where improvements or special treatment to the interior space prevents transmission of sound outside that establishment.

Recreation, Active: A type of recreation or activity that requires the use of organized play areas including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts and various forms of children's play equipment.

Recreation, Passive: A type of recreation or activity that does not require the use of organized play areas.

Recreation Center/Facilities: A facility which provides recreational opportunities, such as gymnasiums, swimming pools, tennis courts, basketball courts, etc.

Recreational Equipment: Equipment used for sports, exercise, leisure, and recreation, which may include basketball hoops, slides, swings, jungle gyms, volleyball nets, grills, portable barbeques, firepits, and outdoor heaters.

Recreational Vehicle: A motor home, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational, emergency or other occupancy.

Recreational Vehicle (RV), Trailer, Boat Storage: An area where spaces are rented out for the storage of recreational vehicles, trailers, and boats, that not include the storage of wrecked or abandoned vehicles/vessels.

Recyclable Materials: Any reusable material which is acceptable for reprocessing and redemption including, but not limited to, glass, metal, paper, and plastic, and other reusable items. Recyclable material does not include hazardous waste or other refuse.

Recycling Collection Facilities: A facility or machine which accepts recyclable material by donation, redemption, or purchase, and where the use of power-driven machinery is limited to that which is necessary for the temporary storage, efficient transfer, and securing of materials.

Recycling Processing Facilities: A facility which collects and processes acceptable recyclable materials by donation, redemption, or purchase. Processing means the preparation or transformation of recyclable materials for efficient shipment to an end user by, but not limited to, such means as baling, compacting, crushing, shredding, and sorting.



Refuse: Waste generated by residential and non-residential uses.

Regional Park: A park typically 150 to 500 acres in size focusing on activities and natural features not included in most other types of parks and often based on a specific scenic or recreational opportunity.

Rehabilitation Centers, Outpatient: A facility that provides short-term and outpatient treatment and rehabilitation services for persons recovering from illness or injury who do not require continued hospitalization.

Religious Institutions: A religious organization facility operated for worship or promotion of religious activities, including churches, synagogues, mosques, religious Sunday-type schools and monasteries, convents, or other religious residential retreats. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals and other potentially related operations (such as a recreational camp) are classified according to their respective activities.

Research and Development, including Testing Laboratories: An establishment which engages in scientific research, and/or the design, development and testing of computer software, and electrical, electronic, magnetic, optical and mechanical components in advance of product manufacturing, not associated with a manufacturing facility on the same site. Includes chemical and biotechnology research and development.

Residential Accessory Structures: Any structure that is customarily part of a residence, and clearly incidental and secondary to a residence, and that does not change the character of the residential use. Residential accessory structures include garages, carports, storage buildings, workshops, hobby shops, greenhouses, cabanas, art or music studios, children's playhouses or

playground equipment, patio covers, gazebos, arbors, pergolas, pavilions, fireplaces, firepits, barbeques, water features, and other similar structures.

Residential Model Home: A temporary sales office in a residential development used to illustrate the design of the units to potential home-buyers during market and sale of the units.

Restaurant: An establishment where food and drink are prepared, served, and consumed primarily within the principle building.

- ✳ **Dine-in Restaurant:** Includes restaurants with or without a bar or lounge area which provides food delivered to tables or dining counters, and only incidental carry-out service.
- ✳ **Fast-food/Drive-through Restaurant:** Includes delicatessens, drive-ins, etc. which provide quickly or previously prepared food to a service counter, whereby the patron carries the food out or to an indoor or outdoor seating area.
- ✳ **Take-out Restaurant:** Provides quickly or previously prepared food to a service counter, whereby the patron carries the food off-premises for consumption.

Right-of-Way: A strip of land occupied or intended to be occupied by either a street, sidewalk, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, and/or other special use.

Rooming Houses, including Boarding, Fraternity or Sorority Houses: A residential building where lodging and meals are provided for compensation for six (6) but not more than 15 persons, not including rest homes.

DEFINITIONS - S

Sanitary Sewer: A system of subterranean conduits that carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (that carry





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surface water) and septic tanks or leach fields (that hold refuse liquids and waste matter on-site). See “Septic System.”

Scenic Highway: A highway designated by the State of California or County of San Bernardino in order to preserve and protect scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to the highways.

Schools, Business and Professional, Vocational, Art, Sports and Traffic: A school offering specialized business, professional, and vocational courses. May also include music schools, language schools, driver education schools, ballet and other dance studios, and gymnastics and other sports academies.

Schools, Public/Private (K-12): A pre-school day-care center, elementary and/or secondary school serving grades Kindergarten through 12, including denominational and sectarian. Military academies for youth are also included.

Septic System: A system designed to decompose solid waste through the activities of a variety of bacteria, consisting of a buried concrete septic tank that holds the solid waste from a home's plumbing waste drains, and a leach field, that distributes the waste water to the ground where it disperses through the soil or evaporates.

Second Units: A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Also referred to as granny flats, guest houses, pool houses, and casitas.

Seniors, Senior Citizens: Persons age 62 and older.

Sexually Oriented Business: An establishment that requires a sexually oriented business permit pursuant to City of Highland Development Code Chapter 16.72 (Sex Oriented Business Regulations).

Sidewalk: A right-of-way designed for the use by pedestrians and not intended for use by motor vehicles of any kind. A sidewalk may be located within or without a street right-of-way, at grade, or grade separated from vehicular traffic.

Sign: An onsite communication device using words or symbols, illuminated or non-illuminated, which is visible from any public place or located on private property and exposed to the public and which directs attention to a product, service, place, activity, person, institution, business or solicitation. A sign shall include framework, background material, structural support, and other attachments or related parts.

Single-Family Dwellings: A building or structure, including a manufactured home, mobilehome, and/or modular home containing one kitchen and used to house not more than one (1) family, including domestic employees.

Single-Family Dwellings, Attached: Single-family attached means a dwelling unit that is structurally connected with at least one other such dwelling unit and typically two or three stories in height. Each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common fire resistant walls. Examples of single-family attached dwellings include townhomes and duplexes.

Single-Family Dwellings, Detached: A dwelling unit occupied or intended for occupancy by only one (1) household that is structurally independent from any other such dwelling unit or structure intended for residential or other use.



Social Services: A public or quasi-public establishment providing social services and rehabilitation services, adoption and pregnancy counseling services, counseling/psychological services, welfare offices, job counseling and training centers, or vocational rehabilitation agencies, learning and disability services, and/or emergency shelters. Includes organizations soliciting funds to be used directly for these and related services. Also includes establishments engaged in community improvement and neighborhood development.

Solar Systems, Passive and Active: A system using a mechanical device, such as a pump or a fan, and energy in addition to solar energy to transport a conductive medium (air or water) between a solar collector and the interior of a building for the purpose of heating or cooling. Also includes a system that uses direct heat transfer from thermal mass to distribute collected heat.

Solid Waste Transfer Stations: A facility utilized to receive solid wastes, temporarily store, separate, convert, or otherwise process the materials in solid waste, or to transfer the solid waste directly from smaller to larger vehicles for transport, and those facilities utilized for transformation. Transfer and processing operations do not include such activities as the recycling of "separated for reuse material" within a solid waste facility if there is a defined physical barrier to separate recycling activities from the solid waste activities, recycling center activities, and those activities occurring at facilities handling compostable materials.

Special Occasion Facility: An outdoor facility, in conjunction with a dwelling unit or winery, which may include a structure or building, which is used on special occasions for public assembly for a specific period of time in return for compensation. Special occasions may include, but are not limited to, weddings, concerts, parties, spectator-oriented events, or other celebrations.

Stables, Riding Academies: A stable for horses which are let, hired, used or boarded on a commercial basis and for compensation and/or a school for instruction in horse riding, for hiring of horses for pleasure riding, or hosting of horse exhibitions.

Structure: Anything constructed or erected that requires location on the ground (excluding antennas, swimming pools, fences, and walls used as fences).

Substandard Lot: See “Lot, or Parcel.”

DEFINITIONS - T

Tailor Shops, Shoe Repair Shops: An establishment which engages in the repair of clothing, linens, and shoes, but does not manufacture items.

Taxicab, Shuttles, and Limousine Services: An establishment providing rental transportation services offsite, which may include a call center, and the onsite maintenance and service for the vehicles operated.

Telecommunication Facilities: A public, commercial or private electromagnetic and photoelectrical transmission, broadcast, repeater and receiving station and equipment, including cellular telephone and personal communications services (PCS) facilities, enhanced specialized mobile radio facilities, commercial earth stations for satellite-based communications, data network communications facilities, radio and television broadcast facilities, including ham radio facilities, telephone and telegraph microwave facilities, including antennas, microwave dishes or horns, structures or towers to support receiving and/or transmitting devices, accessory development and structures, and the land on which they are situated.

- ✿ **Concealed:** A telecommunications facility that is designed or located in such a way that the facility is not visible or readily recognizable as telecommunications equipment. Also referred to as stealth design.
- ✿ **Colocated:** A telecommunications facility site where a structure contains antennas for more than one (1) telecommunications service or service providers.



- ✿ **Disguised:** A telecommunications facility that is designed or located in such a way that the facility may be recognizable as telecommunications equipment, but is minimally visually intrusive.
- ✿ **Other:** A telecommunications facility that does not qualify as concealed, colocated, or disguised.

Temporary Event: An event held either indoors or outdoors for no longer than four (4) consecutive days, which may include music festivals, stage or theatrical shows, sports events, fairs, carnivals, rodeos, automobile shows, sales or races; off-road vehicle sales, shows or races; animal sales, shows or races; heavy equipment auctions and tent revival meetings.

Temporary Exterior Display: A display that is commonly associated with any significant event for the household, and erected on a temporary basis including, but not limited to, birthdays, weddings, or any other party decorations.

Temporary Uses: A use established for a specific period of time, with the intent to discontinue the use at the end of the designated time period.

Theme Parks/ Family Entertainment Centers: An outdoor facility, which may include structures and buildings, where there are various devices for entertainment, including rides, booths for the conduct of games or sale of items, and buildings for shows and entertainment.

Through Lot: See “Lot, or Parcel.”

Tire Recapping: A business involved in the retreading, recapping or rebuilding of tires using previously processed rubber or synthetic products.

Tot Lot: An improved and equipped play area for small children usually up to elementary school age.

Tourist Information Centers: A building or portion thereof designed to provide information to visitors on events, public transport, tourist attractions, and other general information to the public.

Transit Stations: A passenger station and/or terminal for vehicular and rail mass transit systems. Also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, railway, subway, etc.

Truck Stops: An establishment primarily engaged in the sale of diesel fuel and gasoline to commercial trucks in transit. Such establishments may also include vehicle services incidental to fuel sales including mechanical repair, lubrication, oil change and tune-up, as well as accessory towing services and accessory trailer rental, but does not include the storage of wrecked or abandoned vehicles. May also include driver services such as a small convenience store, restaurant or coffee shop, showers and lockers.

DEFINITIONS - U

Uniform Building Code (UBC): A national, standard building code that sets forth minimum standards for construction.

Utilities: A water, gas, electricity, or sewer facility and accompanying office and maintenance yard.

Utility Corridors: A right-of-way or easement for utility lines on either publicly or privately owned property.





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DEFINITIONS - V

Vehicle Fueling Stations: An establishment primarily engaged in the sale of gasoline, which may also provide automated car washes and the sale of automotive products incidental to gasoline sales. Does not include the retail sale of gasoline as a subordinate service to food and beverage retail sales when limited to not more than two (2) pumps.

Vehicle Fueling Stations with Alcohol Sales: A vehicle fueling station with ancillary wine and beer sales in conjunction with an onsite market.

Vehicle Service and Parts: An establishment engaged in repair, alteration, restoration, towing, painting, smogging, cleaning or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles as a primary use, including the sale of vehicle parts and accessories. May also include rental of cars, trucks or trailers; leasing of cars and trucks. Does not include: automobile parking, repair shops subordinate to and maintained by a vehicle dealership, or automobile wrecking yards.

Vehicle/Vessel Sales and Rental: An establishment engaged in the display and sale and/or rental of new and used automobiles, trucks, recreational vehicles (RVs), boats, and other similar vehicles and vessels. Includes mobilehome display lots and vehicle repair shops subordinate to and maintained by a vehicle dealership.

Veterinary Office: An establishment providing for the medical treatment of common household pets with no provisions made for boarding, outside runs or kennels; except that overnight care incidental to medical treatment and short-term boarding is permitted.

DEFINITIONS - W

Wineries: An agricultural facility practicing viticulture, including the crushing, fermenting, and processing of grapes into wine.

DEFINITIONS - X

DEFINITIONS - Y

DEFINITIONS - Z

Zero Lot Line Development: A single-family detached unit distinguished by the location of one (1) exterior wall on a side property line.

Zoning Classification: A specifically delineated area or district within which uniform regulations and requirements govern the use, placement, spacing, and size of land and buildings.



