

An aerial photograph of the Arrowhead Springs resort. The main building is a large, white, multi-story structure with a central tower and several wings, surrounded by lush green lawns and numerous palm trees. In the background, a massive, rugged mountain rises steeply, its slopes covered in sparse vegetation and rocky outcrops. The sky is clear and blue.

ARROWHEAD SPRINGS

SPECIFIC PLAN

November 1, 2005

*ARROWHEAD SPRINGS
A Sustainable Development*

*City of San Bernardino
Development Services Department
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San Bernardino, CA 92418
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***Arrowhead Springs
Specific Plan
November 1, 2005***

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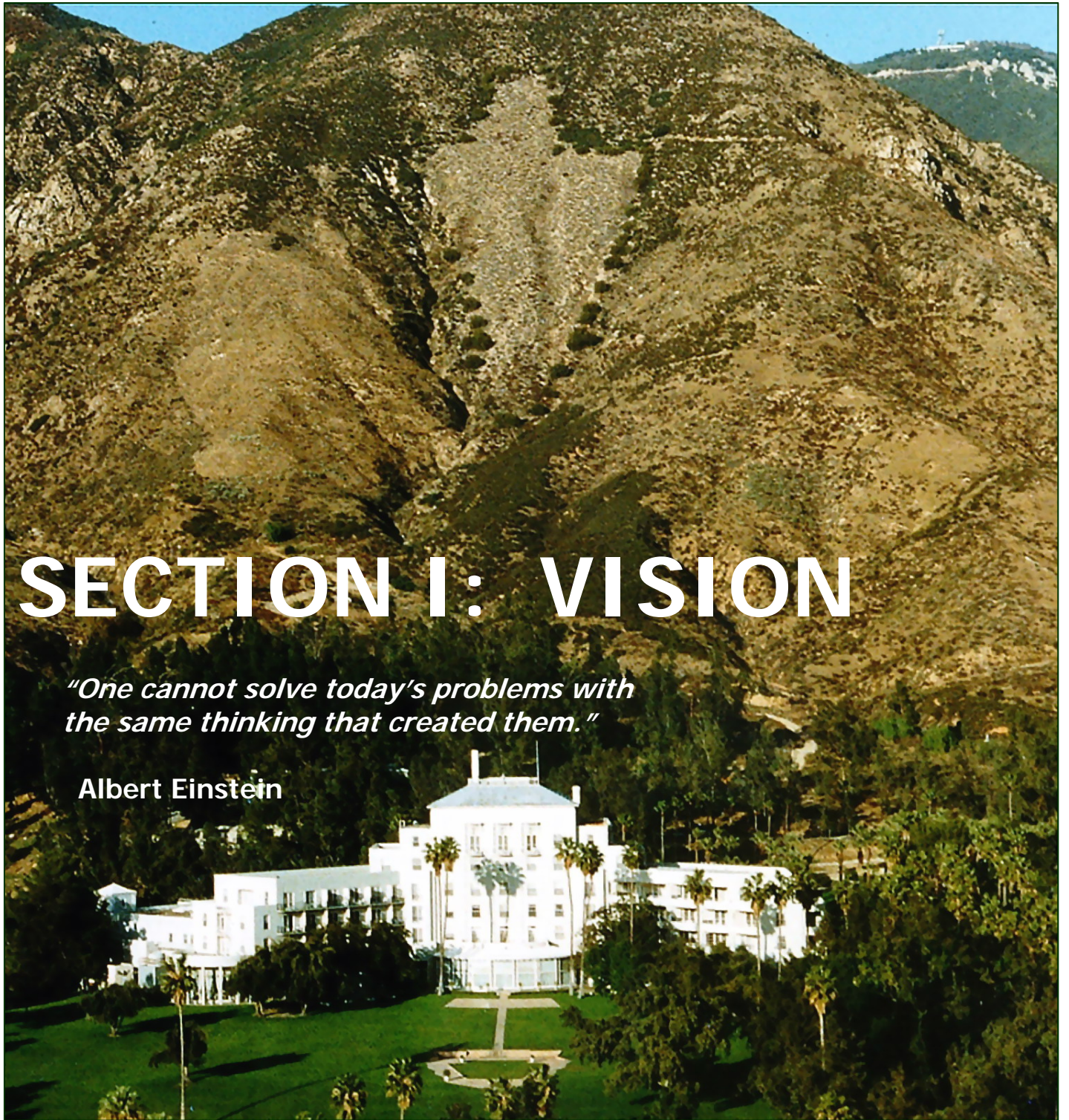
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SECTION I: VISION

*"One cannot solve today's problems with
the same thinking that created them."*

Albert Einstein

ARROWHEAD SPRINGS

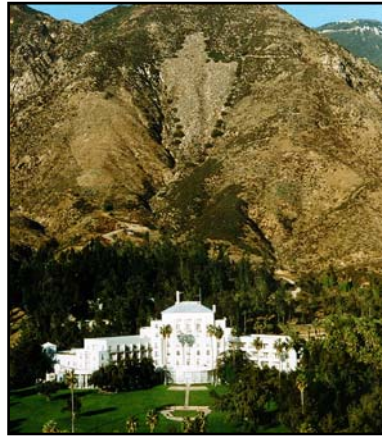
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SECTION I. VISION

Of Hollywood, Hot Springs, and History

At the foot of the mystical Arrowhead on the southern face of the San Bernardino Mountains, Native Americans, prophetic settlers, and the stars of Hollywood's Golden Age discovered a retreat of healing waters and superlative natural beauty (See *Figure 1.1, History*). Today, in an era where privacy is the last luxury, Arrowhead Springs awaits its next visionary discoverer.



Historic Arrowhead Springs Hotel with the Arrowhead in the background.

Mapping the Vision

The oasis has never been more accessible. Sixty minutes from Los Angeles, ninety minutes from San Diego, a mere limo drive from Beverly Hills, a Ferrari's hop from Las Vegas, a civilized SUV's detour from mountain resorts, Arrowhead Springs is a geological grace note, a wondrous "where has it been?"

Arrowhead Springs is located in the pivotal area where Los Angeles/Hollywood, Las Vegas, Palm Springs, San Diego, many beach resorts and the mountain resorts of Big Bear and Lake Arrowhead converge. It would be hard to imagine a more strategic location for people who seek a resort destination that puts them in the center of other major destination landmarks. Access to Arrowhead Springs is easy. Airports within a two-hour radius include Los Angeles International Airport, John Wayne



Rendering of Village Walk

Airport, Palm Springs Airport, San Diego Airport, to mention a few. Within 30 minutes is the new Ontario International Airport. Interstate highways link the major destination hubs noted above: I-10, I-215, I-30, I-15, and SR-18 all converge at the site's vicinity.

Exceptional Opportunities

Arrowhead Springs is not only a superb resort destination, but it is an exceptional living environment. A range of housing types from estates, to golf course condominiums, to townhomes, to Village Walk garden apartments provide opportunities for people from all walks of life to enjoy this unique setting.

Village Walk serves as the backbone of Arrowhead Springs and provides its most prominent expression of uniqueness. Village Walk lines pristine Lake Vonette and the lush landscape of the Botanical

Gardens. Pause for a rest and bite to eat at one of select "locally-owned" restaurants for French, Italian, or Mexican cuisine. Meander through the carefully crafted residential neighborhoods that accommodate a range of housing needs that attract residents who seek a safe, secure living environment surrounded by natural beauty and exceptional 'small-town' amenities. Explore the historic steam caves, mineral hot springs, and gurgling freshwater mountain streams that traverse the property; visit the historic Hollywood Golden Age hotel and the infamous Ester Williams swimming pool, which is heated by geothermal springs.

Trend Setting Living Environment and Neighborhoods of Choice

For the discerning homebuyer, it isn't a matter of knowing what you want in a neighborhood; it's a matter of finding one that matches your lifestyle at a competitive price and in a location that doesn't require a half-day commute. Arrowhead Springs is committed to a blend of quality and value. The development plan for Arrowhead Springs includes a residential village atmosphere that brings together the diverse neighborhoods required to offer unexcelled choices for busy Southern Californians

and people who seek close-in convenience combined with a 'far-out' atmosphere and value.

Residential attributes may include state-of-the-art telecommunication system access, energy and water conserving appliances, healthy indoor heating, cooling and ventilation systems, recreational variety, safety, security, telecommuting capabilities, fresh, pure spring water, lush, colorful landscapes, spectacular vistas both day and night, quiet environments, and access to electric golf carts, hybrid-fueled cars, bicycles, horses, and therapeutic, holistic healing spas.

Sustainable Development

The extraordinary natural resources, especially water, dominating the Arrowhead Springs property offer more than a private therapeutic oasis. They provide the rich foundation of a new kind of learning experience for both the local community and international visitors. Integration of science, ecology, and information technology with sustainability principles creates this unique, innovative learning environment.

The 'command center' for this unique real estate development concept is Arrowhead Water & Power, LLC (AWP), formed to become a new model of a progressive utility company that is founded on the principles of 'sustainability.' In fact, sustainability permeates the entire plan, as described in detail in *Appendix 8, Sustainable Development*. Throughout the property's natural and manmade amenities, environmental resource conservation and efficiencies are implemented to ensure that the best practices are realized for this unique model community.

AWP also safeguards the environmental stewardship of the property's natural and manmade assets. As an illustration, AWP manages and protects 1,400 acres of designated natural watershed and open space within the plan area, thus sustaining the rich habitat for wildlife, purest of drinking water, and hottest of geothermal springs. In addition, the pedestrian has rule over the road at Arrowhead Springs. Extensive walking and hiking trails, equestrian paths, bike and golf cart lanes, will provide an environment where noise, pollution, and congestion from automobiles and trucks are minimized.

Conclusion

The strategic location, reasonable costs, welcoming attitude on the part of San Bernardino, and a commitment to quality that preserves the value of investments here are a powerful attraction. So, too, is a living environment that caters to executives, middle management and professionals as well as others in the workforce. They combine to make Arrowhead Springs the truly special place it sought to be from the beginning. The goals, objectives and policies that follow shape the achievement of this vision.



Rendering of Office Complex

Of Hollywood, Hot Springs, & History

At the foot of the mystical Arrowhead on the southern face of the San Bernardino Mountains, Native Americans, prophetic settlers, and the stars of Hollywood's Golden Age discovered a retreat of healing waters and superlative natural beauty. Today, in an era where privacy is the last luxury, Arrowhead Springs awaits its next visionary discoverer.

MUD BATHS AT ARROWHEAD SPRINGS, C. 1900



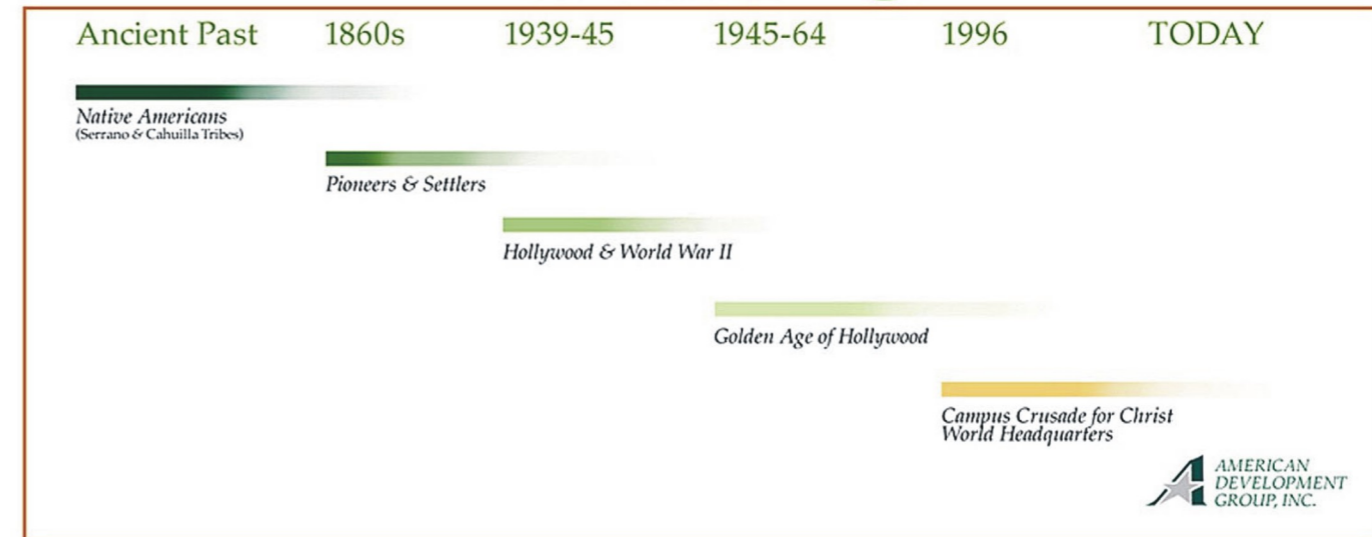
ELIZABETH TAYLOR AND NICHOLAS HAYDON, HONEYMOONING AT ARROWHEAD SPRINGS



GATE TO ARROWHEAD SPRINGS, C. 1920s

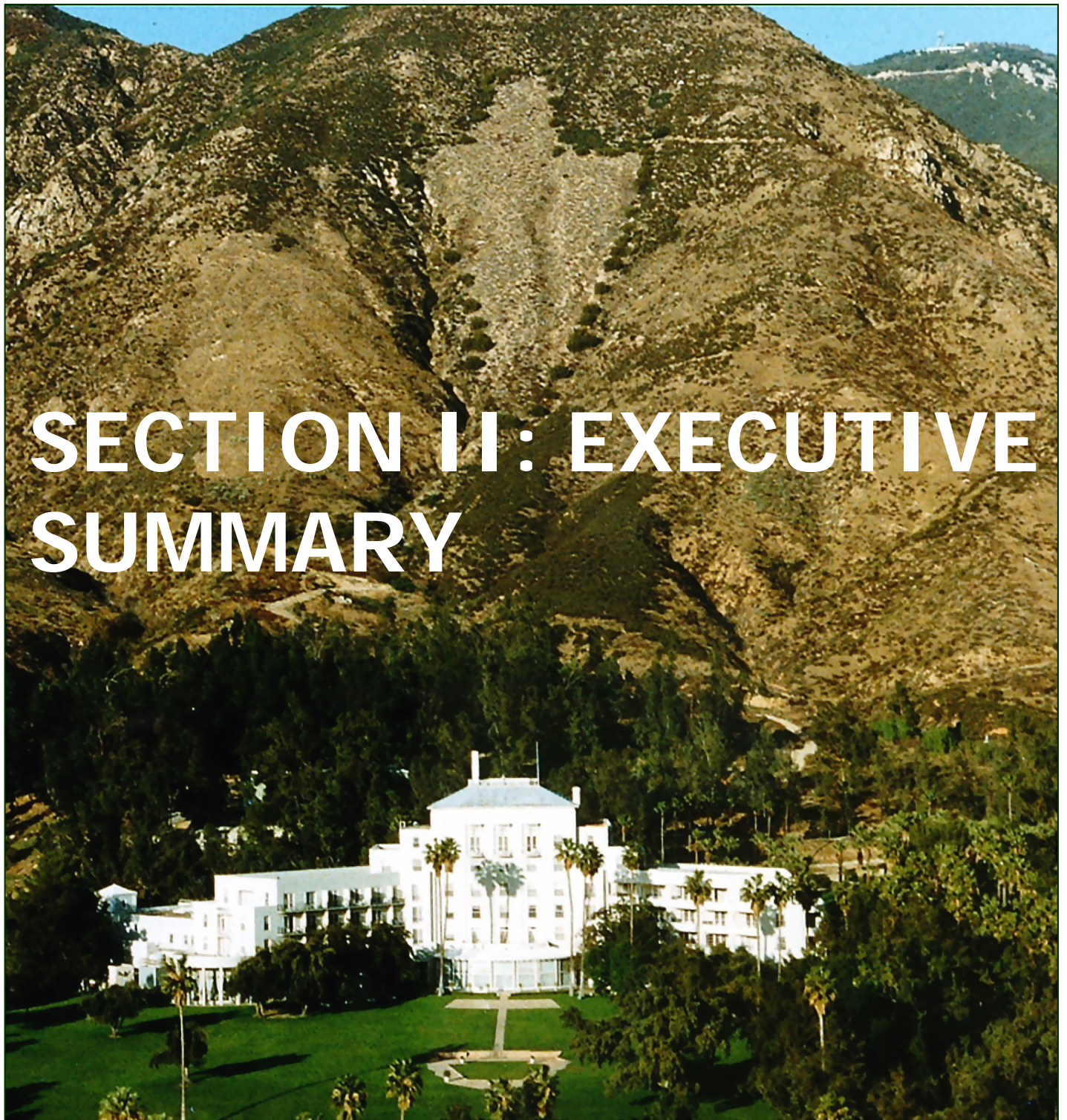
THE ORIGINS OF THE MYSTICAL ARROWHEAD, pointing down to a life-giving thermal hot springs and surrounding oasis, defy scientific explanation. As often happens with wondrous natural phenomena for which answers seem withheld to inflame man's questing spirit, the **CAHUILLA INDIANS** speak of an ancient "GREAT HEAT MONSTER" which would only be appeased by the sacrifice of the tribal chief's daughter. It is said that at the moment of sacrifice, two great white arrows were hurled from the heavens. One struck the monster, and he was immediately swallowed into the earth. The other arrow struck the mountain, leaving its eternal mark for all to see. At the spot where the monster vanished, the purest of hot and cold springs emerged — and the mountain arrow points precisely to them. In 1851, 500 Mormon settlers in 150 wagons arrived at the foot of the "arrow-marked mountain" **SEEN IN A VISION OF BRIGHAM YOUNG**, and established the city of San Bernardino before continuing west to the Pacific. Some years later, **DAVID NOBLE SMITH**, a young pioneer in search of the perfect therapeutic waters around which to create his dream of a "hot springs infirmary," built the first known structures on the site and opened them to the public. Since that first sanitarium, three hotels with spas have been constructed at Arrowhead Springs over the years. Each reflected its era in style and function. The most recent of these hotels, built in 1939 — **THE YEAR OF GONE WITH THE WIND** and **The Wizard of Oz** — remains exquisitely intact to this day. Designed by Paul Williams, one of America's foremost black architects, the distinctive **ORIGINAL ART DECO** elements of the Arrowhead Springs Hotel are closely reminiscent of **THE LEGENDARY BEVERLY HILLS HOTEL**, another Hollywood landmark also designed by Williams. **DURING WORLD WAR II**, Arrowhead Springs Hotel and Spa were converted to a Navy hospital, where wounded American sailors recuperated in its healing environment of mud baths, therapeutic geothermal waters and cool, shading palms. Restored to its gilded glamour after the war, Arrowhead Springs again became **HOLLYWOOD'S PRIVATE PLAYGROUND** — the retreat of choice for celebrities such as Humphrey Bogart, Elizabeth Taylor, Judy Garland, Lucille Ball, Jimmy Durante, Esther Williams, Al Jolson, Rudy Vallee, and many others.

History of *ARROWHEAD SPRINGS* A Sustainable Development



AMERICAN DEVELOPMENT GROUP, INC., a highly respected real estate development company with extensive experience in mixed-use development projects, is honored to have been selected by the present owners of Arrowhead Springs to implement the vision of restoring this legendary property beyond its original splendor, to an unrivalled resort, conference, and residential destination.

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SECTION II: EXECUTIVE SUMMARY

ARROWHEAD SPRINGS

A Sustainable Development

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SECTION II. EXECUTIVE SUMMARY

The Arrowhead Springs Specific Plan provides the framework for the use and development of a dynamic and diverse community. The 1,916-acre Arrowhead Springs Specific Plan accommodates the development of the following:

- 1,350 single-family detached and multi-family units;
- 1,044,646 square feet of commercial and office uses;
- A 199-acre, 18-hole public golf course;
- The reuse of the historic Arrowhead Springs Hotel with a 115 room annex;
- A new 300-room hotel;
- A conference center;
- A 14-acre corporate office area, and
- Reuse and expansion of the historic Arrowhead Springs spa/resort.

What is a Specific Plan?

As described in Government Code Section 65451, a specific plan is a regulatory document that provides detailed guidance and standards for a specific area or project. A specific plan details the overall development scheme, establishes development standards and guidelines that future projects in the plan area will follow, and identifies the public facilities and infrastructure required to support the development of the project.

Arrowhead Springs Specific Plan contains detailed direction for development of the Arrowhead Springs property and is intended to be used as a combination of regulation, incentives, and guidance for decision-makers, City Staff, and developers, tenants, and homeowners.

All these uses and more are accommodated on only 506 of the total 1,916 acres. The remaining lands are preserved to provide a scenic backdrop, a multi-purpose recreational amenity, and a watershed unique in Southern California.

Defining Features

The significant features of Arrowhead Springs include the following:



Aerial view of the Historic Arrowhead Springs Hotel.

Arrowhead Springs Hotel

The existing 153,938 square foot Arrowhead Springs Hotel is the centerpiece of this unique development. The historic Arrowhead Springs Hotel was designed by Paul Williams, architect of the landmark Beverly Hills Hotel, and built in 1939. The Hotel's luxurious 135 rooms, huge dining room overlooking the south garden, cinema, health facilities, original furniture, fixtures, 10,000 square feet of conference facilities, and ambiance of the era are preserved to this day. Celebrities such as Lucille Ball, Humphrey Bogart, Ester Williams, and Judy Garland relaxed in the sumptuous surroundings and Nicky Hilton and Elizabeth Taylor celebrated their honeymoon here. State of the art amenities and conference facilities will be introduced in a manner wholly respectful of the site's nostalgic grace.

Conference Center

A new 25,000 square foot conference center is planned. The facilities will offer all of the latest telecommunications and multimedia amenities required by Fortune 1,000 companies, the entertainment community, foreign dignitaries, and others for whom high technology and gracious surroundings is a requisite. In the design of interior spaces and landscaping alike, no consideration will be spared.

Hotel Annex and New Hotel

The new 115-room, 75,000-square foot hotel annex will offer a discreet enhancement of the original hotel site and the new 300-room, 200,000 square foot hotel will be developed to open the superlative Arrowhead Springs experience to larger groups of discriminating business visitors as well as the private traveler.



Arrowhead Springs Hotel, Annex, Conference Center, and Outdoor Theater.

Village Walk

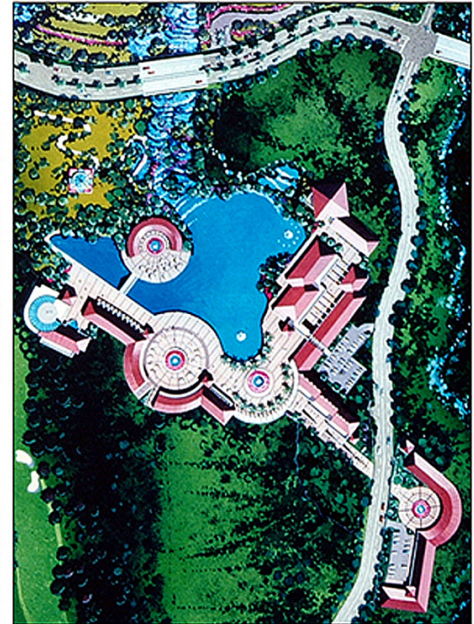
Lake Vonette will be enlarged and rimmed by a lush botanical garden and the new Village Walk, a unique dining and shopping experience that is directly accessible to the public from 40th Street. Diners can linger over fine fare at one of many bistros, or leisurely stroll with an ice cream cone along the shore of Lake Vonette. Whether for a token of treasured time under the benevolent Arrowhead, a gift for faraway friends, or an afternoon retreat into serenity, Village Walk will offer a myriad of serendipitous indulgences.



Village Walk promenade and Lake Vonette.

Planned for 200,000 square feet of commercial space, a small mixed use component including 34 residential units (built to condominium standards), and parking structures,

Village Walk is envisioned as the focal point of the community and acts, in effect, as a “main street” in the time-honored tradition of the American small town. Village Walk provides a rich mixture of



Rendering of Village Walk.

entertainment, commercial, cultural, educational, and residential uses.

Village Walk is intended to be a unique, walkable downtown promenade. Buildings will be located so that views of the mountains, canyons, and lake are maximized. The sidewalks or ‘promenades’ will be filled with pedestrian amenities, such as benches, shaded or trellised areas, public art, and outdoor dining to create an exciting pedestrian experience. Building massing and heights will be varied with prominent architectural accent buildings. All of these efforts help to create a strong sense of identity and interest.

Residential Choices

Arrowhead Springs offers a mix of residential selections ranging from golf course estates and condominiums, to the vibrant Hilltown residential area, to contemporary townhouses, to downtown flats, to orchard villas, to upscale retirement communities.

In all, 1,350 units are accommodated within the Plan. The range of housing types provides living opportunities to the entire spectrum of the housing market, diversifying the project, and ensuring the long-term stability of the project.

In addition, the range of housing types allows a person to live their entire lives within Arrowhead Springs: from first time buyers, to young executives and couples, to families, to empty-nesters, and seniors.

Arrowhead Springs Spa and Health Resort

The historic origins of Arrowhead Springs as a natural healing retreat will be preserved in the world-class Arrowhead Resort and Spa. The magnificent, geothermally heated pool designed and used by the 'Million Dollar Mermaid,' Ester Williams, in many of her movies, tennis and volleyball courts, an executive 'rope course' and other existing facilities await the addition of hiking and horseback riding trails and 18-hole golf course.



Rendering of the residential Hilltown.



Rendering of the Spa and Health Resort.



The historic Ester Williams pool at Arrowhead Springs Spa and Resort.

Windy Point

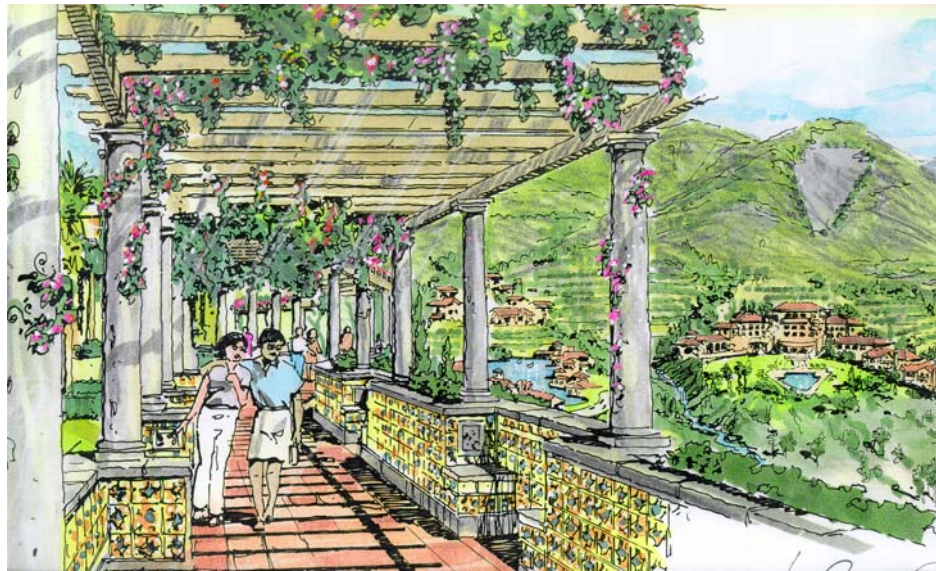
Just outside the main body of Arrowhead Springs is Windy Point. This 20,000 square foot restaurant will provide unsurpassed views of the San Bernardino Valley below.

Corporate Office Complex

Not many offices can match what Arrowhead Springs has to offer. Located on the hills above Lake Vonette, this 250,000 square foot office complex is strategically situated to offer access to conference and hotel facilities, Village Walk, and the golf course.

Botanical Gardens

One would least expect to discover a richly textured and colorful southwest garden integrated with parking structures. At Arrowhead Springs, you will find such a gem. Designed with great attention to species selection, flowering diversity, textures, color, and attraction of wildlife, the botanical gardens at Arrowhead Springs are truly unique.



Rendering of the Botanical Gardens.

Water

Throughout Arrowhead Springs, one will recognize the celebration of water everywhere. One of Arrowhead Springs most valuable resources are its natural springs and thermal springs, which provide approximately 3.6 million gallons of water per day. Water gardens that represent the natural watercourses on the site will appear in and around Lake Vonette, waterfalls in the Botanical Gardens, and cascading as water gardens in the residential areas and resorts.

Steam will rise from the geothermal springs that surface along streams or from the 'caves' where steam baths can soothe aching muscles.

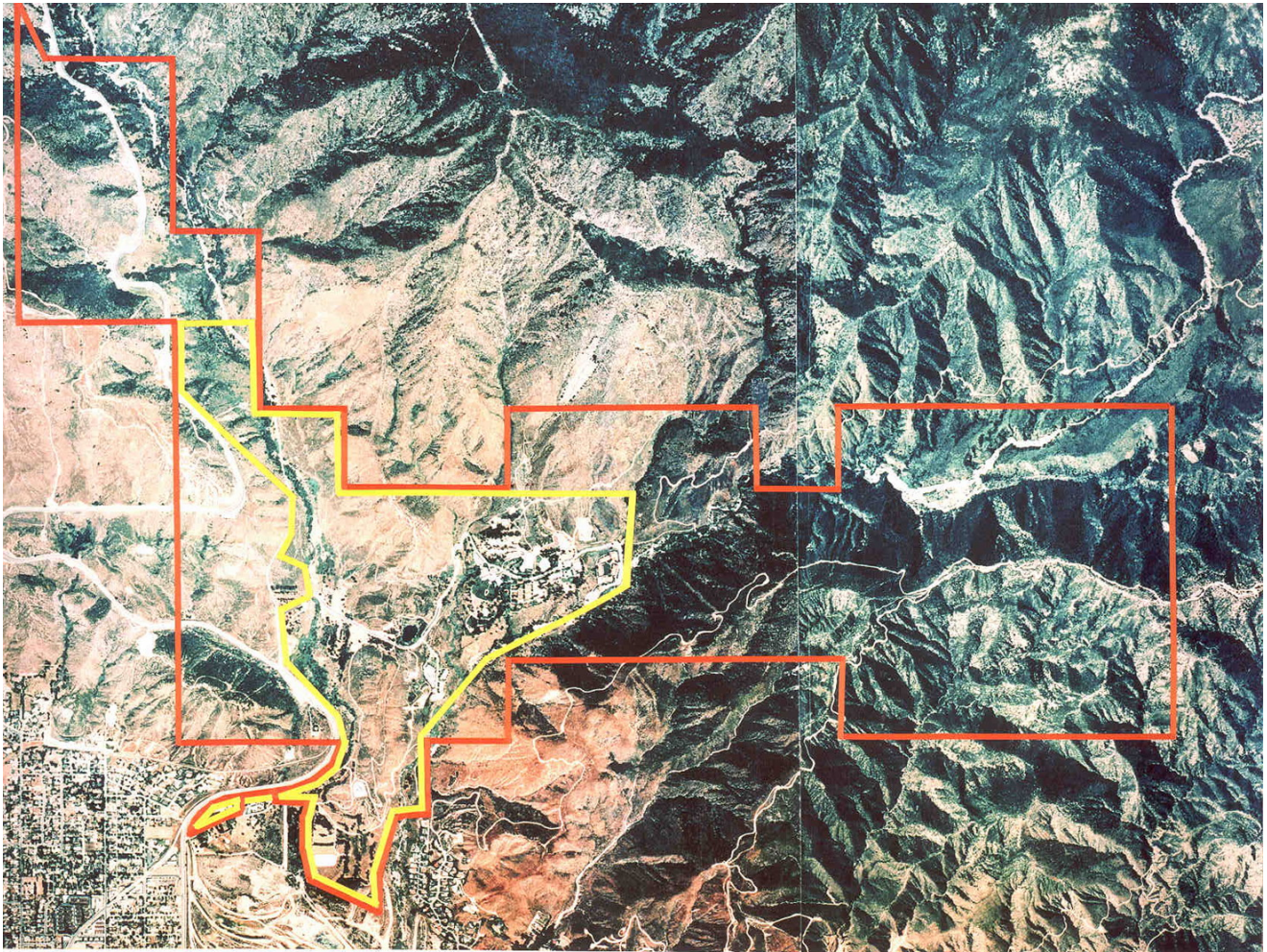
Golf Course

A 199-acre, 18-hole public golf course is planned through Waterman Canyon. Providing a valuable amenity, recreational resource, and buffer against flooding, this golf course will be lined with executive homes and condominiums, offices, and provide an anchor for Village Walk.

Mountain Setting

Arrowhead Springs is set on the side of the San Bernardino Mountains and can be seen from the entire valley. Every view from Arrowhead Springs is of the mountains or valley below. These mountains rise from an elevation of 2,000 feet to more than 5,000 feet above sea level.

Visitors seek these mountains for rest, recreation, and separation from everyday life in the city. Resorts at Lake Arrowhead and Big Bear at the top of the mountains attract summer and winter tourists alike. At Arrowhead Springs, the environment of the mountains is ever present. Indeed, roughly 73% (1,400 acres) of Arrowhead Springs is dedicated to some form of open space and the boundaries of the project are the San Bernardino National Forest. These mountain gardens are here to stay.



An aerial photograph of Arrowhead Springs. The red line indicates the property boundaries and the yellow line indicates the area of existing development and where the bulk of the proposed development will occur.

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SECTION III: INTRODUCTION AND BACKGROUND

*"The place where the stars of Hollywood
meet the bright lights of the night."*

Rudy Vallee, 1939,
at the grand opening of the historic
Arrowhead Springs Hotel

ARROWHEAD SPRINGS

A Sustainable Development

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SECTION III.

INTRODUCTION AND BACKGROUND

Reader's Guide to this Document

This section is intended to help the reader understand and navigate through this document. The Arrowhead Springs Specific Plan is divided into the following main sections:

- Vision: this section provides a summary of the future vision of Arrowhead Springs.
- Executive Summary: this section provides a brief summary of the Arrowhead Springs Specific Plan.
- Introduction and Background: this section provides a description of what a specific plan is, regulatory authority, the format of the specific plan, and a description of the location of Arrowhead Springs.
- Development Concept: this section provides a description of the direction and intent of the land use plan. It is, in essence, the story of what Arrowhead Springs is now and what it will be in the future.
- Development Standards: this section provides the detailed descriptions of the land use designations, development guidelines, mobility plan, park plan, and infrastructure plans.
- Design Guidelines: this section provides the guidelines directing the type, style, and design of development within Arrowhead Springs.
- Phasing and Implementation: this section outlines the various stages of development, including circulation and infrastructure improvements. Maintenance responsibilities, conditions of future entitlements, preservation of habitat and open space easements are also covered in this section.
- Administration: this section contains the provisions for development processing, the development administration system, and

implementation of the Arrowhead Springs Specific Plan.

- Appendices: this section contains additional supporting information regarding the Arrowhead Springs project and the Specific Plan contents.

Specific Plan Authority

The Arrowhead Springs Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. The California Government Code authorizes jurisdictions to adopt specific plans by resolution, as policy documents or by ordinance as regulatory documents. The law allows preparation of Specific Plans, as may be required for the implementation of the General Plan, and further allows for their review and adoption. Chapter 19.64: Specific Plans, of the City of San Bernardino City Development Code, Title 19, identifies the procedures for the processing of Specific Plans in the City.

Regulatory Authority

The State of California requires that all cities and counties adopt a comprehensive general plan for the physical development of their area of jurisdiction. Following adoption of the general plan, a jurisdiction is required to adopt regulatory programs (zoning) that will implement the policies of the general plan. The City of San Bernardino has performed these two steps for the entire City.

Prior to annexing Arrowhead Springs, the City and property owner agreed that more detailed and customized standards and guidelines than the City's existing general plan and zoning provisions alone could provide was appropriate for the unique resources at Arrowhead Springs. The purpose of the Arrowhead Springs Specific Plan is to clearly describe the nature of the place and establish the guidelines that allow the intended character to be achieved.

Purpose and Intent

The Arrowhead Springs Specific Plan establishes the planning concept, design and development guidelines, as well as administrative procedures necessary to achieve an orderly and compatible development of the project area. It is also intended to be consistent with and carry out the goals, objectives, and policies of the City of San Bernardino General Plan.

The basic intent of the Arrowhead Springs Specific Plan is to establish a high-quality, dynamic, and integrated community with a range of residential, commercial, and multi-purpose open space uses at a variety of intensities and densities.

Relationship to General Plan

The Arrowhead Springs Specific Plan implements the goals and policies of the City of San Bernardino General Plan within the Specific Plan Area. Appendix 1, General Plan Consistency, demonstrates how Arrowhead Springs implements the goals and objectives of the City of San Bernardino General Plan. Because any adopted Specific Plan must be consistent with the City General Plan, all projects that are found to be consistent with this Specific Plan will be deemed consistent with the General Plan.

Relationship to Development Code

The Arrowhead Springs Specific Plan provides customized development standards for Arrowhead Springs. The Arrowhead Springs Specific Plan works in concert with the City of San Bernardino Development Code and provides detailed standards and guidelines for future development of the project area.

The standards and guidelines contained in this document are intended to provide detailed direction for developers, decision-makers, and City Staff. While the entire specific plan is adopted by resolution to establish clear policy direction, Section IV, Development Concept, Section V, Development Standards, and Section VIII, Administration, are adopted by ordinance to provide the zoning level land use regulation.

The City's zoning standards are utilized for certain aspects, such as parking, while some standards have

been uniquely tailored to the intent and character of Arrowhead Springs.

Unless expressly stated, the Arrowhead Springs Specific Plan development regulations and standards shall supersede the relevant provisions of the City's Development Code until the sunset of the Development Agreement (20 years from date of adoption of this Specific Plan). Any development regulation and guideline not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of the individual request.

Environmental Review

Adoption or amendment of a specific plan constitutes a project under the California Environmental Quality Act (CEQA). An Environmental Impact Report (EIR) has been prepared in accordance with CEQA (Section 15168) to analyze the environmental impacts of the Arrowhead Springs Specific Plan (See Appendix 6). The EIR was prepared in conjunction with the development of the Specific Plan, establishing the existing, on-site environmental conditions and evaluating the potential impacts posed by this Specific Plan. The EIR contains a series of mitigation measures that are either 1) design features of the Specific Plan or 2) will be imposed on the Specific Plan through the Mitigation Monitoring Plan or Conditions of Approval of subsequent projects.

Location

Location

Consisting of approximately 1,916 acres, Arrowhead Springs is located at the base of the San Bernardino Mountains along State Route (SR) 18 at the northeast end of the City of San Bernardino, see *Figure 3.1, Regional Location*. It is approximately 1.5 hours from both Los Angeles and San Diego, 45 minutes from Palm Springs, and 30 minutes from Ontario International Airport. The site is also located within 30-45 minutes from the mountain resorts of Crestline, Lake Arrowhead, and Big Bear. It is situated in the Inland Empire, one of most rapidly growing areas of the State.

Access

Arrowhead Springs is currently accessed directly by SR-18 and Waterman Avenue, see *Figure 3.2, Local Vicinity*. Waterman Avenue can be accessed from downtown San Bernardino or by SR-30, which connects to I-215 and I-10 to the south, east and west.

A future secondary access, called Village Parkway, is proposed to connect Arrowhead Springs to 40th Street to the south. Village Parkway will be improved as a Secondary Arterial. Harrison Parkway, currently known as Harrison Street, is also proposed to be improved as a Secondary Arterial between 40th Street and 30th Street as described in the Mobility Plan section of this Specific Plan.

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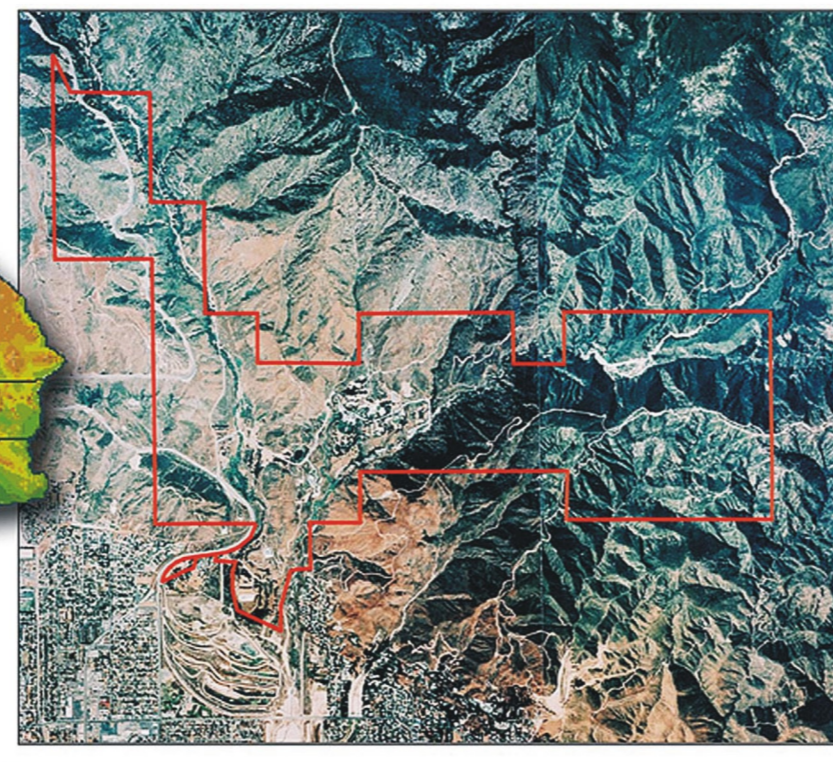
Mapping the Vision

The oasis has never been more accessible. Sixty minutes from Los Angeles, ninety minutes from San Diego. A mere limo drive from Beverly Hills, a Ferrari's hop from Las Vegas, a civilized SUV's detour from mountain resorts. Arrowhead Springs Resort is a geological grace note, a wondrous "where has it been?"

Arrowhead Springs is located in the heart of Southern California known as the "Inland Empire," within a two-hour drive of over 20 million residents. Situated on 2,000 acres at a temperate elevation of 2,000 feet and surrounded on three sides by the San Bernardino National Forest, the site is on a major access route to the popular mountain resorts of Lake Arrowhead, Big Bear and Crestline. A spectacular valley view to the south across the Inland Empire enhances the awareness of Arrowhead Springs' civilized remove.

DISTANCES FROM ARROWHEAD SPRINGS:

Los Angeles	60 miles	1 hour
Los Angeles International Airport (LAX)	75 miles	90 minutes
Lake Arrowhead	18 miles	30 minutes
Palm Springs	50 miles	1 hour
Newport Beach	57 miles	1 hour
San Diego	107 miles	90 minutes
Las Vegas	225 miles	3 hours, 30 minutes
Ontario Airport	24 miles	30 minutes



ARROWHEAD SPRINGS



SATELLITE MAP OF ARROWHEAD SPRINGS (San Bernardino National Forest)

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LOCAL VICINITY

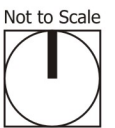
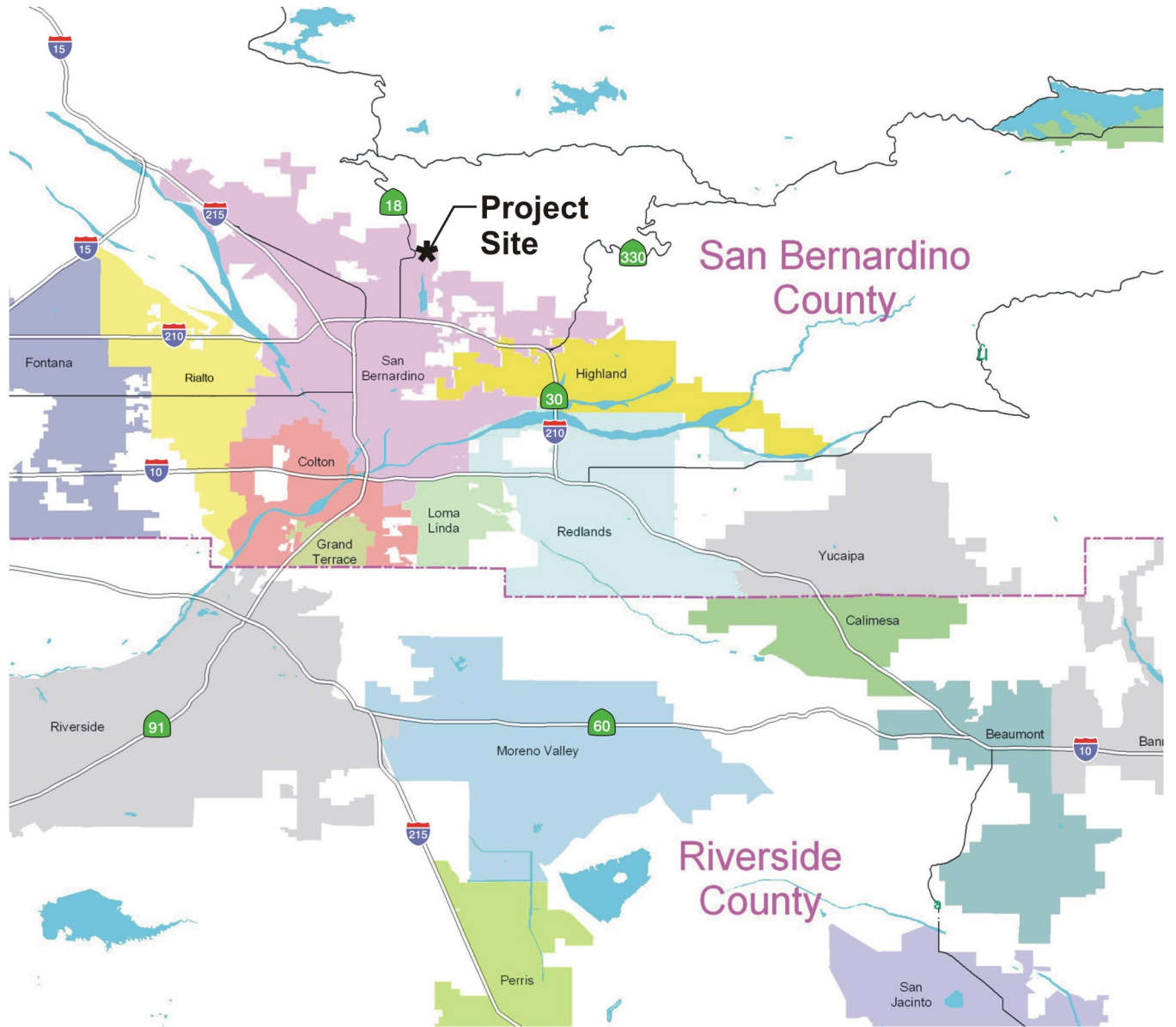


Figure 3.2

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History

Arrowhead Springs has a rich history, the most famous of which is its association with the natural geologic formation of an “arrowhead” situated on the mountainside. The “arrowhead” shape measures approximately 1,375 feet in length and 449 feet in width, covering 7.5 acres. It is visible from as far away as 30 miles. Scientists cannot agree or conclude what the exact origins are of this phenomenon. Among numerous legends, one told by the Cahuilla Indians is recorded:

“Ages ago the Great Father, displeased with the arrogance of his children, sent a hot, fierce spirit named Isel from the Sun-land to blight their vegetation and drink their streams dry. They strove to appease the wrath of the Great Father by offerings, but the scorching breath of Isel continued. Finally came a voice demanding He-sah-na (Maiden of the New Moon), daughter of the chief of the tribe, as a sacrifice. The chief led her forth, and when the rite was completed the heavens opened and a white arrow of light came and struck down Isel. Another hit the mountainside and left its mark there as it is seen today, a symbol of sacrifice.”

Early Native American tribes, particularly the Serrano and Cahuilla (kaweia) bands, considered the region in which the Arrowhead springs are situated as sacred; and, though hostile to each other, they brought their sick to the waters for healing without fear of enemies. The following springs are both the coolest and hottest of mountain water springs on the property:

- Pen-Yugal Spring = 202 degrees F.
- Granite Hot Springs = 178 degrees F.
- Palm Hot Springs = 180 degrees F.
- Indian Spring is the source of cool, pure table water.



The arrowhead, a natural phenomenon.

A fifty-year study shows the waters to be of primitive origin, rising to the surface for the first time, since neither season nor flood affects the temperature or mineral content; the waters carry neither surface impurities nor carbon dioxide.¹

In the mid-1800s, 500 Mormon settlers in 150 wagons arrived at the foot of the “arrow-marked mountain” seen in a vision of Brigham Young, and established the city of San Bernardino before continuing west to the Pacific. Some years later, David Noble Smith, a young pioneer in search of the perfect therapeutic waters around which to create his dream of a “hot springs infirmary”, built the first known structures on the site and opened them to the public. Through

the years, several hotels and sanitariums were constructed on the property to take advantage of the beauty of the setting and the mineral springs, *See Figures 3.3 and 3.4, Historic Photos.*

The most recent hotel, still standing today, was constructed of concrete in 1939. During the Hollywood Golden Age of the 40s and 50s, Arrowhead Springs celebrated many years of renown, hosting celebrities such as Elizabeth Taylor, Ester Williams, Al Jolson, Jimmy Durante, Susan Hayward, and Humphrey Bogart, to mention a few. During and following WWII, the hotel and grounds were converted by the Navy to serve as a hospital.

In 1962, the property was purchased by Dr. Bill Bright, founder of Campus Crusade for Christ (CCC). For the next three decades, the property served as the world headquarters for CCC. In 1991, CCC moved its headquarters to Orlando, Florida. They retained the services of American Development Group (ADG) in 1996 to prepare the entitlements of the property and secure a buyer for the site.

¹ San Bernardino County Guide—Tour 2: Arrowhead, Green Valley Lake, Holcomb Valley

Existing Land Use

The majority of the Arrowhead Springs property is currently undeveloped and has a seamless flow with the surrounding San Bernardino National Forest. The property is crisscrossed on its western side by both SR-18 and Waterman Canyon Road. As of 2002, the developed portions of the property consisted of less than 200 acres and approximately 300,000 square feet of buildings including the historic 1939 hotel/spa resort, which consists of approximately 135 rooms, steam caves, ten residential-styled bungalows, an historic swimming pool, tennis courts, outdoor theater, meeting halls, and maintenance buildings, *See Figure 3.5, Aerial Photograph*. In one section of the developed area is the ‘Village’, a group of five buildings totaling 60,000 square feet were constructed by CCC as dormitories, dining hall, and meeting rooms.

The gravesite of its earliest pioneer settler, David “Noble” Smith and his wife, consists of a tall obelisk monument, and is located below the “arrowhead” imprint.

Arrowhead and Puritas Water, Inc., a subsidiary of Nestles, occupies a portion of the southwestern edge of the property where it maintains a pumping station for the transfer of spring water to its trucks. The spring water is sourced from a site located outside of the boundary of Arrowhead Springs.

Metropolitan Water District (MWD) owns a 10-acre parcel adjacent to the front entry on Old Waterman Canyon Road, which is the site of their tunnel portal for the Inland Feeder Project.

Two blue-line streams run through the property on an annual basis: West Twin Creek and East Twin Creek and its tributaries.

There are several locations where hot thermal springs spill out onto the ground. These are named Granite Springs, Penyugal Springs, the Steam Caves, and another abandoned hot springs near West Twin Creek. Several thermal wells also exist on the property, which service the existing hotel, residences, and swimming pool.

Since CCC has relocated its headquarters to Florida, the property has been used sparingly by ADG personnel and for special events. However, the

buildings and grounds are preserved and maintained with exceptional care and diligence.

The vegetation throughout the majority of the 1,916 acres consists primarily of native species, including mountain laurel, cactus, and wild brush. Throughout the developed portion, mature evergreen trees, oak, eucalyptus, five species of palms, lemon, orange, apple, peach, grapefruit, apricot, and olive trees dominate the landscape, as well as lush lawns and flowering plants.

Wildlife include rabbits, skunk, bobcat, deer, mountain lion, bear, coyote, snakes, raptors, morning doves, crows, heron, ducks, kingfisher, woodpecker, owl, and squirrels.

The majority of the existing buildings and resort grounds lie at approximately 2,000 feet elevation.

As shown on *Figure 3.6, Existing Parcel Information*, Arrowhead Springs is divided into 33 parcels.

Adjacent Land Use

As of the adoption of the Specific Plan, the uses surrounding Arrowhead Springs consist of residential to the south, with pockets of residential up through Waterman Canyon. To the north, east, and west of the property, is the San Bernardino National Forest, see *Figure 3.7, Adjacent Land Use*.

West Twin Creek and East Twin Creek converge into a manmade flood control basin, known as the Waterman Canyon Channel, designed by the Army Corps of Engineers. It consists of several percolation and retention basins, which lie adjacent to or near the south property line. The flood basin is designated as the San Bernardino Flood Control District.

The long-term land use plans for the surrounding areas within the jurisdiction of the City of San Bernardino are established in the General Plan.

Easements

Figures 3.8, MWD Easements, and 3.9, Property Easements, depict easements that exist in Arrowhead Springs and should be accounted for in future plans.

HISTORIC PHOTOS



DAVID NEWELL SMITH (1817-1893)

David Smith first opened the Arrowhead in 1857 when an earthquake and disease ravaged and killed a fourth of the population. A building known as "Arrowhead" (Smith's) is believed to be the first building in the town, a half-mile from the present town and about a mile from the present town.

In 1867 Smith had enough capital to open the "Hot Springs Inlet" in the town, a long black, lava rock building, "Arrowhead" (Smith's) is believed to be the first building in the town, a half-mile from the present town and about a mile from the present town.

A large group of people had gathered around the spring behind the Old Arrowhead. The house on the site was the first of many and a great home.



The first building at Arrowhead Springs was Dr. Smith's "Hot Springs Inlet," built in 1864. It was built over the spring which was used for medicinal purposes until 1902 (just a year after the town was founded).

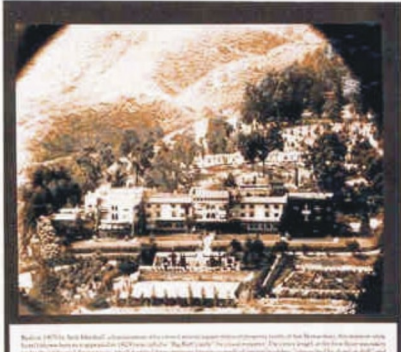


In 1870 Smith had improved his building and added a new building featuring an eight. He called this building the "Arrowhead House." Later he added a two-story wing adjacent to the main house with a large 11-foot by 17-foot swimming bath, "the bath."



In the 1870s, a stone well was built on the site of the first building, which was built on the site of the spring. The spring was the first well in the town and was used for medicinal purposes until 1902.

The water was taken from the well and used for medicinal purposes until 1902.



By 1875, Smith had a large building complex on the hillside. This building was built on the site of the spring and was used for medicinal purposes until 1902.



An Arrowhead Springs Hotel was built on the site of the spring. This building was built on the site of the spring and was used for medicinal purposes until 1902.



Figure 3.3

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HISTORIC PHOTOS



Dubin and Linnell immediately replaced the "retirement" with a new town. The first wing, completed in 1895, was three stories high and held 25 guest rooms. Before the end of the decade two more wings were added, bringing the total number of rooms to 125, including a guest house. The hotel burned on July 8, 1899.



In 1905 routes around the grounds through this arch. The old road is visible from the intersection of Wainwright Canyon Road and the highway.



In the 1950s, the stone cars were located further up Wainwright Canyon than are the present ones. Although the buildings have been demolished, these cars can still be traced just north of the guard shack.



A car, seen from the hotel at the Springs, is shown in this 1929 photo. There was also an airport, built by Arrowhead and Wainwright Railways, which made some mail stops a few times, 1927 and 1928. Now the Arrowhead ruins of campgrounds and resorts have made it much less distinct, but this is one of 1925.



Being built, 1875, this gathering was in front of the massive stone hotel known as the "Big Bull Cabin." The photo was taken in the 1930s, but the foundation still exists, just down the slope from the present hotel.



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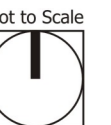
AERIAL PHOTOGRAPH



Figure 3.5

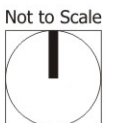
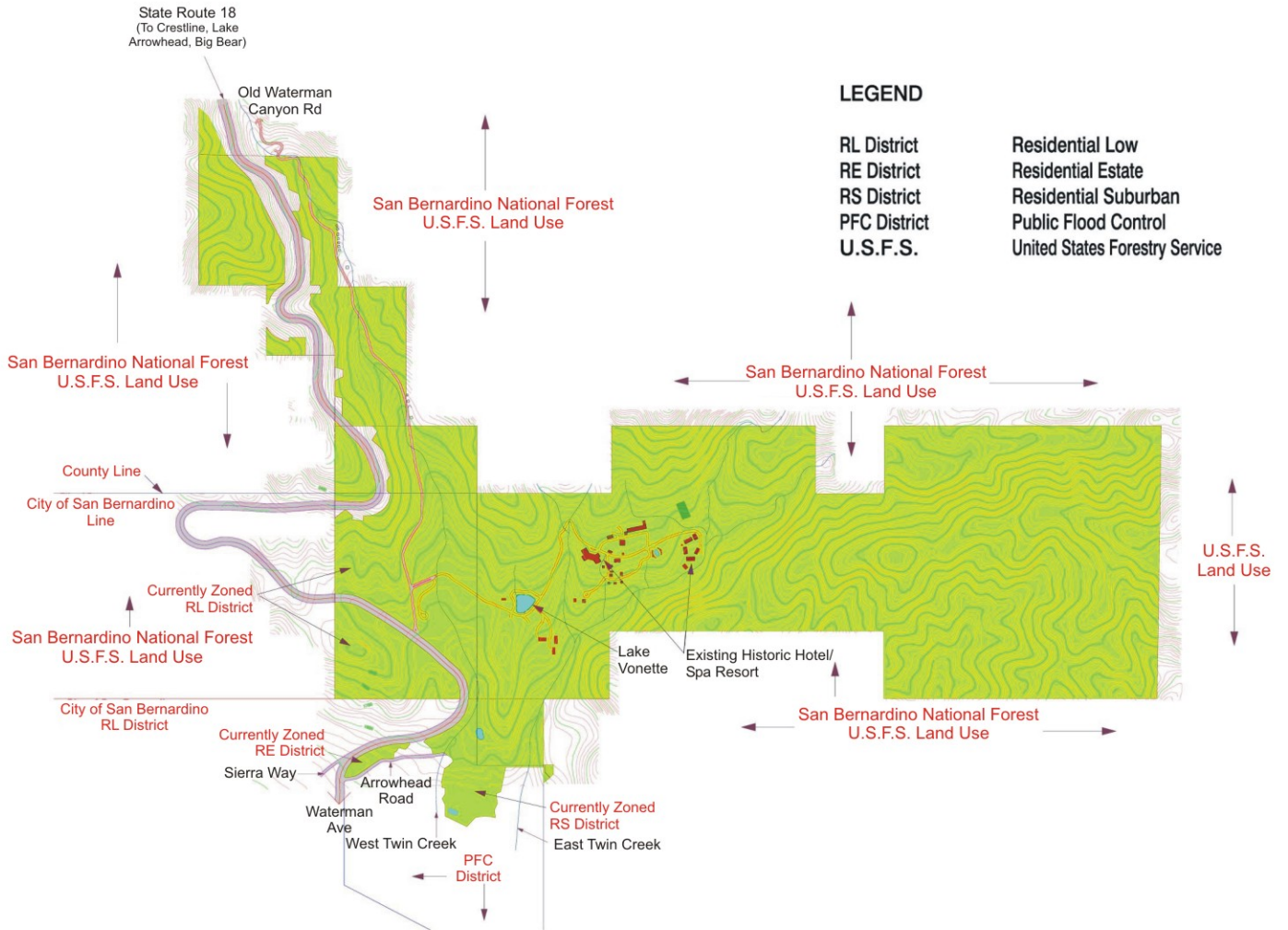
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EXISTING PARCEL INFORMATION



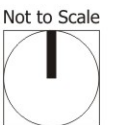
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ADJACENT LAND USE



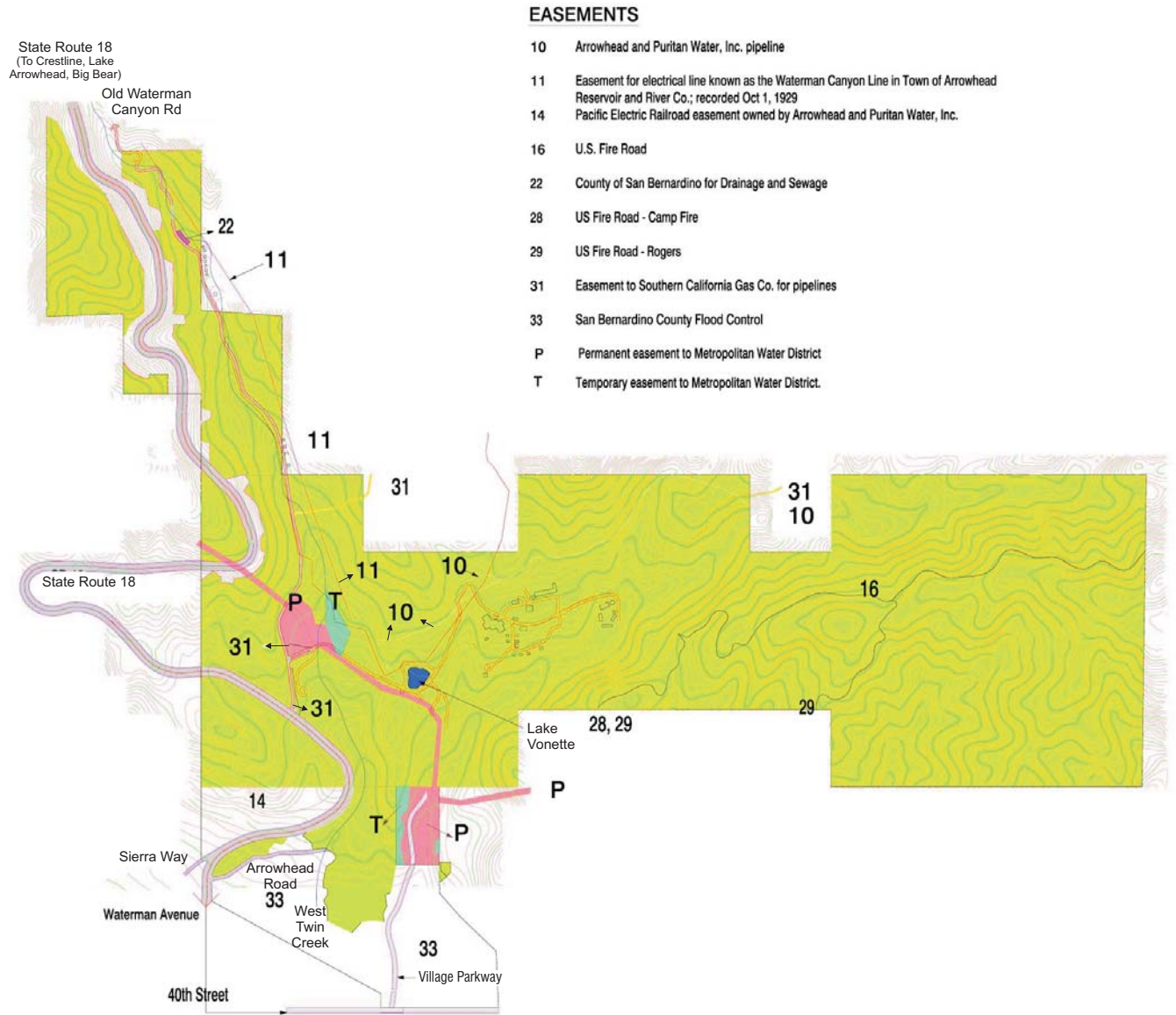
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MWD EASEMENTS



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PROPERTY EASEMENTS



EASEMENTS

- 10 Arrowhead and Puritan Water, Inc. pipeline
- 11 Easement for electrical line known as the Waterman Canyon Line in Town of Arrowhead Reservoir and River Co.; recorded Oct 1, 1929
- 14 Pacific Electric Railroad easement owned by Arrowhead and Puritan Water, Inc.
- 16 U.S. Fire Road
- 22 County of San Bernardino for Drainage and Sewage
- 28 US Fire Road - Camp Fire
- 29 US Fire Road - Rogers
- 31 Easement to Southern California Gas Co. for pipelines
- 33 San Bernardino County Flood Control
- P Permanent easement to Metropolitan Water District
- T Temporary easement to Metropolitan Water District.

Not to Scale



Figure 3.9

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SECTION IV: DEVELOPMENT CONCEPT

*"The future belongs to those that give
the next generation reason to hope."*

Teilhard de Chardin

ARROWHEAD SPRINGS

A Sustainable Development

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SECTION IV. **DEVELOPMENT CONCEPT**

The following is a general description of the concept for the development of the Arrowhead Springs Specific Plan. The Land Use Plan illustrating this concept is shown in *Figure 4.1*. The buildout statistics of the Plan are shown on *Table 4.1, Vital Statistics*, and *Table 4.2, Existing and New Uses*.

General Development Concept

Arrowhead Springs is composed of the following main features interwoven into a single dynamic and unique community:

- Multi-purpose open space;
- 18-hole public golf course;
- A community of distinctive residential neighborhoods;
- A ‘village’ commercial center;
- A vacation and business resort, holistic spa retreat, and recreational destination; and
- Office location setting for corporate headquarters.

Multi-Use Open Space

Arrowhead Springs offers one of the most significant and unique open space opportunities in the region. The land use concept builds upon this opportunity and provides a natural oasis for active and passive recreational opportunities. These consist of the following two areas:

1. **Open Space in Developed Areas.** The active recreational portion accommodates lighted tennis courts, Olympic-size swimming, lawn bowling or bocci, golf and equestrian facilities, hiking, mountain biking, and overnight backpacking trails. Passive recreational areas provides for natural wildlife habitat, bird-watching, public botanical gardens, ornamental parks, thermal pools, natural waterfalls, steam caves, traditional ‘taking of the waters’, mud-baths, outdoor

concerts and entertainment, and agricultural vineyards, olive and fruit orchards.

2. **Open Space in Surrounding San Bernardino National Forest.** Active recreational amenities include hiking, backpacking, and equestrian trails.



Historic Arrowhead Springs Hotel.

Residential Neighborhoods

A broad range of housing types, each with a unique sense of place and identity, are strategically located within Arrowhead Springs.

A diversity of residential neighborhoods, each

offering a variety of densities, housing types, and price ranges, is accommodated. The rich mixture of housing designations provides the opportunity for a “fine grain” blend of choices to appeal to many market and economic segments.

Upscale single-family detached homes, condominium structures, townhomes, and senior units are located throughout the property. This provides the opportunity for access to employment and service uses at Village Walk, the hotels, and resort areas as well as convenient live-work opportunities. Low-density residential uses are mainly located along the 18-hole golf course. Estate residential uses are located further into the canyons where larger acreage and equestrian facilities are available, as well as enhanced privacy and security. Higher density residential uses are located near Village Walk.

‘Village Walk’ Commercial Center

Village Walk’ is the “downtown” of Arrowhead Springs interweaving the various features of the plan and connecting the entire community with its lake and lush botanical gardens. Village Walk is designed as a ‘mountain village’ with 200,000 square feet of quaint shops, restaurants, cafes, and pedestrian promenades adjacent to Lake Vonette. Village Walk accommodates a rich mixture of entertainment, retail, cultural, educational, and recreational uses. Its promenade is envisioned as an

idyllic “main street” with a mix of uses, themed landscaping, street furniture, textured paving and tasteful signage. To stimulate pedestrian use, the promenade is envisioned as a unique street scene with vibrant uses that invite exploration and relaxation, such as street vendors, art galleries, chess playing, and outdoor cafes.

Uses permitted in Village Walk include a mixture of commercial, retail, office, entertainment, recreation, and 34 residential dwellings (built to condominium standards) above commercial uses. It may also accommodate neighborhood and community commercial uses, including a “country” grocery store, bookstore, post office, bank, Kinko-like copy center, dry cleaning, hairdresser, pharmacy, along with restaurants and cafes. Entertainment uses might include dinner theater, video arcade, comedy club, and outdoor theater for cinema, music, and drama. Cultural uses might include a regional Native American museum, San Bernardino National Forest exhibit, art and sculpture gallery, resource library, and e-mail station. Village Walk will have its own “town square” or “piazza” with bell /clock tower.

Offices are allowed and would ideally be located on the second floor above the commercial uses. The 34-residential dwellings could also be provided on second and third stories. The mixture of building heights between one, two, and three stories will add to the village-like ambience and create a varied and attractive skyline.

Historic Hotel and Spa Resort

The existing 1939 hotel and spa are prominently located on the property and, due to its seven floors, can be seen from a great distance. The heritage of the hotel dates back to the first pioneer settlers and culminates with the Hollywood Golden Age. Visiting celebrities included Elizabeth Taylor, Al Jolson, Ester Williams, Jimmy Durante, Lucille Ball, Susan Hayward, and Humphrey Bogart, to name a few. Fortunately, the original design and interior décor and furnishings are mostly well preserved and intact.

It is envisioned that the hotel will be renovated to its original splendor in keeping with its 1940-50s Art

Deco/Dorothy Draper style. In addition to its magnificent ballroom, card room, cinema, and spa areas, the hotel accommodates 135 rooms plus 10 celebrity bungalows, or executive suites. A new 115-room Annex will be constructed nearby with up-to-date wireless technologies for the discerning business guests.

In addition to the existing 10,000 square foot conference facility inside the existing hotel, a new state-of-the-art 25,000 square foot Conference Center and associated meeting facilities will be constructed. The grounds surrounding the hotel are richly landscaped with thermal reflecting pools, steam caves, and swimming pool.

The proposed spa/wellness resort is located nearby in an area of existing facilities totaling approximately 60,000 square feet. The renovation is envisioned to add 8,600 square feet and become a world-class spa and health resort with a traditional village architectural experience. The spa will incorporate the natural spring waters and geothermal waters located on the property, which will serve to set this resort apart. It contains an executive rope course, tennis courts, beach volleyball courts, and geothermal heated pool. The plans also include utilizing existing trails/fire roads into the surrounding wilderness area and the San Bernardino Mountains for both hiking and horseback riding.

Corporate Office Complex

Arrowhead Springs offers a setting ideal for a corporate office headquarters. Arrowhead Springs accommodates 250,000 square feet of office uses on approximately 14 acres. Nearby amenities include Village Walk, the public 18-hole golf course and clubhouse, botanical gardens, residential communities, and the hotel/spa resort and conference center. Views of the canyons, mountains, golf course, West Twin Creek, lakes and ponds, and the Inland Empire in the distance make this site equal to none.

**Table 4.1
Vital Statistics**

Designation	Subarea ¹	Acres	Max. Units	Max. Non-Residential Square Feet	Estimated Population _{2 & 3}
Residential Areas					
Residential Low (RL)	Golf Course Residential North	25	24		80
	Golf Course Residential South	8.8	12		40
Residential Medium-Detached Village (RM-DV)	Golf Course Residential North	54	429		1,433
Residential Medium-Attached Village (RM-AV)	Hilltown Residential	46.3	285		952
	Hilltown Chapel (Existing)	Part of 46.3		1,500	
Residential Medium-Attached Village (RM-AV)	Village Walk Residential	21	266		888
Residential Medium-Senior Village (RM-SV) ³	Golf Course Residential South	22	300		726
<i>Subtotal</i>		<i>177.1</i>	<i>1,316</i>	<i>1,500</i>	<i>4,119</i>
Commercial/Office Areas					
Commercial Regional (CR-2)	Village Walk Commercial	46	34	200,000	114
	300 Room Hotel	17		200,000	
	Corporate Office	14		250,000	
Commercial General-Windy Point (CG-1-WP)	Windy Point	5		20,000	
Commercial General-Hotel/Spa Resorts (CG-1-H/S)	Historic Hotel (Existing)	25		153,938	
	Hotel Annex	Part of 25		75,000	
	Conference Center	Part of 25		25,000	
	Bungalows (8 Existing)	Part of 25		15,955	
	Spa Resort (Existing)	22		61,936	
Commercial General-1 (CG-1)	Spa/Resort	Part of 22		8,600	
	Hilltown Shops	.7		8,000	
	Hilltown Spring Home (Existing Meeting Center)	Part of .7		2,667	
<i>Subtotal</i>		<i>129.7</i>	<i>34</i>	<i>1,021,096</i>	<i>114</i>
Golf Course					
Public/Commercial Recreation (PCR)	18-hole Public Golf Course	199		22,050	
<i>Subtotal</i>		<i>199</i>		<i>22,050</i>	
Other					
Public Facility (PF)	Metropolitan Water District	10.2			
Open Space-Watershed (OS-W)		1,400			
<i>Subtotal</i>		<i>1,410.2</i>			
Totals					
Grand Total		1,916	1,350	1,044,646	4,233
Total Existing Building Area				235,996	
Total New Building Area				808,650	

¹ See Development Plan, Section V, for detailed descriptions of intent and standards.

² Population derived from the Department of Finance (1/1/04), which utilized 3.340 persons per unit.

³ In the Senior Village (RM-SV), it is assumed that 150 units will be restricted to seniors (1.5 persons per unit) and 150 units will not be age restricted (3.340 persons per unit).

Source: American Development Group

**Table 4.2
Existing and New Uses**

Land Use Category	Description	Parcel ID	Existing GSF		Existing Rooms/ Dwelling	Proposed GSF, Dwellings, Rooms	Acres
			Demolish	Keep			
RL	Residential Low: North	5	0	0	0	24 dwelling	25
RL	Residential Low: South	6	1,000	0	1 dwelling	12 dwelling	8.8
RM-DV	Residential Medium-Detached Village	5	0	0	0	429 dwelling	54
RM-AV (Hilltown)	Residential Medium-Attached Village	3	30,530	1,500	0	285 dwelling, 1,500 GSF commercial	46.3
RM-AV (Village Walk)	Residential Medium-Attached Village	9-B	0	0	0	266 dwelling	21
RM-SV	Residential Medium: Senior	6	0	0	0	300 dwelling	22
CR-2	Commercial Regional-Village Walk	9-A	23,200	0	0	200,000 GSF	46
CR-2	Commercial Regional-Village Walk Residential	9-A	0	0	0	34 dwelling	Part of 46
CG-1-H/S	Commercial General-Hotel/Spa	1	11,000	169,893	170 Rooms + 10 dwelling	250 Rooms, 8 dwelling, 269,893 GSF	25
CG-1-H/S	Commercial General-Hotel/Spa	2	0	61,936	80 Rooms	50 Rooms, 70,536 GSF	22
CR-2	Commercial Regional-Hotel	7	0	0	0	300 Rooms, 200,000 GSF	17
CG-1-WP	Commercial General-Windy Point	10	0	0	0	20,000 GSF	5
CG-1	Commercial General-1	3	18,830	2,667	0	10,667 GSF	.7
CR-2	Commercial Office	8	0	0	0	250,000 GSF	14
PCR	Public Commercial Recreation: Golf Course	4	50	0	0	22,050 GSF	199
OS/W	Open Space/ Watershed					Not applicable	1400
MWD	Metropolitan Water District					Not applicable	10.2
TOTALS			84,610	235,996	11 dwelling + 250 rooms	1,350 residential dwelling; 600 rooms/hotels/spa; 1,044,646 GSF commercial	1,916

Source: American Development Group

ARROWHEAD SPRINGS LAND USE PLAN

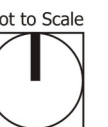
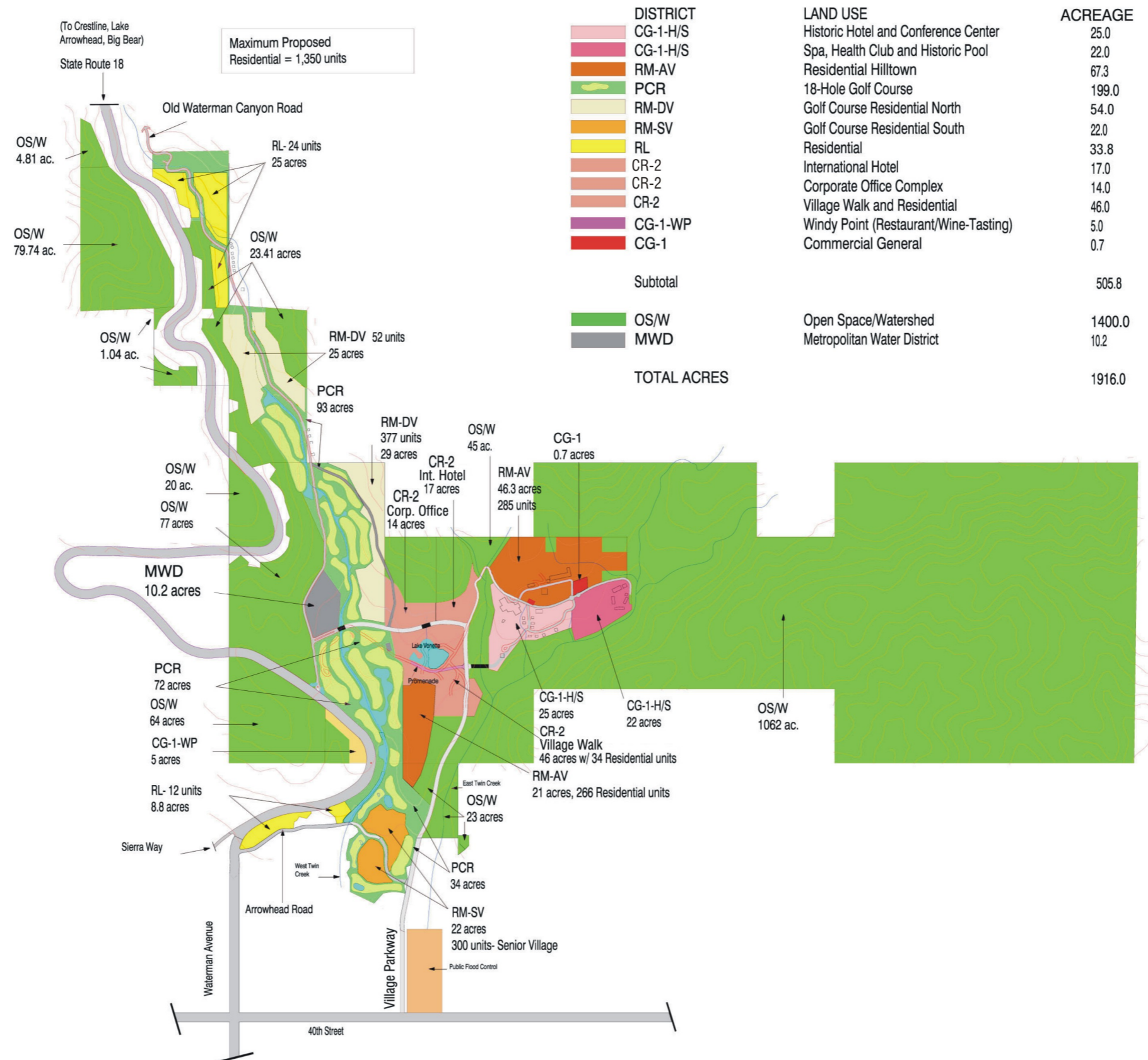


Figure 4.1

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SECTION V: DEVELOPMENT STANDARDS

"If it looks right it is right."

Dorothy Draper, 1939
Internationally renowned interior
designer
Arrowhead Springs Hotel

ARROWHEAD SPRINGS

A Sustainable Development

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SECTION V. DEVELOPMENT STANDARDS

This section provides development standards for Arrowhead Springs. This section is divided into the following main topical areas:

- Land Use Plan
- Residential Standards
- Business Standards
- Mixed Residential and Business Standards
- Open Space Standards
- General Development Standards

Land Use Plan

The Land Use Plan for Arrowhead Springs, see *Figure 4.1*, depicts the ultimate arrangement, density, intensity, and location of the various land uses of Arrowhead Springs. *Tables 4.1 and 4.2* further refine the Land Use Plan by describing the ultimate buildout of Arrowhead Springs.

The Land Use Plan is divided into separate land use districts that detail the unique governing policies for each area of Arrowhead Springs. While these land use districts are based on the City of San Bernardino's Development Code, some standards have been tailored to fit the unique characteristics of Arrowhead Springs. In Arrowhead Springs, the following land use districts are utilized:

Residential Land Districts

- Residential Low (RL)
- Residential Medium (RM), which is subdivided into the following categories:
 - Residential Medium-Senior Village (RM-SV)
 - Residential Medium-Detached Village (RM-DV)
 - Residential Medium-Attached Village (RM-AV)

Business Land Districts

- Commercial General-1 (CG-1)
- Commercial General-1-Windy Point (CG-1-WP)
- Commercial General-1-Hotel/Spa Resorts (CG-1-H/S)

Mixture of Commercial and Residential Land District

- Commercial Regional-2 (CR-2)

Special Purpose Land Districts

- Public/Commercial Recreation (PCR)
- Open Space/Watershed (OS/W)
- Public Facilities (PF)-*for allowable uses and development standards, see the Public Facilities District in Chapter 19.10 of the City of San Bernardino Development Code.*

The uses allowed in each land use category are summarized in *Table 5.1, Allowable Uses*. This table categorizes the uses allowed in each category as follows:

- **Permitted Use (P):** Use allowed subject to the provisions applicable to that district.
- **Development Use Permit (D):** Use allowed subject to the approval of a minor discretionary entitlement, which may be granted under the provisions of Section 19.44 of the City of San Bernardino Development Code.
- **Conditional Use Permit (C):** Use allowed subject to approval of a major discretionary entitlement, which may be granted under the provisions of Section 19.36 of the City of San Bernardino Development Code.
- **Prohibited Use (X):** Use is not permitted.
- **Temporary Use (T):** Use is allowed subject to a Temporary Use Permit, which may be granted under the provisions of Section 19.70 of the City of San Bernardino Development Code.
- **Home Occupation (H):** Use is allowed subject to a Home Occupation Permit, which may be granted under the provisions of Section 19.54 of the City of San Bernardino Development Code.

Unless expressly stated, the Arrowhead Springs Specific Plan development regulations and standards shall supersede the relevant provisions of the City's Development Code until the sunset of the Development Agreement (20 years from date of adoption of this Specific Plan). Any development regulation and guideline not addressed in the

Specific Plan shall be subject to the City's adopted regulations in place at the time of the individual request.

The Development Standards are summarized on *Table 5.2, Summary of Residential Development Standards*, and *Table 5.3, Summary of Non-*

Residential Development Standards. Please note that these tables are summaries only. Refer to the text of each land use category for full details, allowable variations, and possible exceptions.

Table 5.1
Allowable Uses

Land Use Activity	RL	RM-DV	RM-AV	RM-SV	CG-1	CG-1-WP	CG-1-H/S	CR-2	PCR	OS/W
Legend: Permitted (P), Development Permit (D), Conditionally Permitted (C), Prohibited (X), Temporary Use (T), and Home Occupation Permit (H).										
Residential Uses										
Affordable Housing [Sec. 19.04.030(2)(C)]	C	C	C	C	X	X	X	X	X	X
Community Care Facility, 6 or less	P	P	P	P	X	X	X	X	X	X
Condominiums/Townhomes	D	D	D	D	X	X	X	C	X	X
Convalescent Homes	X	D	D	D	X	X	X	X	X	X
Day Care Center	C	C	C	C	C	C	C	C	X	X
Day Care Homes, Family 6 or less children	P	P	P	P	X	X	X	X	X	X
Day Care Homes, Family 7 to 12 children	D	D	D	D	X	X	X	X	X	X
Dormitories/Fraternity/Sorority	X	X	X	X	X	X	X	X	X	X
Granny Housing	D	D	D	D	X	X	X	X	X	X
Homeless Facilities	X	X	X	X	X	X	X	X	X	X
Manufactured Housing	X	X	X	X	X	X	X	X	X	X
Mobile Home Parks/Subdivisions	X	X	X	X	X	X	X	X	X	X
Multi-Family Dwellings	X	D	D	D	C	X	C	D	X	X
Multi-Family Dwellings, Existing	X	X	X	X	X	X	X	X	X	X
Planned Residential Development	D	D	D	D	X	X	X	X	X	X
Second Dwelling Unit	D	D	D	D	X	X	X	X	X	X
Senior Citizen/Congregate Care Housing	X	D	D	D	X	X	X	X	X	X
Single Family Dwellings	D	D	D	D	X	X	X	X	X	X
Single Family Dwellings, Existing	X	X	X	X	X	X	P	X	X	X
Small Lot Subdivision	D	D	D	D	X	X	X	X	X	X
Student Housing Complex	X	X	X	X	X	X	X	X	X	X
Equestrian Uses										
Stables, Private	D	X	X	X	X	X	X	X	X	X
Stables, Commercial	C	X	X	X	X	X	C	X	C	C
Agricultural Uses										
Agricultural Production, Vineyard Crops and Orchards only	C	C	C	C	X	C	C	C	C	C ¹
Agricultural Services, Wineries only	C	C	C	C	X	C	C	C	C	C
Wine Tasting Facilities	C	C	C	C	C	C	C	C	C	C
Spring Water, hot/cold, extraction	D	D	D	D	D	D	D	D	D	D
Outdoor Horticultural Nurseries, Botanical Gardens	X	X	X	X	D	D	D	D	D	D
Recreational Uses										
Clubhouse	C	C	C	C	X	X	X	X	D	X
Golf Course	C	C	C	C	X	X	X	X	D	X
Golf Course Related Facilities	C	C	C	C	X	X	X	X	D	X
Swimming Pool/Spa	D	D	D	D	P	X	P	C	D	X
Tennis Court, Private	D	D	D	D	C	X	C	X	X	X
Tennis Court, Commercial	D	D	D	D	P	X	P	C	D	X
Trails, Equestrian	P	P	P	P	X	X	C	C	D	D
Accessory Uses										
Antennae, Vertical/Satellite Dish	D	D	D	D	C	C	C	C	C	C
Fences and Walls	D	D	D	D	D	D	D	D	D	C
Garage, Private	D	D	D	D	C	X	C	C	X	X
Garage, Commercial (includes parking structures)	C	C	C	C	C	C	C	C	X	X

Table 5.1
Allowable Uses

Land Use Activity	RL	RM-DV	RM-AV	RM-SV	CG-1	CG-1-WP	CG-1-H/S	CR-2	PCR	OS/W
Legend: Permitted (P), Development Permit (D), Conditionally Permitted (C), Prohibited (X), Temporary Use (T), and Home Occupation Permit (H).										
Garage Sales	X	X	X	X	X	X	X	X	X	X
Guest Houses	X	X	X	X	X	X	C	X	X	X
Patio/Gazebo	D	D	D	D	D	D	D	D	X	X
Storage Structures	D	D	D	D	X	X	C	C	X	X
Recreational Vehicle Parking (no hookup), storage only	C	X	X	X	C	X	C	X	X	X
Boat Storage	X	X	X	X	X	X	X	C	D	X
Other Uses										
Churches	C	C	X	X	X	X	X	X	X	X
Private/Public Utility Facilities	D	D	D	D	D	D	D	D	D	C
Private Schools	X	X	X	X	X	X	X	X	X	X
Vocational/Trade Schools	X	X	X	X	X	X	X	X	X	X
Social Service Uses/Centers	X	X	X	X	X	X	X	X	X	X
Cemetery, Existing "David Smith family"	X	X	P	X	X	X	X	X	X	X
Chapel, Existing	X	X	P	X	X	X	X	X	X	X
Office Uses										
Administrative and Professional Offices/Services: Commercial establishments where the administrative, clerical and managerial functions are conducted or where members of a profession conduct their practice (e.g. accounting, medicine or engineering)	X	X	X	X	D	D	D	P	X	X
Automotive Related Uses. Commercial establishments that provide parts, repair, sales, and service for autos, RVs, and trucks. Examples of allowable land uses include, but are not limited to, the following:										
Auto Pats Sales-no installations	X	X	X	X	X	X	X	P	X	X
Auto Pats Sales-with installations	X	X	X	X	X	X	X	X	X	X
Auto Repair, e.g. bodywork, engine and drive train, painting, misc. work	X	X	X	X	X	X	X	X	X	X
Car, RV, and Truck Sales	X	X	X	X	X	X	X	X	X	X
Car Washes	X	X	X	X	X	X	X	X	X	X
Impound Vehicle Storage Yard	X	X	X	X	X	X	X	X	X	X
Service Stations	X	X	X	X	X	X	X	X	X	X
Vehicle Leasing/Rental	X	X	X	X	D	X	D	D	X	X
Golf Cart Sales/Repair/related Services	X	X	X	X	D	X	D	D	P	X
Neighborhood Electric Vehicle Sales/Repair/related Services	X	X	X	X	D	X	X	D	P	X
Automotive Stereo Shops	X	X	X	X	X	X	X	X	X	X
Boarding, Lodging, Mixed Use Facilities. Commercial establishments that provide boarding, camping spaces/facilities, lodging (with or without meals) and mixed use facilities. Examples of allowable land uses include, but are not limited to, the following:										
Boarding Houses	X	X	X	X	X	X	X	X	X	X
Fraternities/Sororities	X	X	X	X	X	X	X	X	X	X
Motels	X	X	X	X	X	X	X	X	X	X
Hotels, Resorts, Spas- Existing	X	X	X	X	X	X	P	X	X	X
Hotels, Resorts, Spas	X	X	X	X	X	X	C	C	X	X
RV Parks	X	X	X	X	X	X	X	X	X	X
RV Parks (Existing)	X	X	X	X	X	X	P	X	X	X
Single Room Occupancy (SROs)	X	X	X	X	X	X	X	X	X	X
Extended Lodging Facility, MC 11267/02	X	X	X	X	X	X	X	X	X	X

Table 5.1
Allowable Uses

Land Use Activity	RL	RM-DV	RM-AV	RM-SV	CG-1	CG-1-WP	CG-1-H/S	CR-2	PCR	OS/W
Legend: Permitted (P), Development Permit (D), Conditionally Permitted (C), Prohibited (X), Temporary Use (T), and Home Occupation Permit (H).										
Eating, Drinking Establishments. Commercial establishments that serve prepared food or beverages for consumption on or off premises. Examples of allowable land uses include, but are not limited to, the following:										
Deli/Sandwich Shops/Donut Shops less than 1,500 s.f.	X	X	X	C	D	D	D	D	D	X
Night Clubs/Bars/Lounges	X	X	X	C	C	C	C	C	X	X
Restaurants, No Drive Thru	X	X	X	X	D	D	D	D	D	X
Restaurants, With Drive Thru	X	X	X	X	X	X	X	X	X	X
Entertainment/Recreation. Commercial establishments that provide participant/spectator amusement, entertainment or sport, primarily for financial gain. Examples of allowable land uses include, but are not limited to, the following:										
Adult Entertainment	X	X	X	X	X	X	X	X	X	X
Auditoriums, Convention Halls, and Theaters	X	X	X	X	X	X	C	C	C	X
Open Air, Existing Amphitheater	X	X	P	X	X	X	X	X	X	X
Theaters, Open Air	X	X	X	X	X	X	C	C	C	X
Theaters/Cinemas, Indoor-Existing	X	X	X	X	X	X	P	X	X	X
Theaters/Cinemas, Indoor	X	X	X	X	X	X	X	C	X	X
Miscellaneous Indoor	X	X	X	X	X	X	P	X	X	X
Miscellaneous Outdoor	X	X	X	X	P	X	X	X	X	X
Miscellaneous Indoor, Existing (Spring House)	X	X	X	X	D	X	X	X	X	X
Video Arcades	X	X	X	X	X	X	X	D	X	X
Arenas, Equestrian Riding	C	X	X	X	X	X	C	X	X	C
Exhibition/Convention Facilities	X	X	X	X	X	X	D	D	X	X
Open Spaces/Parks	P	P	P	P	P	P	P	P	P	P
Paseos (golf carts, Bicycles, pedestrian paths)	P	P	P	P	P	P	P	P	P	P
Sports Field, existing soccer field	X	X	P	X	X	X	X	X	X	X
Sports Fields	X	X	X	X	X	X	C	X	C	C
Financial										
Commercial establishments that engage in monetary transactions not directly related to the sale of a product/service.	X	X	X	X	X	X	X	D	X	X
Check-Cashing Facilities.	X	X	X	X	X	X	X	X	X	X
Medical/Care Facilities/Social Services. Commercial establishments that provide needed services of a medial/care nature that are related to health and welfare. Examples of allowable land uses include, but are not limited to, the following:										
Blood Banks	X	X	X	X	X	X	X	X	X	X
Emergency Shelters	X	X	X	X	X	X	C	C	X	X
Health Clinics/Outpatient Surgery	X	X	X	X	X	X	D	D	X	X
Hospitals	X	X	X	X	X	X	X	X	X	X
Outpatient – Treatment Programs	X	X	X	X	X	X	C	X	X	X
Residential Care Facilities	X	C	C	C	X	X	X	X	X	X
Senior/Congregate Care Facilities	X	D	D	D	X	X	X	X	X	X
Social Services Centers	X	X	X	X	X	X	X	X	X	X
Personal Services. Commercial establishments that provide needed services of a personal nature. Examples of allowable land uses include, but are not limited to, the following:										
Barber/Beauty/Nail Shops	X	X	X	C	D	X	D	D	X	X
Dance Schools/Karate Studios	X	X	X	X	D	X	D	D	X	X
Dry Cleaners	X	X	X	C	D	X	X	D	X	X
Health/Athletic Clubs	X	X	X	X	D	X	D	D	X	X
Laundromats (self-serve)	X	X	X	X	X	X	X	C	X	X

Table 5.1
Allowable Uses

Land Use Activity	RL	RM-DV	RM-AV	RM-SV	CG-1	CG-1-WP	CG-1-H/S	CR-2	PCR	OS/W
Legend: Permitted (P), Development Permit (D), Conditionally Permitted (C), Prohibited (X), Temporary Use (T), and Home Occupation Permit (H).										
Retail Commercial. Commercial establishments that sell merchandise. Examples of allowable land uses include, but are not limited to, the following:										
Convenience Stores	X	X	X	C	P	X	C	C	X	X
Drug Stores	X	X	X	C	D	X	X	D	X	X
Flower/Gift Shops	X	X	X	C	P	X	P	P	X	X
General Merchandise (including supermarkets)	X	X	X	C	D	X	D	D	X	X
Home Improvements with outdoor display of lumber, garden, and nursery items	X	X	X	X	X	X	X	X	X	X
Indoor retail concession malls	X	X	X	X	X	X	X	X	X	X
Liquor Stores	X	X	X	X	C	X	X	C	X	X
Medical Equipment and Supplies	X	X	X	X	D	X	D	X	X	X
Mini Malls	X	X	X	X	X	X	X	X	X	X
Mobile Home Sales	X	X	X	X	X	X	X	X	X	X
Neighborhood Grocery Stores, with or without alcohol sales, MC 1093 4/5/01	X	X	X	X	C	X	X	C	X	X
Nurseries/Garden Supplies	X	X	X	X	D	X	X	D	X	X
Office Equipment/Supplies	X	X	X	X	D	X	X	D	X	X
Specialty Food Stores (no alcohol)	X	X	X	X	D	X	X	D	X	X
Smoke Shops	X	X	X	X	X	X	X	X	X	X
99 Cent Stores	X	X	X	X	X	X	X	X	X	X
Second-hand stores/Thrift Shops	X	X	X	X	X	X	X	X	X	X
Pawn Shops	X	X	X	X	X	X	X	X	X	X
Service Commercial. Commercial establishments that store large inventories of goods typically in industrial style structures where the goods are not produced on site, but are offered for sale. Examples of allowable land uses include, but are not limited to, the following:										
Catering Establishments	X	X	X	X	D	X	D	D	X	X
Cleaning/Janitorial	X	X	X	X	X	X	X	X	X	X
Copy Centers/Postal Service Centers/Blueprinting	X	X	X	X	X	X	X	D	X	X
Equipment Rental/Sales/Service Yard	X	X	X	X	X	X	X	X	X	X
Laboratories (e.g. film, medical, dental, and R&D, etc...)	X	X	X	X	X	X	X	C	X	X
Misc. Repairs/Service, Indoor only	X	X	X	X	X	X	X	X	X	X
Publishing/Printing Plants	X	X	X	X	X	X	X	X	X	X
Recycling Facilities, per Section 19.06.030(2)(M)	X	X	X	X	X	C	C	C	X	X
Recycling Facilities, reverse vending only	X	X	X	X	X	X	X	X	X	X
Veterinary Services/Animal Boarding	X	X	X	X	X	X	X	D	X	C
Welding and related Uses	X	X	X	X	X	X	X	X	X	X
Tattoo Parlors, Body Piercing Studios	X	X	X	X	X	X	X	X	X	X
Other Uses										
Antenna/Satellite Dish	D	X	D	X	X	D	X	X	X	D
Bakeries (Commercial)	X	X	X	X	X	X	X	C	X	X
Cable Companies	X	X	X	X	X	X	X	C	X	X
Combination Residence/Office	X	X	X	X	X	X	X	X	X	X
Clubs, Lodges, and Meeting Halls	X	X	X	X	X	X	X	X	X	X
Day Care Facilities	C	C	C	C	D	D	D	D	X	X

Table 5.1
Allowable Uses

Land Use Activity	RL	RM-DV	RM-AV	RM-SV	CG-1	CG-1-WP	CG-1-H/S	CR-2	PCR	OS/W
Legend: Permitted (P), Development Permit (D), Conditionally Permitted (C), Prohibited (X), Temporary Use (T), and Home Occupation Permit (H).										
Educational Services, except Trade/Tec	X	X	X	X	X	X	X	X	X	X
Fences/Walls	D	D	D	D	D	D	D	D	D	D
Fuel Dealers	X	X	X	X	X	X	X	X	X	X
Funeral Parlors/Mortuaries	X	X	X	X	X	X	X	X	X	X
Heliports/Helipads (requires a separate EIR; not included in Specific Plan EIR)	X	X	X	X	X	X	C	C	C	C
Libraries	X	X	X	X	C	X	C	D	X	X
Mini-storage	X	X	X	X	X	X	X	X	X	X
Mixed Use, per section 19.06.010(2)(A) of the Muni Code	X	X	X	X	X	X	X	C	X	X
Mixed Use (vertical mixed use with residential dwellings above the ground floor)	X	X	X	X	X	X	X	C	X	X
Multi-Family Dwellings	X	D	D	D	C	X	C	D	X	X
Museums	X	X	X	X	C	X	C	D	X	X
Office Conversion from Single-Family Residential	X	X	X	X	X	X	X	X	X	X
Parking Lots	C	C	C	C	D	P	P	D	P	X
Pipelines, per section 19.20.0303 (12)(E) or as superseded by state or federal law	C	C	C	C	C	C	C	C	C	C
Police/Fire Protection	X	X	X	D	D	D	D	D	P	X
Public Utility	D	D	D	D	D	D	D	D	D	X
Radio/Television Broadcasting	X	X	X	X	X	X	D	D	X	X
Swap Meets	X	X	X	X	X	X	X	X	X	X
Trade/Tech Schools	X	X	X	X	X	X	X	X	X	X
R&D Facilities	X	X	X	X	X	X	X	C	X	X
Transportation/Distribution	X	X	X	X	X	X	X	X	X	X
Home Occupations										
Subject to (H) Home Occupation Permit	H	H	H	H	X	X	X	H	X	X
Temporary Uses										
Subject to (T) Temporary Use Permit	T	T	T	T	T	T	T	T	T	T
Similar Uses										
Other similar uses which the Director finds to fit within the purpose/intent of the zoning districts, in compliance with Section 19.02.070(3) of the Municipal Code.										

Notes:

¹ Irrigated vineyards to act as a firebreak within the area shown on Appendix 7: Proposed Vineyard Areas.

General Note: for permitted uses in the Public Facilities District, see the Public Facilities District in Chapter 19.10 of the City of San Bernardino Development Code.

General Note: uses that are not specifically addressed are considered prohibited.

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Residential Designations

The residential land use designations are divided into four categories: Residential Low, Residential Medium-Senior Village, Residential Medium-Detached Village, and Residential Medium-Attached Village. As part of a mixed-use development, residential uses are also permitted in Village Walk (CR-2), which is described later in this section. Each residential category includes a description of the intended character, allowable uses, density, and development standards. *Table 5.2, Summary of Residential Development Standard*, provides a summary of the residential development standards. See the text of each land use category for complete description of the standards.

Table 5.2
Summary of Residential Development Standards

Land Use Designation	RL	RM-DV	RM-AV	RM-SV
Description	36 single-family detached residential units.	429 attached condominiums, townhomes, and detached residential units.	285 condominiums and townhomes in Hilltown and 266 condominiums and townhomes in Village Walk Residential.	300 total units including approximately 150 senior and 150 non age restricted attached condominiums, townhomes, and/or apartments.
Maximum Density	36 units on 33.8 acres	429 units on 54 acres	<ul style="list-style-type: none"> • Hilltown=285 units on 46.3 acres • Village Walk=266 units on 21 acres 	300 units on 22 acres
Minimum Net Lot Size	9,720 s.f. (10,800 Avg.)	3,200 s.f.	14,000 s.f. ¹	14,400 s.f. ¹
Minimum Lot Width	<ul style="list-style-type: none"> • 80' Interior Lot • 88' Corner Lot 	<ul style="list-style-type: none"> • 40' Interior Lot • 46' Corner Lot 	<ul style="list-style-type: none"> • 60' Interior Lot • 66' Corner Lot 	<ul style="list-style-type: none"> • 60' Interior Lot • 66' Corner Lot
Minimum Lot Depth	100'	80'	100'	100'
Minimum Front Setbacks	25' ¹	20' ¹	20' ¹	25' ¹
Minimum Side Setbacks	<ul style="list-style-type: none"> • 5' Interior Lot¹ • 15' Corner Lot¹ 	<ul style="list-style-type: none"> • 3' Interior Lot¹ • 9' Corner Lot¹ 	<ul style="list-style-type: none"> • 1 story=5'+ 1' per 15' of wall length • 2 story=10'+ 1' per 15' of wall length • 15' if adjacent to a street¹ 	<ul style="list-style-type: none"> • 1 story=5'+ 1' per 15' of wall length • 2 story=10'+ 1' per 15' of wall length • 15' if adjacent to a street¹
Minimum Rear Setbacks	15' (20' Avg.) ¹	10' ¹	10' ¹	10' ¹
Maximum Site Coverage	35%	60%	60%	60%
Maximum Building Height	35' and 2.5 stories	42' and 3 stories	56' and 4 stories	56' and 4 stories
Minimum Building Separation	10'	3'	3'	3'
Open Space	NA	Required. See text of the land use category.	Required. See text of the land use category.	Required. See text of the land use category.

Notes:

Please note that this table is a summary only. See the text of each land use category for a complete description of standards, allowable variations, and possible exceptions.

¹ Variations to the standards are available. See the text of the land use category for more detail.

General Note: see the Mixed Residential and Business Designation section for information regarding additional residential uses in Village Walk.

Residential Low District (RL)

- RL-1. **Intended Character.** The Residential Low District Land Use Designation is intended to promote the development of low-density, large lot, single-family detached residential units.
- RL-2. **Allowable Uses.** See *Table 5.1* for Permitted Uses, uses subject to a Development Permit or a Conditional Use Permit, Prohibited Uses, and Temporary Uses.
- RL-3. **Development Requirements.**
- a. **Maximum Density:** 36 units on 33.8 acres or an average of 1.1 units per acre.
 - b. **Minimum net lot size:** 9,720 square feet minimum and 10,800 square feet average.
 - c. **Minimum lot width** (determined at setback line): 80 feet for interior lots and 88 feet for exterior/corner lots.
 - d. **Minimum lot depth:** 100 feet.
 - e. **Minimum front setbacks:** 25 feet (a 5 feet reduction in the minimum front yard setback is allowable for individual lots when yard averaging is used in conjunction with new subdivisions per MC 888 1-6-94.).
 - f. **Minimum side setbacks:** 5 feet for interior lots and 15 feet for exterior/corner lots. Residential units are required to maintain a 15-foot separation.
 - g. **Minimum rear setbacks:** 20 feet average and 15 feet minimum. 0 feet for detached garages with access from front of lot and a maximum of 5 feet or greater than 18 feet from property line for garages with rear access.
 - h. **Maximum site coverage:** 35%.
 - i. **Maximum building height:** 35 feet and 2.5 stories.
 - j. **Minimum livable area:** 1,200 square feet minimum.
 - k. **Minimum building separation:** 10 feet.
 - l. **Parking:** Per Chapter 19.24 and Section G19.04.5.E, of the City of San Bernardino Development Code (See Appendix 3).
 - m. **Performance standards:**
 1. **RV Parking:** Projects with more than 12 units are required to provide (RV) recreational vehicle storage facilities. The storage facilities may be provided in the following methods:
 - Centralized and screened storage areas with a minimum of 1 space for each 8 dwelling units;
 - Individual storage spaces that measure not less than 12 feet by 30 feet and have direct access to a driveway with a minimum paved width of 25 feet.
 2. **Garage Placement:** Projects with more than 5 units shall utilize alternative garage placements on 33% of the units. The following are potential alternative garage placements:
 - Ally loaded garages
 - Side entry garages
 - Split garages
 - Corner lot access from side street
 - Courtyards or driveways providing multiple unit access
 - Straight-in garages setback over 30 feet from front property line
 - Roll-up garage doors with automatic openers are required.
Intent: Automatic openers encourage use of the garage and reduce parking in driveways. Roll-up doors allow vehicles to park closer to the garage.

Residential Medium-Senior Village (RM-SV)

RM-1. **Intended Character.** The Residential Medium-Senior Village Land Use Designation provides for the development of 300 total units, including approximately 150 senior and 150 non age restricted attached condominiums, townhomes, and/or apartments (Built to condominium standards).

RM-2. **Allowable Uses.** See *Table 5.1* for Permitted Uses, uses subject to a Development Permit or a Conditional Use Permit, Prohibited Uses, and Temporary Uses.

RM-3. **Development Requirements.**

- a. **Maximum Density:** 300 units on 22 acres or an average of 13.6 units per acre (See the minimum net lot size provisions, below, for additional criteria).
- b. **Minimum net lot size:** 14,400 square feet. The minimum lot size may be less than 14,400 square feet, in which case the maximum density shall be 8 units per gross acre or 12 units per gross acre for senior facilities.
- c. **Minimum lot width** (determined at setback line): 60 feet for interior lots and 66 feet for corner/exterior lots.
- d. **Minimum lot depth:** 100 feet.
- e. **Minimum front setbacks** (the following setbacks apply except when adjacent to designated open space or a golf course, in which case no setback is required): 25 feet (a 5 foot reduction in the minimum front yard setback is allowable for individual lots when yard averaging is used in conjunction with new subdivisions per MC 888 1-6-94.).
- f. **Minimum side setbacks** (the following setbacks apply except when adjacent to designated open space or a golf course, in which case no setback is required):
 - 1. Interior setbacks:
 - 1- story: 5 ft plus 1 foot for each 15 feet of wall length.
 - 2- story: 10 feet plus 1 foot for each 15 feet of wall length.
 - 2. Exterior/streetside setbacks: 15 feet.
- g. **Minimum rear setbacks** (the following setbacks apply except when adjacent to designated open space or a golf course, in which case no setback is required): 10

feet. 0 feet for detached garages with access from front of lot and a maximum of 5 feet or greater than 18 feet from property line for garages with rear access.

- h. **Maximum site coverage:** 60%.
- i. **Maximum building height:** 56 feet and 4 stories.
- j. **Minimum livable area:**

Livable Area (Sq. Ft.)	Bedrooms (Max)	Bath (Min)
500	Bachelor	1
600	1	1
800	2	1.5
1,000	3	2
1,200	3+	2

- k. **Minimum building separation:** 3 feet.
- l. **Open space:**
 - 1. Private outdoor living space: 300 square feet or 25% of unit size, whichever is less.
 - 2. Common usable outdoor living space: 30% of net site area.
- m. **Parking:** Per Chapter 19.24 and Section G19.04.5.E, of the City of San Bernardino Development Code (See Appendix 3).
- n. **Performance standards:**
 - 1. The Multi-Family Housing Standards, as described in Section 19.04.030.2.L of the City of San Bernardino Development Code (with the exception of items 1 and 2) shall apply to developments in the RM zone (See Appendix 3).
 - 2. RV Parking: Projects with more than 12 units are required to provide (RV) recreational vehicle storage facilities. The storage facilities may be provided in the following methods:
 - Centralized and screened storage areas at a minimum of 1 space for each 8 dwelling units;
 - Individual storage spaces, at least 12 feet by 30 feet, with direct access to a driveway with a minimum paved width of 25 feet.

Residential Medium-Detached Village (RM-DV)

RM-4. **Intended Character.** The Residential Medium-Detached Village Land Use Designation provides for the development of 429 condominiums, townhomes, and single-family detached homes clustered in Golf Course Residential North. Located in Waterman Canyon, Residential Golf Course North is envisioned as a residential enclave surrounded by the golf course and the canyon walls.

RM-5. **Allowable Uses.** See *Table 5.1* for Permitted Uses, uses subject to a Development Permit or a Conditional Use Permit, Prohibited Uses, and Temporary Uses.

RM-6. **Development Requirements.**

- a. **Maximum Density:** 429 units on 54 acres, or an average of 7.9 units per acre.
- b. **Minimum net lot size:** 3,200 square feet.
- c. **Minimum lot width** (determined at setback line): 40 feet for interior lots and 46 feet for corner/exterior lots.
- d. **Minimum lot depth:** 80 feet.
- e. **Minimum front setbacks** (the following setbacks apply except when adjacent to designated open space or a golf course, in which case no setback is required): 20 feet (a 5 foot reduction in the minimum front yard setback is allowable for individual lots when yard averaging is used in conjunction with new subdivisions per MC 888 1-6-94.).
- f. **Minimum side setbacks** (the following setbacks apply except when adjacent to designated open space or a golf course, in which case no setback is required): 3 feet for interior lots and 9 feet for exterior/corner lots.
- g. **Minimum rear setbacks** (the following setbacks apply to both attached and detached products except when adjacent to designated open space or a golf course, in which case no setback is required): 10 feet. 0 feet for detached garages with access from front of lot and a maximum of 5 feet or greater than 18 feet from property line for garages with rear access.
- h. **Maximum site coverage:** 60%.

- i. **Maximum building height:** 42 feet and 3 stories.
- j. **Minimum livable area** (applies to attached products only):

Livable Area (Sq. Ft.)	Bedrooms (Max)	Bath (Min)
500	Bachelor	1
600	1	1
800	2	1.5
1,000	3	2
1,200	3+	2

- k. **Minimum building separation:** 3 feet.
- l. **Open space:**
 - 1. Private outdoor living space: 300 square feet or 25% of unit size, whichever is less.
 - 2. Common usable outdoor living space: 30% of net site area.
- m. **Parking:** Per Chapter 19.24 and Section G19.04.5.E, of the City of San Bernardino Development Code (See Appendix 3).
- n. **Performance standards:**
 - 1. The Multi-Family Housing Standards, as described in Section 19.04.030.2.L of the City of San Bernardino Development Code (with the exception of items 1 and 2) shall apply to developments in the RM zone (See Appendix 3).
 - 2. RV Parking: Projects with more than 12 units are required to provide (RV) recreational vehicle storage facilities. The storage facilities may be provided in the following methods:
 - Centralized and screened storage areas at a minimum of 1 space for each 8 dwelling units;
 - Individual storage spaces that measure not less than 12 feet by 30 feet and have direct access to a driveway with a minimum paved width of 25 feet.

Residential Medium-Attached Village (RM-AV)

RM-7. Intended Character.

The Residential Medium-Attached Village Land Use Designation provides for the development of two distinct areas: Hilltown and Village Walk Residential.



Rendering of Hilltown.

Hilltown is envisioned as 285 condominiums and townhomes nestled on the slopes of the San Bernardino Mountains and clustered around an existing chapel, common courtyards, and pedestrian walking streets. Village Walk Residential is envisioned as 266 condominiums and townhomes adjacent to and connected with Village Walk.

RM-8. Allowable Uses. See *Table 5.1* for Permitted Uses, uses subject to a Development Permit or a Conditional Use Permit, Prohibited Uses, and Temporary Uses.

RM-9. Development Requirements.

- a. Maximum Density/Intensity (See the minimum net lot size provisions, below, for additional criteria):
 - 1. Hilltown:
 - Residential: 285 multi-family units on 46.3 acres, or an average of 6.2 units per acre.
 - Chapel (existing): 1,500 square feet.
 - 2. Village Walk Residential: 266 units on 21 acres, or an average of 12.7 units per acre.
- b. **Minimum net lot size:** 14,400 square feet. The minimum lot size may be less than 14,400 square feet, in which case the maximum density shall be 8 units per gross acre or 12 units per gross acre for senior facilities.
- c. **Minimum lot width** (determined at setback line): 60 feet for interior lots and 66 feet for corner/exterior lots.
- d. **Minimum lot depth:** 100 feet.
- e. **Minimum front setbacks** (the following setbacks apply except when adjacent to designated open space or a golf course, in which case no setback is required): 20

feet (a 5 foot reduction in the minimum front yard setback is allowable for individual lots when yard averaging is used in conjunction with new subdivisions per MC 888 1-6-94.).

- f. **Minimum side setbacks** (the following setbacks apply except when adjacent to designated open space or a golf course, in which case no setback is required):
 - 1. Interior setbacks:
 - 1- story: 5 ft plus 1 foot for each 15 feet of wall length.
 - 2- story: 10 feet plus 1 foot for each 15 feet of wall length.
 - 2. Exterior/streetside setbacks: 15 feet
- g. **Minimum rear setbacks** (the following setbacks apply except when adjacent to designated open space or a golf course, in which case no setback is required): 10 feet.
- h. **Maximum site coverage:** 60%.
- i. **Maximum building height:** 56 feet and 4 stories.
- j. **Minimum livable area:**

Livable Area (Sq. Ft.)	Bedrooms (Max)	Bath (Min)
500	Bachelor	1
600	1	1
800	2	1.5
1,000	3	2
1,200	3+	2

- k. **Minimum building separation:** 3 feet.
- l. **Open space:**
 - 1. Private outdoor living space: 300 square feet or 25% of unit size, whichever is less.
 - 2. Common usable outdoor living space: 30% of net site area.
- m. **Parking:** Per Chapter 19.24 and Section G19.04.5.E, of the City of San Bernardino Development Code (See Appendix 3).
- n. **Performance standards:**
 - 1. The Multi-Family Housing Standards, as described in Section 19.04.030.2.L of the City of San Bernardino Development Code (with the exception of items 1 and 2) shall apply to developments in the RM zone (See Appendix 3).

2. RV Parking: Projects with more than 12 units are required to provide (RV) recreational vehicle storage facilities. The storage facilities may be provided in the following methods:
 - Centralized and screened storage areas at a minimum of 1 space for each 8 dwelling units;
 - Individual storage spaces that measure not less than 12 feet by 30 feet and have direct access to a driveway with a minimum paved width of 25 feet.

General Residential Development Regulations

The following standards apply to all residential projects located in Arrowhead Springs:

GRD-1. Projections into Required Yards

- Eaves, canopies and other similar roof projections may extend a maximum of 4 feet into a required front yard and to within 2.5 feet from the property line, unless part of a zero lot line development and easements for drainage and maintenance are in place.
- Cornices, fireplaces, sills, box windows, built-up levels and other similar architectural features may extend a maximum of 2 feet into a required yard; however, in no case shall the side yard be reduced to less than 3 feet, unless part of a zero lot line development and easements for drainage and maintenance are in place.

GRD-2. Accessory Building, Residential and Animal Keeping

- Per Section 19.04.030.2.A. of the City of San Bernardino Development Code (See Appendix 3).

GRD-3. Senior Citizen/Congregate Care Housing Design Standards

- Per Section 19.04.030.2.Q. of the City of San Bernardino Development Code (See Appendix 3).

GRD-4. Single Family Housing, Existing

- Per Section 19.04.030.2.R. of the City of San Bernardino Development Code (See Appendix 3).

GRD-5. Density Bonus/Affordable Housing

- Per Section 19.04.030.2.D. of the City of San Bernardino Development Code (See Appendix 3).

GRD-6. Golf Courses and Related Facilities Standards

- Per Section 19.04.030.2.F. of the City of San Bernardino Development Code (See Appendix 3).

GRD-7. Home Finding Center (s)

- Home Finding Centers are long-term temporary home sales facilities. Home Finding Centers are permitted administratively with approval by the Development Services Department

during review of tract maps. The duration, location, required parking and landscaping shall be determined during this review. Upon closure, Home Finding Centers are required to revert to the underlying land use per the approved tract maps.

GRD-8. Exceeding Maximum Building Height

- Non-habitable landmarks, such as clock towers, architectural features, and spires may exceed the maximum allowable building height for each land use district by 25 feet with the approval of a Development Permit, per Chapter 19.44 of the San Bernardino Development Code.

General Residential Use Standards

GRU-1. Home Occupations

- Per Chapter 19.54 of the City of San Bernardino Development Code (See Appendix 3).

GRU-2. Guest House/Bed and Breakfast

- Per Section 19.04.030.2.R. of the City of San Bernardino Development Code (See Appendix 3).

GRU-3. Signs

- Per Chapter 19.22 of the City of San Bernardino Development Code (See Appendix 3).

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Business Designations

The business related land use designations consist of the following categories: Commercial General-Windy Point (CG-1-WP), Commercial General-1 (CG-1), and Commercial General-Hotel/Spa (CG-1-H/S). Commercial uses are also permitted in the Village Walk commercial district, (CR-2), which is described in the following section. These categories include a description of the intended character, allowable uses, intensity, and development standards.

The development standards for each development category are summarized on *Table 5.3, Summary of Non-Residential Development Standards*. See the text of each land use category for a full description of the development standards.

Table 5.3
Summary of Non-Residential Development Standards ^{1 & 3}

Land Use Designation	CG-1-WP	CG-1	CG-1-H/S
Description	Restaurant on Windy Point.	Convenience commercial uses and the Spring House in Hilltown.	Lodging, restaurants, destination resorts, health club, and entertainment uses.
Maximum Intensity	20,000 s.f. on 5 acres	8,000 s.f. new and 2,667 s.f. existing on .7 acres	231,829 s.f. existing and 108,600 new s.f. of hotel, spa, resort, and conference center uses on 47 acres
Minimum Net Lot Area	10,000 s.f.	10,000 s.f.	10,000 s.f.
Minimum Front Setbacks	10'	10' ²	10' ²
Minimum Side Setbacks	None	None	None
Minimum Rear Setbacks	None	None	None
Maximum Site Coverage	50%	100%	50%
Maximum Building Height	30'	30'	100'

Notes:

¹ Please note that this table is a summary only. See the text of each land use category for a complete description of standards, allowable variations, and possible exceptions.

² Variations to the standards are available. See the text of the land use category for more detail.

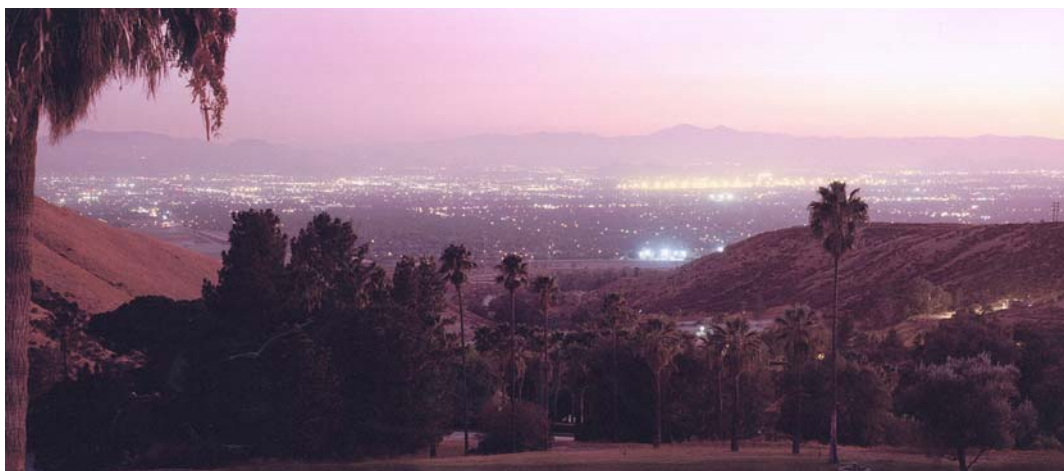
³ See the Mixed Residential and Business Designation section for information regarding additional residential uses in Village Walk.

Commercial General-Windy Point (CG-1-WP)

- WP-1. **Intended Character.** The CG-1-WP Land Use Designation provides for one eating and drinking establishment to be located on an approximately five-acre parcel, known as Windy Point, located west of SR-18. The intent is to provide a unique setting for a restaurant and wine-tasting facility that looks out over the City of San Bernardino.
- WP-2. **Allowable Uses.** See *Table 5.1* for Permitted Uses, uses subject to a Development Permit or a Conditional Use Permit, Prohibited Uses, and Temporary Uses.
- WP-3. **Development Regulations.**
- Maximum intensity:** 20,000 square feet on 5 acres.
 - Minimum lot area:** 10,000 square feet.
 - Minimum front setback:** 10 feet.
 - Minimum side and rear setbacks:** None.
 - Maximum building height:** 30 feet.
 - Maximum lot coverage:** 50%.
 - Parking:** Per Article III, Chapter 19.24 of the City of San Bernardino Development Code (See Appendix 3).

Commercial General (CG-1)

- CG-1 **Intended Character.** The CG-1 Land Use Designation provides for residential convenience commercial uses, such as a video store or market, to be located in Hilltown. The intent is also to provide for the existing Spring House.
- CG-2 **Allowable Uses.** See *Table 5.1* for Permitted Uses, uses subject to a Development Permit or a Conditional Use Permit, Prohibited Uses, and Temporary Uses.
- CG-3 **Development Regulations.**
- Maximum intensity:** 8,000 square feet (new) and 2,667 square feet (existing Spring House) on .7 acres.
 - Minimum lot area:** 10,000 square feet.
 - Minimum front setback:** 10 feet. Outdoor dining is allowed to encroach seven (7) feet into the public right-of-way with an encroachment permit and maintenance agreement. *Intent: To put the buildings on the street and create a pedestrian oriented atmosphere and a more exciting experience.*
 - Minimum side and rear setbacks:** None.
 - Maximum building height:** 30 feet.
 - Maximum lot coverage:** 100%.
 - Parking:** Per Article III, Chapter 19.24 of the City of San Bernardino Development Code (See Appendix 3).



Nighttime view of San Bernardino from Windy Point.



Rendering of the Spa and Resort.

Commercial General-Hotel/Spa (CG-1-H/S)

H/S-1. **Intended Character.** The CG-1-H/S land use designation allows for a combination of lodging, destination resorts, eating and drinking establishments, personal services, retail, as well as recreational, entertainment, and educational uses. This Land Use designation is specifically created for Arrowhead Springs, in order to establish a 'destination resort' atmosphere.

This land use designation accommodates the development of hotel rooms, executive suites, and family-vacation units in a resort atmosphere. The intent is to provide a 'village' type environment with pedestrian-friendly streets, open spaces, recreational, entertainment, and educational amenities wherein the guests feel part of a 'community' rather than simply as vacationers or convention participants.

H/S-2. **Allowable Uses.** See *Table 5.1* for Permitted Uses, uses subject to a Development Permit or a Conditional Use Permit, Prohibited Uses, and Temporary Uses.

H/S-3. **Development Regulations.**

a. **Maximum intensity:**

1. Historic Hotel (existing): 153,938 square feet.
2. Annex (new): 75,000 square feet.
3. Conference Center (new): 25,000 square feet.
4. Bungalows (existing): 15,955 square feet.
5. Spa/resort (existing): 61,936 square feet.

6. Spa/resort (new): 8,600 square feet.
- b. **Minimum lot area:** 10,000 square feet.
- c. **Minimum front setback:** 10 feet. Outdoor dining is allowed to encroach seven (7) feet into the public right-of-way with an encroachment permit and maintenance agreement. *Intent: To put the buildings on the street and create a pedestrian oriented atmosphere and a more exciting experience.*
- d. **Minimum side and rear setbacks:** None.
- e. **Maximum building height:** 100 feet.
- f. **Maximum lot coverage:** 50%.
- g. **Parking:** Per Article III, Chapter 19.24 of the City of San Bernardino Development Code (See Appendix 3) except when accompanied by a parking study and:
 1. If located within 300 feet of a public/common parking structure/lot, no on-site parking requirement for non-residential uses is required.
 2. If located within 500 feet of a public/common parking structure/lot, the on-site parking requirement for non-residential uses can be reduced by 50%.
 3. A parking assessment district or other method is required for public/common parking lots. *Intent: Provides the flexibility to provide structured parking. This reduces dominance of the automobile on the street and increase pedestrian activity.*
- h. **Performance Standards:**
 1. New structures shall be designed to match and blend with the style of the existing Arrowhead Springs Hotel and Bungalows.

Mixed Residential and Business Designation

The Commercial Regional-2 (CR-2) land use designation in Arrowhead Springs accommodates three distinct uses: 1) a vertical or horizontal mixture of business related and residential uses in Village Walk; 2) Corporate offices, and; 3) a new 300-room hotel. This category includes a description of the intended character, allowable uses, intensity, and development standards.

Commercial Regional-2 (CR-2)

CR-1. **Intended Character.** The CR-2 land use designation allows for three distinct uses, as designated on the Land Use Plan: 1) Village Walk; 2) Corporate office campus, and; 3) a new 300-room hotel.

Village Walk is envisioned as a combination of retail, commercial, office, and 34 residential units (built to RM standards), as well as recreational, and entertainment uses on 46 acres. By allowing a mixture of uses in Village Walk, a high level of activity and diversity can be generated. Integrating housing with retail, work places, and recreational uses creates exciting opportunities. This concentration also encourages pedestrian mobility and makes public spaces easily accessible to nearby residents.



Village Walk is intended to be a walkable downtown. In general, this means that buildings are located on and oriented to the street, the sidewalk is filled with pedestrian amenities, such as benches, low planter walls, street vendors, public art, and outdoor dining to create an exciting pedestrian space. Building massing and height is allowed to vary, encouraging prominent architectural accent buildings.

The residential portion of Village Walk provides for the development of 34 multi-family residential dwellings in a downtown atmosphere.

CR-2. **Allowable Uses.** See Table 5.1 for Permitted Uses, uses subject to a Development Permit or a Conditional Use Permit, Prohibited Uses, and Temporary Uses.

CR-3. **Development Regulations.**

- a. **Maximum density/intensity:**
 - 1. Residential: 34 units on 46 acres in Village Walk.
 - 2. Commercial: 200,000 square feet on 46 acres in Village Walk.
 - 3. 300-room hotel (new): 200,000 square feet on 17 acres.
 - 4. Corporate Offices: 250,000 square feet on 14 acres.
- b. **Minimum lot area:** One (1) acre for residential uses and 20,000 square feet for projects that include a mixture of residential and commercial uses.
- c. **Minimum lot width** (determined at setback line): 60 feet for interior lots and 66 feet for corner/exterior lots.
- d. **Minimum lot depth:** 100 feet.
- e. **Minimum front setback:** None. Outdoor dining is allowed to encroach seven (7) feet into the public right-of-way on the Promenade with an encroachment permit and maintenance agreement. Intent: To allow buildings to locate on the sidewalk and create a walkable village character.
- f. **Minimum rear setback:** 10 feet.
- g. **Minimum side setback:** None.
- h. **Maximum building height:** 100 feet. 150-foot maximum with approval of a CUP and if the proposed project includes amenities beyond the

minimum requirements such as: mixture of residential and non-residential uses; enhanced pedestrian amenities; improved landscaping and signage; additional parking; public plazas; outdoor cafes; public art; day care facilities. Intent: To provide an incentive for uses that mix both residential and non-residential uses.

- i. **Maximum lot coverage:** 100%.
- j. **Minimum livable area:**

Livable Area (Sq. Ft.)	Bedrooms (Max)	Bath (Min)
500	Bachelor	1
600	1	1
800	2	1.5
1,000	3	2
1,200	3+	2

- k. **Minimum building separation:** 20 feet between non-attached structures.
- l. **Open space:**
 - 1. Private outdoor living space: 300 square feet or 25% of unit size, whichever is less.
 - 2. Common usable outdoor living space: 30% of net site area.
- m. **Parking:** Per Article III, Chapter 19.24 of the City of San Bernardino Development Code (See Appendix 3) except when accompanied by a parking study and:
 - 1. If located within 300 feet of a public/common parking structure/lot, no on-site parking requirement for non-residential uses is required.
 - 2. If located within 500 feet of a public/common parking structure/lot, the on-site parking requirement for non-residential uses can be reduced by 50%.
 - 3. Residential parking standards cannot be reduced by the presence of a parking structure/lot.
 - 4. A parking assessment district or other method is required for public/common parking lots.
- n. **Performance Standards:**
 - 1. The primary entrances of structures on the Promenade of Village Walk must be oriented toward the street, except in instances where public

- spaces are provided between the structure and the Promenade.
- 2. Public structures, such as museums and educational centers, should be sited in a manner to emphasize their importance. This includes ensuring that the building is visually prominent, located at focal points, connected to walkways, and located near parking areas.
- 3. Mixed-Use Projects (Residential and Non-Residential Uses):
 - Refuse facilities shall be located to minimize impacts from related odor and noise.
 - Mixed-use projects shall be designed so that odors emanating from businesses on the ground floor do not impact uses above.
 - Mixed-use projects shall be designed to comply with the interior noise standards for residential units.
 - Residential parking shall be secured and separated from public parking.
 - Commercial loading facilities shall be located to minimize noise impacts and maintain access to residential areas.
 - The entrances to the residential uses shall be separated and distinct from commercial uses and secured.
 - See the General Residential Development Standards for additional requirements.



Rendering of the office complex.

Open Space Designations

The open space land use designations describe the intended character, allowable uses, and development standards for open space uses within Arrowhead Springs. The open space designations include: Public/Commercial Recreation (PCR) and Open Space/Watershed (OS/W).

Public/Commercial Recreation (PCR)

PCR-1. Intended Character. The PCR Land Use Designation is intended to provide for an 18-hole, public golf course, including a clubhouse and related facilities, commercial stables, golf cart and bike rentals. The PCR designation also allows limited agricultural and open space uses, including vineyards, active and passive recreation, permanent open space, wildlife preserves, multi-purpose trails, and water retention basins. It is also intended to preserve water resources, such as watercourses, natural springs and lakes.

PCR-2. Allowable Uses. See *Table 5.1* for Permitted Uses, uses subject to a Development Permit or a Conditional Use Permit, Prohibited Uses, and Temporary Uses.

PCR-3. Development Regulations.

- a. **Maximum intensity:**
 1. Golf Course Related (e.g. clubhouse): 22,000 square feet.
 2. 18-hole public Golf Course: 199 acres.
 3. Property Gatehouse: 50 square feet.
- b. **Development Standards:** Any proposed development in the PCR Zone shall be evaluated by the City on a case-by-case basis. Projects shall be evaluated for the impacts to the surrounding uses in terms of noise, odors, light penetration, aesthetics, traffic and parking. It is the discretion of the Development Services Director if a Special Conditional Use Permit is required based upon the scale of the project and potential impacts.

Open Space – Watershed (OS/W)

OS/W-1. Intended Character. The Open Space – Watershed Land Use Designation is intended to preserve water resources, such as watercourses, natural springs and lakes and provide for recreational uses such as trails and stables.

OS/W-2. Allowable Uses. See *Table 5.1* for Permitted Uses, uses subject to a Development Permit or a Conditional Use Permit, Prohibited Uses, and Temporary Uses.

OS/W-3. Development Regulations. Any proposed development shall be evaluated by the City on a case-by-case basis. Projects shall be evaluated for the impacts to the surrounding uses in terms of noise, odors, light penetration, aesthetics, traffic and parking. It is the discretion of the Development Services Director if a Special Conditional Use Permit is required based upon the scale of the project and potential impacts.

General Development Standards

The following General Development Standards apply to all uses within the Arrowhead Springs Specific Plan. Unless otherwise stated, they are consistent with Article III, Chapter 19.20, of the City of San Bernardino Development Code (See Appendix 3).

Determination of Use: Applicability

Per Section 19.20.030 of the City of San Bernardino Development Code (See Appendix 3).

General Standards

Per Section 19.20.030 (See Appendix 3), City of San Bernardino Development Code, which addresses the following:

- Access
- Additional Height Restrictions
- Antennae, Vertical & Satellite Dish
- Design Considerations
- Dust and Dirt
- Environmental Resources/Constraints
- Exterior Building Walls
- Fences, Walls and Hedges
- Fire Protection
- Fumes, Vapor and Gases
- Glare
- Hazardous Materials
- Height Determination (Buildings and Structures)
- Lighting
- Noise
- Odor
- Projections into Setbacks
- Public Street Improvements
- Radioactivity
- Refuse Storage/Disposal
- Screening
- Signs, Off-Street Parking, Off-Street Loading and Landscaping
- Solar Energy
- Storage
- Toxic Substances
- Transportation Control Measures (TCM)
- Underground Utilities
- Vibration

Exceeding Maximum Building Height

Non-habitable landmarks, such as clock towers, architectural features, and spires may exceed the

maximum allowable building height for each land use district by 25 feet with the approval of a Development Permit, per Chapter 19.44 of the San Bernardino Development Code.

Sign Regulations

All Signage (permanent and temporary) within Arrowhead Springs shall comply with Article III, Chapter 19.22, of the City of San Bernardino Development Code (See Appendix 3).

Parking Standards and Design

Unless noted otherwise in the land use district itself, the design, location, and layout of all parking within Arrowhead Springs shall comply with Article III, Chapter 19.24, of the City of San Bernardino Development Code (See Appendix 3) with the exception of parking within the Historic Hotel and Spa District and Village Walk. Parking design standards within these areas may vary to achieve the intent of this land use designation and to encourage shared parking facilities. Minor changes to the parking design standards, such as stall sizes and drive aisle widths, within the Historic Hotel and Spa District and Village Walk may be determined administratively, in consultation with the Development Services Department subject to the approval of the Development Services Director. If an agreement cannot be reached administratively, then a parking variance application shall be required.

Handicapped Parking Requirements. Per Section 19.24.050, of the City of San Bernardino Development Code (See Appendix 3).

Alternative Modes of Transportation Parking Incentives. Arrowhead Springs will provide parking spaces in premium locations (typically near Handicapped Parking), as an incentive, for the following alternative modes of transportation:

- Golf Carts
- Neighborhood Electric Vehicles (NEVs)
- Electric Cars
- Hybrid Electric Cars
- Solar Electric Cars or Vehicles
- Natural Gas-Fueled Vehicles
- Other Fossil-Fuel Free Fueled Vehicles

Landscaping Standards

All landscaping within Arrowhead Springs shall comply with Article III, Chapter 19.28, of the City of San Bernardino Development Code (1/94).

Subdivision Regulations

Subdivisions of land shall comply with Article III, Chapter 19.30, of the City of San Bernardino Development Code, (See Appendix 3).

Non-Conforming Uses

Per Chapter 19.62 of the City of San Bernardino Development Code (See Appendix 3).

Temporary Use Permits

Per Chapter 19.70 of the City of San Bernardino Development Code (See Appendix 3). The following temporary uses, applicable to Arrowhead Springs, may be permitted, subject to issuance of a Temporary Use Permit:

- Real Estate Offices within approved development;
- On- and off-site contractor's construction yards in conjunction with an approved development;
- Trailer, coach or mobile home as a temporary residence;
- Emergency public health and safety needs;
- Similar temporary uses which, in the opinion of the Development Services Director are compatible with the land use district and surrounding land uses.

Technology/Energy Efficiency and Sustainability

Developers of future subdivisions within Arrowhead Springs shall be expected to incorporate the latest technological advances, such as Internet connections, and electronic timers. Developers are also expected to incorporate energy and water efficient building techniques to reduce long-term costs to the residents and business owners.

Flood Plain

Portions of Arrowhead Springs contain areas determined by the Federal Emergency Management Agency (FEMA) to pose a threat of significant flooding during a 100-year storm event (see *Figure 5.1, 100-year Flood Plain*). In order to protect public health, safety, and general welfare, and to minimize hazards due to flooding in these areas as identified by

the latest adopted Flood Insurance Rate Maps, development in the 100-year flood zones are subject to additional standards and protections. The provisions of Chapter 19.16, Section 19.16.010, of the City of San Bernardino Development Code (See Appendix 3), shall apply to development within the 100-year flood zone.

Foothill Fire Zones

Arrowhead Springs is located entirely within the Foothill Fire Zone, Fire Zone C- Abutting Wildlands. The purpose of the Foothill Fire Zone is to mitigate the spread of fire, to help minimize property damage and to reduce the risk to the public health and safety. Accordingly, any development within Arrowhead Springs shall be required to comply with the provisions of Chapter 19.15 of the City of San Bernardino Development Code (See Appendix 3) except for the provisions for street right-of-way. In Arrowhead Springs, the street right-of-way shall be as described in the Hillside Development Section, below, subject to the approval of the City Fire Chief.

Hillside Development

a. Intended Character. The purpose of these regulations are to ensure that development occurs in a manner that protects the hillside's natural and topographic character and identity, environmental sensitivities, aesthetic qualities, and the public health, safety, and general welfare.

This protection is obtained by ensuring that development does not create soil erosion, silting of lower slopes, slide damage, flooding problems, and severe cutting or scarring.

It is the intent to encourage a sensitive form of development while still allowing for residential, retail, office, hotel, and spa/resort uses which complement the natural and visual character of the City, Arrowhead Springs, and its hillsides.

b. Policies. The regulations, development standards, and design guidelines set forth in this section are based on the following policies:

- To minimize the effects of grading and ensure that the natural character of hillside areas is retained;

- To protect and balance the rights of property owners with the desire of neighbors to preserve the most visually significant slope banks and ridgelines in their natural state by providing for developing hillsides at low densities;
- To encourage variety in housing types, padding techniques, grading techniques, lot sizes, site design, density, arrangement, and spacing of homes and developments;
- To encourage innovative architectural, landscaping, circulation, and site design;
- To discourage mass grading of large pads and excessive terracing;
- To provide for safe circulation of vehicular and pedestrian traffic to and within hillside areas, and to provide adequate access for emergency vehicles necessary to serve hillside areas;
- To take into account unstable slopes, or slopes subject to erosion and deterioration, in order to protect human lives and property;
- To encourage design and building practices to assure maximum safety from wild fire hazard;
- To preserve visually significant rock outcroppings, native plant materials, and natural hydrology;
- To protect and balance the rights of hillside property owners with the public benefits of reducing the visual effects of grading and minimizing the apparent bulk of structures on ridges and hillsides; and
- To balance the desire of neighbors who may object to changes in a hill's natural shape with the rights of property owners desiring to place upscale homes at low densities on slopes and ridges.

c. Ingress and Egress: A tentative tract or parcel map shall provide for at least 2 different standard routes for ingress and egress. Standard ingress/egress is a route that is dedicated to the City and has a minimum paved width of 28 feet. In the event the paved width is less than 28 feet, driveway access to abutting properties shall not be permitted.

d. Street Standards: Streets in Arrowhead Springs shall conform to the following standards:

- Local hillside street standards shall be used to minimize grading and erosion potential while providing adequate access for vehicles, including emergency vehicles.
- Grades of streets shall be as provided in this subsection, unless otherwise approved in writing by the Public Services, Fire, and Development Services Departments. Hillside collector and arterial streets shall not exceed 8 %, except for a section of Village Parkway from Lake Vonette to the south end of the property where the maximum grade may be 12%. Hillside residential local streets shall not exceed a 15 % grade.
- Minimum horizontal curve of streets shall be in accordance with Caltrans computational methods using design speed estimated by the City Engineer.
- One-way streets may be permitted where it can be shown that they reduce the overall amount of cut and fill required.
- Subject to written approval by the Fire Department, cul-de-sacs to a maximum of 750 feet in length may be permitted with a maximum of 30 dwelling units, and to a maximum of 1,000 feet in length with a maximum of 20 dwelling units and shall terminate with a turn around area not less than 40 feet in radius to curb face.
- Sidewalks on only 1 side of a street or not at all may be permitted in hillside areas subject to the approval of the City Engineer.
- All other street improvement standards shall conform to the standard plans and specifications of the City Engineer.

e. Soils/Grading: In the Residential Low (RL) and Open Space/Water (OS/W) designations, grading of any site shall conform to the following grading standards, based upon the percent of the natural slope. The City Engineer shall review and make recommendation to the Planning Commission on the proposed grading.

- To less than 15 %. Redistribution of earth over large areas may be permitted.
- 15 to less than 25 %. Grading may occur, but landforms must retain their natural character. Padded building sites may be allowed, but custom foundations, split level designs, stacking and clustering is expected to mitigate the need for large padded building areas.
- 25 to less than 35%. Grading may occur, however, major topographic features shall retain their natural landforms. Special hillside architectural and design techniques are expected in order to conform to the natural land form, by using techniques such as split level foundations of greater than 18 inches, stem walls, stacking and clustering, varying the elevation of graded pads on ridgelines, stepping structures down ridgelines and hillsides to reduce apparent bulk, and generally being sensitive to the scale and character of surroundings.
- Greater than 35%. Development and limited grading can only occur in this category if it can be clearly demonstrated that safety, environmental, and aesthetic impacts will be avoided. Minimum size lots of not less than 10,800 square feet, variable setbacks and variable building structural techniques such as stepped or pole foundations are expected. Structures shall blend with the natural environment through their shape, materials and colors. Impact of traffic and roadways is to be minimized by following natural contours or using grade separations.
- Grading shall be designed to:
 - Conserve natural topographic features and appearances by means of land sculpturing to blend graded slopes and benches with natural topography (*See Figures 5.2 to 5.5*).
 - Retain major natural topographic features such as canyons and prominent landmarks.
- All graded areas shall be protected from wind and water erosion through acceptable slope stabilization methods such as planting, walls, or netting. Interim erosion control plans shall be required, certified by the project engineer, and reviewed and approved by the City Engineer.
- Slopes created by grading of the site shall not exceed 50 percent or 2: 1, without a soils report and stabilization study indicating a greater permissible slope; or shall not exceed 30 feet in height between terraces or benches; except that the Planning Commission may permit slopes exceeding these dimensions where the slopes will result in a natural appearance and will not create geological or erosion hazards.
- To provide an incentive to conserve natural topographic features and discourage mass grading of ridgelines and excessive terracing, a residential lot located uphill from a residential lot sharing a rear yard property boundary line may combine lot area to reduce grading of slope banks, provided the parcel on the upper slope exceeds a minimum lot area of 8,000 square feet, the combined area of both lots exceeds 21,600 square feet, and where it can be shown that they reduce the overall amount of cut and fill required to accommodate the pads for the residential structures.
- Cut and Fill: If more than 1-foot of fill or 2-feet of cut are proposed, the site/plot/grading and drainage plan shall be signed by a Registered Civil Engineer and a grading permit will be required. The grading plan shall be prepared in strict accordance with the City's "Grading Policies and Procedures, and the City's "Standard Drawings", unless otherwise approved by the City Engineer.
- The City Engineer, prior to grading plan approval, shall approve a specific Geotechnical analysis and an Erosion Control Plan. The Erosion Control Plan shall be designed to control erosion due to water and wind, including blowing dust, during all phases of construction, including graded areas that are not proposed to be immediately built upon.
- Cubic Yards: If more than 5,000 cubic yards of earthwork is proposed, a grading bond will be required. If more than 1,000 cubic yards of earth is to be hauled on City streets then a special hauling permit shall be obtained from the City Engineer. Additional conditions, such as truck route approval, traffic controls, bonding, covering of loads, street cleaning, etc. may be required by the City Engineer.

f. Fire Safety: All developments in Arrowhead Springs shall comply with the standards of the FF (Foothill Fire Zones) District. In the course of the review for a project in Arrowhead Springs, the City will be reviewing each project to determine compliance with fire safety standards. The standards cover such items as, but not limited to:

- Number of access points and street designs for each development;
- Driveway lengths and widths;
- Distances between dwellings;
- Fuel modification plan;
- Water flow and fire hydrant requirements;
- Fire retardant building materials;
- Residential sprinkler requirements as provided in the Foothill Fire Zone standards.

g. Geotechnical:

- Any subdivision within the Alquist-Priolo "Special Studies Zone" shall conduct a geologic study in conformance with the requirements of the Zone, see *Figure 5.6, Alquist-Priolo Earthquake Zones*. This study shall be prepared by a certified engineering geologist.
- Setback requirements from active or potentially active fault traces will be determined on a case-by-case basis following the counsel of structural and geotechnical engineering studies. However, sensitive and high occupancy structures, as defined in the General Plan, shall maintain a minimum 100 foot setback, unless they are pre-existing structures, in which case, structural building compliance measures will be required to mitigate risk.
- No emergency facilities, community facilities, or places of general public assembly (not including open space areas) shall be permitted within the Alquist-Priolo Zone.
- All structures within the trace shall require the seismic features of the structure to be reviewed

and approved by a professional engineer specializing in seismic/structural design.

- The Building Official may require special construction methods of structures where it has been determined to have potential geologic hazards.
- A statement shall be included at the time of purchase agreement and at the close of escrow to the purchaser of each lot within the development, which informs the prospective owner of the potential for seismic activity, and the potential hazards.

h. Water/Drainage:

- On-site catch basins or siltation basins, as well as energy absorbing devices, may be required as a means to prevent erosion as well as to provide for ground water recharge.
- Natural drainage courses should be protected from grading activity.
- Where brow ditches are required, naturalize with plant materials and native rocks.
- Maximum coverage of the Arrowhead Springs Specific Plan area (1,916 acres) by impervious surfaces shall not exceed 10% of the gross land area.
- Prior to the issuance of a grading permit, a site-specific drainage study, which meets the standards of the City Engineer, will be prepared by a Civil Engineer registered in the State of California. All recommendations from this analysis, including facilities necessary to mitigate drainage impacts, maximize percolation and groundwater recharge to the extent feasible shall be incorporated in all grading and site improvement plans.
- The application shall mitigate on-site storm water discharge sufficiently to maintain compliance with the City's NPDES Storm Water Discharge Permit Requirements. A "Notice of Intent (NOI)" shall be filed with the State Water Quality Control Board for construction disturbing 1 acres or more of land.

i. Animal and Plant Life:

- Areas of a site that are identified in the environmental study as having biological significance shall be preserved, unless exempted by the Planning Commission through the Conditional Use Permit process.
- Natural vegetation shall be maintained wherever possible. If removal is required, reestablishment of a compatible plant material on-site will be required at a ratio of at least 2:1.
- All exposed slopes and graded areas shall be landscaped with ground cover, shrubs, and trees.
- Existing mature trees shall be incorporated into the project where feasible (See *Figure 5.3*).
- Water and energy conservation techniques shall be utilized, such as special irrigation techniques (e.g., drip irrigation), drought tolerant plant species, alluvial rockscape, etc.
- Wherever possible, fire resistant native vegetation shall be preserved and planted.
- Introduction of landscaping within the hillside areas should make maximum use of texture, color, and be capable of blending in with the natural landscape, and help to soften the effects of buildings, walls, pavement, and grading.
- Screening along roadways should make maximum use of berming and landscaping but shall not interfere with sight distance.

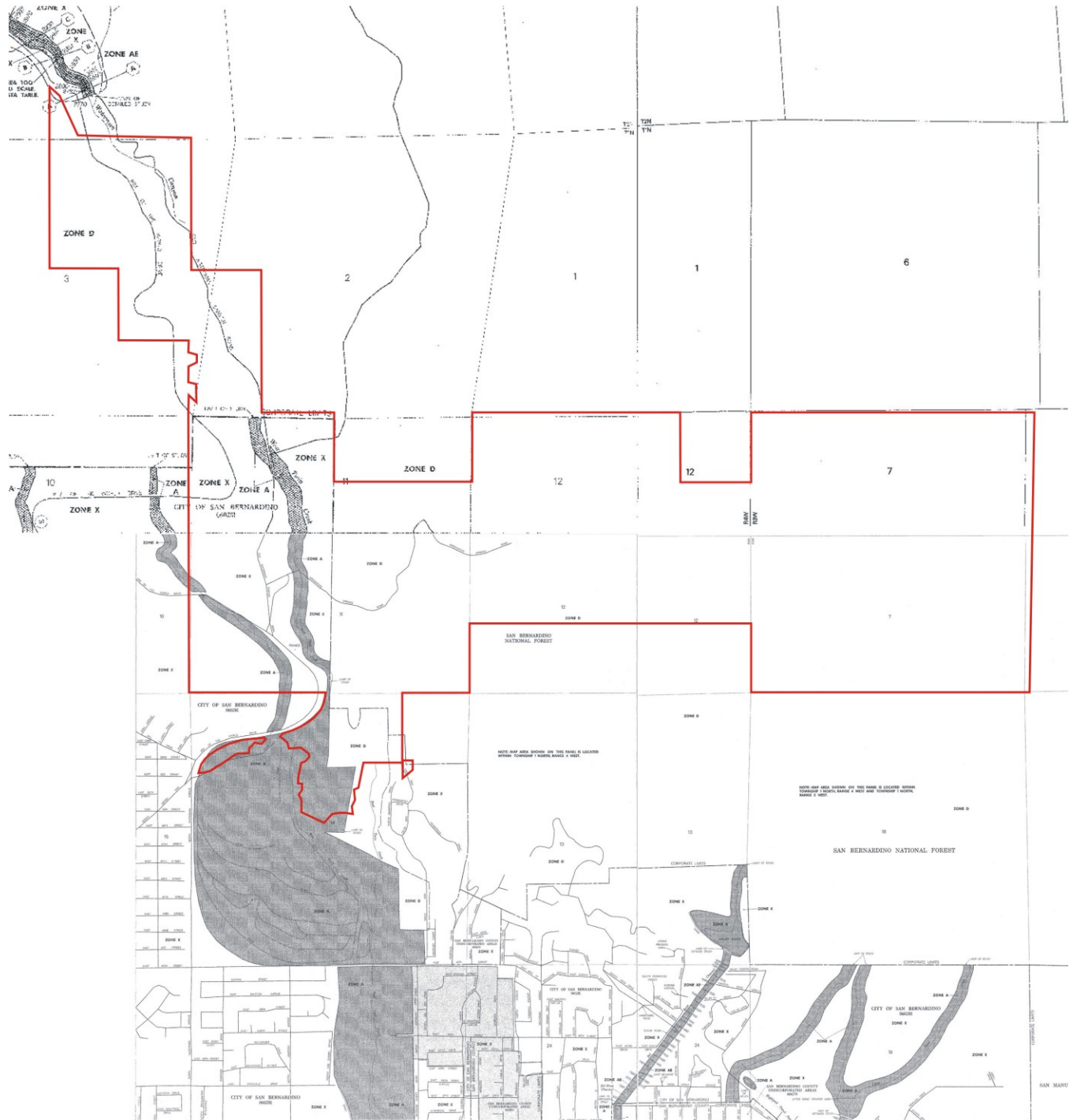
j. Design:

- Dwelling units and structures shall be compatible with the natural surroundings of the area and shall not dominate the natural environment.
- Exterior finishes of dwelling units and structures should blend in with the natural surroundings by using earth tone colors and avoiding reflective materials or finishes.
- Site design should utilize varying setbacks, building heights, innovative building techniques, and building and wall forms which serve to blend

buildings into the terrain (See *Figure 5.4*, items A, B, and C).

- Dwelling units and structures shall be sited in a manner that will:
 - Retain outward views from each unit;
 - Preserve or enhance vistas, particularly those seen from public places;
 - Preserve visually significant rock outcroppings, natural hydrology, native plant materials, and areas of visual or historical significance.
- The highest point of any structure shall not exceed 25-feet above a natural or graded ridgeline. A ridgeline is a long, narrow, conspicuous elevation which is visible north of Highland Avenue, from a freeway, arterial, or collector street, which forms part of the skyline or is seen as a distant edge against a backdrop of land at least 300 feet horizontally behind it. The height of a ridgeline shall not be reduced more than necessary to construct roadways and structures but in any event more than 50-feet. Acceptable techniques to reduce the impact on ridgelines include the following (See *Figure 5.4*, item A, and *Figure 5.5*, items A, B, and C):
 - Use the natural ridgeline as a backdrop for structures;
 - Use landscape plant materials as a backdrop; and
 - Use the structure to maximize concealment of cut slopes.

100-YEAR FLOOD PLAIN



Source: Flood Insurance Rate Map, FEMA, March, 1996

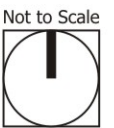
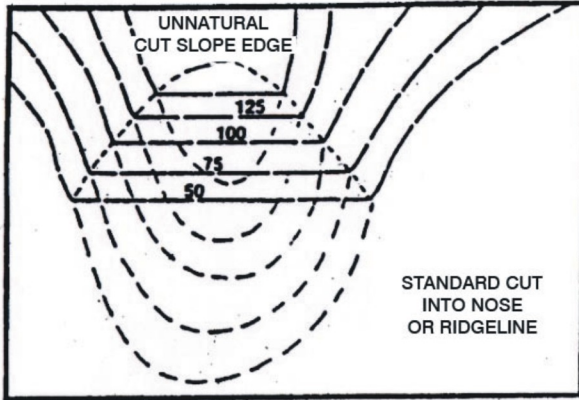


Figure 5.1

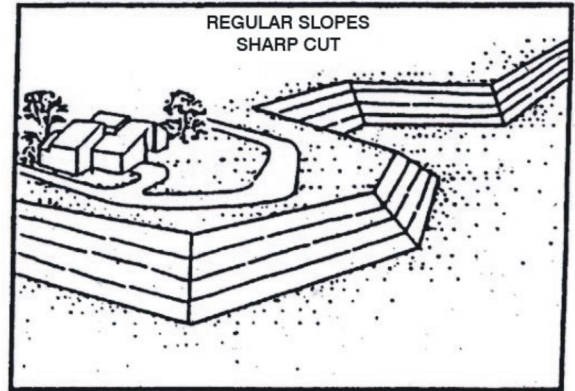
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GRADING 1

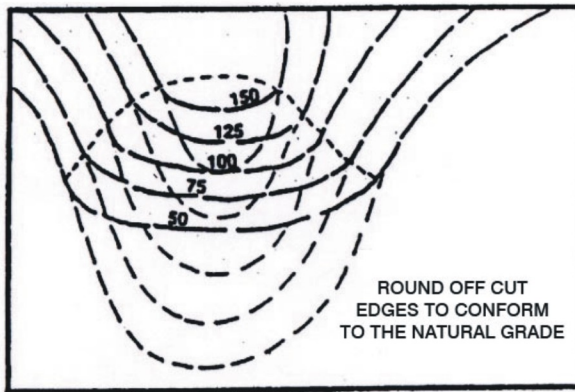
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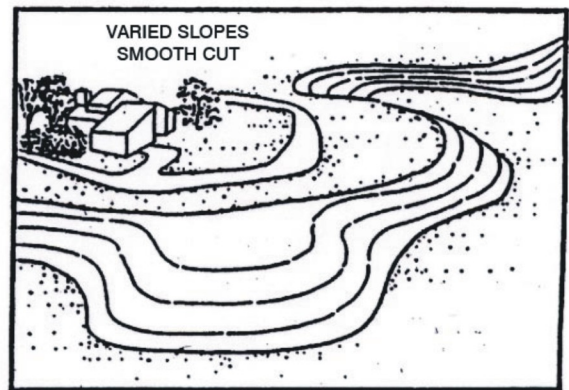
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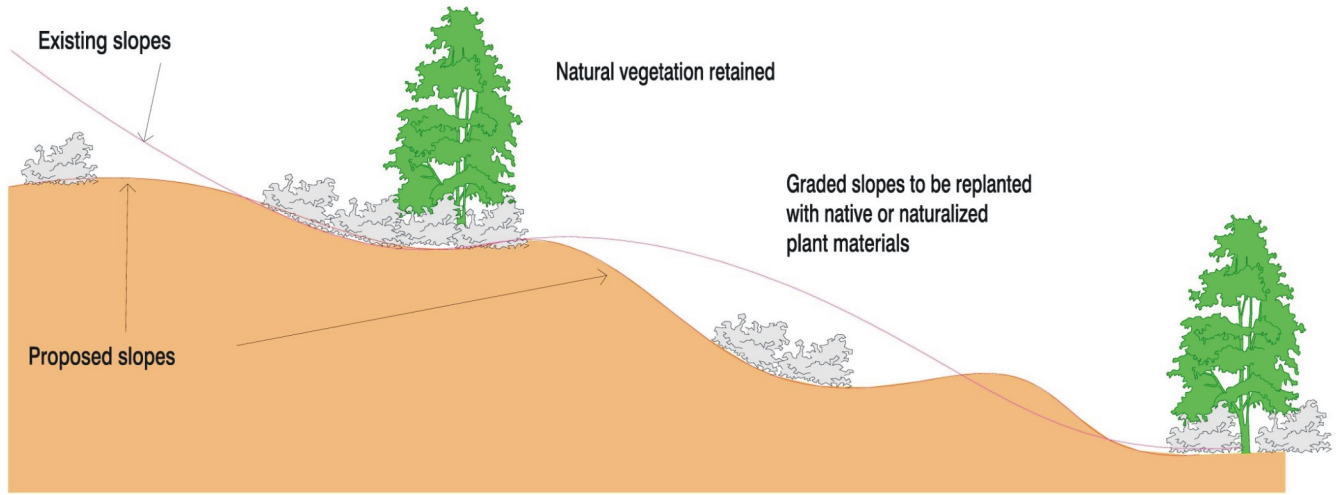


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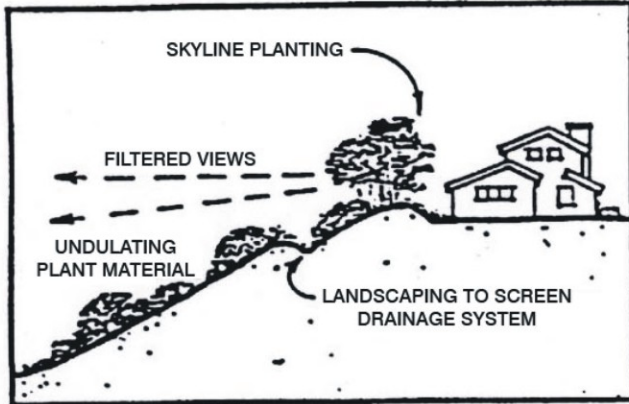
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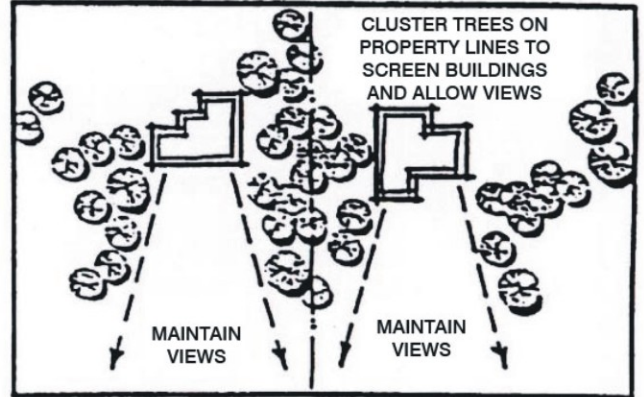


Treatment of Slopes and Natural Vegetation

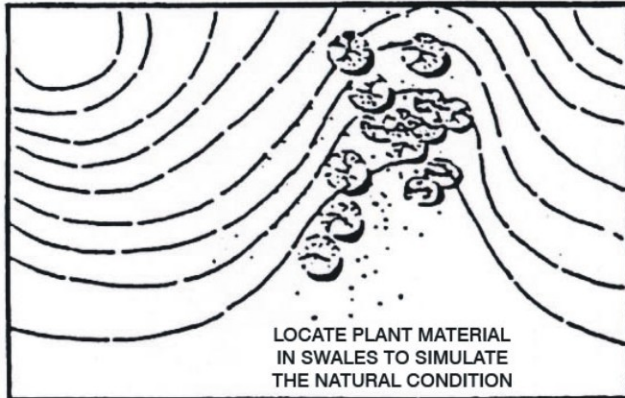
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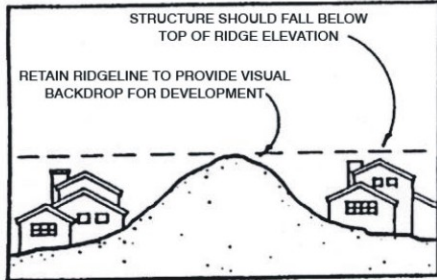
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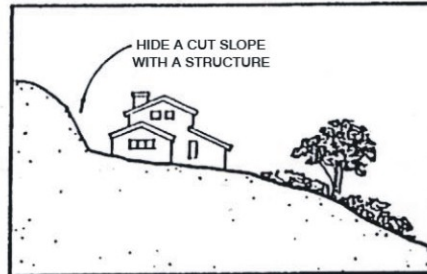
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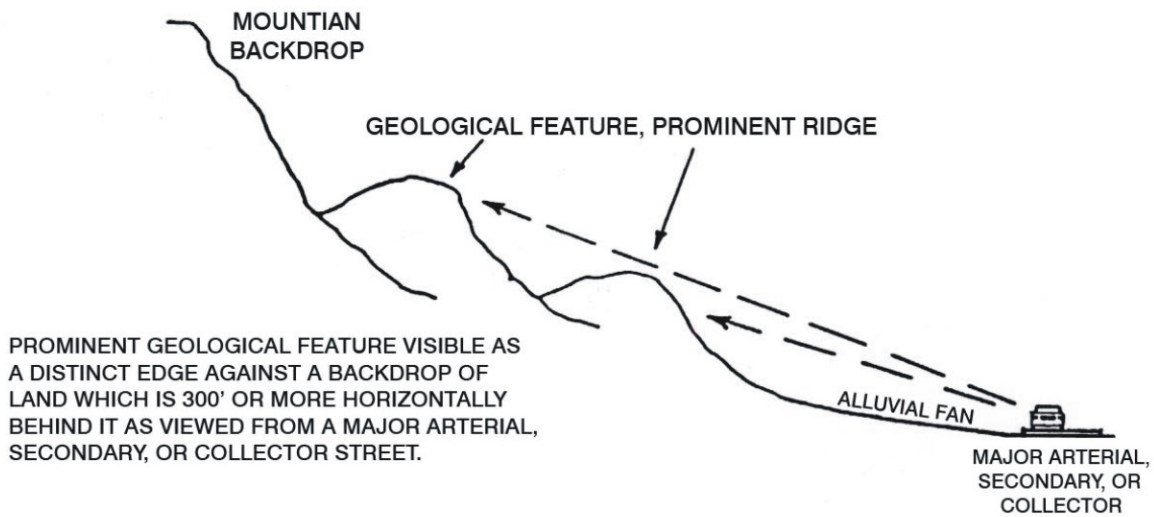
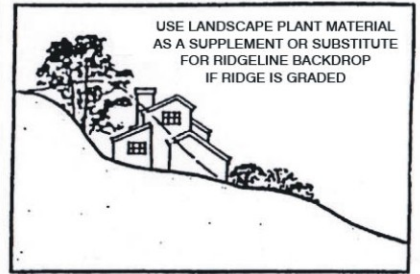
A. Do This



B. Do This



C. Do This



ALQUIST-PRIOLO EARTHQUAKE ZONES

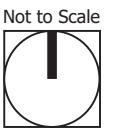
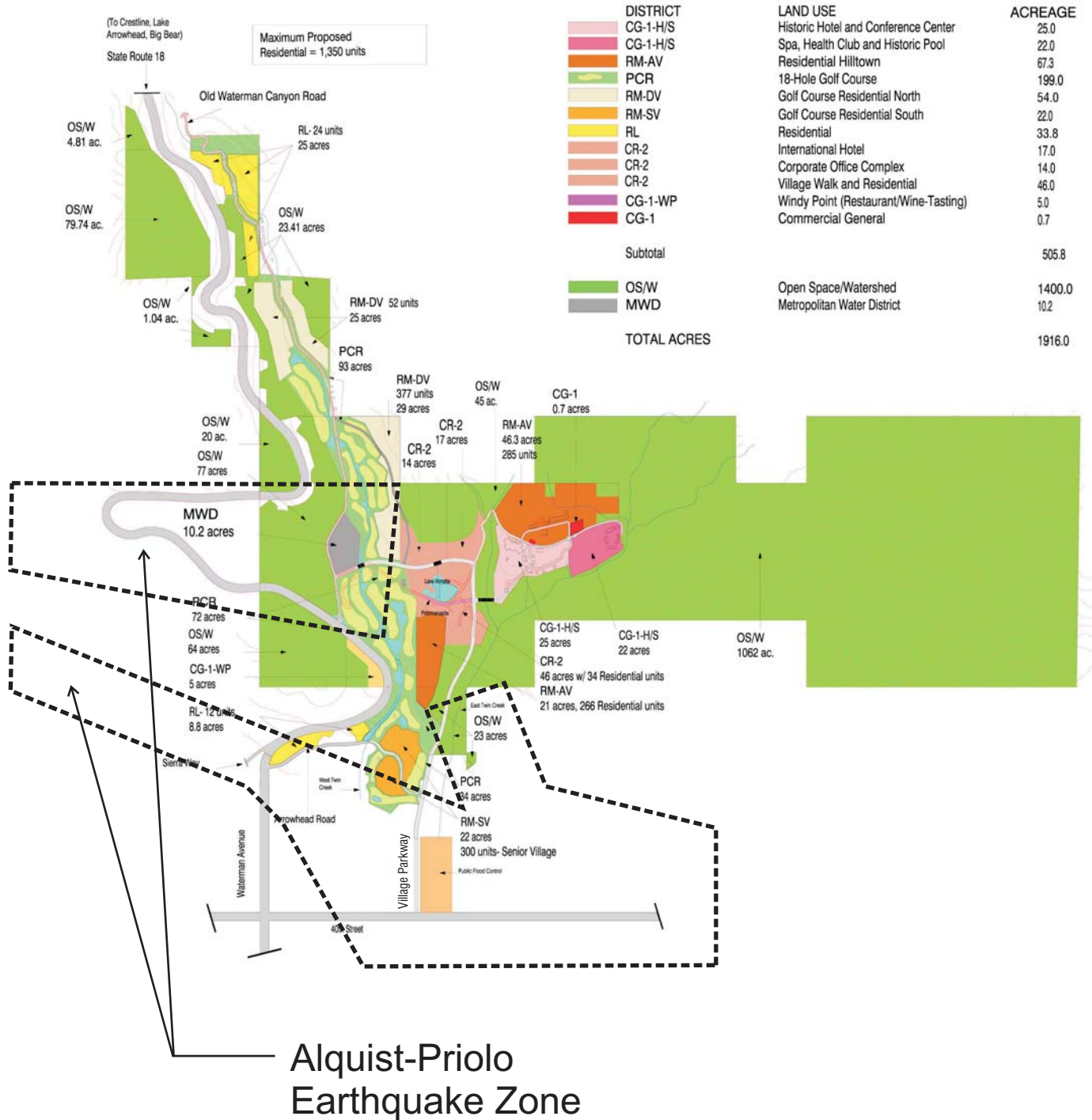


Figure 5.6

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k. Retaining Walls/Fences: Retaining walls shall be used in the following manner:

- Upslope - One wall per lot not exceeding 10 feet in height.
- Downslope - One wall per lot not exceeding 42 inches in height may be used.
- Lots sloping with the street of access or other conditions - One retaining wall on each side of the lot may be used not exceeding 42 inches in height.
- Retaining walls adjacent to driveways - Walls being an integral part of the structure may exceed 8 feet in height if necessary.
- Exposed retaining walls facing roadways shall be no greater than 20 feet in height.
- Where retaining walls face roadways, they shall be faced with aesthetically pleasing materials (e.g., rock facing).
- Cribblock retaining walls with open cells shall not be permitted.
- Walls and fences located in “High Wind Area:” All freestanding walls and fences shall be designed for a minimum wind load of 23 pounds per square foot of vertical surface, unless a lower value is approved by the City Engineer.

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MOBILITY PLAN

The ability to access population and employment centers within Arrowhead Springs and throughout the surrounding area is a critical consideration of the plan. Given its regional location and the limitations on north-south movement, Arrowhead Springs has been designed to accommodate a wide spectrum of mobility options, from vehicles, to transit, to bicycles, to “neighborhood electric vehicles” (NEV), golf carts, and pedestrians.

Vehicular Mobility

In terms of vehicular mobility, Arrowhead Springs is near a number of major transportation arteries, including the State Route 30, Interstate 215, Interstate 10 and SR-18, See *Figure 5.7, Regional Circulation*. The most significant vehicular connections within Arrowhead Springs to these arteries are State Route (SR) 18 and Waterman Avenue. Currently, vehicular access to the surrounding mountain areas is limited to Waterman Avenue, SR-18, and 40th Street.

The vehicular circulation plan for Arrowhead Springs is depicted in *Figure 5.8, Circulation Plan* and described in *Table 5.4, Roadways*.

**Table 5.4
Roadways**

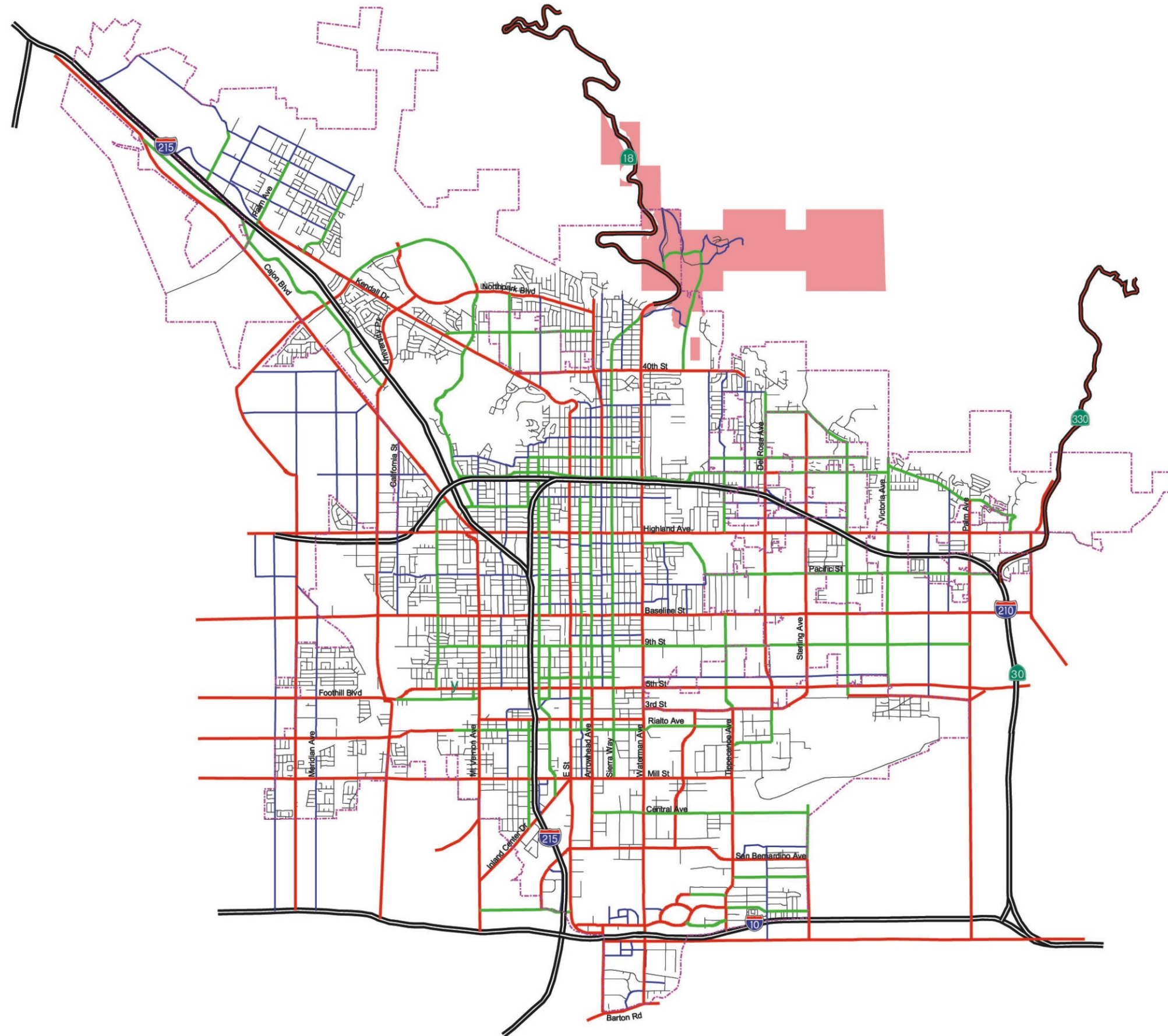
Streets and Roads Description	Road Type				Phase
	State Route	Secondary Arterial	Collector	Local	
Existing Roads (that engage property)					
State Route 18	X				Existing
Old Waterman Canyon Road			X		Existing
New Harrison Parkway (A.K.A Harrison Street) between 40 th to 30 th Streets (4 lanes)		X			Phases 1, 5, 6
Arrowhead Road (formerly Old Arrowhead Road)			X		Extension- Phase 1
New Roads					
New Waterman Canyon Road			X		Phase 1
Village Parkway		X			Phase 1, 3, 4
Arrowhead Springs Resort Road		X			Phase 1
Arrowhead Springs North Road			X		Phase 1
Arrowhead Springs South Road			X		Phase 1
Celebrity Lane				X	Existing
Lucille Ball Lane				X	Phase 1
Humphrey Bogart Lane				X	Phase 1
Al Jolson Lane				X	Phase 1
Jimmy Durante Lane				X	Phase 1
Elizabeth Taylor Lane				X	Phase 1
Judy Garland Lane				X	Phase 1

Notes: Lanes will be developed on a project-by-project basis

Source: American Development Group

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REGIONAL CIRCULATION



- Freeway
- State Highway
- Major Arterial
- Secondary Arterial
- Collector
- Local
- Arrowhead Springs
- City Boundary

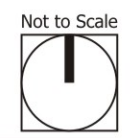


Figure 5.7

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CIRCULATION PLAN

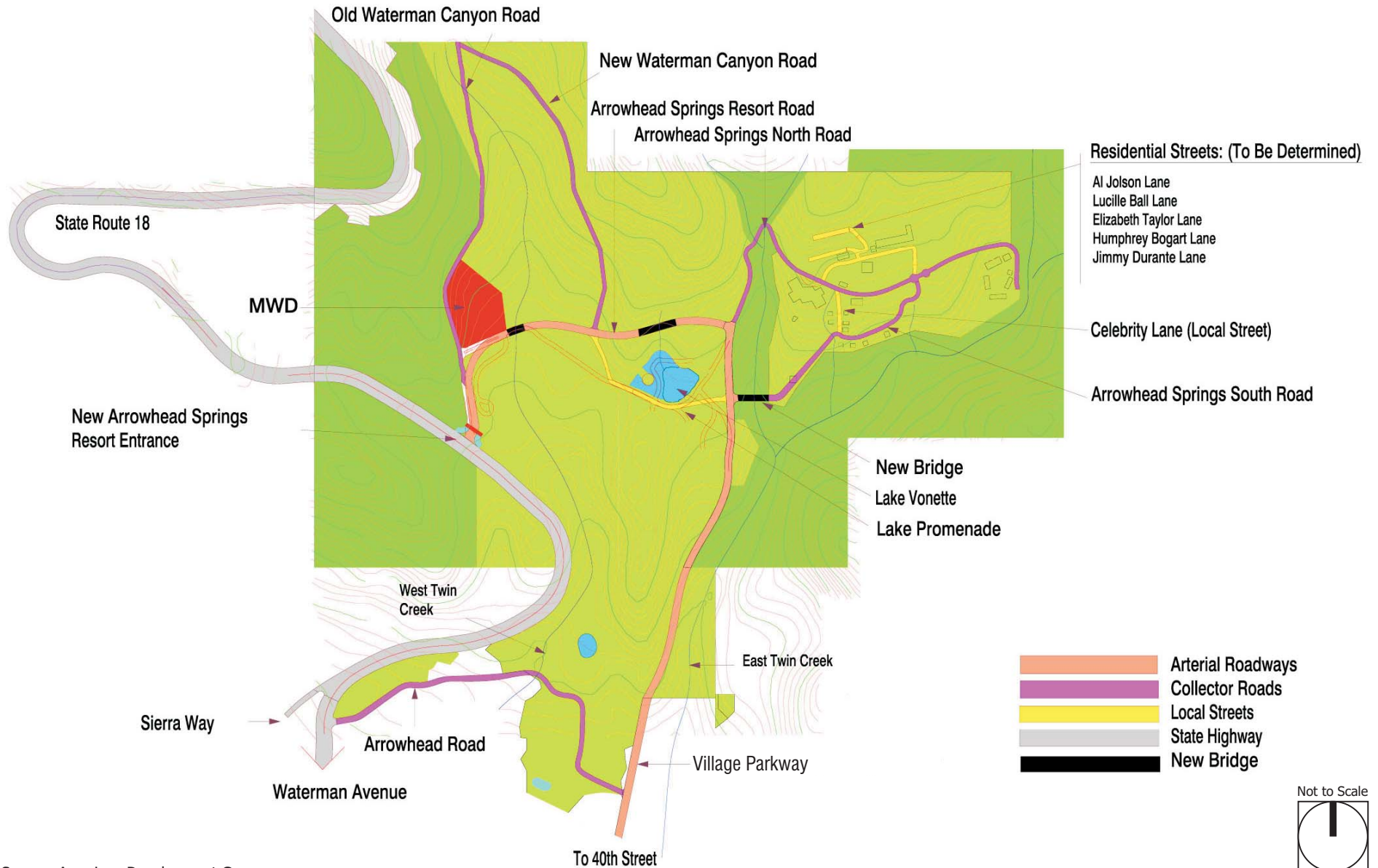


Figure 5.8

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Typical Roadway Standards

Typical roadway standards for the Arrowhead Springs roadway system are based upon the City of San Bernardino Design Standards (Standard No. 100, dated August 21, 1978) and the Hillside Management Overlay District as modified herein. The following is a brief description of the proposed roadway classification system that will be used in the Arrowhead Springs Specific Plan. The roadway sections are depicted on *Figures 5.9 to 5.16*.

Secondary Arterial

A Secondary Arterial is intended to accommodate a significant volume of traffic and provide access to Collector Streets and major traffic generators. A Secondary Arterial normally consists of four travel lanes with a minimum 70-foot right-of-way and a minimum curb-to-curb width of 48 feet. Individual driveway access to residences, commercial, or office buildings is prohibited. Intersection spacing is typically restricted. In sections that interface with entrances and exits to villages and development areas, a 10-foot median may be provided to allow land separation and left turn protection. On-street parking is prohibited, except for emergency situations on the shoulder.

There are two Secondary Arterials in Arrowhead Springs: Arrowhead Springs Resort Road and Village Parkway (See *Figures 5.9 and 5.10* respectively). Arrowhead Springs Resort Road connects with New Waterman Canyon Road (proposed), passes through the West Gate and north of Lake Vonette, and terminates at the intersection of Village Parkway.

Village Parkway will provide primary access to the project from 40th Street. A portion of Village Parkway is proposed to be under the City's jurisdiction. This portion connects 40th Street to the southern entry point of Arrowhead Springs. Upon entering the Arrowhead Springs property, it is classified as a private roadway within the limits of the Arrowhead Springs Specific Plan area. It terminates at the intersection with Arrowhead Springs Resort Road. The construction and maintenance of Village Parkway, within the limits of the Arrowhead Springs Specific Plan area, shall be the responsibility of the Arrowhead Water & Power, LLC (AWP).

Village Parkway and Arrowhead Springs Resort Road will consist of four travel lanes with a curb-to-

curb width of 48 feet and 56 feet respectively. The right-of-way will vary from 58 feet to 80 feet as necessary to accommodate medians, sidewalks, bikeways, and trails. A portion of Village Parkway may be designed as a split grade roadway.

Collector Road

A Collector Road is intended to accommodate the bulk of local traffic and provide connections between local streets and arterials. On-street parking is permitted in certain locations and exclusive (Class I) NEV pathways or striped (Class II) bicycle lanes are also accommodated where appropriate.

A Collector Road has two travel lanes, with a minimum curb-to-curb width of 28-feet. As shown on *Figure 5.8* and described below, there are a number of Collector Roads in Arrowhead Springs:

Arrowhead Springs North Road begins at the intersection of AHS Resort Road and AHS Village Avenue. It is identified as the existing road that winds around the historic hotel to the north and continues to the cul-de-sac of the Arrowhead Springs Spa Resort to the east (See *Figure 5.15*).

Arrowhead Springs South Road begins at an intersection with AHS Village Avenue and passes below (south of) the existing historic hotel and is served by a new bridge, crossing Hot Springs Creek and traverses along the plateau edge north of East Twin Creek, intersecting at its end with Arrowhead Springs North Road, west of the historic swimming pool. Arrowhead Springs South Road provides vehicular access to the new 15,000 square foot conference center, new hotel annex and parking lots as well as to guest suites overlooking East Twin Creek (See *Figure 5.14*).

Old Waterman Canyon Road traverses through the westerly portions of the Arrowhead Springs property, connecting State Route (SR) 18 at two points. The location shown on the circulation plan reflects the existing alignment. This alignment is subject to change to reflect the new master plan layout.

Arrowhead Road (also known historically as Old Arrowhead Road) is an existing City road that extends into the Arrowhead Springs' southern property. It would connect State Route

18/Waterman Avenue to Village Parkway on the east. It serves the residential and retirement village situated along the golf course.

New Waterman Canyon Road begins at the intersection of AHS Resort Road and terminates at Old Waterman Canyon Road in the northern portion of the property.

Local Streets

Local Streets are the streets within each tract or development project and provide direct access to individual parcels or units. To maintain flexibility for future projects, a precise roadway street section has not been included in this Specific Plan. A sample street section is provided as a guideline; however, this sample is not intended to dictate the design of each roadway section. Instead, the exact design of each local street is determined on a case-by-case basis. A typical Local Street has a curb-to-curb width of 32 feet to 40 feet, including parking on one or both sides as may be determined necessary.

The names of Local Streets in the Arrowhead Springs development will be consistent with the overall thematic concept of the project: Native American history, Hollywood Golden Era history, and, possibly, 'water' themes. Some possible names include:

- Celebrity Lane (See *Figure 5.16*)
- Elizabeth Taylor Lane
- Humphrey Bogart Lane
- Jimmy Durante Lane
- Lucille Ball Lane
- Susan Hayward Lane
- Paul Williams Lane
- Judy Garland Lane
- Al Jolson Lane
- Cahuilla Lane
- Serrano Lane
- Penyugal Springs Lane
- Granite Springs Lane
- Hot Springs Lane

Cul-de-sacs

Per the Foothill Fire Zone (Chapter 19.15 of the San Bernardino Development Code, see Appendix 3), a cul-de-sac may not exceed 750 feet if providing access to a maximum of 30 units or 1,000 feet if providing access to a maximum of 20 units.

Harrison Parkway (also currently known as Harrison Street)

As part of the Arrowhead Springs Specific Plan, Harrison Parkway (currently known as Harrison Street) will be improved between 40th Street and Lynwood Drive/30th Street to improve the long term circulation system for the City and for Arrowhead Springs.

As detailed in Appendix 5, Harrison Parkway Alternative Roadway Alignments Fatal Flaw Analysis, the build-out impacts and mitigations of the Arrowhead Springs development are based on a total of 29,640 daily trips. Of these trips, 27,978 trips are generated by the project's new components, and 1,662 trips are already accounted trips from the existing and currently permitted uses.

On December 15, 2003, the Mayor and Common Council reviewed various alternatives and approved in concept Alignment 4A.1 described in Appendix 5. It is important to note that the Fatal Flaw Analysis was based on a total of 29,640 daily trips while the final build-out scenario included in the Specific Plan and EIR is based on 24,412 daily trips. The mitigation for Harrison Parkway, as shown on *Table 7.1, Development Phasing Mitigation*, is therefore based on a greater number of trips, which results in more intensive mitigations to be completed by the developer.

Trails System

Arrowhead Springs contains a rich system of interconnected trails that provides the resident or visitor with an array of mobility and recreational opportunities and provides access to every aspect of the plan. The trails system for Arrowhead Springs is comprised of both on-road bicycle trails and off-road multi-purpose trails, as shown on *Figure 5.17, Trail Plan*.

The off-road Local Multi-Purpose Trails accommodate pedestrian, bicycle, and equestrian users. The Local Multi-Purpose Trails provide access along Old Waterman Canyon and West Twin Creek, Strawberry Creek Canyon, East Twin Creek, and even provides access to the Arrowhead and Cave Springs.

The on-road trail system consists of Class III bicycle facilities (shared with motor vehicles) along all the roadways within Arrowhead Springs.

The trails are intended for private use of the Arrowhead Springs community, except for trails within the Botanical Gardens, which are open to the public.

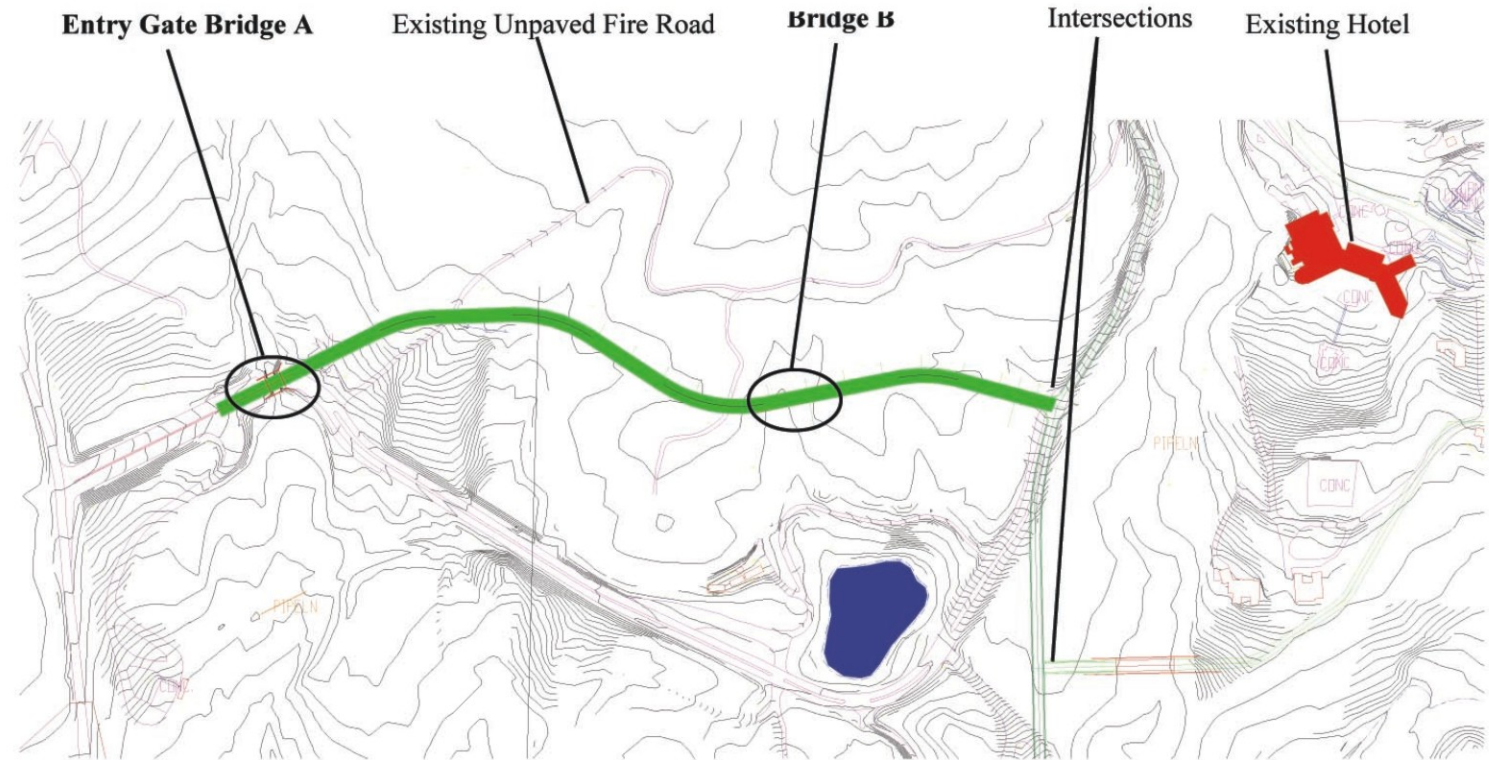
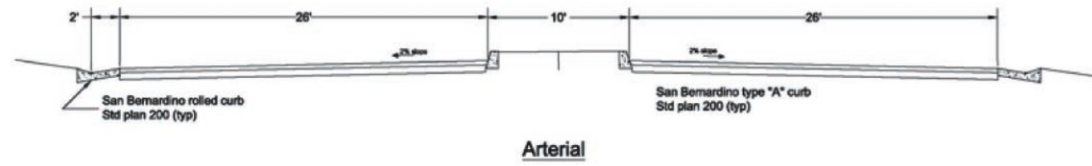
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SECONDARY ARTERIAL (E.G. RESORT ROAD)

DATA

- From Entry Gate to intersection
- Length: 2739 lineal feet
- Width: 66 feet curb-to-curb
- Surface: Asphalt Concrete

- Entry Bridge A length : 42 feet
- Bridge B length: 90 feet



Entry Gate Bridge A



Bridge B location

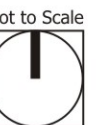


Figure 5.9

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SECONDARY ARTERIAL (E.G. VILLAGE PARKWAY)

DATA

- Intersection to South Property Line
- Length: 3929 lineal feet
- Width: 48 feet curb-to-curb
- Surface: Asphalt Concrete

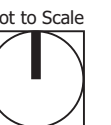
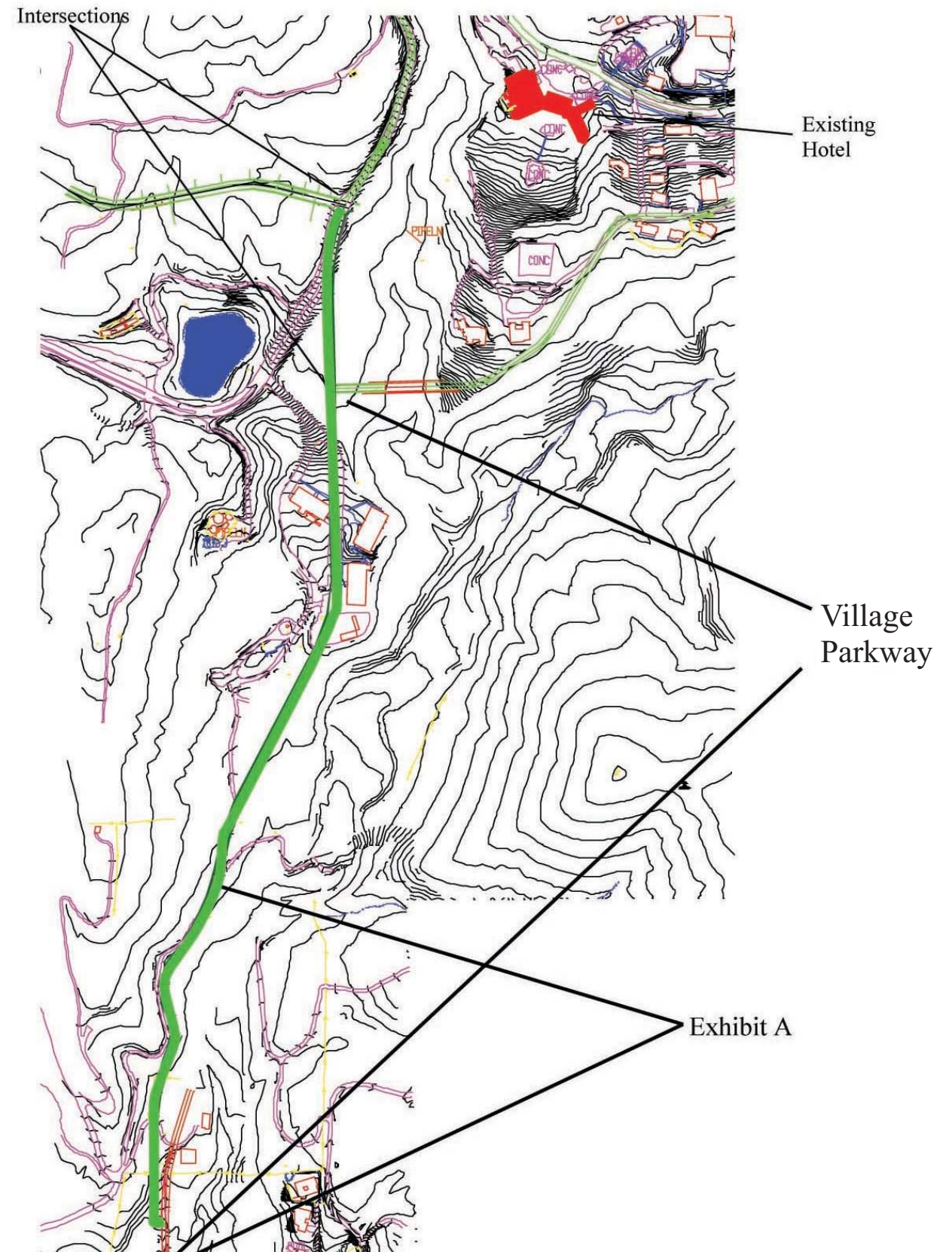
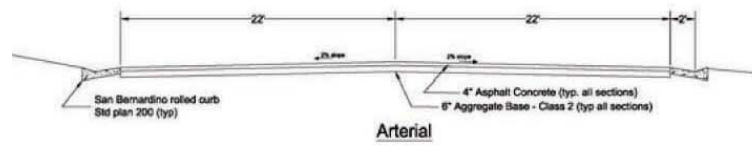


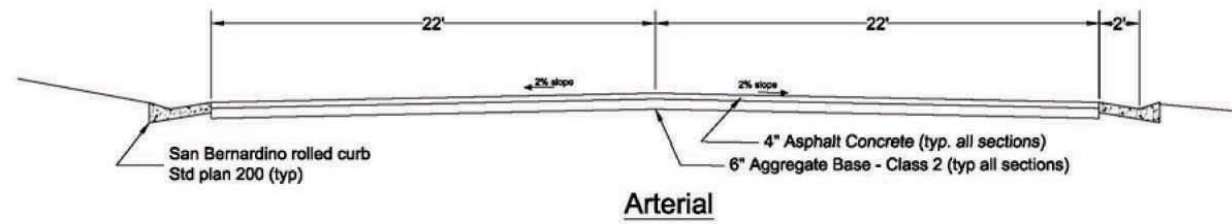
Figure 5.10

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SECONDARY ARTERIAL (E.G. VILLAGE PARKWAY TO 40th STREET)

DATA

- From South Property Line to 40th Street
- Length: 3750 lineal feet
- Width: 48 feet curb-to-curb
- Surface: Asphalt Concrete



Entrance at 40th Street

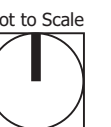
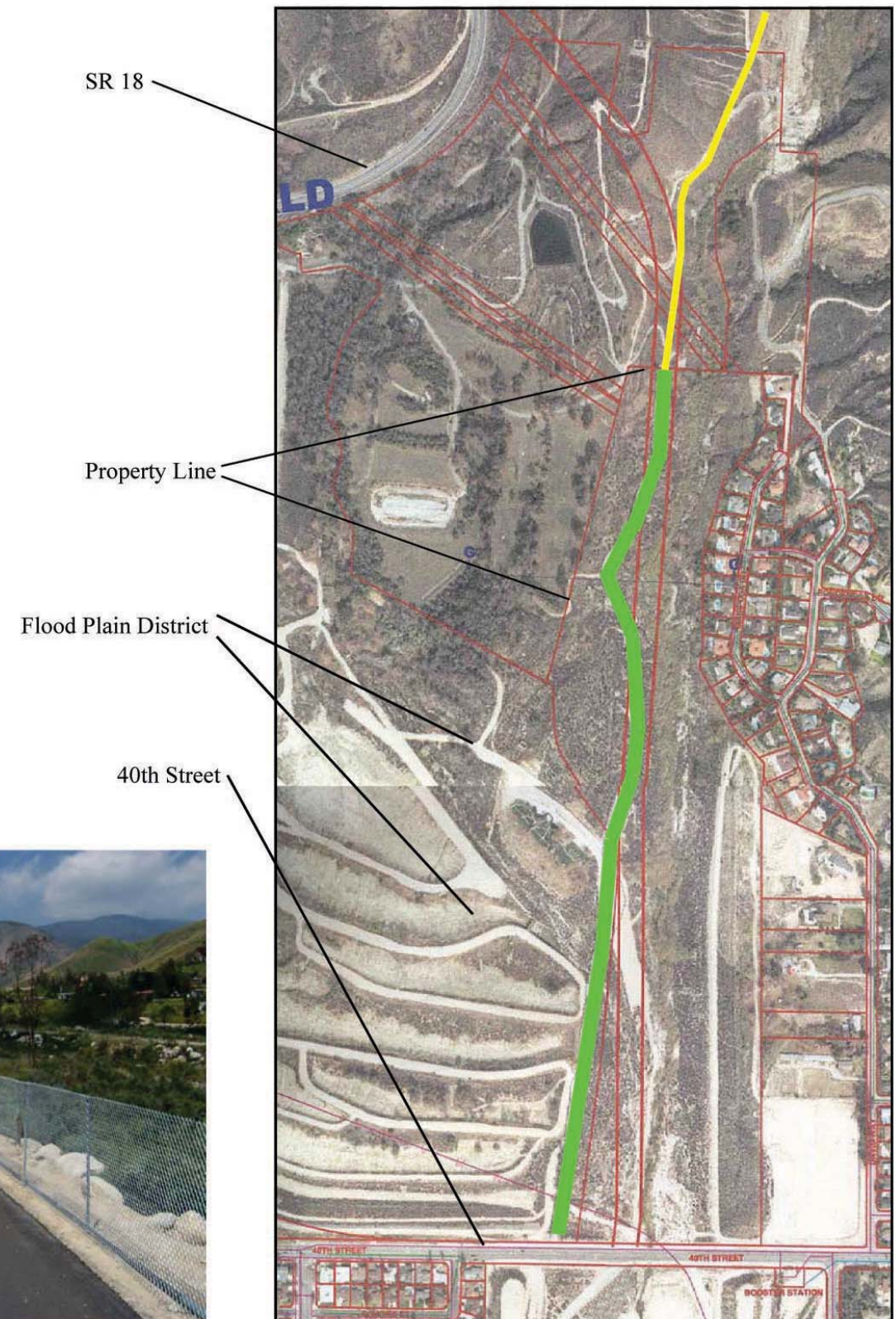


Figure 5.11

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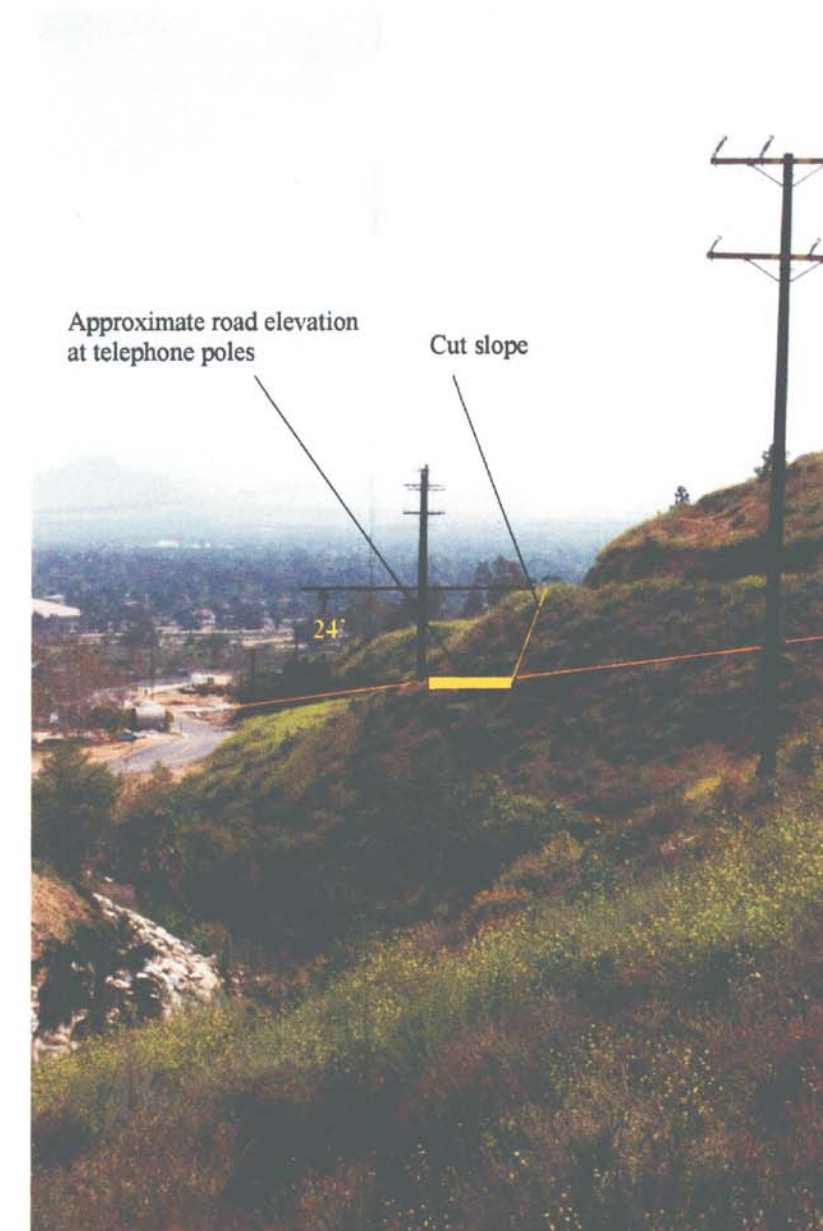
Data

- Length: 1350 feet
- Excavated width: 33 feet
- Paved width: 28 feet curb-to-curb
- Surface: Asphalt Concrete
- Approximate Excavation Quantity: 13,000 CY



Metropolitan Water District Tunnel Site

Natural topography at road site looking South



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VILLAGE PARKWAY EXHIBIT B



MWD Bridge over East Twin Creek

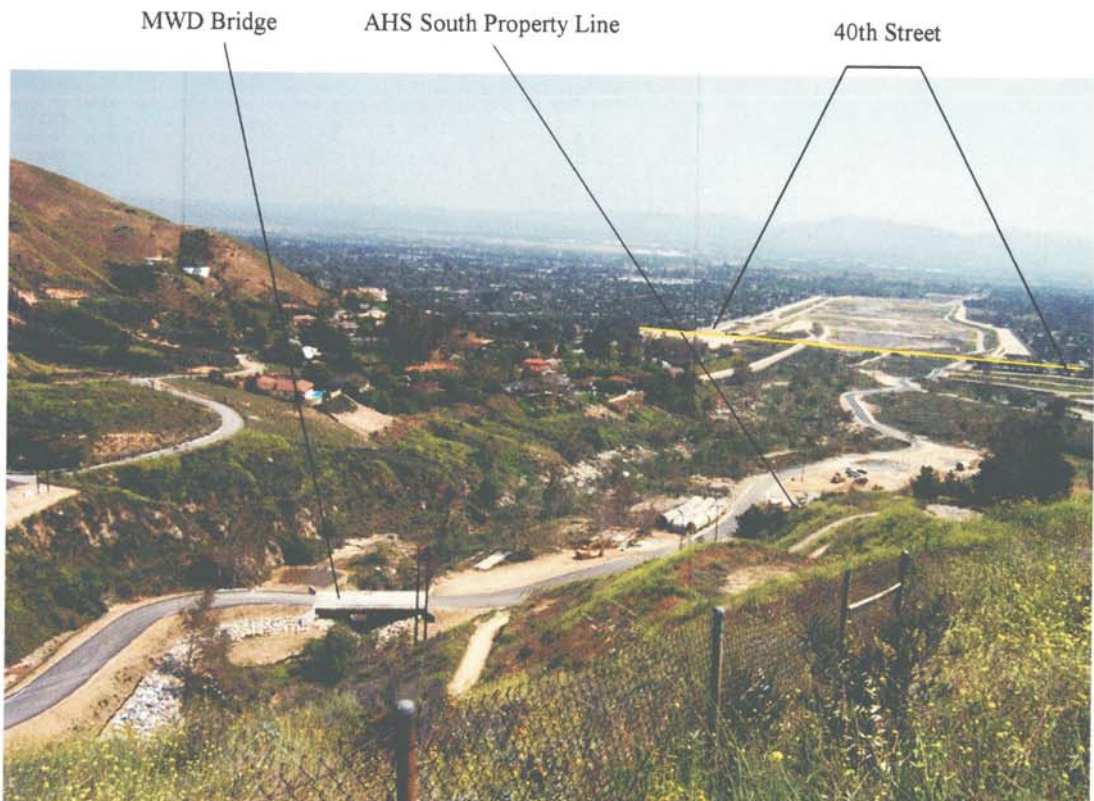


Figure 5.13

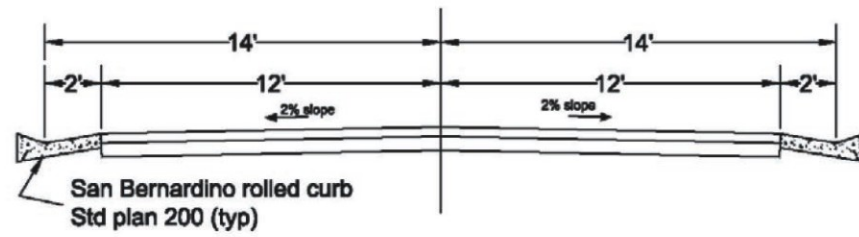
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COLLECTOR ROAD (E.G. ARROWHEAD SPRINGS SOUTH ROAD)

DATA

- From Intersection to Pool area
- Length: 2350 lineal feet
- Width: 28 feet curb-to-curb
- Surface: Asphalt Concrete

- Bridge C length: 150 feet



Bridge C location



Figure 5.14

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COLLECTOR ROAD (E.G. ARROWHEAD SPRINGS NORTH ROAD)

DATA

- From Intersection to Spa
- Length: 4600 lineal feet
- Width: 28 feet curb-to-curb
- Surface: Asphalt Concrete

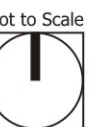
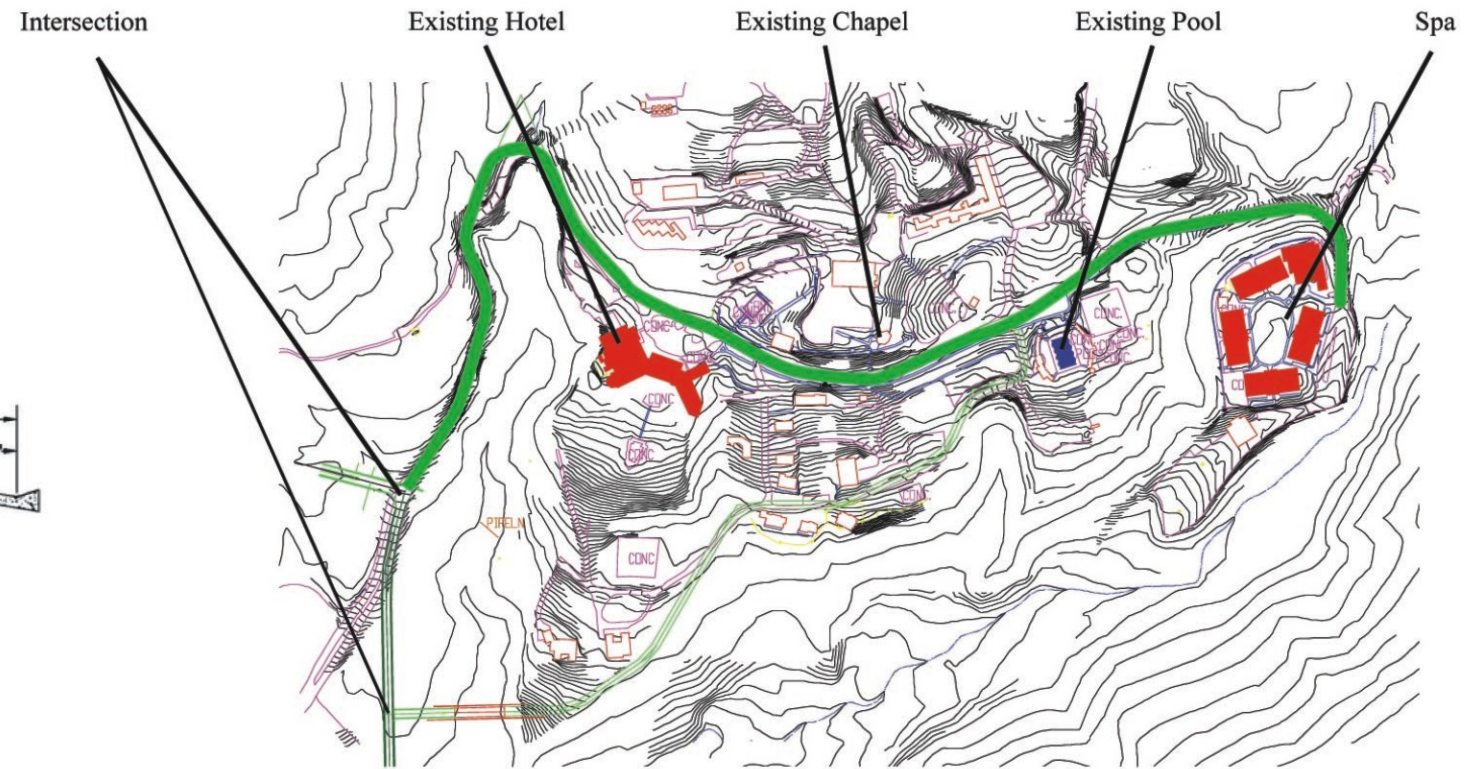
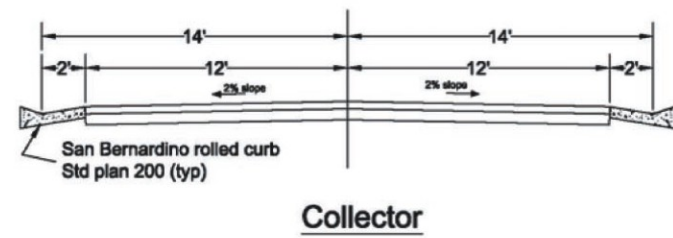


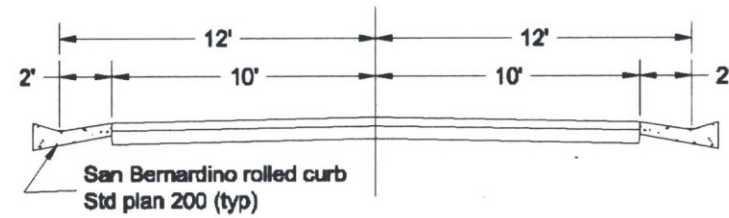
Figure 5.15

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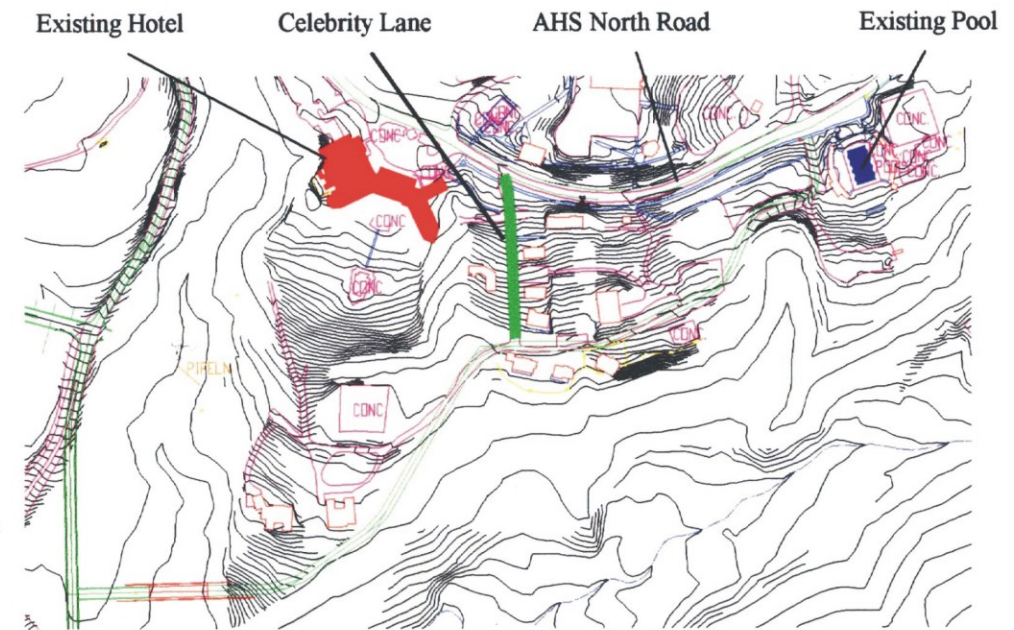
LOCAL STREET (E.G. CELEBRITY LANE)

DATA

- Length: 450 lineal feet
- Width: 24 feet curb-to-curb
- Surface: Asphalt Concrete



Local Street

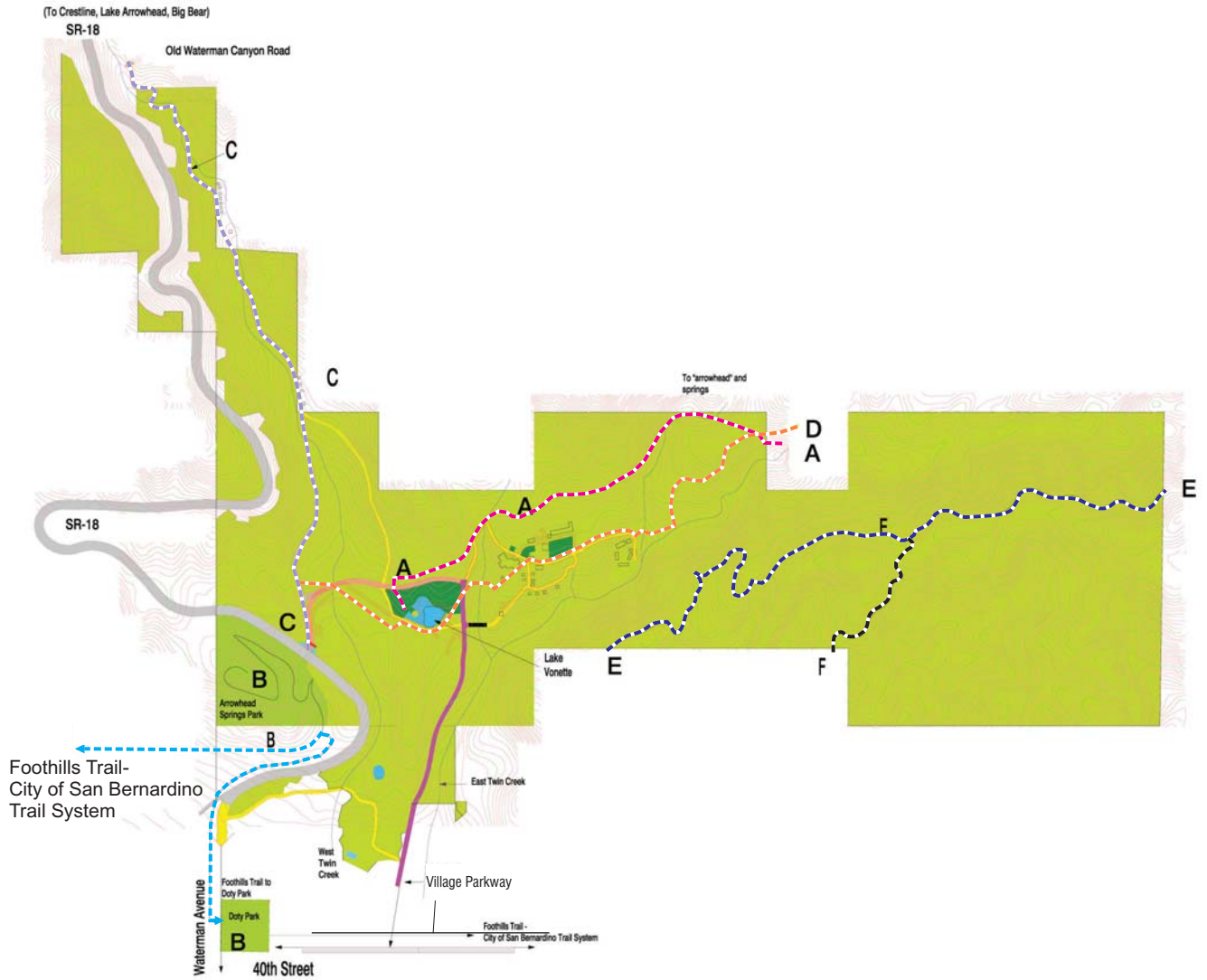


AHS Celebrity Lane viewed from AHS North Road



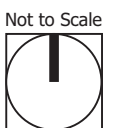
AHS Celebrity Lane viewed from AHS South Road

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- A Private Botanical Garden Park to “arrowhead” and cave springs*
- B Public Old Railroad path connection to Foothills Trail (City of San Bernardino)
- C Private Old Waterman Canyon Trail*
- D Private East Twin Creek and Strawberry Creek Trails*
- E Private East Ridge Fire Road Trail*
- F Private Rogers Fire Road Trail*

*Private trails are restricted to the Arrowhead Springs community only.



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PARK PLAN

The parks system for Arrowhead Springs consists of both mini-parks and community parks, as well as the gardens and open spaces distributed throughout the entire Arrowhead Springs property, as shown on *Figure 5.18, Park Plan*.

Arrowhead Springs is estimated to generate a total population of approximately 4,233 residents. Based upon the City's adopted standard of five (5) acres of parkland per 1,000 residents, this translates to a projected requirement of 21 acres of public parkland².

The park system for Arrowhead Springs complies with the City's requirement. A total of 21 acres of parklands are provided within Arrowhead Springs as follows:

- 13.9-acre Botanical Garden; and
- 7.1 acres of neighborhood/mini parks.

This does not include the 199-acre golf course or the 1,400 acres of Open Space/Watershed uses, which accommodates hiking and equestrian activities and serves as watershed control.

Figure 5.18, Park Plan identifies the location and approximate acreage of the designated parklands in Arrowhead Springs. The final location and size of the park will be determined upon approval of final tract or parcel maps and will comply with the City of San Bernardino Park Classification System and Standards. In addition, as development projects are proposed, the most current Development Services Department figures for persons per dwelling unit will be used to calculate parkland dedication requirements.

Park development in Arrowhead Springs shall be guided by the following principles:

Park Plan Principles

The park plan for Arrowhead Springs is based upon the following principles.

- Parks and recreation facilities shall be conveniently located for the intended users of the park.
- Park and recreation facility design shall be based on innovative design concepts and consideration of long-term park maintenance costs, public safety, access by police and fire, and impacts from lighting, noise and traffic, on surrounding uses.

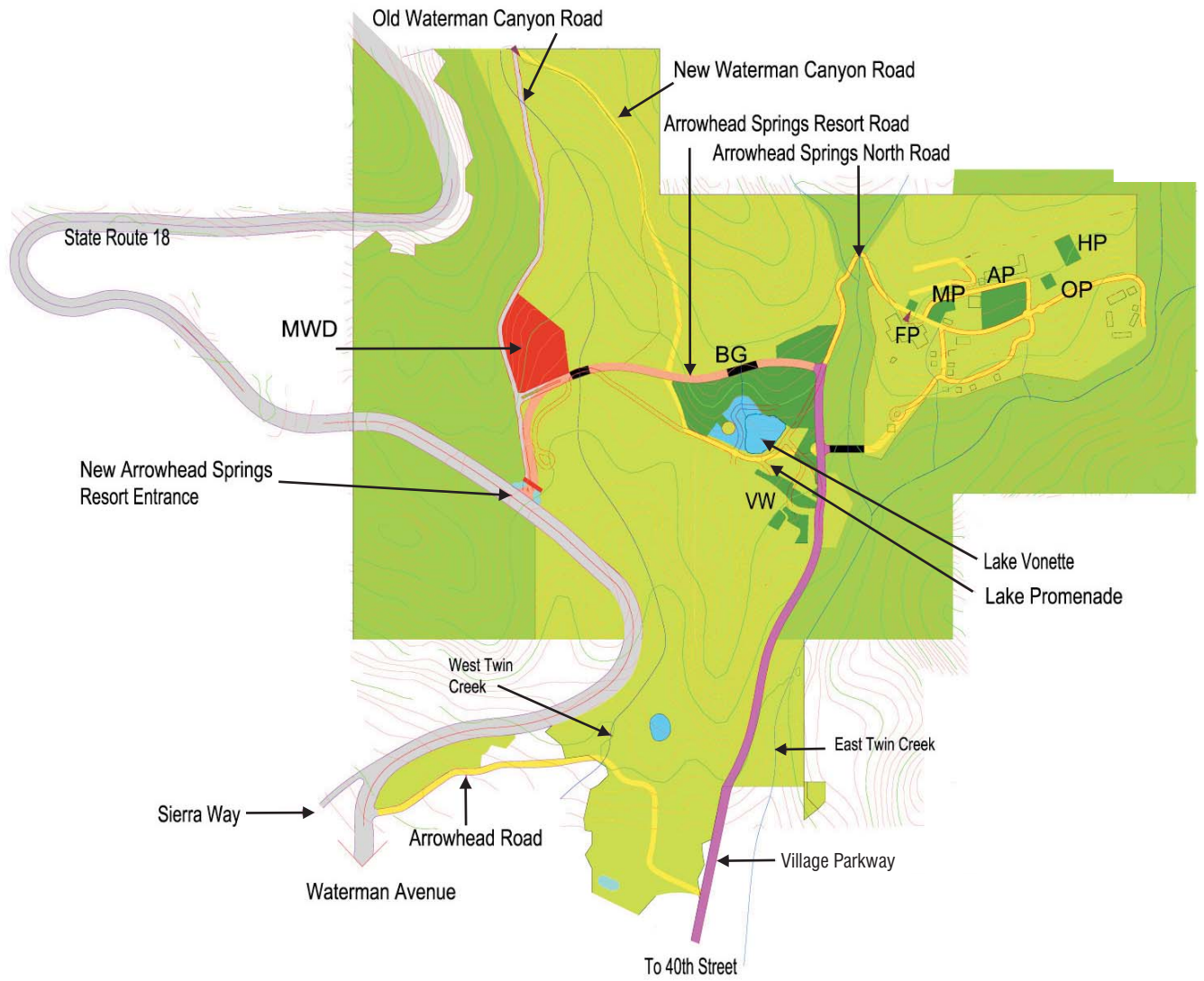


Rendering of the Botanical Gardens.

² Based upon a total of 1,350 units, 3,340 persons per dwelling unit, except for 150 senior units which assumed 1.5 persons per unit.

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PARK PLAN



LEGEND

	BG	Botanical Gardens	13.9 acres
	VW	Village Walk Park	2.2 acres
	FP	Fountain Park	.2 acres
	MP	Mudbath Park	.7 acres
	AP	Amphitheater Park	2.9 acres
	OP	Oppidan Park	.3 acres
	HP	Hilltown Park	.8 acres
	Total Park Area =		21.0 acres

Not to Scale



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INFRASTRUCTURE PLANS

Arrowhead Springs requires an extensive and well-planned infrastructure system, which will be designed and installed at the expense of the property owners and developers of the property. The water, wastewater, drainage, and utility systems are designed to serve the development within Arrowhead Springs and connect, where appropriate, to the regional/local systems. The following is a summary of the proposed major infrastructure features of the Arrowhead Springs Specific Plan.

Domestic Water Plan

Figure 5.19, Water System, shows the domestic water system for Arrowhead Springs. Domestic water will be provided through the Del Rosa Mutual Water Company and irrigation water will be provided through the West Twin Creek Water Company, wholly owned companies of the Arrowhead Water and Power, Llc. The water supply for the domestic water system will be from wells in the San Bernardino Basin, groundwater on-site and from stream flows, properly treated to meet State of California Department of Health Services, Drinking Water Division, Standards and Requirements. A network of distribution mains will conduct the water to the places of use and the construction of reservoirs, booster stations, well treatment plants, and appurtenances is necessary so the system will provide a high level of service to the consumers.

The water demand, supply, and delivery/storage systems are described in this section.

Water System Design Criteria

The water system will be designed to provide adequate water service during the peak hour of the maximum day or during the maximum day plus fire suppression flows. The design locations of minimum service will be the most remote and highest elevation of service in the respective Pressure Zones. To establish this level of service, the following criteria, is used:

- Average annual daily water use per person=200 gallons
- Average daily water use per commercial bldg.=0.4 gallons per day (gpd) per sq. ft. of floor area

- Average daily water use per office bldg.=0.5 gpd per sq. ft. of floor area
- Hotels=1.0 gpd per sq. ft. of floor area
- Senior facilities=400 gpd per unit
- Average day, maximum day demand= 1.50 x average day
- Maximum day of maximum month demand=2.25 x average day
- Peak hour of maximum day=4.50 x average day
- Minimum hour of maximum day=0.50 x average day
- Equalization storage=0.40 x maximum day
- Emergency Storage=1.00 x average day
- Fire flow-residential=Est: 3000 gpm
- Fire flow-commercial=2 hour duration
- Minimum pressure-peak hour=45 psi
- Maximum pressure – static=125 psi
- Occupancy per dwelling unit=3.2 people
- The hotels are assumed to have a floor area of 1,250 square feet of gross area per occupant room.
- The senior facility is estimated to require 400 gallons per day per living unit.

All pumping plants will have the sufficient capacity to pump at the design rate of flow with the highest capacity pump not operating. Design pumping capacity will have the capacity to pump the maximum day quantity over an 18-hour period or less. The velocity of the water in the distribution mains should not exceed five (5) feet per second during the peak hour flows. During fire flow periods, the velocity can be 10 feet per second but, the residual water pressure, away from the fire hydrant, cannot drop below 20 psi (46 feet of head.).

All water system facilities shall be designed and constructed in accordance with the applicable standards of the American Water Works Association, The State of California, and the water system operating entity.

Water Source

The water supply for the project can come from wells existing on the property, stream flows in little used watersheds, existing springs, and wells constructed off-site in the San Bernardino Basin. The Arrowhead Springs Project has wells on the property currently providing domestic water to the facilities and has provided domestic water during

periods of habitation in the past. There are streams within little used watersheds, which provided water to the hotel in the past, could be outfitted to deliver future water for domestic use. Prior to use, the stream water must be treated in accordance with the State Of California “Surface Water Rule” prior to placing the water in the domestic water system.

Domestic Water Requirements

The water requirements for Arrowhead Springs are based upon the criteria listed above and the potential population and land use within a given service area. The historical water use within the service area has been to the Arrowhead Springs Hotel, outbuildings, and support facilities. The hotel has generally received water from Coldwater Canyon Stream and various wells on the property.

The planned development water requirements will be converted to “Equivalent Dwelling Units” so a common element is created for all water use facilities. An Equivalent Dwelling Units is equal to the projected water use of a single-family home. In this respect, the Equivalent Dwelling Unit is calculated to be 200 gallons per day per person multiplied by an occupancy of 3.2 people per household, which equates to an annual average water use of 640 gallons per day.

The development areas for domestic water use have been divided into three basic categories: Residential, Commercial, and Hotel/Spa. Within these categories, a further breakdown is done to refine the water requirement. Water uses will be determined for irrigation, recycled water, water features, and non-domestic water uses. The Equivalent Dwelling Units and Average Annual Daily Water Use are shown in *Table 5.5, Facility Description, EDU’s, and Average Annual Domestic Water Requirement*:

**Table 5.5
Facility Description, EDU’s, and Average
Annual Domestic Water Requirement**

Facility Description	Equivalent Dwelling Units (EDU) ¹	Water Required (Gallons per Day)
Residential		
RL- North	76	48,640
RL-South	12	7,680
RM-Residential	665	425,600
RM- Senior ¹	188	120,320
CR-2 Residential	297	190,080
<i>Totals</i>	<i>1,238</i>	<i>792,320</i>
Commercial and Office		
CG-1	8	5,120
CR-2 Commercial	125	80,000
CG-1-WP	13	8,320
CR-2 Corp. Office	195	124,800
PCR	14	8,960
<i>Totals</i>	<i>355</i>	<i>227,200</i>
Hotel/Conference Center		
CG-1-H/S (250 rooms + 8 units)	504	322,560
CG-1-H/S (50 rooms)	98	62,720
CG-1-H/S (300 rooms)	586	375,040
<i>Totals</i>	<i>845</i>	<i>540,800</i>
Grand Total	2,781	1,779,840

Source: American Development Group, 5/12/2005

¹ Seniors typically use less water so the EDU are reduced accordingly (188 units is equivalent to 300 units in terms of water usage).

The average annual daily domestic water requirement is 1,779,840 gallons per day. The annual water requirement is 694,641,600 gallons or 1,993 acre-feet of water per year.

Water Source Requirements

The water distribution system is within mountainous terrain and the differences in elevation, requires eight (8) separate zones to maintain adequate working pressures. To reduce the number of storage reservoirs, two (2) zones will be combined: the upper zone will operate directly from the reservoir and the lower zone will operate through pressure regulating valves. Water supplies to the pressure zones will be from pumps, supplying water sufficient to replace the water during the maximum day of the maximum month during an 18-hour period. The water supply will be from

surface flows treated at an on-site facility, existing and proposed wells.

Table 5.6, Total Development Area Water Source Requirements, describes the water requirement for Arrowhead Springs by a combination of pressure zones.

Table 5.6
Total Development Area Water Source Requirements

The water source requirements for each combination of Pressure Zones will be equal to the quantity to re-fill the reservoir from usage on the maximum day of the maximum month during an eighteen (18) hour pumping period.

Pressure Zone	Average Daily Demand (gallons per day)	Maximum Day Demand (gallons per day)
Pressure Zones I and II Combined		
I	49,280	110,880
II	70,400	158,400
III	246,400	554,400
IV	1,237,120	2,783,520
V	128,000	288,000
VI	22,400	50,400
VII	6,400	14,400
VIII	19,840	44,640
Totals	1,779,840	4,004,640

Rate-of-flow required over an 18-hour period: $4,004,640 / (18 \times 60) = 3,708$, USE 3,800 gallons per minute

Pressure Zones No. III and No. IV Combined	Average Daily Demand (gallons per day)	Maximum Day Demand (gallons per day)
III	246,400	554,400
IV	1,237,120	2,783,520
V	128,000	288,000
VI	22,400	50,400
VII	6,400	14,400
VIII	19,840	44,640
Totals	1,660,160	3,735,360

Rate-of-flow required over an 18-hour period: $3,735,360 / (18 \times 60) = 3,459$, USE 3,500 gallons per minute.

Pressure Zones No. V and No. VI Combined	Average Daily Demand (gallons per day)	Maximum Day Demand (gallons per day)
V	128,000	288,000
VI	22,400	50,400
VII	6,400	14,400
VIII	19,840	44,640
Totals	176,640	397,440

Rate-of-flow required over an 18-hour period: $397,440 / (18 \times 60) = 368$, USE 500 gallons per minute.

Pressure Zones No. VII and No. VIII Combined	Average Daily Demand (gallons per day)	Maximum Day Demand (gallons per day)
VII	6,400	14,400
VIII	19,840	44,640
Totals	26,240	59,040

Rate-of-flow required over an 18-hour period: $59,040 / (18 \times 60) = 55$, USE 200 gallons per minute.

Source: American Development Group, 5/12/2005

Water Sources

The rate of flow for the development at completion is estimated to be three thousand eight hundred (3,800) gallons per minute. There are several water supply sources available to the Arrowhead Springs Development. The available supplies are as follows:

Source	Estimated Supply
Coldwater Creek	500,000 gallons per day
Strawberry Creek	1,000,000 gallons per day
On-site Wells	71,000 gallons per day
Off-Site-Wells	2,533,000 gallons per day
Total	4,104,000 gallons per day

The off-site-wells would be constructed in the San Bernardino Basin southerly of the development. The perennial flow in these streams has flowed into the San Bernardino Basin for a number of years. The San Bernardino Basin was adjudicated in the Orange County lawsuit but the Arrowhead Springs area was outside of the limits of the Basin. Since both the West Twin Creek (Waterman Canyon Creek) and East Twin Creek (Coldwater Creek and Strawberry Creeks) are pre 1914 water rights, Arrowhead Springs would discharge water flow from East Twin and West Twin Creeks to the San Bernardino Basin for withdrawal during that water year.

Water Treatment

Water derived from stream flow and possibly some springs will require filtration and disinfection. Water from wells will require, as a minimum, disinfection. Chlorine will be used as a disinfectant and most likely applied as calcium hypochlorite so no special construction will be necessary to house and operate chlorine cylinders. Where surface water is used, it must follow the State of California Health Department, Drinking Water Section requirements. This will require several steps to determine the exact treatment type and the following is a list of items necessary to obtain approval of the Coldwater Creek waters for domestic use:

- Perform a "Watershed Sanitary Survey" to the State Standards over a 12-month period to

understand the deviations in water quality due to climatological conditions.

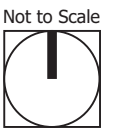
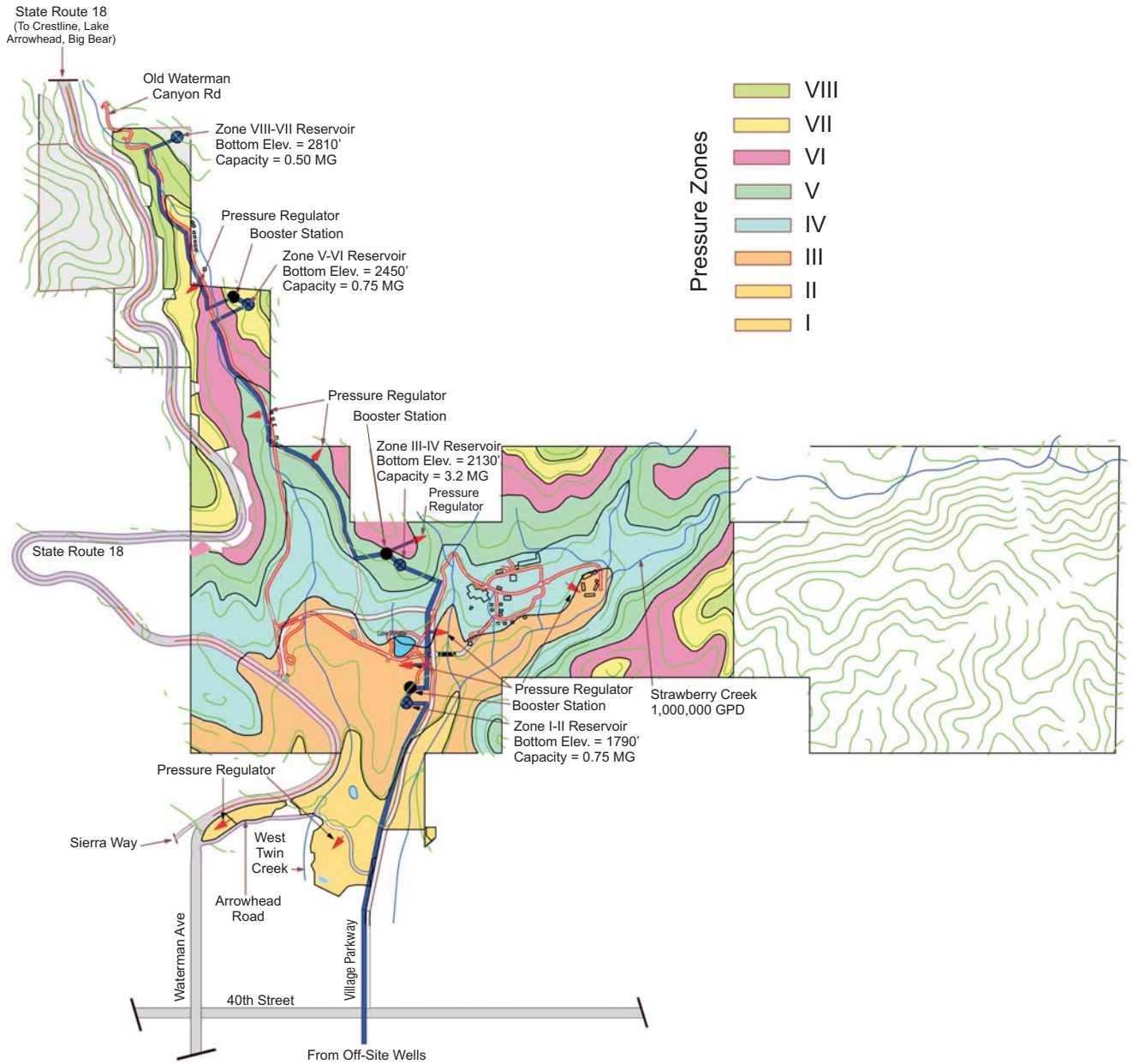
- Design a water filtration and disinfection system that will allow the finished water to meet the requirements of State Drinking Water Requirements.
- Obtain necessary permits, including a National Pollutant Discharge Elimination System permit, for the backwash and drain water that will be discharged into dry streams that are tributary to the Santa Ana River and Pacific Ocean.

Water Distribution

Domestic water distribution is accomplished through a series of reservoirs, booster stations, pressure regulator stations, and a network of underground piping. Water will be received into the distribution system from the various sources as discussed above.

Water will be transferred between reservoirs by booster stations located adjacent to reservoirs.

WATER SYSTEM



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Wastewater Plan

The existing structures within Arrowhead Springs are being provided wastewater collection, conveyance, treatment, and disposal by an on-site Imhoff Tank style treatment plant, which provides primary treatment. The effluent is then discharged into adjacent ponds for evaporation/percolation. The discharge from this plant is authorized by Santa Ana Regional Water Quality Control Board Order No. 86-100. The Board Order will allow a discharge of up to 300,000 gallons per day. The capacity of the existing system will not be adequate for the proposed development and a new system must be devised.

The nearest existing wastewater facilities are southerly and below the proposed development, belonging to the City of San Bernardino. The existing sewers are of minimum diameter and do not have adequate capacity to provide service to the development.

Instead of improving and connecting to the City’s facilities, it is proposed that raw wastewater will be conveyed to an on-site treatment facility in the southerly part of the project area. In this location, the influent will operate by gravity and not require electrical energy to lift it to the plant; however, it may be necessary to install wastewater lift stations in some areas due to the mountainous terrain. The plant is proposed to provide an effluent capable of meeting the requirements for unrestricted use. Arrowhead Springs will be within the service area of the revised service area of the Del Rosa Mutual Water Company and the West Twin Creek Water Company, which is the total property of the Arrowhead Springs Development.

Wastewater Quantities

The amount of wastewater to be generated from the development is a function of the number of people, amount of wastewater discharged by each person, and the amount of commercial area. The criteria used to develop the projected quantity of wastewater are as follows:

DESIGN CRITERIA (Daily Contributions)	
Contribution per person	100 gallons
Occupancy per dwelling unit	3.2 people
Equivalent Dwelling Unit (EDU)	640 gallons per day

Source: American Development Group, 5/12/05

The summation of the above criteria will result in an average daily discharge on an annual basis. During the day, the flows will vary with higher and lesser flows than the average daily flow. The higher flows are computed as “Peak Flows” and calculated by a factor that is dependent on the average daily flow at that point in the collection system. The least flow is calculated as fifty (50) percent of the average daily flow. The peak flow is calculated, based on the following table:

Peaking Factors	
Average Daily Flow (MGD)	Peaking Factor
0.00-0.01	4.0
0.05	3.4
0.10	3.2
0.20	3.0
0.30	2.8
0.50	2.7
0.80	2.6
1.1	2.5
1.5	2.4

Source: American Development Group, 5/12/05

As may be seen above, the larger the flow, the lesser the peaking factor will be. A single-family unit with an occupancy of 3.2 people will contribute 320 gallons of wastewater per day.

To place all land uses within Arrowhead Springs on an equal design basis, the domestic water requirements have been converted to the “Equivalent Dwelling Units” shown in *Table 5.5*. With wastewater quantities closely following the domestic water requirements, the Equivalent Dwelling Units developed for domestic water will be used for determining wastewater quantities. A summary of the “Equivalent Dwelling Units” as from *Table 5.5* is shown below:

Summary Of Equivalent Dwelling Units	
Residential	1,238
Commercial	355
Hotel/Conference Center	1,188
<i>Total</i>	<i>2,781</i>

Source: American Development Group, 5/12/05

The quantity of wastewater to be generated by the study area is estimated as: $2,781 \text{ EDU} \times 320 \text{ gallons per day per EDU}$, average daily flow = $889,920 \text{ gpd}$ or 0.90 million gpd .

Wastewater Collection System

A wastewater collection system will consist of a network of interceptor, collector, lateral, and service connection sewers all designed and constructed in accordance with the Sanitary Design and Construction Standards of the Arrowhead Springs Development serving agency. In general, most of the areas will conduct wastewater in sewers by gravity flow. Most likely, there will be areas in the mountainous terrain where a wastewater lift station will be required. This lift station will collect the gravity flow in a receiving chamber and pumps will lift the wastewater to the elevation where it can flow by gravity to the wastewater treatment plant.

A general layout of the collection system and wastewater treatment plant is shown on *Figure 5.20, Wastewater Collection System*.

Sewers will be constructed within paved roads where available and only within easements when necessary for structure service. All sewers and manholes shall be available for immediate access by maintenance people and equipment. This is necessary for routine maintenance and emergency conditions. All federal, state and local safety conditions including OSHA shall be designed into the wastewater system and all safety orders followed.

The wastewater collection system will be constructed in phases as development progresses within the phasing of the project. The collection system will commence in the lower part of the development where the wastewater treatment plant will be located.

Wastewater Treatment

The ultimate wastewater flows have been estimated at 0.9 million gallons per day, average daily flow (MGD, ADF) when the project is fully constructed and occupied. The concept for treatment and effluent disposal is to treat the wastewater sufficiently to obtain an effluent, which will meet Title 22, California Code of Regulations.

Wastewater Loadings

In addition to wastewater flows, wastewater influent loading is necessary for the design of the wastewater treatment plant. The standards for calculating biochemical oxygen demands (BOD) and total suspended solids (TSS) for residential development are listed below:

Design Criteria For Wastewater Influent Loading Residential Developments

Parameter	Influent Design Value
Biological Oxygen Demand (BOD)	12 lbs/day/1000 ft ³ of Unit Volume (300 mg/l)
Total Suspended Solids	12 lbs/day/1000 ft ³ of Unit Volume (300 mg/l)

Source: American Development Group, 5/12/05

In addition to the residential development, a planned hotel, commercial and recreational areas are planned and the units design values have been increased to reflect this development.

Effluent Requirements for Spray Irrigation

Effluent requirements for treated wastewater are under the jurisdiction of several state and local agencies.

Effluent will be reused by spray irrigation methods on common areas of the development including parks, golf course, open areas, and aesthetic plantings. This type of effluent is described as Landscape Irrigation in Title 22, Article 4. Since the effluent will be reused in close proximity of human contact and habitation, a tertiary effluent will be used for spray irrigation.

Wastewater Treatment Process and Redundancy

The treatment process being considered for this project is a Micro filtrate membrane bioreactor, or commonly called micro filtration. This process was considered because of the compact nature of the plant and reasonably simple maintenance and operation to provide the quality of effluent for unrestricted irrigation. Typically, the entire process can be housed within a structure whose architecture will fit into the neighborhood and contain sound and odor control. The process units can be constructed in phases to accommodate the progress of development and construction.

Wastewater Collection

A wastewater collection system will be constructed to collect sewage from the various structures throughout the development and conduct the raw sewage in closed conduits through house connection sewers, lateral sewers, main sewers, and interceptor sewers to the treatment plant. The sewers will be designed with a minimum flow of 2-feet per second at minimum flow to prevent

sedimentation and solids from falling out and a maximum of 10 feet per second to prevent scouring of the sewers. When constructed, all sewers will be tested for tightness with air and manholes tested with water to minimize leakage into the surrounding soil.

Permitting

The planning for the wastewater effluent is to use the water for irrigation. There are areas of potential use on the property such as:

- Golf Course
- Landscapes
- Roadscapes
- Parks Open Space
- Natural Open Space
- Low combustion fuel areas for perimeter fire protection

There appears to be adequate area that will require regular irrigation, which will utilize the effluent produced and additional water from the properties. See the Irrigation Plan Section for more detail.

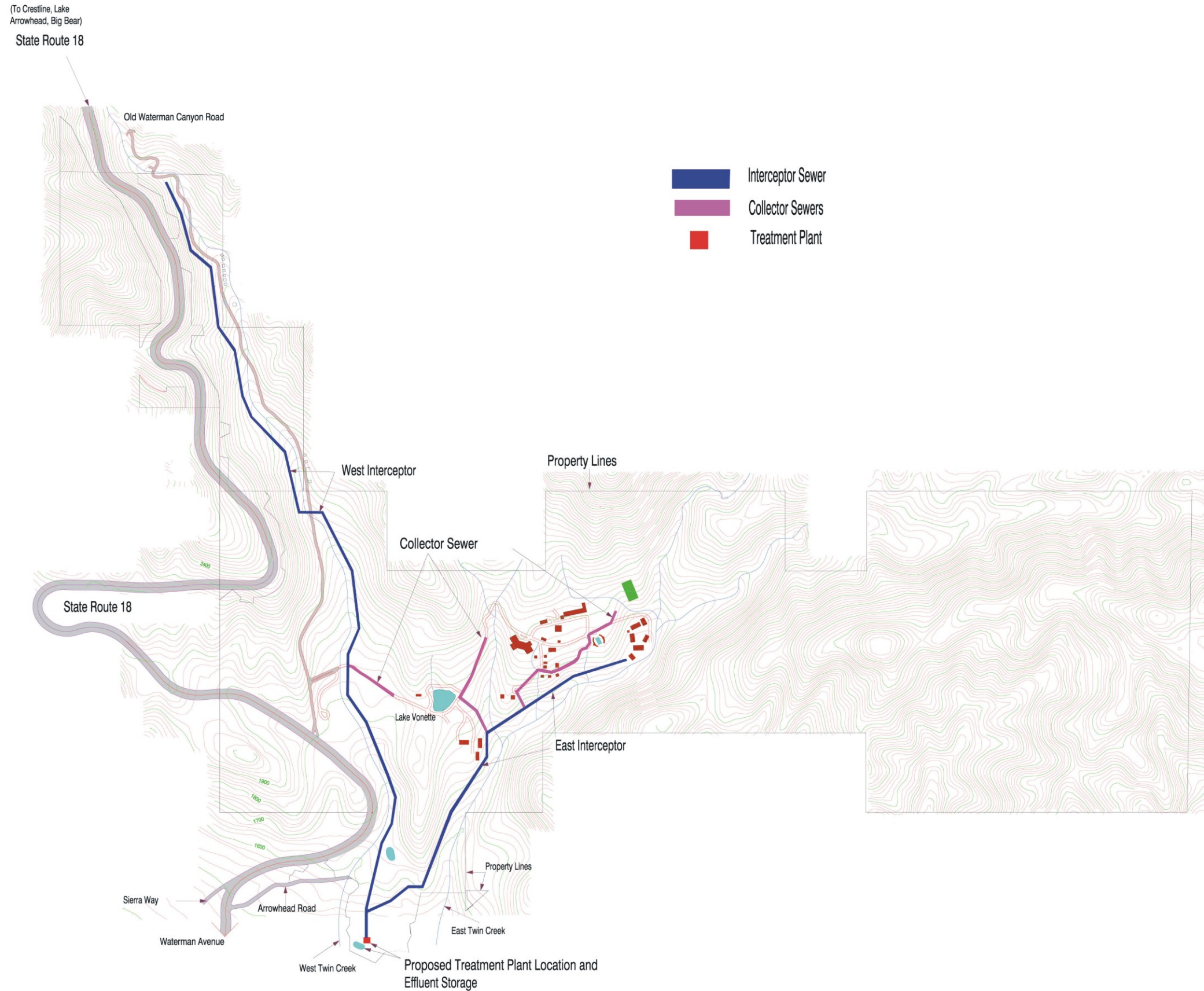
With the use of the effluent for irrigation, there will be no discharge of the effluent and therefore, no Report of Waste Discharge will be required from the Santa Ana Regional Water Quality Control Board. What will be required will be an approval of an "Engineering Report for the Production, Distribution and Use of Recycled Water". The approval will be from the State of California, Department of Health Services, Drinking Water Division, and consulting to the Health Services will be the Santa Ana Regional Water Quality Control Board, Santa Ana Region, and the Recycled Water Unit of the Technical Branch, State of California, Department of Health Services, Drinking Water Division. The Environmental Impact Report for the project, which includes the treatment plant, will be approved with the Specific Plan and the other approvals will come from:

- Site approval for the treatment plant site by the City of San Bernardino,
- Engineering Report for the Production, Distribution and use of Recycled Water by the State Department of Health Services,
- Wastewater Treatment Plant Permit from the South Coast Air Quality Control District,

- There will be other permits required for hazardous materials handling, storm water containment, and similar items.

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WASTEWATER COLLECTION SYSTEM



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Irrigation Plan

Irrigation Water will be provided through four separate sources; (1) recycled water from the wastewater treatment plant; (2) stream flows on the property; (3) wells from San Bernardino Basin; and (4) "Steam Cave Well". The wastewater will be a constant flow, increasing as the development occurs. In the early stages of development, the waters from Waterman Creek (West Twin Creek) will be used to supply the irrigation needs. This water will be diverted from the stream and allowed to settle prior to use. As water from the wastewater treatment plant becomes available, it will be mixed with the stream flows and used. During the development period of the Arrowhead Springs Project, the quantity of effluent will increase, as the properties are occupied. Supplemental water will be provided from a redundancy well in the San Bernardino Basin. Water for use in irrigating the "low combustible fuel areas" surrounding the existing developed area is provided by "Steam Cave Well".

Irrigation Requirements

Irrigation is proposed to take place on the golf course, parks, selected open space, landscapes, roadscares, and low combustion fuel fire breaks.

The golf course is proposed as a championship sized course and the irrigated area is estimated at 199 acres. Of this area, 100 acres are estimated to be irrigated with the remaining area in lakes, hardscapes, and the like. With this area under irrigation, the initial quantity is estimated to be 780 acre-feet annually, based upon an 80 acre course in the general area requiring 625 acre feet. Water requirements vary with the weather being the principal reason causing the growth to increase or decline with precipitation and temperature. The following table shows the annual deviations of water requirements:

Table 5.7
Golf Course Irrigation Water Demands
(Based on 780 Acre-Feet Annually)

Month	Use Factor	Irrigation Demand (Ac. Ft.)	Daily Requirement (mill. gal.)
January	.029	22.6	.238
February	.039	30.4	.354
March	.064	49.9	.524
April	.095	74.1	.805
May	.129	100.6	1.058
June	.136	106.1	1.152
July	.154	120.1	1.262
August	.132	103.0	1.083
September	.096	74.9	.814
October	.067	52.3	.550
November	.036	28.1	.305
December	.023	17.9	.182

Source: American Development Group, 5/12/05

The irrigation of areas other than the golf course will be from non-potable water, the same as the golf course. There will be some integration of the two systems for the sake of simplicity and redundancy, so that both areas will have the benefit of all waters available. The actual areas of irrigation have yet to be specifically designed and delineated so that an accurate area of land can be computed. Areas such as the lawns and ornamental planting around such facilities as hotels, office buildings, commercial areas, parks, common spaces, roadscares, and other public and private areas can be irrigated and the domestic water saved. The landscaped area, deducting the golf course is estimated to be 250 acres.

To serve this 250 acre irrigation area, it is estimated that an annual application of five feet (5') of irrigation water. This results in a quantity of 1,250 acre feet annually.

The area to be maintained as a low combustible fuel area has not been clearly established. The irrigation of this area will not be a continuous application, but only when natural moisture is not present for plant growth and maintenance. For this fuel break, we estimate an area 200 feet in width with a length of 10,000 feet. The golf course in many areas will act as a fuel break, reducing the designated area. The estimated water application is 2.0 feet annually. This will convert to a quantity of 12.3 acre-feet of water annually. Much of this will depend upon the

plant species used and the natural precipitation in the area. The low combustible fuel area is proposed to be irrigated only with stream water since domestic water will be taken from Coldwater Canyon and Strawberry Creek. The water application period is presently proposed to be during the months from June through November. This six month period would require an even application of about two (2) acre feet per month except when a fire may threaten the area, then extra water application for a short period may be called for.

The annual application rate for the 1,250 acre feet of irrigation water will be similar to the golf course and the following *Table 5.8, General Irrigation*, illustrates the application rate.

Table 5.8
General Irrigation
(1,250-Acre Feet Per Year)

Month	Use Factor	Irrigation Demand (Ac. Ft.)	Daily Requirement (MGD)
January	.029	36.25	.381
February	.039	48.75	.567
March	.064	80.00	.841
April	.095	118.75	1.290
May	.129	161.25	1.695
June	.136	170.0	1.847
July	.154	192.5	2.024
August	.132	165.0	1.734
September	.096	120.0	1.304
October	.067	83.75	.880
November	.036	45.0	.489
December	.023	28.75	.302

Source: American Development Group, 5/12/05

To understand the total irrigation water requirements and the estimated distribution of monthly deviations in annual average estimated requirements, the combined totals are summarized. The golf course, general irrigation, and low combustible fuel areas are shown in *Table 5.9, Summary of Irrigation Demands*:

Table 5.9
Summary of Irrigation Demands
(Shown in Million Gallons per Day)

Month	Golf Course	General Irrigation	Fire Break	Total
January	.238	.381	0	.619
February	.354	.567	0	.921
March	.524	.841	0	1.365
April	.805	1.290	0	2.095
May	1.058	1.695	0	2.753
June	1.152	1.847	.022	3.021
July	1.262	2.024	.022	3.308
August	1.083	1.734	.022	2.839
September	.814	1.304	.022	2.140
October	.550	.880	.022	1.452
November	.305	.489	.022	.816
December	.182	.302	0	.484

Source: American Development Group, 5/12/05

The maximum daily irrigation water requirement is shown for the average day of July for a quantity of 3.308 million gallons. The average quantity will be increased by fifteen percent (15 %) to account for any increase in any one day. This results in an estimated requirement of 3.8 million gallons for the highest daily requirement and this is the quantity that the water source must be designed for.

During the construction period, particularly during the earthwork period early on, water will be required for compaction and dust control. Depending upon the amount of earth moved the water quantity needed will vary. We can anticipate a need of about 500,000 gallons per day but this can change.

Irrigation Water Source

There will be two sources of irrigation water: recycled wastewater and stream flow. Upon completion of the project, we would expect a recycled water flow of eighty five percent (85%) of the designed flow or 0.765 million gallons per day. Waterman Canyon Creek (West Twin Creek) will be the surface water source with the diversion point being at the historic West Twin Creek Water Company diversion. Domestic water will be diverted from East Twin Creek, Coldwater Creek, and Strawberry Creek. Historically, the hotel received drinking water from Coldwater Creek and irrigation from Strawberry Creek via the Del Rosa

Mutual Water Company diversion point downstream.

The initial development of Arrowhead Springs will require the construction of the domestic water system source of supply, distribution reservoirs, pipelines, and fire hydrants prior to the delivery of combustible building materials to the site. At approximately the same time, the wastewater treatment plant must be completed. For both the domestic water system and the wastewater system, the facilities will be constructed in phases to complement the construction of habitable structures. If a straight line occupancy over the three (3) year construction period is assumed, the generation of recycled wastewater will be as follows:

Preliminary Recycled Wastewater Generation Schedule

Year 1	296,640 gpd
Year 2	593,280 gpd
Year 3	889,920 gpd

Source: American Development Group, 5/12/05

The average annual flows within West Twin Creek, (Waterman Canyon Creek) have averaged 2,491 acre-feet per year. There have been years when the flows have been higher and much lower. There have been years such as 1961 when West Twin Creek discharged only 192 acre-feet of water. The deficiency of water must be made up from other sources such as wells in the San Bernardino Basin. The 2,030 acre-feet of irrigation water required less the 997 acre-feet of recycled water, leaves 1,033 acre-feet to be produced from stream flow, wells, or a combination of both. In normal years, the stream can provide adequate water but during low flow periods, alternate water sources must be made available.

The irrigation areas will have ponds and reservoirs for redundancy within the water source system. There will be a redundancy well within the San Bernardino Basin to provide water to the domestic water system. Water could be produced from this well and distributed through the irrigation system to make up any deficiencies

Irrigation Water Distribution

The water produced from the various sources must be accumulated and distributed to the places of use. The water must be available for “on-demand” use at any time at any location within the development. There must be redundancy within the system to provide a

continuous source of usable water. The stream flows must have the deleterious material removed by screening or filtration so the water, may be applied by sprinklers. The well and recycled water will not require this process. The irrigation system is shown on *Figure 5.21, Irrigation System*, and described as follows:

- Collect the water sources from West Twin Creek, East Twin Creek (Del Rosa Mutual Diversion), recycled water from the wastewater treatment plant, and any needed water from the redundancy well in the San Bernardino Basin. This collection point will be an existing pond proposed for irrigation uses and not used today for that purpose.
- Allow water to irrigate areas down gradient from this pond.
- A booster station at this pond will lift the water to two reservoirs at the same elevation, one with a capacity of 1.5 million gallons and the other 0.75 million gallons. The booster station would have a capacity of 3,100 gallons per minute.
- The areas down gradient from these reservoirs would be furnished water, including the golf course and its lakes.
- The runoff within the drainages to Coldwater Creek and Strawberry Creek would be controlled so no runoff would leave the irrigation area and reach those streams.
- At the 0.75 million gallon reservoir, there will be a booster station with a capacity of 800 gallons per minute to lift the water to another 0.75 million gallon reservoir.
- There is, an existing warm water well known as the “Steam Cave Well” that can be used to irrigate the “low combustible fuel area” on the northerly and easterly areas surrounding the existing developed area to inhibit or slow wildfires from reaching the development.

The pipelines for irrigation will be located in roads and rights of ways in which domestic water is located. To distinguish one conduit from the other, the State Department of Health Services, Drinking Water Section calls for pipelines carrying recycled water to be colored “Purple”. Where non-potable water is being carried and does not have any recycled water, the international color for non-

potable water will be used. This non-potable pipeline color is yellow.

Within the system, there is one day of storage for gravity flow without the need from the golf course lakes and other water features within the project. The non-potable water system for the irrigation of the low combustible fuel area has a reservoir of 0.50 million gallons capacity that will contain about 22 days of use. This will allow heavier watering if a fire approaches or if the power is out at the well.

Utilities

Arrowhead Springs is served by a full complement of electric/telephone, fiber optic, and gas systems.

The Southern California Gas Company provides natural gas to Arrowhead Springs and will provide supplies to meet the proposed development.

IRRIGATION SYSTEM

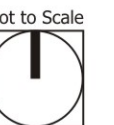
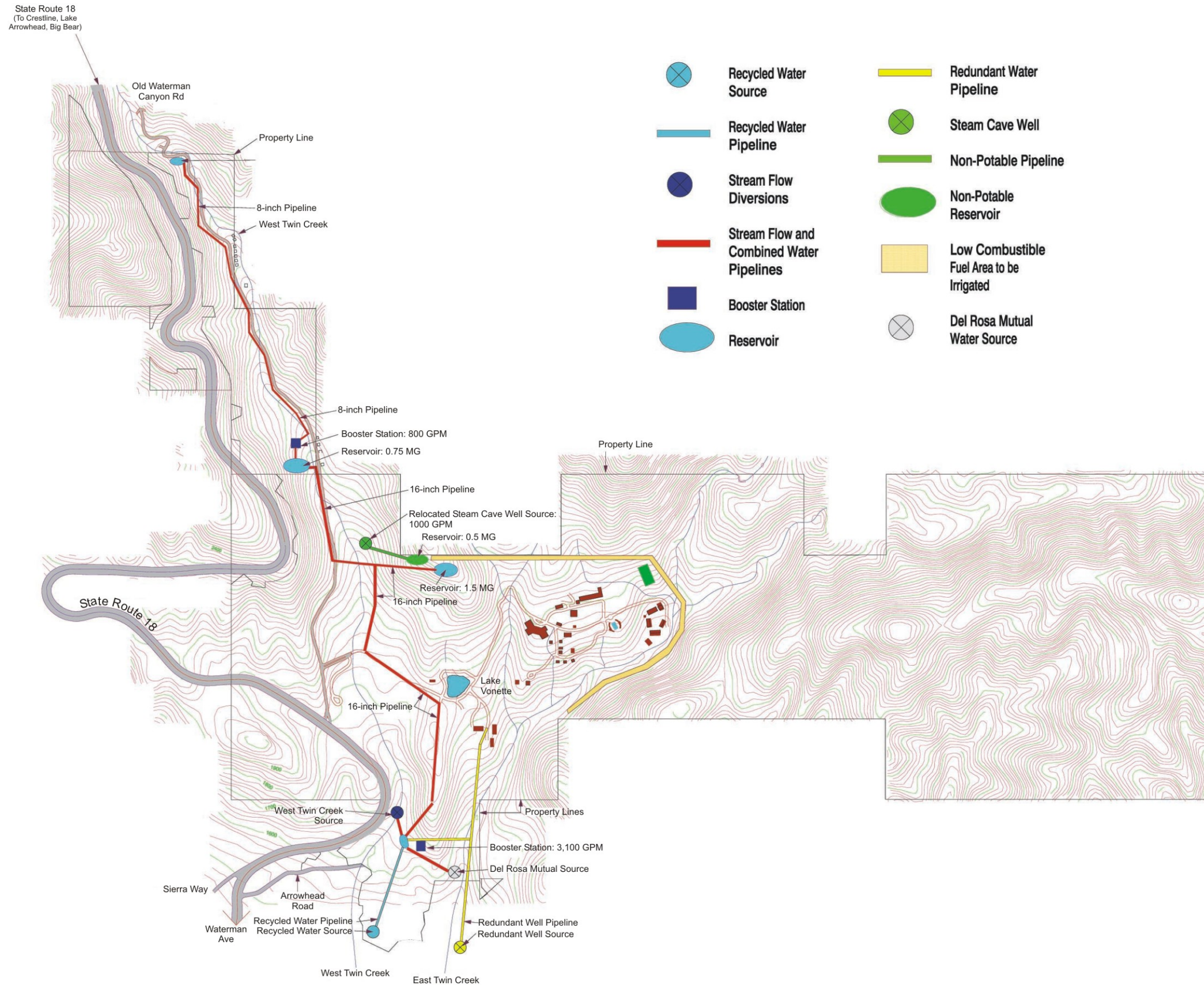


Figure 5.21

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Drainage

Arrowhead Springs is located within the Waterman Canyon and East Twin Creek watersheds. There are three primary water courses that flow through the Arrowhead Springs property: East Twin Creek, Strawberry Creek, and West Twin Creek, which flows through Waterman Canyon, and converge southerly of the property near 40th Street in the City of San Bernardino. Drainage flows then continue southerly across 40th Street through the County of San Bernardino Flood Control District percolation basins. Drainage from these areas continues southerly along improved drainage channels, ultimately discharging into the Santa Ana River.

Portions of the property lying adjacent to West Twin Creek and East Twin Creek are within the 100-year flood plain. While a specific 100-year floodplain elevation has not been determined for this region, the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) depicts the general flood plain boundaries, see *Figure 5.1, 100-Year Flood Plain*.

FEMA's 100-year flood plain boundaries meander along the water courses with varying widths as slope and channel characteristics change. Project development along these areas will be limited to golf course, open space, or other passive type uses. The proposed structural/habitable development areas of the project shall be located above any 100-year flood plain associated with these water courses.

The drainage system for Arrowhead Springs is designed to transport storm water runoff from each of the sub basins through the site to points where it will be discharged back into the natural water courses. The storm water runoff will generally be carried in the natural drainage courses occurring onsite and within underground pipe systems. Energy dissipaters will be provided at storm drain discharge points as necessary to control erosion. Grading and improvement plans prepared for each final map in the Specific Plan area will include drainage facilities engineered in accordance with the design standards of the City of San Bernardino. Appropriate hydrology and hydraulic calculations will be provided for the City Engineer's review and approval.

Historically, the Waterman Canyon Watershed has generated large amounts of mud, rocks, and debris

during major floods. Hydrology and hydraulic analyses shall incorporate appropriate bulking factors to mitigate the effects of debris-laden flows on development.

The development and implementation of the Arrowhead Springs Specific Plan will require storm water management measures to reduce the discharge of pollutants and protect and enhance the water quality in a manner pursuant to and consistent with the Clean Water Act. The Arrowhead Springs project will incorporate Best Management Practices (BMPs) into the design development of the storm drainage and water quality management systems. Construction requirements for the Arrowhead Springs development will include:

- Submittal of a Notice of Intent (NOI) to the State Water Resources Control Board;
- Preparation of a Storm Water Pollution and Prevention Plan (SWPPP); and
- Preparation of a Storm Water Quality Management Plan (SWQMP).

BMPs required by the approved SWPPP shall be maintained at all time during construction.

Grading

Given the topography of the project area and the precedent of other nearby projects, it is anticipated that development of Arrowhead Springs Specific Plan area will require site specific grading regulations which will supersede specific portions of the City of San Bernardino Grading Policies and Procedures for development of the Arrowhead Springs project, as delineated in this Section. The overall goal of the site specific grading regulations should be to minimize the height of visible slopes, provide for more natural appearing manufactured slopes, minimize grading quantities, minimize slope maintenance and water consumption, and to provide for stable slopes and building pads. The grading plans shall be reviewed in light of landscaping requirements, special grading techniques, and the design guidelines and hillside development requirements of this Specific Plan.

The Conceptual Grading Plan for Arrowhead Springs is illustrated on *Figure 5.23, Conceptual Grading Plan*. All preliminary and final grading

plans shall be prepared in accordance with the Uniform Building Code and Title 15 of the City of San Bernardino Municipal Code except as modified herein, for review by the City Engineer. Due to the unique hillside terrain encountered in many areas of Arrowhead Springs modified development standards for landscaping and grading techniques shall be applied.

Grading Techniques

The following grading techniques should be incorporated for all manufactured slopes and shall be the regulations that govern the development of the project area:

- All permanent manufactured slope banks shall be constructed at a gradient of not greater than 2:1 (horizontal to vertical), unless the Project civil and/or geotechnical engineer can certify slope stability for any cut slope greater than 2:1. Cut slopes shall not exceed 1:1. Exceptions may be made in the case of rock or natural outcroppings.
- Incorporating the recommendations of the Project civil and/or geotechnical engineer, the following standards and specifications for benching and terrace drains on manufactured cut and fill slopes should be used in grading design and implementation:
 - If any slope benches are required by the project civil engineer or geotechnical engineer, then slope benches of six feet in width shall be provided at not more than 40-foot vertical intervals and shall include a drainage swale on all cut or fill slopes to control surface drainage and debris, except that where only one terrace is required, it shall be mid-height.
 - For cut or fill slopes greater than 80 feet and up to 120 feet in vertical height, one terrace at-approximately mid-height shall be 12 feet in width. Terrace widths and spacing for cut and fill slopes greater than 120 feet in height shall be designed by the Project civil and/or geotechnical engineer and approved by the City Engineer.
 - Suitable access shall be provided to permit proper cleaning and maintenance.
- Subject to the approval of the Project civil and/or geotechnical engineer, manufactured slopes less than 40 feet in vertical height do not require any benching.
- Grading operations shall not result in substantial damage to, or alteration of, significant permanent natural resource areas, wildlife habitats or native vegetation areas, which are designated by the Master Tentative Subdivision Map to be preserved.
- To the extent feasible, exposed manufactured slopes per the Grading Ordinance as determined by the City Engineer and the Development Services Director shall be naturalized by the use of natural contour grading to approximate natural slopes. To the extent feasible, exposed slopes in excess of 20 vertical feet shall be rounded at the top and toe. If feasible, exposed manufactured slopes in excess of 30 feet shall undulate with varying slope gradients. Both the top and toe of slopes shall be modulated to affect the slope undulation.
- Special landscaping techniques using plant material of varying heights and massing shall be used in conjunction with contour grading to create a modulated slope appearance.
- Existing landforms may be re-contoured, as necessary, to provide a smooth and gradual transition to graded slopes, while, preserving the basic character of the site.
- Local internal streets as well as collector streets shall be meandered where possible to undulate and minimize slope banks. Split-level streets may be utilized where possible to minimize impacts to the natural terrain.
- It is anticipated that topsoil from graded areas could be stockpiled for reapplication to manufactured slope areas.
- Phasing of grading within each planning area shall provide for the safety and maintenance of other planning areas already developed or under construction and visual mitigation (re-vegetation) of all manufactured slopes.

- Where possible, phasing shall preclude hauling of earth over residential streets of developed areas. All import and/or export activities of earth material to or from the Arrowhead Springs site shall conform to Sections 15.04-210, 15.04-545, 15.38 of the San Bernardino Municipal Code.
- Temporary runoff/erosion control devices shall be installed prior to any grading activities. Runoff/erosion control and maintenance shall be employed subject to the City of San Bernardino Division of Public Works Grading Policies and Procedures.
- Prior to October 15 of each year, all graded but not permanently landscaped slopes shall be hydro-seeded for slope stabilization as necessary for erosion control, to the satisfaction of the City Engineer. The application for any grading permit must provide assurance to the City Engineer that manufactured slope banks will be properly landscaped and irrigated, and that the landscape will be, maintained by either the developer, the property owner(s) or by a Landscaping Maintenance District.
- A re-vegetation plan shall be prepared for review and approval by the City Engineer and the Development Services Director for manufactured slopes occurring adjacent to undisturbed native plant communities.
- Hauling of earth or construction materials over residential streets in developed areas shall be avoided. A truck hauling route shall be submitted to the City Engineer for approval prior to commencement of any grading operation. The approved haul routes may require the construction of a greater structural section along haul routes, to the satisfaction of the City Engineer and/or the Director of Public Works.
- Crib and/or retaining walls may be allowed in situations where significant grading can be saved and where approved by the soils engineer and accepted by the City Engineer.
- Any off-site grading shall be reviewed and approved by the City Engineer as part of a grading review package. A letter of permission from the affected property owner(s) shall be required prior to issuance of any grading permit for off-site work. Absent such permission, grading plans shall conform to the required grading setbacks s provided in the City's Grading ordinance.
- Prior to work in any streambed, permits shall be obtained from the California Department of Fish and Game, the U.S. Army Corps of Engineers and the California State Water Quality Control Board.

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SECTION VI: DESIGN GUIDELINES

"Sustainable Development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

Brundlandt Report, World Commission on Environment and Development, 1987

ARROWHEAD SPRINGS

A Sustainable Development

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SECTION VI. DESIGN GUIDELINES

Introduction

The design of the structures and rights-of-way in Arrowhead Springs should serve to enrich the experience of this truly unique development concept. The intent of the Design Guidelines is to ensure a high level of design quality and to provide a degree of unity to tie Arrowhead Springs into an identifiable area.

The Design Guidelines are general and illustrative in nature and are not rigid requirements; however, every development within Arrowhead Springs must incorporate the particular attention to detail reflected in these guidelines. The Design Guidelines establish the design framework that the City will use to evaluate proposed developments. Each guideline shall be considered in terms of how it applies to a given proposal. The intent of the Design Guidelines must be met in order for a project to be approved during the development review process.

The Design Guidelines supplement this Plan's development requirements and the Design Guidelines in the City's Development Code, and act in concert with the San Bernardino Development Code to ensure quality development.

Format

The Design Guidelines are arranged to first address aspects at the community wide level and then, second, at the project level. The Community Design Guidelines address the layout and design of neighborhoods and communities and landscape and streetscape treatment. At the project specific level, the Guidelines address residential and non-residential areas, Village Walk, walls and fences, signage, and lighting.

Community Wide Design Guidelines

Even when structures bear no resemblance to one another, strong Community Wide features can help unify the street scene, orient travelers, and create a memorable image. The Community Wide Design



Guidelines establish a framework that provides physical continuity throughout the individual pieces of Arrowhead Springs. Community Wide design features include connections, streetscape, and grading.

Connectivity

In Arrowhead Springs, communities and neighborhoods should be designed to directly connect with activity centers, services, shopping, employment, and recreational facilities. In this manner, there is improved access and the neighborhoods are walkable.

The following principles shall guide the layout and design of new developments within Arrowhead Springs:

- Communities and neighborhoods should be oriented toward activity centers, the open space and natural environment, and recreational facilities.
- Neighborhoods should be interconnected by streets and pedestrian trails.
- If cul-de-sacs are used, openings should be provided at the ends for pedestrian access.
- Projects shall be designed to route people and vehicles through the site in a clear, identifiable, and efficient manner.
- All projects should include coordinated pedestrian connections to Village Walk, open space, activity centers, and recreational areas.

Streetscape

The Streetscape Guidelines establish a unified landscape framework that provides continuity along the roadways in Arrowhead Springs.

Roadway Treatment

Roadways are defined by patterns of landscape design, layout of golf cart and pedestrian paths, setback of adjacent structures, street furnishings, lighting, and hardscape treatments. The intent is to establish a clear character and consistency in the

appearance of the roadway to reinforce one's mental image of the route. The treatments described below illustrate the general quality and feel of roadway in Arrowhead Springs:

Roadway Treatment Guidelines:

- Landscaping shall comply with the landscaping standards as listed in Chapter 19.28 of the San Bernardino Development Code (See Appendix 3) and should be of a variety able to survive in the local climate and soils and be resistant to high winds.
- Landscaping along roadways should contain tall, vertical accent trees, a healthy understory, and full ground-cover to help establish a strong edge.
- An informal, non-symmetrical grouping of landscaping should be used. A formal, symmetrical landscape plan should only be utilized at prominent locations, such as gateways.
- Utilize drought-tolerant, native landscaping in the right-of-ways and focus lush, non-native species at prominent locations, such as gateways.
- Canopy trees should be used to provide shade adjacent to sidewalks, pedestrian areas, and parking areas.
- Berms, low walls and/or hedges should be used to screen views of parking lots and create distinction between the roadway and the development.
- Landscaping should be placed so as to screen, but not restrict access to utilities.
- Place utilities underground.
- Streetscape should be maintained year round and dead plants replaced with comparable materials and sizes to existing plants.
- Directional signage should be strategically located to direct visitors.



The Promenade in Village Walk Treatment

- In Village Walk, special treatment to clearly identify it as the “mountain village” will be used. Landscaping should be urban in nature and contained in raised planters with canopy trees to

provide shade. Landscape elements in Village Walk should emphasize hardscape elements,



such as special paving on sidewalks and crosswalks, bulb-out curbs at intersections, public art, seating areas, themed lighting standards, street vendors, specially treated newspaper racks, and themed shade structures, bicycle racks, and phone booths.

- Immediately north of the Village Walk, the landscaping should blend with the Botanical Garden areas.

Gateway Treatment

Major intersections, or Gateways, require special design treatment in order to announce arrival into Arrowhead Springs itself, identify major developments or activity centers within Arrowhead Springs, to provide direction to key destination points, and distinguish between different neighborhoods.

The treatments described below provide the minimum quality of the various gateway types. The exact design, configuration and content of each Gateway will be determined in detailed site plans. The following gateway treatments shall be applied to the

intersections depicted on the *Figure 6.1, Gateway Plan*:

General Gateway Treatment Guidelines (applicable to all Gateways):

- Gateways should include low scale, themed identification signs with exterior lighting.
- Special paving identifying crosswalks and pedestrian areas should be employed at gateways.
- Gateways may utilize an informal or formal grouping of tall accent and shade trees with a lush understory and groundcover.

- Gateways should incorporate street furniture and fixtures, such as bollards, benches, low walls, or shade canopies.

Major Gateway Treatment (See Figure 6.2, Major Gateways Treatment):

- Major Gateways announce entry into Arrowhead Springs through the visual statement and unique design features. Major Gateway Treatments are identified on all intersections along Village Parkway, Arrowhead Springs Resort Road, Arrowhead Springs North and South Roads, Old Arrowhead Road, and the Village Walk Promenade intersections.
- Major gateways should include signs identifying Arrowhead Springs, themed lighting, textured pedestrian pavement, major public art, distinctive canopy trees, and a lush landscaping understory.
- Major gateways should be the largest of the gateways in size and scale to distinguish arrival into Arrowhead Springs.



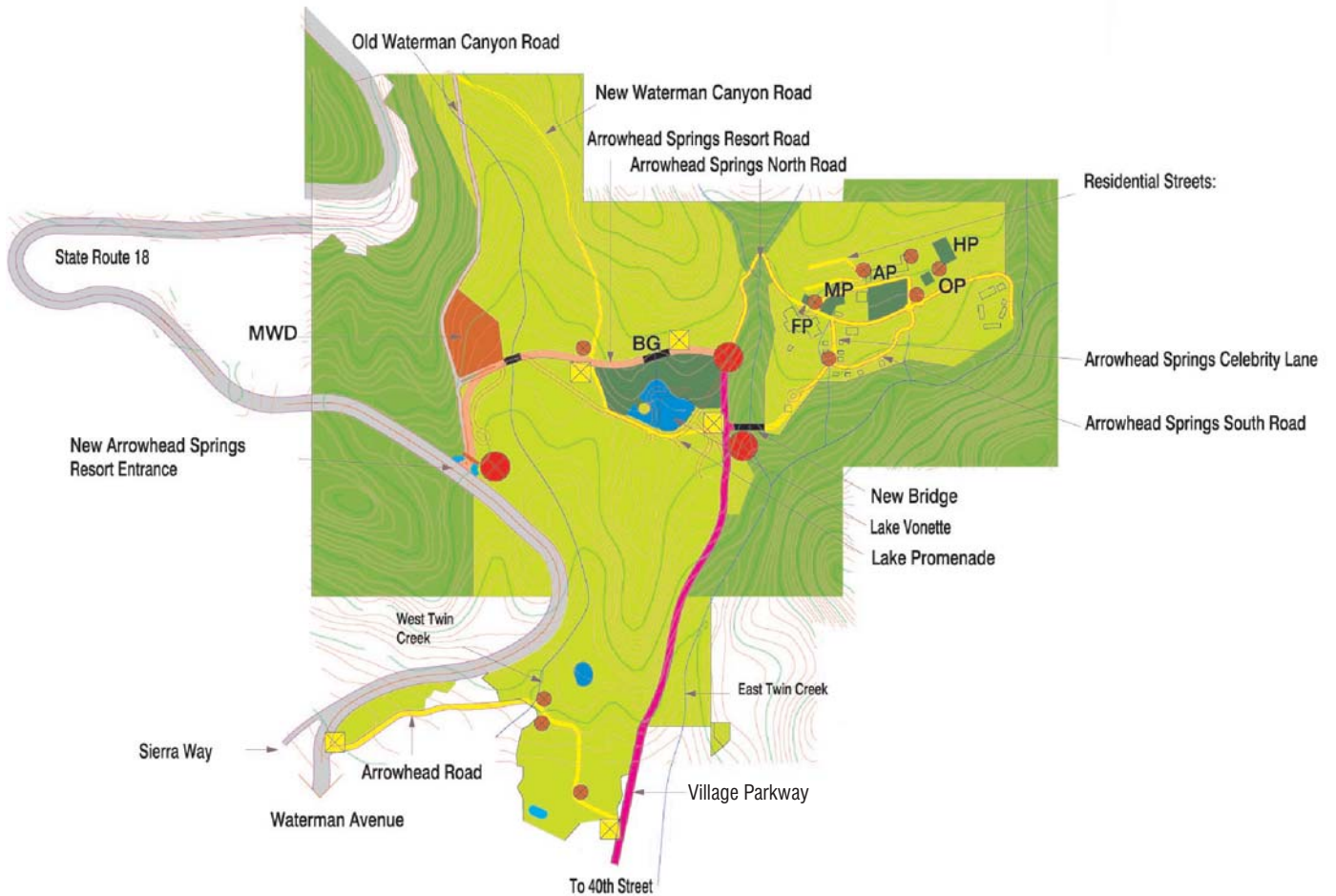
Residential/Attractions Gateways (See Figure 6.3, Residential/Attractions Gateway Treatment):

- Residential/Attractions Gateways announce arrival into specific residential neighborhoods or activity areas and are required for each project. At the Specific Plan level, the exact entry points for each project are not known and therefore are not all depicted in the Gateway Plan.
- Residential/Attractions Gateways should include identification signs, themed lighting and textured pavement treatment.
- The landscape and hardscape treatments of the gateway should enhance or mimic the overall image of the project.
- Residential/Attractions Gateways are the smallest in size and scale and can be incorporated into the entry-points of projects themselves as a form of identification.



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GATEWAY PLAN



LEGEND

- Major Gateway
- ⊠ Attractions Gateway
- Residential Gateway

ROADWAYS

- Major Artery
- Primary Local Collectors
- Local Collectors
- Local Streets
- New Bridge

Not to Scale

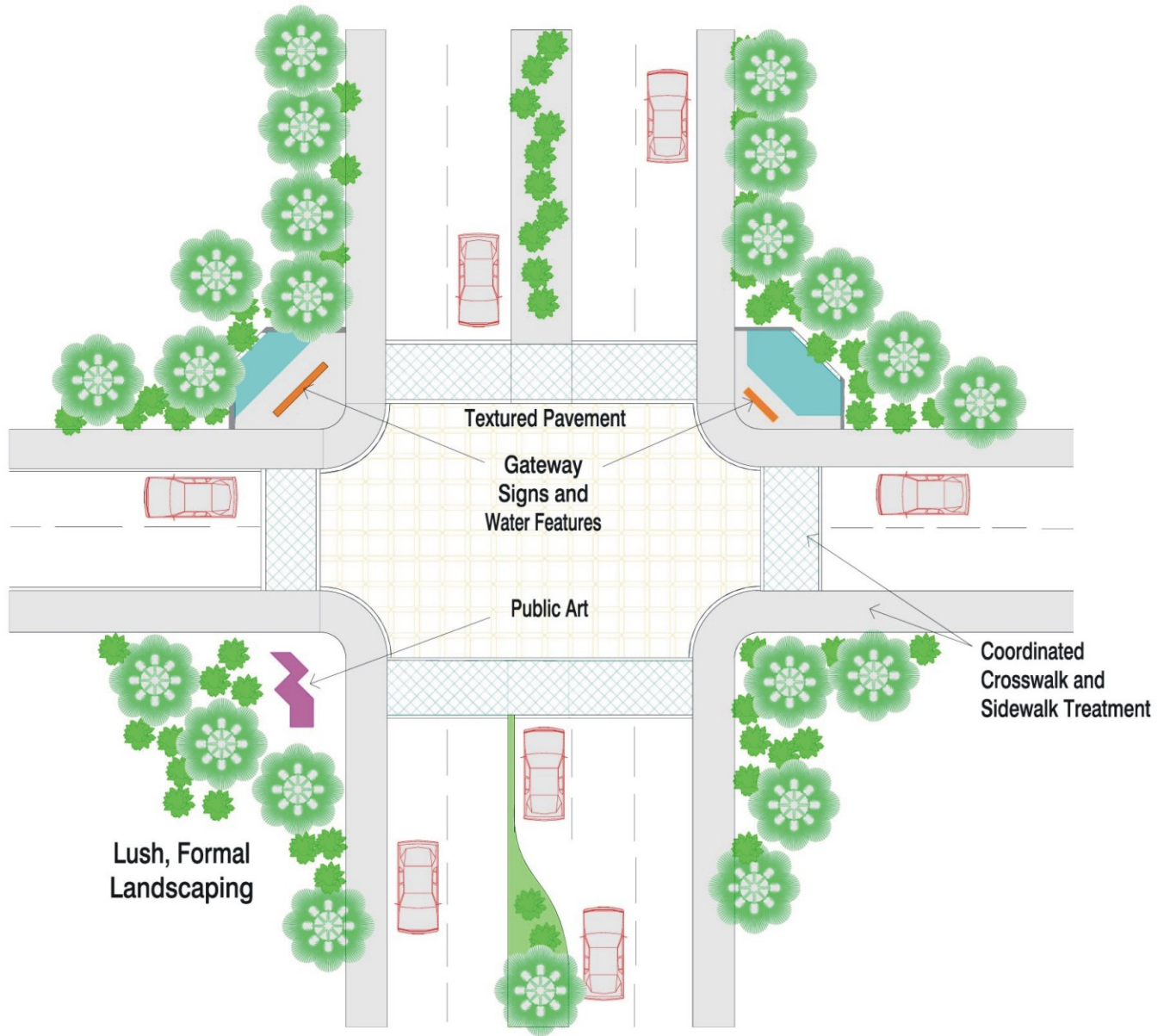


Source: American Development Group

Figure 6.1

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MAJOR COMMUNITY GATEWAY



Not to Scale

Figure 6.2

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Landscape Planting

All landscaping shall comply with Chapters 19.28, of the City of San Bernardino Development Code (See Appendix 3). Landscaping shall comply with the guidelines in "*Landscape Plants for Western Regions*" by Bob Perry and with approval from the City's arborist.

Irrigation

In addition to the following, irrigation shall comply with Chapter 19.28, Section G19.28, pp. III-82-83, of the City of San Bernardino Development Code (See Appendix 3) and comply with the Water Conservation in the Landscape Ordinance:

- Low gallonage irrigation system, or higher gallonage systems with automatic controller capable of repeat cycling, used for more than 75% of the total landscaped area. Turf areas must utilize "spray" coverage and drip systems may not be used for turf.
- Automatic controller for irrigation system.
- Irrigation system designed using hydrozones to water plants according to their water needs (i.e. landscape materials which require different watering needs are irrigated by separate control valves).
- Rain sensors used in conjunction with an automatic controller.
- Soil-moisture sensors used in conjunction with an automatic controller.
- Wind sensors (e.g. anemometer) used in conjunction with an automatic controller.
- In-head or in-line check valves are utilized (whenever the cross gradient is greater than three feet in elevation).
- Irrigation is sensitive to slope factors (i.e. low gallonage heads, repeat start times, water basins). Plan notes shall delineate how slopes are addressed to conserve water.
- Use of reclaimed or recycled water.
- Irrigation schedule that varies by season, and developed through the use of Evapotranspiration data (ET).
- Proved on-site public information through models, illustrations, examples, literature, or any combination of the above, on water conservation in landscaping.

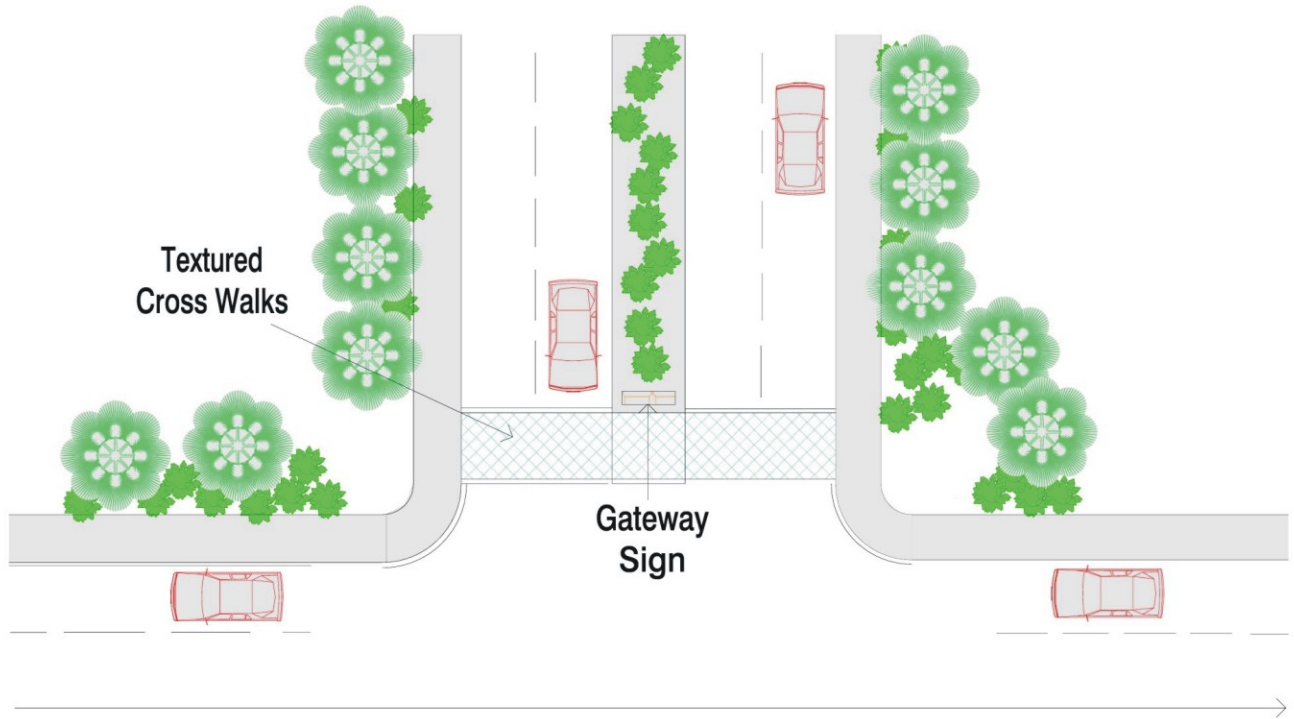
Grading Guidelines

In addition to the provisions found in the General Development Standards section of this Specific Plan, the Grading Guidelines guide earthwork so that it enhances and mimics natural landforms and retains the underlying integrity of Arrowhead Springs, as shown in *Figure 6.4, Slope Treatment*. The following Guidelines apply to grading activity within Arrowhead Springs:

- Grading shall comply with the City's Grading Ordinance.
- Cut and fill earthwork should be balanced within each project.
- Grading shall be minimized by following the natural ground contours.
- Man-made landforms shall be graded to avoid unnaturally sharp or straight edges and planes. The top and toe of graded slopes shall be rounded to avoid harsh machine-made appearance.
- Significant natural vegetation should be retained and incorporated into the project whenever possible.
- All graded slopes shall be stabilized and planted with approved trees, shrubs and groundcovers as listed in the Landscape Plant Palette.
- Natural drainage-ways shall be preserved unless unfeasible.

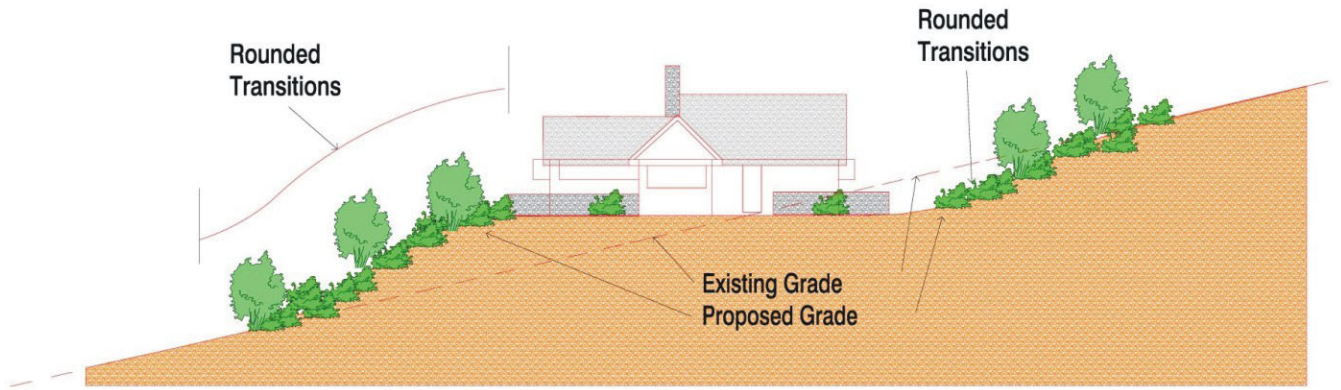
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RESIDENTIAL/ATTRACTIONS GATEWAYS

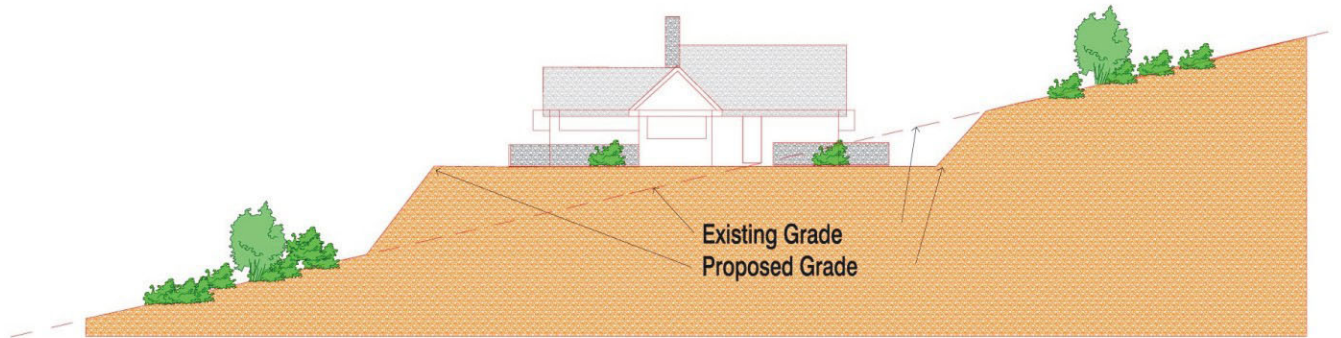


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SLOPE TREATMENT



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Project Level Design Guidelines

Project Level Design Guidelines are intended to provide guidance as to the quality and character of individual projects and the flexibility to accommodate unique designs. Project Level design addresses structures in residential, non-residential, and the Village Walk.



Residential Design

The following guidelines apply to Residential development in Arrowhead Springs. Additional standards apply in Village Walk, as described in subsequent sections.

Residential Site Planning Guidelines

Site plan design in Arrowhead Springs should respond to the following guidelines:

- Chapter 19.04, Section G19.04.050: Residential Development Design Guidelines, City of San Bernardino Development Code (See Appendix 3).
- Utilize a variety of lot configurations, including zero lot line, z-lots, and narrow and wide lot design.
- Utilize varied driveway locations and garage orientations to break up repetitive curb cuts and yard patterns.
- Place new utilities vaults, transformers, power lines, and other similar utilities underground or screened from view, per Section 19.28.040 of the San Bernardino Development Code (See Appendix 3).
- Buffer residential uses from existing adjacent land uses that may result in negative impacts from noise, dust, odors, and traffic.



- Provide direct access to open space, sidewalks, and recreational facilities.

- Plan ancillary structures and trash enclosures as part of the project to ensure they are placed properly or screened.

Residential Architectural Guidelines

All residential developments in Arrowhead Springs shall be designed and built of a high quality through use of the following principles:

- Include an assortment of unit designs to create variety and interest.
- Include a multitude of building volumes, masses, and setbacks to vary the streetscape and reduce a monotonous appearance.
- Ensure that all residential structures possess articulated facades including recesses, recessed openings, building separations, variations in plane and height, and the inclusion of elements such as balconies, porches, arcades and architectural projections to provide depth and contrast and avoid flat, unarticulated building facades.
- Include a variety of forms including lips, gables and clipped gables to create variety and interest.
 - Include variation in the placement (in front half of lot or in rear half of lot) and orientation of the garage (front entry or side entry or other alternatives)
 - Integrate and design stairs, balconies, porches and patios into the overall design of the building.
 - Ensure that multi-family residential and cluster housing facades include features such as porches, entry doors, windows, living areas or courtyards that relate to the adjacent street(s).
- Orient individual buildings of multi-family residential and cluster housing toward open space elevations, recreational features and enhanced edges.
- Orient garage doors in a variety of ways to avoid the monotony of garage door corridors.

- Provide units in multi-family and attached housing projects with individual identity elements. This may include: well defined private entry walks, arrangement and siting of private outdoor spaces such as patios and balconies, placement of walks, courtyards and landscaping.
- Include exterior architectural treatments, such as trim relief, around windows, doors, and garage doors, to break building facades.

Non-Residential Design Guidelines

The following guidelines apply to Non-Residential development in Arrowhead Springs. Additional standards apply in Village Walk, as described in subsequent sections.

Non-Residential Site Planning

As with residential site planning, the intent of non-residential site planning is to integrate buildings and site improvements into a unified setting with minimal impact on adjacent land uses. The site plan for non-residential uses should take the following into consideration:

- Comply with Chapter 19.06, Section G19.06.050, Commercial Development Design Guidelines, City of San Bernardino Development Code (See Appendix 3).
- Provide convenient access to open space, sidewalks, residential areas, and recreational facilities.
- Reinforce the linkage between commercial developments with building and landscape elements. In the case of landscape elements, these links may be made with either hardscape (e.g. paving), or softscape treatments.
- Encourage open-air plazas that are pedestrian friendly and act as a focus for a development.
- Break-up large surface parking areas into smaller pieces through site planning and landscape design.
- Plan ancillary structures, service areas, and trash enclosures as part of the project to ensure they are placed properly or screened.



- Promote variations in building footprints through cutouts, pop-outs, and the positioning of buildings.
- Orient the building and major entrances toward the street.
- Orient parking to the rear of the building.
- Cluster non-residential buildings and create courtyards and pedestrian areas.

Non-Residential Architectural Guidelines

All non-residential developments in Arrowhead Springs shall be designed and built of a high quality through use of the following principles:

- Avoid repetitive units that will produce monotonous elevations and street scene by using a variety of building forms, placement, color, materials, and landscaping.
- Ensure that all non-residential structures possess articulated facades including recesses, recessed openings, building separations, variations in plane and height, and the inclusion of elements such as balconies, porches, arcades and architectural projections to provide depth and contrast and avoid flat, unarticulated building facades.
- Include a variation in colors, materials and texture treatments.
- Include a variety of rooflines and heights to create variety and interest.
- Relate each building in terms of bulk and mass but do not make them identical.
- Allow for visual relief for interest and to break up long planar surfaces and avoid one long, continuous building. Offsets, pop-outs, overhangs and recesses all may be used to produce effective shadow interest areas. Larger buildings require more relief than smaller buildings.
- Integrate and design stairs, balconies, porches and patios into the overall design of the building.
- Design accessory structures, such as parking garages, to be complementary to the main structures.

- Locate storage and service areas away from public views.
- Provide pedestrian access through parking areas.

Village Walk Design Guidelines

The following Design Guidelines apply to the Village Walk land use designation. The intent of these guidelines is to direct the development of a ‘mountain village’ downtown setting that is focused upon the pedestrian experience.

Village Walk Site Planning

The intent of Village Walk site planning is to integrate buildings and site improvements into a unified setting with minimal impact on adjacent land uses. The site plan for Village Walk should take the following into consideration:

- Orient buildings and major entrances for non-residential uses on the front property line of the Promenade.
- Locate on-site parking in the rear of buildings. Encourage parking to be located in shared facilities to the greatest extent possible.
- Allow shade treatments, such as canopies, roof overhangs, and arcades, to encroach into the Promenade to encourage pedestrian use.
- Provide convenient access to Arrowhead Spring's community open space, sidewalks, residential areas, and recreational facilities.
- Encourage open-air plazas that are pedestrian friendly and act as a focus for surrounding development.
- Plan ancillary structures, service areas, and trash



enclosures as part of the project to ensure they are placed properly or screened.

- Shared parking facilities shall be integrated into the character of Village Walk and designed with special treatment on the Promenade frontage to ensure continual pedestrian connectivity and activity. This treatment may include the use of shops on the Promenade frontage, landscaping or public art.
- Provide an array of themed street furniture and fixtures, such as seating areas, drinking fountains landscape planters, water fountains, shade canopies, trash receptacles, and vending machines that are integrated into the overall design and character of the Promenade.

Village Walk Architectural Guidelines

All developments/projects in Village Walk shall be designed and built of a high quality through use of the following principles:

- Design and orient each structure so that pedestrian activity on the Promenade is facilitated.
- Avoid repetitive structures that will produce monotonous elevations and street scene.
- Relate each building in terms of bulk and mass but do not make them identical.
- Allow for visual relief for interest and to break up long planar surfaces and avoid one long, continuous building.
- Offsets, pop-outs, overhangs and recesses all may be used to produce effective shadow interest areas.
- Include a variety of rooflines and heights to create variety and interest.
- All exterior elevation shall be treated and detailed.
- Include a variation in colors,

materials and texture treatments.

- Integrate and design stairs, balconies, porches and patios into the overall design of the building.
- Design accessory structures, such as parking garages, to be complementary in to main structures.
- Orient storage and service areas away from public views.
- Provide pedestrian access from parking areas to the Promenade.

Walls and Fences

The placement and treatment of walls and fences can have a significant impact on the community image. Walls are necessary for security, sound attenuation, privacy, and for retaining earth. The following standards shall apply to the walls and fences in Arrowhead Springs:

- Do not use walls and fences to simply demark property lines. Instead they should serve a purpose, such as sound attenuation, privacy, or retaining earth.
- Integrate and plan walls and fences as an integral part of the adjacent structure(s). Design walls and fences in a style, material and color that complement the adjacent development.
- Require that exterior walls over 60-feet in length be broken by planting recesses, or offsets.
- Encourage the combination of solid and view fences.
- Use clinging vines and landscaping to mask walls and reduces their perceived length.
- Do not use solid walls when the adjacent use does not require privacy, security, or sound attenuation. Examples of this situation may include open space and habitat areas, and in some cases, recreational areas.

Signage Guidelines

Signs are a means to advertise and identify places, events and businesses within Arrowhead Springs. Yet, due to the high visibility of signs, they are an important design element of the physical environment and must be considered during the design phase of all developments.



General Signage Guidelines (Apply to all signs in Arrowhead Springs):

- Require that all signs in Arrowhead Springs comply with Chapter 19.22, Sign Regulations, of the City of San Bernardino Development Code (See Appendix 3).
- Require that signs are compatible with the building and site design in terms of color, material and placement.
- Require that all signs be maintained in good repair.
- Require that the exposed backs and sides of signs be architecturally treated to blend with the exterior character of the buildings and site.
- Require that the color schemes for signage relate to other signs and graphics in the vicinity in order to achieve a coordinated sense of identity.

Village Walk Signage:

Signs in Village Walk must be designed to reflect the pedestrian nature of the place. To this end, the following guidelines shall be followed in Village Walk:

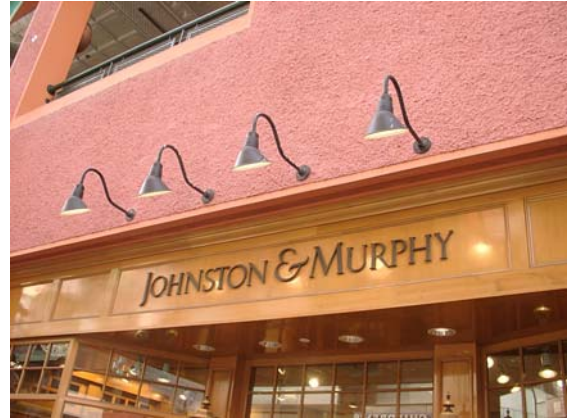
- Ensure that signage in Village Walk is oriented and scaled to the pedestrian and not the automobile.
- Prohibit the use of internally illuminated can signs on the Promenade.
- Encourage signs on the Promenade to be backlit or externally illuminated.



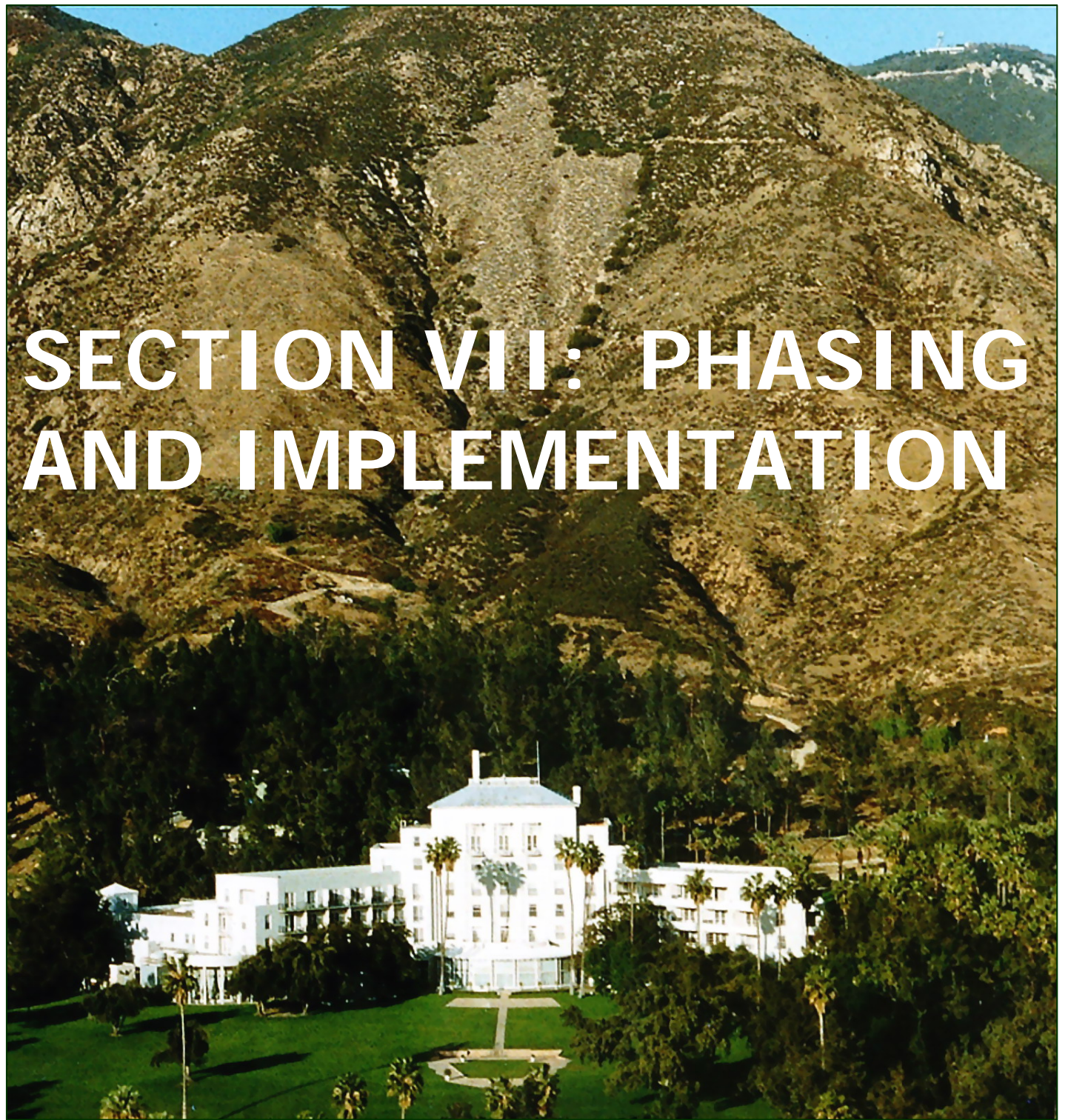
Lighting Guidelines

Lighting must be considered with the architectural theme as well as for safety purposes. Lighting fixtures and standards can define the quality appearance of developments and help identify an area. The following standards shall apply to lighting in Arrowhead Springs:

- No specific design is prescribed and variations in treatments are allowed; however, light fixtures and standards should be coordinated along public rights-of-way and among individual projects.
- Lighting shall comply with Chapter 19.20 of the San Bernardino Development Code (See Appendix 3).
- Warm light is encouraged. Bright colored and blinking lights are not allowed.
- Light standards should blend architecturally with buildings, pedestrian areas, other hardscape elements and street furniture.
- The design and placement of site lighting must minimize glare affecting adjacent properties, buildings and roadways.
- Lighting should be positioned to enhance the safety of vehicular and pedestrian traffic at key points along the roadway.
- Light should be concentrated at intersections and pedestrian crosswalks.
- Parking areas should utilize lighting standards and fixtures that are consistent with and a continuation of the character of the structure.



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SECTION VII: PHASING AND IMPLEMENTATION

ARROWHEAD SPRINGS

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SECTION VII. PHASING AND IMPLEMENTATION

Development Phasing

The proposed Phasing of parcel development is described on *Table 7.1, Development Phasing Mitigation*. It should be emphasized that the phasing program described in this Section is a projection based on a judgment of future planning and market factors over the next ten years. Therefore, this phasing program is not to be taken as a compulsory development sequence. Development area sequencing may change as the result of future conditions which neither the City nor the developer has knowledge of as of the date of this submittal.

However, the mitigation triggers (trips) do not change and are required to be complied with regardless of shifts in the composition of each development phase. The developers of property within Arrowhead Springs will be required to comply with all grading, drainage, and road improvements as specified in the Arrowhead Springs Specific Plan.

Within Arrowhead Springs, improvements and phased development are identified on *Table 5.4, Roadways*, and detailed in the *Table 7.1, Development Phasing Mitigation*. The mitigation in *Table 7.1* is based upon the number of vehicular trips that will trigger certain improvements.

**Table 7.1
Development Phasing Mitigation**

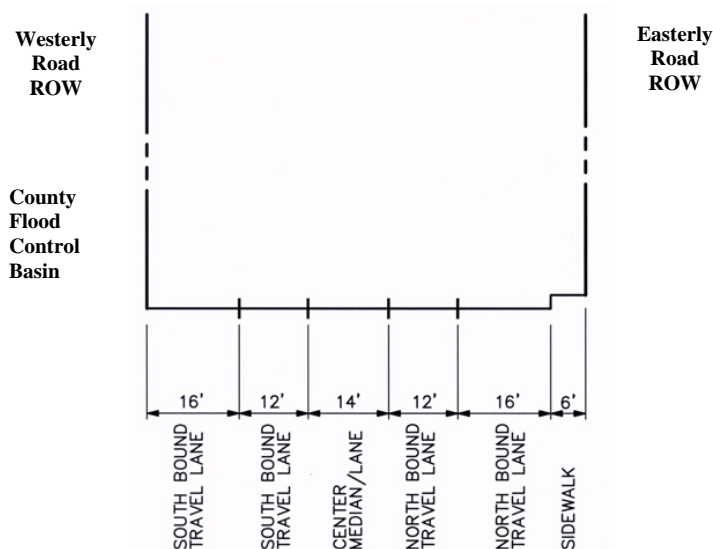
Mitigation Trigger	Mitigation
Phase 1	
Reopening of the Historic Hotel, Bungalows, Chapel, Spring House, and Arrowhead Springs Spa.	Prior to issuance of occupancy permits, the developer will construct a secondary access road for emergency (fire) access from the project to 40th Street prior to the re-opening of the existing uses.
Phase 2	
7,494 trips per day (new and existing uses). Includes the Hotel Annex, Conference Center, Spa additions, Club House, Golf Course, 285 units in Hilltown (RM-AV), 300 units in the Senior Village (RM-SV), and 36 estate homes in the RL designation.	<p>Prior to issuance of occupancy permits for Phase 2.A development, the developer shall:</p> <ol style="list-style-type: none"> 1. Waterman Avenue/40th Street: <ol style="list-style-type: none"> a. Install protected left-turn phasing for east and west approaches with right-turn overlaps. b. Add overlap for northbound right turns. c. Add an exclusive right-turn lane on both southbound and eastbound approaches. d. Sign and channelize the intersection for the new signal operation and phasing. 2. Waterman Avenue/36th Street: <ol style="list-style-type: none"> a. Install a new traffic signal system with permitted left-turn phasing for north and south approaches. b. Sign and channelize the intersection for the new signal system. 3. Waterman Avenue/34th Street: <ol style="list-style-type: none"> a. Install a new traffic signal system with permitted left-turn phasing for north and south approaches. b. Sign and channelize the intersection for the new signal system. 4. Waterman Avenue/30th Street: <ol style="list-style-type: none"> a. Restripe the east leg of the intersection to add an exclusive right-turn lane to permit vehicles to travel north bound on Waterman Avenue.
Phase 3	
15,146 total trips (7,652 Phase 2.B trips). Includes Village Walk, Hilltown Shops, 266 Village Walk Condos, and 34 Village Walk apartments built to condominium standards.	<p>Prior to issuance of occupancy permits for development components in Phase 2.B, the developer shall improve/install:</p> <ol style="list-style-type: none"> 1. Decorative sound walls along the east side of Harrison Street between 40th Street and 33rd Street mitigating existing as well as future noise levels generated along Harrison Street. 2. The existing segment of 40th Street crossing the County Flood Control Basin shall be reconstructed to mitigate the excess water flow and flooding of the roadway. 40th Street shall be improved (including raising the elevation of the street and the installation of additional and larger box culverts) and provide access between the new intersection and the 40th Street/Harrison Street intersection. 3. The secondary access for use by emergency vehicles, which was constructed in Phase I, shall be improved to 1 lane for each travel direction to provide secondary access to the project site from 40th Street. The new roadway, called Arrowhead Village Road, will intersect 40th Street on the west side of the flood control channel.
Phase 4	
21,198 trips (6,052 Phase 2.C trips). Includes the Corporate Office Complex, Windy Point Restaurant, and 229 units in RM-DV Golf	<p>Prior to issuance of occupancy permits for development components in Phase 2.C, the developer shall improve/install:</p> <ol style="list-style-type: none"> 1. Dedicate road right-of-way to the City through the project site to allow future connection to State Route 18. 2. Arrowhead Village Road, which was constructed as one lane each direction in Phase 2.B. shall be improved to

**Table 7.1
Development Phasing Mitigation**

<p>Course Detached Village</p>	<p>two lanes in each travel direction in conformance with the Specific Plan. A new traffic signal system shall be installed at the intersection of Arrowhead Village Road and 40th Street.</p>
<p>Phase 5</p>	
<p>22,212 trips (1,014 Phase 2.D trips). Includes 200 units in RM-DV Golf Course Detached Village</p>	<p>Prior to issuance of occupancy permits for development components in Phase 2.D, the developer shall improve/install:</p> <ol style="list-style-type: none"> 1. Per Alignment 4A.1 in the "Arrowhead Parkway Alternative Roadway Alignments Fatal Flaw Analysis" Harrison Street will be partially improved as follows: <ol style="list-style-type: none"> a. Existing Harrison Street between 40th Street and 33rd Street will be relocated 20 feet' from the existing easterly property line to the west away from the existing homes. Then a new roadway shall be constructed with a 16 foot wide north bound plus 10 foot wide painted two-way-left-turn-lane (center median lane) plus 16 foot wide south bound lane. The 20 foot section on the east side will be improved with landscaping and a meandering sidewalk. Decorative intersection entry treatments shall also be constructed at the crossing streets between 40th Street and 33rd Street. b. A new roadway segment shall be constructed south of 33rd Street, extending it south to Lynwood Drive west of the existing Search and Rescue Station and existing homes backing flood control basin. This segment of the roadway will consist of a 16 foot wide north bound lane plus 10 foot wide painted two-way-left-turn-lane (center median lane) plus 16 foot wide south bound lane. c. A new improved intersection of Lynwood Drive/30th Street/Harrison Parkway shall be constructed. Within 300 feet of the new intersection, the north approach of Harrison Parkway shall be constructed to provide two lanes in each direction and a 10 foot wide painted center median lane at Lynwood Drive/30th Street. If desired by neighborhood residents and the Mayor and Common Council, the west approach of Lynwood Drive at 30th Street will be cul-de-sac'd to prevent commuter cut-through traffic to use residential streets west of the flood control channel. A new traffic signal system shall be installed with left turn phasing in all travel directions as necessary. The following is the layout of the new Harrison Parkway/30th Street/Lynwood Drive intersection: <div data-bbox="613 884 1234 1228" data-label="Image"> </div>
<p>Phase 6 (Full Buildout)</p>	
<p>24,612 trips (2,400 Phase 2.E trips). Includes the new International Hotel.</p>	<p>Prior to issuance of occupancy permits for development components in Phase 2.E, the developer shall improve/install:</p> <ol style="list-style-type: none"> 1. Harrison Parkway shall be constructed to its full section between 40th Street and Lynwood Drive/30th Street in conformance with Alignment 4A.1 in the "Arrowhead Parkway Alternative Roadway Alignments Fatal Flaw Analysis" as follows: <ol style="list-style-type: none"> a. Between 40th Street and 33rd Street Harrison Parkway shall be constructed to its full section per the following typical section: <div data-bbox="576 1470 1193 1858" data-label="Diagram"> </div>

**Table 7.1
Development Phasing Mitigation**

b. South of 33rd Street (extending to Lynwood Drive west of the existing Search and Rescue Station and existing homes backing flood control basin), Harrison Parkway shall be constructed to its full section per the following typical section:



2. Waterman Avenue/30th Street:
 - a. Install protected left-turn phasing for east and west approaches.
 - b. Add a second left-turn lane and a third through lane on the northbound approach.
 - c. Add two exclusive right-turn lanes on the southbound approach. Sign and channelize the intersection for the new signal operation and phasing.
 - d. Continue existing protected left-turn phasing for north and south approaches.
 - e. These improvements can be constructed within the immediate vicinity of the intersection and without encroachment into Caltrans right-of-way and the widening of the existing bridge over Route 30.

Note: Waterman Avenue is under the jurisdiction of Caltrans, and therefore, improvements along Waterman Avenue will require approval by Caltrans.

Infrastructure Improvements

Arrowhead Water & Power (AWP), within the Arrowhead Springs Specific Plan area, will construct required infrastructure improvements, such as streets, water lines, sewers, storm drains, etc. All necessary infrastructure will be developed in conjunction with the roadway improvements as noted on *Table 5.4, Roadways*.

Water System

Distribution water mains will be installed for Arrowhead Springs by AWP in accordance with an approved Water Distribution Plan for Arrowhead Springs. All necessary infrastructure will be developed in conjunction with the roadway improvements as noted on *Table 5.4, Roadways*.

Piping and other necessary modifications are to be made by the golf course owner or operator within the Arrowhead Springs Golf Course so that reclaimed

water can be used for irrigation purposes when it becomes available.

Wastewater Treatment and Sanitary Sewer System

Development of Arrowhead Springs will meet the basic engineering design guidelines established by the City of San Bernardino Wastewater Master Plan. All necessary infrastructure will be developed in conjunction with the roadway improvements as noted on *Table 5.4, Roadways*.

Drainage System

All necessary infrastructure will be developed in conjunction with the roadway improvements as noted on *Table 5.4, Roadways*. Drainage from Arrowhead Springs after development will continue to flow through the same general areas as before development. The ridgelines, which separate the drainage basins, will not be altered in any manner

that would significantly affect tributary drainage areas. However, the amount of runoff flowing into each of the drainage basins will increase due to the proposed development.

Maintenance Responsibilities

Facilities to be maintained within Arrowhead Springs include infrastructure improvements, common areas, public facilities, private residential streets, etc. In order to ensure that all of these are well maintained, this Section sets forth the responsibilities of different persons and other entities for their maintenance.

Table 7.2 assigns the long-term maintenance responsibilities for each area/facility within Arrowhead Springs.

Most improvements constructed by developers within Arrowhead Springs will be maintained by the developer until the improvements are accepted by the City or transferred to the homeowners association, private property owner, or other entity as the case may be. Also, the maintenance responsibilities in *Table 7.2* may be amended by means of an administrative adjustment in accordance with the Development Code if the City determines, due to receipt of new information, future changes in the Specific Plan's text and/or Land Use districts, or mutual agreement between the entities involved in the maintenance transfer, that such a change is warranted.

Arrowhead Springs Homeowner's Association

A Homeowners Association (HOA) is required to address maintenance of private facilities held in common ownership, such as project landscaping and maintenance, community facilities, and project lighting and any private streets.

At AWP's option, portions of maintenance responsibilities may be assigned to a property owners' association. The details of this maintenance program are to be finalized by AWP. The assessment vehicle should be formed concurrently with recordation of the first residential developments. The allocation of maintenance costs for parks in joint use with the appropriate Arrowhead Springs Land Use Districts will be determined by agreements between the appropriate parties.

Arrowhead Water & Power, Llc

Arrowhead Water & Power (AWP), a California limited liability company, was formed to be a utility

company. AWP will be responsible to design, develop, and construct any and all water distribution systems within the project. AWP shall develop and manage the water resources at Arrowhead Springs for sale both for domestic and irrigation purposes within the project.

AWP may provide all or some of the following services: Electric service; heating and cooling; gas; telephone; IT (information technology); water for both domestic and irrigation uses; sewer treatment; security; metering of all utilities; billing and customer service.

The City's Utility Users Tax shall not apply to utility services provided by AWP.

**Table 7.2
Maintenance Responsibilities**

Location	Homeowners Association	Arrowhead Water & Power	Property Owner	Landscape Maintenance Assessment District for Arrowhead Springs	City
Open Space		X			
Botanical Garden	X		X		
Neighborhood Parks	X				
Public Streets					X
Private Streets	X	X			
Promenade			X		
Public Street Lighting in public street R.O.W.					X
Private Street Lighting	X				
Public Storm Drains					X
Private Storm Drains	X	X	X		
Private Street Landscaping	X		X		
Private Recreation Trails		X			
Public Parking Areas					X
Private Parking Areas	X	X	X		
Harrison Parkway (A.K.A. Harrison Street) Landscaping between 30 th and 40 th Streets				X	

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An aerial photograph of the Arrowhead Springs resort. The main building is a large, white, multi-story structure with a central tower and several wings, surrounded by lush green lawns and numerous palm trees. In the background, a large, rugged mountain rises, its slopes covered in sparse vegetation and rocky outcrops. The sky is clear and blue. The text "SECTION VIII: ADMINISTRATION" is overlaid in large, white, bold, sans-serif capital letters across the upper portion of the image.

SECTION VIII: ADMINISTRATION

ARROWHEAD SPRINGS

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SECTION VIII.

ADMINISTRATION

Responsibility

The City of San Bernardino Development Services Director shall be responsible for administering the provisions of Arrowhead Springs Specific Plan in accordance with the provisions of this Specific Plan, the State of California Government Code, and the City of San Bernardino General Plan and Development Code.

Development Processing

Unless expressly stated, the Arrowhead Springs Specific Plan development procedures, regulations, and standards shall supersede the relevant provisions of the City's Development Code as they currently exist or as subsequently amended in the future. Any development regulation and guideline not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of the individual request.

All development projects and new uses shall be subject to the review procedures, findings, and provisions of the City of San Bernardino Development Code.

Specific Plan Amendment

The Arrowhead Springs Specific Plan may be amended per Chapter 19.42 of the City of San Bernardino Development Code.

The Director of the Development Services shall first determine if the request for amendment is minor or major in nature. Minor amendments include a simple amendment to text or graphics that do not change the meaning, intent, or are contrary to any development standards/guidelines of the Specific Plan. Minor modifications may be accomplished administratively by the Development Services Director per Chapter 19.42 of the City of San Bernardino Development Code. Major modifications are amendments to exhibits or text that are intended to change the intent and/or development standards of the Specific Plan. Major modifications require a Specific Plan Amendment and approval by the Planning Commission and City Council.

Severability

If any section, subsection, sentence, clause, or phrase of this Specific Plan, or future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this plan.

Development Administration System

This section describes the system for administering development within Arrowhead Springs Specific Plan. The administration system has been designed to help achieve the vision for Arrowhead Springs and make it a distinctive place.

Density Transfer

The ability to transfer density provides flexibility to respond to site constraints and market demands yet still ensure that the overall goals of Arrowhead Springs are maintained. Residential density transfer is allowable within the Arrowhead Springs Specific Plan subject to the following criteria:

- Density may not be transferred into the OS-W land use designation.
- Density transfers are permitted to/from any residential district; however, the maximum number of residential units in the Specific Plan shall not exceed 1,350 units.
- In no case shall the transfer of density exceed a cumulative total of Average Daily Trips as outlined in *Table 8.1, Trip Budget*.
- With the exception of density, the areas receiving residential density shall comply with the development standards of the base land use zone.
- Density transfers shall be administratively reviewed and approved by the Development Services Director. The Director's findings may be appealed to the Planning Commission and, subsequently, to the City Council.

Land Use Conversion

The conversion from one designation to another designation within the Arrowhead Springs Specific Plan is permitted subject to the following conditions:

- The proposed land use conversion does not involve the OS-W, CR-2, and PCR land use districts.
- The total daily trips generated by the proposed land use conversion does not exceed the Average Daily Trips that would have been generated by the base land use, as detailed in the following table:

**Table 8.1
Trip Budget**

Designation	Subarea (units)	Average Daily Trips
RL	North Estate Homes (24 units)	230
	South Estate Homes (12 units)	115
RM-DV	Detached Village-Golf Course (429 units)	2,514
RM-AV	Hilltown Residential (285 units)	1,670
RM-AV	Village Walk Residential (266 units)	1,559
RM-SV	Senior Village (300 units)	1,044
CG-1-WP	Windy Point (5 acres)	1,799
CG-1-H/S	Historic Hotel, Annex, Conference Center, Spa and Health Resort	2,464
CG-1	Hilltown shops and Spring House (.7 acres)	968
Total ADT*		12,363

Notes:

*ADT=Average Daily Trips

Source: Transtech Engineers

- The total number of Average Daily Trips does not exceed 12,363, as shown on *Table 8.1* and as verified by the City Engineer.
- The conversion of non-residential land to a residential land use may allow for an increase in the maximum allowable number of residential units so long as 1) the two conditions above are satisfied, 2) the appropriate environmental analysis is performed, and 3) and any additional required park land, increased demand on City services, increases in school enrollment, or negative fiscal changes are considered and accounted for.
- Proposed land use conversions require a zone change and General Plan amendment.

Land Use Districts

The locations of the land use districts shown on the Arrowhead Springs Land Use Plan are approximate. Minor changes in boundary alignment and location are permissible with approval by the Development Services Director. However, the intended character and overall location of the land use categories must

be maintained. For example, moving a boundary to conform to a precise street alignment instead of a conceptual location would be a logical interpretation of the plan's intent.

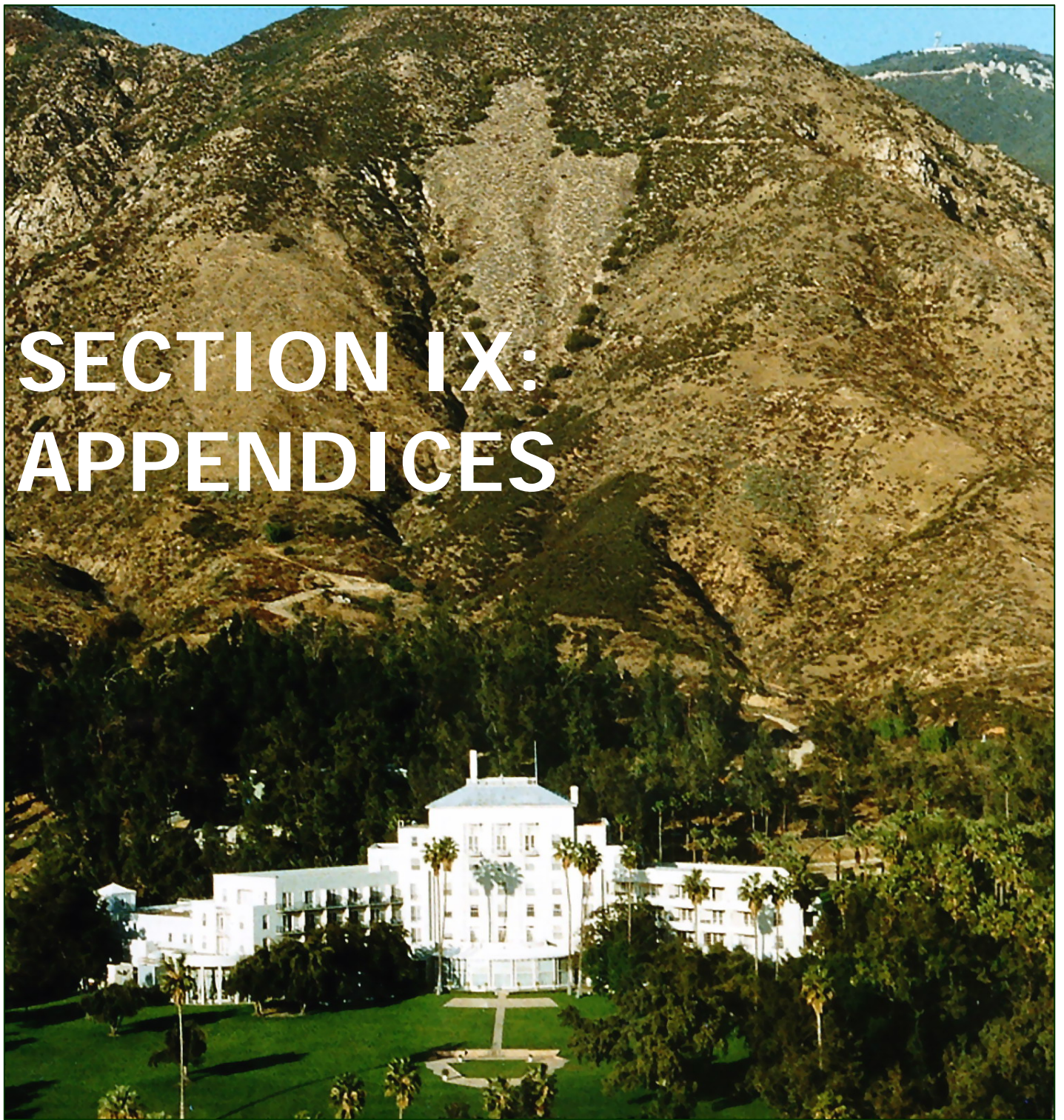
Design Review

All projects in Arrowhead Springs are required to be reviewed and approved by the Arrowhead Springs Design Review Committee prior to submittal of an application to the City for approval. The Arrowhead Springs Design Review Committee shall be established by the Arrowhead Water & Power Authority.

Submittal Requirements

It is incumbent upon the applicant to supply the necessary materials, text, and graphics, to allow the City to be able to review and approve the project. The City has established specifications for these submission requirements, which are described in the Development Code.

All applicants are strongly encouraged to contact the Development Services Director prior to embarking on development plans to determine the necessary information and level of detail.



SECTION IX: APPENDICES

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APPENDICES

The following information is included in these Appendices:

- Appendix 1 General Plan Consistency
- Appendix 2 Development Agreement Between City of San Bernardino and American Development Group (Under Separate Cover)
- Appendix 3 Applicable City Codes
 - Chapter 19.04 Residential Districts
 - Chapter 19.06 Commercial Districts
 - Chapter 19.15 Foothill Fire Zones Overlay District
 - Chapter 19.16 Floodplain Overlay District
 - Chapter 19.20 Property Development Standards
 - Chapter 19.22 Sign Regulations
 - Chapter 19.24 Off-Street Parking Standards
 - Chapter 19.28 Landscaping Standards
 - Chapter 19.30 Subdivision Regulations
 - Chapter 19.62 Nonconforming Structures and Uses
 - Chapter 19.70 Temporary Use Permits
- Appendix 4 Arrowhead Springs Analysis Reports (Under Separate Cover)
 - Biological Resources
 - Geotechnical/Geological Report
 - Cultural Resources
- Appendix 5 Arrowhead Parkway (a.k.a. Village Parkway) Alternative Roadway Alignments Fatal Flaw Analysis (Under Separate Cover)
- Appendix 6 Environmental Impact Report (Under Separate Cover)
- Appendix 7 Proposed Vineyard Areas
- Appendix 8 Sustainable Development

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APPENDIX 1: GENERAL PLAN CONSISTENCY

The following is an analysis of how the Arrowhead Springs Specific Plan complies with the Goals of the City of San Bernardino General Plan (adopted November 1, 2005). It is important to note that the analysis focuses only on the applicable Goals so not every Goal is included for analysis.

Land Use Plan.

The City of San Bernardino General Plan incorporates the Arrowhead Springs Specific Plan. The buildout of Arrowhead Springs was factored into the buildout of the General Plan and included in the necessary environmental analyses.

Land Use

Goal 2.1 Preserve and enhance San Bernardino's unique neighborhoods.

The Specific Plan Response: The Arrowhead Springs Specific Plan will preserve and enhance existing historic amenities and facilities, such as the mineral and geothermal springs and the historic hotel and spa. The Plan calls for a unique resort/residential development centered on the existing Arrowhead Springs Hotel and Resort/Spa and includes: 1,350 new single-family detached and multi-family units; 1,044,646 square feet of existing and new commercial and office uses; a new 199-acre, 18-hole public golf course; the reuse of the historic Arrowhead Springs Hotel; a new 300-room hotel; a new and reuse of the existing conference center; and the reuse and expansion of the historic Arrowhead Springs spa/resort. In all, 1,350 residential units are accommodated, including 36 custom estates, 34 'urban' flats in Village Walk, 266 condominiums and townhomes adjacent to Village Walk, 300 upscale senior units, 429 golf course condominiums, and 285 townhomes and condominiums in the unique Hilltown. Arrowhead Springs offers 250,000 square feet of office, the pedestrian oriented Village Walk (200,000 square feet of commercial), Windy Point restaurant (20,000 square feet), and various service commercial uses in Hilltown. Of the total non-residential area, 235,996 square feet exist and will be preserved and enhanced as a part of this plan. The developable area is clustered into 506 acres near

existing development and is distributed sensitively and strategically within 1,400 acres of open space and watershed, which comprise 73% of the site.

Goal 2.2 Promote development that integrates with and minimizes impacts on surrounding land uses.

The Specific Plan Response: The Arrowhead Springs Specific Plan concentrates development on only 27% of the site and leaves the remainder in permanent open space. Except for the southern tip of the site, the majority of the Plan's developable areas are separated from surrounding developments by hills and valleys. The Specific Plan maintains the natural watercourses, ridges, and slopes with minimal disruption. The disruptions will occur in the 27% of the site that is proposed for development and the remainder will be undisturbed.

Goal 2.3 Create and enhance dynamic, recognizable places for San Bernardino's residents, employees and visitors.

The Specific Plan Response: The Arrowhead Springs Specific Plan provides for the preservation and enhancement of a local icon. The Arrowhead Springs Hotel and Resort/Spa will be improved and surrounded by complementary uses, such as conference facilities, offices, hotels, a golf course, and residential uses. The unique blend of existing and new uses, such as Village Walk, in Arrowhead Springs will help promote San Bernardino as a unique and distinctive place in the Inland Empire and southern California.

Goal 2.4 Enhance the quality of life and economic vitality in San Bernardino by strategic infill of new development and revitalization of existing development.

The Arrowhead Springs Specific Plan provides for a unique resort/residential development centered on the existing Arrowhead Springs Hotel and Resort/Spa. The proposed development is concentrated around the areas that are currently developed (27% of the total site is proposed for development). Arrowhead Springs includes a unique diversity of uses including 1,350 single-family detached and multi-family units; 1,044,646 square feet of commercial and office uses; a 199-

acre, 18-hole public golf course; the reuse of the historic Arrowhead Springs Hotel; a new 300-room hotel; a conference center; and the reuse and expansion of the historic Arrowhead Springs spa/resort. Arrowhead Springs offers 250,000 square feet of office, the pedestrian oriented Village Walk (200,000 square feet of commercial), Windy Point restaurant (20,000 square feet), and various service commercial uses in Hilltown. These non-residential uses could result in approximately 2,530 new jobs.

Goal 2.5 Enhance the aesthetic quality of land uses and structures in San Bernardino.

The Specific Plan Response: The goals of Arrowhead Springs are to create a unique mixed-use environment, demonstrate the concepts of sustainable development, to blend with the existing historic development, and to create a community setting that is reminiscent of traditional heritage hill towns and villages. To this end, tight development standards and design guidelines are provided for in the Specific Plan.

Goal 2.6 Control development and the use of land to minimize adverse impacts on significant natural, historic, habitat, and hillside resources.

The Specific Plan Response: The purpose of the Arrowhead Springs Specific Plan is to provide the criterion that will guide the future development of Arrowhead Springs. The Specific Plan includes development standards, design guidelines, grading standards, hillside development standards, fire protection standards, and resource protection measures that will apply to new development within the Plan area. The land use plan concentrates development on 27% of the total site near the areas of existing development. Natural features such as ridges, hillsides, and watercourses and the Plan's existing environmental resources, including spring water, geothermal springs, surface streams, are preserved and maintained.

Goal 2.7 Provide for the development and maintenance of public infrastructure and services to support existing and future residents, businesses, recreation and other uses.

The Specific Plan Response: The Arrowhead Springs Specific Plan provides for the necessary

infrastructure, including domestic and recycled water, sewer, drainage, utilities, and roadways, to accommodate the buildout of the property. Detailed infrastructure plans are provided in the Specific Plan that detail existing and proposed facilities, capacities, and buildout demands.

Goal 2.8 Protect the life and property of residents, businesses, and visitors to the City of San Bernardino from crime and the hazards of flood, fire, seismic risk, and liquefaction.

The Specific Plan Response: Arrowhead Springs will provide a safe environment by creating a pattern, scale, and design of land uses that promote individual and neighborhood safety. On-site security systems, a 24-hour security patrol, street lighting, gated areas and a vibrant mixture of uses that keep 'eyes on the street' are characteristic of many safety precautions at Arrowhead Springs.

In terms of the response to physical hazards such as flood, fire, seismic risk, and liquefaction, the Arrowhead Springs Specific Plan:

- Locates the majority of proposed structural development outside of the Alquist-Priolo fault zones. New structures will comply with requirements of the Alquist-Priolo act and current building codes.
- Accommodates and/or avoids the 100-year flood zones established by FEMA. Arrowhead Springs lies in a mountainous terrain with two major canyons and year-round streams that feed into the Public Flood Control District of the City of San Bernardino. The development at Arrowhead Springs will manage flood hazards by use of extensive landscaping, lakes, and earth berms, as well as strategically placed water channels that will control excessive rainfall in the higher mountainous regions. Developments in Arrowhead Springs will comply with the requirements of the City's Development Code, which address standards for uses in the 100-year flood plain.
- Addresses fire hazards. Arrowhead Springs recently experienced a severe fire and although significant portions of the wildlands within the Plan area were burned, the buildings were not

affected. This was the result of landscapes that were fire tolerant as well as effective water reservoirs and resources. This same strategy will be characteristic of the future development at Arrowhead Springs. The perimeter zones around the residential properties that are adjacent to wildlands will be planted with vineyards and orchards. New development in Arrowhead Springs will comply with the requirements of the City's Foothill Fire Zone, which addresses building and landscaping standards in hazardous fire areas.

Housing

Goal 3.1 Facilitate the development of a variety of types of housing to meet the needs of all income levels in the City of San Bernardino.

The Specific Plan Response: Arrowhead Springs accommodates 1,350 new residential units that provide housing opportunities for multiple segments of the housing market, from first time buyers, to executive homes, to condominiums and multi-family units. Arrowhead Springs accommodates 36 custom estates, 34 'urban' flats in Village Walk, 266 condominiums and townhomes adjacent to Village Walk, 150 upscale senior units, 150 non-age restricted attached units, 429 golf course condominiums, and 285 townhomes and condominiums in the unique Hilltown.

Economic Development

Goal 4.15 Expand on historic and the natural (Gateway to the mountains and deserts) assets to attract recreational visitors.

The Specific Plan Response: Arrowhead Springs represents a significant gateway into the City from the mountain resorts. The development creates a powerful transitional edge from the City to the US National Forest of the San Bernardino Mountains. Arrowhead Springs is sited immediately below the famous geologic 'arrowhead' that is imprinted on the mountainside, providing a natural landmark to the property, and thus, highlighting the City of San Bernardino from far away. Arrowhead Springs, with its unique history and natural resources, will become a regional tourist destination. The creation of up-scale residential neighborhoods, a unique "village" commercial center, corporate office center, high-end hotels, convention center, world-class spa/health

resort, public golf course, and equestrian trails will create a mountain resort at a gateway to the City from SR-18.

Community Design

Goal 5.4 Ensure individual projects are well designed and maintained.

The Specific Plan Response: The existing historic buildings on site create a benchmark for future development to complement and enhance. The Arrowhead Springs Specific Plan includes detailed development standards and design guidelines and clear maintenance requirements to ensure a quality, long-term project.

Circulation

Goal 6.2 Maintain efficient traffic operations on city streets.

Goal 6.3 Provide a safe circulation system.

The Specific Plan Response: The mobility system at Arrowhead Springs is integrated with the total design of the site. Arrowhead Springs accommodates both vehicular and non-motorized forms of transportation on an extensive network of roadways and multi-purpose trails. The roadways match the classification and design of the City's street design standards and accommodate pedestrian and bicycle users. In addition, Arrowhead Springs accommodates bike and golf cart paths, sidewalks and equestrian paths.

Parks, Recreation, and Trails

Goal 8.1 Improve the quality of life in San Bernardino by providing adequate parks and recreation facilities and services to meet the needs of our residents.

The Specific Plan Response: Arrowhead Springs includes 21 acres of Neighborhood/Mini-Parks and 1,400 acres of open space. Above this, a 199-acre public golf course is also provided in Arrowhead Springs. In the developed area, there is one 14-acre public Botanical Garden and seven Mini-Parks ranging in size from 0.2 acres to 3.0 acres. The Park Plan for Arrowhead Springs also includes approximately 1,400 acres of Open Space/Watershed uses. This designation is intended to establish open space areas serving multiple purposes including active and passive recreation, such as hiking, as well as watershed control.

Goal 8.3 Develop a well-designed system of interconnected multi-purpose trails, bikeways, and pedestrian paths.

The Specific Plan Response: Arrowhead Springs includes approximately 1,400 acres of Open Space/Watershed uses that accommodate multi-purpose trails. In addition, a system of bike lanes and trails are located throughout the developable area to provide a viable option to the automobile.

Utilities

Goal 9.1 Provide a system of wastewater collection and treatment facilities that will adequately convey and treat wastewater generated by existing and future development in the City's service area.

Goal 9.3 Provide water supply, transmission, distribution, storage, and treatment facilities to meet present and future water demands in a timely and cost effective manner.

Goal 9.4 Provide appropriate storm drain and flood control facilities where necessary.

The Specific Plan Response: Arrowhead Springs will provide on-site: domestic water treatment, supply, distribution, and storage systems; stormwater and flood management systems, including untouched natural channels; wastewater treatment; and solid

waste collection and recycling in sufficient size and capacity to support buildout of the plan. Arrowhead Water & Power, the on-site utility company, will provide these services within the Plan area.

Southern California Edison will provide external electric energy through contract with Arrowhead Water & Power, the on-site utility company. The intent of providing these services is to maintain and monitor energy conservation and production measures as part of the overall "sustainability" goals at Arrowhead Springs.

Southern California Gas Company currently provides the supply of natural gas to support land uses at Arrowhead Springs. Extension of this service and supply will be provided to meet the demands of new buildings and land uses.

Arrowhead Springs will provide on-site telecommunications and information technology networks to support each of the land uses. The intent of providing these services is to maintain and monitor high quality, wireless telecommunication systems to residents, hotels, commercial establishments, offices, and educational/entertainment facilities. The telecommunication and information technology systems are an integral part of the overall "sustainability" goals at Arrowhead Springs.

Goal 9.10 Ensure that the costs of infrastructure improvements are borne by those who benefit.

The necessary infrastructure to support the buildout of Arrowhead Springs will be installed and financed solely by Arrowhead Water & Power or by individual developers. User fees will accommodate the long-term use and on-going maintenance of the utilities.

Safety

Goal 10.5 Reduce urban run-off from new and existing development.

Goal 10.6 Protect the lives and properties of residents and visitors of the City from flood hazards.

Goal 10.7 Protect life, essential lifelines, and property from damage resulting from seismic activity.

The Specific Plan Response: Arrowhead Springs is in close proximity to several fault lines, including the San Andres and San Jacinto faults. The San Andres fault is located along the southern portion of the Plan area. The majority of proposed structural development is located outside of the designated Alquist-Priolo fault zones. Structures proposed within the Alquist-Priolo fault zones will comply with requirements of the Alquist-Priolo act and all new structures will be required to comply with the City's building codes.

Goal 10.10 Protect people and property from the adverse impacts of winds.

The Specific Plan Response: Arrowhead Springs is located in the City's designated high wind area due to exposure to high wind velocities. Development within Arrowhead Springs will comply with the City's building standards, which account for the high wind loads.

Goal 10.11 Protect people and property from brush urban and wildland fire hazards.

The Specific Plan Response: Arrowhead Springs recently experienced a severe fire. Although a significant portion of wildlands burned, the buildings on-site were not affected. This was the result of landscapes that were fire tolerant as well as effective water reservoirs and resources. This same strategy will be characteristic of the full development at Arrowhead Springs. In addition, the perimeter zones around the residential properties that are adjacent to wildlands will be planted with vineyards and orchards. These natural buffers will help protect the people and property from brush fire hazards. Finally, Arrowhead Springs will be required to comply with

the requirements of the City's Foothill Fire Zone and incorporation of the Arrowhead Springs Hillside Development provisions, which address building, grading, and landscaping standards in high-fire areas.

Historical and Archeological Resources

Goal 11.2 Protect, preserve, and enhance historically and archeologically significant resources within the City and its Sphere of Influence.

The Specific Plan Response: The Arrowhead Springs Specific Plan is predicated on the preservation and enhancement of the historic Arrowhead Springs Hotel and Resort/Spa, which will be improved and surrounded by complementary uses, such as conference facilities, offices, hotels, a golf course, and residential uses.

Natural Resources and Conservation

Goal 12.1 Conserve and enhance San Bernardino's biological resources.

Goal 12.2 Protect Riparian Corridors to provide habitat for fish and wildlife.

The Specific Plan Response: Arrowhead Springs dedicates approximately 1,400 acres as open space and watershed, which is intended to protect and preserve existing biological and water resources. This area represents over 73% of the Arrowhead Springs property. Existing valleys, watercourses, and ridgelines are largely untouched and actually preserved outside of the 27% of the site proposed for development.

The existing watercourses and riparian corridors are maintained, except for the new roadway bridges. Surface water runoff is reduced by the compliance with the NPDES requirements and employment of appropriate Best Management Practices (BMPs).

Goal 12.6 Reduce the amount of vehicular emissions in San Bernardino.

The mixture of living, working, entertainment, recreational, and service uses in a 500-acre area

provide the opportunity to find desired services and facilities within close proximity. The system of multi-purpose trails, accommodating pedestrian, bicycle, and equestrian users, are interconnected and allow a convenient alternative to the automobile. Finally, incentives are an essential part of the sustainability goals for the project.

Energy and Water Conservation

Goal 13.2 Manage and protect the quality of the City's surface waters and ground water basins.

The Specific Plan Response: Arrowhead Springs dedicates approximately 1,400 acres as open space and watershed, which is intended to protect and preserve existing biological and water resources. This area represents over 73% of the Arrowhead Springs property. This is critical because Arrowhead Springs enjoys an abundance of water resources. Approximately 3.6 million gallons of water per day are generated from on-site streams, springs, and hot springs. The geothermal resources on the property will be optimized for producing both electricity and providing domestic and commercial hot water requirements. Graywater use is managed so that surface and groundwater resources are conserved. Arrowhead Water & Power, the on-site utility company, will manage and monitor water use, re-use, and conservation.

Noise

Goal 14.1 Ensure that residents are protected from excessive noise through careful land planning.

Goal 14.3 Protect residents from the negative effects of "spill over" or nuisance noise.

The Specific Plan Response: Development within Arrowhead Springs will comply with the City's interior and exterior noise standards. The majority of proposed residential properties in Arrowhead Springs are protected from noise originating on SR 18 by open space and mountain buffer zones. The majority of development at Arrowhead Springs occurs in the core of the 1,916 acres and is thus removed by distance from adjacent residential properties. Traffic noise within Arrowhead Springs will be minimized by a system of interconnected multi-purpose trails that provide an alternative to the automobile.

APPENDIX 2: DEVELOPMENT AGREEMENT

Under Separate Cover

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APPENDIX 3: APPLICABLE CITY CODES

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ARTICLE II - LAND USE DISTRICTS

CHAPTER 19.04 RESIDENTIAL DISTRICTS

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19.04.010 PURPOSE

1. The purpose of this Chapter is to achieve the following:
 - A. Reserve neighborhood areas for residential living with a broad range of dwelling unit densities (i.e., low-density estate, single-family detached and attached, multi-family, and housing for special needs) consistent with the General Plan and appropriate standards of public health, safety, welfare, and aesthetics.
 - B. Ensure adequate light, air, privacy, and open space for each dwelling.
 - C. Minimize traffic congestion and avoid the overloading of public services and utilities.
 - D. Protect residential neighborhoods from excessive noise, illumination, unsightliness, odor, smoke, and other objectionable influences.
 - E. Facilitate the provision of public improvements commensurate with anticipated increase in population, dwelling unit densities, and service requirements.
 - F. Provide lands to accommodate housing units which meet the diverse economic and social needs of the residents; locating development to achieve the following:

1. Retain the scale and character of existing residential neighborhoods;
 2. Facilitate the upgrade of declining and mixed-density residential neighborhoods; and
 3. Allow expansion into vacant and low-intensity use lands within infrastructure and environmental constraints.
- G. Single-family dwelling units which legally existed in the residential land use districts prior to June 3, 1991 may remain as a permitted use. MC 823 3/5/92
2. The purpose of the individual residential land use districts is as follows:
- A. RE (RESIDENTIAL ESTATE) DISTRICT**
- This district is intended for low density residential units located on large lots and conveying an "estate" character with a minimum lot size of 1 gross acre per unit.
- B. RL (RESIDENTIAL LOW) DISTRICT**
- This district is intended to promote the development of low-density, large lot, single-family detached residential units with a minimum average lot size of 10,800 square feet. The RL district allows a maximum density of 3.1 units per gross acre.
- C. RS (RESIDENTIAL SUBURBAN) DISTRICT**
- This district is intended to promote the development of single-family detached units in a suburban setting with a minimum lot size of 7,200 square feet, and a maximum density of 4.5 units per gross acre.
- D. RU (RESIDENTIAL URBAN) DISTRICT**
- These districts are intended to promote the development of detached and attached units, duplex, mobile home parks, and small lot subdivisions as part of a planned residential development where the intent is to consolidate lots to achieve maximum open space. The RU-1 and RU-2 districts require a minimum lot size of 7,200 square feet. However, on existing lots of record, recorded prior to June 2, 1989, a minimum lot area of 6,200 square feet and existing lot widths and depths are permitted. The RU district allows a maximum density of 8 units per gross acre, and permits the development of senior citizen and senior congregate care housing at a maximum density of 12 units per gross acre with a marketing feasibility study and a conversion plan. Multi-family units which legally existed in the RU-1 and RU-2 districts prior to June 3, 1991, may remain as a permitted use.
MC 821 2/17/92

E. RESIDENTIAL MULTI-FAMILY DISTRICTS

These districts are intended to promote the development of multi-family townhomes, condominiums, and apartments.

All multi-family land use districts require a reduced density if the minimum lot size for the district is not met, and shall comply with maximum densities provided in Table 04.02.

Multi-family units which legally existed in the multi-family districts prior to June 3, 1991, may remain as a permitted use. MC 821 2/17/92

1. RM (Residential Medium) District

This district requires a minimum lot size of 14,400 square feet with a maximum density of 12 units per gross acre. Parcels less than 14,400 square feet in area shall be developed at RU density.

2. RMH (Residential Medium High) District

This district requires a minimum lot size of 20,000 square feet with a maximum density of 21 units per gross acre. Lots 14,400-20,000 square feet shall be development at RM density. Lots less than 14,400 square feet shall be developed at RU density.

3. RH (Residential High) District

This district requires a minimum lot size of 20,000 square feet with a maximum density of 31 units per gross acre. Lots 14,400-20,000 square feet shall be developed at RM density. Lots less than 14,400 square feet shall be developed at RU density.

All multi-family districts listed above permit the development of senior citizen and senior congregate care housing at a density up to 50% greater than that allowed in the district with a marketing feasibility study and a conversion plan.

4. RSH (Residential Student Housing) District

This overlay district is specifically designed to allow student housing complexes on lots located within 500 fee of California State University San Bernardino, and which are at least five acres in size, at a maximum density of 20 units per acre and with no more than 60 bedrooms per acre, and specifically, only on the 8.28 acres on the south side of Northpark Boulevard, east of University Parkway, as designated in General Plan Amendment No. 01-06.

In the event that the project no longer houses California State University, San Bernardino students or is demolished, further use of the site will revert back to the underlying land use district policies and standards.

**19.04.020 PERMITTED, DEVELOPMENT PERMITTED AND
CONDITIONALLY PERMITTED USES**

The following list represents those uses in the residential districts which are Permitted (P), subject to a Development Permit (D), a Conditional Use Permit (C) or Prohibited (X):

**TABLE 04.01
PERMITTED, DEVELOPMENT PERMITTED, AND
CONDITIONALLY PERMITTED USES**

1. <u>Residential Uses</u>	<u>RE</u>	<u>RL</u>	<u>RS</u>	<u>RU</u>	<u>RM</u>	<u>RMH</u>	<u>RH</u>	<u>RSH</u>
A. Affordable Housing (Section 19.04.030(2)(C))	C	C	C	C	C	C	C	X
B. Community Care Facility (6 or less)	P	P	P	P	P	P	P	X
C. Condominium or Townhouse	D	D	D	D	D	D	D	X
D. Convalescent Homes	X	X	X	C	D	D	D	X
E. Day Care Center	C	C	C	C	C	C	C	X MC 841 7/7/92
F. Day Care Homes, Family 6 or less children	P	P	P	P	P	P	P	X
7 to 12 children	D	D	D	D	D	D	D	X MC 841 7/7/92
G. Dormitories/Fraternity/ Sorority	X	X	X	X	C	C	C	X
H. "Granny" Housing	D	D	D	D	D	D	D	X
I. Homeless Facilities	X	X	X	X	C	C	C	X
J. Manufactured Housing	D	D	D	D	D	D	D	X
K. Mobile Home Parks or Subdivisions	D	D	D	D	D	D	D	X
L. Multi-Family Dwellings	X	X	X	D	D	D	D	X
M. Multi-Family Dwellings, Existing	X	X	X	P	P	P	P	X MC 821 2/17/92
N. Planned Residential Dev.	X	X	X	D	X	X	X	X
O. Second Dwelling Unit	D	D	D	D	D	D	D	X
P. Senior Citizen/Congregate Care Housing	X	X	X	D	D	D	D	X
Q. Single Family Dwellings	D	D	D	D	D	D	D	X
R. Single Family Dwellings, Existing	P	P	P	P	P	P	P	X MC 823 3/2/92
S. Small Lot Subdivision	X	X	X	D	X	X	X	X
T. Student Housing Complex	X	X	X	X	X	X	X	C MC 1132 12/19/02

	<u>RE</u>	<u>RL</u>	<u>RS</u>	<u>RU</u>	<u>RM</u>	<u>RMH</u>	<u>RH</u>	<u>RSH</u>
2. <u>Equestrian Uses</u>								
A. Stables, Private	D	D	D	D	D	D	D	X
B. Stables, Commercial	C	C	C	C	C	C	C	X
3. <u>Agricultural Uses</u>	C	C	C	C	C	C	C	X
4. <u>Recreational Uses</u>								
A. Clubhouse	C	C	C	C	C	C	C	X
B. Golf Course	C	C	C	C	C	C	C	X
C. Golf Course Related Facilities	C	C	C	C	C	C	C	X
D. Swimming Pool/Spa	D	D	D	D	D	D	D	X
E. Tennis Court, Private	D	D	D	D	D	D	D	X
F. Trails, Equestrian	P	P	P	P	P	P	P	X
5. <u>Accessory Uses</u>								
A. Antennae, Vertical/Satellite Dish	D	D	D	D	D	D	D	X
B. Fences and Walls	D	D	D	D	D	D	D	X
C. Garage	D	D	D	D	D	D	D	X
D. Garage Sales	P	P	P	P	P	P	P	X
E. Guest Houses	C	C	C	C	X	X	X	X
F. Patio/Gazebo	D	D	D	D	D	D	D	X
G. Storage	D	D	D	D	D	D	D	X
6. <u>Other</u>								
A. Churches	C	C	C	C	C	C	C	X
B. Private/Public Utility Facilities	D	D	D	D	D	D	D	X
C. Private Schools	C	C	C	C	C	C	C	X
D. Vocational/Trade Schools	X	X	X	C	X	X	X	X MC 933 2/9/95
E. Social Service Uses/Centers	X	X	X	C	C	C	C	X MC 1106 11/1/01
F. Other such uses that the Director may find to be similar with those uses previously listed, pursuant to Section 19.02.070 (3)								
7. <u>Home Occupations</u> (Subject to (H) Home Occupation Permit)	H	H	H	H	H	H	H	X
8. <u>Temporary Uses</u> (Subject to (T) Temporary Use Permit)	T	T	T	T	T	T	T	X

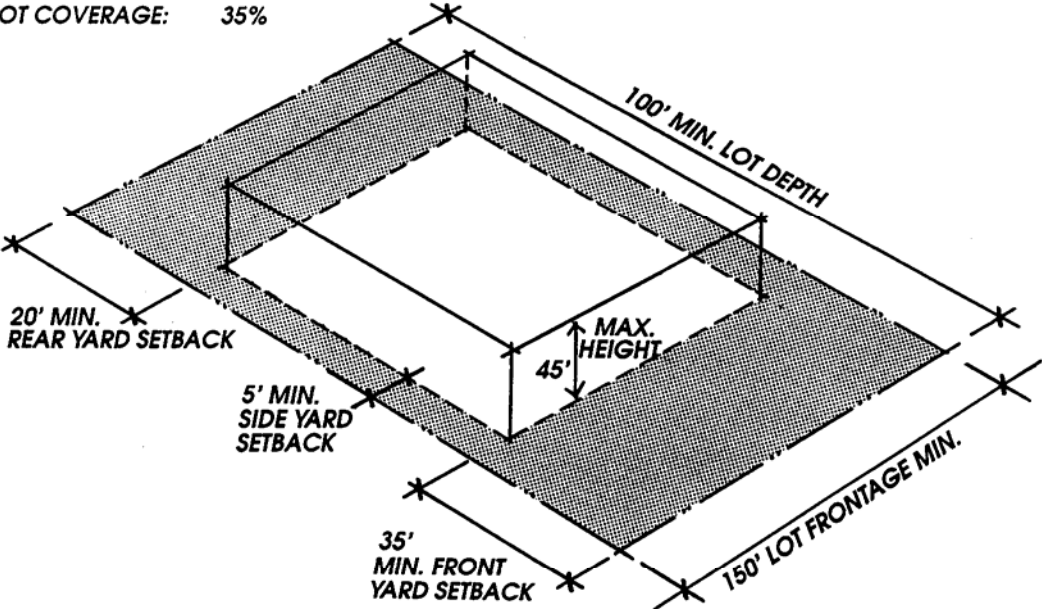
19.04.030 LAND USE DISTRICT DEVELOPMENT STANDARDS

1. GENERAL STANDARDS

The standards contained in Table 04.02 (Residential Zoning District Development Standards) relating to density, lot area and configuration, building setbacks, building lot coverage and height, accessory building and structure height, distance between buildings, and private outdoor living space, apply to all residential districts, and shall be determined to be minimum requirements, unless states as maximum by this Development Code.

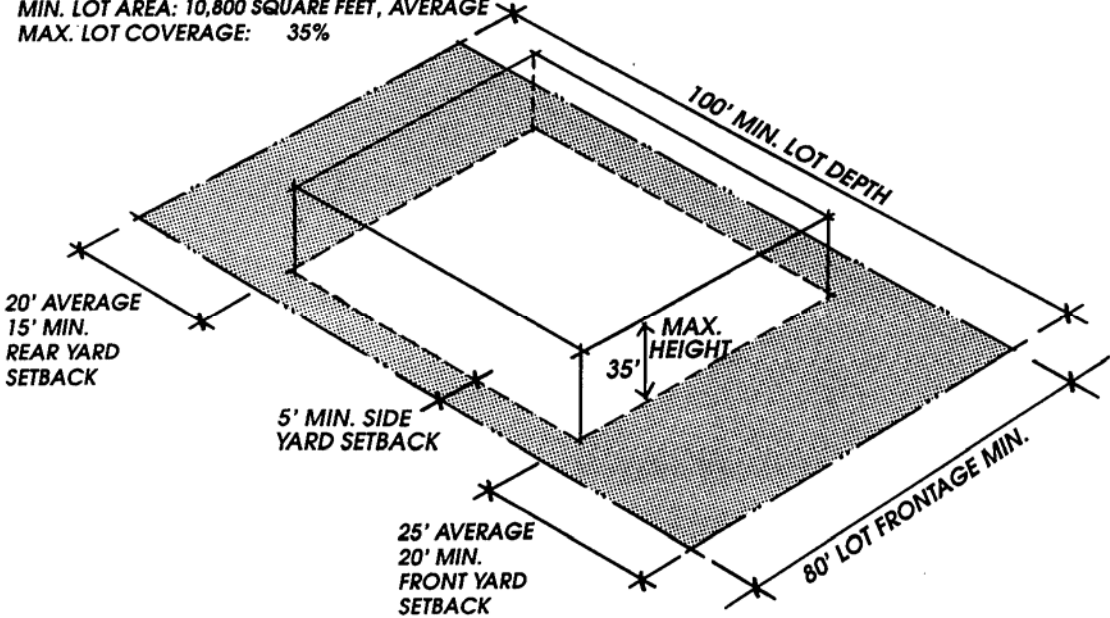
**SITE DEVELOPMENT STANDARDS
RE (RESIDENTIAL ESTATE) ZONE**

MIN. LOT AREA: 1 ACRE
MAX. LOT COVERAGE: 35%



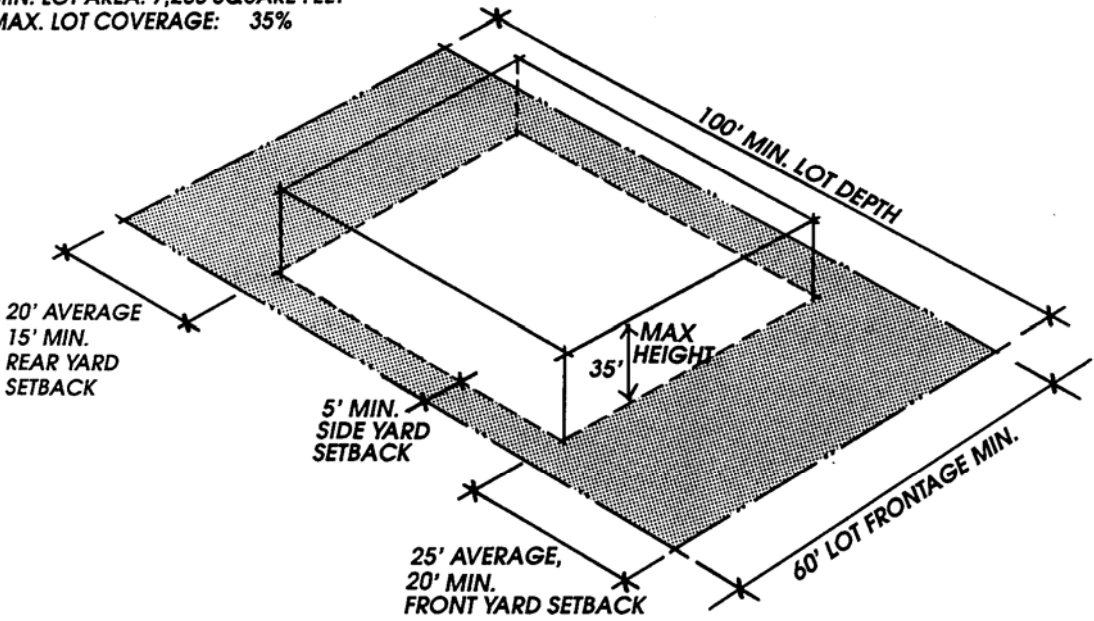
**SITE DEVELOPMENT STANDARDS
RL (RESIDENTIAL LOW) ZONE**

MIN. LOT AREA: 10,800 SQUARE FEET, AVERAGE
MAX. LOT COVERAGE: 35%



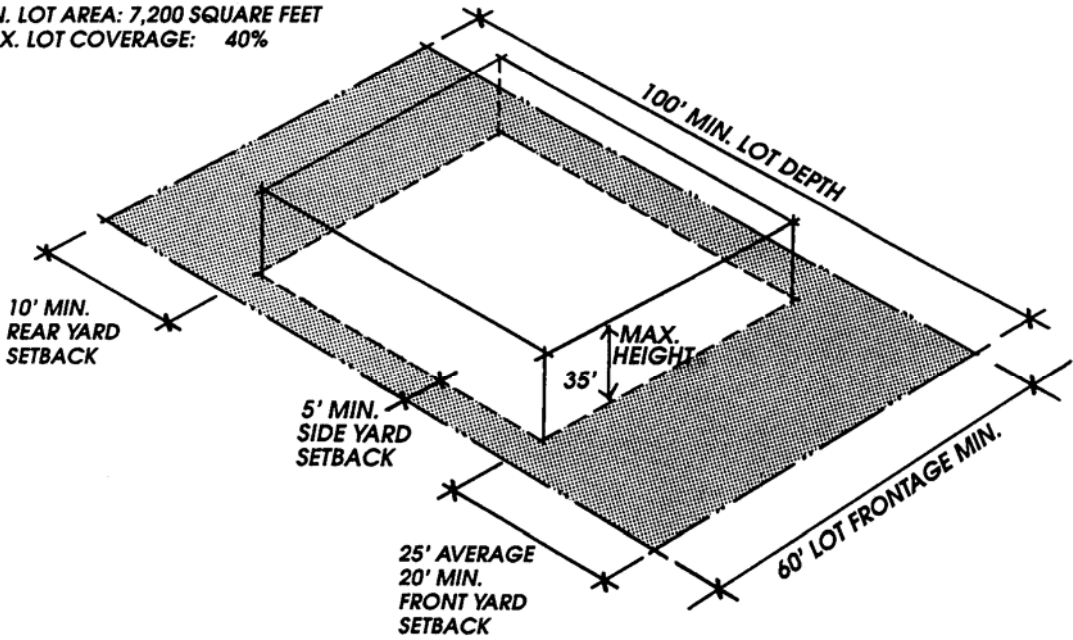
**SITE DEVELOPMENT STANDARDS
RS (RESIDENTIAL SUBURBAN) ZONE**

MIN. LOT AREA: 7,200 SQUARE FEET
MAX. LOT COVERAGE: 35%



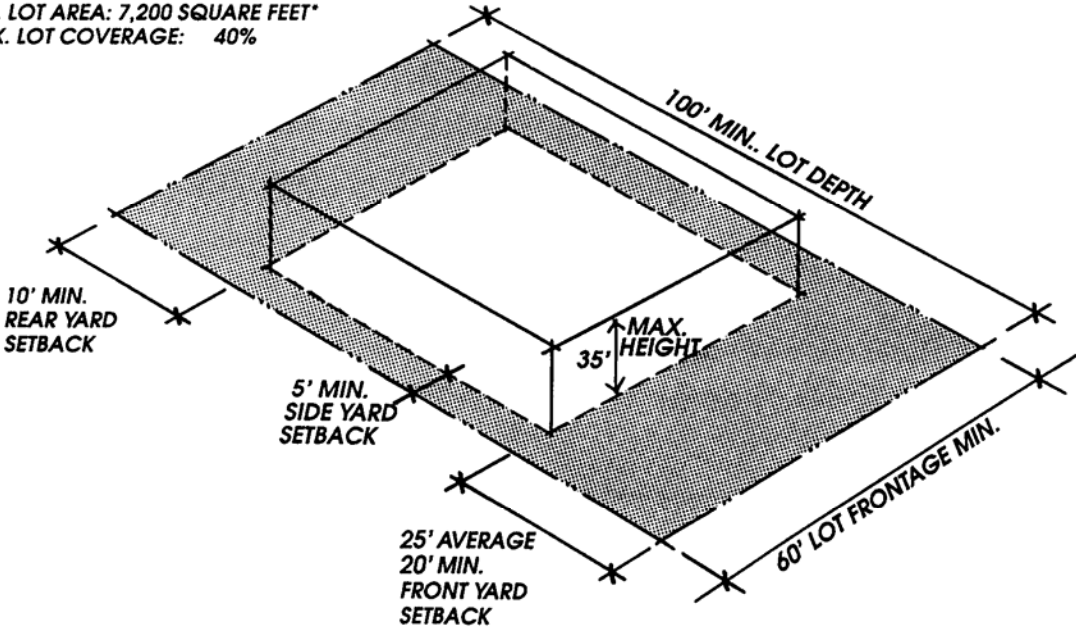
**SITE DEVELOPMENT STANDARDS
RU-1 (RESIDENTIAL URBAN) ZONE**

MIN. LOT AREA: 7,200 SQUARE FEET
MAX. LOT COVERAGE: 40%



**SITE DEVELOPMENT STANDARDS
RU-2 (RESIDENTIAL URBAN) ZONE**

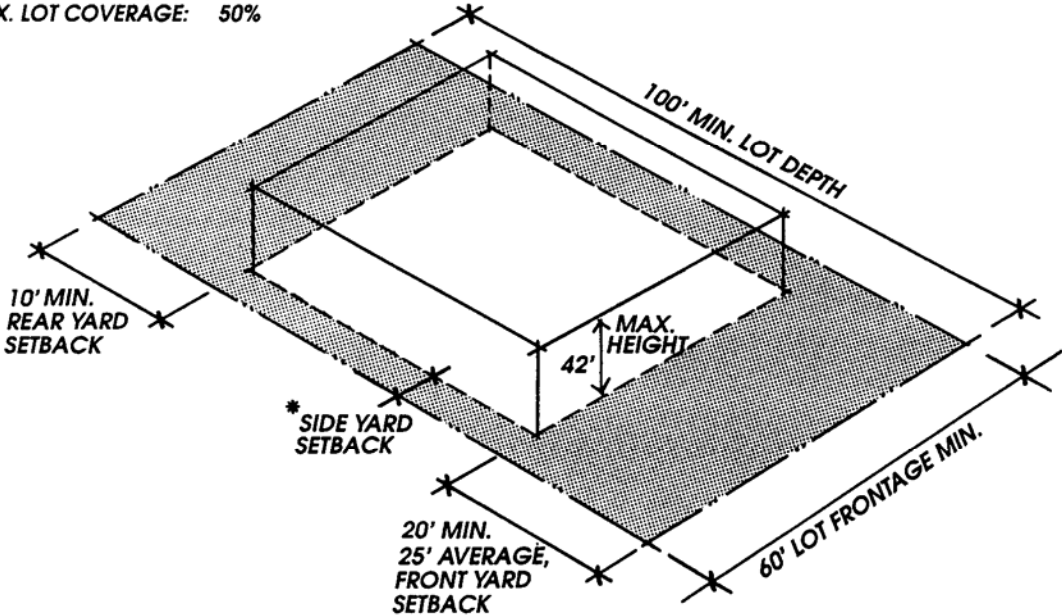
MIN. LOT AREA: 7,200 SQUARE FEET*
MAX. LOT COVERAGE: 40%



*FOR LOTS OF RECORD PRIOR TO JUNE 2, 1989, THE MINIMUM LOT AREA IS 6,200 S.F. AND EXISTING LOT WIDTHS AND DEPTHS ARE PERMITTED.

**SITE DEVELOPMENT STANDARDS
RM (RESIDENTIAL MEDIUM) ZONE**

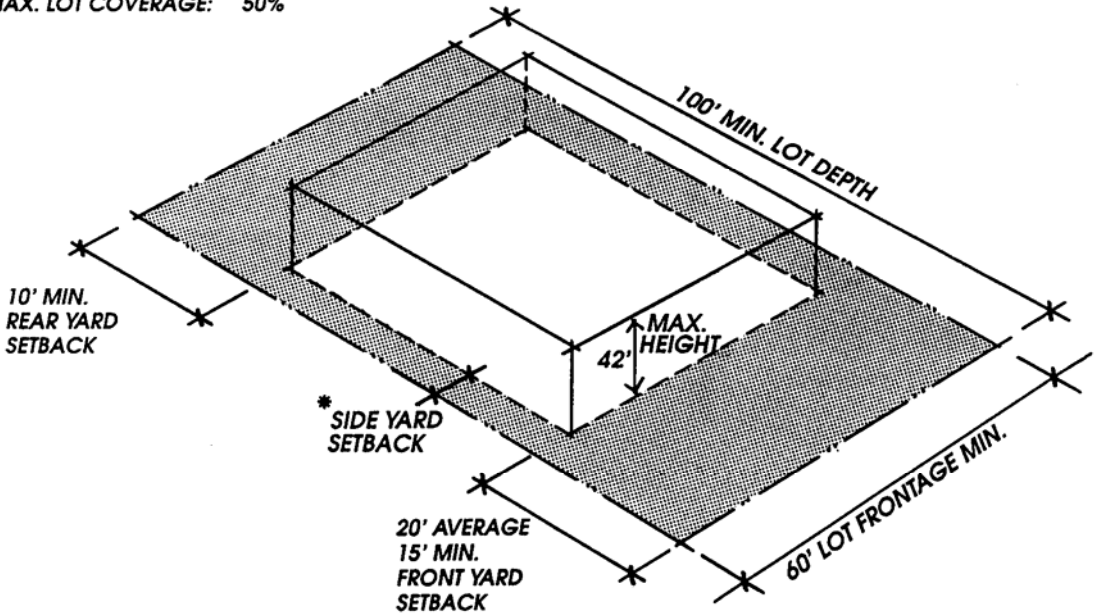
MIN. LOT AREA: 14,400 SQUARE FEET
MAX. LOT COVERAGE: 50%



* 1 STORY: 5' MIN. SIDE YARD SETBACK PLUS 1' FOR EVERY 15' OF WALL LENGTH
2 STORY: 10' MIN SIDE YARD SETBACK PLUS 1' FOR EVERY 15' OF WALL LENGTH

**SITE DEVELOPMENT STANDARDS
RMH (RESIDENTIAL MEDIUM HIGH) ZONE**

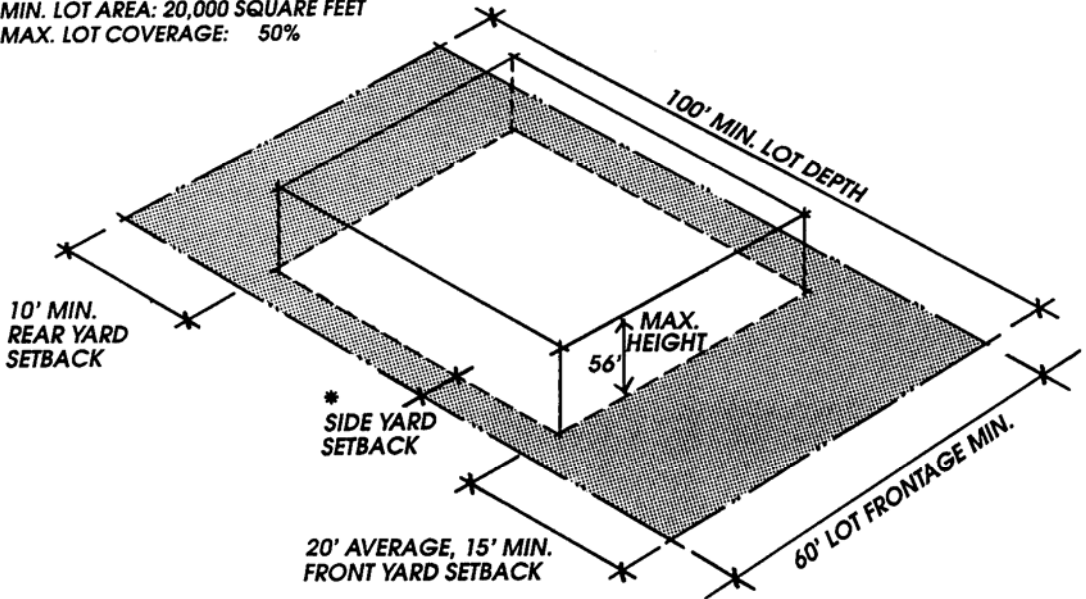
MIN. LOT AREA: 20,000 SQUARE FEET
MAX. LOT COVERAGE: 50%



* 1 STORY: 5' MIN. SIDE YARD SETBACK PLUS 1' FOR EVERY 15' OF WALL LENGTH
2 STORY: 10' MIN SIDE YARD SETBACK PLUS 1' FOR EVERY 15' OF WALL LENGTH

**SITE DEVELOPMENT STANDARDS
RH (RESIDENTIAL HIGH) ZONE**

MIN. LOT AREA: 20,000 SQUARE FEET
MAX. LOT COVERAGE: 50%



* 1 STORY: 5' MIN. SIDE YARD SETBACK PLUS 1' FOR EVERY 15' OF WALL LENGTH
2 STORY: 10' MIN SIDE YARD SETBACK PLUS 1' FOR EVERY 15' OF WALL LENGTH

2. LAND USE DISTRICT SPECIFIC STANDARDS

In addition to the general development requirements contained in Chapter 19.20 (Property Development Standards), the following standards shall apply to specific residential districts:

**TABLE 04.03
RESIDENTIAL DISTRICTS SPECIFIC STANDARDS**

Specific Standards	<u>RE</u>	<u>RL</u>	RS	RU	RM	RMH	RH	RSH	CO-1,2	CG-2	CR-2
A. Accessory Structure	+	+	+	+	+	+	+		+	+	+
B. Day Care Facility	+	+	+	+	+	+	+		+	+	+
C. Day Care Home, Large Family	+	+	+	+	+	+	+		MC 841 7/7/92		
D. Density Bonus/Affordable Housing or Amenities	+	+	+	+	+	+	+		+	+	+
E. Front/Rear Yard Averaging		+	+		+	+	+				
F. Golf Courses & Related Facilities	+	+	+	+	+	+	+				
G. Guest House	+	+	+	+							
H. Minimum Room Size	+	+	+	+	+	+	+		+	+	+
I. Minimum Dwelling Size	+	+	+	+	+	+	+		+	+	+
J. Mobile Home & Manufactured Housing	+	+	+	+	+	+	+				
K. Mobile Home Park or Subdivision	+	+	+	+	+	+	+				
L. Multiple Family Housing				+	+	+	+			+	+
M. Multi-Family Housing Existing				+	+	+	+		MC 821 2/17/92		
N. Planned Residential Development				+							
O. Recreational Vehicle Storage	+	+	+	+	+	+	+				
P. Second Dwelling Unit/ "Granny" Housing	+	+	+	+	+	+	+				
Q. Senior Citizen/Congregate Care Housing				+	+	+	+		+	+	+
R. Single Family Dwellings, Existing	+	+	+	+	+	+	+		+	+	+
S. Small Lot Subdivision				+					MC 923 3/5/92		
T. Social Services Uses/ Centers				+	+	+	+		+	+	+
U. Vocational/Trade Schools				+					MC 1106 11 /1/01		
V. Student Housing Complex								+	MC 1132 12/19/02		

Key: "+" applies in the land use district.

A. ACCESSORY STRUCTURES

Accessory structures in residential land use districts are subject to Development review and shall be compatible with the materials and architecture of the main dwelling of the property. Accessory structures may only be constructed on a lot containing a main dwelling unit. Accessory structures may be built to the interior side and rear property lines provided that such structures are not closer than 10 feet to any other structure. Building Code requirements may further restrict the distance to be maintained from property lines or other structures. The accessory structure may be a maximum of 50% of the main structure footprint and a maximum of 16 feet in height. MC 876 6/9/93

B. DAY CARE CENTER DESIGN STANDARDS

Day Care Centers are permitted for 13 or more children, subject to Conditional Use Permit review, pursuant to Section 19.04.020 (Table 04.01) and Section 19.06.020 (Table 06.01). The centers shall be constructed in the following manner:

1. The facility shall conform to all property development standards of the land use district in which it is located.
2. Large facilities shall not be located within 500 feet of another day care center.
3. An outdoor play area of no less than 75 square feet per child, but in no case less than 450 square feet in area shall be provided. The outdoor play area shall be located in the rear area. Stationary play equipment shall not be located in required side and front yards.
4. A 6 foot high solid decorative fence or wall shall be constructed on all property lines, except in the front yard. In the front yard, the open fence shall not exceed 48 inches in height, and a solid wall shall not exceed 36 inches in height. Materials, textures, colors, and design of the fence or wall shall be compatible with on-site development and adjacent properties. All fences or walls shall provide for safety with controlled points of entry.
5. On-site landscaping shall be consistent with that prevailing in the neighborhood and shall be installed and maintained, pursuant to Chapter 19.28 (Landscaping Standards). Landscaping shall be provided to reduce noise impacts on surrounding properties.
6. All on-site parking shall be provided pursuant to the provisions of Chapter 19.24 (Off-Street Parking). On-site vehicle turnaround or separate entrance and exit points, and adequate passenger loading spaces, shall be provided.
7. All on-site lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity appropriate to the use it is serving.
8. All on-site signage shall comply with the provisions of Chapter 19.22. (Sign Standards).

9. The center shall contain a fire extinguisher and smoke detector devices and meet all standards established by the City Fire Marshall.
10. A center within a residential land use district may operate up to 14 hours per day.
11. Outdoor activities may only be conducted between the hours of 8:30 A.M. to 8:00 P.M. MC 841 7/7/92

C. DAY CARE HOMES, LARGE FAMILY

Large family day care homes may be located no closer than 500 feet, in any direction, from an existing large family day care home, measured from property line to property line except that they may be located no closer than 250 feet measured from property line to property line from any existing large family day care home not fronting on the same street. MC 841 7/7/92, MC 859 1/20/93

D. DENSITY BONUS

This section contains 2 density bonus provisions. The first entitlement is based upon the provision of affordable housing pursuant to State Government Code Section 65915. The second provision is intended to provide density bonus incentives for the incorporation of on-site amenities.

1. Affordable Housing

State Government Code Section 65915 provides for the granting of a density bonus or other incentives of equivalent financial value when a developer of housing agrees to construct at least 1 of the following:

- a. Twenty percent of the total units of a housing development for persons and families or lower income, as defined in Section 50079.5 of the Health and Safety Code.
- b. Ten percent of the total units of a housing development for very low income households, as defined in Section 50105 of the Health and Safety Code.
- c. Fifty percent of the total dwelling units of a housing development for qualifying residents, as defined in Section 51.2 of the Civil Code.

A request for a density bonus and regulatory concessions and/or incentives shall require Conditional Use Permit review and be subject to the following provisions:

- a. For the purpose of this Section, "density bonus" shall mean a density increase of 25% over the otherwise maximum allowable residential density under this Development Code and the General Plan. When

determining the number of housing units which are to be affordable, the density bonus shall not be included.

- b. The purposes for implementing this section are as follows:
 - 1) The City shall within 90 days of receipt of a written proposal, notify the developer in writing of the procedures governing these provisions.
 - 2) The Council may approve the density bonus and regulatory concessions and/or incentives only if all of the following findings are made:
 - a) The developer has proven that the density bonus and adjustment of standards is necessary to make the project economically feasible;
 - b) That additional adjustment of standards is not required in order for the rents for the targeted units to be set, pursuant to Government Code Section 65915(c); and
 - c) The proposed project is compatible with the purpose and intent of the General Plan and this Development Code.
- c. The density bonus shall only apply to housing developments consisting of 5 or more dwelling units.
- d. The density bonus provision shall not apply to senior citizen and senior congregate care housing projects that utilize the senior citizen housing density provisions of this Development Code.
- e. Prior to the issuance of a building permit for any dwelling unit in a development for which "density bonus units" have been awarded or incentives have been received, the developer shall submit documentation which identifies the restricted units and shall enter into a written agreement with the City to guarantee for 30 years their continued use and availability to low and moderate-income households. The agreement shall extend more than 30 years if required by the Construction or Mortgage Financing Assistance Program, Mortgage Insurance Program, or Rental Subsidy Program. The terms and conditions of the agreement shall run with the land which is to be developed, shall be binding upon the successor in interest of the developer, and shall be recorded in the Office of the San Bernardino County Recorder.

The agreement shall include the following provisions:

- 1) The developer shall give the City the continuing right-of-first-refusal to purchase or lease any or all of the designated units at the

fair market value;

- 2) The deeds to the designated units shall contain a covenant stating that the developer or his/her successor in interest shall not sell, rent, lease, sublet, assign, or otherwise transfer any interests for same without the written approval of the City confirming that the sales price of the units is consistent with the limits established for low- and moderate-income households, which shall be related to the Consumer Price Index;
 - 3) The City shall have the authority to enter into other agreements with the developer or purchasers of the dwelling units, as may be necessary to assure that the required dwelling units are continuously occupied by eligible households.
- f. "Density bonus units" shall be generally dispersed throughout a development project and shall not differ in appearance from other units in the development.
- g. The City shall provide, in addition to a density bonus, at least 1 of the following regulatory concessions and/or incentives to ensure that the multi-family residential project will be developed at a reduced cost:
- 1) A reduction or modification of Development Code requirements which exceed the minimum building standards approved by the State Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 123 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required.
 - 2) Approval of mixed use development in conjunction with the multi-family residential project if commercial, office, industrial, or other land uses will reduce the cost of the development and if the project will be compatible internally as well as with the existing or planned development in the area where the proposed housing project will be located.
 - 3) Other regulatory incentives or concessions proposed by the developer or the City which result in identifiable cost reductions.

2. Amenities Bonus Provision

This provision allows an increase in the maximum permitted density of 15% in only the RU, RM, RMH, RH, CO-1 & 2, CG-2, and CR-2 land use zoning districts. Increases of up to 15% may be granted based upon the finding(s) that any proper combination of the following amenities are provided in excess of those required by the applicable land use district:

- a. Architectural features that promote upscale multi-family development;
- b. Additional on-site or off-site mature landscaping which will benefit the project;
- c. Additional useable open space;
- d. Attached garages;
- e. Additional recreational facilities (i.e., clubhouse, play area, pool/jacuzzi, tennis court, etc.); and
- f. Day care facilities.

This amenity bonus provision shall not be used as an addition to the affordable housing density bonus provision.

E. FRONT/REAR YARD AVERAGING STANDARDS

Front/rear setbacks required by the base district in Table 04.02 may be averaged on the interior lots within a single family detached or duplex subdivision.

The front/rear yard setback of a group of 5 adjacent dwelling units may vary up to 5 feet from that required. The average setback of all 5 units shall equal the minimum required for the base district.

F. GOLF COURSES AND RELATED FACILITIES STANDARDS

Golf course developments are subject to Conditional Use Permit review and shall be constructed in the following manner:

1. State-of-the-art water conservation techniques shall be incorporated into the design and irrigation of the golf course.
2. Treated effluent shall be used for irrigation where available.
3. Perimeter walls or fences shall provide a viewshed window design along all public rights-of-way, incorporating a mix of pilasters and wrought iron fencing or equivalent treatment.
4. All accessory facilities, including but not limited to, club houses, maintenance buildings, and half-way club houses shall be designed and located to ensure compatibility and harmony with the golf course setting.

G. GUEST HOUSE DESIGN STANDARDS

Guest houses are subject to Conditional Use Permit review and shall be constructed in the following manner:

1. All guest houses shall conform to all development standards of the underlying land use district.

2. There shall be no more than 1 guest house on any lot.
3. The floor area of the guest house shall not exceed 500 square feet.
4. The guest house shall not exceed the height of the main dwelling.
5. There shall be no kitchen or cooking facilities or wet bar facilities within a guest house.
6. The guest house shall conform to all of the setback regulations outlined in the applicable land use district.
7. A guest house shall be used only by the occupants of the main dwelling, their non-paying guests, or domestic employees. The guest house shall not be rented.

H. MINIMUM DWELLING SIZE STANDARDS

The following minimum dwelling areas are computed by calculating the living area as measured from the outside of walls and excludes garages, carports, exterior courtyards, patios, or balconies.

1. The minimum area requirements for single-family residential units are as follows:

a.	<u>Land Use District</u>	<u>Minimum Area in Square Feet</u>	<u>Minimum Average Livable Area in Square Feet</u>
	RE	1,700	---
	RL	1,200	1,500
	RS	1,200	---
	RU	1,000	--- MC 826 4/6/92

- b. Infill Single-Family Dwellings

Minimum Livable Area in Square Feet
1,000 sq. ft.*

*Note: The minimum setbacks of applicable land use district shall be applied.

2. The minimum area requirements for apartments/multi-family are as follows:

<u>Livable Area in Square Feet</u>	<u>Bedrooms Maximum Number</u>	<u>Baths Minimum Number</u>
500	Bachelor	1
600	1	1
800	2	1½
1,000	3	2
1,200	3+	2

I. MINIMUM ROOM SIZE STANDARDS

Minimum room size standards are as follows:

<u>Room</u>	<u>Minimum Area in Square Feet</u>
Garage	400
All Other	Subject to adopted UBC Standards MC 826 4/6/92

J. MOBILE HOME AND MANUFACTURED HOUSING DESIGN STANDARDS

Manufactured or mobile homes are subject to Development Permit review and shall be installed in the following manner:

1. Mobile or manufactured homes may be used as single-family dwellings if the home is certified under the National Mobile Home Construction and Safety Standards Act of 1974.
2. Mobile or manufactured homes which are used as single-family residences shall be installed on an approved permanent foundation system in compliance with applicable codes.
3. Director shall determine that the subject lot together with the proposed mobile or manufactured home is compatible with surrounding development. This determination shall include an assessment of on-site design and development standards and materials, architectural aesthetics, setbacks, building height, accessory buildings, access, off-street parking and minimum square footage requirements, and any other criteria determined appropriate by the Director.
4. The following Specific Design Standards shall govern the installation and construction of manufactured and mobile homes.
 - a. All homes shall have a minimum eave dimension of 1 foot.
 - b. All siding shall be non-reflective and shall be installed from the ground up to the roof.
 - c. All roofs shall have a minimum pitch of 1:4.
 - d. All homes shall have a minimum width (across the narrowest portion) of 20 feet.

K. MOBILE HOME PARK OR SUBDIVISION DESIGN STANDARDS

Mobile home parks or subdivisions are subject to Development Permit review and shall be constructed in the following manner:

1. Individual mobile home space minimum setbacks shall be measured from the edge of internal streets and space lines as follows:
 - a. Front - 10 feet
 - b. Side - 5 feet on each side, or zero lot line on one side with 10 feet on the opposite side.
 - c. Rear - 10 feet
 - d. Structural separation - 10 foot minimum between dwelling units.
2. Maximum mobile home space coverage (mobile home and its accessory structure) shall be 75%.
3. Each mobile home shall be equipped with skirting, or provided with a support pad which is recessed to give the appearance of the mobile home being located on-grade.
4. All on-site utilities shall be installed underground.
5. The mobile home park shall be provided with parking as required by Chapter 19.24 (Off-street Parking Standards).
6. A common recreation area which may contain a recreation building shall be provided in the park for use by all tenants and their invited guests. The area shall be provided in 1 common location with a minimum aggregate area of 400 square feet of recreational space for each mobile home space.
7. All exterior boundaries of the mobile home park shall appear similar to conventional residential developments and shall be screened by a decorative wall, fence or other comparable device 6 feet in height, with a minimum 6 foot wide landscaped area provided along the inside of the perimeter screen.
8. Common open space shall be landscaped in accordance with a landscape plan approved by the review authority and in a manner consistent with Chapter 19.28 (Landscaping Standards).
9. All mobile home park or subdivision developments shall provide recreational amenities within the site which may include: a swimming pool; spa; clubhouse; tot lot with play equipment; picnic shelter - barbecue area; court game facilities such as tennis, basketball, or racquetball; improved softball or baseball fields; or, day care facilities. The type of amenities shall be approved by the Director and provided according to the following schedule:

<u>Units</u>	<u>Amenities</u>
0-9	0
10-50	1
51-100	2
101-200	3
201-300	4

Add 1 amenity for each 100 additional units or fraction thereof.

L. MULTI-FAMILY HOUSING STANDARDS

Multi-family housing is permitted in the RU-1, RU-2, RM, RMH, RH, CG-2, and CR-2 land use districts subject to Development Permit Review and shall be constructed in the following manner:

1. All multi-family developments with 12 or more dwelling units shall provide 30% useable open space for passive and active recreational uses. Useable open space areas shall not include: right-of-ways; vehicle parking areas; areas adjacent to or between any structures less than 15 feet apart; setbacks; patio or private yards; or, slope areas greater than 8%.
2. Each dwelling unit shall have a private (walled) patio or balcony not less than 300 square feet in area or 25% of the dwelling unit size, whichever is less.
3. All multi-family developments shall provide recreational amenities within the site which may include: a swimming pool; spa; clubhouse; tot lot with play equipment; picnic shelter - barbecue area; court game facilities such as tennis, basketball, or racquetball; improved softball or baseball fields; or, day care facilities. The type of amenities shall be approved by the Director and provided according to the following schedule:

<u>Units</u>	<u>Amenities</u>
0-11	0
12-50	1
51-100	2
101-200	3
201-300	4

Add 1 amenity for each 100 additional units or fraction thereof.

4. Off-street parking spaces for multi-family residential developments shall be located within 150 feet from the dwelling unit (front or rear door) for which the parking space is provided.
5. Each dwelling unit shall be provided a minimum of 150 cubic feet of private enclosed storage space within the garage, carport, or immediately adjacent to the dwelling unit.

6. Driveway approaches within multiple family developments of 12 or more units shall be delineated with interlocking pavers, rough-textured concrete, or stamped concrete and landscaped medians.
7. All parts of all structures shall be within 150 feet of paved access for single story and 50 feet for multi-story.
8. Common laundry facilities of sufficient number and accessibility consistent with the number of living units and the Uniform Building Code shall be provided.
9. Each dwelling unit shall be plumbed and wired for a washing machine and dryer.
10. Management and security plans shall be submitted for review and approval for multi-family developments with 12 or more dwelling units. These plans shall be comprehensive in scope.

M. MULTI-FAMILY HOUSING, EXISTING

Additions, alterations, and expansions to multi-family housing which legally existed prior to June 3, 1991, shall comply with the standards of the multi-family district in which the project is located. MC 821 2/17/92

N. PLANNED RESIDENTIAL DEVELOPMENT/SMALL LOT SUBDIVISIONS

Planned Residential Development (PRD) including Clustered Subdivision and Small Lot Divisions are permitted in Residential Urban land use districts subject to Development Permit review. Attached and detached single-family dwelling units are permitted. The purpose of allowing these types of developments is to promote residential amenities beyond those expected in conventional residential developments, to achieve greater flexibility in design, to encourage well planned neighborhood through creative and imaginative planning as a unit, to provide for appropriate use of land which is sufficiently unique in its physical characteristics or other circumstances to warrant special methods of development, to reduce development problems in hillside areas and to preserve areas of natural scenic beauty through the encouragement of integrated planning and design.

1. Density

The underlying residential land use district or the Hillside Management Overlay District shall determine the maximum number of dwelling units allowed in a PRD or Small Lot Subdivision. Where a parcel or parcels have more than one land use district, the maximum number of dwelling units shall be determined by adding together the allowable density for each land use district area. Density transfer throughout the PRD project area is permitted for the promotion of clustering units in those areas suited to development, and thus preserving the open space and natural features of the site. (See Hillside Management Overlay District for restrictions to on-site density transfer.)

2. Minimum Lot Size

The minimum lot size for a detached single-family unit in a Small Lot Subdivision shall be 5,000 square feet. PRD's may create lot sizes to accommodate the creation of attached single-family dwelling units or Clustered Subdivisions.

3. Site Coverage

Structures shall not occupy more than 40% of the gross site area.

4. Structure Height/Number of Attached Dwelling Units

Detached single-family structures shall not exceed 2½ stories, or 35 feet. Attached single-family structures shall not exceed 3 stories or 42 feet. The maximum average number of single-family units attached in any manner to form a single structure shall be 6.

5. Setbacks

The minimum front, rear, and side structural setback from the project perimeter boundary shall be 15 feet. The minimum dwelling unit side structural setback from other dwelling unit structures is 15 feet plus 1 foot for each 15 feet of structure length. In small lot subdivisions the minimum side setback is 5 feet with a 15-foot minimum dwelling unit separation.

6. Open Space

All Planned Residential Developments with 12 or more dwelling units shall provide 30% useable open space for passive and active recreational uses. Planned Residential Development consisting of single-family detached units may provide 15% useable open space in lieu of the required 30%.

Useable open space areas shall no include: right-of-way; vehicle parking areas; areas adjacent to or between any structures less than 15 feet apart; setbacks; patios and private yards; or, slope areas greater than 8 percent. Slopes greater than 8 percent may be approved in the Hillside Management Overlay District by the Director as useable open space. MC 1178 9/16/04

7. Amenities

All Planned Residential Developments shall provide recreational amenities within the site which may include: a swimming pool; spa; clubhouse; tot lot with play equipment; picnic shelter - barbecue area; court game facilities such as tennis, basketball, or racquetball; improved softball or baseball fields; or, day care facilities. The type of amenities shall be approved by the Director and provided according to the following schedule:

<u>Units</u>	<u>Amenities</u>
0-11	0
12-50	1
51-100	2
101-200	3
201-300	4

Add 1 amenity for each 100 additional units or fraction thereof.

8. Private Streets

Private streets shall be permitted when there is a homeowner's association established to maintain them. The streets shall be built to standards and specifications for public works construction.

9. Maintenance and Completion of Open Space, Amenities, Landscaping, and Manufactured Slopes

No lot or dwelling unit in the development shall be sold unless a corporation, homeowner's association, assessment district or other approved appropriate entity has been legally formed with the right to assess all those properties which are jointly owned or benefited to operate and maintain all of the mutually available features of the development including, but not limited to, open space, amenities, landscaping or slope maintenance landscaping (which may be on private lots adjacent to street rights-of-way). Conditions, Covenants, and Restrictions (CC&R's) may be developed and recorded for the development subject to the review and approval of the City Attorney. The recorded CC&R's shall permit the enforcement by the City, if required. No lot or dwelling unit shall be sold unless all approved and required open space, amenities, landscaping, or other improvements, or approved phase thereof, have been completed or completion is assured by a financing guarantee method approved by the City Engineer.

10. Fire Department Standard

All parts of the structures shall be within 150 feet of paved access for single-story and 50 feet for multi-story.

11. Residential Specific Standards

In addition to the PRD development requirements, the following specific standards contained within this chapter shall apply:

- a. Day care facilities
- b. Golf courses and related facilities
- c. Guest house
- d. Lighting
- e. Minimum room size
- f. Minimum dwelling size

- g. Mobile home and manufactured housing
- h. Mobile home park or subdivision
- i. Recreational vehicle storage

O. RECREATIONAL VEHICLE STORAGE FACILITIES

Developments within the multi-family land use districts and with 12 or more dwelling units, shall provide recreational vehicle storage facilities. The storage facilities shall be reviewed as part of the Development Permit and shall be constructed in the following manner:

1. Centralized storage areas shall be provided for recreational vehicles, boats, etc., at a minimum of 1 space for each 8 dwelling units. Any fractional space requirement shall be construed as requiring 1 full storage space pursuant to Chapter 19.24 (Off-Street Parking Standards).
2. Individual storage spaces shall measure not less than 12 feet by 30 feet, and shall have direct access to a driveway with a minimum paved width of 25 feet.
3. Storage areas shall be paved and drained.
4. Storage areas shall be completely screened from exterior view by a combination of landscaping, masonry walls, fences or other comparable screening devices 8 feet in height, subject to the approval of the Director.

P. SECOND DWELLING UNIT HOUSING DESIGN STANDARDS MC 1144 7/3/03

Second dwelling units require a Development Permit and shall be constructed in the following manner:

1. No more than 1 second dwelling unit shall be permitted on any parcel or lot.
2. A second dwelling unit may only be permitted on a residential lot on which there is already built 1 single-family detached dwelling unit (main unit).
3. A second dwelling unit may not be permitted on residential lots already having 2 or more dwelling units.
4. The parcel upon which the second dwelling unit is to be established shall conform to all standards (i.e. lot coverage, height, setbacks, etc.) of the land use district in which it is located.
5. Any increase in the floor area of an attached second unit shall not exceed 30% of the existing living area of the main dwelling.
6. The total area of floor space for a detached second unit shall not exceed 1,200 square feet.

7. The second dwelling unit shall be architecturally compatible with the main dwelling.
8. The second dwelling unit (attached or detached) shall provide one covered parking space per bedroom. Parking may be permitted in the side yard setback between the dwelling unit and the side property line, behind the front setback.
9. Second units may only be established on lots where water, sewer, gas, and electricity are available.
10. The second dwelling unit may be metered separately from the main dwelling for gas, electricity, and water/sewer services.
11. The applicant for the Development Permit shall be the owner-occupant of the subject property.
12. This section shall not validate any existing illegal second dwelling unit. An application for a permit may be made pursuant to the provisions of Chapter 19.44 (Development Permits) to convert an illegal second unit to a conforming legal second unit, and the standards and requirements for said conversion shall be the same as for newly proposed second dwelling units.

Q. SENIOR CITIZEN/CONGREGATE CARE HOUSING DESIGN STANDARDS

Senior group housing developments are subject to Development Permit review and shall be constructed in the following manner:

1. A bus turnout and shelter on the on-site arterial frontage shall be dedicated if the project is located on a bus route as determined by the Director.
2. Dial-a-ride transportation shuttles shall be provided; number to be determined during project review.
3. The parcel upon which the senior group housing facility is to be established shall conform to all standards of the underlying land use district.
4. The senior group housing shall conform with all local, state, and federal requirements.
5. The number of dwelling units shall be based on Table 4.02 (Residential Development Standards).
6. The minimum floor area for each residential unit shall be as follows:

Studio: 410 square feet

One-bedroom: 510 square feet if kitchen-dining living areas are combined.

Two-bedroom: 570 square feet if kitchen-dining living areas are separate.
 610 square feet if kitchen-dining living areas are combined.
 670 square feet if kitchen-dining living areas are separate.

7. The main pedestrian entrance to the development, common areas, and the parking facility shall be provided with handicapped access pursuant to Section 19.24.050.
8. Indoor common areas and living units shall be handicap adaptable and be provided with all necessary safety equipment (e.g., safety bars, etc.) as well as emergency signal/intercom systems as determined by the Director.
9. Adequate internal and external lighting including walkways shall be provided for security purposes. The lighting shall be energy efficient, stationary, deflected away from adjacent properties and public rights-of-way, and of an intensity compatible with the residential neighborhood.
10. Common recreational and entertainment activities of a size and scale consistent with the number of living units shall be provided. The minimum size shall equal 100 square feet for each living unit.
11. Common laundry facilities of sufficient number and accessibility, consistent with the number of living units and the Uniform Building Code shall be provided. The facilities shall have keyed access for tenants only.
12. Each residential unit shall be plumbed and wired for a washing machine and dryer.
13. The development may provide one or more of the following specific internal common facilities for the exclusive use of the residents:
 - a. Central cooking and dining room(s).
 - b. Beauty and barber shop.
 - c. Small scale drug store not exceeding 1,000 square feet.
14. Off-street parking shall be provided in the following manner:
 - a. One covered parking space for each dwelling unit for the exclusive use of the senior citizen residents plus one space for every 5 units for guest parking.
 - b. Three parking spaces for every 4 dwelling units for employee and guest use for congregate care residences.
 - c. All off-street parking shall be located within 150 feet of the front door of the main entrance.
 - d. Adequate and suitably striped paved areas for shuttle parking. Shaded waiting areas shall be provided adjacent to the shuttle stops.

- e. Design standards relating to handicapped parking, access, surfacing, striping, lighting, landscaping, shading, dimensional requirements, etc. shall be consistent with the standards outlined in Chapter 19.24 (Off-Street Parking Standards).
 - f. Senior citizen/congregate care parking requirements may be adjusted on an individual project basis, subject to parking study based on project location and proximity to services for senior citizens including, but not limited to medical offices, shopping areas, mass transit, etc.
- 15. The project shall be designed to provide maximum security for residents, guests, and employees.
 - 16. Trash receptacle(s) shall be provided on the premises. Trash receptacle(s) shall comply with adopted Public Works Department Standards and be of sufficient size to accommodate the trash generated. The receptacle(s) shall be screened from public view on at least 3 sides by a solid wall 6 feet in height and on the fourth side by a solid gate not less than 5 feet in height. The gate shall be maintained in good working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding buildings and structures. The receptacle(s) shall be located within close proximity to the residential units which they are intended to serve.
 - 17. Residential occupancy shall be limited to single persons over 60 years of age or married couples of which one spouse is over 60 years of age.
 - 18. Developers of Senior Citizen/Congregate Care housing which have a density larger than that allowed in the underlying land use district, shall provide a marketing analysis which analyzes long term feasibility and a conversion plan of Senior residential units to standard units, with a corresponding reduction in the number of units to equal the density allowed in the underlying land use district if the project is not occupied by Seniors 60 years of age or older. The feasibility study and conversion plan shall not be required if the project is sponsored by any government housing agency, the City's Development Department or a non-profit housing development corporation. If the proposed project is to be located in the CO-1, CO-2 land use district the conversion plan shall address the transformation of residential units into the uses allowed in the Commercial Office land use districts.
 - 19. All parts of all structures shall be within 150 feet of paved access for single-story and 50 feet for multi-story.

R. SINGLE FAMILY HOUSING, EXISTING

Additions, alterations and expansions to single-family housing which legally existed prior to June 3, 1991, shall comply with the standards of the Residential Suburban (RS) land use district. MC 823 3/5/92, MC 888 1/6/94

S. SMALL LOT SUBDIVISION STANDARDS

Standards for small lot subdivisions are located in Subsection N. (Planned Residential Development Standards) of this chapter.

T. SOCIAL SERVICE USES/CENTERS MC 1106 11/1/01

The following provisions are applicable to social service uses/centers:

1. The density of residential uses shall be consistent with the underlying land use designation.
2. The intensity of non-residential uses shall be compatible with the underlying land use designation.
3. The underlying land use district standards are applicable (i.e. setbacks, building height, lot coverage, design guidelines, etc.).
4. Parking shall be provided for each component, although shared parking is permitted.
5. Landscaping shall be provided consistent with the provisions in Chapter 19.28.
6. The hours of operation may be limited in order to ensure there are no adverse impacts with adjacent uses.
7. The site shall have direct frontage along a major, secondary, or collector arterial.
8. Vehicular access shall be provided from a major, secondary, or collector arterial.
9. The minimum lot area in residential land use districts shall be one acre.
10. All on-site signage shall comply with the provisions of the underlying land use district.
11. A 6-foot high decorative masonry wall shall be constructed along all interior property lines.
12. All uses must occur within fully enclosed structures unless the review authority approves exceptions.
13. The review authority may require management and security plans.
14. State licensing may be required.
15. Single Room Occupancy facilities, boarding houses, parolee facilities, and detention/correctional facilities are not included in the definition of Social Service Use.

Social Service Uses/Centers may be established in multi-family land use districts, subject to a Conditional Use Permit.

Social Services Uses/Centers may be established in commercial land use districts, subject to a Development Permit. Social Service Uses/Centers with a residential component located in commercial land use districts shall require a Conditional Use Permit.

U. VOCATIONAL/TRADE SCHOOLS

Vocational/trade schools are subject to a Conditional Use Permit and shall comply with the following standards:

1. Vocational/trade schools shall be permitted only at the facilities of an existing church, hospital or other not for profit organization fronting a major or secondary arterial.
2. The vocational/trade school curriculum may include GED courses, business, office and secretarial skill courses, dental or medical assistant courses, or other courses determined by the Director of Planning and Building Services to be compatible with the adjacent neighborhood. No courses in automotive repair, welding, construction, woodworking, or industrial manufacturing shall be taught due to their incompatibility with surrounding residential uses.
3. All curriculum activities shall be conducted entirely within an enclosed structure.
4. Off-street parking shall comply with the standards contained in Chapter 19.24 of this Development Code.
5. In addition to the required on-site parking, on-street parking may be permitted along the major or secondary arterial only.
6. Vehicular access to the vocational/trade school shall be restricted to the frontage along the major or secondary arterial. MC 933 2/9/95

V. STUDENT HOUSING COMPLEX MC 1132 12/19/02

1. Student Housing complexes are only permitted in the Residential Student Housing District on lots within 500 feet of California State University, San Bernardino, and on only the 8.28 acres on the south side of Northpark Boulevard, east of University Parkway, as designated in General Plan Amendment No. 01-06.
2. The minimum unit size shall be as follows:
 - 1-bedroom 600 square feet
 - 2-bedroom 800 square feet
 - 3-bedroom 1,000 square feet
 - 4-bedroom 1,200 square feet

3. Student housing complex units may be up to 20% smaller than the minimum dwelling unit size prescribed above if a common area is provided on each floor. The common area shall be no less than 300 square feet, and shall include: a television set, sofa and chairs; or a game table (pool table, card table, etc.), chairs and a sofa; desks, chairs and computer access facilities; or other such amenity as is consistent with an area used for common social activity, subject to approval by the Planning Commission.
4. All student-housing complexes shall provide 35% of each unit size as useable open space for passive and active recreational use. A minimum of 5% of the outdoor open space must be private (balcony or patio), and a minimum of 25% of the outdoor open space must be common useable. The balance (5%) may be either common or private useable open space. Useable open space areas shall not include: right-of-ways; vehicle parking areas; areas adjacent to or between any structures less than 15 feet apart; or slope areas greater than 8%. Useable open space areas shall be delineated on project site plans, and total square footage in open space shall be listed on the site plan.
5. Every bedroom shall be wired for computer Internet access in addition telephone access.
6. Every bedroom shall be equipped with an individual lock for use only by the tenant. Master keys shall be maintained for each building.
7. All student housing complexes shall provide indoor and outdoor recreational amenities within the site which may include: a swimming pool; spa; clubhouse; picnic shelter and barbeque area; court game facilities such as tennis, basketball, volleyball or racquetball; improved softball or baseball fields; or such other similar facilities as approved by the Planning Commission. The amenities shall be equivalent to a minimum of 50 square feet per resident. The type of amenities shall be provided according to the following schedule:

<u>Bedrooms</u>	<u>No. of Amenities</u>
0-25	0
26-100	1
101-200	2
201-300	3
301-400	4

Add one amenity for each 100 additional bedrooms or fraction thereof.

8. One off street parking space shall be provided for each bedroom, plus 3 uncovered off-street guest parking spaces per 100 rooms. A minimum of 65% of the parking spaces shall be covered. The balance of the parking spaces shall be shaded by trees in such a manner that all parking spaces shall be fully shaded within 5 years of construction of the project.

9. Common laundry facilities at a ratio of one full size washer and one full size dryer per 10 units, and consistent with the Uniform Building Code shall be provided on each floor.
10. Access to student housing complexes shall be limited through the use of fencing or walls with locked gates. Gates shall be equipped with either key or card access and an intercom system for guests.
11. Each building within a student housing complex shall be locked, and equipped with either key or card access and an intercom system for guests.
12. A professional, non-student resident manager shall live within each project. In addition, a resident student manager, working a minimum of 16 hours a week, shall be provided for each floor of each building.
13. Management and security plans shall be submitted for review and approval by the Development Services Department and Police Department.
14. Each lease shall be for a minimum of one academic year. Short-term tenancy during the summer months may be permitted, with the approval of a Temporary Use Permit. No month-to-month tenancy or sub-leasing of individual rooms shall be permitted.
15. The applicant shall enter into and continuously maintain an affiliation agreement with California State University San Bernardino (“CSUSB”) and shall provide the City with a copy of such affiliation agreement prior to the approval of any building or grading permit for the project. The affiliation agreement shall include, but not be limited to, the following:
 - a. Require that the project conform to CSUSB on-campus housing policies. Require that all tenant leases incorporate CSUSB on-campus housing policies.
 - b. Require that the design, engineering and construction of the project be approved by CSUSB.
 - c. Grant CSUSB an option to purchase and a right of first of to purchase the property and the project at fair market value with a guaranteed minimum and maximum price.
 - d. If a court finds that the project cannot limit the residents to students of CSUSB, then CSUSB shall have an immediate right to purchase the property at fair market value and, if it elects not to so purchase, then CSUSB shall have the immediate right to lease the property at fair market value so that the property will be part of the CSUSB campus and therefore occupancy can be limited to students. If CSUSB does not exercise either right on the property, then the property and project must continue to conform to all requirements in this Development Code and in the

affiliation agreement except the requirement that the project limit residents to students of CSUSB.

- e. If the affiliation agreement is terminated either mutually by the parties, or unilaterally by the property/project owner, then CSUSB shall have an immediate right to purchase the property at fair market value and, if it elects not to so purchase, then CSUSB shall have an immediate right to lease the property at fair market value so that the property will be part of the CSUSB campus and therefore occupancy can be limited to students. If CSUSB does not exercise either right on the property, then the property must convert to a use consistent with the underlying General Plan Land Use District.
- f. Require that any successor in interest to the property and project, prior to the conveyance of title, enter into an affiliation agreement with CSUSB, the contents of which shall conform to the requirements of this section.

19.04.040 APPLICABLE REGULATIONS

All uses shall be subject to the applicable regulations of this Development Code, including, but not limited to, Article IV, Administration provisions.

Hyperlinks:

[G19.04.050](#) Residential Development Design Guidelines

[19.06](#) Commercial Districts

[ARTICLE III – General Regulations](#)

CHAPTER 19.06 COMMERCIAL DISTRICTS

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19.06.010 PURPOSE

1. The purpose of this Chapter is to achieve the following:
 - A. Provide appropriate commercial areas for retail and service establishments, neighborhood convenience and office uses required by residents of the City in a manner consistent with the General Plan.
 - B. Provide adequate space to meet the needs of commercial development, including off-street parking and loading.
 - C. Minimize traffic congestion and avoid the overloading of utilities.
 - D. Protect commercial areas from excessive noise, illumination, unsightliness, odor, smoke, and other objectionable influences.
 - E. Promote high standards of site planning, and landscape design for commercial and office developments within the City.
 - F. Provide employment opportunities for existing and future residents of the City and those of adjacent communities.
 - G. Provide for land uses which meet the needs of and attract regional populations, in addition to local residents.
 - H. Ensure compatibility with adjacent land uses.

- I. Single-family dwelling units which legally existed in commercial land use districts prior to June 3, 1991 may remain as a permitted use. MC 823 3/5/92
2. The purpose of the individual commercial land use districts are as follows:

A. CN (COMMERCIAL NEIGHBORHOOD) DISTRICT

This district is intended to provide for the continued use, expansion, and new development of small scale, low-intensity neighborhood commercial uses which serve and are in proximity to residential neighborhoods throughout the City.

B. CO-1 (COMMERCIAL OFFICE) DISTRICT

This district is intended to provide for the continued use, expansion, and new development of administrative and professional offices, hospitals, and supporting retail uses in proximity to major transportation corridors and ensure their compatibility with adjacent residential and commercial uses. Additionally, this district permits a maximum density of 47 units per gross acre for senior citizen and senior congregate care housing.

C. CO-2 (COMMERCIAL OFFICE-CONVERSION) DISTRICT

This district is intended to promote the conversion, rather than the demolition of existing residential structures where feasible, in designated areas for low-intensity administrative and professional offices. Additionally, this district permits a maximum density of 47 units per gross acre for senior citizen and senior congregate care housing. Existing single family residential structures may remain as a permitted use. MC 818 1/7/92

D. CG-1 (COMMERCIAL GENERAL) DISTRICT

This district is intended to provide for the continued use, enhancement, and new development of retail, personal service, entertainment, office and related commercial uses along major transportation corridors and intersections to service the needs of the residents; reinforcing existing commercial corridors and centers and establishing new locations as residential growth occurs.

E. CG-2 (COMMERCIAL GENERAL-BASELINE/MT. VERNON) DISTRICT

This district is intended to enhance the economic activity of the Baseline Street and Mount Vernon Avenue, and other appropriate commercial corridors; infilling and intensifying existing development, establishing new key activity centers and nodes, allowing for the development of medium and medium high residential density as alternative uses. The residential development shall have a minimum contiguous area of 1 gross acre with a maximum density of 12 units per gross acre along Mount Vernon Avenue and Baseline Street and other designated locations west of I-215 and a maximum density of 21 units per gross acre along Baseline Street and other designated locations east of I-215. Additionally, a bonus density

of 50% for the development of senior citizen and senior congregate care housing shall be permitted, subject to the approval of a Conditional Use Permit.

F. CG-3 (COMMERCIAL GENERAL-UNIVERSITY VILLAGE) DISTRICT

This district provides for the development of properties adjacent to California State University at San Bernardino along North Park Boulevard, Kendall Drive, and University Parkway for commercial and personal service uses to meet the needs of students, faculty, and visitors.

G. CG-4 (COMMERCIAL GENERAL-THEME CENTER[S]) DISTRICT

This district is intended to promote the upgrading and enhancement of Mount Vernon Avenue, between 4th and 9th Streets, by establishing an ethnic-themed specialty commercial center, including retail, restaurant, entertainment, gift shops and similar uses. Additionally, this district shall facilitate the reuse of the railroad depot and adjacent properties for retail/specialty commercial and similar uses. Design guidelines for the Mount Vernon Corridor (Paseo Las Placitas) are contained in Chapter 19.10, Special Purpose Districts, Section 19.10.030(3).
MC 1054 8/16/99

H. CG-5 (COMMERCIAL GENERAL-VERDEMONT AREA)

This district is intended to provide for the continued use, enhancement, and new development of retail, commercial service uses and other related commercial uses along I-215 and major transportation corridors and intersections within the Verdemont Area to serve the needs of residents; reinforcing existing commercial corridors and centers, and establishing new locations as new residential growth occurs. MC 863 3/24/93

I. CR-1 (COMMERCIAL REGIONAL-MALLS) DISTRICT

This district is intended to maintain and enhance Central City and Inland Center Malls and adjacent properties as the principal region-serving retail centers of the City.

J. CR-2 (COMMERCIAL REGIONAL-DOWNTOWN) DISTRICT

This district is intended to permit a diversity of regional-serving uses in the Downtown area including local, county, and state governmental/administrative, professional offices, cultural/historical and entertainment, convention facilities, hotels/motels, financial establishments, restaurants, supporting retail and services, educational institutions, public open spaces, and residential and senior citizen housing. Development of sites exclusively for residential uses shall have a minimum contiguous area of 1 gross acre, with a maximum density of 47 units per gross acre. Senior citizen and senior congregate care housing shall permit a maximum density of 130 units per gross acre, subject to the approval of a Conditional Use Permit.

K. CR-3 (COMMERCIAL REGIONAL-TRI-CITY/CLUB) DISTRICT

This district is intended to permit a diversity of regional-serving uses including corporate and professional offices, retail commercial, entertainment (theaters, nightclubs, etc.), financial establishments, restaurants (drive-thrus south of I-10 and adjacent to Tippecanoe Avenue between Hospitality Lane and I-10 only), hotels/motels, warehouse/promotional retail, supporting retail and services, and similar uses. MC 1098 7/5/01

L. CR-4 (COMMERCIAL REGIONAL-AUTO PLAZA) DISTRICT

This district is intended to provide for the development of new and used automobile and truck sales and related retail and service uses in the Auto Plaza area.

M. CCS-1 (CENTRAL CITY SOUTH) DISTRICT

This district is intended to permit general retail type uses. Standards are contained in Chapter 19.13.

N. CCS-2 (CENTRAL CITY SOUTH) DISTRICT

This district is intended to permit service commercial uses. Standards are contained in Chapter 19.13.

O. CCS-3 (CENTRAL CITY SOUTH-FLOOD CONTROL CHANNEL) DISTRICT

This district is intended to provide for the flood control channel. Standards are contained in Chapter 19.13.

P. CH (COMMERCIAL HEAVY) DISTRICT

This district is intended to accommodate automobile and truck sales and repair facilities, lumberyards, and related hardware sales, plant nurseries, light industrial manufacturing and storage facilities, and similar uses requiring extensive outdoor or indoor space for their sales, service, and/or storage, excluding neighborhood commercial uses.

Q. OIP (OFFICE INDUSTRIAL PARK) DISTRICT

This district is intended to establish the Waterman Avenue corridor and other appropriate areas as distinctive office industrial parks and corporate centers serving City and regional needs. Supporting retail/commercial services may be located in Corporate Office Industrial Park structures.

R. UBP (UNIVERSITY BUSINESS PARK) DISTRICT

This district actually incorporates three separate districts created as part of the University Business Park Specific Plan and are intended to apply only to parcels within the boundaries of the Specific Plan. Permitted and conditionally permitted uses for the University Business Park are contained in Chapter 19.10, Special Purpose Districts, Section 19.10.030.

1. UBP-1

The UBP-1 designation emphasizes industrial and non-retail commercial service uses. Essentially, it combines uses currently permitted within the OIP and IL designations, but without the more intense industrial uses such as motor freight transportation, mini-storage, truck stops, service stations, etc.

2. UBP-2

The UBP-2 designation emphasizes the typical commercial retail uses currently permitted in the CG-1 designation but eliminates some of the heavier (and less desirable) uses that would not be appropriate within a business park setting. For example, the UBP-2 does not permit recreation camps and RV parks, funeral parlors, truck and RV rental agencies and commercial sports. No outside uses or storage is permitted.

3. UBP-3

The UBP-3 designation emphasizes large, stand-alone uses which have a single freestanding building on each parcel. It would not permit strip commercial centers with several small tenants. Light manufacturing uses, including warehouses and research and development businesses, are permitted as long as all activities take place indoors and there is no outside storage. One of the primary criteria for structures within this designation is the visual impact to the Interstate freeway. MC 856 12/21/92

19.06.020 DEVELOPMENT PERMITTED AND CONDITIONALLY PERMITTED USES

Table 06.01 represents those uses in the commercial land use districts which are subject to a Development Permit (D) or Conditional Use Permit (C). MC 888 1/6/94

TABLE 06.01. COMMERCIAL DISTRICTS LIST OF PERMITTED USES

19.06.020 PERMITTED, DEVELOPMENT PERMITTED AND CONDITIONALLY PERMITTED USES

The following list represents those primary uses in the commercial zoning districts which are Permitted (P), subject to a Development Permit (D) or a Conditional Use Permit (C):

LAND USE ACTIVITY	CN	CO 1	CO 2	CG 1/5	CG 2	CG 3	CG 4/SP	CR 1	CR 2	CR 3	CR 4	CH	CCS 1	CCS 2
A. <u>Administrative and Professional Offices/Services</u>														
Commercial establishments where the administrative, clerical and managerial functions of a business or industry are conducted or where members of a profession conduct their practice (e.g., accounting, medicine or engineering)														
	D	D	D	D	D	D	D	D	D	D	--	D	D	D
B. <u>Automotive Related Uses</u>														
Commercial establishments which provide parts, repair, sale and service for autos, RV's and trucks. Examples of allowable land use activities include, but are not limited to, the following:														
1. Auto Parts Sales - No Installations	D	--	--	D	D	D	D	D	D	--	D	D	D	D
2. Auto Parts Sales - With Installations	--	--	--	D	D	D	--	D	D	--	D	D	--	D
3. Auto Repair (e.g., Bodywork, Engine and Drive Train, Painting and Misc. Work)	--	--	--	C	C	--	--	D ¹	--	--	C	C	--	D
4. Car, RV and Truck Sales	--	--	--	C	C	--	--	C	--	C ²	D ³	C	C	C
5. Car Washes	--	--	--	C	C	C	--	--	--	--	D	C	--	C
6. Impound Vehicle Storage Yards	--	--	--	--	--	--	--	--	--	--	--	C	--	--
7. Service Stations	--	C	C	C	C	C	C	C	C	C	C	C	C	--
8. Vehicle Leasing/Rental	--	--	--	D	D	D	--	--	D	--	D	D	D	D

¹ MC 115 3/5/02

² Permitted south of I-10 only. MC 989 12/1/96

³ Used vehicle sales may only be in conjunction with "new" sales dealer

TABLE 06.01. COMMERCIAL DISTRICTS LIST OF PERMITTED USES

C. Boarding/Lodging/Mixed Use Facilities

Commercial establishments which provide boarding, camping spaces/facilities, lodging (with or without meals) and mixed use facilities. Examples of allowable land use activities include, but are not limited to, the following:

1. Boarding Houses	--	--	--	--	C	--	--	--	C	--	--	--	--	--
2. Fraternities/Sororities	--	--	--	--	--	C	--	--	--	--	--	--	--	--
3. Hotels/Motels	--	--	--	C	C	--	C	--	C	C	--	--	C	--
4. RV Parks	--	--	--	C	C	--	--	--	--	--	--	C	--	--
5. Single Room Occupancy (SRO's)	--	--	--	--	C	--	--	--	C ³	--	--	--	--	--
6. Extended Lodging Facilities MC 1126 7/4/02	--	--	--	--	--	--	--	--	C	C	--	--	--	--

D. Eating/Drinking Establishments

Commercial establishments which serve prepared food or beverages for consumption on or off the premises. Examples of allowable land use activities include, but are not limited to, the following:

1. Delicatessens/Sandwich Shops/Donut Shops	D	D	D	D	D	D	D	D	D	D	--	D	D	D
2. Night Clubs/Bars/Lounges	--	--	--	C	C	C	C	C	C	C	--	--	C	--
3. Restaurants - No Drive-Thrus	D	D	D	D	D	D	D	D	D	D	--	D	D	D
4. Restaurants - With Drive-Thrus	--	--	--	C	C	C	C	--	--	C ⁴	--	--	--	--

⁴ South of I-10 and adjacent to Tippecanoe Avenue between Hospitality Lane and I-10 only. MC 1098 7/5/01

TABLE 06.01. COMMERCIAL DISTRICTS LIST OF PERMITTED USES

E. Entertainment/Recreation

Commercial establishments which provide participant/spectator amusement, entertainment or sport, primarily for financial gain. Examples of allowable land use activities include, but are not limited to, the following:

1. Adult Entertainment	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--
2. Auditoriums, Convention Halls and Theaters	C	C	C	C	C	C	C	C	C	C	C	--	C	C	C
3. Miscellaneous Indoor	D	D	D	D	D	D	D	D	D	D	D	--	D	D	D
4. Miscellaneous Outdoor	C	C	C	C	C	C	C	C	C	C	C	--	C	C	C

F. Financial

Commercial establishments which engage in monetary transactions not directly related to the sale of a product/service.

D	D	D	D	D	D	D	D	D	D	D	--	D	D	D
---	---	---	---	---	---	---	---	---	---	---	----	---	---	---

G. Medical/Care Facilities/Social Services Commercial establishments which provide needed services of a medical/care nature which are related to the health and welfare of the City’s residents. Examples of allowable land use activities include, but are not limited to, the following:

1. Blood Banks	--	D	--	D	--	--	--	--	--	--	--	--	--	--	--
2. Emergency Shelters	--	--	--	--	--	--	--	--	C	--	--	--	--	--	--
3. Health Clinics/Outpatient Surgery	--	D	D	D	D	D	D	D ⁵	D	D	--	--	--	--	--
4. Hospitals	--	C	--	C	--	--	--	--	--	--	--	--	--	--	--
5. Outpatient - Treatment Programs	--	C	C	C	C	--	--	--	--	--	--	--	--	--	--
6. Residential Care Facilities	--	C	C	C	C	--	--	--	C	--	--	--	--	--	--
7. Senior/Congregate Care Facilities	--	C	C	--	C	--	--	--	C	--	--	--	--	--	--
8. Social Services Centers ⁶	--	D	D	D	D	D	D	--	D	D	--	--	--	--	--

⁵ MC 1115 3/7/02

⁶ Residential components require a Conditional Use Permit. MC 1106 11/1/01

TABLE 06.01. COMMERCIAL DISTRICTS LIST OF PERMITTED USES

H. Personal Service

Commercial establishments which provide needed services of a personal nature. Examples of allowable land use activities include, but are not limited to, the following:

1. Barber/Beauty/Nail Shops	D	D	D	D	D	D	D	D	D	D	--	--	D	D
2. Dance Schools/Karate Studios	D	D	D	D	D	D	D	D	D	D	--	--	D	D
3. Dry Cleaners	D	D	D	D	D	D	D	D	D	D	--	D	--	D
4. Health/Athletic Clubs	D	D	D	D	D	D	D	D	D	D	--	--	D	D
5. Laundromats (self-serve)	D	--	--	D	D	D	D	--	D	--	--	--	--	D

I. Retail Commercial

Commercial establishments which sell merchandise generally needed/desired by the community. Examples of allowable land use activities include, but are not limited to, the following:

1. Convenience Stores	C	--	--	C	C	C	C	--	--	--	--	--	--	--
2. Drug Stores	D	D	D	D	D	D	D	D	D	D	--	D	D	D
3. Flower/Gift Shops	D	D	D	D	D	D	D	D	D	D	--	D	D	D
4. General Merchandise (including Supermarkets)	D	--	--	D	D	D	D	D	D	D	--	D	D	D
5. Home Improvements with Outdoor Display of Lumber, Garden and Nursery Items	D	--	--	D	D	D	D	--	--	D	--	D	--	--
6. Indoor Retail Concession Malls	--	--	--	C	C	--	C	--	--	--	--	C	--	--
7. Liquor Stores	--	--	--	C	C	C	C	C	C	C	--	--	C	C
8. Medical Equipment and Supplies	--	D	--	D	D	--	--	D	D	--	--	--	--	--
9. Mini-Malls	C	--	--	C	C	C	C	--	--	C	--	--	C	--
10. Mobile Home Sales	--	--	--	D	D	D	D	--	D	D	D	D	--	D
11. Neighborhood Grocery Stores (with or without alcohol sales) MC 1093 4/5/01	C	--	--	C	C	C	C	--	C	--	--	C	--	--
12. Nurseries/Garden Supplies	D	--	--	D	D	D	D	D	--	D	--	D	D	D
13. Office Supplies/Equipment	--	D	D	D	D	D	D	D	D	D	--	D	D	D
14. Specialty Food Stores (No Alcohol Sales)	D	D	D	D	D	D	D	D	D	D	--	D	D	D

TABLE 06.01. COMMERCIAL DISTRICTS LIST OF PERMITTED USES

J. Service Commercial

Commercial establishments which store large inventories of goods typically in industrial-style structures where these goods are not produced on the site, but are offered for sale. Examples of allowable land use activities include, but are not limited to, the following:

1. Catering Establishments	--	--	--	D	D	--	D	--	D	D	--	D	D	D
2. Cleaning/Janitorial	--	--	--	D	D	--	D	--	D	D	--	D	D	D
3. Copy Centers/Postal Service Centers and Blueprinting	D	D	D	D	D	D	D	D	D	D	--	D	D	D
4. Equipment Rental/Sales/Service Yard	--	--	--	--	--	--	--	--	--	--	--	D	--	--
5. Laboratories (e.g., Film, Medical and Dental, “R & D”, etc.)	--	D	--	D	D	D	D	D ⁷	D	D	--	D	D	D
6. Misc. Repairs/Services (Indoors only)	D	--	--	D	D	D	D	D	D	D	--	D	D	D
7. Publishing/Printing Plants	--	--	--	--	--	--	--	--	D	--	--	D	D	D
8. Recycling Facilities	In compliance with Section 19.06.030(2)(M)													
9. Recycling Facilities (Reverse Vending Only)	D	D	D	D	D	D	D	D	D	D	--	D	D	D
10. Veterinary Services/Animal Boarding	--	--	--	C	C	--	--	--	--	--	--	C	--	C
11. Welding and Related Uses	--	--	--	--	--	--	--	--	--	--	--	D	--	--

K. Other

1. Antennae/Satellite Dish	D	D	D	D	D	D	D	D	D	D	D	D	D	D
2. Bakeries (Commercial)	--	--	--	--	D	--	D	--	--	--	--	--	D	D
3. Cable Companies	--	--	--	D	--	--	--	--	--	--	--	D	--	--
4. Clubs, Lodges and Meeting Halls	--	D	D	D	D	--	D	D ⁷	D	D	--	D	D	D
5. Combination Residence/Office	--	D	D	--	--	--	--	--	--	--	--	--	--	--
6. Day Care Facilities	C	C	C	D	D	D	D	D	D	D	D	D	D	D
7. Educational Services (except Trade/Tech)	C	--	--	C	C	--	D	D ⁷	--	--	--	--	--	--
8. Fences/Walls	D	D	D	D	D	D	D	D	D	D	D	D	D	D
9. Fuel Dealers	--	--	--	--	--	--	--	--	--	--	--	C	--	--
10. Funeral Parlors/Mortuaries	--	--	--	C	C	--	--	--	--	--	--	--	--	--
11. Heliports/Helipads	--	C	--	C	--	--	--	--	--	C	--	C	--	--
12. Libraries	D	D	D	D	D	D	D	D	D	D	--	D	D	D
13. Mini-storage	--	--	--	C ⁸	--	--	--	--	--	--	--	--	--	--
14. Mixed Use	--	--	--	--	--	--	D ⁹	--	D	--	--	--	--	--

⁷ MC 1115 3/7/02

⁸ MC 1035 12/17/98

⁹ Excluding CG-4 (Allowable only in SP area)

TABLE 06.01. COMMERCIAL DISTRICTS LIST OF PERMITTED USES

K. Other (continued)

15. Multi-Family Housing	--	--	--	--	D ¹⁰	--	--	--	D	--	--	--	--	--
16. Museums	D	D	D	D	D	D	D	D	D	D	--	D	D	D
17. Office Conversion from Single-Family Residential	D ¹¹	D ¹¹	D ¹¹	D	D ¹¹	D	D	D	D	D	--	D	D	D
18. Parking lots	D	D	D	D	D	D	D	D	D	D	D	D	D	D
19. Parking Structures	--	D	--	--	--	--	D	D	D	D	--	--	--	--
20. Pipelines (As defined by Section 19.20.030[12][E] or as superseded by State or Federal law)	C	C	C	C	C	C	C	C	C	C	C	C	C	C
21. Police/Fire Protection	D	D	D	D	D	D	D	D	D	D	D	D	D	D
22. Public Utility Uses	D	D	D	D	D	D	D	D	D	D	D	D	D	D
23. Radio/Television Broadcasting	--	--	--	D	--	--	D	D ¹²	D	--	--	D	D	D
24. Religious Facilities	D	D	D	D	D	D	D	D ¹²	D	D	--	D	D	D
25. Single-Family Residential (Existing)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
26. Swap Meets	--	--	--	--	--	--	--	--	--	--	--	C	--	--
27. Temporary Uses (Subject to [T] Temporary Use Permit)	T	T	T	T	T	T	T	T	T	T	T	T	T	T
28. Trade/Tech Schools	--	C	C	D	D	--	D	D ¹²	D	D	--	--	D	--

Other similar uses which the Director finds to fit within the purpose/intent of the zoning districts, in compliance with Section 19.02.070(3).

¹⁰ Requires approval by Council

¹¹ Table 06.03

¹² MC 1115 3/7/02

19.06.030 LAND USE DISTRICT DEVELOPMENT STANDARDS

1. GENERAL STANDARDS

A. The following standards are minimum unless stated as maximum. See Table 06.02.

B. COMMERCIAL LAND USE DISTRICT STANDARDS

The following standards shall apply to development in all commercial districts, except as otherwise provided for in this Development Code:

1. All indoor uses shall be conducted within a completely enclosed structure. Limited outside uses (e.g. patio dining areas and nursery sales limited to plants and trees) or permanent outdoor sales and display areas, for major tenants (15,000 sq. ft. or greater) shall be approved with a Development Permit. Temporary outdoor sales and displays are permitted pursuant to Chapter 5.22 of the Municipal Code. MC 972 7/4/96
2. There shall be no visible storage of motor vehicles (except display areas for sale or rent of motor vehicles), trailers, airplanes, boats, recreational vehicles, or their composite parts; loose rubbish, garbage, junk, or their receptacles; tents; equipment; or building materials in any portion of a lot. No storage shall occur on any vacant parcel. Building materials for use on the same premises may be stored on the parcel during the time that a valid building permit is in effect for construction.
3. Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with adopted Public Works Department standards and be of sufficient size to accommodate the trash generated. The receptacle(s) shall be screened from public view on at least 3 sides by a solid wall 6 feet in height and on the fourth side by a solid gate not less than 5 feet in height. The gate shall be maintained in working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding structures.
4. All roof-mounted air conditioning or heating equipment, vents or ducts shall not be visible from any abutting lot, or any public street or right-of-way. This shall be accomplished through the extension of the main structure or roof or screened in a manner which is architecturally integrated with the main structure(s).
5. Elevations of all structures shall be architecturally treated to ensure compatibility with high quality neighboring structures.
6. An intensity bonus of up to 12 square feet for each 1 square foot of permanent space for properly designed and administered day care facilities may be approved by the review authority.

TABLE 06.02. COMMERCIAL ZONES DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS	CN	CO-1	CO-2	CG-1 &				CR-1	CR-2	CR-3	CR-4	CH	OIP	CCS		
				CG-5	CG-2	CG-3	CG-4							1	2	
Gross Lot Area ¹	7,200	10,000	10,000	10,000	10,000	10,000	10,000	0	0	10,000	1 ac.	10,000	10,000	10,000	1 ac.	
Front Setback	15	15	15	10	10	15	10	0	0	15	20	10	20 ²	20	10	
Rear Setback	10	10	10	0 ³	0 ³	0 ³	0 ³	0	0	10	0	0	10	10	10	
Side Setback (Each)	10	10	10	0 ³	0 ³	0 ³	0 ³	0	0	10	5	0	10	10	10	
Side Setback (Street Side)	10	10	10	10	10	10	10	0	0	10	20	10	10	10	10	
Lot Coverage (Maximum %)	50	50	50	50	50	50	50	75	100	75	75	75	50	50	75	
Structure Height (Maximum) (Feet)	1 st. 25	4 st. ⁴ 52	2 st. 30	2 st. ⁶ 30	2 st. 30	2 st. 30	3 st. 42	4 st. 52		100 ⁵	4 st. ⁶ 52	2 st. 30		42	2 st. ⁶ 30	2 st. ⁶ 50

st. = story ac. = acre

¹ This standard is only required for new commercial or industrial subdivisions

² The minimum setback of 20 feet is required only on major or secondary arterials. Ten (10) feet is the minimum front setback on all other streets.

³ Except if adjacent to any Residential Land Use District, the minimum side or rear setback shall be 10 feet.

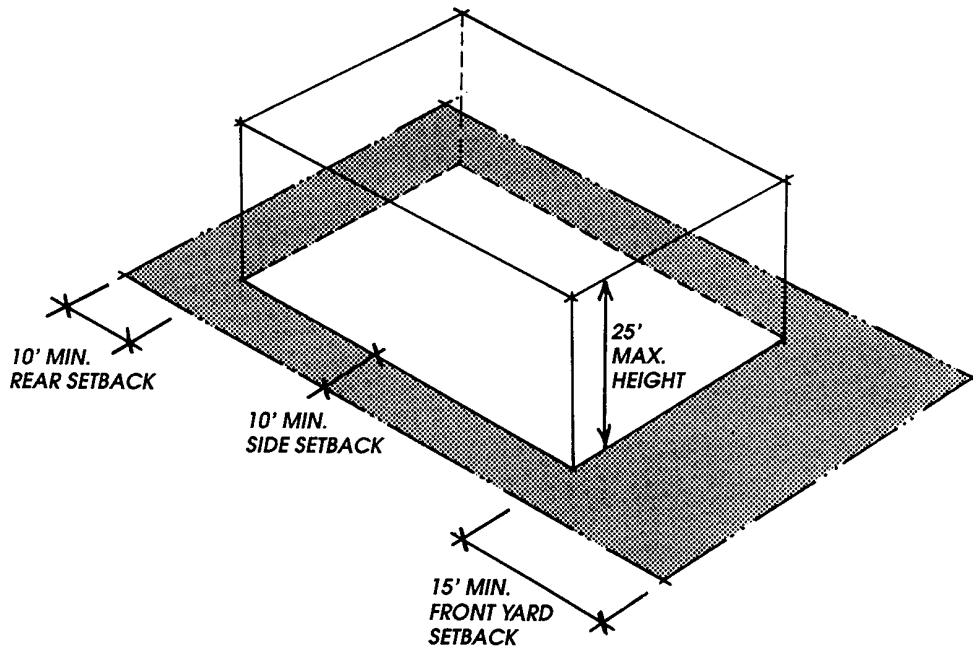
⁴ Except within 75 feet of any Residential Land Use District, the maximum height is 2 stories or 30 feet.

⁵ Except additional height may be allowed as provided by bonus height provision of Section 19.06.030(2)(E).

⁶ May exceed this height with a Conditional Use Permit, pursuant to Section 19.36. In CG-1, the site must abut a freeway. CCS-1 was added with MC 941 on 6-6-95.

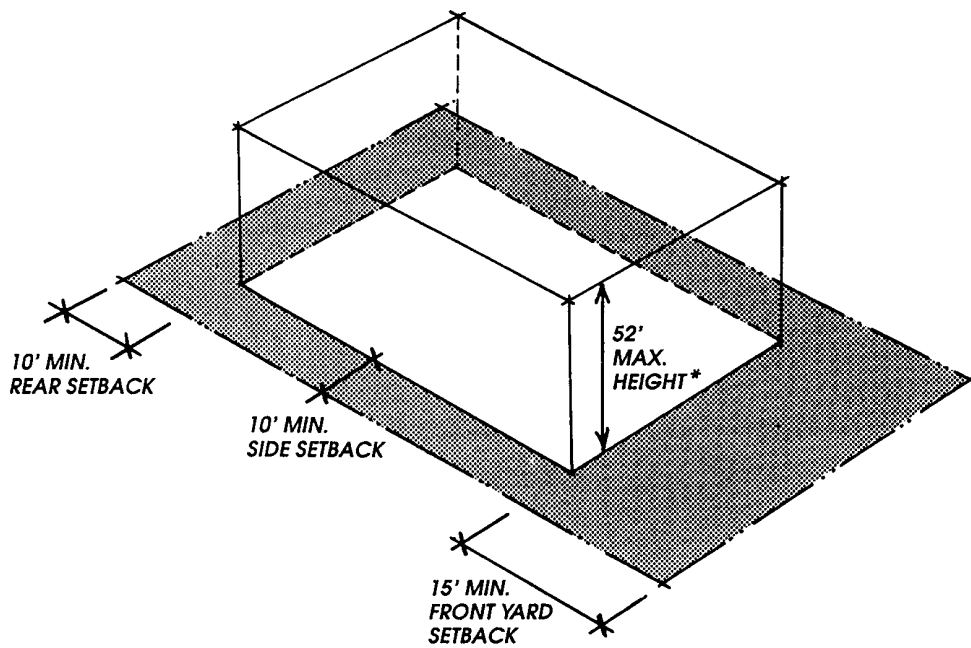
**SITE DEVELOPMENT STANDARDS
CN (NEIGHBORHOOD COMMERCIAL) DISTRICT**

MIN. LOT AREA: 7,200 SQUARE FEET
MAX. LOT COVERAGE: 50%



**SITE DEVELOPMENT STANDARDS
CO-1 (COMMERCIAL OFFICE) DISTRICT**

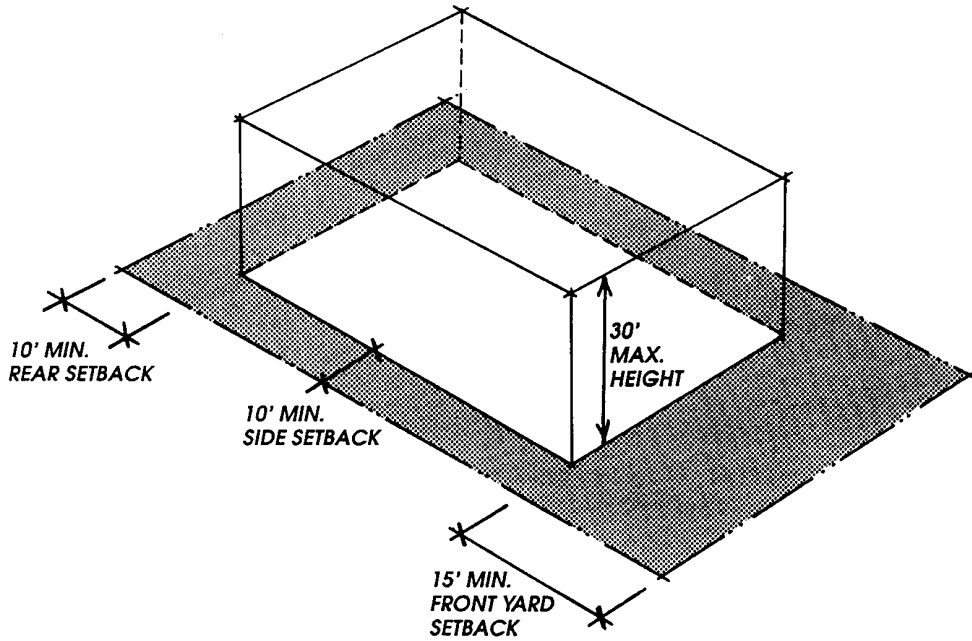
MIN. LOT AREA: 10,000 SQUARE FEET
MAX. LOT COVERAGE: 50%



* WITHIN 75' OF ANY RESIDENTIAL LAND USE DISTRICT, THE MAX. HEIGHT IS 2 STORIES OR 30'

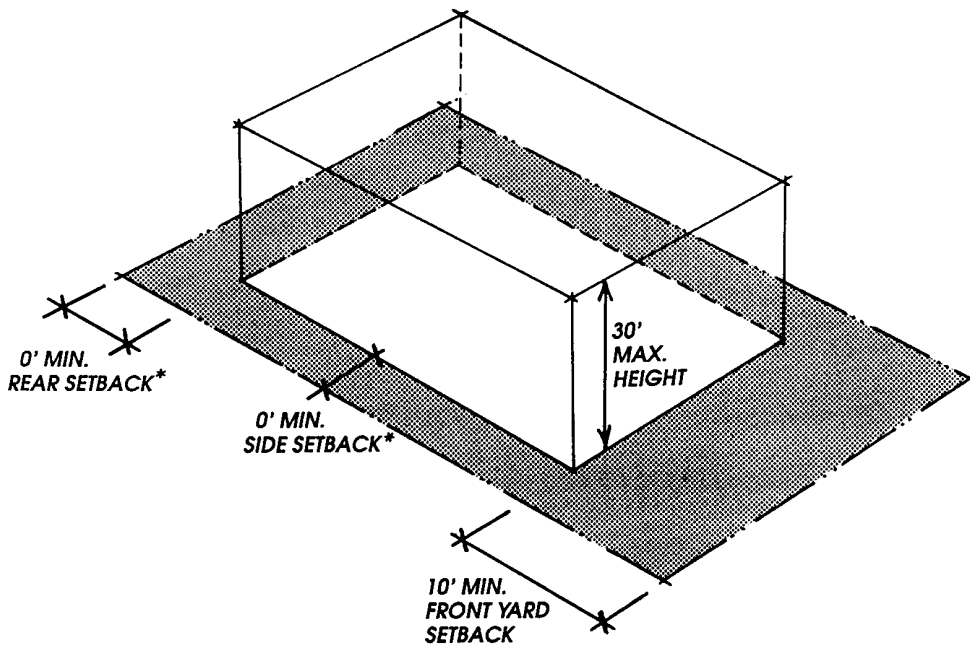
**SITE DEVELOPMENT STANDARDS
CO-2 (COMMERCIAL OFFICE-CONVERSION) DISTRICT**

MIN. LOT AREA: 10,000 SQUARE FEET
MAX. LOT COVERAGE: 50%



**SITE DEVELOPMENT STANDARDS
CG-1 (COMMERCIAL GENERAL) DISTRICT AND
CG-5 (COMMERCIAL GENERAL - VERDEMONT AREA) MC 863 3-24-93**

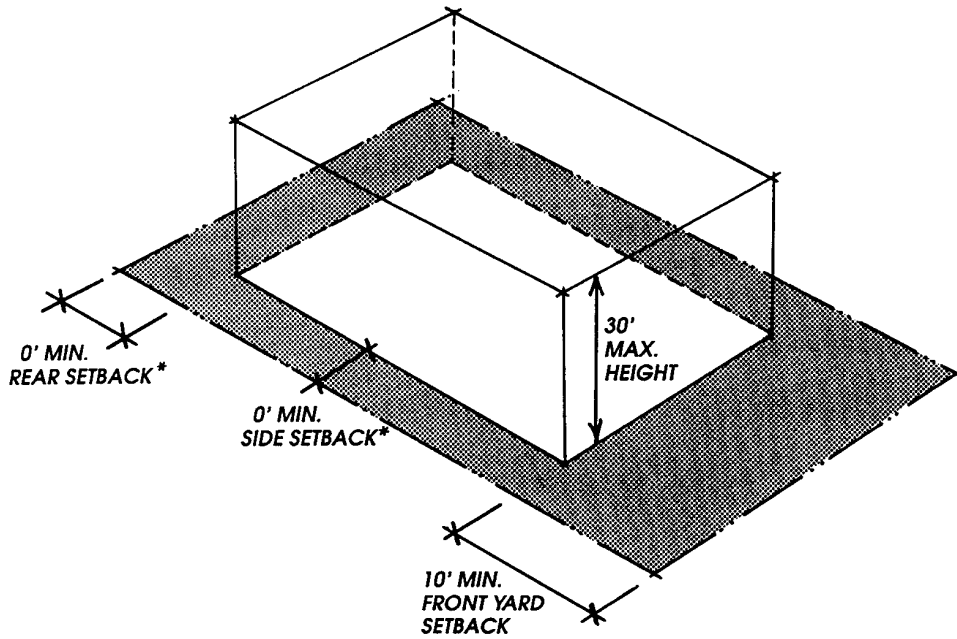
MIN. LOT AREA: 10,000 SQUARE FEET
MAX. LOT COVERAGE: 50%



* EXCEPT IF ADJACENT TO A RESIDENTIAL LAND USE DISTRICT, THE MINIMUM SIDE OR REAR SETBACK SHALL BE 10 FEET.

**SITE DEVELOPMENT STANDARDS
CG-2 (COMMERCIAL GENERAL-BASELINE, VERNON) DISTRICT**

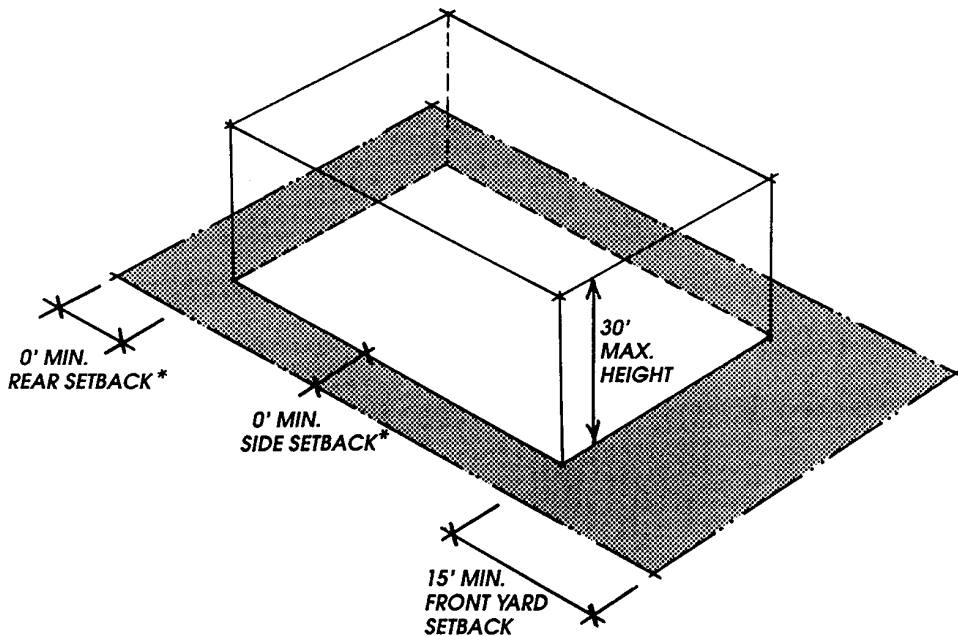
MIN. LOT AREA: 10,000 SQUARE FEET
MAX. LOT COVERAGE: 50%



* EXCEPT IF ADJACENT TO A RESIDENTIAL LAND USE DISTRICT, THE MINIMUM SIDE OR REAR SETBACK SHALL BE 10 FEET.

**SITE DEVELOPMENT STANDARDS
CG-3 (COMMERCIAL GENERAL-UNIVERSITY VILLAGE) DISTRICT**

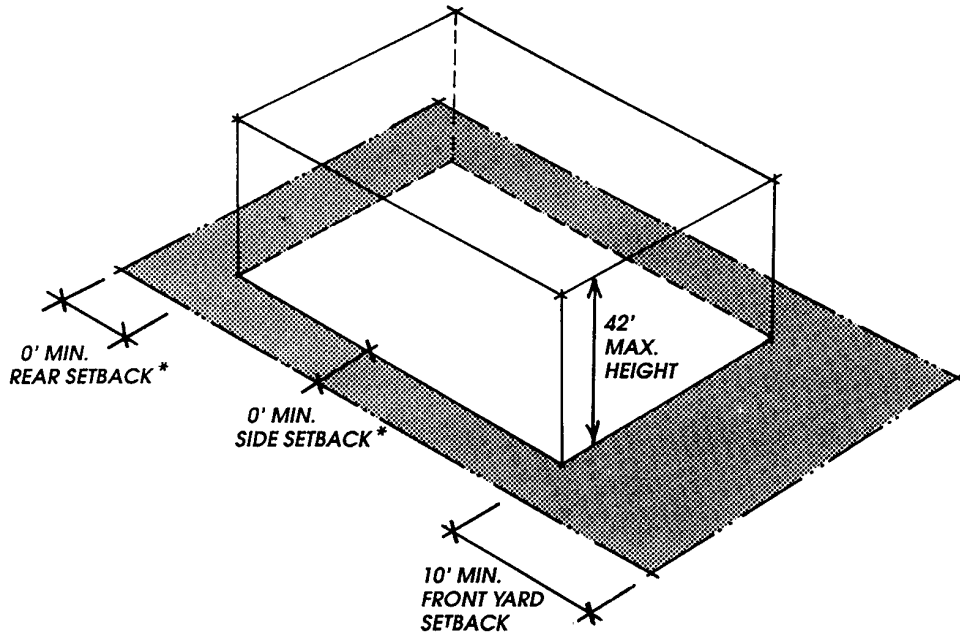
MIN. LOT AREA: 10,000 SQUARE FEET
MAX. LOT COVERAGE: 50%



* EXCEPT IF ADJACENT TO A RESIDENTIAL LAND USE DISTRICT, THE MINIMUM SIDE OR REAR SETBACK SHALL BE 10 FEET.

**SITE DEVELOPMENT STANDARDS
CG-4 (COMMERCIAL GENERAL-THEME CENTERS) DISTRICT**

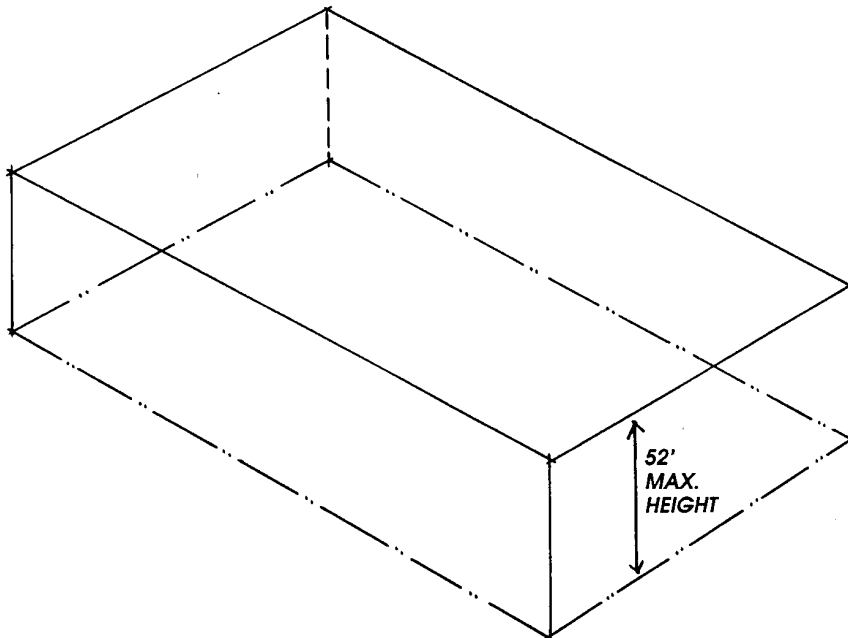
MIN. LOT AREA: 10,000 SQUARE FEET
MAX. LOT COVERAGE: 50%



* EXCEPT IF ADJACENT TO A RESIDENTIAL LAND USE DISTRICT, THE MINIMUM SIDE OR REAR SETBACK SHALL BE 10 FEET.

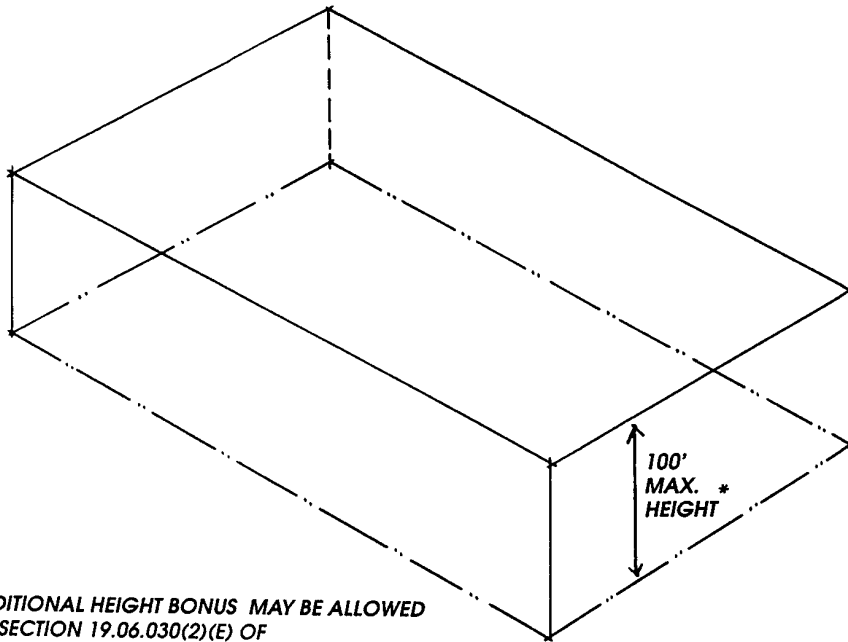
**SITE DEVELOPMENT STANDARDS
CR-1 (COMMERCIAL REGIONAL-MALLS) DISTRICT**

NO MIN. LOT AREA REQUIRED
MAX. LOT COVERAGE: 75%



**SITE DEVELOPMENT STANDARDS
CR-2 (COMMERCIAL REGIONAL-DOWNTOWN) DISTRICT**

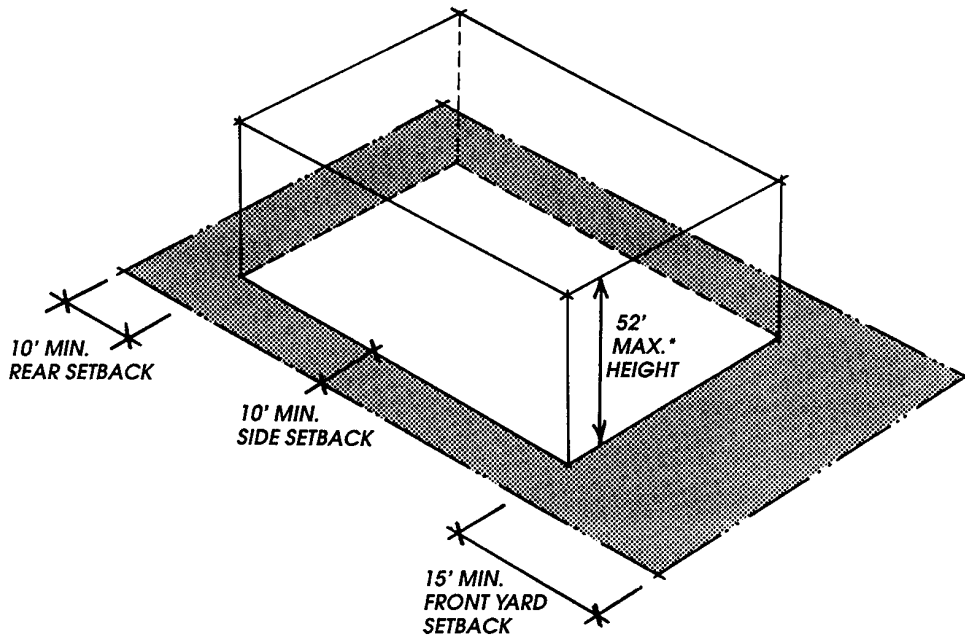
NO MIN. LOT AREA REQUIRED
MAX. LOT COVERAGE: 100%



* ADDITIONAL HEIGHT BONUS MAY BE ALLOWED
PER SECTION 19.06.030(2)(E) OF
THIS DEVELOPMENT CODE

**SITE DEVELOPMENT STANDARDS
CR-3 (COMMERCIAL REGIONAL-TRI-CITY/CLUB) DISTRICT**

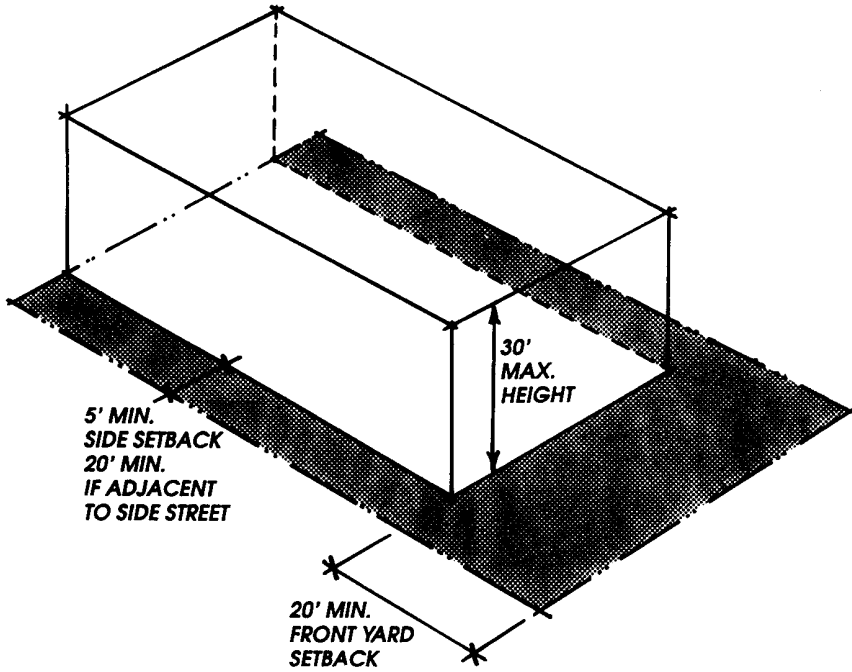
MIN. LOT AREA: 10,000 SQUARE FEET
MAX. LOT COVERAGE: 75%



*MAY EXCEED THIS HEIGHT WITH CONDITIONAL USE PERMIT
PURSUANT TO SECTION 19.36.

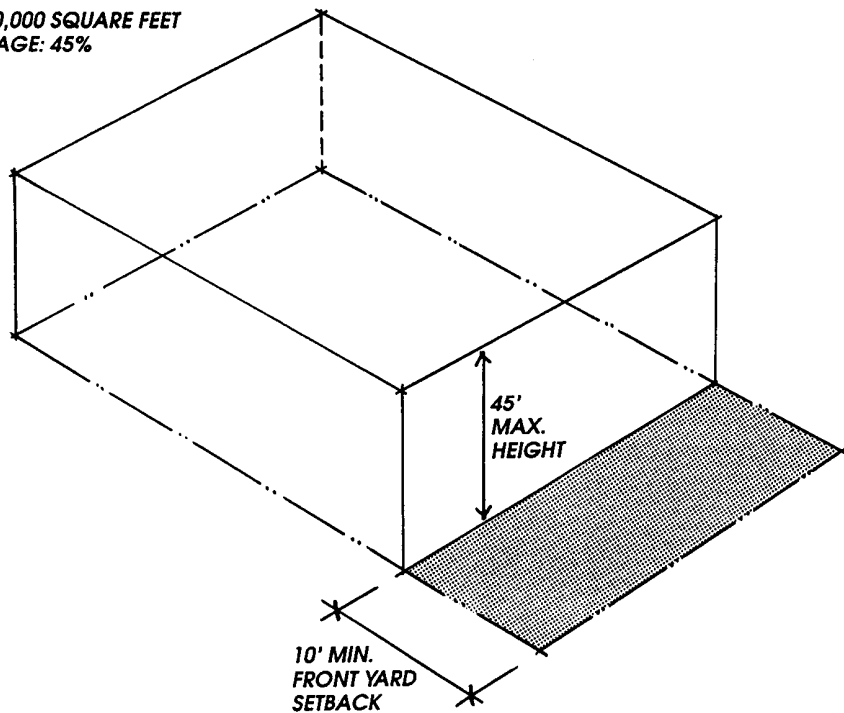
**SITE DEVELOPMENT STANDARDS
CR-4 (COMMERCIAL REGIONAL-AUTO PLAZA) DISTRICT**

*MIN. LOT AREA: 1 ACRE
MAX. LOT COVERAGE: 75%*



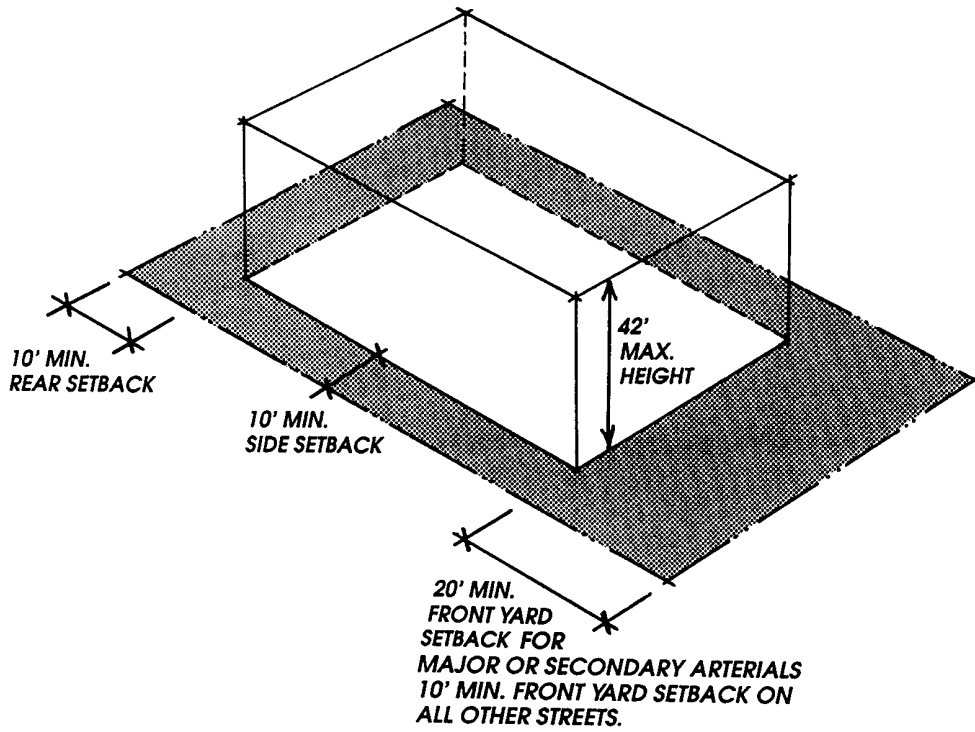
**SITE DEVELOPMENT STANDARDS
CH (COMMERCIAL HEAVY) DISTRICT**

*MIN. LOT AREA: 10,000 SQUARE FEET
MAX. LOT COVERAGE: 45%*



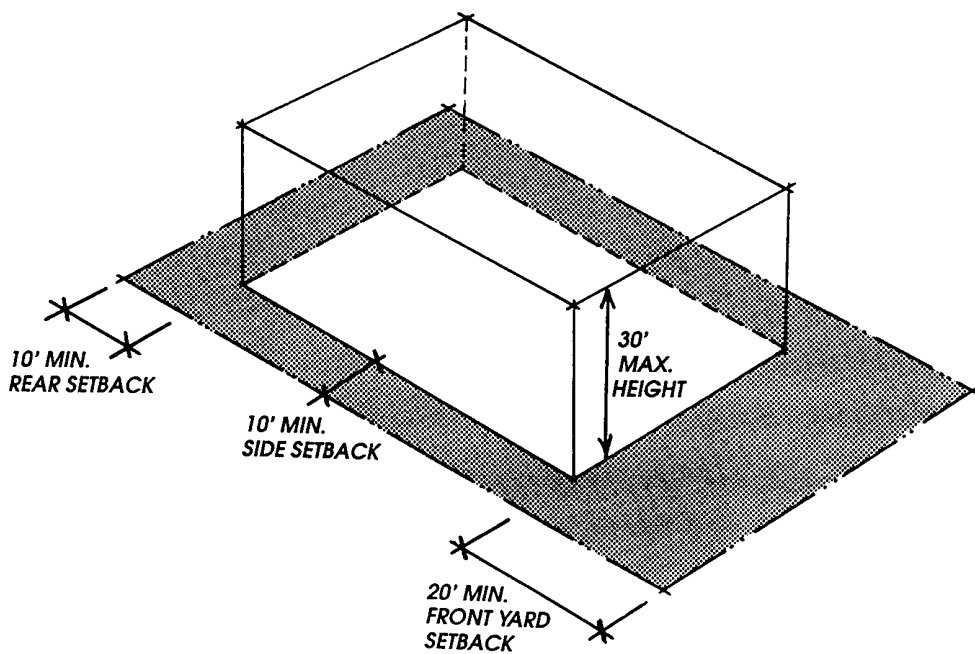
**SITE DEVELOPMENT STANDARDS
OIP (OFFICE INDUSTRIAL PARK) DISTRICT**

MIN. LOT AREA: 10,000 SQUARE FEET
MAX. LOT COVERAGE: 50%



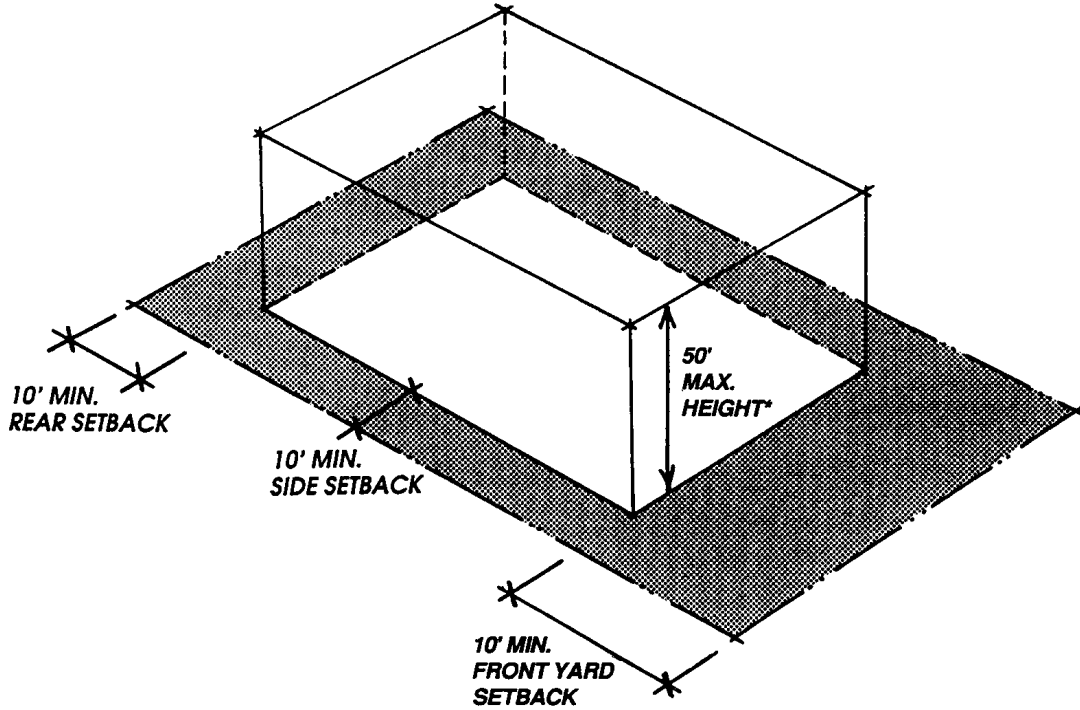
**SITE DEVELOPMENT STANDARDS
CCS-1 (CENTRAL CITY SOUTH) DISTRICT**

MIN. LOT AREA: 10,000 SQUARE FEET
MAX. LOT COVERAGE: 50%



**SITE DEVELOPMENT STANDARDS
CCS-2 (CENTRAL CITY SOUTH) DISTRICT**

MIN. LOT AREA: 1 ACRE
MAX. LOT COVERAGE: 75%



*** MAY EXCEED THIS HEIGHT WITH A CONDITIONAL USE
PERMIT PURSUANT TO SECTION 19.36.**

TABLE 6.03. COMMERCIAL AND INDUSTRIAL DISTRICTS SPECIFIC STANDARDS

SPECIAL STANDARDS	CN	CO-1	CO-2	CG-1 & CG-5 ²	CG-2	CG-3	CG-4	CR-1	CR-2	CR-3	CR-4	CH	OIP	IL	IH	IE	CCS		UBP ³			
																	1	2	1	2	3	
A. Adult Businesses												x		x ⁴								
B. Alcohol Beverage Control License	x	x	x	x	x	x	x	x	x	x	x	x	x					x	x		x	x
C. Artist Colony									x													
D. Automobile Sales				x	x					x ¹	x	x									x	
E. Automobile Dismantling															x	x						
F. Bonus Height									x													
G. Convenience Stores	x			x	x	x	x		x													
H. Daycare Centers	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
I. Drive-Thru Restaurants				x	x	x	x			x ¹											x	
J. Indoor Retail Concession Malls MC 825 3/17/92				x	x		x					x										
K. Microbrewery									x													
L. Mini Malls	x			x	x	x	x			x								x			x	
M. Mini Storage				x ⁵								x		x	x							
N. Mobile Vendors									x													
O. Multi-Family Housing					x				x													
P. Neighborhood Grocery Stores (with or without alcohol) MC 1093 4/5/01	x			x	x	x	x		x			x										
Q. Recycling Facilities	x	x	x	x	x	x	x	x	x	x	x	x	x					x			x	
R. Sales and Production of Handicraft Items									x													
S. Senior Housing		x	x		x				x													
T. Service Stations (Gasoline)	x			x	x	x	x	x	x	x	x	x		x	x			x			x	
U. Service Station Conversions	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x				
V. Single-Family Housing, Existing MC 823 3/5/92	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x				

W. Single-Family/Office Conversions MC 818 1/7/92			x																	
X. Single Room Occupancy (SRO) Facilities MC 809 10/8/91					x				x											
Y. Social Service Uses/Centers MC 1106 11/1/01		x	x	x	x	x	x		x											
Z. Extended Lodging Facilities MC 1126 7/4/02									x	x										

¹ South of I-10 and adjacent to Tippecanoe Avenue between Hospitality Lane and I-10 only. MC 989 1/16/97 and MC 1098 7/5/01

² MC 856 12/21/92

³ MC 863 3/24/94

⁴ MC 896 2/22/94 and MC 909 8/16/94

⁵ MC 1035 12/17/98

2. **LAND USE DISTRICT SPECIFIC STANDARDS**

In addition to the general development requirements contained in Chapter 19.20 (Property Development Standards), the following standards shall apply to specific commercial land use districts. (See Table 06.03 on previous page.) For residential uses in commercial land use districts, see Table 4.03 and the standards contained in Chapter 19.04.030(2).

A. **ADULT BUSINESSES MC 1060 10/18/99**

1. **Legislative Purpose.** It is the intent of this ordinance to prevent community wide adverse economic impacts, increased crime, decreased property values, and the deterioration of neighborhoods which can be brought about by the concentration of Adult Businesses in close proximity to each other or proximity to other incompatible uses such as schools, parks, religious institutions, and residentially zoned districts or uses. The City Council finds that it has been demonstrated in various communities that the concentration of Adult Businesses causes an increase in the number of transients in the area, and an increase in crime, and in addition to the effects described above, can cause other businesses and residents to move elsewhere. It is, therefore, the purpose of this article to establish reasonable and uniform regulations to prevent the concentration of Adult Businesses or their close proximity to incompatible uses, while permitting the location of Adult Businesses in certain areas. It is also the purpose of this ordinance to regulate Adult Businesses in order to promote the health, safety, and general welfare of the citizens of the City. The provisions of this ordinance have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials, including adult materials. Similarly, it is not the intent nor effect of this ordinance to restrict or deny access by adults to adult materials protected by the First Amendment, or to deny access by the distributors and exhibitors of adult entertainment to their intended market. Neither is it the intent nor effect of this ordinance to condone or legitimize the distribution of obscene material.
2. **Definitions.** For the purpose of this section, the following definitions shall apply:
 - a. **Adult Arcade.** An establishment where, for any form of consideration, one or more motion picture projectors, slide projectors or similar machines, for viewing by 5 or fewer persons each, are used to show films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas."
 - b. **Adult Bookstore.** An establishment which has a substantial portion of its stock-in-trade and offers for sale for any form of consideration any 1 or more of the following:

- (1) Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides or other visual representations which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas;" or
 - (2) Instruments, devices or paraphernalia which are designed for use in connection with "specified sexual activities."
- c. Adult Business/Adult Entertainment Business means:
- (1) Any business establishment which as a regular and substantial course of conduct offers, sells or distributes adult-oriented merchandise or sexually oriented merchandise, or which offers to its patrons materials, products, merchandise, services or entertainment characterized by an emphasis on matters depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas," but not including those uses or activities which are preempted by State law; or
 - (2) Any business establishment or concern which as a regular and substantial course of conduct operates as an adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, adult theater, massage parlor, or sexual encounter establishment.
- d. Adult Cabaret. Nightclub, bar, restaurant or similar establishment which regularly features live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities", or films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas."
- e. Adult Motel. A motel or similar establishment offering public accommodations for any form of consideration which provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas."
- f. Adult Motion Picture Theater. An establishment where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which is characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas."

- g. Adult Theater. A theater, concert hall, auditorium or similar establishment which, for any form of consideration, regularly features live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."
- h. Establishment of an Adult Entertainment Business. Includes any of the following:
 - (1) The opening or commencement of any such business as a new business;
 - (2) The conversion of an existing business, whether or not an adult entertainment business, to any of the adult entertainment businesses defined herein;
 - (3) The addition of any of the adult entertainment businesses defined herein to any other existing adult entertainment business; or
 - (4) The relocation of any such business.
- i. Massage Parlor. An establishment where, for any form of consideration, massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body is administered unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist or similar professional person licensed by the State. This definition does not include an athletic club, health club, school, gymnasium, reducing salon, spa or similar establishment where massage or similar manipulation of the human body is offered as an incidental or accessory service.
- j. Sexual Encounter Establishment. An establishment, other than a hotel, motel or similar establishment offering public accommodations, which, for any form of consideration, provides a place where 2 or more persons may congregate, associate or consort in connection with "specified sexual activities" or the exposure of "specified anatomical areas." This definition does not include an establishment where a medical practitioner, psychologist, psychiatrist or similar professional person licensed by the State engages in sexual therapy.
- k. Specified Anatomical Areas. Includes any of the following:
 - (1) Less than completely and opaquely covered human genitals, pubic region, buttocks, anus or female breasts below a point immediately above the top of the areola; or
 - (2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

1. Specified Sexual Activities. Includes any of the following:
 - (1) The fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts;
 - (2) Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy;
 - (3) Masturbation, actual or simulated; or
 - (4) Excretory functions as part of or in connection with any of the activities set forth in subdivisions (1) through (3) of this subsection.
 - m. Substantial Enlargement. The increase in floor area occupied by the business by more than 10%, as such floor area exists on the effective date of this Development Code.
 - n. Substantial Portion. For the purposes of this section "substantial portion" shall mean 20% or more of the face value of the stock in trade, or 20% of the floor area of the store, whichever is more. MC 799 7/1/91
3. Adult Business Development Permit II. Adult businesses are permitted, subject to a Development Permit II, only in the CH and IL land use districts. It shall be unlawful for any person to establish an Adult Business in the City of San Bernardino unless the person first obtains and continues to maintain in full force and effect a Development permit II from the City of San Bernardino as herein required.
 - a. Notwithstanding any other provision of this Development Code, the Development/Environmental Review Committee (D/ERC) shall adopt findings and approve an application for an Adult Business Development Permit II within forty-five (45) days after receipt of a complete application if the application satisfies the requirements of this section. If the DERC determines that the application does not satisfy the requirements of this section, the DERC shall deny the application.
 - b. Any party shall have the right to appeal the D/ERC's decision to the Planning Commission, and to subsequently appeal the Planning Commission's decision to the Council pursuant to Development Code Chapter 19.52. The Planning Commission and the Council shall each hold a hearing and shall render a decision within thirty (30) days after each appeal is filed unless a continuance is requested by the applicant for the Adult Business Development Permit II.

- c. Pursuant to Code of Civil Procedure Section 1094.6, any action to review the decision of the Council shall be commenced not later than the ninetieth day after the Council's decision is rendered. The Council shall take all lawful steps to insure that any party aggrieved by its decision shall be afforded prompt judicial review of said Council's decision.
- d. Standards for Approval of Adult Business Development Permit II:
- (1) The operation, as proposed by the applicant, would comply with all applicable laws, including but not limited to the City's building, fire, zoning and health regulations.
 - (2) The applicant has not knowingly made any false, misleading or fraudulent statement of fact in the application process, or on any document required by the City in conjunction therewith.
 - (3) It is unlawful to cause or permit the establishment or substantial enlargement of an adult business, within 2,000 feet of another adult business or within 1,000 feet of any religious institution which received development approval prior to December 14, 1994, any school or any public park within the City or within 1,000 feet of any property designated for residential use or used for residential purposes. MC 915 12/20/94, MC 942 6/6/95
 - (4) Measurement of Distance. The distance between any 2 adult entertainment businesses shall be measured in a straight line, without regard to intervening structures, from the closest exterior structural wall of each business. The distance between any adult entertainment business and any religious institution, school or public park or any property designated for residential use or used for residential purposes shall be measured in a straight line, without regard to intervening structures, from the closest exterior structural wall of the adult entertainment business to the closest property line of the religious institution, school or public park or the property designated for residential use or used for residential purposes. Should the straight line distance be intersected by a freeway, a river or a flood control channel, the distance shall instead be measured by the shortest route of travel.
MC 977 7/31/96
 - (5) Signs. All on-site signage shall conform to Chapter 19.22.
 - (6) Viewing Area.
 - a. It is unlawful to maintain, operate or manage or permit to be maintained, operated or managed any adult business in which the viewing areas are not visible from a continuous main aisle or are obscured by a curtain, door, wall, or other enclosure.

For purposes of this Section, viewing area means the area where a patron or customer would ordinarily be positioned while watching the performance, picture, show or film.

- b. It is unlawful for more than 1 person at a time to occupy any individual partitioned viewing area or booth.
 - c. It is unlawful to create, maintain or permit to be maintained any holes or other openings between any 2 booths or individual viewing areas for the purpose of providing viewing or physical access between the booth or individual viewing area.
 - d. The opening to the viewing area shall be from the main aisle.
- (7) The applicant and owner, and every subsequent owner of the adult business shall obtain an adult entertainment license pursuant to SBMC Chapter 5.14. Failure to maintain said adult entertainment license in effect while the adult business is in operation shall be grounds for revocation of the Adult Business Development Permit II. The conditions of approval imposed on said adult entertainment license shall be included as conditions of approval on the Adult Business Development Permit II.
- (8) All construction shall comply with all applicable requirements in the San Bernardino Municipal Code and Development Code including, but not limited to the California Building Standards Code as incorporated in San Bernardino Municipal Code Chapter 15.04.
- (9) The DERC shall impose additional conditions prior to approval of an application for an Adult Business Development Permit II which are deemed necessary by the DERC to insure compliance with the Development Code and to protect the public health and safety. Such conditions shall be limited to the following: hours of operation, maximum occupancy, fire and life safety issues, fire suppression, exterior signage, exterior and interior lighting, parking, landscaping, existence of public telephones, and security guards.

B. ALCOHOL BEVERAGE CONTROL "ABC" LICENSE

A business or establishment requiring issuance of an "ABC" license is subject to a Conditional Use Permit, and shall comply with the following standard(s), in addition to conditions imposed by the Commission:

- 1. Establishments subject to an off-site "ABC" license shall not be located within 500 feet of any religious institution, school, or public park within the City; 100 feet of any property designated for residential use; and

shall not be located in such close proximity to another similar use to cause oversaturation of the neighborhood. The license application shall be reviewed by the Police Department prior to City approval. MC 1041 2/1/99

2. These locational criteria are not applicable to existing off-site "ABC" licenses which are to be transferred to a new site within 75 feet of the currently licensed facility. MC 1000 7/21/97
3. Establishments containing 15,000 square feet or more which do not sell alcoholic beverages as the principal business are exempt from the requirement for a Conditional Use Permit. MC 851 10/5/92
4. An existing, legal, nonconforming convenience store with a current "ABC" license for beer and wine in a CN District, which is within 100 feet of property designated for residential use, or used for residential purposes, may upgrade to liquor sales subject to approval of a Conditional Use Permit provided that the establishment is within 100 feet of a similar use not in the City. MC 914 11/7/94
5. Sit-down restaurants whose predominant function is the service of food and where the on-site sale of alcoholic beverages is incidental or secondary are exempt from the requirement for a Conditional Use Permit. An incidental bar or lounge shall be allowed for the convenience of dining patrons. (Establishments which are primarily a bar or lounge or have a bar or lounge area as a principal or independent activity are not included in this exemption.) MC 845 7/20/92

C. ARTIST COLONY

Artist colonies may be established in the CR-2 land use district subject to Conditional Use Permit review and shall be constructed in the following manner:

1. The minimum unit size of a live/work space shall be 750 square feet.
2. All on-site parking shall comply with provisions of Chapter 19.24 (Off-Street Parking). Pavers or grass-crete may be used to provide temporary parking in open space areas provided all landscape requirements are met.
3. Hazardous activities including but not limited to welding, open flame, or storage of flammable liquids shall be prohibited in a live/work space without specific written approval from the Fire Department, which may impose the appropriate requirements for such approval. MC 997 7/7/97

D. AUTOMOBILE SALES

Automobile sales dealerships, new and/or used, in the City must conform with the

intent of this Development Code and shall enhance and promote the image of the City. A Conditional Use Permit shall be required, and all dealerships must be constructed in the following manner:

1. The minimum site area shall be 15,000 square feet, except CR-4 where 1 acre minimum is required.
2. All parts, accessories, etc., shall be stored within a fully enclosed structure.
3. Service and associated car storage areas shall be completely screened from public view.
4. All on-site lighting shall be stationary and directed away from adjoining properties and public rights-of-way.
5. All landscaping shall be installed and permanently maintained pursuant to the provisions of Chapter 19.28 (Landscaping Standards).
6. All on-site signage shall comply with the provisions of Chapter 19.22 (Sign Standards).
7. All loading and unloading of vehicles shall occur on-site and not in adjoining streets or alleys.
8. All vehicles associated with the business shall be parked or stored on-site and not in adjoining streets and alleys.
9. An adequate on-site queuing area for service customers shall be provided. Required parking spaces may not be counted as queuing spaces.
10. No vehicle service or repair work shall occur except within a fully enclosed structure. Service bays with individual access from the exterior of the structure shall not directly face or front on a public right-of-way.
11. All on-site parking shall comply with provisions of Chapter 19.24 (Off-Street Parking Standards). A parking plan shall be developed as part of the permit review process.
12. Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with adopted Public Works Department standards and be of sufficient size to accommodate the trash generated. The receptacle(s) shall be screened from public view on at least 3 sides by a solid wall 6 feet in height and on the fourth side by a solid gate not less than 5 feet in height. The gate shall be maintained in working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding structures.

E. AUTOMOBILE DISMANTLING

Automobile dismantling establishments are subject to Conditional Use Permit review and shall be constructed in the following manner:

1. The minimum site area shall be 15,000 feet.
2. The site shall be entirely paved, except for structures and landscaping, so that vehicles are not parked in a dirt or otherwise not fully improved area.
3. All landscaping shall be installed and permanently maintained pursuant to the provisions of Chapter 19.28 (Landscaping Standards).
4. All stored, damaged, or wrecked vehicles shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.
5. Service access shall be located at the rear or side of structure(s) and as far as possible from adjoining residential uses.
6. Repair activities and vehicle loading and unloading shall be prohibited on adjoining streets and alleys.
7. Service bays with individual access from the exterior of the structure shall not face the public right-of-way.
8. Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with adopted Public Works Department standards and be of sufficient size to accommodate the trash generated. The receptacle(s) shall be screened from public view on at least 3 sides by a solid wall 6 feet in height and on the fourth side by a solid gate not less than 5 feet in height. The gate shall be maintained in working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding structures.
9. All on-site lighting shall be stationary and directed away from adjoining properties and public rights-of-way.
10. All on-site signage shall comply with the provisions of Chapter 19.22 (Sign Standards).
11. All repair activities and operations shall be conducted entirely within an enclosed structure. Outdoor hoists shall be prohibited.
12. All repair facilities shall close all windows when performing body and fender work, hammering, sanding or other noise-generating activity. Exterior noise shall not exceed 65 dBA at the property line.
13. All on-site parking shall comply with the provisions of Chapter 19.24

(Off-Street Parking Standards). A parking plan shall be developed as part of the permit review process.

14. The premises shall be kept in a neat and orderly condition at all times.
15. All used or discarded automotive parts or equipment or permanently disabled, junked or dismantled vehicles shall be permanently screened from public view.
16. All hazardous materials resulting from the repair or dismantling operation shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution, and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all applicable federal, state and local regulations prior to issuance of a Certificate of Occupancy.

F. BONUS HEIGHT

Proposed structures within CR-2 land use district shall have a maximum height limit of 100 feet. This section provides a special incentive to increase the maximum allowable height through a program which encourages such additional amenities as deemed desirable by the Commission. These amenities may include, but are not limited to, the following: MC 908 8/15/94

1. Mixed Use Developments (i.e., residential above commercial office and retail uses, restaurants, theaters, etc.);
2. Enhanced pedestrian activities;
3. Improved signage and additional landscaping;
4. Additional parking;
5. Ground level and second floor plazas;
6. Outdoor cafes;
7. Artistic sculptures and aquatic amenities; and
8. Day care facilities.

G. CONVENIENCE STORES

The retail sale of groceries, staples, sundry items and/or alcoholic beverages where the gross floor area is less than 5,000 square feet is subject to Conditional Use Permit review, and shall be constructed and operated in the following manner:

1. The minimum site area shall be 10,000 square feet.
2. The site shall have direct frontage along a major or secondary street. The site shall not have direct access on a local residential street.
3. One access drive may be permitted for each street frontage. The design and location of the access drive(s) shall be subject to the approval of the DRC.
4. No convenience store shall be located less than 1,000 feet from an existing or previously approved convenience store, or an existing elementary, junior high school, or high school, as measured from 1 property line to another. Service Stations located within the Freeway Corridor Overlay District, pursuant to the provisions of 19.06.030(2)(O)(1) of this Chapter that include a convenience store as an ancillary use are not subject to the 1,000 foot distance restriction from other convenience stores.
MC 963 3/18/96
5. All on-site lighting shall be energy efficient, stationary and directed away from adjoining properties and public rights-of-way.
6. All on-site signage shall comply with the provisions of Chapter 19.22 (Sign Standards).
7. All landscaping shall be installed and permanently maintained pursuant to the provisions of Chapter 19.28 (Landscaping Standards).
8. All on-site parking shall comply with the provisions of Chapter 19.24 (Off-Street Parking Standards). A parking plan shall be developed as part of the permit review process.
9. The premises shall be kept in a neat and orderly condition at all times.
10. Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with adopted Public Works Department standards and be of sufficient size to accommodate the trash generated. The receptacle(s) shall be screened from public view on at least 3 sides by a solid wall 6 feet in height and on the fourth side by a solid gate not less than 5 feet in height. The gate shall be maintained in working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding structures.
11. If on-site dispensing of automotive fuels is provided, the design, location and operation of these facilities shall be consistent with the provisions of Section 19.06.030(2)(O)(Service Station Standards). Additionally, the cashier location shall provide direct visual access to the pump islands and the vehicles parked adjacent to the islands.

12. A bicycle rack shall be installed in a convenient location visible from the inside of the store.
13. Each convenience store shall provide a public restroom located within the store.
14. Public pay telephones provided on-site shall not be set up for incoming calls. Public telephones shall be featured with call out service only.
15. On-site video games may not be installed or operated on the premises.
16. A convenience store adjacent to any residentially designated district shall have a 6 foot high decorative masonry wall along property lines adjacent to such districts.
17. All parking, loading, circulation aisles, and pump island bay areas shall be constructed with (PCC) concrete.

H. DAY CARE CENTERS

Refer to Section 19.04.030(2)(B).

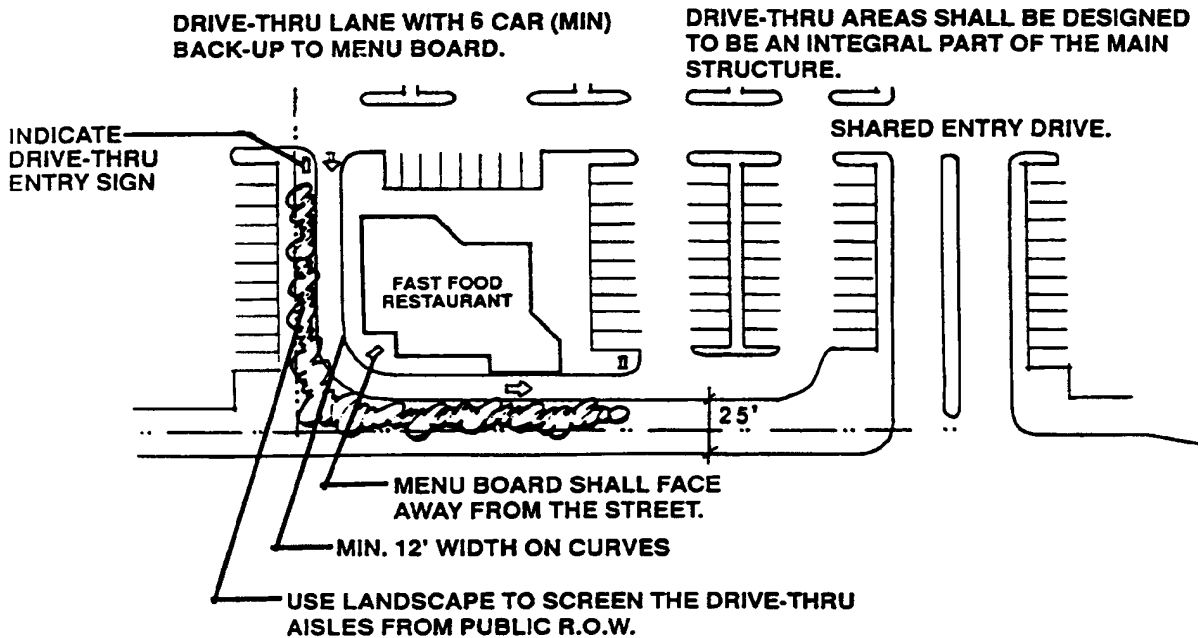
I. DRIVE-THRU RESTAURANTS

This Section contains standards for drive-thru restaurants as well as prohibition of same in specified land use districts. Drive-thru restaurants are subject to Conditional Use Permit review.

1. Establishments providing drive-thru facilities may be permitted in the CG-1, CG-2, CG-3, CG-4, and CR-3 (south of I-10 only and adjacent to Tippecanoe Avenue between Hospitality Lane and I-10 only) land use districts. MC 1098 7/5/01
2. Pedestrian walkways should not intersect the drive-thru drive aisles, but where they do, they shall have clear visibility, and they must be emphasized by enriched paving or striping.
3. Drive-thru aisles shall have a minimum 12 foot width on curves and a minimum 11 foot width on straight sections.
4. Drive-thru aisles shall provide sufficient stacking area behind menu board to accommodate a minimum of 6 cars.
5. All service areas, restrooms and ground mounted and roof mounted mechanical equipment shall be screened from view.
6. Landscaping shall screen drive-thru or drive-in aisles from the public right of way and shall be used to minimize the visual impact of readerboard signs and directional signs.

7. Drive-thru aisles shall be constructed with (PCC) concrete.
8. Parking areas and the drive-thru aisle and structure shall be set back from the ultimate curb face a minimum of 25 feet.
9. Menu boards shall be a maximum of 30 square feet, with a maximum height of 7 feet, and shall face away from the street.
10. Drive-thru restaurants within an integrated shopping center shall have an architectural style consistent with the theme established in the center. The architecture of any drive-thru restaurant must provide compatibility with surrounding uses in form, materials, colors, scale, etc. Structure plans shall have variation in depth and angle to create variety and interest in its basic form and silhouette. Articulation of structure surface shall be encouraged through the use of openings and recesses which create texture and shadow patterns. Structure entrances shall be well articulated and project a formal entrance through variation of architectural plane, pavement surface treatment, and landscape plaza.
11. No drive-thru aisles shall exit directly onto a public right-of-way.

DRIVE-THRU RESTAURANT



J. INDOOR RETAIL CONCESSION MALLS

Indoor retail concession malls are subject to a Conditional Use Permit and shall comply with the following standards:

1. Additional refuse containers may be required.
2. A centralized loading area is required.
3. A parking study may be required which addresses available off-street parking for establishments which are proposed for tenant suites within existing multi-tenant, commercial centers.
4. Indoor retail concession malls shall be considered to be one tenant for purposes of Development Code sign standards. MC 825 3/16/92

K. MICROBREWERY

Microbreweries may be established subject to Conditional Use Permit review and shall be constructed in the following manner:

1. Microbreweries shall be permitted only on parcels located within both the CR-2 land use district and the Main Street Overlay.
2. Fifty percent of the total building square footage may be used for production and storage of beer produced on the premises.
3. Accessory uses may include but are not limited to food/beverage service and live entertainment and are subject to a Conditional Use Permit.
4. All on-site parking shall comply with provisions of Chapter 19.24 (Off-Street Parking).
5. All on-site signage shall comply with the provisions of Chapter 19.22 (Sign Standards).
6. Service access shall be located at the rear or side of structure(s) and as far as possible from adjoining residential uses. MC 997 7/7/97

L. MINI-MALLS

Mini-malls (small scale, up to 30,000 square feet, multi-tenant shopping centers) are subject to a Conditional Use Permit and shall comply with the following standards:

1. All development and operational standards outlined in Section 19.06.030(2)(F)(Convenience Stores), except for item numbers 4 and 17 shall apply.
2. The development shall provide internal continuity, uniformity, and compatibility relating to architectural design, vehicular and pedestrian access, and on-site provisions for landscaping, loading, parking, and

signage.

3. To the extent feasible, the on-site vehicular circulation system shall provide continuity with adjacent and similar commercial developments.
4. No outdoor displays or sale of merchandise shall be permitted. However, limited outdoor sales may be allowed pursuant to Chapter 5.22 of the Municipal Code. MC 972 6/3/96
5. Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with adopted Public Works Department standards and be of sufficient size to accommodate the trash generated. The receptacle(s) shall be screened from public view on at least 3 sides by a solid wall 6 feet in height and on the fourth side by a solid gate not less than 5 feet in height. The gate shall be maintained in working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding structures.

M. MINI-STORAGE

Mini-storage facilities are subject to a Conditional Use Permit and shall be constructed in the following manner:

1. The minimum site area shall be 20,000 square feet.
2. The site shall be entirely paved, except for structures and landscaping.
3. All on-site lighting shall be energy efficient, stationary and directed away from adjoining properties and public rights-of-way.
4. All landscaping shall be installed and permanently maintained pursuant to the provisions of Chapter 19.28 (Landscaping Standards).
5. All on-site signage shall comply with the provisions of Chapter 19.22 (Sign Standards).
6. The site shall be completely enclosed with a 6 foot high solid decorative masonry wall, except for points of ingress and egress (including emergency fire access) which shall be properly gated. The gate(s) shall be maintained in good working order and shall remain closed except when in use.
7. No business activity shall be conducted other than the rental of storage spaces for inactive storage use.
8. All storage shall be located within a fully enclosed structure(s).
9. No flammable or otherwise hazardous materials shall be stored on-site.

10. Residential quarters for a manager or caretaker may be provided in the development.
11. The development shall provide for 2 parking spaces for the manager or caretaker, and a minimum of 5 spaces located adjacent or in a close proximity to the manager's quarters for customer parking.
12. Aisle width shall be a minimum of 25 feet between buildings to provide unobstructed and safe circulation.
13. Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with adopted Public Works Department standards and be of sufficient size to accommodate the trash generated. The receptacle(s) shall be screened from public view on at least 3 sides by a solid wall 6 feet in height and on the fourth side by a solid gate not less than 5 feet in height. The gate shall be maintained in working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding structures.
14. Storage facilities located adjacent to residential districts shall have their hours of operation restricted to 7:00 A.M. to 9:00 P.M., Monday through Saturday, and 9:00 A.M. to 9:00 P.M. on Sundays.

N. MOBILE VENDORS

Mobile vendors may be established only in areas located within both the Main Street Overlay subject to written approval by Main Street, Inc. Specific locations shall be determined by Main Street, Inc. MC 997 7/7/97

O. MULTI-FAMILY HOUSING

Refer to Section 19.04.030(2)(L).

P. NEIGHBORHOOD GROCERY STORES MC 1093 4/5/01

Neighborhood Grocery Stores (with or without alcohol) may be established subject to Conditional Use Permit and shall be operated in the following manner:

1. A maximum of seventy-five (75) square feet of the sales area may be used for the display or sale of alcohol.
2. The primary business must be a full service grocery store (fresh fruit, vegetables, meat and fish) with food preparation facilities on site.
3. No gasoline sales are allowed.
4. The hours of operation are limited to 7:00am to 9:00pm.

5. The sale of alcohol is limited to off-sale of beer and wine only, with no single sales.
6. All parking shall comply with provision of Chapter 19.24 (Off-Street Parking).
7. All signage shall comply with the provisions of Chapter 19.22 (Sign Standards).
8. Periodic inspections may be required.

Q. RECYCLING FACILITIES FOR REUSABLE DOMESTIC CONTAINERS

Recycling facilities are subject to permit review in all commercial and industrial land use districts according to the following schedule:

Type of Facility	Districts Permitted	Permit Required
Reverse Vending Machine(s)	All Commercial and Industrial	Development Permit and up to 5 reverse vending machines
Small Collection	CG-1, CG-2, CR-3 (So. of I-10) & All Industrial	Development Permit
Large Collection	CH and All Industrial	Conditional Use Permit
Light Processing	All Industrial	Conditional Use Permit
Heavy Processing	All Industrial	Conditional Use Permit

1. For the purposes of this Section, the following definitions shall apply:
 - a. Collection Facility. A center for the acceptance by donation, redemption or purchase of recyclable materials from the public, which may include the following:
 - 1) Reverse vending machine(s);
 - 2) Small collection facilities which occupy an area of less than 500 square feet and may include:
 - a) A mobile unit;
 - b) Bulk reverse vending machines occupying more than 50 square feet; and

- c) Kiosk-type units which may include permanent structures.
- 3) Large collection facilities which may occupy an area of more than 500 square feet and may include permanent structures.
- b. Mobile Recycling Unit. An automobile, truck, trailer, or van, licensed by the Department of Motor Vehicles which is used for the collection of recyclable materials, including bins, boxes, or containers transported by trucks, vans, or trailers, and used for the collection of recyclable materials.
- c. Convenience Zones. An area within a ½ mile radius of a supermarket.
- d. Supermarket. A full-service, self-service retail store with gross annual sales of 2,000,000 dollars or more, and which sells a line of dry grocery, canned goods, or non-food items and some perishable items.
- e. Processing Facility. A building or enclosed space used for the collection and processing of recyclable materials to prepare for either efficient shipment, or to an end-user's specifications by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing. Processing facilities include the following:
 - 1) Light processing facility occupies an area of under 45,000 square feet of collection, processing and storage area, and averages 2 outbound truck shipments per day. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source separated recyclable materials sufficient to qualify as a certified processing facility. A light processing facility shall not shred, compact, or bale ferrous metals other than food and beverage containers.
 - 2) A heavy processing facility is any processing facility other than a light processing facility.
- f. Recycling Facility. A center for the collection and/or processing of recyclable materials. A certified recycling facility or certified processor is certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986. A recycling facility does not include storage containers located on a residential, commercial or manufacturing designated parcel used solely for the recycling of material generated on the parcel.

- g. Recycling or Recyclable Material. Reusable domestic containers including but not limited to metals, glass, plastic and paper which are intended for reuse, remanufacture, or reconstitution for the purpose of using in altered form. Recyclable material does not include refuse or hazardous materials.
- h. Reverse Vending Machine. An automated mechanical device which accepts at least 1 or more types of empty beverage containers including, but not limited to aluminum cans, glass and plastic bottles, and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value as determined by the State. A reverse vending machine may sort and process containers mechanically provided that the entire process is enclosed within the machine. In order to accept and temporarily store all container types in a proportion commensurate with their relative redemption rates, and to meet the requirements of certification as a recycling facility, multiple grouping of reverse vending machines may be necessary.

A bulk reverse vending machine is a reverse vending machine that is larger than 50 square feet, is designed to accept more than 1 container at a time and will pay by weight instead of by container.

2. The standards for recycling facilities are as follows:
- a. Reverse vending machine(s) located within a commercial structure shall require a Development Permit, shall not require additional parking spaces for recycling customers, and may be permitted in all commercial and industrial land use districts subject to compliance with the following standards:
- 1) Shall be installed as an accessory use to a commercial use which is in full compliance with all applicable provisions of this Development Code and the Municipal Code;
 - 2) Shall be located within 30 feet of the entrance to the commercial structure and shall not obstruct pedestrian or vehicular circulation;
 - 3) Shall not occupy parking spaces required by the primary use;
 - 4) Shall occupy no more than 50 square feet of floor space per installation, including any protective enclosure, and shall be no more than 8 feet in height;

- 5) Shall be constructed and maintained with durable waterproof and rustproof material;
 - 6) Shall be clearly marked to identify the type of material to be deposited, operating instructions, and the identity and phone number of the operator or responsible person to call if the machine is inoperative;
 - 7) Shall have a sign area of a maximum of 4 square feet per machine, exclusive of operating instructions;
 - 8) Shall be maintained in a clean, sanitary, and litter-free condition on a daily basis;
 - 9) Operating hours shall be consistent with the operating hours of the primary use;
 - 10) Shall be illuminated to ensure comfortable and safe operation if operating hours are between dusk and dawn; and
 - 11) Shall maintain an adequate on-site refuse container for disposal of non-hazardous waste.
- b. Small collection facilities located within applicable commercial and industrial land use districts shall be subject to a Development Permit, and comply with the following standards:
- 1) Shall be installed as an accessory use to an existing commercial use which is in full compliance with all applicable provisions of this Development Code and the Municipal Code;
 - 2) Shall be no larger than 500 square feet and occupy no more than 5 parking spaces not including space that will be periodically needed for removal of materials or exchange of containers;
 - 3) Shall be set back at least 10 feet from any public right-of-way, and not obstruct pedestrian or vehicular circulation;
 - 4) Shall accept only glass, metals, plastic containers, papers and reusable items;
 - 5) Shall use no power-driven processing equipment except for reverse vending machines;
 - 6) Shall use containers that are constructed and maintained

- with durable waterproof and rustproof material, covered when site is not attended, secured from unauthorized entry or removal of material, and shall be of a capacity sufficient to accommodate materials collected and collection schedule;
- 7) Shall store all recyclable material in the mobile unit vehicle and shall not leave materials outside of the unit when attendant is not present;
 - 8) Shall be maintained in a clean and sanitary manner free of litter and any other undesirable materials, including mobile facilities;
 - 9) Shall not exceed noise levels of 65 dBA as measured at the property line of adjacent residential land use districts;
 - 10) Attended facilities shall not be located within 100 feet of any residential land use district;
 - 11) Collection containers, site fencing, and signage shall be of such color and design so as to be compatible with and to harmonize with the surrounding uses and neighborhood;
 - 12) Containers shall be clearly marked to identify the type of material which may be deposited; the facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation and display a notice stating that no material shall be left outside the recycling enclosure of containers;
 - 13) Signs may be provided as follows:
 - a) Recycling facilities may have identification signs with a maximum of 15% per side of a structure or 16 square feet, whichever is greater. In the case of a wheeled facility, the side will be measured from the ground to the top of the container;
 - b) Signs shall be consistent with the character of their location; and
 - c) Directional signs, consistent with Chapter 19.22 (Sign Standards), bearing no advertising message may be installed with the approval of the Director if found necessary to facilitate traffic circulation or if the facility is not visible from the public right-of-way.

- 14) The facility shall not impair the landscaping required by Chapter 19.28 (Landscaping Standards) for any concurrent use;
 - 15) No additional parking space shall be required for customers of a small collection facility located at the established parking lot of the primary use. One space will be provided for the attendant, if needed;
 - 16) Mobile recycling units shall have an area clearly marked to prohibit other vehicular parking during hours when the mobile unit is scheduled to be present;
 - 17) Occupation of parking spaces by the facility and by the attendant shall not reduce available parking spaces below the minimum number required for the primary use unless all of the following conditions exist:
 - a) A parking study shows that existing parking capacity is not already fully utilized during the time the recycling facility will be on the site; and
 - b) The permit shall be reviewed at the end of 18 months.
 - 18) Small collection facilities shall not be 24 hour operations;
 - 19) Small collection facilities may be subject to landscaping and/or screening as determined by the review authority; and
 - 20) Shall maintain adequate refuse containers for the disposal of non-hazardous waste.
- c. A large collection facility which is larger than 500 square feet, or on a separate parcel not accessory to a "primary" use, which has a permanent structure is permitted in the commercial, and industrial land use districts, subject to a Conditional Use Permit, and the following standards:
- 1) The facility does not abut a parcel designated or planned for residential use;
 - 2) The facility shall be screened from the public right-of-way, within an enclosed structure;
 - 3) Structure setbacks and landscape requirements shall be those provided for the land use district in which the facility is located;

- 4) All exterior storage of material shall be in sturdy containers which are covered, secured, and maintained in good condition. Outdoor storage shall be screened by a 6 foot, solid decorative masonry wall. No storage, excluding truck trailers shall be visible above the height of the wall. No outdoor storage shall be permitted in the land use districts; which do not permit outdoor storage.
- 5) The site shall be maintained clean, sanitary and free of litter and any other undesirable materials, and will be cleaned of loose debris on a daily basis;
- 6) Space shall be provided on site for 6 vehicles to circulate and to deposit recyclable materials;
- 7) Four parking spaces for employees plus 1 parking space for each commercial vehicle operated by the recycling facility shall be provided on-site;
- 8) Noise levels shall not exceed 65 dBA as measured at the property line of adjacent residential land use districts;
- 9) If the facility is located within 500 feet of property designated, or planned for residential use, it shall not be in operation between 7:00 P.M. and 7:00 A.M.;
- 10) Any containers provided for after hours donation of recyclable materials shall be at least 50 feet from any residential land use district, permanently located, of sturdy rustproof construction, and shall have sufficient capacity to accommodate materials collected and be secure from unauthorized entry or removal of materials;
- 11) Donation areas shall be kept free of litter and any other undesirable material and the containers will be clearly marked to identify the type of material that may be deposited. The facility shall display a notice stating that no material shall be left outside the recycling containers;
- 12) The facility shall be clearly marked with the name and phone number of the facility operator and the hours of operation; identification and informational signs shall meet the standards of the land use district; and directional signs bearing no advertising message may be installed with the approval of the Director, if necessary to facilities traffic circulation; and

- 13) Adequate refuse containers for the disposal of non-hazardous waste shall be permanently maintained on-site.
- d. Light processing facilities and large processors shall be permitted in all industrial land use districts subject to a Conditional Use Permit, and shall comply with the following standards:
- 1) The facility shall not abut a residentially designated parcel;
 - 2) In the CH or IE land use districts, processors shall operate within a completely enclosed structure;
 - 3) Power-driven processing shall be permitted provided all noise level requirements are met. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and repairing of reusable materials;
 - 4) A light processing facility shall be no larger than 45,000 square feet and shall have no more than an average of 2 outbound truck shipments of material per day and shall not shred, compact or bale ferrous metals other than food and beverage containers;
 - 5) Structure setbacks and landscaping requirements shall be those provided for the land use district in which the facility is located;
 - 6) All exterior storage of material shall be in sturdy containers or enclosures which are covered, secured and maintained in good condition. Storage containers for flammable materials shall be constructed of non-flammable material. No storage excluding truck trailers shall be visible above the height of the required walls;
 - 7) The site shall be maintained in a clean manner and free of litter and any other undesirable material(s). Loose debris shall be collected on a daily basis and the site shall be secured from unauthorized entry and removal of materials when attendants are not present;
 - 8) Space shall be provided on-site for the anticipated peak load of customers to circulate, park and deposit recyclable materials. If the facility is open to the public, a parking area shall be provided for a minimum of 10 customers at any 1 time;

- 9) One employee space shall be provided for each commercial vehicle operated by the processing center;
- 10) Noise levels shall not exceed 65 dBA as measured at the property line of residential land use districts;
- 11) If the facility is located within 500 feet of property designated or planned for residential use, it shall not be in operation between 7:00 P.M. and 7:00 A.M. The facility shall be administered by on-site personnel during the hours the facility is open;
- 12) Any containers provided for after-hours donation of recyclable materials shall be at least 100 feet from any residential land use district parcel, and shall be sturdy, rustproof construction, with sufficient capacity to accommodate materials collected, and shall be secure from unauthorized entry or removal of materials;
- 13) Donation areas shall be kept free of litter and any other undesirable material. The containers shall be clearly marked to identify the type of material that may be deposited. The facility shall display a notice stating that no material shall be left outside the recycling containers;
- 14) Signs shall be installed pursuant to Chapter 19.22 (Sign Standards). Additionally, the facility shall be clearly marked with the name and phone number of the facility operator and the hours of operation.
- 15) No dust, fumes, smoke, vibration or odor above ambient level shall be detectable from adjacent residentially designated parcels; and
- 16) The facility shall maintain adequate on-site refuse containers for the disposal of non-hazardous waste.

R. SALES AND PRODUCTION OF HANDICRAFT ITEMS

Facilities providing for the sales and production of handicraft items may be established subject to Development Permit review and shall be constructed in the following manner:

1. The sales and production of handicraft items shall be permitted only on parcels located within both the CR-2 land use district and the Main Street Overlay.

2. The retail and service operations shall be contained within the main structure which houses the primary use.
3. Retail and service operations shall occupy a minimum of 15% of the total building square footage.
4. Accessory items not produced on site may be sold on the premises in addition to those products manufactured, warehoused and/or assembled on the premises.
5. Outside storage of materials shall be prohibited. MC 997 7/7/97

S. SENIOR CITIZEN/CONGREGATE CARE HOUSING STANDARDS

Refer to Section 19.04.030(2)(Q).

T. SERVICE STATION (GASOLINE) STANDARDS

Service stations are subject to a Conditional Use Permit and shall comply with the following standards:

1. New service stations shall be permitted only at the intersections of major and secondary arterials, and along major or secondary arterials with freeway off-ramps within the Freeway Corridor Overlay District. Stations within the Freeway Corridor Overlay shall only be located at the intersection of the arterial with the freeway on- and off-ramps or with streets forming the boundary of the Freeway Corridor Overlay District. A maximum of 2 service stations shall be permitted at each intersection, or on each side of the freeway along a major or secondary arterial with a freeway off-ramp within the Freeway Corridor Overlay District. The use shall not adjoin a residential land use district. MC 963 3/18/96.
2. The minimum parcel size shall be 15,000 square feet, with a minimum street footage of 100 feet on each street.
3. All activities and operations shall be conducted entirely within an enclosed structure, except as follows:
 - a. The dispensing of petroleum products, water and air from pump islands.
 - b. The provision of emergency service of a minor nature.
 - c. The sale of items via vending machines which shall be placed next to the main structure in a designated area not to exceed 32 square feet, and which must be screened from public view.
4. Pump islands shall be located a minimum of 20 feet from a street property

line, however, a canopy or roof structure over a pump island may encroach up to 10 feet within this distance. Additionally, the cashier location shall provide direct visual access to the pump islands and the vehicles parked adjacent to the islands.

5. The number of points of ingress/egress to any one street shall be 2.
6. There shall be a minimum distance of 30 feet between curb cuts along a street frontage.
7. No driveway may be located closer than 35 feet to the curb return.
8. The width of a driveway may not exceed 36 feet at the sidewalk.
9. On-site parking shall be provided at 1 space for each pump island, plus 1 space for each service bay.
10. Outside storage of motor vehicles is prohibited.
11. No vehicles may be parked on sidewalks, parkways, driveways or alleys.
12. No vehicle may be parked on the premises for the purpose of offering same for sale.
13. Landscaping shall comprise a minimum of 15% of the service station site area, exclusive of required setbacks, and shall be provided and permanently maintained according to the following regulations, as well as those contained in Chapter 19.28 (Landscaping Standards).
 - a. A minimum 5 foot wide (inside dimension), 6 inch high planter area shall be provided along interior property lines, except for openings to facilitate vehicular circulation to adjacent properties. Where adjacent to a periphery wall, trees planted not more than 16 feet apart shall be included in the planter areas.
 - b. A planter area of not less than 200 square feet shall be provided at the corner of 2 intersecting streets. Landscaping shall not exceed a height of 30 inches.
 - c. A minimum of 50 square feet of planter area shall be located along those portions of the main structure fronting on a public street.
 - d. Additional landscaping may be required to screen the service station from adjacent properties.
15. All on-site signage shall comply with the provisions of Chapter 19.22 (Sign Standards).
16. Openings of service bays shall not face public rights-of-way and shall be

designed to minimize the visual intrusion onto adjoining properties.

17. No used or discarded automotive parts or equipment, or disabled, junked or wrecked vehicles may be located in any open area outside the main structure.
18. Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with adopted Public Works Department standards and be of sufficient size to accommodate the trash generated. The receptacle(s) shall be screened from public view on at least 3 sides by a solid wall 6 feet in height and on the fourth side by a solid gate not less than 5 feet in height. The gate shall be maintained in working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding structures.
19. All light sources, including canopy, perimeter, and flood shall be energy efficient, stationary and shielded or recessed within the roof canopy so that the service station shall be indirectly visible and light is deflected away from adjacent properties and public rights-of-way. Lighting shall not be of such a high intensity as to cause a traffic hazard or adversely affect adjoining properties. No luminaire shall be higher than 15 feet above finished grade.
20. Where an existing service station adjoins property in a residential land use district, a 6 foot high decorative masonry wall shall be constructed at the time the station requires a permit for the on-site improvement/modification. Materials, textures, colors and design of the wall shall be compatible with on-site development and adjoining properties. When the wall reaches the established front-yard setback line of a residentially designated lot abutting or directly across an alley from the service station, it shall decrease to a height of 30 inches.
21. Restroom entrances viewable from adjacent properties or public rights-of-way shall be concealed from view by planters or decorative screening.
22. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.
23. All parking, loading, circulation aisles, and pump island bay areas shall be constructed with (PCC) concrete.
24. No pump nozzle on self-service islands shall be equipped with hold open devices.

U. SERVICE STATION CONVERSIONS

A structure originally constructed as a service station and which is proposed for conversion to another allowable use shall require upgrading and remodeling for

such items as, but not limited to, removal of all gasoline appurtenances, removal of canopies, removal of pump islands, removal of gas tanks, removal of overhead

doors, additional street improvements or modification of existing improvements to conform to access regulations, exterior remodeling, and any additional standards as required by this Development Code.

V. SINGLE FAMILY HOUSING, EXISTING

Additions, alterations and expansions to single-family units which legally existed in the commercial and industrial districts prior to June 3, 1991, shall comply with the RS, Residential Suburban, District Standards. MC 823 3/2/92

W. SINGLE FAMILY/OFFICE CONVERSIONS MC 818 2/6/92

A structure originally constructed as a single family residence which is proposed for conversion to a low intensity office use shall require the following:

1. The building elevations and the landscaping between the front property line and the building front shall be maintained in their residential character.
2. Parking shall be provided to the rear of the structure. Access may be permitted from the original driveway if there is a minimum width of 10 feet.
3. Any trees with a trunk diameter greater than 6 inches shall be preserved. If it becomes necessary to remove a tree with a trunk diameter greater than 6 inches, each tree removed shall be replaced on a 2:1 ratio with 36 inch box trees.
4. If the rear property line abuts an alley, access to parking shall be provided from the alley whenever possible.
5. Where 2 or more single family residences adjacent to one another are converted to office uses, reciprocal access and parking may be required.
6. Parking spaces shall be provided as determined at project review. To the greatest extent possible, professional office parking requirements shall be met. Landscaping requirements may be reduced to provide adequate parking.
7. Unattended tandem parking will be permitted if it is determined such parking would be appropriate and effectively used.
8. Parking lot landscaping may be reduced to 5% of the parking area (plus setbacks) if it is deemed necessary in order to provide adequate parking spaces.

9. Loading spaces are not required.
10. A monument sign shall be permitted with the following standards:
 - Maximum height 4 feet.
 - Maximum area 16 square feet.
 - Minimum distance from property line 10 feet
 - No illumination shall be permitted.
11. The structure shall be made to conform to the provisions of the Uniform Fire Code and the Uniform Building Code for commercial structures.
12. Trash receptacles should be placed to the rear of the structure and screened from view. Location and size of receptacles will be determined at project review.

X. SINGLE ROOM OCCUPANCY (SRO) FACILITIES (MC 809 10/7/91)

Single Room Occupancy (SRO) facilities are subject to Conditional Use Permit review and approval and shall conform to the following standards:

1. SRO's shall not be located within 250 feet of a parcel which has a school for children, adult bookstore or theater, or liquor store. MC 878 6/7/93
2. SRO's shall be located within ¼ mile of a bus stop.
3. SRO's shall comply with the following parking requirements: 1 per full time SRO employee at maximum shift and 1 per 10 occupants.
4. Secured bicycle or motorcycle spaces shall be provided at a ratio of 1 space per 10 occupants.
5. Any design of a SRO project shall coordinate with and complement the existing architectural style and standards of the surrounding land uses and local community. If a design theme has become established in an area, this should be reflected in the design and scale of the SRO project.
6. An unrestricted drop-off/pick-up/loading/temporary parking area shall be provided near a single entry located adjacent to front entry/desk area.
7. Exterior common areas and/or open courtyards should be provided throughout the project. If common areas are made available, these areas should be designed to provide passive open space with tables, chairs, planters, or small garden spaces to make these areas useful and functional for the residents. Exterior common areas, including parking areas, should

be illuminated with a minimum of 2 footcandles by low pressure sodium lighting from dusk to dawn.

8. Each SRO unit shall be provided with the following minimum amenities:
 - a. Adequate heating and air conditioning. (Window air conditioning units are not permitted. Air conditioning units may be installed for each SRO unit as long as they are flush with the exterior wall surface.)
 - b. Kitchen sink with garbage disposal.
 - c. Counter top measuring a minimum of 12 inches deep and 24 inches wide.
 - d. Space and proper wiring for a microwave and small refrigerator. (These appliances must be available for rent.)
 - e. Pre-wired for telephone and cable television.
 - f. Toilet and sink in a separate room that is a minimum of 20 square feet.
 - g. One bed space per person.
 - h. One closet per person.
 - i. One storage/desk arrangement per person.
 - j. Intercom system.
 - k. Lockable door, which is a minimum of 36 inches wide, opens inward, and has a reprogrammable key card access from a secured enclosed interior hallway or common area.
9. The maximum occupancy and minimum unit size (not including toilet compartments) shall be:
 - 1 person - 150 square feet.
 - 2 persons - 175 square feet.
 - The maximum unit size shall be 325 square feet.
10. Elevators shall be required on new SRO's which are 3 stories or more in height.
11. A full common kitchen facility shall be provided on each floor, if complete kitchens are not provided in each unit. Complete kitchen shall include a microwave, sink with garbage disposal, and refrigerator. Other cooking appliances or facilities shall be prohibited in each SRO unit, unless approved in writing by the management staff. MC 878 6/7/93

12. If complete bathrooms are not provided in each unit, shared showers shall be provided at a ratio of 1 per 7 occupants or fraction thereof on the same floor with interior lockable doors. These shall be directly accessible from indoor common areas or indoor hallways.
13. SRO facilities shall provide for 1 handicapped-accessible unit for every 25 units or fraction thereof for up to 100 units and 1 handicapped-accessible unit for every 40 units or fraction thereof for the number of units over 100.
14. At least 1 janitor closet and trash chute shall be provided on each floor.
15. Common laundry facilities shall be provided with 1 washer and 1 dryer for every 25 units or fraction thereof for up to 100 units and 1 washer and 1 dryer for every 50 units or fraction thereof for the number of units over 100. Keyed access for tenants only shall be provided. Defensible space concepts should be employed in the design and location of the laundry facility areas.
16. Common furnished and secured indoor space shall be provided at the following ratios:
 - 4.5 sq. ft. per 150 to 159 sq. ft. unit
 - 4.0 sq. ft. per 160 to 169 sq. ft. unit
 - 3.5 sq. ft. per 170 to 179 sq. ft. unit
 - 3.0 sq. ft. per 180 and up sq. ft. unit

Common indoor space means all useable interior common areas not used for circulation or service facilities. Common indoor space includes lobby, recreation room or reading room.
17. Ingress and egress shall be strictly limited and monitored by the use of a front desk area which has a full view of the entry/lobby area, is staffed 24 hours a day, 7 days a week, and has an operational outdoor entry intercom system with intercoms in each unit and common areas. Entrance into the hallways of common areas where individual units are located shall be regulated by the front desk clerk through the use of "buzz-in" doors. Each resident and guest must be cleared by the front desk clerk before entry is permitted. The required secondary egress areas shall also be alarmed and monitored. A notice shall be posted in the common indoor lobby area regarding contact procedures to investigate code compliance problems. At least 1 pay telephone, a drinking fountain and individual mail boxes shall be provided in the lobby/front desk area.
18. An adequately sized supply room shall be provided with adequate security control.
19. SRO's of any size shall be required to have fully automatic fire sprinkler

systems with a central monitoring system, alarm and fire annunciator in compliance with Fire Department standards. A manual fire alarm system shall also be installed.

20. All provisions of the Uniform Building Code and Uniform Fire Code must be complied with for hotels. However, reasonable equivalent alternatives to Fire and Building Code requirements may be utilized, if approval is obtained from the Chief Building Official and Fire Chief on a case-by-case, item-by-item basis.
21. Defensible space concepts should be employed in the design and location of SRO's.
22. Interior hallways shall be brightly lit with at least 1 footcandle of lighting on the floor surface.
23. All lighting fixtures shall be vandal and graffiti resistant. All ground-floor exteriors and common areas, including hallways, elevators and shower facilities should be made graffiti resistant through the use of special paint, texturing, carpeting or other means as approved by the Police Department.
24. A Management Plan shall be submitted for review and approval, or approval with modifications as part of the Conditional Use Permit. This Plan shall be comprehensive and shall contain provisions as recommended by the Director of the Department of Planning and Building Services and as adopted by the Planning Commission. The failure of the property owner to comply with the Management Plan may be grounds for revocation of the Conditional Use Permit pursuant to San Bernardino Municipal Code Chapter 19.36.
25. Security provisions shall be provided in the following manner:
 - a. Video cameras equipped with infrared detectors must be strategically placed in all public areas including hallways, elevator entrances, lobby areas, garage areas, laundry areas, profit centers and other common areas, and monitored for internal security. The monitoring station may be at the front desk. In order to provide for adequate monitoring, the location and configuration of monitors is subject to review by the Police Department. NOTE: Infrared detectors are to activate a flashing light to help direct monitoring staff to a specific monitor and area of the facility.
 - b. Unit doors shall be equipped with interior locks and key card entrance systems which shall be reprogrammable.

- c. Common shower area doors accessible through hallways shall be equipped with interior locks with access by a management master key. An emergency call button or pull cord shall be provided.
 - d. Front entry areas shall allow for adequate visual access into the front desk/lobby area by police from patrol cars.
 - e. Each room and all common areas shall have operable windows, except for the first floor which may be fixed, if a reasonable equivalent alternative is approved by the Chief Building Official and Fire Chief.
 - f. Adequate measures shall be taken to provide for vehicle parking security including limited secured access by electronic wrought iron security gates and fencing or alternative materials compatible with the architectural style, night lighting and video camera monitoring. Override devices for gates shall be provided for the Police and Fire Department.
 - g. Pursuant to 19.06.030(2)(S)(26) or (27), if "failure by management" has occurred or violations of conditions of approval are found, then a private security guard may be required to be provided on a 24 hours a day basis. The security guard shall be fully uniformed, bonded, P.O.S.T. certified and licensed by the State to bear firearms.
 - h. Valid photo identification shall be required as a condition of registration. A valid photo identification is a state or official driver's license, a military identification card, an official state identification card or a San Bernardino Police Department registration card. Management shall post in the registration area signs declaring that photo identification is required for tenants and a valid identification for their guests (photo identification is not required, unless the guest is staying overnight), and that the registration information will be presented to the Police Department upon demand.
 - i. Management is to keep and maintain complete and accurate tenant registration cards in duplicate, including photocopies of required photo identification. Registration information shall include the name of the occupant, unit number, rental rate, vehicle type and vehicle license number. The duplicate copies of the registration cards shall be taken to the San Bernardino Police Department weekly. Registration information shall be provided to the Police Department upon demand.
26. A condition of approval of a SRO facility shall be in compliance with

Municipal Code Chapter 5.82 (Business Permit Regulation's). A SRO facility with excessive drug or prostitution arrests may be brought before the Police Commission for review, with notice of that review meeting being sent to the SRO facility owner. If the Police Commission determines that a "failure by management" has occurred, in that a finding is made that excessive drug or prostitution arrests are occurring at the SRO facility, the Operators Permit issued to the SRO facility may be revoked pursuant to Municipal Code Chapter 5.82. Further operation of the SRO

facility shall not occur without first processing and obtaining approval for a new Operators Permit.

27. Condition compliance inspections by the City may be made on an annual basis, and the costs of such inspections, up to \$5,000.00 adjusted annually for inflation, shall be paid by the SRO facility operator. Any violation(s) of the conditions of approval, municipal codes, or state or federal laws or regulations pertaining to SRO facilities, as they exist at the time of the inspection, shall be corrected within the time period(s) specified in the notice of violation. If the Director makes a finding that the corrections have not been made within the specified time period(s), the Conditional Use Permit and Operators Permit for the SRO facility may be revoked pursuant to the provisions in Chapter 19.36 and 5.82 of the Municipal Code.
28. The maximum number of SRO units to be brought into service within the City of San Bernardino after the effective date of the Development Code, shall be the number that accommodates 500 occupants. Prior to any proposed amendments to these SRO standards or to an increase in the maximum number of SRO units in service, the Department of Planning and Building Services shall present a report to the City Council with the following information: the number and location of permitted SRO projects, the number and capacity of existing SRO units, the average occupancy rate, the rent levels, the average number of vehicles per resident, and the perceived adequacies or deficiencies of the management services provided in the SRO facilities.
29. Existing motels, hotels or apartments shall not be permitted to convert to SRO's. MC 878 6/7/93

Y. SOCIAL SERVICE USES/CENTERS

Refer to Section 19.04.030(2)(T). MC 1106 11/1/01

Z. HOTELS, MOTELS, AND EXTENDED LODGING FACILITIES MC 1126 7/4/02

1. Hotels and Motels are allowed in the CG-1/5, CG-2, CG-4, CR-2, CR-3,

and CCS-1 land use districts. Extended Lodging Facilities are allowed in the CR-2 and CR-3 land use districts.

2. All Hotels, Motels, and Extended Lodging Facilities are subject to a Conditional Use Permit and shall comply with the following standards in addition to any conditions imposed by the Planning Commission.
 - a. Hotels and Extended Lodging Facilities shall provide guestrooms with voicemail, dataports, desk, laundry facilities, color television, alarm clock or wake up service. Hotels and Extended Lodging Facilities shall also make irons and ironing boards available to guests upon request. Motels shall provide guestrooms with voicemail, desk, color television, and alarm clock or wake up service.
 - b. The minimum lot size for a Hotel or Extended Lodging Facilities shall be one (1) acre, with a minimum of 100 rooms. The minimum room size for Hotels and Extended Lodging Facilities shall be 300 square feet. There shall be a minimum of 25 square feet per guestroom of meeting space for full service Hotels.
 - c. Hotels and Extended Lodging Facilities shall include at least one recreational facility, such as a pool, whirlpool/spa, or fitness room. Motels shall provide a pool.
 - d. A restaurant shall be provided for full service Hotels and a guest courtesy lounge (for snacks including vending machines) shall be provided for limited service Hotels and Extended Lodging Facilities.
 - e. Extended Lodging Facilities shall provide a 24-hour per day on-site supervisor, as designated by the owner/operator.
 - f. Hotels and Extended Lodging Facilities shall provide interior access to rooms. Motels can have access from walkways or the parking lot.
3. An application for a Conditional Use Permit for a Hotel, Motel, or Extended Lodging Facility shall be accompanied by a report with the following information.
 - a. Number of Hotel, Motel, and Extended Lodging Facility rooms available in the City;
 - b. Current rates structure of existing facilities in the City and/or the adjacent areas;

- c. Proposed rate structure, including term (daily, weekly, etc.).
4. Kitchens, kitchenettes and other cooking facilities shall not be permitted with Hotel or Motel units except the manager's unit. Kitchens, kitchenettes or other cooking facilities may be permitted within Extended Lodging Facilities.
5. Housekeeping services including cleaning and linen service shall be made available daily to each guestroom, at the option of the guest.
6. Leases and rental agreements of any duration are prohibited.
7. Hotels, Motels, and Extended Lodging Facilities cannot be used for a mailing address, voter registration, school registration, or listed for a personal phone number.
8. No existing Hotels or Motels can be converted to an Extended Lodging Facility.
9. Hotels, Motels, and Extended Lodging Facilities cannot be used for long-term occupancy for uses and facilities such as apartments, care facilities, boarding houses, and other similar uses and facilities, etc.
10. Hotels may have a maximum continuous length of stay of fourteen (14) days with a 5-day interruption required before commencement of each such subsequent stay.
11. Motels may have a maximum continuous length of stay of fourteen (14) days with a 5-day interruption required before commencement of each such subsequent stay.
12. Extended Lodging Facilities may have a maximum continuous length of stays as follows:
 - a. One hundred (100) % of the total guest rooms in the facility may be occupied by guests having a maximum length of stay of up to 30 days with a 5-day interruption required before commencement of each such subsequent stay.
 - b. Fifteen (15) % of the total guest rooms in the facility may be occupied by guests having a maximum continuous length of stay of up to 90 days with a 5-day interruption required before commencement of each such subsequent stay.
 - c. Five (5) % of the total guest rooms in the facility may be occupied by guests having a maximum continuous length of stay of up to 180

days with a 5-day interruption required before commencement of each such subsequent stay.

- d. Four (4) % of the total guest rooms in the facility may be occupied by guests having a maximum continuous length of stay of up to 270 days with a 5-day interruption required before commencement of each such subsequent stay.
 - e. Two (2) % of the total guestrooms in the facility will be unlimited as to length of stay.
- 13. No Hotel, Motel, or Extended Lodging Facility shall solicit or accept advance payment for more than seven (7) days lodging.
 - 14. Compliance with the foregoing limitations will be determined on a year-to-year basis, based on average guest length of stay throughout each twelve (12) month period of operation on the applicable Extended Lodging Facility.
 - 15. Operators of Hotels, Motels, and Extended Lodging Facilities shall provide the City with rental receipts, and related, pertinent information, within 3 days after request by any City official.
 - 16. All of the provisions of this section of the Development Code Amendment, and applicable conditions of approval, shall be written in to the deed and recorded, prior to the issuance of a grading permit.

19.06.040 APPLICABLE REGULATIONS

All uses shall be subject to the applicable regulations of this Development Code, including, but not limited to Article IV, Administration provisions.

Hyperlinks:

[G19.06.050](#) Commercial Development Design Guidelines

[19.08](#) Industrial Districts

[ARTICLE III – General Regulations](#)

CHAPTER 19.15
FF (FOOTHILL FIRE ZONES OVERLAY) DISTRICT

<u>Section</u>	<u>Page</u>
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19.15.010 PURPOSE

The purpose of the fire zone overlay district is to mitigate the spread of fire, to help minimize property damage and to reduce the risk to the public health and safety

19.15.020 APPLICABILITY

This overlay district identifies 3 foothill fire zones that have different degrees of hazard based on slope, type of fuel present and natural barriers. The foothill fire zones are: A-Extreme Hazard, B-High Hazard, and C-Moderate Hazard. Fire Zones A and B shall be determined by the slope analysis, submitted with the project application. A reference map specifying identified fire zones within the City is on file with the Department.

19.15.030 DEFINITIONS

Fire Model. A computer generated model done by an independent contractor, company or firm to demonstrate the effects of an urban - wildland interface fire. This model is designed to demonstrate the minimum required fuel modification necessary to protect existing or proposed structures in the high fire hazard areas. All factors are taken into account including, but not limited to structure(s), amount and arrangement of surrounding vegetation, topography and annual climatic conditions.

Fire Zone A. Fire Zone A is determined based on slope. Fire Zone A includes areas with slopes of 30% or greater.

Fire Zone B. Fire Zone B is also determined based on slope. Fire Zone B includes area with slopes between 15-30%.

Fire Zone C. Fire Zone C includes those areas with slopes of 0 to 15%.

Fire Zone C, Abutting Wildlands. Fire Zone C, Abutting Wildlands is defined as those lots on the perimeter of a tract that are adjacent to wildlands.

Fuel Modification. Fuel modification is a wide strip of land where flammable native vegetation has been removed or modified, and partially or totally replaced with drought tolerant fire-resistive plants. Fuel modification provides a more acceptable level of risk from wildland fires

and provides a more acceptable level of risk from wildland fires and provides a safer area in which to take fire suppression action.

Wildlands. Any area of land that is essentially unimproved, in a natural state of hydrology, vegetation and animal life, and not under cultivation.

19.15.040 STANDARDS

The following standards shall apply to all, or some, of the foothill fire zones as noted by the letter(s) in parenthesis following the standard.

1. ACCESS AND CIRCULATION

- A. Local hillside street standards shall be used to minimize grading and erosion potential while providing adequate access for vehicles, including emergency vehicles. The right-of-way shall be 48.5 feet with 40 feet of paved width and parking on both sides and a sidewalk on 1 side. (A + B)
- B. Streets shall have a paved width of 32 feet with parking and sidewalk on 1 side of the street only and right-of-way of 40.5 feet, subject to review and recommendation by the Fire Chief and the City Engineer, with approval by the Commission. (A + B)
- C. Subdivisions shall be designed to allow emergency vehicle access to wildland areas behind structures. This is to be accomplished in either of 2 ways:
 - 1. Provide a perimeter street along the entire wildland side of a development; or
 - 2. Provide a fuel-modified area, a minimum of 150 feet in depth from the rear of the structure, adjacent to the subdivision and connected to the interior street by flat 12 foot minimum access ways placed no more than 350 feet apart. If designed as a gated easement, access ways may be part of a side yard. (A + B, and C where abuts wildlands.)
- D. No dead-end streets are permitted. Temporary cul-de-sacs are required. (A+B+C)
- E. All permanent cul-de-sac turnarounds and curves shall be designed with a minimum radius of 40 feet to the curb face. No parking shall be allowed on the bulb of a cul-de-sac. (A+B+C)
- F. Cul-de-sacs to a maximum of 750 feet in length may be permitted with a maximum of 30 dwelling units, and to a maximum of 1,000 feet in length with a maximum of 20 dwelling units. (A+B)

- G. Driveways to residential garages of more than 30 feet in length shall extend for a minimum distance of 20 feet from the garage, on a maximum grade of 5%. Driveways less than 30 feet in length shall have a maximum grade of 8% for a minimum distance of 20 feet from the garage. No portion of a driveway shall exceed a grade of 15%, unless approved by the Fire Chief and City Engineer. Driveways shall be designed so that the algebraic difference in grades will not cause a vehicle to drag or hang-up. (A+B+C)
- H. Hillside collector and arterial streets shall not exceed 8% grade. Hillside residential streets shall not exceed 15% grade. Grades of streets shall be as provided in this subsection, unless otherwise approved in writing by the Public Services, Fire, and Public Works Departments. (A+B+C)
- I. A tentative tract or parcel map shall provide for at least 2 different standard means of ingress and egress which provide safe, alternate traffic routes subject to approval by the Fire Department. The two separate means of access shall be provided pursuant to Section 19.30.200 of this Development Code. (A+B+C)

2. SITE AND STREET IDENTIFICATION

- A. Non-combustible and reflective street markers shall be visible for 100 feet pursuant to City standards. (A+B+C)
- B. Non-combustible building addresses of contrasting colors shall be placed on the structure fronting the street. Four inch high (residential) and 5 inch high (commercial) lettering and numbers visible at least 100 feet are required. (A+B+C)

3. ROADSIDE VEGETATION

All vegetation shall be maintained and all dead plant material shall be removed for a distance of 10 feet from curblines. (A+B+C)

4. WATER SUPPLY

- A. Static water sources such as fire hydrants and wells shall have clear access on each side of at least 15 feet. (A+B+C)
- B. A minimum of 2 private spigots facing the foothills/wildlands shall be required for each structure. (A+B+C)
- C. Fire hydrants shall be identified with approved blue reflecting street markers. (A+B+C)
- D. Each cul-de-sac greater than 300 feet in length shall have a minimum of 1 hydrant. (A+B+C)

E. Minimum fire flow shall be 1,000 gallons per minute. (A+B+C)

5. **EROSION CONTROL**

A. All fills shall be compacted. (A+B+C)

B. For all new projects, erosion and drainage control plans must be prepared by a licensed civil engineer, and be approved prior to permit issuance. (A+B+C)

C. The faces at all cut and fill slopes shall be planted with a ground cover approved by the City Engineer. This planting shall be done as soon as practicable and prior to final inspection. Planting of any slope less than 5 feet in vertical height, or a cut slope not subject to erosion due to the erosion-resistant character of the materials, may be waived by the City Engineer. An automatic irrigation system shall be installed for planted slopes in excess of 15 feet in vertical height, unless recommended otherwise in the preliminary soils report or waived by the City Engineer. If required by the City Engineer, a recommendation for types of planting materials shall be obtained from a Landscape Architect. The Landscape Architect shall, prior to final inspection, provide the City Engineer with a statement that the planting has been done in compliance with recommendations approved by the City Engineer. (A+B+C)

D. Erosion landscaping plans shall incorporate the use of fire resistant vegetation. (A+B+C)

E. All parties performing grading operations, under a grading permit issued by the City Engineer, shall take reasonable preventive measures, such as sprinkling by water truck, hydroseeding with temporary irrigation, dust pallative, and/or wind fences as directed by the City Engineer, to avoid earth or other materials from the premises being deposited on adjacent streets or properties, by the action of storm waters or wind, by spillage from conveyance vehicles or by other causes. Earth or other materials which are deposited on adjacent streets or properties shall be completely removed by the permittee as soon as practical, but in any event within 24 hours after receipt of written notice from the City Engineer to remove the earth or materials, or within such additional time as may be allowed by written notice from the City Engineer. In the event that any party performing grading shall fail to comply with these requirements, the City Engineer shall have the authority to engage the services of a contractor to remove the earth or other materials. All charges incurred for the services of the contractor shall be paid to the City by the permittee prior to acceptance of the grading. (A+B+C)

6. **CONSTRUCTION AND DEVELOPMENT DESIGN**

A. Building standards governing the use of materials and construction methods for structures contained within the Foothill Fire Zones shall be in accordance with the San Bernardino Municipal Code Section 15.10.

B. A slope analysis shall be filed with all discretionary applications for all projects in

- Fire Zones A & B consistent with the Hillside Management section of the General Plan and Section 19.17.080(2) of this Development Code. (A+B)
- C. Structures shall be located only where the upgraded slope is 50% or less. If the building pad is adjacent to a slope which is greater than 50% and is greater than 30 feet in height, a minimum pad setback of 30 feet from the edge of the slope is required. The setback may be less than 30 feet only when the entire slope, or 100 feet adjacent to the building pad, whichever is less, is landscaped with fire resistant vegetation and maintained by an automatic irrigation system. (A+B)
 - D. All proposed property lines shall be placed at the top of slopes, except where the original parcel's exterior boundary line does not extend to the top of the slope. (A+B+C)
 - E. Development on existing slopes exceeding 30% or greater may occur if in conformance with all applicable ordinances, statutes and California Environmental Quality Act review. (A)
 - F. Structures shall be permitted in narrow canyon mouths or ridge saddles, only if approved by the City Engineer and Fire Department. (A+B)
 - G. All new structures requiring permits, including accessory structures, guest housing or second units shall conform to all applicable fire zone standards. (A+B+C)
 - H. Excluding openings, all exterior elements, including walls, garage doors, fences, etc., shall be free of exposed wood (as defined in Chapter 15.10). (A+B, and C where abuts wildlands.)
 - I. The minimum distance between structures shall be 60 feet in Zone A and 30 feet in Zone B, unless otherwise approved by the Fire Chief with concurrence by the Development Review Committee. (A+B)
 - J. A fuel-modification plan, or a reasonable equivalent alternative as approved by the Fire Chief is required. The plan, shall include a "wet zone" of a minimum depth of 50 feet of irrigated landscaping behind any required setback and "thinning zones" of a minimum depth of 100 feet of drought tolerant, low volume vegetation, adjacent to any natural area behind structures and provisions for maintenance. A fire model shall be prepared pursuant to Section 19.30.200(6)(D)(3). (A+B, and C where abuts wildlands.)
 - K. Retrofitting of any element is required when more than 25% replacement of that element occurs; i.e., roofing, fencing. (A+B+C)

7. MISCELLANEOUS

- A. All future transfers of property shall disclose to the purchaser at the time of purchase agreement and the close of escrow the high fire hazard designation applicable to the property. (A+B+C)

- B. Firebreak fuel modification zones shall be maintained, when required, through home owner associations, assessment districts or other means. (A+B+C)

Hyperlinks:

[19.16](#) Flood Plain Overlay District

[ARTICLE III – General Regulations](#)

CHAPTER 19.16
FP (FLOOD PLAIN OVERLAY) DISTRICT

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19.16.010 PURPOSE

The purpose of overlay district is to protect public health, safety, and general welfare, and to minimize hazards due to flooding in specific areas as identified by the latest adopted Flood Insurance Rate Maps, in addition to the following:

1. To minimize expenditure of public money for costly flood control projects;
2. To minimize the need for the rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
3. To minimize prolonged business interruption;
4. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;
5. To help maintain a stable tax base by providing for the second use and development of area of special flood hazard so as to minimize future flood blight areas;
6. To insure that potential buyers are notified that property is in an area of special flood hazard; and
7. To insure that those who occupy the areas of special flood hazard assume responsibility for their actions.

In order to accomplish its purposes, this Chapter includes methods and provisions for:

1. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion of flood heights or velocities;

2. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
3. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
4. Controlling filling, grading, dredging, and other development which may increase flood damage; and
5. Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

19.16.020 DEFINITIONS

In addition to those terms defined in Section 19.02.050, the following definitions shall apply:

Appeal. A request for a review of the City Engineer's interpretation of any provision of this Chapter.

Area of shallow flooding. A designated AO, AH, or CP Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from 1 to 3 feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and velocity flow may be evident.

Area of special flood-related erosion hazard. The area of subject to severe flood-related erosion losses. The area is design is designated as Zone E on the Flood Insurance Rate Map (FIRM).

Area of special flood hazard. See "Special flood hazard area."

Area of special mud slide (i.e., mud flow hazard). The area subject to severe mud slides (i.e. mud flows). The area is designated as Zone M on the Flood Insurance Rate Map (FIRM).

Base Flood. The flood having a 1% chance of being equaled or exceeded in any given year (also called the "100-year flood").

Basement. Any area of the building having its floor subgrade - i.e., below ground level - on all sides. MC 1062 11/15/99

Encroachment. The advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain which may impede or alter the flow capacity of a floodplain. MC 1062 11/15/99

Flood or flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of flood waters, the unusual and rapid accumulation or run-off of surface water from any source, and/or the collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated

force of nature, such as flash or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in this definition.

Flood Boundary and Floodway Map. The official map on which at the General Emergency Management Agency or Federal Insurance Administration has delineated both the areas of flood hazard and the floodway.

Flood Insurance Rate Map (FIRM). The official map on which the Federal Emergency Management Agency of Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

Flood Insurance Study. The official report provided by the Federal Insurance Administration that includes flood profiles, the FIRM, the Flood Boundary and Floodway Map, and the water surface elevation of the base flood.

Floodplain or flood-prone area. Any land area susceptible to being inundated by water from any source (see "Flooding").

Floodplain management. The operation of an overall program of corrective and preventative measures for reducing flood damage, including but not limited to, emergency preparedness plans, flood control works and floodplain management regulations.

Floodplain management regulations. Development Code, building codes, health regulations, special purpose ordinances (i.e., grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Floodproofing. Any combination of structural and nonstructural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodway. The channel or a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than 1 foot. Also referred to as "Regulatory floodway."

Functionally dependent use. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water.

Hardship. The exceptional hardship that would result from a failure to grant a requested variance. The variance must be exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended. MC 1062 11/15/99

Highest adjacent grade. The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Lowest floor. The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this chapter.

Manufactured home park or subdivision. A parcel (or contiguous parcels) of land divided into 2 or more manufactured home lots for sale or rent.

Mean sea level. For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

New construction. For floodplain management purposes, structures for which the "start of construction" commenced on or after the effective date of this Development Code.

One hundred year flood. A flood which has a 1% annual probability of being equaled or exceeded. It is identical to the "base flood," which will be the term used throughout this chapter.

Remedy a violation. To bring the structure or other development into compliance with State or local floodplain management regulations, or, if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of this Development Code or otherwise deterring future similar violations, or reducing Federal financial exposure with regard to the structure or other development.

Riverine. Relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Special flood hazard area (SFHA). An area having special flood or flood-related erosion hazards, and shown on an FHBM or FIRM as Zone A, AO, A1-30, AE, A99, AH, CO, C1-V30, VE, or V.

Start of construction. The date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufacture home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction

means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building. MC 1062 11/15/99

Substantial damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. MC 1062 11/15/99

Substantial improvement. Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure either:

- A. Before the improvement or repair is started; or
- B. If the structure has been damaged, and is being restored, before the damage occurred.

For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:

- A. Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions; or
- B. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

Violation. The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this chapter is presumed to be in violation until such time as that documentation is provided.

Water surface elevation. The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas. MC 1062 11/15/99

Watercourse. A lake, river, creek, stream, wash, arroyo, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur. MC 1062 11/15/99

19.16.030 GENERAL PROVISIONS

1. This chapter shall apply to all areas of special flood hazards, areas of flood-related erosion hazards and areas of mud slide (i.e. mud flow) hazards within the jurisdiction of the City.
2. The areas of special flood hazard, areas of flood-related erosion hazards and areas of mud slide (i.e. mud flow) hazards identified by the Federal Insurance Administration of the Federal Emergency Management Agency in the Flood Insurance Study dated March, 1996, and accompanying Flood Insurance Rate Maps, and all subsequent

amendments and/or revisions, are hereby adopted by reference and declared to be a part of this chapter. This Flood Insurance Study is the minimum area of applicability of this chapter and may be supplemented by studies for other areas which allow implementation of this chapter and which are recommended to the Council by the City Engineer.

3. No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this chapter and other applicable regulations. Violations of the provisions of this chapter by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Nothing herein shall prevent the City from taking such lawful action as is necessary to prevent or remedy any violation.
4. This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and any other code, ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more restrictive restrictions shall prevail.
5. In the interpretation and application of this chapter, all provisions shall be:
 - A. Considered as minimum requirements;
 - B. Liberally construed in favor of the governing body; and
 - C. Deemed neither to limit nor repeal any other powers granted under state statutes.
6. The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This chapter does not imply that land outside the areas of special flood hazards, areas of flood-related erosion hazards and areas of mud slide (i.e. mud flow) hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the City, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder.

19.16.040 ADMINISTRATION

1. A Flood Control Development Permit shall be obtained before construction or development begins within any area of special flood hazards, areas of flood-related erosion hazards or areas of mud slide (i.e., mud flow) established in Section 19.16.030(2). An application for a Flood Control Development Permit shall be made on forms furnished by the City Engineer and may include, but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevation of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of same. Specifically, the following information is required:

- A. Proposed elevation in relation to mean sea level, of the lowest floor (including basement) of all structures; in zone AP or VO, elevation of highest adjacent grade and proposed elevation of lowest floor of all structures;
 - B. Proposed elevation in relation to mean sea level to which any structure will be floodproofed;
 - C. All appropriate certifications listed in Section 19.16.050(3) of this chapter; and
 - D. Description of the extent to which a watercourse will be altered or relocated as a result of proposed development.
2. The City Engineer is hereby appointed to administer and implement this chapter by granting or denying Flood Control Development Permits in compliance with its provisions.
3. The duties and responsibilities of the City Engineer, as related to this chapter, shall include, but not be limited to:
- A. **PERMIT REVIEW**
 - 1. Review all Flood Control Development Permits to determine that the permit requirements of this chapter have been satisfied;
 - 2. All other required state and federal permits have been obtained;
 - 3. The site is reasonably safe from flooding;
 - 4. The proposed development does not adversely affect the carrying capacity of areas where base flood elevations have been determined but the floodway has not been designated. For the purposes of this Chapter, "adversely affects" means that the cumulative effect of the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than 1 foot at any point.
 - B. When base flood elevation data has been provided in compliance with Section 19.16.030(2), the City Engineer shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other source, in order to administer Section 19.16.050. Any such information shall be submitted to the Council for adoption.
 - C. Whenever a watercourse is to be altered or relocated, the City Engineer shall:
 - 1. Notify adjacent communities and the California Department of Water Resources prior to the alteration or relocation of a watercourse, and submit evidence of the notification to the Federal Insurance Administration;

2. Require that the flood carrying capacity of the altered or relocated portion of the watercourse is maintained.
- D. Secure and maintain for public inspection and availability the certifications, appeals and variances identified in Section 19.16.050(3) and Section 19.16.090.
- E. Make interpretation where needed, as to the exact location of the boundaries of the areas of special flood hazards, areas of flood-related erosion hazards or areas of mud slide (i.e., mud flow) (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 19.16.090.
- F. Take action to remedy violations of this Chapter as specified in Section 19.72.

19.16.050 PROVISIONS FOR FLOOD HAZARD REDUCTION

In all areas of special flood hazards the following standards shall apply:

1. ANCHORING

- A. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
- B. All manufactured homes shall meet the anchoring standards of Section 19.16.050(6).

2. CONSTRUCTION MATERIALS AND METHODS

- A. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- B. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
- C. All new construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- D. Require within Zones AH, AO, or VO, adequate drainage paths around structures on slopes to guide flood waters around and away from proposed structures.

3. ELEVATION AND FLOODPROOFING

- A. New construction and substantial improvement of structure shall have the lowest floor, including basement, elevated to or above the base flood elevation. Nonresidential structures shall meet the standards in Section 19.16.050(3)(C).

Upon the completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered professional engineer to be properly elevated. The certification or verification shall be provided to the City Engineer.

- B. New construction and substantial improvement of any structure in Zone AH, AO, or VO shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM, or at least 2 feet if no depth number is specified. Nonresidential structures shall meet the standards in Section 19.16.050(3)(C). Upon the completion of the structure the elevation of the lowest floor including basement shall be certified by a registered professional engineer, or verified by the building inspector to be properly elevated. The certification or verification shall be provided to the City Engineer.
- C. Nonresidential construction shall either be elevated in conformance with Section 19.16.050(3)(A)(B) or (D) or together with attendant utility and sanitary facilities:
 - 1. Be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
 - 2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
 - 3. Be certified by a registered professional engineer or architect that the standards of this subsection are satisfied. The certifications shall be provided to the City Engineer.
- D. Require, for all new construction and substantial improvements, that fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
 - 1. Either a minimum of 2 openings having a total net area of not less than 1 square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than 1 foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of flood waters; or
 - 2. Be certified to comply with a local floodproofing standards approved by the Federal Insurance Administration.
- E. Manufactured homes shall also meet the standards in Section 19.16.050(6).

4. STANDARDS FOR UTILITIES

- A. All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from systems into flood waters.
- B. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

5. STANDARDS FOR SUBDIVISIONS

Applications for Tentative Tract and Parcel Maps shall contain the requirements identified in Section 19.48 and 19.50 (content and form) in addition to the following:

- A. Identify the flood hazards area and the elevation of the base flood.
- B. All Final Maps shall provide the elevation of proposed structure(s) and pads. If the site is filled above the base flood, the final pad elevation shall be verified by a registered professional engineer or surveyor and provided to the City Engineer.
- C. All proposals shall be consistent with the need to minimize flood damage.
- D. All proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- E. All proposals shall provide adequate drainage to reduce exposure to flood hazards.

6. STANDARDS FOR MANUFACTURED HOMES

All new and replacement manufactured homes and additions to manufactured homes shall be constructed in the following manner:

- A. Be elevated so that the lowest floor is at or above the base flood elevation; and
- B. All manufactured homes shall be anchored to resist flotation, collapse, or lateral movement by providing over-the-top and frame ties to ground anchors. Specific requirements include:
 - 1. Over-the-top ties be provided at each of the 4 corners of the manufactured homes, with 2 additional ties per side at intermediate locations, with manufactured homes less than 50 feet long requiring 1 additional tie per side;
 - 2. Frame ties be provided at each corner of the home with 5 additional ties per side at intermediate points, with manufactured homes less than 50 feet long requiring 4 additional ties per side;

3. All components of the anchoring system be capable of carrying a force of 4,800 pounds; and
4. Any additions to the manufactured homes be similarly anchored.

19.16.060 FLOODWAYS

1. Located within areas of special flood hazard established in Section 19.16.030(2) are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions shall apply:

Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

2. If Section 19.16.060(1) is satisfied, all new construction and substantial improvements shall comply with all other applicable flood hazard reduction provisions of Section 19.16.050.

19.16.070 MUD SLIDE (I.E., MUD FLOW) - PRONE AREAS

1. The City Engineer shall review permits for proposed construction or other development to determine if it is proposed within a mud slide area.
2. Permits shall be reviewed to determine that the proposed development is reasonably safe from mud slide hazards. Factors to be considered in making this determination shall include but are not limited to:
 - A. The type and quality of soils;
 - B. Evidence of ground water or surface water problems;
 - C. The depth and quality of any fill;
 - D. The overall slope of the site; and
 - E. The weight that any proposed development will impose on the slope.
3. Within areas which have mud slide hazards, the following requirements shall apply:
 - A. A site investigation and further review shall be made by persons qualified in geology and soils engineering;
 - B. The proposed grading, excavation, new construction and substantial improvements shall not aggravate the existing hazard by creating either on-site or off-site disturbances; and

- C. The proposed grading, excavations, new construction and substantial improvements shall not aggravate the existing hazard by creating either on-site or off-site disturbances; and
 - D. Drainage, planting, watering, and maintenance shall not endanger slope stability.
4. Within Zone M on the Flood Insurance Rate Map, excavation, grading and drainage shall be constructed in compliance with Chapter 70 of the Uniform Building Code as modified by Municipal Code Sections 15.04.120 through 15.04.220. The following information shall be provided:
- A. The location of foundation and utility systems of new construction and substantial improvements;
 - B. The location, drainage, and maintenance of all excavations, cuts and fills, and planted slopes;
 - C. Protective measures including but not limited to retaining walls, fills, subdrains, diverter terraces, benchings, etc.; and
 - D. Engineering drawings and specifications to be submitted for all corrective measures, accompanied by supporting soils engineering and geology reports.

19.16.080 FLOOD-RELATED EROSION-PRONE AREAS

- 1. The City Engineer shall require permits for proposed construction and other development within all flood-related erosion-prone areas identified within the City.
- 2. The permits shall be reviewed to determine whether the proposed site alterations and improvements will be reasonable safe from flood-related erosion and will not cause flood-related erosion hazards or otherwise aggravate the existing hazard.
- 3. If a proposed improvement is found to be in the path of flood-related erosion or would increase the erosion hazard, the improvement shall be relocated or adequate protective measures shall be taken to avoid aggravating the existing erosion hazard.

19.16.090 APPEALS AND VARIANCES

- 1. The Commission shall hear and decide appeals and requests for flood control variances from the requirements of this chapter.
 - A. The Commission shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the City Engineer in the enforcement or administration of this chapter.
 - B. In passing upon such applications, the Commission shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and;

1. The danger that materials may be swept onto other lands to the injury of others;
 2. The danger of life and property due to flooding or erosion damage;
 3. The susceptibility of the proposed facility and its contents to flood and the effect of such damage on the individual owner;
 4. The importance of the services provided by the proposed facility to the City;
 5. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
 6. The compatibility of the proposed use with existing and anticipated development;
 7. The relationship of the proposed use to the General Plan and flood plain management program for that area;
 8. The safety of access to the property in time of flood for ordinary and emergency vehicles;
 9. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site; and
 10. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water system, and streets and bridges.
- C. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed in the National Register of Historic Places, without regard to the procedures identified in the remainder of this Section.
- D. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot 1/2 acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items 19.16.050 through 19.16.080 have been fully considered. As the lot size increases beyond 1/2 acre, the technical justification required for issuing the variance increases.
- E. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- F. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

- G. Flood control variances shall only be issued if:
 - 1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property, which do not apply generally to other property in the same flood zone;
 - 2. A determination that failure to grant the variance would result in exceptional hardship to the applicant;
 - 3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of, the public, or conflict with the Municipal Code.

- H. Variances may be issued for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that the provisions of Sections 19.16.050 through 19.16.080 are satisfied and that the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

- I. Upon consideration of the factors in this Section and the purposes of this Chapter, the Commission may impose conditions to the granting of flood control variances as it deems necessary to further the purposes of this Chapter.

- J. Any applicant to whom a variance is granted shall be given written notice that:
 - 1. The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage, and
 - 2. Such construction below base flood level increases risks to life and property. A copy of the notice shall be recorded by the City Engineer in the office of the San Bernardino County Recorder and shall be recorded in a manner so that it appears in the chain of title of the affected parcel of land. MC 1062 11/15/99

- K. The City Engineer shall maintain the records of variance actions, including justification for their issuance, and report such variances issued in its biennial report submitted to the Federal Insurance Administration, Federal Emergency Management Agency. MC 1062 11/15/99

Hyperlinks:

[19.17](#) Hillside Management Overlay District

[ARTICLE III – General Regulations](#)

**CHAPTER 19.28
LANDSCAPING STANDARDS**

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19.28.010 PURPOSE

The purpose of this Chapter is to establish landscaping regulations that are intended to:

1. Enhance the aesthetic appearance of development in all areas of the City by providing standards relating to quality, quantity and functional aspects of landscaping and landscape screening.
2. Increase compatibility between residential and abutting commercial and industrial land uses.
3. Reduce the heat and glare generated by development.
4. Protect public health, safety, and welfare by minimizing the impact of all forms of physical and visual pollution, controlling soil erosion, screening incompatible land uses, preserving the integrity of neighborhoods, and enhancing pedestrian and vehicular traffic and safety.
5. Water is an increasingly and costly resource. It is the intent of this chapter to establish a water conservation plan to reduce water consumption in the landscape environment by using drought tolerant principals. MC 871 5/2/93

19.28.020 APPLICATION

A concept landscaping plan shall be submitted as part of a permit application, pursuant to Chapter 19.32 (Applications and Fees).

The concept plan shall meet the intent of this chapter by exhibiting a generalized design layout which adequately demonstrates the desired landscaping program in terms of location, size/scale, function, theme and similar attributes. The concept plan shall provide the review authority with a clear understanding of the landscaping program prior to the preparation of a detailed, comprehensive landscaping plan.

19.28.030 GENERAL REGULATIONS

The comprehensive landscaping plan shall be prepared following approval of the permit application by the review authority. Submittal of the comprehensive plan shall be concurrent with the grading plan(s) and other documents and reports. This section and those that follow provide the regulations to be followed in the preparation of the comprehensive landscape program.

In addition to the following regulations, the Director of Parks and Recreation requires the use of the Parks, Recreation and Community Services Procedures and Policy to ensure effective implementation of a landscape and irrigation plan.

1. Landscape designs shall be in harmony with the surrounding environment.
2. Landscape design and construction shall emphasize drought-tolerant landscaping whenever/wherever possible.
3. Processing of landscape plans shall conform to the policies and procedures of the Department of Public Works/City Engineer. A fully dimensioned comprehensive landscape and irrigation plan shall include, but not be limited to:

- | | |
|----------------------------------|-------------------------|
| +List of Plants (Common & Latin) | +Any other information |
| +Size | deemed necessary by the |
| +Location | Director of Parks and |
| +Irrigation Plan | Recreation |
| +Hardscape | |
| +Water Elements | |

4. The planting of trees and shrubs shall comply with the following installation requirements:
 - A. Landscape areas shall have plant material selected and planting methods used which are suitable for the soil and climatic conditions of the site. Sizes of the plant materials shall conform to the following mix:

Trees

20%, 24 inch box;
50%, 15 gallon;

In addition, mature trees shall be provided for variety and emphasis of focal areas as follows:

15% mature specimen trees in 36 inch box
15% mature specimen trees in 48 inch box

Shrubs

80%, 5 gallon; and
20%, 1 gallon

Groundcover

100% coverage within 1 year

- B. Trees shall be long-lived (minimum life expectancy of 60 years), clean, require little maintenance, be structurally strong, insect and disease resistant, and require little pruning.
 - C. Trees and shrubs shall be planted so that at maturity they do not interfere with service lines, Traffic Safety Sight Area, basic property rights of adjacent property owners, particularly the right of solar access, pursuant to Section 19.20.030 (23) (Solar Energy Design Standards).
 - D. Trees planted near public curbs shall have a limited root structure and shall be installed in such a manner as to prevent physical damage to sidewalks, curbs, gutters and other public improvements. A deep root system shall be used.
5. Where trees are planted in paved areas, they shall have a protective tree grate. Tree grates shall be cast iron with a natural finish. A deep root system shall be used.
 6. Concrete mow strips are required to separate all turf areas from other landscaped areas for all developments except single family residential.
 7. Buffer planting shall occur along all freeways and major arterials in order to visually screen uses and provide noise reduction. This landscaping shall be in addition to screening requirements set forth in Sec. 19.28.040 below.
 8. Appropriate shrubbery and creeping vines shall be provided along all walls and fences adjoining public rights-of-way.
 9. When inorganic groundcover is used, it shall be in combination with live plants and shall be limited to an accent feature.

10. All landscaping shall have an approved automatic irrigation system.
11. All residential subdivisions shall be provided with trees, shrubs, and ground cover of a type and quality generally consistent or compatible with that characterizing single-family homes in the front yard and that portion of the side yards which are visible from the street. All landscaped areas shall be provided with an automatic irrigation system adequate to insure their viability. The landscape and irrigation plans shall be approved by the Parks and Recreation, Planning and Building Services, and Public Works Departments.

19.28.040 SCREENING REQUIREMENTS

1. Every development shall provide sufficient screening so that neighboring properties are effectively shielded from any adverse impacts of that development or so that the new developing use shields itself from existing potential impacts from uses already in operation.
2. Table 28.01 sets forth the type of screening method required between various uses in order to provide a mechanism to buffer potential negative impacts. To determine the type of screening required (Type A, B, or C), find the use in the "Developing Use" column which is similar to the proposed use to be developed and follow that line across the page to its intersection with the type of use(s) that adjoins the property to be developed. For each intersection square that contains a letter, the developer is required to install the level of screening indicated.

TABLE 28.01 SCREENING REQUIREMENTS

DEVELOPING USE	Adjacent Existing or Permitted Use	1. Residential					2. Office, Finan.	3. Institutional, Social					4. Commercial					5. Manufacturing and Storage				6. Public Utility Installations		7. Other Uses	
		One and two family residences	Multi-family residences	Mobile/Modular home parks	Group care facilities	Adult and child care facilities	All office uses including medical	Schools (public/private) and libraries	Churches and associated uses	Hospitals and clinics over 10,000 square feet	Fraternal clubs, lodges, union halls	Retail sales	Auto service and repair	Equipment rental yard	Commercial recreation	Hotels & motels	Restaurants and night clubs	Uses conducted totally indoors	Uses conducted substantially outdoors	Scrap materials, salvage yards	Totally enclosed within a structure	Not totally enclosed within a structure	Veterinarian hosp. with boarding	Kennels	
1. Residential	One and two family residences																								
	Multi-family residences	A	C	C	B	B	A	A	B	A		B	A	A	B	B	A	C	A	A	C	A	A	A	
	Mobile/Modular home parks	B	B	C	B	B	A	C	B	A	C	B	A	A	B	B	A	C	A	A	C	A	A	A	
	Group care facilities	A	B	B	C	C	B	A	B	C	C	A	A	A	B	A	A	C	A	A	C	A	A	A	
	Adult and child care facilities	B	C	C	A	C	A	B	C	A	C					B									
2. Office, Financial	All office uses including medical	A	B	B	A	A																			
3. Institutional, Social	Schools (public/private) and libraries	B	B	B	A	C	A			A	C														
	Churches and associated uses	A	A	A	A	A				C															
	Hospitals and clinics over 10,000 s.f.	B	B	B	B	B	C	A				C													
	Fraternal clubs, lodges, union halls	A	A	A	A	A	B	A	A	A															
4. Commercial	Retail sales	A	A	A	A	A	C	A	B	A															
	Auto service and repair	A	A	A	A	A	A	A	A	A	A				B	A	A						C	C	
	Equipment rental yard	A	A	A	A	A	A	A	A	A	A				B	A	A						C	C	
	Commercial recreation	A	A	B	B	B			C		B														
	Hotels and motels	A	A	A	A	A	C	A		B															
	Restaurants and night clubs	A	A	A	A	A			B	C	A														
5. Mfg. and Storage	Uses conducted totally indoors	A	A	A	A	A	A	A	A	C	B					A	A								
	Uses conducted substantially outdoors	A	A	A	A	A	A	A	A	A	A				C	A	A								
	Scrap materials, salvage yards	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
6. Public Utility Installations	Totally enclosed within a structure	A	A	A	A	A	B	B				B				C	C								
	Not totally enclosed within a structure	A	A	A	A	A	A	A	B	A	B	A	C	C	B	A	A	C	C	C	C		C	C	
7. Other Uses	Veterinarian hospitals with boarding	A	A	A	A	A	A	A	A	A	A	B			A	A									
	Kennels	A	A	A	A	A	A	A	A	A	A	A	B	A	A	A									

3. The three basic types of screens that are required by Table 28.01 "Screening Requirements," are as follows:

A. **OPAQUE SCREEN, TYPE A**

A screen that is opaque from the ground to a height of at least six feet, with intermittent visual obstructions from the opaque portion to a height of at least 20 feet. An opaque screen is intended to exclude all visual contact between uses and to create a strong impression of spacial separation. The opaque screen may be composed of a wall, fence, or densely planted vegetation. Compliance of planted vegetative screens will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. The opaque portion of the screen must be opaque in all seasons of the year. At maturity, the portion of intermittent visual obstructions should not contain any completely unobstructed openings more than 10 feet wide. Suggested planting patterns are shown in Figure 28-1.

B. **SEMI-OPAQUE SCREEN, TYPE B**

A screen that is opaque from the ground to height of 3 feet, with intermittent visual obstruction from above the opaque portion to a height of at least 20 feet. The semi-opaque screen is intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. The semi-opaque screen may be composed of a wall, fence, landscaped earth berm, or planted vegetation. Compliance of planted vegetative screens will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. At maturity, the portion of intermittent visual obstructions should not contain any completely unobstructed openings more than 15 feet wide.

C. **BROKEN SCREEN, TYPE C**

A screen composed of intermittent visual obstructions from the ground to a height of at least 20 feet. The broken screen is intended to create the impression of a separation of spaces without necessarily eliminating visual contact between the spaces. It may be composed of a wall, fence, landscaped earth berm, planted vegetation or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. The screen may contain deciduous plants.

4. The screening requirements set forth in this section may be interpreted with some flexibility by the Director and Commission in their enforcement of the standards.

It is recognized that because of the wide variety of types of developments and the relationships between them, it is neither possible nor prudent to establish inflexible screening requirements. Therefore, minor deviations may be granted to allow less intensive screening, or requirements for more intensive screening may be imposed, whenever such deviations are more likely to satisfy the intent of this section.

TYPE A
TYPICAL OPAQUE SCREENS



SMALL TREES PLANTED
30' ON CENTER.
6' HIGH EVERGREEN
SCREENING SHRUBS
PLANTED 4' O.C.



LARGE TREES PLANTED
40' ON CENTER.
6' HIGH
MASONRY WALL



TALL EVERGREEN TREES
STAGGER PLANTED,
WITH BRANCHES
TOUCHING GROUND.

TYPE B
TYPICAL SEMI-OPAQUE SCREENS



SMALL TREES PLANTED
30' ON CENTER.
3' HIGH WALL



SMALL TREES PLANTED
20'-30' ON CENTER
ON TOP OF BERM.
3' HIGH BERM
WITH GROUNDCOVER.



LARGE TREES PLANTED
40' ON CENTER.
3' HIGH EVERGREEN
SHRUB HEDGE
PLANTED 3' O.C.

TYPE C
TYPICAL BROKEN SCREENS



SMALL TREES PLANTED
30' ON CENTER.



SMALL TREES PLANTED
30' ON CENTER.
OPEN FENCE



LARGE TREES PLANTED
40' ON CENTER.
ASSORTED SHRUBBERY.

FIGURE 28-1
TYPICAL SCREENING METHODS

19.28.050 SETBACK AND PARKWAY TREATMENT STANDARDS

Landscape plans for setback and parkway areas shall include, but not be limited to the following:

1. Setback and parkway areas shall be properly designed and landscaped in order to establish a high level of development quality while providing for neighborhood identity where appropriate. The design shall utilize uniform street tree plantings with complementary landscape materials.
2. Provide a design which ensures the desired screening, shading, appearance and compatibility with established setback and parkway areas, including a sensitive transition between diverse landscape types and patterns.
3. Incorporate mounding within the overall design, with landscaped slopes not exceeding a 3:1 ratio, or 3 feet in height. A minimum of 6 feet of landscaping shall be placed on the exterior of perimeter walls and fences.
4. Incorporate walls and fences into the landscape design, including the special treatment of meandering walls, and wall breaks or openings where the design shall complement the interior landscaping of the adjacent development.

5. Street tree varieties and exact location shall be determined by the Director of Parks and Recreation. The Parks and Recreation Department shall mark locations and inspect plant material on site, prior to planting. Sidewalks, curb and gutter, must be clean of debris prior to marking. A 24 hour notice is required for inspection. The size of the street trees shall be 24 inch box specimens. The 24 inch box trees shall be planted as street trees within the public parkway or City property.

19.28.060 CORNER TREATMENT STANDARDS

Landscape plans for any development involving corner lots shall include additional special design requirements, including, but not limited to the following:

1. A minimum landscape area of 300 square feet for corner areas.
2. Incorporate significant landscape and water features, including specimen trees, coordination with wall breaks or openings, and special "city entry" image treatment wherever appropriate.
3. Specimen trees shall be a minimum of 48 inch box size.
4. Ensure that any corner landscape plan within the "Traffic Safety Sight Area," as defined, shall be designed to protect public safety.

19.28.070 INSTALLATION OF LANDSCAPING

All required landscaping shall be property installed, irrigated, inspected and permanently maintained prior to use inauguration or the issuance of a Certificate of Occupancy, whichever first occurs. The landscaping and irrigation shall be inspected as stated in the procedures and policy for landscaping and irrigation.

19.28.080 MAINTENANCE OF LANDSCAPING

1. Maintenance of approved landscaping shall consist of regular watering, mowing, pruning, fertilizing, clearing of debris and weeds, the removal and replacement of dead plants, and the repair and replacement of irrigation systems and integrated architectural features.
2. Prior to the issuance of a Certificate of Occupancy, the landowner shall file a maintenance agreement or covenant and easement to enter and maintain, subject to the approval of the City Attorney. The agreement or covenant and easement to enter and maintain shall ensure that if the landowner, or subsequent owners, fails to maintain the required/installed site improvements, the City will be able to file an appropriate lien(s) against the property in order to accomplish the required maintenance.

19.28.090 REMOVAL OR DESTRUCTION OF TREES

Removal of healthy, shade providing, aesthetically valuable trees shall be discouraged. In the event that more than 5 trees are to be cut down, uprooted, destroyed or removed within a 36 month period, a permit shall first be issued by the Department.

Prior to any permit issued for tree removal, all existing trees on-site shall be surveyed by the Department of Parks, Recreation and Community Services at the developer's expense. Unless there is a pre-approved tree replacement plan, each tree that is removed in a new subdivision and is considered to be on significant value by the Department of Parks, Recreation and Community Services shall be replaced with a 36 inch box specimen tree in the subdivision in addition to any other required landscaping. Such a plan does not necessarily require a tree for tree replacement provision. Commercial tree farms, City Government projects, and individual single-family residential lots less than one acre shall be exempt from this provision.

19.28.100 EROSION CONTROL LANDSCAPING

Landscaping for the purpose of erosion control shall be in compliance with the standards outlined in Chapter 15 of the Municipal Code.

19.28.110 WATER CONSERVATION REQUIREMENTS

1. APPLICABILITY

All new development, including residential subdivisions, or increases in floor area in excess of 25 percent of existing commercial or industrial buildings shall be in compliance with the provisions of this section and must have a minimum of 75 points each, based on the Landscape and Irrigation Assessment Criteria contained in Section G19.28.130(5).

2. IMPLEMENTATION

These provisions apply to all future projects and existing projects which are deemed incomplete by the Department, pursuant to Government Code Section 65943, at the effective date of this section. Applications for Extensions of Time, Minor Modifications, and Amendments to Conditions, to approved projects must comply with these provisions.

3. DEFINITIONS

Anti-drain Valve or Check Valve. A valve located under a sprinkler head, or in a lateral supply line to hold water in the system so it minimizes drainage from the lower elevation sprinkler heads.

Drought Tolerant Landscaping. A combination of landscape features and techniques that reduce the demand for, and consumption of water, including efficient irrigation techniques and systems, minimizing the area of turf coverage, as well as using water conserving plant material and organic ground covers.

Ecological Restoration Project. A project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem, or ecological habitat.

Evapotranspiration. The quantity of water evaporated from adjacent soil surfaces and transpired by plants during a specific time.

Hydrozone. A portion of the landscaped area having plants with similar water needs that are served by a valve or set of valves with the same schedule. A hydrozone may be irrigated or non-irrigated. For example, a naturalized area planted with native vegetation that will not need supplemental irrigation once established is a non-irrigated hydrozone.

Landscaped Area. The entire parcel less the building footprint, driveways, non-irrigated portions of parking lots, hardscapes such as decks and patios, and other non-porous areas. Water features are included in the calculation of the landscaped area. Areas dedicated to edible plants, such as orchards or vegetable gardens are not included.

Mulch. Any organic material such as leaves, bark, straw or other materials left loose and applied to the soil surface for the beneficial purpose of reducing evaporation.

Rain Sensing Device. A system which automatically shuts off the entire irrigation system when it rains.

Recreational Area. Areas of active play or recreation such as sports fields, school yards, picnic grounds, or other areas with intense foot traffic as determined by the Director of Parks, Recreation and Community Services.

Recycled Water, Reclaimed Water, or Treated Sewage Effluent Water. Treated or recycled waste water of a quality suitable for non-potable uses such as landscape irrigation; not intended for human consumption.

Soil Moisture Sensing Device. A device that measures the amount of water in the soil.

Turf. A single bladed grass or sod.

Water Conserving Plant. Any plant which exhibits drought tolerant characteristics, that will, in a designed location, survive with limited supplemental water. A listing of these plants is available from the City.

4. EXEMPTIONS

The following shall be exempt from the drought tolerant provisions of this section:

- A. Yards for single family homes, four units or less, which are not part of a larger subdivision;
- B. Interior remodels, tenant improvements and demolitions;
- C. Registered historical sites;
- D. Ecological restoration projects that do not require a permanent irrigation system;
- E. Schools, parks, cemeteries or similar public open spaces;

- F. Golf courses - (Golf courses are required to provide on-site holding/recycling ponds to retain and reuse as much water as reasonable as determined by the Director of Parks, Recreation and Community Services);
- G. Structural additions or detached structures which do not result in an increase of more than 25 percent of the floor area;
- H. Replacement or repair of existing plant material or irrigation systems in conjunction with routine maintenance.
- I. Fuel modification areas as required by the Fire Department. The Fuel modification area will be deducted from the overall landscape area calculation.
MC 871 5-12-93

19.28.120 APPLICABLE REGULATIONS

All landscape plans shall be subject to the applicable regulations of the Development Code, including, but not limited to Article IV, Administration provisions.

Hyperlinks:

[G19.28.130](#) Landscape Design Guidelines
[19.30](#) Subdivision regulations
[ARTICLE IV - Administration](#)

ARTICLE III - GENERAL

CHAPTER 19.20 PROPERTY DEVELOPMENT STANDARDS

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19.20.010 PURPOSE

These standards shall ensure that new or modified uses and development will produce an urban environment of stable, desirable character which is harmonious with the existing and future development, consistent with the General Plan.

19.20.020 APPLICABILITY

Any permit which authorizes new construction or modifications to an existing structure in excess of 25% of the structure floor area shall be subject to the standards set forth in this Chapter.

19.20.030 GENERAL STANDARDS

No permit shall be approved unless it conforms to all of the following standards set forth in this Chapter:

1. Access
2. Additional Height Restrictions
3. Antennae, Satellite Dish and Telecommunications Facilities
4. Design Considerations
5. Dust and Dirt
6. Environmental Resources/Constraints
7. Exterior Building Walls
8. Fences and Walls
9. Fire Protection
10. Fumes, Vapor and Gases
11. Glare
15. Noise
16. Odor
17. Projections into Setbacks
18. Public Street Improvements
19. Radioactivity
20. Refuse Storage/Disposal
21. Screening
22. Signs, Off-Street Parking, Off-Street Loading and Landscaping
23. Solar Energy
24. Storage
25. Toxic Substances

- | | |
|--|----------------------------|
| 12. Hazardous Materials | 26. Transportation Control |
| 13. Height Determination
(Buildings and Structures) | Measures (TCM) |
| 14. Lighting | 27. Underground Utilities |
| 15. Noise | 28. Vibration |

MC 890 1/20/94, MC 1056 10/8/99

These standards apply to more than 1 land use district, and therefore, are combined in this Chapter. Also, these standards are to be considered in conjunction with those standards and design guidelines located in the specific land use district chapters.

1. ACCESS

Every structure or use shall have frontage upon a public street or permanent means of access to a public street by way of a public or private easement, or recorded reciprocal access agreement.

2. ADDITIONAL STRUCTURAL SETBACK RESTRICTIONS

Where the maximum permitted height of a new structure exceeds 35 feet, the following provisions shall apply:

- A. Enhanced buffering to surround properties and the appropriateness of understructure parking shall be evaluated.
- B. A visual analysis relating structure proportions, massing, height and setback shall be conducted to preserve and enhance the scenic viewshed.
- C. The need and appropriateness of the additional height shall be demonstrated.
- D. Compatibility and harmony with surrounding development, and land use designations shall be demonstrated.
- E. Above 35 feet, additional structural setbacks (step back) may be required.

3. ANTENNAS, SATELLITE DISHES AND TELECOMMUNICATIONS ACILITIES

All antennas, telecommunications facilities and satellite dishes shall be installed in the following manner, subject to the appropriate entitlement: MC 1090 11/20/00

A. EXEMPTIONS

The following installations in residential districts are exempt from the provisions of this section:

- 1. The installation of one (1) ground mounted satellite dish antenna in the rear yard which is less than 10.5 feet in diameter and less than 12 feet in height;

2. One (1) satellite dish antenna which is less than 24 inches in diameter may be installed on a building provided that such antenna does not extend above the eaveline of said building;
3. Residential single-pole or tower roof or ground mounted television, or amateur radio antennas where the boom of any active element of the array is 30 feet or less and the height does not exceed 75 feet.

B. DIRECTOR REVIEW

The following shall be reviewed by the Director, subject to a Development Permit:

1. Antennas up to a maximum of 15 feet in height that are mounted on a building or rooftop and that are screened from view from all adjacent public rights-of-way.
2. Antennas that are architecturally integrated with a building or structure so as not to be recognized as an antenna, such as clock towers, carillon towers and signs.
3. Antennas mounted on other existing structures including, but not limited to, water tanks, pump stations, utility poles, ball field lighting where antenna height does not exceed structure height.
4. Co-location of existing equipment on an existing City-approved support structure.
5. Modification of existing telecommunications facilities where the physical area of the reconfigured or altered antenna shall not exceed 15 percent of the original approval:
 - a. Three (3) or more additional whip antenna (15 feet maximum height);
 - b. The reconfiguration or alteration of existing antenna on a single support structure;
 - c. Additional dishes up to 4 feet in diameter;
 - d. Increased height of an existing antenna up to 75 feet.
6. Stand-alone monopoles camouflaged as palm trees, pine trees or other natural objects, within a grouping of similar natural objects.

C. PLANNING COMMISSION REVIEW

The following shall be reviewed by the Planning Commission, subject to a Conditional Use Permit:

1. Increased height of an existing, approved antenna that exceeds 75 feet in height.

2. New stand-alone monopoles that exceed 75 feet in height.
3. New ground mounted, uncamouflaged monopoles up to 75 feet in height.
4. All other wireless communication facilities, including lattice towers.
5. Placement of an antenna on any building not screened from public view.
6. On residentially designated property that is developed with a legal non-residential use (e.g., school, church, etc.).

D. DEVELOPMENT AND DESIGN STANDARDS

1. The antenna, support structure and associated equipment shall not be located within any residential land use district except as provided by Section 19.20.030(3)(A) and 19.20.030(3)(D)(5).
2. A maximum of one (1) satellite dish antenna shall be permitted per lot except retail locations selling and displaying satellite dish antennas and/or televisions may have more than one (1) such antenna.
3. No part of any satellite dish antenna shall be located within a required front yard, side yard, or on the street side of a corner lot.
4. No part of any satellite dish antenna shall be located within three (3) feet of any property line.
5. Associated equipment shall be located within a completely enclosed structure or otherwise screened from view. Fencing shall be wrought iron or similar decorative material and shall be consistent with the provisions of Section 19.20.030(8). Prohibited fencing includes chain link, razor wire and barbed wire.
6. The antennae shall be sited to assure compatibility with surrounding development and not adversely impact the neighborhood.
7. Antennas and support equipment shall be sited to minimize views from the public rights-of-way. Landscaping may be required to screen the equipment buildings or support structures from view.
8. If an antenna is attached or integrated into a building, it shall be painted to match the color of the building and/or covered with similar materials, subject to approval of the Director.
9. If not camouflaged, antenna and monopoles shall be a single, non-glossy color (e.g., off-white, cream, beige, green, black, or gray).

10. Antenna structures shall conform to Federal Aviation Administration regulation AC70/7460 latest edition. This may include beacons, sidelights and/or strobes.
11. The operation of the antennae shall not cause interference with any electrical equipment in the surrounding neighborhoods (e.g., television, radio, telephone, computer, inclusive of the City's trunked 800MHz public safety radio system, etc.) unless exempted by Federal regulation.
12. A support structure may be required to be adequately designed for a co-location on another company's equipment, of no more than two companies. If co-location is proposed, the application shall be reviewed by the Director, subject to a Development Permit.

4. DESIGN CONSIDERATIONS

The following standards are in addition to the specific design guidelines contained in the individual land use districts:

- A. The proposed development shall be of a quality and character which is consistent with the community design goals and policies including but not limited to scale, height, bulk, materials, cohesiveness, colors, roof pitch, roof eaves and the preservation of privacy.
- B. The design shall improve community appearance by avoiding excessive variety and monotonous repetition.
- C. Proposed signage and landscaping shall be an integral architectural feature which does not overwhelm or dominate the structure or property.
- D. Lighting shall be stationary and deflected away from all adjacent properties and public streets and rights-of-way.
- E. Mechanical equipment, storage, trash areas, and utilities shall be architecturally screened from public view.
- F. With the intent of protecting sensitive land uses, the proposed design shall promote a harmonious and compatible transition in terms of scale and character between areas of different land uses.
- G. Parking structures shall be architecturally compatible with the primary and surrounding structures.
- H. Nearly vertical roofs (A-frames) and piecemeal mansard roofs (used on a portion of the structure perimeter only) are prohibited. Mansard roofs, if utilized on commercial structures, shall wrap around the entire structure perimeter.

5. DUST AND DIRT

In addition to the provisions of Section 19.30.040 (Grading), all land use activities (e.g. construction, grading, and agriculture) shall be conducted so as not to create any measurable amount of dust or dirt emission beyond any boundary line of the parcel. To ensure a dust free environment, appropriate grading procedures shall include, but are not limited to, the following:

- A. Schedule all grading activities to ensure that repeated grading will not be required, and that implementation of the desired land use (e.g. planting, paving or construction) will occur as soon as possible after grading.
- B. Disturb as little native vegetation as possible.
- C. Water graded areas as often as necessary to prevent blowing dust or dirt, hydroseeding with temporary irrigation, adding a dust pallative, and/or building wind fences.
- D. Revegetate graded areas as soon as possible.
- E. Construct appropriate walls or fences to contain the dust and dirt within the parcel subject to the approval of the City Engineer.

6. ENVIRONMENTAL RESOURCES/CONSTRAINTS

All development proposals shall be evaluated in compliance with the California Environmental Quality Act (CEQA) and all General Plan environmental policies including, but not limited to, biological resource management areas, riparian corridors; rare, threatened and/or endangered species; air quality; mineral resources; archaeological resources; high wind areas; and, geologic hazards. Development within 50 feet of a riparian corridor may be prohibited or restricted, and structures within 50 feet of an active or potentially active fault shall be prohibited. Development within these areas shall be subject to the submittal of appropriate report(s) prepared by qualified professionals which address the impacts of the proposed project; the identification of mitigation measures necessary to eliminate the significant adverse impacts; and, the provision of a program for monitoring, evaluating the effectiveness of, and insuring the adequacy of the specified mitigation measures.

7. EXTERIOR BUILDING/STRUCTURE WALLS

The following standards shall apply to all exterior building/structure wall construction:

- A. Since walls will always be a main architectural and visual feature in any major development, restraint must be exercised in the number of permissible finish materials. The harmony of materials and particularly color treatment is essential to achieve unity in the project.

B. The following designs are deemed unacceptable in any development and therefore shall be prohibited:

1. Nonanodized and unpainted aluminum finished window frames.
2. Metal grills and facades. However, grills and facades of unique design and in keeping with the general decor of the development and neighborhood may be permitted subject to prior approval by the Director.
3. Aluminum or other metal panels are not permitted on the street elevation, unless it can be demonstrated that they are consistent with a structure's overall design character, and do not adversely effect the pedestrian environment.

8. FENCES AND WALLS

The following standards shall apply to the installation of all fences and walls:

A. HEIGHT AND TYPE LIMITS

Fences and walls shall conform to the limitations outlined in Table 20.01.
MC 1056 10/8/99

B. TRAFFIC SAFETY SITE AREA

On a corner lot, no fence, wall, hedge, sign or other structure, shrubbery, mounds of earth or other visual obstruction over 30 inches in height above the nearest street curb elevation shall be erected or placed within a Traffic Safety Sight Area. The foregoing provision shall not apply to public utility poles; trees trimmed (to the trunk) to a line at least 6 feet above the level of the intersection; supporting members of appurtenances to permanent structures existing on the date this Development Code becomes effective; and official warning signs or signals.
MC 1056 10/8/99

C. PROHIBITED FENCE MATERIALS/CHAIN LINK FENCING

1. The use of barbed wire, electrified fence or razor wire fence in conjunction with any fence, wall, roof, or by itself within any land use district, is prohibited unless required by any law or regulation of the City, the State of California, Federal Government, or agency thereof. Agricultural uses may use electrical fences if approved by the Director.
2. Chain link fencing is permitted in all commercial, industrial, and residential land use districts. The fence may only be located on side and rear property lines behind the front yard setback, if the fence would not be adjacent to a public street. Chain link fencing in Residential land use districts shall have top rails and post caps. MC 1056 10/8/99

**TABLE 20.01
FENCES AND WALLS
HEIGHT AND TYPE LIMITS**

Districts	Maximum Permitted Height ¹	
1. <u>Residential</u>		
Front yard or side of street yard (not including the rear yard) ²	3' 4'	Solid structures Open work structures (must permit the passage of a minimum of 90% of light)
Other yard area	6'	
Outside of required yard area	8'	
Abutting a non-residential district	6'	Solid, decorative masonry wall
2. <u>Commercial, Industrial and Institutional</u>		
Front yard or side of street yard	2'6" 6'	Solid structures Open work structures
Abutting residential district	8'	Solid, decorative masonry wall
Other yard area	8'	
Outdoor storage areas visible from public rights-of-way (located behind required yards)	10' 12'	Commercial Industrial
3. <u>All Districts-Traffic Safety Site Area</u>	2'6"	
4. <u>Public Right-of-Way</u>	8'	
5. <u>Hillside Management Overlay - Retaining Walls</u>		
Uphill slope	8'	
Down slope	3'6"	
Lots sloping with the street	3'6"	
Adjacent to driveways	8'	
Facings streets	5'	Constructed with natural, indigenous materials
6. <u>Foothill Fire Zone Overlay - Fences and Walls</u>		Constructed with non- combustible materials only

¹The limitations shall not apply in the following instances:

- Where a greater height is required by any other provision of the Municipal Code; or
- Where a greater height or type of fence or wall is required by a condition of approval.

²Rear yard defined for the purposes of this section shall be from the rear property line to the rear plane(s) of the structure. MC 888 1/6/94.

3. Six foot high chain link fencing is permitted at all property lines for vacant commercial/industrial lots or buildings. The chain link fence shall be removed from the front yard and any other location adjacent to a public street by the owner/applicant at the time of development or occupancy.
4. Chain link fencing with neutral colored slats may be used for outdoor storage areas located in the CH, IL, IH, and IE land use districts within required yards, if the fence would not be adjacent to a public street. Landscaped planting of sufficient density and height may be used to screen the fence from public view. Additionally, chain link fencing may be used with tennis courts, private and commercial, temporarily at construction sites, and where it is required by any law or regulation of the City, the State of California, Federal Government, or agency thereof.
5. The above limitations shall not apply where the prohibited fence material is required as a condition of approval. MC 889 1/6/94

D. WALL DESIGN STANDARDS

Perimeter tract or commercial/industrial development walls which are adjacent to a public street shall have articulated planes by providing at a minimum for every 100 feet of continuous wall an 18 inch deep by 8 foot long landscaped recession. MC 888 1/6/94

Walls shall be constructed with pilasters provided at every change in direction, every 5 feet difference in elevation and at a minimum of every 25 feet of continuous wall.

E. RESIDENTIAL FENCING/WALL REQUIREMENT

Fencing or walls are required between individual residential units, and residential developments if adjacent to parks, open spaces, and/or major rights-of-way. All fencing and walls are to be provided by each developer at the time of construction.

9. FIRE PROTECTION

All structures shall meet the requirements of the City Fire Department.

10. FUMES, VAPOR, GASES, AND OTHER FORMS OF AIR POLLUTION

No emission which can cause damage to human health, animals, vegetation or other forms of property shall be discharged into the atmosphere. No other forms of emission shall be measurable at any point beyond the boundary line of the parcel. Emissions shall be in compliance with Air Quality Management District and Regional Water Quality Control Board permits.

11. **GLARE**

No glare incidental to any use shall be visible beyond any boundary line of the parcel.

12. **HAZARDOUS MATERIALS**

The following standards are intended to ensure that the use, handling, storage and transportation of hazardous materials comply with all applicable requirements of Government Code 65850.2 and Health and Safety Code 25505, Article 80-Uniform Fire Code, et. al. It is not the intent of these regulations to impose additional restrictions on the management of hazardous wastes, which would be contrary to State Law, but only to require reporting of information to the City that must be provided to other public agencies.

For the purposes of this Section, "hazardous materials" shall include all substances on the comprehensive master list of hazardous materials compiled and maintained by the California Department of Health Services.

- A. A Conditional Use Permit shall be required for any new commercial, industrial, or institutional or accessory use, or major addition to an existing use, that involves the manufacture, storage, handling, or processing of hazardous materials in sufficient quantities that would require permits as hazardous chemicals under the Uniform Fire Code, with the following exceptions:
 - 1. Underground storage of bulk flammable and combustible liquids; and
 - 2. Hazardous materials in container sizes of 10 gallons or less that are stored or maintained for the purposes of retail or wholesale sales.
- B. All businesses required by Chapter 6.95 of the California Health and Safety Code to prepare hazardous materials release response plans shall submit copies of these plans, including revisions to the Director at the same time these plans are submitted to the administrating agency which is responsible for administering these provisions.
- C. Underground storage of hazardous materials shall comply with all applicable requirements of Chapter 6.7 of the California Health and Safety Code, and Article 79 of the Uniform Fire Code. Any business that uses underground storage tanks shall comply with the following:
 - 1. Notify the City Fire Department of any unauthorized release of hazardous materials immediately, after the release has been detected and the steps taken to control the release; and
 - 2. Notify the City Fire Department and the Director of any proposed abandoning, closing or ceasing operation of an underground storage tank and the actions to be taken to dispose of any hazardous substances.

- D. Above-ground storage tanks for any flammable liquids shall meet all standards of the City Fire Department.
- E. All structures subject to the provisions of this Development Code and all newly created lots shall be designed to accommodate a setback of at least 100 feet from a pipeline. This setback may be reduced, where the Director finds that:
1. The structure would be protected from the radiant heat of an explosion by berming or other physical barriers;
 2. A 100-foot setback would be impractical or unnecessary because of existing topography, streets, lot lines, or easements; and,
 3. There shall be construction of hazardous liquid containment system or other mitigating facility where the City Engineer finds that a leak would accumulate within the reduced setback area. The design shall be approved by the City Engineer and a surety instrument shall be approved by the City Attorney to ensure the construction of the system.

A proposed structure (including a residence) on an undeveloped existing lot of record that cannot be constructed only because of this restriction, shall be allowed to be constructed if the structure is located so as to comply with the setback regulation as closely as possible. The Director may require a hazardous liquid containment system, to be approved by the City Engineer.

A pipeline is defined as follows:

1. A pipe with a nominal diameter of 6 inches or more, that is used to transport hazardous liquids, but does not include a pipe used to transport a hazardous liquid by gravity and a pipe used to transport or store a hazardous liquid within a refinery, storage, or manufacturing facility; or,
2. A pipe with a nominal diameter of 6 inches or more operated at a pressure of more than 275 pounds per square inch that carries gas.

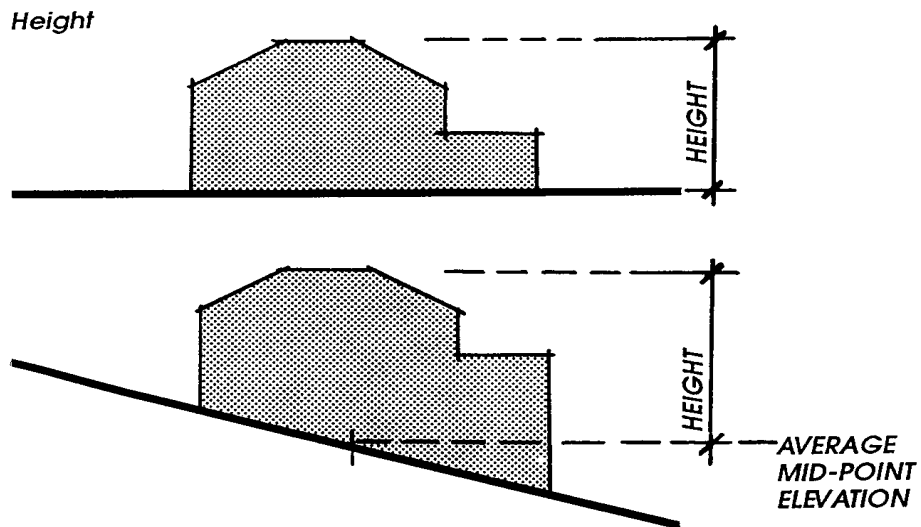
A subdivider of a development within 500 feet of a pipeline shall notify a new owner at the time of purchase agreement and at the close of escrow of the location, size, and type of pipeline.

13. HEIGHT DETERMINATION (STRUCTURES)

All structures shall meet the following standards relating to height:

- A. The structure's height shall not exceed the standard for the land use district in which it is located. The structure height shall be determined from the finished grade to the highest point of the structure, excluding chimneys and vents.

- B. Pad elevations shall be determined by the Director and the City Engineer based on the following criteria.
1. Flood control;
 2. Site drainage;
 3. Viewshed protection from both public and private property;
 4. Protection of privacy of surrounding properties including consideration of the location of windows, doors, balconies, and decks;
 5. Structure setback in relationship to structure height and property lines;
 6. Sightline and structure envelope analysis;
 7. Sewer line grade and location; and
 8. Necessary slopes and retaining walls.



- C. Perimeter fences, or walls, shall not exceed 6 feet in height, unless as otherwise provided in this Development Code. The height shall be measured from the finished grade of the property.
- D. Architectural walls integral to the structure design, attached to the structure may exceed 6 feet in height, subject to review by the Director.
- E. To protect safety sight-distance for vehicular movement, sight obscuring fences, or walls, or other obstructions shall not exceed 36 inches in height when located in a front setback. MC 888 1/6/94

- F. Free-standing flagpoles and radio and television antennas may not exceed the structure height restrictions of the land use district in which they are located, except as otherwise provided in this Development Code.

14. LIGHTING

Exterior lighting shall be energy-efficient and shielded or recessed so that direct glare and reflections are contained within the boundaries of the parcel, and shall be directed downward and away from adjoining properties and public rights-of-way. No lighting shall blink, flash, or be of unusually high intensity or brightness. All lighting fixtures shall be appropriate in scale, intensity, and height to the use it is serving. Security lighting shall be provided at all entrances/exits.

15. NOISE

No loudspeaker, bells, gongs, buzzers, mechanical equipment or other sounds, attention-attracting, or communication device associated with any use shall be discernible beyond any boundary line of the parcel, except fire protection devices, burglar alarms and church bells. The following provisions shall apply:

- A. In residential areas, no exterior noise level shall exceed 65dBA and no interior noise level shall exceed 45dBA.
- B. All residential developments shall incorporate the following standards to mitigate noise levels:
1. Increase the distance between the noise source and receiver.
 2. Locate land uses not sensitive to noise (i.e., parking lots, garages, maintenance facilities, utility areas, etc.) between the noise source and the receiver.
 3. Bedrooms should be located on the side of the structure away from major rights-of-way.
 4. Quiet outdoor spaces may be provided next to a noisy right-of-way by creating a U-shaped development which faces away from the right-of-way.
- C. The minimum acceptable surface weight for a noise barrier is 4 pounds per square foot (equivalent to 3/4 inch plywood). The barrier shall be of a continuous materials which is resistant to sound including:
1. Masonry block
 2. Precast concrete
 3. Earth berm or a combination of earth berm with block concrete.
- D. Noise barriers shall interrupt the line-of-sight between noise source and receiver.

16. ODOR

No use shall emit any obnoxious odor or fumes.

17. PROJECTIONS/CONSTRUCTION AND EQUIPMENT PERMITTED INTO SETBACKS

The following list represents the only projections, construction, or equipment that shall be permitted within the required setbacks:

- A. Front Setback: Roof overhangs, fireplace chimney, awnings & canopies
- B. Rear Setback: Roof overhangs, pools, patio covers, tennis courts, gazebos, and awnings & canopies, provided there is no projection within 10 feet of the property line. Accessory structures may be built to the interior side or rear property lines provided that such structures are not closer than 10 feet to any other structures.
MC 876 7/8/93
- C. Side Setback: Roof overhangs, fireplace chimney, awnings & canopies

Building Code requirements may further restrict the distance required to be maintained from the property lines and other structures.

18. PUBLIC STREET IMPROVEMENTS

- A. Any new construction or remodel construction valued at 25% or more of the assessed valuation of the primary structure shall require the dedication and improvement of public right-of-way for public street purposes. In addition, the property owner shall be required to irrevocably agree to participate in any future assessment district that may be formed to construct public street improvements in accordance with the policies, procedures and standards of the Director of Public Works/City Engineer.
- B. Whenever street improvements are required along a parcel as a condition of approval, and the off-site drainage pattern requires it, the entire street section shall be improved in accordance with the policies, procedures and standards of the Director of Public Works/City Engineer.
- C. Special Fee areas may be designated by the Mayor and Common Council to provide funding for required improvements or to refund monies advanced by the City for designated improvements. Whenever such fee areas are established by Resolution of the Mayor and Common Council, all new construction or remodel construction valued at 25% or more of the assessed valuation of the primary structures shall pay such fees. MC 816 2/6/92

19. RADIOACTIVITY OR ELECTRIC DISTURBANCE

No activity shall be permitted which emits radioactivity or electrical disturbance.

20. REFUSE STORAGE/DISPOSAL

Every parcel with a multi-family, commercial or industrial structure shall have a trash receptacle on the premises. The trash receptacle shall be of sufficient size to accommodate the trash generated. The receptacle shall be screened from public view on at least 3 sides by a solid wall 6 feet in height and on the fourth side by a solid gate not less than 5 feet in height, in compliance with adopted Public Works Department Standards. The gate shall be maintained in good working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding structures. Trash receptacles for single family homes should be stored within the enclosed garage or behind a fence.

21. SCREENING

Any equipment, whether on the roof, side of structure, or ground, shall be screened. The method of screening shall be architecturally compatible in terms of materials, color, shape, and size. The screening design shall blend with the building design and include landscaping when on the ground.

22. SIGNS, OFF-STREET PARKING, OFF-STREET LOADING AND LANDSCAPING

All development shall comply with the provisions of Chapter 19.22 (Sign Standards); Chapter 19.24 (Off-Street Parking Standards); Chapter 19.26 (Off-Street Loading Standards) and Chapter 19.28 (Landscaping).

23. SOLAR ENERGY DESIGN STANDARDS

Passive heating and cooling opportunities shall be incorporated in all developments in the following manner:

- A. Future structures should be oriented to maximize solar access opportunities.
- B. Streets, lot sizes, and lot configurations should be designed to maximize the number of structures oriented so that the south wall and roof area face within 45° of due south.
- C. The proposed lot size and configuration should permit structures to receive cooling benefits from both prevailing breezes and existing and proposed shading.
- D. Any pool or spa facilities owned and maintained by a homeowners association shall be equipped with a solar cover and solar water heating system.
- E. No structure (building, wall or fence) shall be constructed or vegetation placed so as to obstruct solar access on an adjoining parcel.
- F. Roof-mounted solar collectors shall be placed in the most obscure location without reducing the operating efficiency of the collectors. Wall-mounted and ground-mounted collectors shall be screened from public view.

- G. Roof-mounted collectors shall be installed at the same angle or as close as possible to the pitch of the roof.
- H. Appurtenant equipment, particularly plumbing and related fixtures, shall be installed in the attic.
- I. Exterior surfaces of the collectors and related equipment shall have a matte finish and shall be color-coordinated to harmonize with roof materials or other dominated colors of the structure.

24. STORAGE

There shall be no visible storage of motor vehicles, trailers, airplanes, boats, or their composite parts; loose rubbish, garbage, junk, or their receptacles; tents; or building or manufacturing materials in any portion of a lot, except as allowed under the provisions of this Development Code. No storage shall occur on any vacant parcel.

No vehicles may be stored or displayed for sale on any vacant lot or at any vacant business location.

Building materials for use on the same premises may be stored on the parcel during the time that a valid building permit is in effect for construction.

25. TOXIC SUBSTANCES AND WASTES

No use may operate that utilizes toxic substances or produces toxic waste without the approval of a Conditional Use Permit pursuant to the provisions of Chapter 19.36 (Conditional Use Permits). Prior to consideration of a Conditional Use Permit, the operator must prepare a toxic substance and waste management plan which will provide for the safe use and disposal of these substances.

26. TRANSPORTATION CONTROL MEASURES (TCM)

The purpose of this section is to reduce vehicle trips thereby reducing air pollutants and improving air quality, to comply with State Law, and to promote an improved quality of life. All new development is subject to the following Transportation Control Measures:

- A. Bicycle parking facilities or secured bicycle lockers shall be provided for all new non-residential developments and multi-family (of 10 or more units) developments when discretionary review is required. Parking racks or secured lockers shall be provided at a rate of 1 per 30 parking spaces with a minimum of a three-bike rack.
- B. All new non-residential developments, meeting CMP thresholds of 250 or more peak hour trips, shall provide a minimum of one shower for persons bicycling or walking to work. The shower shall be made so as to be accessible to both men and women.

- C. On-site pedestrian walkways and bicycle facilities shall be provided connecting each building in a development to public streets for all new non-residential and multi-family (of 10 or more units).
- D. Passenger loading areas, suitable to the proposed land use shall be provided for all new non-residential and multi-family (of 10 or more units) developments (of 100 or more parking spaces). The loading areas shall be placed in locations close to building entrances but so as not to interfere with vehicle circulation.
- E. Preferred parking facilities shall be provided for vanpools at a rate of 1 van parking space per 100 standard parking spaces for all new non-residential development. A minimum of one such space shall be required. A vertical clearance of no less than 9 feet shall be provided.
- F. Transit improvements such as bus pullouts, bus pads, and bus shelters shall be provided for new residential and non-residential development along existing or planned transit routes. The need for and nature of those improvements shall be defined in cooperation with Omnitrans.
- G. New non-residential developments exceeding the following thresholds may be required to designate on-site parking areas to be used by commuters as park-and-ride lots or contribute exaction fees to develop off-site park-and-ride lots:

Retail	250,000 Square Feet GFA
Industrial	325,000 Square Feet GFA
Office	125,000 Square Feet GFA

The determination of whether an on-site park-and-ride facility or contribution of exaction fees is required will be based upon a Traffic Impact Analysis Report (TIA Report), prepared by a qualified traffic engineer in a manner consistent with the Congestion Management Program (CMP) for San Bernardino County.

- H. Parking space requirements for new non-residential development shall be reduced when linked to other actions that reduce trips to account for increased ridesharing and other modes of transportation. Analysis shall be provided estimating the trip reductions. The City Traffic Engineer shall review the analysis and make a recommendation to the Planning Division on the number of parking spaces that may be eliminated.
- I. A telecommuting center or contributions toward such a center shall be required for all new residential developments of 500 units or more.
- J. On-site video conferencing facilities shall be provided for all office park developments with 1,000 or more employees. MC 890 1/20/94

27. UNDERGROUNDING OF UTILITIES

Utilities shall be placed underground pursuant to Section 19.30.110. In the event an above ground electrical transformer is located outdoors on any site, it shall be screened from view with a solid wall and landscaping and not located in any setback area. If it cannot be screened, it shall be located in an underground vault. Exceptions to the undergrounding of utilities requirements are as follows:

- A. Transformers, pedestal-mounted terminal boxes, meter cabinets and concealed ducts may be placed above ground, if they are used solely in connection with the underground transmission or distribution lines;
- B. Poles supporting street lights, and the electrical lines within the poles, may be situated above the surface of the ground;
- C. The Council may waive any requirement of this section if topographical, soil or similar physical conditions make such underground installation unreasonable or impractical;
- D. Any Parcel Map with a maximum of 4 residential parcels, no parcel of which has previously been exempted from this section; and where at least 50% of the surrounding area within a radius of 500 feet has been previously developed without undergrounding utilities;
- E. That portion of a previously developed non-residential Parcel Map;
- F. The requirement to underground shall apply to all utility lines traversing a subdivision, or installed along either side of the streets and alleys adjoining the subdivision, except for electrical lines of 33 KVA or more. Where 1 line is exempt, all parcel lines on that same pole shall be exempt;
- G. Any single lot development on a Residential Estate, Low, Suburban, or Urban (RE, RL, RS, and RU) designated parcel; or any single lot development of 1 net acre or less in any land use district, shall be exempt from this requirement. This exemption shall not apply where the requirement to underground utilities is imposed as a condition of approval of a subdivision map; and
- H. The remodeling of existing structures where the cost of remodeling is less than 50% of the replacement cost of the existing structure as determined for building permit fees shall be exempt.

28. VIBRATION

No vibration associated with any use shall be permitted which is discernible beyond the boundary line of the property.

Hyperlinks:

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CHAPTER 19.22

SIGN REGULATIONS

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19.22.010 PURPOSE

The purpose of this Chapter is to establish sign regulations that are intended to:

- A. Protect the general public health, safety, welfare, and aesthetics of the community.
- B. Implement community design standards, consistent with the General Plan.
- C. Promote the Community's appearance by regulating the design, character, location, type, quality of materials, scale, color, illumination, and maintenance of signs.
- D. Limit the use of signs which provide direction and aid orientation for businesses and activities.
- E. Promote signs that identify uses and premises without confusion.
- F. Reduce possible traffic and safety hazards through good signage.

19.22.020 APPLICABILITY

No signs shall be erected or maintained in any land use district established by this Development Code, except those signs specifically enumerated in this Chapter. The number and area of signs as outlined in this Chapter are intended to be maximum standards. In addition to the enumerated standards, consideration shall be given to a sign's relationship to the overall appearance of the subject property as well as the surrounding community. Compatible design, simplicity, and sign effectiveness are to be used in establishing guidelines for sign approval, but shall not limit maximum standards for signs.

19.22.030 DEFINITIONS

Abandoned Sign: Any sign, sign structure, advertising structure or display not maintained in accordance with Section 19.22.110 for a period of 90 days or more. An abandoned sign is deemed to be a public nuisance. MC 1057 10/8/99

Address Sign. The numeric reference of a structure or use to a street, included as part of a wall or monument sign.

A-Frame Sign. A free standing sign usually hinged at the top, or attached in a similar manner, and widening at the bottom to form a shape similar to the letter "A". Such signs are usually designed to be portable; hence they are not considered permanent signs.

Animated or Moving Sign. Any sign which uses movement, lighting, or special materials to depict action or create a special effect or scene.

Awning, Canopy, or Marquee Sign. A non-electric sign that is printed on, painted on, or attached to an awning, canopy, or marquee and is only permitted on the vertical surface or flap.

Banner, Flag, Pennant or Balloon. Any cloth, bunting, plastic, paper, or similar material used for advertising purposes attached to or pinned on or from any structure, staff, pole, line, framing, or vehicle, including captive balloons and inflatable signs but not including official flags of the United States, the State of California, and other states of the nation, counties, municipalities, official flags of foreign nations and nationally or internationally recognized organizations.

Bench Sign. Copy painted on any portion of a bus stop bench.

Billboard or Outdoor Advertising Sign. A sign structure advertising an establishment, merchandise, service, or entertainment, which is not sold, produced, manufactured, located or furnished at the site on which the sign is located. This does not include Freeway Signs or Kiosk Signs. MC 929 1/19/95

Building Face and/or Frontage. The length of the single front building elevation in which the primary entrance to the business is located. If more than 1 business is located in a single building, then such length shall be limited to that portion which is occupied by each individual business.

Changeable Copy Sign. A sign designed to allow the changing of copy through manual, mechanical, or electrical means including time and temperature.

Civic Event Sign. A temporary sign, other than a commercial sign, posted to advertise a civic event sponsored by a public agency, school, church, civic-fraternal organizations, or similar non-commercial organization.

Commercial Seasonal Sign. An "open" or "closed" window sign, posted on a seasonal basis.

Construction Sign. A temporary sign erected on the parcel on which construction is taking place, limited to the duration of the construction, indicating the names of the architects, engineers, landscape architects, contractors, or similar artisans, and the owner, financial supporters, sponsors, and similar individuals or firms having a major role or interest with respect to the structure or project.

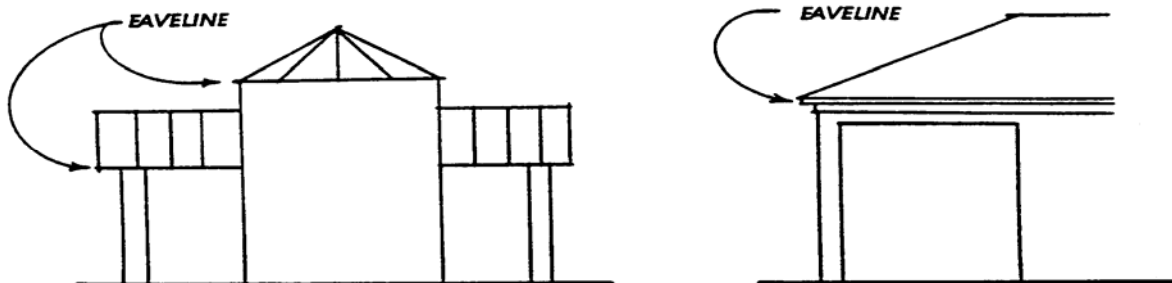
Directional Sign. Signs limited to directional messages, principally for pedestrian or vehicular traffic, such as "one way", "entrance", or "exit".

Directory Sign. A sign for listing the tenants or occupants and their suite numbers of a building or center.

Double-faced Sign. A single structure designed with the intent of providing copy on both sides.

Electronic Message Center Sign. A sign having the capability of presenting variable message displays by projecting an electronically controlled pattern against a contrasting background and which can be programmed to the message display periodically. MC 1169 4/15/04

Eaveline. The bottom of the roof eave or parapet.



Flashing Sign. A sign that contains an intermittent or sequential flashing light source.

Freestanding Sign. A sign that is supported by 1 or more uprights, braces, poles, or other similar structural components that is not attached to a building or buildings.

Freeway Sign. A sign adjacent to a freeway right-of-way which advertises a freeway adjacent business or a qualifying business in close proximity to a freeway pursuant to the provisions of 19.22.080(4) of this chapter. MC 929 1/19/95

Future Tenant Identification Sign. A temporary sign which identifies a future use of a site or building.

Grand Opening. A promotional activity not exceeding 30 calendar days used by newly established businesses, within 2 months after occupancy, to inform the public of their location and service

available to the community. Grand Openings does not mean an annual or occasional promotion of retail sales by a business.

Height of Sign. The greatest vertical distance measured from the existing grade at the mid-point of the sign support(s) that intersect the ground to the highest element of the sign.

Holiday Decoration Sign. Temporary signs, in the nature of decorations, clearly incidental to and customarily associated with holidays.

Identification Sign. A sign providing the name, type of business, or the name and logo in combination, identifying a particular business establishment.

Illegal Sign: Any of the following:

- A sign erected without first complying with all ordinances and regulations in effect at the time of its construction and erection or use.
- A sign which is a danger to the public or is unsafe. (A sign that is a public nuisance as defined in MC Section 8.30.010.)
- A sign which is a traffic hazard not created by relocation of streets or highways or by acts of the City or County. (A sign that is a public nuisance as defined in MC Section 8.30.010.)
- A sign that is a public nuisance as defined under Municipal Code Section 8.30.010. MC 1057 10/8/99

Illuminated Sign. A sign with an artificial light source for the purpose of lighting the sign.

Informational Sign. A sign identifying the type of product of service provided by a business. MC 901 5/20/94

Institutional Sign. A sign identifying the premises of a church, school, hospital, rest home, or similar institutional facility.

Kiosk. An off-premise sign used for directing people to the sales office or models of a residential subdivision project. Design details of such signs are shown as Figure 16-1 under Section 19.22.080(2)(C) of this Chapter.

Local Shopping Center. A shopping center with a gross site area of less than 20 acres. (MC 1179 9/16/04)

Logo. An established identifying symbol or mark associated with a business or business entity. MC 834 6/19/92

Logo Sign. An established trademark or symbol identifying the use of a building.

Major Tenant. A shopping center key tenant(s), which serves to attract customers to the center through its size, product line, name, and/or reputation as determined by the center property

owner/authorized property management. The term anchor tenant is interchangeable with the term major tenant. MC 834 6/19/92; MC 1179 9/16/04

Monument Sign. An independent structure supported from grade to the bottom of the sign with the appearance of having a solid base.

Nonconforming Sign. A legally established sign which fails to conform to the regulations of this Chapter.

Off-Site Sign. Any sign which advertises or informs in any manner businesses, services, or events at some location other than that upon which the sign is located. This does not include billboard or outdoor advertising structure. MC 929 1/19/95

Open House Sign. A temporary sign posted to indicate a sales person is available to represent the property subject to sale, lease, or rent.

Permanent Flags. Any canvas, vinyl-coated fabric, acrilan, or similar material used for decorative or architectural enhancement with no commercial advertising of products or services. Permanent flags are related to a cultural or civic event or goal of the City. MC 979 9/5/96.

Political Sign. A temporary sign directly associated with national, state, or local elections.

Portable Sign. A sign that is not permanently affixed to a structure or the ground.

Primary Sign. The largest sign located on the building front wall containing the main entrance. MC 901 5/20/94

Primary Wall. The wall on a non-residential structure that contains the primary entrance to the business. MC 1008 12/18/97

Promotional Sign. A sign erected on a temporary basis to promote the sale of new products, new management, new hours of operation, a new service, or to promote a special sale.

Public Nuisance. A sign, sign structure or advertising structure which is one or more of the following:

- A public nuisance as defined under Municipal Code Section 8.30.010.
- An abandoned sign as defined in Section 19.22.030.
- An illegal sign as defined in Section 19.22.030. MC 1057 10/8/99

Real Estate Sign. An on-site sign pertaining to the sale or lease of the premises.

Regional Shopping Center. A shopping center with a gross site area of 20 acres or more. MC 1179 9/16/04

Roof Sign. A sign erected, constructed, or placed upon or over a roof of a building, including a mansard roof and which is wholly or partly supported by such buildings.

Secondary Sign. A sign identifying a business located within the tenant space of the primary business. MC 1008 12/18/97

Sign. Any structure, housing, device, figure, statuary, painting, display, message placard, or other contrivance, or any part thereof, which is designed, constructed, created, engineered, intended, or used to advertise, or to provide data or information in the nature of advertising, for any of the following purposes: to designate, identify, or indicate the name of the business of the owner or occupant of the premises upon which the advertising display is located; or, to advertise the business conducted, services available or rendered, or the goods produced, sold, or available for sale, upon the property where the advertising display is erected.

Sign Area. The entire face of a sign, including the surface and any framing, projections, or molding, but not including the support structure. Individual channel-type letters mounted on a building shall be measured by the area enclosed by four straight lines outlining each word.

Sign Program. A coordinated program of 1 or more signs for an individual building or building complexes with multiple tenants.

Temporary Sign. A sign intended to be displayed for a limited period of time.

Trademark. A word or name which, with a distinctive type or letter style, is associated with a business or business entity in the conduct of business. MC 834 6/19/92

Vehicle Dealership. One or more vehicle sales establishments (with ancillary used cars and recreational vehicle sales). MC 1169 4/15/04

Vehicle Sign. A sign which is attached to or painted on a vehicle which is parked on or adjacent to any property, the principal purpose of which is to attract attention to a product sold or an activity or business located on such property.

Wall Sign. A sign painted on or fastened to a wall and which does not project more than 12 inches from the building or structure.

Window Sign. Any sign that is applied or attached to a window or located in such a manner that it can be seen from the exterior of the structure.

19.22.040 SIGN PERMIT REQUIRED

1. GENERAL

No sign, including a copy change, or temporary sign, unless exempted by this Chapter, shall be constructed, displayed or altered without a sign permit or sign program approved by the City. The Director shall review all signs unless otherwise stated.

2. SIGN PROGRAM

A sign permit for a sign program may be submitted for all new commercial, office, and industrial centers consisting of 3 or more tenant spaces. The program may be filed with the project application to construct the center, and can be processed concurrently with the project application. The purpose of the program shall be to integrate signs with building and landscaping design to form a unified architectural statement. MC 1057 10/8/99

19.22.050 EXEMPT SIGNS

Table 022.00 identifies the signs that are exempt from the provisions of this Chapter. MC 1057
10/8/99

19.22.060 PROHIBITED SIGNS

The following signs are inconsistent with the sign standards set forth in this Chapter, and are therefore prohibited:

- A. Abandoned signs as defined in Section 19.22.030.
- B. Animated, moving, flashing, blinking, reflecting, revolving, or any other similar sign, except electronic message boards
- C. Banners, flags, and pennants, except as permitted by Sections 19.22.070 and 19.22.090. MC 979 9/5/96
- D. Bench signs
- E. Billboards or Outdoor Advertising signs, except as permitted by Section 19.22.080 of this Chapter. MC 929 1/19/95
- F. Chalkboards or blackboards
- G. Illegal signs as defined in Section 19.22.030.
- H. Off-site or billboard signs, except as permitted by Section 19.22.080
- I. Permanent sale or come-on signs
- J. Portable signs or A-frame signs
- K. Signs deemed to be a public nuisance as defined in Section 19.22.030 and MC Section 8.30.010.
- L. Roof signs
- M. Signs on public property, except for traffic regulatory, informational signs, signs required by a governmental agency, and model home tour signs, and except as permitted by Section 19.22.080. MC 812 12/5/91
- N. Signs painted on fences or roofs
- O. Balloons and other inflated devices or signs designed to attract attention, except as allowed per Section 19.22.070.
- P. Signs that are affixed to vehicles, excluding permanent signs on commercial vehicles
- Q. Signs which simulate in color or design a traffic sign or signal, or which make use of words, symbols or characters in such a manner to interfere with, mislead, or confuse pedestrian or vehicular traffic. MC 1057 10/8/99

19.22.070 TEMPORARY SIGNS

Special event signs and civic event signs may be approved by the Director for a limited period of time as a means of publicizing special events such as grand openings, carnivals, parades, charitable events, holiday sales, and special promotions. Such special event signs shall be limited to the following provisions:

- A. No temporary sign shall be erected without a temporary sign permit.
- B. Temporary signs shall be limited to 90 continuous days per event within a 180-day period from the start date of the event.
- C. Temporary signs may include: promotional sales signs, banners, balloons, inflated devices, search lights, beacons, pennants, and streamers.
- D. All temporary signs shall be maintained in good condition; removed or replaced if torn, faded or dirty.

- E. Temporary banners shall be affixed to the walls of building only.
- F. Auto dealerships may apply for a yearly temporary sign permit for ongoing special promotions. MC 1057 10/8/99

19.22.080 OFF-SITE SIGNS

1. REPLACEMENT OF OFF-SITE BILLBOARD SIGNS ON THE SAME SITE

The owner of an off-site billboard sign may replace such sign on the same site with another off-site billboard sign, subject to the following conditions:

- A. A “like-for-like” replacement (i.e., same size, height, and number of faces) is permitted subject to a Development Permit.
- B. The existing billboard sign shall be removed prior to the installation of the replacement billboard sign. MC 1057 10/8/99

2. REPLACEMENT OF OFF-SITE BILLBOARD SIGNS ON NEW SITE

The owner of an off-site billboard sign may replace such sign on a new site with another off-site billboard sign, subject to the following conditions:

- A. The replacement site shall be located in the CG-1, CG-2, CH, IL, IH and IE land use districts.
- B. A conditional use permit shall be required for each sign, except that two replacement off-site billboard signs (less than 100 square feet each) at two new locations may be combined on a single conditional use permit application.
- C. The advertising display area of the replacement sign shall not exceed the display area of the existing sign or signs to be replaced, and in no event shall it be greater than 672 square feet per face with a maximum of two faces. Display area does not include décor or pole covers.
- D. Spacing shall be:
 - Up to 100 square feet of sign face – 300 linear feet.
 - Up to 300 square feet of sign face – 400 linear feet.
 - Up to 672 square feet of sign face – 600 linear feet.
- E. New billboards shall not be located within 1,000 feet of the gore points of freeway to freeway interchanges or freeway interchanges and on- and off-ramps, or within the interchanges themselves.
- F. Under no circumstance shall more than one new sign be erected to replace one sign removed.
- G. The replaced sign(s) shall be removed prior to the installation of the replacement billboard sign.

- H. The Commission may require the removal of more than one off-site billboard or painted bulletin by the owner in exchange for the right to locate one new replacement sign at a new site. MC 1057 10/8/99

3. MODIFICATIONS TO EXISTING OFF-SITE BILLBOARDS

An increase in size, height, or number of faces may be permitted subject to a Conditional Use Permit with the following conditions:

- A. The site shall be located in the CG-1, CG-2, CH, IL, IH, and IE land use districts.
- B. The total sign area shall not exceed 672 square feet per face with a maximum of two faces.
- C. Under no circumstance shall more than one new sign be erected to replace one sign removed.
- D. The new sign shall be removed prior to the installation of the billboard sign.
- E. The Commission may require the removal of more than one off-site billboard in exchange for an increase in the size, height, or number of faces. MC 1057 10/8/99

4. OFF-SITE RESIDENTIAL SUBDIVISION DIRECTIONAL SIGNS

The following shall regulate and establish a standardized program of off-site residential subdivision directional kiosk signs for the City. For the purposes of this subsection, a residential subdivision is defined as a housing project within a recorded tract where 5 or more structures or dwelling units are concurrently undergoing construction.

- A. The panel and sign structure design shall be in accordance with Figure 16-1.
- B. No kiosk sign structure shall be located less than 300 feet from an existing or previously approved kiosk site, except in the case of signs on different corners of an intersection.
- C. The placement of each kiosk sign structure shall be reviewed and approved by the Director.
- D. All kiosk signs shall be placed on private property with written consent of the property owner or on City right-of-way pursuant to a City encroachment permit.

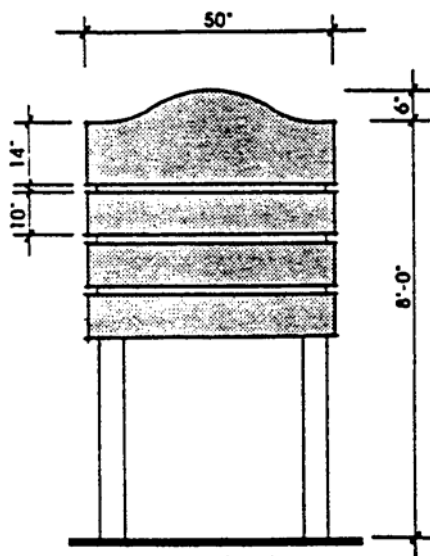


FIGURE 16-1
Off-site subdivision
directional kiosk

- E. A kiosk sign location plan shall be prepared, showing the site of each kiosk directional sign, and shall be approved by the Director prior to the issuance of a sign permit.
- F. There shall be no additions, tag signs, streamers, devices, display boards, or appurtenances, added to the kiosk signs as originally approved, no other non-permitted directional signs, such as posters or trailer signs, may be used.
- G. All non-conforming subdivision kiosk directional signs associated with the subdivisions in questions must be removed prior to the placement of directional kiosk sign(s).
- H. Kiosk signs shall be removed when the subdivision is sold out. The entity administering the program will be responsible for removal of panels and structures no longer needed.

5. OFF-SITE SIGNS ON PUBLIC PROPERTY

Private advertising signs may be placed on structures in the public right of way, such as bus shelters, if there is a licensing agreement approved by the Mayor and Common Council authorizing such off-site signs on public property. An application for a sign permit must be approved prior to the construction of off-site signs on public property and the applicant and the owner of the sign shall comply with the provisions of Section 19.22.100 regarding sign construction and maintenance standards. MC 812 12/5/91

6. FREEWAY SIGNS

- A. Off-site freeway signs are permitted for regionally significant businesses within 1000 feet of the freeways. MC 1057 10/8/99

- B. There is an existing freeway sign to which the subject business may attach a new sign face or a new sign may be constructed to include the off-site business and future/existing business on the subject site.
- C. Freeway signs shall be installed in the following manner:
 - (1) The sign area for the new freeway sign shall be equal to or less than the existing sign.
 - (2) The existing sign structure shall be in conformance with current Development Code standards.
- D. Off-site freeway signs are permitted for regionally significant shopping areas subject to approval of a Sign Program. MC 1057 10/8/99

19.22.090 PERMANENT FLAGS

Permanent flags may be installed subject to a comprehensive sign program pursuant to Section 19.22.040(2). Permanent flags shall be consistent with programs that relate to a cultural or civic event or goal of the City. Standards of safety and maintenance shall be assured. Such flag programs shall be subject to the following provisions:

- 1. Permitted uses/buildings include auditoriums, convention halls, performance centers, libraries, museums, public agency facilities, approved urban design plans, and other uses/buildings deemed similar by the Director, pursuant to Section 19.02.070(3).
- 2. Flags shall be constructed of pliable materials such as canvas, vinyl-coated fabric, acrilan, or similar materials which will withstand exposure to wind and rain without significant deterioration.
- 3. No sign permits for single flags and banners are permitted.
- 4. No commercial advertising of products or services is permitted on permanent flags.
- 5. All permanent flags shall require building permits as necessary for construction or installation.
- 6. Decorative flags shall be placed so there is no projection above the eaveline of the subject building.
- 7. Decorative flags shall be non-illuminated.
- 8. Flag copy shall be limited to the name and date of publicized event.
- 9. The number and location of permanent flags shall architecturally enhance the building on which they are placed. MC 979 9/5/96

19.22.100 ABANDONED SIGNS

1. Any abandoned or illegal sign is hereby declared to be a danger to the health, safety, and welfare of the citizens of San Bernardino. Any sign which is partially or wholly obscured by the growth of dry vegetation or weeds or by the presence of debris or litter also presents a danger to the health, safety, and welfare of the citizens of San Bernardino. Any such sign as set forth herein is hereby deemed to be a public nuisance.
2. Any abandoned sign deemed to be a public nuisance shall be removed by the property owner within 30 days after notice via a Notice of Violation from the Code Compliance Department. Within the 10 days after the notice, the property owner may request an appeal hearing before the Hearing Officer on the abandonment and nuisance determination. The appeal shall be granted or the decision modified if facts or circumstances disprove the existence of a public nuisance. If no hearing is requested, or if the appeal has been denied and/or if there is no correction to the violation, the Code Compliance Department will abate the violation. Costs of such abatement may be assessed against the property, using the procedures established in Municipal Code Section 8.30.090. MC 1057 10/8/99

19.22.110 SIGN CONSTRUCTION AND MAINTENANCE

1. Every sign, and all parts, portions, and materials shall be manufactured, assembled, and erected in compliance with all applicable State, Federal, and City regulations and the Uniform Building Code.
2. Every sign including those specifically exempt from this Development Code in respect to permits and permit fees, and all parts, portions, and materials shall be maintained and kept in good repair.
3. A maintained sign is a sign that meets all of the following criteria:
 - A. All sign faces, supports, braces, guys and anchors are kept in repair and in a proper state of preservation.
 - B. There is no evidence of deterioration, including peeling, rust, corrosion, dirt, fading, discoloration or holes.
 - C. The sign does not have broken or missing sign faces or letters.
 - D. There is no chipped or peeling paint.
 - E. There are no missing or inoperative lights.
4. An unmaintained sign shall be repaired or replaced within 30 calendar days following notification via a Notice of Violation from the Code Compliance Department. Noncompliance with such a request shall constitute a nuisance and penalties may be assessed in accordance with the provisions of Chapter 19.46. MC 1057 10/8/99

19.22.120 NONCONFORMING SIGNS

1. A legal non-conforming sign may be reused subject to the following:
 - A. The sign is not abandoned or illegal as defined in Section 19.22.030.
 - B. The sign is not a public nuisance as defined in Section 19.22.030 and MC Section 8.30.010.
 - C. The sign is maintained in accordance with Section 19.22.110.
 - D. The sign is cut-off at the base and stored onsite, provided the stored sign is not visible from the public right-of-way or from adjacent properties. Storage of the sign must be in compliance with all applicable provisions of the Development Code.
 - E. The property owner has 24 consecutive months from the date of removal to reinstall the sign for a tenant. A legally established tenant must occupy the site in order for the sign to be reinstalled.
 - F. If the use of the sign is discontinued for a period of 24 or more consecutive calendar months, it shall lose its legal non-conforming status, and any replacement signage shall be required to conform with the provisions of this Development Code.
2. All non-conforming signs shall be demolished when the building that they advertise is demolished. MC 948 7/10/95
3. Legal non-conforming wall signs shall not prevent the installation of conforming freestanding signs, nor shall legal non-conforming freestanding signs prevent the installation of conforming wall signs. MC 1057 10/8/99

19.22.130 REMOVAL OF ILLEGAL SIGNS

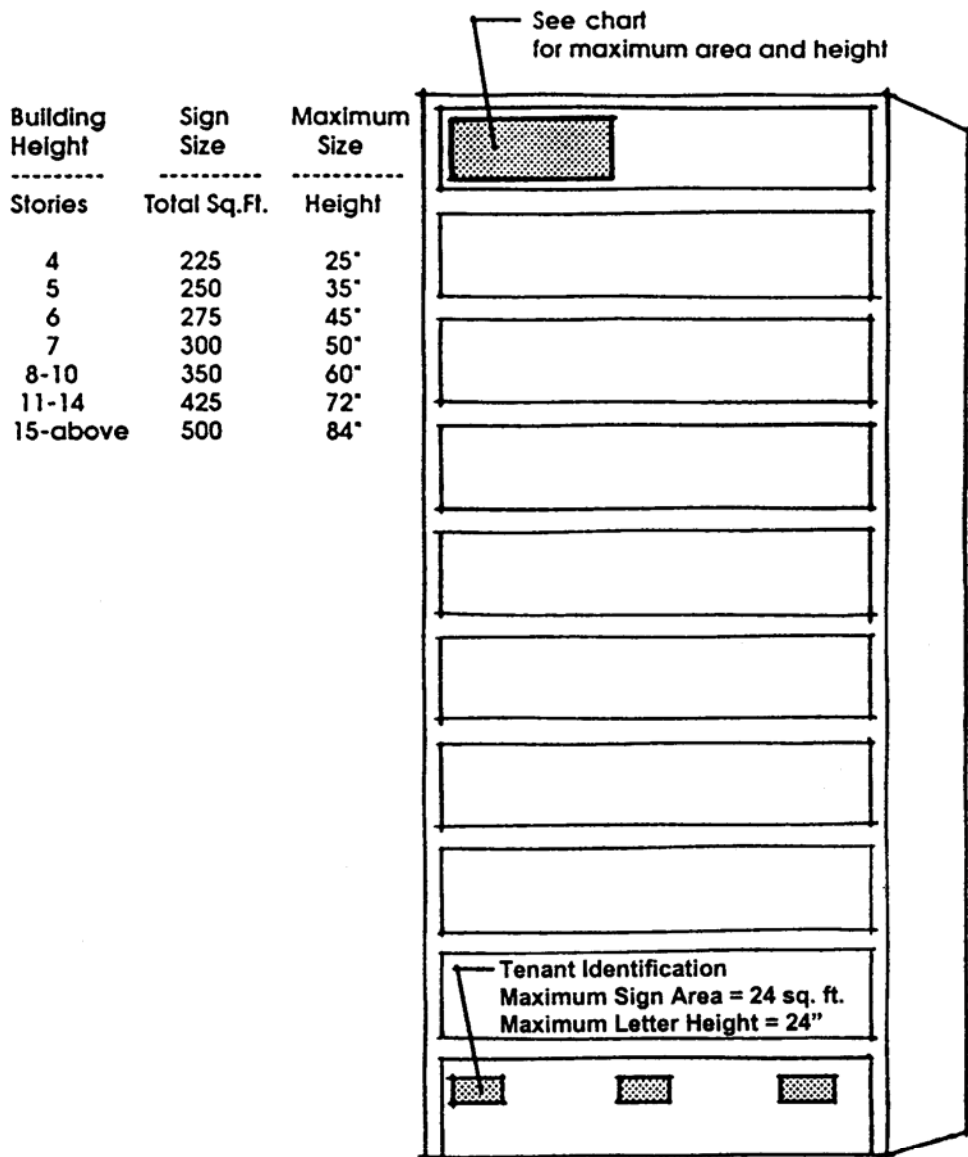
Any illegal sign shall be removed by the property owner within 10 days after notice via a Notice of Violation from the Code Compliance Department. Within the 10 days after the notice, the property owner may request a hearing before the Hearing Officer on the illegal sign determination. The appeal shall be granted or the decision modified if facts or circumstances disprove the existence of an illegal sign. If no hearing is requested, if the appeal has been denied and/or there is no correction to the violation, the Code Compliance Department will abate the violation. Costs of such abatement may be assessed against the property, using the procedures established in Municipal Code Section 8.30.090. MC 1057 10/8/99

19.22.140 INVENTORY AND ABATEMENT

Within 6 months from the date of adoption of this Development Code, the City shall commence a program to inventory and identify illegal or abandoned signs within its jurisdiction. Within 60 days after this 6-month period, the City shall commence abatement of identified illegal or abandoned signs.

19.22.150 SIGN REGULATIONS

Table 022.01 identifies the signs permitted in each of the land use districts. In addition to the following regulations, all signs must be in compliance with all other provisions of this Chapter pertaining to signs.



Note: This diagram is not intended to describe the sign's geometric shape.

FIGURE 22-2
High Rise Building and
Tenant Identification Signs

CHAPTER 19.24 OFF-STREET PARKING STANDARDS

<u>Section</u>	<u>Page</u>
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19.24.010 PURPOSE

These regulations are intended to achieve the following:

1. To provide accessible, attractive, secure, properly lighted, and well-maintained and screened off-street parking facilities.
2. To reduce traffic congestion and hazards.
3. To protect neighborhoods from the effects of vehicular noise and traffic generated by adjacent non-residential land use districts.
4. To assure the maneuverability of emergency vehicles.
5. To provide appropriately designed parking facilities in proportion to the needs generated by varying types of land use.

19.24.020 APPLICABILITY

Every use hereafter inaugurated, and every structure hereafter erected or altered, shall have permanently maintained off-street parking areas pursuant to the following provisions.

19.24.030 GENERAL REGULATIONS

1. No structure or use shall be permitted or constructed unless off-street parking spaces are provided in accordance with the provisions of this Chapter.
2. The word "use" shall mean both the type and intensity of the use, and that a change in use shall be subject to all of the requirements of this Chapter.
3. When a structure is enlarged or increased in excess of 25% of the floor area, or when a change in use creates an increase in the required amount of parking, additional parking spaces shall be provided in accordance with the provisions of this Chapter. The only exception to this requirement may be for structures and uses located in the CR-2

- (Downtown) land use district. A parking study may be prepared examining the proposed use in light of available public off-street parking facilities which may result in a City approved parking reduction program. If a study is not prepared, the required parking shall be provided. However, tenant improvements for any type of proposed permitted use in the CR-2 land use district shall not require additional parking spaces to be provided.
4. Within the Paseo Las Placitas Specific Plan area, parking required by this Chapter may be provided on-site or off-site within an established parking district lot or structure. Required parking within this area may be reduced by up to 20 percent by the review authority provided that off-site parking districts have been established and developed. MC 830 4/6/92
 5. For parcels within the University Business Park Specific Plan, the number of parking spaces required for any use may be reduced by up to 25 percent provided:
 - a. The required 75 percent is fully paved and meets all other Development Code standards for parking areas,
 - b. The remaining 25 percent is set aside as expansion area and is paved with approved concrete landscape pavers, plant with turf, irrigated and properly maintained,
 - c. The expansion area is not used for storage of any type,
 - d. Trees shall not be required to be planted within the expansion area until it is brought up to full development standards. MC 856 12/21/92
 6. Requirements for uses not specifically listed herein shall be determined by the Director based upon the requirements for comparable uses and upon the particular characteristics of the use, pursuant to Section 19.02.070 (3) (Similar Uses Permitted).
 7. In any residential land use district, a garage with a garage door shall be provided, and permanently maintained. Exceptions to the garage requirement shall be for apartments and affordable housing as determined by the Director.
 8. Fractional space requirements shall be rounded up to the next whole space.
 9. Required guest parking in residential land use districts shall be designated as such and restricted to the use of guests.
 10. All parking, including recreational vehicle parking in residential land use districts, shall occur on paved areas.
 11. Senior citizen apartments/congregate care parking requirements may be adjusted on an individual project basis, subject to a parking study based on project location and proximity to services for senior citizens including, but not limited to, medical offices, shopping areas, mass transit, etc.

12. Existing residential lots of record, 10,800 square feet or larger which front on a major or secondary arterial shall provide circular drives or turnarounds.

19.24.040 NUMBER OF PARKING SPACES REQUIRED

The following minimum number of parking spaces shall be provided for each use (where "sf." refers to square foot and "gfa." refers to gross floor area):

<u>USE</u>	<u>NUMBER OF REQUIRED SPACES</u>
<u>Residential Uses</u>	
Mobile home parks	2 covered spaces within an enclosed garage, which may be tandem, and 1 uncovered guest space for each unit.
Multi-family Residential:	
Studio and 1 bedroom	1.5 covered and 1 uncovered guest space for every 5 units.
Two bedrooms	2 covered and 1 uncovered guest space for every 5 units.
Three or more bedrooms	2.5 covered and 1 uncovered guest space for 5 units.
Planned residential developments, including single-family dwellings and condominiums	2 covered spaces within an enclosed garage and 1 uncovered off-street guest parking space for every 5 units.
Residential day care	2 spaces in addition to those required for primary residence.
Senior citizen apartments	1 covered space for each unit, plus 1 uncovered space for each space for 5 units for guest parking.
Senior congregate care	.75 covered space for each unit.
Single-family dwellings	2 covered spaces within an enclosed garage.
<u>Commercial Uses</u>	
Adult businesses	1 space for each 200 sf. of gfa. plus 1 space for each employee.
Amusement/recreational facilities:	
Bowling alley	3 spaces per lane, plus as required for incidental uses (i.e., pro shop, coffee shop, etc.).
Driving range	3 spaces, plus 1 space per tee.

<u>USE</u>	<u>NUMBER OF REQUIRED SPACES</u>
<u>Commercial Uses</u>	
Golf course	6 spaces per hole, plus as required for incidental uses (i.e., pro shop, bar, banquet room, etc.).
Miniature golf course	3 spaces per hole, plus as required for incidental uses (i.e., game room, food service, etc.).
Tennis/racquetball courts	3 spaces per court, plus as required for incidental uses.
RV Parks	1 space for each recreational vehicle space.
Theme amusement/recreational parks, skating rinks	Determined at project review.
Video arcade/go carts	1 space per 200 square feet of area within enclosed structures, plus 1 space per 3 persons at maximum capacity.
Art/dance studio	1 space per employee, plus 1 space per 2 students at maximum capacity.
Banks, savings and loans, financial	1 space for each 200 sf. of gfa. plus 1 lane for each drive up window and/or automatic teller machine with 6 vehicles per lane.
Barber shop/beauty parlor	2 spaces for each barber chair; 3 spaces for each beautician station.
Business/professional trade schools	1 space per 1.5 students.
Carwash, self-service	2 spaces per stall plus 2 space queuing lanes in front of each stall.
Carwash, full-service	space per every 3 employees on the maximum shift plus reservoir capacity equal to 2 times the capacity of the washing operation (the length of the conveyor divided by 20).
Commercial stables	1 space for each 5 horses boarded on-site.
Furniture/appliance stores	1 space for each 500 sf. of gfa. of sale floor display area, plus 1 space for each 2500 sf. of gfa. of warehouse storage.
Health clubs	1 space for each 200 sf. of gfa.

<u>USE</u>	<u>NUMBER OF REQUIRED SPACES</u>
<u>Commercial Uses</u>	
Hotels/motels	1.1 space for each bedroom, plus requirements for related commercial uses, plus 1 space for each 50 sf. of gfa. of main assembly room, plus 2 spaces for manager's unit. For facilities visible from any freeway, on-site parking for "big rigs" shall be determined at project review.
Indoor retail concession mall	1 space for each 200 sf. gfa. plus 1 space for each vendor. MC 825 3/17/92
Lube-n-tune	1 space per bay, plus 1 space for each employee, plus 2 space queuing lanes for each bay.
Multi-tenant auto-related facilities	1 space for each 200 sf. Of gfa., plus 1 space for each employee.
Offices, general:	
gfa. up to 2000 sf.	1 space for each 200 sf.
2001 to 7500 sf.	1 space for each 250 sf.
7501 to 40000 sf.	1 space for each 300 sf.
40001 and greater	1 space for each 350 sf.
Office, medical/dental	10 spaces for first 2000 sf., plus 1 space for each additional 175 sf. over 2000 sf.
Office, conversions from single-family	Determined at project review MC 818 1/7/92
Restaurants, cafes, bars and other eating and drinking establishments (gfa. includes outdoor seating/eating area)	1 space for each 100 sf. of gfa., with a minimum of 10 spaces. MC 1137 2/6/03
Restaurants, with drive-up or drive-thru facilities (including outdoor seating areas)	1 space for each 100 sf. of gfa. plus one lane for each drive-up window with stacking space for 6 vehicles before the menu board.
Delicatessen/donut shop	1 space for each 100 sf. of gfa.
Retail commercial	1 space for each 250 sf. of gfa.
Retail nursery/garden shop	1 space for each 500 sf. of indoor display area, plus 1 space for each 2500 sf. of outdoor display area.

<u>USE</u>	<u>NUMBER OF REQUIRED SPACES</u>
<u>Commercial Uses</u>	
Service stations	1 space for each pump island, plus 1 space for each service bay.
Shopping centers	1 space for each 180 sf. of gfa. for tenants within the main structure and in stand alone buildings. 1 space for each 250 sf. of gfa. for single tenants over 15,000 sf. MC 888 1-6-94.
Swap meet	1 space for each 200 square feet gfa., plus 1 space for each vendor space.
Vehicle repair/garage	5 spaces plus 1 space for each 200 sf. of gfa.
Vehicle sales	1 space for each 400 sf. of gfa. for showroom and office, plus 1 space for each 2000 sf. of outdoor display area, plus 1 space for each 500 sf. of gfa. for vehicle repair, plus 1 space for each 300 sf. of gfa. for the parts department.
All other commercial uses not listed above	1 space for each 200 sf. of gfa.
<u>Institutional Uses</u>	
Churches, conference/meeting facilities, mortuaries, theaters, auditoriums	1 space for each 4 fixed seats, or 1 space for each 35 sf. of non-fixed seating area in the principal sanctuary, conference space or auditorium, whichever is greater.
Hospitals	1 space for each patient bed, plus 1/2 space for each patient bed for employees, or as determined at project review.
Libraries, museums, art galleries	1 space for each 300 sf. of gfa.
Residential clubs, fraternity/sorority houses, rooming houses and similar facilities with guest rooms	1 space for each 2 guest rooms.
Retirement homes	1 space for each 1.5 living units.
Sanitariums/nursing homes	1 space for each 6 beds, plus 1 space for each employee on the largest shift, plus space for each staff doctor.

USE

NUMBER OF REQUIRED SPACES

Institutional Uses

Schools:

Nursery/pre-school	1 space for each staff member, plus 1 space for each 10 children.
Elementary/junior high	2 spaces for each classroom.
High school	7 spaces for each classroom.
Community/college/university	10 spaces for each classroom.

Industrial Uses

Auto dismantling/junk yards/recycling centers	1 space for each 300 sf. of gross building area plus one space for every 10,000 sf. of gross yard area.
Mini-storage	7 spaces.
Industrial/warehousing	For each structure
1-3,000 sf.	1 space for each 250 sf. of gfa.
3,001 - 5,000 sf.	1 space for each 500 sf. of gfa.
5,001 - 10,000 sf.	1 space for each 750 sf. of gfa.
10,001 - 50,000 sf.	1 space for each 1,000 sf. of gfa.
50,001 + sf.	1 space for each 1,250 sf. of gfa.

19.24.050 HANDICAPPED PARKING REQUIREMENTS

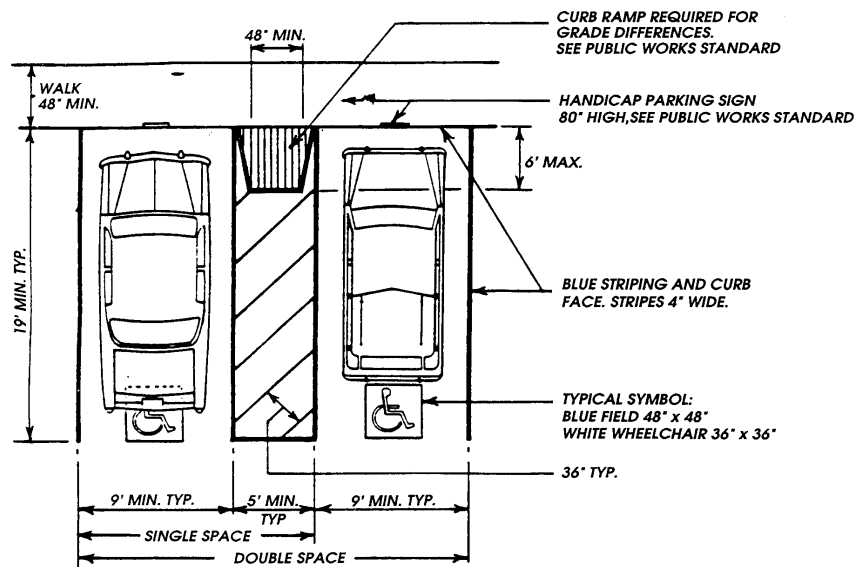
Handicapped parking requirements are established by the State of California. The parking standards contained in this Section are identical to those established by the State at the time of the adoption of this Development Code. Any change in the State's handicapped parking requirements shall preempt the affected requirements in this Section.

1. Handicapped parking for residential uses shall be provided at the rate of 1 space for each dwelling unit that is designed for occupancy by the handicapped.

- Handicapped parking spaces shall be provided for all uses other than residential at the following rate:

Total Number of Parking Spaces Provided	Number of Handicapped Parking Spaces Required
1-40	1
41-80	2
81-120	3
121-160	4
161-300	5
301-400	6
401-500	7
over 500	7 + 1 for each 200 additional parking spaces provided

- Handicapped parking spaces shall be designed in a manner consistent with the standard drawings approved by the Director of Public Works/City Engineer, as illustrated by Figure 24-1.
- When less than 5 parking spaces are provided, at structures and uses subject to these regulations, 1 space shall be 14 feet wide and striped to provide a 9 foot parking area and a 5 foot loading and unloading area. However, there is no requirement that the space be reserved exclusively or identified for handicapped use only.
- Handicapped parking spaces required by this Section shall count toward fulfilling off-street parking requirements.



**FIGURE 24-1
HANDICAP PARKING DETAIL**

19.24.060 DESIGN STANDARDS

Off-street parking areas shall be provided in the following manner:

1. ACCESS

- A. All parking areas shall provide suitable maneuvering room so that all vehicles may enter an abutting street in a forward direction. The Director may approve exceptions for single-family homes and other residential projects.
- B. No parking space shall be located so that a vehicle will maneuver within 20 feet of a vehicular entrance measured from the face of the curb. MC 888 1/6/94

2. COMMERCIAL VEHICLE PARKING

No commercial vehicle exceeding 8 feet in height and/or 20 feet in combined total length, or towed equipment, shall park between the hours of 6:00 P.M. and 6:00 A.M. on private property or public rights-of-way in residentially designated areas, unless the vehicle or vehicles are screened from public view and adjacent properties subject to the approval of the Director. This prohibition shall not apply to construction sites during the construction process or to vehicles in the process of making delivery or pickup.

3. DIMENSIONAL REQUIREMENTS

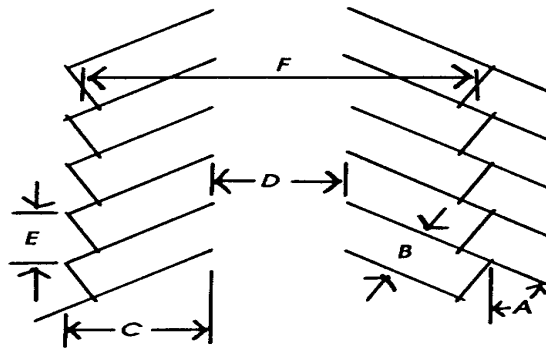
- A. Parking stalls shall be non-perpendicular whenever possible.
- B. A minimum unobstructed inside dimension of 20 feet by 20 feet shall be maintained, for a private two-car garage or carport. The minimum unobstructed ceiling height shall be 7 feet, 6 inches.
- C. Parking structures may be subject to dimensional adjustments based on utilization (i.e., public or private garage with or without an attendant), but in no case shall the stall width be less than 8 feet, 6 inches. Reductions in design standards shall be subject to approval by the City Engineer.
- D. Minimum parking dimensions shall be as indicated in the following table as illustrated by Figure 24-2.

A	B	C	D	E	F	A	B	C	D	E	F
0°	9'0"	9.0	15.0	23.0	-	60°	9'0"	21.0	18.0	10.4	55.5
	9'6"	9.5	15.0	23.0	-		9'6"	21.2	18.0	11.0	55.6
	10'0"	10.0	15.0	23.0	-		10'0"	21.5	18.0	11.5	56.0
20°	9'0"	15.0	15.0	26.3	36.5	70°	9'0"	21.0	19.0	9.6	57.9
	9'6"	15.5	15.0	27.8	37.1		9'6"	21.2	19.0	10.1	58.2
	10'0"	15.9	15.0	29.2	37.4		10'0"	21.2	19.0	10.6	58.0
30°	9'0"	17.3	15.0	18.0	41.8	80°	9'0"	20.3	24.0	9.1	63.0
	9'6"	17.8	15.0	19.0	42.4		9'6"	20.4	24.0	9.6	63.2
	10'0"	18.2	15.0	20.0	42.7		10'0"	20.5	24.0	10.2	63.3
45°	9'0"	19.8	15.0	12.7	48.3	90°	9'0"	19.0	24.0	9.0	-
	9'6"	20.1	15.0	13.4	48.5		9'6"	19.0	24.0	9.5	-
	10'0"	20.5	15.0	14.1	48.9		10'0"	19.0	24.0	10.0	-

FIGURE 24-2

PARKING STANDARDS

- A. PARKING ANGLE
- B. STALL WIDTH
- C. STALL DEPTH
- D. AISLE WIDTH
- E. CURB LENGTH PER CAR
- F. CENTER TO CENTER WIDTH OF DOUBLE ROW AND AISLE



4. DRAINAGE

All required off-street parking areas shall be so designed that surface water will not drain over any sidewalk, or adjacent property.

5. DRIVEWAYS

Commercial/Industrial/Multiple Family Residential

Driveways providing ingress and egress to off-street parking spaces shall be a minimum width of 15 feet for a one-way driveway and 24 feet for a two-way driveway.

Single Family Residential

Attached Garage

Driveways for an attached 2-car garage shall have a minimum width of 16 feet and a minimum length of 24 feet measured from the inside sidewalk or apron to the front of the garage.

Driveways for an attached 3-car garage shall have a minimum width of 24 feet and a minimum length of 24 feet measured from inside the sidewalk or apron to the front of the garage.

Detached Garage

Driveways for a detached 2-car garage shall be a minimum width of 10 feet with a minimum 16 feet wide by 24 feet deep back up area immediately adjacent to the garage door.

Driveways for a detached 3-car garage shall be a minimum width of 10 feet with a minimum 24 feet wide by 24 feet deep back up area immediately adjacent to the garage door.

6. LANDSCAPING

A minimum of 15% of the net area of all surface parking areas shall be landscaped as follows:

- A. Where parking areas adjoin a public right-of-way, a landscaped planting strip equal to the required yard setback shall be established and continuously maintained between the public right-of-way and parking area. Any planting, sign, or any other structure within safety sight- distance of a driveway shall not exceed 30 inches in height.
- B. Provisions shall be made to ensure that adequate pedestrian paths are provided throughout the landscaped areas. At least one 24 inch box tree for every 4 spaces shall be included in the development of the overall landscape program. The maximum spacing between trees in parking areas shall be 30 feet; however, appropriate clustering of trees may be permitted.
- C. All areas in a parking lot not used for driveways, maneuvering areas, parking spaces, or walks, shall be permanently landscaped with suitable materials and permanently maintained, pursuant to a program submitted by the applicant and approved by the Director of the Parks and Recreation Department.
- D. All landscaped areas shall be bordered by a concrete curb that is at least 6 inches high and 6 inches wide. All landscaped areas shall be a minimum of 6 feet in width. Concrete now strips at least 6 inches deep and 4 inches wide shall be required to separate turf areas from shrub areas.
- E. A permanent and automatic irrigation system shall be installed and permanently maintained in all landscaped areas. The system shall employ state-of-the-art

water conservation technology and recognize differing irrigation needs of various plant materials.

- F. The landscaping plan shall provide for a variety of plant materials, with an emphasis on drought tolerant species, appropriate for the local environment and shall include a legend showing common names, sizes, quantities, location, dimensions of planted area, and percentage of parking lot landscaping.
- G. To increase the parking lot landscaped area, a maximum of 2 and 1/2 feet of the parking stall depth may be landscaped in lieu of asphalt while maintaining the required parking dimensions. This overhang is in addition to the required yard setbacks.

7. LIGHTING

Parking areas shall have lighting capable of providing adequate illumination for security and safety. The minimum requirement is 1 foot candle, maintained across the surface of the parking area. Lighting standards shall be energy-efficient and in scale with the height and use of the structure. Any illumination, including security lighting, shall be directed away from adjoining properties and public rights-of-way.

8. LOCATION OF REQUIRED PARKING SPACES

All parking spaces shall be located on the same parcel as the structure or use, unless approved otherwise by the review authority.

Off-street parking spaces for multi-family residential developments shall be located within 150 feet from the dwelling unit (front or rear door) for which the parking space is provided.

No parking space required by this Chapter shall be located in the front, side or rear setback area of any land use district except for a detached garage or carport structure and driveways which may be located in interior (non-street) side or rear setback areas.

9. MAINTENANCE

All required parking facilities shall be permanently maintained, free of litter and debris.

10. PARKING STRUCTURES

All parking structures shall be landscaped as follows:

- A. The parking structure shall have a continuous minimum 10 foot perimeter landscaping with vertical elements at least every 20 feet.
- B. The entries and exits of the parking structure shall include a minimum 6 foot wide landscaped median island and accent paving in the driveway.

- C. Landscaped materials, excluding vertical element openings, shall be provided in planters and/or pots for 5% of the total surface deck area. The planters and/or pots shall be distributed throughout the top deck area, and perimeter of intermediate decks.
- D. All landscaping shall be permanently maintained and automatically irrigated.
- E. Lighting for the above ground deck shall be energy-efficient, low-level and directed so as not to spill beyond the surface deck. Lighting fixtures shall not exceed 4 feet in height.

11. RECREATIONAL VEHICLE PARKING - RESIDENTIAL

- A. A recreational vehicle may only be parked on a lot behind the front line of the house or, in the case of a corner lot, behind the front line facing each street or right-of-way, and shall be screened to a height of 6 feet from view from any public or private right-of-way. A recreational vehicle used as daily transportation may be parked overnight in recognized driveways.
- B. Recreational vehicles may be temporarily parked on public or private rights-of-way in front of residences for not more than 48 continuous hours for the purposes of loading and unloading. Forty-eight hours must elapse before the start of a new 48 hour period, together with movement of the vehicle a distance of at least 500 feet.

12. SCREENING

Commercial/industrial and public parking areas abutting residentially designated property shall have a 6 foot high solid architecturally treated decorative masonry wall approved by the Director. All wall treatments shall occur on both sides.

13. SECURITY

All parking facilities shall be designed, constructed and maintained with security as a priority to protect the safety of the users.

14. SHADING

All parking areas shall provide 25% permanent shading for parked vehicles. Any reasonable combination of shading methods can be utilized. If trees are used, they may not thereafter be trimmed so as to reduce the effectiveness of their shading ability.

15. SHARED PARKING

Parking facilities may be shared if multiple uses cooperatively establish and operate the facilities and if these uses generate parking demands primarily during hours when the remaining uses are not in operation. (For example, if one use operates during evenings or week days only.) The applicant shall have the burden of proof for a reduction in the total number of required off-street parking spaces, and documentation shall be

submitted substantiating their reasons the requested parking reduction. Shared parking may only be approved if:

- A. A sufficient number of spaces are provided to meet the greater parking demand of the participating uses;
- B. Satisfactory evidence, as deemed so by the Director, has been submitted by the parties operating the shared parking facility, describing the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential conflict between them; and
- C. Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Director are executed to assure that the required parking spaces provided are maintained and uses with similar hours and parking requirements as those uses sharing the parking facilities remain for the life of the commercial/industrial development.

16. SLOPE

- A. Parking areas shall be designed and improved with grades not to exceed a 5% slope.
- B. Driveways shall have no grades exceeding 8% slope or as approved by the City Engineer.

17. STRIPING

All parking spaces shall be striped in accordance with City requirements. The striping shall be maintained in a clear and visible manner. Each exit from any parking area shall be clearly marked with a "STOP" sign as required by the City Engineer.

18. SURFACING

All driveways and parking areas shall be surfaced with a minimum thickness of 3 inches of asphaltic concrete, concrete, or any City Engineer approved bituminous surfacing over a minimum thickness of 4 inches of an aggregate base material. An appropriate structural section of slag or other material may be approved by the City Engineer and Director for storage areas of industrial uses, provided that toxic or hazardous materials, including but not limited to those enumerated in Section 8.80.010 of the Municipal Code, are not located in such storage areas.

19. TANDEM PARKING

The review authority may approve an off-street parking program utilizing limited tandem parking for commercial and industrial uses provided that the development requires 150 or more parking spaces, with no more than a maximum of 10% of the total number of spaces designated as tandem and an attendant is on duty during the normal hours that the commercial/industrial development is open for business.

20. WHEEL STOPS/CURBING

Continuous concrete curbing at least 6 inches high and 6 inches wide shall be provided at least 3 feet from any wall, fence, property line, walkway, or structure where parking and/or drive aisles are located adjacent thereto. Curbing may be left out at structure access points. The space between the curb and wall, fence, property line, walkway or structure shall be landscaped, except as allowed by the Development Review Committee. The clear width of a walkway which is adjacent to overhanging parked cars shall be 4 feet. All parking lots shall have a continuous curbing at least 6 inches high and 6 inches wide around all parking areas and aisle planters; wheel stops shall not be used in lieu of curbing, to protect landscaping, signage, structures and walls.

Hyperlinks:

[19.26](#) Off-Street Loading Standards
[ARTICLE IV - Administration](#)

CHAPTER 19.30

SUBDIVISION REGULATIONS

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19.30.010 GENERAL

The subdivider, as a condition of approval of the final or parcel map shall, consistent with Map Act Sections 66411.1 and 66462.5, improve or agree and guarantee to improve all land either

within or outside the subdivision to be used for public or private streets, alleys, pedestrian ways, easements or other improvements in compliance with this Development Code.

19.30.020 REQUIRED IMPROVEMENTS

Completion of improvements outlined within this Chapter shall be in compliance with any agreement entered into by the subdivider and the City as well as plans and standard specifications applicable at the time of issuance of grading or building permits.

19.30.030 BLOCK STANDARDS

The lengths, widths and shapes of blocks shall comply with the following standards:

1. Convenient access, circulation, control and safety of street traffic, as outlined in the Circulation Element of the General Plan;
2. Lot specifications, as outlined in this Development Code; and
3. Limitations and opportunities of existing topography.

19.30.040 GRADING

Proper grading and erosion control, including the prevention of sedimentation or damage to off-site property shall be in compliance with the standards outlined in Chapter 15 of the Municipal Code, and Map Act Section 66411.

19.30.050 IMPROVEMENT STANDARDS

1. The subdivider shall provide and install all required streets and related improvements, either within or outside the subdivision, in compliance with the policies and procedures of the Department of Public Works/City Engineer, and the serving utility company. These improvement requirements shall be imposed as a condition of approval at the tentative map stage, and shall be completed or bonded for prior to recordation of the final map.
2. After final approval of the street lighting systems, it shall become the property of the City. The systems shall not be installed by a public utility or attached to poles or to a system owned by a public utility.
3. The subdivider shall pay to the City the cost of electrical energy for the street lighting system installed for his/her subdivision for a period of forty-eight months from the date of acceptance by the Director of Public Works/City Engineer. Payment shall be made to the City in one lump sum, prior to map recording, based on estimated rates approved by, and on file with the Director of Public Works/City Engineer.

19.30.060 LOT STANDARDS

The design, size, shape and orientation of each lot, which provides for a suitable building site, shall be appropriate to its location and type of development contemplated. The following standards shall apply:

1. The lot lines of all lots, so far as practical, shall be at approximately right angles to the fronting street, or approximately radial to the center of the curvature, if the street is curved. Sidelines of each lot shall be approximately radial to the center of the curvature of a cul-de-sac, where applicable;
2. No lot shall be divided by a City or special district boundary line. Division of the lot by a tax code boundary shall be avoided;
3. Corner lots for residential use shall have extra width pursuant to Section 19.04.030(1)(Table 04.02) to permit appropriate building setback from both streets;
4. Through lots and reverse corner lots shall be avoided;
5. All lots that abut on arterial streets or the freeway shall have an additional 10 feet of depth which shall be included as part of the landscape maintenance district;
6. No remnants of property, with the exception of 1 foot control lots and approved nonbuildable sites, shall be created which do not conform to lot requirements or which are not required by public or private utility purposes;
7. Lot lines between adjacent lots within a subdivision shall be located at the top of any graded slope; and
8. All lots shall conform to the requirements contained in this Development Code.

19.30.070 MEDIAN STANDARDS

Median islands shall be installed as a condition of approval of a tentative map at appropriate locations, and in compliance with City standards in effect at the time of issuance of a Construction Permit.

19.30.080 SANITARY SEWERS

The subdivider, as a condition of approval of a tentative map, shall provide and install adequate sanitary sewer facilities, either within and/or outside the subdivision, in compliance with the policies and procedures of the Department of Public Works/City Engineer.

19.30.090 STORM DRAINAGE RETENTION

The subdivider, as a condition of approval of the tentative map, shall provide and install storm drainage and/or retention improvements, either within and/or outside the subdivision, in compliance with the policies and procedures of the Department of Public Works/City Engineer.

19.30.100 STREET TREES

The subdivider, as a condition of approval of a tentative map, shall provide and install approved street trees within the street right-of-way, dedicated planting easement, or within a combination of both in compliance with City standards.

For street trees not installed at time of acceptance of the public improvements, the subdivider shall deposit funds in the amount established by the Council. These funds shall be deposited in the Street Tree Fund, and shall be used for the purchase and planting of street trees, as the lots become occupied. The subdivider shall provide a specified list of City approved trees for selection by the new lot owner.

19.30.110 UNDERGROUND UTILITIES

The subdivider, as a condition of approval of a tentative tract map, shall provide for the undergrounding of all existing and proposed utility distribution or transmission facilities (e.g., cable television, electric, gas, telephone and water), within the subdivision and along peripheral streets, in compliance with the following standards:

1. Utility lines, including, but not limited to, electric, communications, streetlighting and cable television shall be required to be placed underground in compliance with the specifications of the public utility providing such services. The subdivider is responsible for complying with the requirements of this Section, and shall make the necessary arrangements with the utility companies for the granting of easements and installation of such facilities. Exceptions to the underground requirements are as follows:
 - A. Transformers, pedestal-mounted terminal boxes, meter cabinets and concealed ducts may be placed above ground if within the subdivision and are used solely in connection with the underground transmission or distribution lines;
 - B. Poles supporting street lights, and the electrical lines within the poles, may be situated above the surface of the ground;
 - C. The Council may waive any requirement of this Section if topographical, soil or other similar physical conditions make such underground installation unreasonable or impractical;
 - D. Any Parcel Map with a maximum of 4 residential parcels, no parcel of which has previously been exempted from this Section; and where at least 50% of the surrounding area within a radius of 500 feet has been previously developed without undergrounding utilities;

- E. That portion of a previously developed nonresidential Parcel Map; and
 - F. The requirement to underground shall apply to all utility lines traversing a subdivision, or installed along either side of the streets and alleys adjoining the subdivision, except for electrical lines of 33 KVA or more. Where 1 line is exempt, all parallel lines on that same pole shall be exempt.
2. Subdividers shall make the necessary arrangements with cable television operators to comply with the following requirements with respect to cable television installation in residential subdivisions:
- A. Pre-wire all residential structures;
 - B. Connect laterals to each residential structure with a minimum of 2 outlets wired in each structure; and
 - C. Install "flush mounts" or "pedestals" as required by the cable television operator which will service the subdivision.
3. Payment for costs of undergrounding shall be as follows:
- A. Arrangements, including payment of costs, shall be made by the subdivider directly with the serving utility company(s). Undergrounding of utility structures may be done by the subdivider, with permission from the serving utility;
 - B. For subdivisions with frontages of less than 300 feet, the City Engineer may accept a cash payment from the subdivider, in lieu of immediate undergrounding of the lines. Payments will be based upon a written estimate of the short unit cost from the serving utility company(s), and will reflect the subdivision's proportionate share of the estimated cost for undergrounding the lines over the entire area adopted by the City Engineer. Determination may be made by the City Engineer at the time any application is made to pay fees pursuant to this Section;
 - C. A Subdivider with property frontage of any length may elect to enter into an agreement with the City to defer the undergrounding until the utility lines along the frontage of 1 or more of the adjoining parcels are undergrounded. The agreement shall require the cost of the undergrounding, as determined pursuant to subsection (3)(B) to be made in semi-annual payments over a period of 5 years. The agreement shall be secured by a bond, or security interest in the subject real property;
 - D. A subdivider with property frontage of any length may petition the City to establish an assessment district to fulfill the requirement for undergrounding utilities. Prior to issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structure in the subject subdivision, subdivider shall have an assessment district in place or shall have made provision for undergrounding pursuant to Sections (3) (A) through (C);

- E. In the event that property on the opposite side of any street or highway from the property line along which underground is required is vacant, and a single set of poles carry the overhead utility lines for both sides of the street or highway, the subdivider shall pay 50% of the estimated cost of undergrounding. When the vacant property is developed, the subdivider of the property shall, as a condition of the issuance of building permits, be required to pay the remaining 50% of the cost of such undergrounding. Where the property is not vacant, or more than 1 set of poles carry utility lines along the street or highway, the subdivider shall pay the full cost of required undergrounding; and
 - F. Unless otherwise specified, any other provision herein notwithstanding the entire cost to underground street crossing utility lines shall be the responsibility of the subdivider of the property served by the utility lines.
4. Deposit of payments for costs of undergrounding shall be as follows:
- A. All payments collected pursuant to this Section shall be deposited into a City administered line item account for undergrounding utilities. Separate accounts shall be maintained for undergrounding in defined geographic areas throughout the City, as established by the City Engineer; and
 - B. In no event shall the payments from the subdividers on both sides of the street exceed the total estimated cost for undergrounding utilities along that section of street plus reasonable costs of administering this Section as approved by the Council.

19.30.120 WALLS

Each lot located on the exterior boundary of the subdivision shall have a wall adequate to prevent access between the lot and adjacent properties subject to the approval of the Director and in compliance with this Development Code.

19.30.130 WATER SUPPLY

The subdivider, as a condition of approval of a tentative map, shall provide and install adequate water supply facilities, either within and/or outside the subdivision, in compliance with the requirements of the applicable water district. Design and installation plans shall be subject to approval by the Water Department.

19.30.140 WELLS

Any water wells which are required to be abandoned by conditions of approval or state law shall be abandoned in a manner approved by the City Engineer and the State Department of Water Resources. The location of any well shall be delineated on the final or parcel map, and well logs, if available, shall be submitted to the City.

19.30.150 WIND EROSION

A subdivider, as a condition of approval of a tentative map, for a subdivision located within an area subject to high wind erosion shall comply with the following standards, consistent with the General Plan and this Development Code:

1. A solid masonry wall with a height of 6 feet and subject to design and materials approval by the Director shall be constructed on the peripheral boundary of the subdivision to protect it from the prevailing wind. Where the required wall extends over a future street opening, a fence, 6 feet in height, and subject to design and materials approval by the Director, may be substituted for the masonry wall;
2. Lots within and/or outside of the subdivision that have had soil disturbed during construction shall be covered with protective landscaping materials, subject to the approval of the City Engineer; and,
3. Prior to and during construction, streets and disturbed open areas within and/or outside of the subdivision shall be treated by watering or other approved method to prevent fugitive dust.

19.30.160 DEFERRED IMPROVEMENT AGREEMENTS

1. SUBDIVISIONS OF 4 OR LESS PARCELS

The frontage improvements may be deferred when deemed appropriate by the City Engineer. Deferral will be allowed when the City Engineer finds that construction is impractical due to physical constraints, or the surrounding neighborhood is absent similar improvements. When improvements are deferred, the subdivider shall enter into an agreement with the City for the installation of all frontage improvements at a future date as determined by the City. The agreement shall provide for the following:

- A. The agreement shall be acceptable to the City Engineer and City Attorney;
- B. Construction of required improvements shall begin within 90 days of the receipt of notice to proceed from the City;
- C. In the event of default by the owner or successors, the City is authorized to cause the construction to be done and charge the entire cost and expense to the owner or successors, including interest from the date of notice of the cost and expense until paid;
- D. This agreement shall be recorded in the office of the County Recorder at the expense of the owner and shall constitute notice to all successors of title to the real property of the obligation set forth, and also a lien in an amount to fully reimburse the City, including interest as above, subject to foreclosure in event of default in payment;

- E. In event of litigation caused by any default of the owner or successors, the owner or successors agree to pay all costs involved, including reasonable attorneys fees, which shall become a part of the lien against the real property;
- F. The term "owner" shall include not only the present owner, but also heirs, successors, executors, administrators and assigns, with the intent that the obligations undertaken shall run with the real property and constitute a lien against it; and
- G. Any other provisions deemed necessary by the City.

The agreement shall not relieve the owner from any other specific requirements of the Map Act or this Development Code.

2. REMAINDERS

Where remainders are made part of a final or parcel map, the subdivider may enter into any agreement with the City to construct improvements within, and along exterior boundaries of the remainder at a future date and prior to the issuance of a permit or other entitlement for development of a remainder parcel. The improvements shall be at the subdivider's expense. In absence of an agreement, the City may require completion of the construction improvements within a reasonable specified time following approval of the final or parcel map upon a finding that completion of the improvements is necessary for the following reasons:

- A. The public health and safety; or
- B. The required construction is a mandatory prerequisite to the orderly development of the area.

19.30.170 DESIGN

The design and layout of all required improvements, both on and off-site, public and private, shall conform to generally accepted engineering standards, the Map Act and applicable provisions of the Municipal Code.

1. STREETS

The design and layout of all required streets shall comply with the following standards/requirements:

- A. In compliance with the Circulation Element and all other related provisions of the General Plan;
- B. Direct driveway access shall be avoided when possible from arterials and collector streets as identified in the Circulation Element. Circular driveways or turnarounds shall be provided when direct access is unavoidable; and

- C. In compliance with standards established by the City Engineer including:
1. Specific cross-section street standards, based upon and related to the use to be made of the street(s);
 2. Offset intersections shall be a minimum of 150 feet centerline to centerline for local streets. A greater distance shall be established for larger streets as determined by the City Engineer; and
 3. No cul-de-sac shall exceed 500 feet in length unless approved by the Planning Commission or as otherwise provided in Chapters 19.15 and 19.17.

2. SIDEWALKS

Except as provided in Chapter 19.15 and 19.17, sidewalks shall be provided for all lots included in the subdivision. The sidewalks shall be of such width as may be required by the Policies and Procedures of Public Works, but in no case less than 6 feet in width adjacent to the curb in a residential area, or less than 5 feet in a commercial or industrial area. Considerations in design are to be given for handicapped persons and senior citizens. In addition, the following shall apply:

- A. Required sidewalk widths may include street signs, lights, fire hydrants, etc. These sidewalks should be located adjacent to the curb. However, in no instance may the clear path of travel be reduced to less than 4 feet.
- B. Meandering sidewalks, where used, shall be 5 feet in width and shall not include street signs, lights, etc;
- C. Sidewalks constructed of alternative paving materials as approved by the City Engineer, shall have smooth surfaces to ensure pedestrian safety. Asphalt shall not be used as an alternative paving material; and
- D. Undulating sidewalks are not permitted.

3. ALLEYS

All alleys shall have a minimum width of 20 feet. Intersecting alleys shall have a corner cutoff or radius of not less than 20 feet.

4. CORNER TREATMENT

At all block corners there shall be a rounding at the curb to a minimum radius of 25 feet. There shall also be a rounding of the property lines or a corner cutoff as established by the City Engineer.

19.30.180 CABLE TELEVISION SERVICE

The design of a subdivision shall provide 1 or more appropriate cable television systems an opportunity to construct, install and maintain any necessary equipment, pursuant to Map Act Section 66473.3. Conduits and manvaults shall be dedicated to the City. This Section is not intended to require free access to a subdivision, but to allow a cable franchise the opportunity to negotiate for providing service.

19.30.190 ENERGY CONSERVATION

The design of a subdivision shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities, pursuant to Map Act Section 66473.1.

19.30.200 ACCESS

All subdivisions shall abut upon or have an approved access to a public street. In addition, the following standards shall apply:

1. Each lot or unit within the subdivision shall have approved direct access to a public or private street;
2. Street layout shall be designed to provide for future access to, and not impose undue hardship upon, property adjoining the subdivision;
3. No new direct driveway access from individual residential lots onto divided major arterials, major arterials or minor arterials shall be permitted, unless approved by the Director and City Engineer;
4. In the case of private streets, the subdivider shall provide an appropriate method for permanent maintenance subject to approval of the City Engineer and the City Attorney;
5. Reserve strips, or non-access at the end of any street or at the exterior boundary of the subdivision, shall be dedicated unconditionally to the City, when required; and
6. A tentative tract or parcel map shall provide for at least 2 different standard routes for ingress and egress, except as provided below. A standard route is a road which is dedicated to the City and has a minimum paved width of 24 feet. The different standard routes shall be designed to utilize separate roadways or streets, or a common street that provides access from opposite directions, provided that the access from each direction utilizes an independent street system. The purpose of these routes is to permit accessibility to fire fighting and other public equipment and to permit orderly evacuation in the event of flood, fire or other emergency. Prior to recordation of the final map, adequate security shall be provided to ensure construction of the required improvements before any certificate of occupancy is issued.

Exemptions. A tentative tract or parcel map may be exempted from providing 2 different standard routes of ingress and egress and provide only 1 standard route only if all of the following circumstances exist:

A. General

- (1) The Fire Chief, the Director, and the City Engineer determine that there is no feasible alternative to providing 2 different standard routes of access for the tentative subdivision map.
- (2) The determination is made by the City Traffic Engineer that a second standard route is not necessary for circulation purposes (this determination may require the submittal of a traffic study addressing the issue).
- (3) The Fire Chief specifically finds that the public health, safety, and welfare in the event of flood, fire, or other emergency do not require both such routes, under the circumstances of that particular tentative map, development agreement or specific plan application. The Fire Chief shall provide written documentation of this finding to the Planning Commission and may recommend approval or denial of the request. The Planning Commission shall make its recommendation to the Mayor and Common Council for final decision of the tentative map with only 1 standard access route, based on the determination of the City Traffic Engineer and the findings and recommendation of the Fire Chief.

B. Tentative Maps Located within the Foothill Fire Zones

Where the subject property is located within a Foothill Fire Zone, as defined in Chapter 19.15, the Planning Commission, upon the recommendation of the Director, the Fire Chief and the City Engineer, may approve a tentative map with 1 standard and 1 non-standard access route. A non-standard access route is a road which is not constructed in full conformance with the requirements for a standard route set forth above. In no event may a tentative map be approved within a Foothill Fire Zone unless 2 access routes are provided, of which 1 shall be standard. One standard and 1 non-standard access route may be approved where it is found that with respect to the non-standard access route when all of the following conditions are met:

- (1) The public health, safety and welfare do not require that the secondary access be a standard route;
- (2) That such route shall be designed and maintained to support the imposed load of fire apparatus and shall have a surface sufficient to provide all-weather driving capabilities;
- (3) That such route is at least 20 feet in width to accommodate emergency vehicles, in accordance with Article 10 of the Uniform Fire Code;
- (4) A City-approved traffic analysis has been completed which documents that a second standard access is not needed for general traffic circulation.

C. Conditions for 1 Standard Access Route

Any tentative tract or parcel map approved with less than 2 standard routes of access shall be subject to all of the following:

- (1) All structures shall be provided with interior automatic sprinklers in order to help decrease the spread of fire. The design and installation shall be approved by the City Fire Department.
- (2) Cul-de-sacs to a maximum of 500 feet may be permitted with a maximum of 30 dwelling units, unless otherwise approved by the Planning Commission upon the recommendation of the Director, Fire Chief and City Engineer, or as otherwise provided in Chapters 19.15 and 19.17.

(For the purposes of this Development Code, a cul-de-sac is defined as a street or connection system of streets having only one outlet for vehicular traffic and ending in a turnaround. The length of the cul-de-sac is measured along its centerline from the centerpoint of the turnaround to the intersection of the centerlines of the cul-de-sac and the first street that has at least two outlets to a street system outside of the project boundaries; in situations where no secondary access route is provided, the access route is the cul-de-sac outlet.)

- (3) The Water Department General Manager shall determine if a looped system or similar mechanism shall be installed at the time of development to ensure adequate water service.
- (4) Any other recommended requirements the Fire Chief deems necessary to ensure public health, safety, and welfare, including, but not limited to structural design, and number and location of fire hydrants.

D. Conditions for a Non-Standard Access Route

- (1) Requirement of dedication and perpetual maintenance. Any non-standard access route shall be over a dedicated right-of-way or irrevocable easement; such route may be over an easement granted to any public entity when such easement includes provisions for the perpetual maintenance of the access routes in the manner approved by the City at the time of its approval of the tentative map.
- (2) Improvement of access route upon further development. At such time as further development occurs which would provide an access route to a subdivision over a non-standard route previously approved by the Mayor and Common Council pursuant to the provisions of this section, that route shall be dedicated and fully improved to a standard width for a street of its type, with curbs, gutters, sidewalks and such other street improvements as may be required under this code or any other ordinances or policy.

- (3) Fuel modification. A fire model of the site shall be developed for the purpose of determining the extent of the fuel modification zone, and if the minimum standards for a fuel modification plan as set forth in Section 19.15.020(6)(J) are adequate with a non-standard secondary access route.
- (4) Controlled access. The use of gates, or other forms of controlled access to and from the non-standard access route, shall be subject to approval of the Director, Fire Chief and City Engineer, and shall utilize a design subject to Fire Department approval.

E. Procedures for Exemption

A Variance application shall be submitted pursuant to Chapter 19.72 concurrently with any tentative map, development agreement or specific plan application under which an exemption from the requirement for a second standard access route is proposed. MC 902 4/18/94

19.30.210 IMPROVEMENT PLANS

Improvement Plans shall be prepared by a registered civil engineer licensed by the State of California, and shall include, but not be limited to, all improvements required in this Chapter.

1. FORM AND CONTENT

The form, content and supporting data of an improvement plan shall conform to the requirements of the City Engineer.

2. REVIEW AND APPROVAL BY CITY ENGINEER

The subdivider shall submit the preliminary improvement plans and all supporting data to the City Engineer for review. The subdivider shall revise the improvement plans until in final form as deemed by the City Engineer. Upon completion of the improvement plans and satisfaction of all other requirements of this Development Code, the subdivider shall transmit the original set of improvement plans to the City Engineer for final review and signature. The originals shall be retained by the City.

Approval by the City Engineer shall in no way relieve the subdivider or the subdivider's engineer from responsibility for the design of the improvements and for any error, omission or any deficiency resulting from the design or from any required conditions of approval of the tentative map.

3. REVISIONS TO APPROVED PLANS

A. BY SUBDIVIDER

Requests by the subdivider for revisions to the approved plans, appearing necessary during construction, shall be submitted in writing to the City Engineer and shall be accompanied by revised drawings showing the proposed revision(s).

If found acceptable and consistent with the approved tentative map, the amended originals shall be initialed by the City Engineer. Construction of any proposed revision(s) shall not proceed until the revised plans have been initialed by the City Engineer.

B. BY THE CITY ENGINEER

When revisions are deemed necessary by the City Engineer to protect the public health and safety, or as field conditions may require, a request shall be made to the subdivider. The subdivider shall revise the plans and transmit the original(s) to the City Engineer for initialing within the time specified by the Engineer. Construction of all, or any portion of, the improvements may be stopped by the City Engineer, in compliance with Chapter 12 of the Municipal Code, until the revised drawings have been submitted, approved and initialed.

19.30.220 IMPROVEMENT AGREEMENT

The improvement agreement shall be prepared and signed by the Mayor and approved as to form by the City Attorney. The agreement shall provide for the following:

1. Construction of all improvements according to approved plans and specifications on file with the City Engineer;
2. Completion of improvements within the time specified by Section 19.30.020 (Required Improvements);
3. Right by City to modify plans and specifications;
4. Warranty by subdivider that construction will not adversely affect any portion of adjacent properties;
5. Payment of fees in compliance with the City's "Schedule of Fees;"
6. Payment of in-lieu fees for undergrounding of utilities on peripheral streets as well as payment of in-lieu fees for parkland dedication as may be required;
7. Payment of Area of Benefit Fees, if applicable;
8. Improvement security as required by Section 19.30.020. Improvement security for subdivisions of 4 or less parcels shall be provided before performance of the work;
9. Maintenance and repair of any defects or failures and causes thereof;
10. Release of the City from all liability incurred by the subdivision and payment of all reasonable attorney's fees that the City may incur because of any legal action resulting from the subdivision; and

11. Any other deposits, fees or conditions required by this Development Code, and as may be required by the City Engineer.

19.30.230 IMPROVEMENT SECURITY

1. REQUIRED

Any improvement agreement, contract or act required or authorized by the Map Act, for which security is required, shall be secured pursuant to Map Act Section 66499.

2. GENERAL

A. IMPROVEMENT AGREEMENT

The subdivider shall enter into a contract with the City, acceptable to the City Attorney, to make, install and complete within the time fixed, but in no case more than 2 years from the date of execution of the contract, all improvements and land alteration(s) in compliance with approved plans.

B. SECURITY ARRANGEMENTS

1. The subdivider shall file security to guarantee completion of public and private improvements with the improvement agreement as follows:
 - a. A faithful performance security in an amount deemed sufficient by the City Engineer to cover up to 100% of the total estimated cost of all required improvements including bonding requirements for grading as outlined in Chapter 15.04 of the Municipal Code;
 - b. A labor and material security to cover up to 50% of the total estimated cost of all required improvements;
 - c. A grading security as required by Chapter 15.04 of the Municipal Code;
 - d. A monumentation security in an amount stipulated by the City Engineer to cover the cost of placing lot corners and other related monuments;
 - e. If the required subdivision improvements are financed and installed pursuant to special assessment proceedings, upon the furnishing by the contractor of the faithful performance and labor and material security required by the special assessment act being used, the City may reduce the improvement security of the subdivider by an amount corresponding to the amount of the security furnished by the contractor; and

- f. Notwithstanding the above, the subdivider may satisfy the requirement for security of certain improvements by providing proof that same has been posted with another public agency subject to the approval of the City Engineer.
2. Security may be 1 of the following types subject to the approval of the City Attorney as to form:
 - a. Bonds. All bonds shall be executed by a surety company authorized to transact business as a surety, and have an agent for service in California, together with an "A" policy holder's rating and a financial rating of at least "V" in compliance with the current "Best's" ratings. The bond(s) shall contain the nearest street address of the institution providing the bond(s).
 - b. Cash Deposits. In lieu of the faithful performance and labor and material bonds, the subdivider may submit cash deposits or negotiable bonds of a kind approved for securing deposits of public monies under the conditions hereinafter described.

Disbursements from cash deposits shall be made in compliance with a separate agreement between the subdivider and the City. A bookkeeping fee of 1% of the total amount deposited with the City for each cash deposit shall be submitted with each security. Disbursements from a cash deposit in any instance shall not be permitted unless and until authorized in writing by the Director.
 - c. Letter of Credit. In lieu of faithful performance and labor and material bonds or cash deposits, the subdivider may submit a letter of credit subject to the California Commercial Code and under the conditions hereinafter described. The letter of credit shall be issued by a financial institution organized and doing business in, and subject to regulation by, the State of California or federal government, in a form, content, and duration as approved by the City Attorney, and shall pledge that the funds necessary to meet the performance are on deposit and guaranteed for payment and agree that the funds designated by the instrument shall become secured trust funds for the purposes set forth in the instrument. The letter of credit shall contain the nearest street address of the institution providing the instrument.
3. The City Clerk shall not endorse or sign its certificate contained on the final map unless and until improvement security as hereinabove specified has been posted.
4. The requirements stipulated above are applicable to any parcel map for which the installation of any public improvements or grading is a condition of approval.

5. No final or parcel map shall be presented to the Council for acceptance until the requirements of this Section have been met and until all charges established by the Council and pertaining to the property being subdivided have been paid.

3. IMPROVEMENT AGREEMENT NOT REQUIRED WITH SPECIAL PERMIT

Should the subdivider desire to do certain work prior to entering into an agreement with the City to install and complete all subdivision improvements and alteration work, the subdivider may make an application to do so under a special permit. This application shall be accompanied by detailed plans, describing the work which is proposed. The Director and City Engineer may issue a special permit to the subdivider upon submittal of an application, provided security has been posted in an amount which would insure the rehabilitation of the land, including grading and planting, in the event the subdivision map does not record. The security and contractor's qualifications shall be in compliance with this section. When the special permit is for all work required in connection with the subdivision and the work has been completed and inspected prior to map recordation, an improvement agreement will not be required.

4. AGREEMENT BETWEEN DEVELOPMENT DEPARTMENT AND CITY IN LIEU OF BOND

An agreement between the Development Department of the City and the City, approved by the City Attorney and unconditionally providing and guaranteeing that said Development Department shall provide any or all required improvements and pay the costs thereof pursuant to the provisions of this Chapter, and which pledges the full faith and credit of said Development Department, may be filed with the City Engineer as security in lieu of bond, cash, or certificate of deposit whenever the project is located in a redevelopment project area or the project is covered by a disposition and joint development agreement of which the City or Development Department is a party. The guarantee agreement shall recite that the improvements will be in compliance with the redevelopment plan, if any, for the area and in furtherance of the public interest in promoting public or private development.

5. RELEASE OF SECURITY

Security provided may not be released. In the case of a letter of credit, the issuing bank or association will receive a copy of the Notice of Completion.

A. PROGRESS PAYMENTS

Progress payments may be made to the subdivider from any deposit money or letter of credit which the subdivider may have made in lieu of providing a security bond; provided, however, that no progress payment shall be made for more than 90% of the value of any installment of work. No progress payments from cash deposits shall be made except upon certification by the City Engineer, and the subdivider that work covered thereby has been completed.

B. RELEASE OF SECURITY

Improvement bonds given for faithful performance of the agreement shall be released upon final inspection and acceptance by the City Engineer. The labor and material bond shall be retained to secure payment to the contractor, the subcontractors, and to persons renting equipment or furnishing labor or materials for 6 months after completion and acceptance of the work. Following the 6-month period, the labor and material security may be reduced to an amount not less than the total of all claims on which an action has been filed and notice given in writing to the City.

C. MAINTENANCE GUARANTY

The subdivider shall guarantee all public improvements for a period of 1 year from the date of final acceptance and shall correct any and all defects or deficiencies arising during that period of limitation outlined in Code of Civil Procedure Sections 337 and 337.15, as a result of the acts or omissions of the subdivider, its agents, or employees. The subdivision guaranty shall be backed by a bond or cash deposit in the amount of 25% of the surety posted for improvements. The City shall provide written notice of the defect or deficiency. In any instance where the subdivider fails to take action within the specified time, or when immediate action is required to protect the public health, safety and/or welfare, the City may cause the work to be performed and call on the surety for reimbursement. The maintenance security shall be submitted prior to final acceptance of the public improvements by the City.

D. FORFEITURE OF SURETY

In the event that subdivider fails to complete all improvement work in compliance with the provisions of this section and the improvement agreement, and the City shall have to complete the same, the City shall call on the security for funds necessary to complete the improvements as reimbursement or shall appropriate from any cash deposit funds for reimbursement. If the amount of any security shall be less than the cost and expense incurred by the City, the subdivider shall be liable to the City for such difference. Any cash remaining in the possession of the City after completion of the improvement, shall be returned to the originator minus normal administrative costs.

19.30.240 CONSTRUCTION AND INSPECTION

The construction methods and materials for all subdivision improvements shall conform to City requirements. Construction shall not commence until all required improvement plans have been approved by the City Engineer and all applicable City permits have been issued. All subdivision improvements are subject to inspection by the City Engineer and shall comply with City requirements.

19.30.250 COMPLETION OF IMPROVEMENTS

1. ALL SUBDIVISIONS

The subdivision improvements shall be completed by the subdivider within 12 months, or a later time as approved by the City Engineer, not to exceed a total of 24 months, from final map recordation, unless an extension is granted by the Council.

If the subdivider fails to complete the subdivision improvements within the specified time limits, the Council may, by resolution, cause any or all uncompleted improvements to be completed and the parties executing the security or securities shall be firmly bound for the payment of all necessary and appropriate costs.

2. EXTENSIONS

The completion date may be extended by the Council upon written request by the subdivider and submittal of adequate evidence to justify the extension. The request shall be made not less than 30 days prior to expiration of the subdivision improvement agreement.

The subdivider shall enter into a subdivision improvement agreement extension with the City. The agreement shall be prepared by the City Engineer, approved as to form by the City Attorney, executed by the subdivider and surety and transmitted to the Council for consideration. If approved by the Council, the City Clerk shall execute the agreement on behalf of the City.

In consideration of a subdivision improvement agreement extension, the following adjustments may be required:

- A. Revision of improvement plans to provide for current design and construction standards when required by the City Engineer;
- B. Revised improvement construction estimates to reflect current improvement costs as approved by the City Engineer;
- C. Increase of improvement securities in compliance with revised construction estimates;
- D. Inspection fees may be increased to reflect current construction costs, but shall not be subject to any decrease or refund; and
- E. Any fees then in effect.

The Council may impose additional requirements as recommended by the City Engineer or as it may deem necessary as a condition to approving any time extension for the completion of subdivision improvements.

19.30.260 ACCEPTANCE OF IMPROVEMENTS

1. GENERAL

After all improvement deficiencies have been corrected and "Drawings of Record" improvement plans filed, the completed subdivision improvements shall be considered by the City Engineer for acceptance. The developer shall be responsible for the cost of providing "as built" revisions to the approved original "drawings of record" on file in the office of the City Engineer. Redlined drawings shall not be accepted for "as built" revisions.

Acceptance of the improvements shall imply only that the improvements have been completed satisfactorily and that public improvements have been accepted for public use.

2. ACCEPTANCE OF A PORTION OF IMPROVEMENTS

Upon written report of the subdivider, the City Engineer may accept a portion of the subdivision improvements. The improvements shall only be accepted if the City Engineer finds that it is in the public interest, and the improvements are for the use of the general public.

Acceptance of a portion of the improvements shall not relieve the subdivider from any other requirements imposed by this Development Code.

19.30.270 BICYCLE PATHS

As required by Map Act Section 66475, regarding dedication of roadways to the public, the subdivider shall also dedicate additional land as may be necessary and feasible to provide bicycle paths for the use and safety of the residents of the subdivision, if the subdivision contains 200 or more parcels, pursuant to Map Act Section 66475.1.

19.30.280 BRIDGES AND MAJOR THOROUGHFARES

The purpose of this section is to provide for improvements or the payment of fees to defray the actual or estimated cost of the construction of bridges over waterways, railways, freeways and canyons and/or major thoroughfares as a condition of approval of a final map or as a condition of issuing a building permit, pursuant to Map Act Sections 66484 and 66489, consistent with the Circulation Element of the General Plan.

1. DEFINITIONS

The following definitions apply specifically to this section:

A. AREA OF BENEFIT

A specified area for which it has been determined that the real property located therein will benefit from the construction of a bridge and/or major thoroughfare.

B. BRIDGE FACILITIES

Those situations identified in the Circulation Element requiring construction of, or addition to, a bridge spanning a waterway, railway, freeway or canyon or that is part of a major thoroughfare.

C. CONSTRUCTION

Design, acquisition of right-of-way, administration of construction contracts, actual construction and inspection(s).

D. MAJOR THOROUGHFARES

A roadway designated as arterial, major or secondary highway, as identified in the Circulation Element, whose primary purpose is to carry through traffic and provide a network connecting to the state highway system.

2. ESTABLISHMENT PROCEDURES

Action to establish an area of benefit requiring the payment of fees outlined in this section shall be accomplished, pursuant to the provisions of Map Act Section 66484.

3. AMENDMENTS

Resolutions establishing areas of benefit may be amended by the Council to reflect modifications in either bridge and/or major thoroughfare facilities. These amendments shall be adopted in the same manner as the original resolution.

4. PAYMENT OF FEES

Fees required pursuant to this section shall be paid prior to the recordation of a final or parcel map. These fees shall be based on the City's Schedule of Fees in effect on the date of payment.

5. IN LIEU CONSIDERATION

The Council may approve the acceptance of consideration in lieu of payment of fees outlined in this section.

6. REIMBURSEMENT

If a subdivider, as a condition of approval of a tentative map, is required or desires to construct a bridge and/or major thoroughfare, the Council may enter into a reimbursement agreement with the subdivider, to provide for payments to the subdivider from the applicable fund.

19.30.290 DEDICATION OF STREETS, ALLEYS AND OTHER PUBLIC RIGHTS-OF-WAY OR EASEMENTS

The subdivider, as a condition of approval of a tentative map, shall dedicate, or make an irrevocable offer of dedication of, all parcels of land within the subdivision that are needed for streets and alleys, including access rights and abutter's rights, drainage, public open space, trails, scenic easements, public utility easements and other public easements, pursuant to Map Act Section 66475. In addition, the subdivider shall improve or agree to improve all the aforementioned dedications and easements.

19.30.300 DEDICATIONS

All dedications of property to the City for public purposes may be made in fee title, and that, at the City's discretion, a grant of an easement may be accepted for open space, scenic, trails, parks, and/or public utility easements. All dedications in fee and grants of easements shall be free of liens and encumbrances except for those which the City finds would not conflict with the intended use. The City may accept an irrevocable offer of dedication in lieu of dedication.

19.30.310 LOCAL TRANSIT FACILITIES

The subdivider, as a condition of approval of a tentative map, may be required to dedicate, or make an irrevocable offer of dedication, of land within the subdivision for local transit facilities (e.g., shelters, bus turn outs, etc.) pursuant to Map Act Section 66475.2.

19.30.320 PARKS AND RECREATION FACILITIES

1. GENERAL

The purpose of this section is to provide additional park and recreational facilities and open space. The park and recreational facilities for which payment of a fee and/or dedication of land is required by this section shall be in compliance with the policies, goals and standards contained in the Parks and Recreation Element of the General Plan.

2. REQUIREMENTS

The subdivider, as a condition of approval of a tentative map, shall pay a fee in lieu, dedicate land, or both, at the discretion of the Council for park and/or recreational purposes, pursuant to Map Act Section 66477.

3. PARK AREA STANDARD

It is hereby found and determined that the public interest, convenience, health, safety and welfare require that 5 acres of land for each 1000 persons residing within the City be devoted to park and recreational purposes. Lands held as public open space, for wildlife habitat, shall not be included in this formula.

4. PARK AND RECREATION CONSTRUCTION FEE

- A. A park and recreation construction fee shall be assessed for any mobile home lot or residential dwelling unit constructed in the City. Any person securing a building permit to construct a residential dwelling unit, or to install electrical and/or plumbing equipment to provide service to a mobile home shall pay the following rates:
1. One percent of the cost of the improvements for each single-family dwelling constructed, as determined by the building permit.
 2. One percent of the cost of the improvements for each residential dwelling unit constructed in a multi-family dwelling containing 2 or more residential dwelling units, as determined by the building permit.
 3. One percent of the cost of the improvements or \$650.00 for each mobile home lot constructed, whichever is greater, in a mobile home park or mobile home park subdivision, as determined by the building permit.
- B. The fee imposed by this section shall be imposed regardless of whether the new dwelling unit is created by new construction or by modification of existing nonresidential structures. The fee imposed shall apply to new mobile home park sites regardless of whether they are part of a new mobile home park or an addition to an existing park.
- C. For the construction of new single-family homes, the fee imposed by this Section may be deferred at the request of the owner of the property until the release of utilities is issued or eighteen (18) months from the issuance of the Building Permit, whichever is less. The owner of the property must personally guarantee payment of the fee, sign documents authorizing the City to place a lien on the property in the amount of the fee, agree to place the payment of the fee in any escrow for the sale of the property, authorize the City to demand payment in any such escrow, and pay an administrative fee set by resolution of the Mayor and Common Council. The amount of the fee due shall be the amount in effect at the time of collection of the fee. In no event shall utilities be released until the fees are paid. This Subdivision C shall expire and be of no further force and effect on and after April 1, 1997. MC 961 3/18/96

5. GENERAL PLAN

Where a public park or recreational facility has been designated in the General Plan and is to be located in whole or in part within the proposed subdivision and is reasonably related to serving the needs of the residents of that subdivision, the subdivider shall dedicate land for park and recreational facilities sufficient in size and physical characteristics to meet that purpose. The amount of land shall be determined pursuant to Section 19.30.320(6).

If there is no park or recreational facility designated in the General Plan to be located in whole or in part within the proposed subdivision to serve the needs of the residents of that

subdivision, the subdivider shall, pursuant to Council determination, pay a fee in lieu of or dedicate land in compliance with Section 19.30.320(6).

6. DETERMINATION OF LAND OR FEE

The Council shall consider the following when evaluating the payment of fee in lieu of or the acceptance of land for dedication, or a combination of both:

- A. Parks and recreation Element, and any other applicable provision of the General Plan;
- B. Topography, geology, access and location of land in the subdivision suitable for dedication;
- C. Size and shape of the subdivision and land suitable for dedication;
- D. Feasibility of dedication; and
- E. Availability of previously acquired private property.

7. PAYMENT OF PARK AND RECREATION CONSTRUCTION FEE

The fee required by Section 19.30.320(4) shall be due and payable upon the issuance of a building permit for either construction of any residential dwelling unit, or installation of electrical and/or plumbing equipment to provide service to a mobile home. A refund of this fee may be made to the person who paid the fee in the event the building permit expires, pursuant to Section 302(d) of the Uniform Building Code.

8. USE OF FEES

All park and recreation construction fees collected pursuant to the provisions of this chapter shall be placed into a special fund which shall be known as the Park and Recreation Construction Fee Fund. The fund shall be composed of a separate revenue and expense account. Fees collected pursuant to this chapter shall be deposited in the revenue and expense account called Park and Recreation Construction Fee fund, and shall be used solely for the acquisition, improvement and expansion of the public park, playground and recreational facilities of the City, and for the installation and development of playground and recreational facilities owned by the elementary and high school districts.

9. CREDITS FOR LAND AND IMPROVEMENTS DEDICATION

In lieu of the payment of all or a portion of the park and recreation construction fee, the Council may grant credit for land and improvements which are dedicated in fee to public recreation and park purposes and accepted by the City. Dedicated land to be eligible for the credit shall be certified by the Commission as meeting the requirements of the Recreation Element. The amount of dedicated land eligible for the credit, the amount of credit to be given under this section, and the terms and conditions of the credit, if any, between the City and the dedicator shall be determined by mutual agreement.

10. SUBDIVISIONS NOT WITHIN CITY LIMITS

When the proposed subdivision lies within the Sphere of Influence of the City, and the subdivider intends to annex, the subdivider shall, pay a fee in lieu thereof, dedicate land, or both in compliance with adopted park and recreational principles and standards of the City's General Plan, and pursuant to the provisions of this section.

19.30.330 RESERVATIONS

The subdivider, as a condition of approval of a tentative map, may be required to reserve areas of real property for parks, recreational facilities, fire stations, libraries or other public uses, pursuant to the requirements of Map Act Sections 66479 and 66480.

19.30.340 SCHOOL SITE RESERVATIONS

The subdivider, as a condition of approval of a tentative map, may be required to dedicate real property for the construction of an elementary school to assure the residents of the subdivision adequate public school service. The dedication and subsequent repayment to the subdivider shall comply with the provisions of Map Act Section 66478.

19.30.350 SOLAR ACCESS EASEMENTS

(Reserved for future ordinance).

19.30.360 SUPPLEMENTAL IMPROVEMENTS

The subdivider may be required to install improvements for the benefit of the subdivision which may contain supplemental size, capacity or number for the benefit of property not within the subdivision as a condition precedent to the approval of a subdivision map, and thereafter to dedicate such improvements to the public. However, the subdivider shall be reimbursed for that portion of the cost of such improvements equal to the difference between the amount it would have cost the subdivider to install such improvements to serve the subdivision only, and the actual cost of such improvements pursuant to the provisions of Map Act Sections 66485, 66486 and 66487. The reimbursement shall be in conformance with an agreement approved by the Council. No improvements shall be constructed prior to approval of the agreement.

1. The owner of property serviced by a sewer main extended by the owner 300 feet or more beyond the existing sewer facilities as measured from the point of connection with such existing facilities to the point where the extension enters the lot, parcel or tract to be served by such line, may file with the City Engineer, 2 copies of an audited report of the costs incurred for the sewer line extension and manhole construction (except laterals) as an application for the reimbursement of the costs. The reports shall be filed within 90 days after written acceptance of such extension by the City. The City Engineer shall review such documentation and shall within 45 days after acceptance of same, make a recommendation to the City Administrator that:
 - A. All or a portion of the costs be accepted or denied;

- B. The City enter into a payback agreement with the owner or subdivider. The agreement shall provide that persons making connection to the line be assessed a fee on a pro rata basis as determined by the frontage of the lot, parcel, or tract serviced by the sewer line extension and, that all fees collected shall be paid to the original builder of the line. Any such agreement shall have a maximum term of 10 years and shall not pay interest; or
 - C. The owner receive immediate payment from the sewer construction fund of the allowed costs of the construction.
2. The recommendation of the City Engineer shall be based upon the following criteria:
- A. That the extension represents a logical and reasonable extension of the sewer line;
 - B. Properties along the extension have a reasonable probability of development within the ensuing 10 years;
 - C. There are sufficient unencumbered funds in the sewer line construction fund to finance the line;
 - D. The extension does not conflict with or delay the 5 year sewer line construction plan;
 - E. The extension is in compliance with the General Plan; and
 - F. The owner is not receiving any other form of government financing including, but not limited to, inducement, reimbursement, or fee waiver for such development.
- Based on the above, the City Administrator shall submit a recommendation to the Council.
3. No reimbursement shall be made hereunder unless and until the City Administrator determines that the audited report and verified claim have been filed within the allotted time periods and are otherwise acceptable to the City.

19.30.370 WAIVER OF DIRECT ACCESS RIGHTS

The City shall require as a condition of approval of a tentative map dedication of streets designated as arterial highways, including waiver of direct access rights, except at approved access points. The City may require as a condition of approval of a tentative map that dedications or offers of dedication of streets include a waiver of direct access rights to any street from any property within or abutting the subdivision. The waiver shall become effective upon acceptance of the dedication, pursuant to Map Act Section 66476.

Hyperlinks:

[19.31](#) Administration
[ARTICLE IV - Administration](#)

CHAPTER 19.62

NONCONFORMING STRUCTURES AND USES

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19.62.010 PURPOSE

These provisions provide for the orderly termination of nonconforming structures and uses to promote the public health, safety, and general welfare, and to bring these structures and uses into conformity with the goals and policies of the General Plan. This Chapter is intended to prevent the expansion of nonconforming structures and uses to the maximum extent feasible, to establish the criteria under which they may be continued or possibly expanded, and to provide for the correction or removal of these land use nonconformities in an equitable, reasonable and timely manner.

It is hereby declared that nonconforming structures and uses within the City are detrimental to both orderly and creative development, and the general welfare of citizens and property. It is further declared that nonconforming structures and uses shall be eliminated as rapidly as possible without infringing upon the constitutional rights of property owners.

19.62.020 NONCONFORMING STRUCTURES

A structure which lawfully existed prior to the effective date of this Development Code is a legal nonconforming structure, and may continue even though the structure fails to conform to the present requirements of the land use district in which it is located. A legal nonconforming structure may be maintained as follows:

1. A legal nonconforming structure which is damaged to an extent of 1/2 or more of its replacement cost immediately prior to such damage may be restored only if made to conform to all provisions of this Development Code. However, any residential structure(s), including multi-family, in a residential land use district destroyed by a catastrophe, including fire, may be reconstructed up to the original size, placement, and density. However, reconstruction shall commence within 2 years after the catastrophe.
2. Necessary repairs and desired alterations may be made to a legal nonconforming residential structure(s), including multi-family, located in a residential land use district.
3. Reasonable repairs and alterations may be made to legal nonconforming commercial, institutional, or industrial structures, provided that no structural alterations shall be made

which would prolong the life of the supporting members of a structure, such as bearing walls, columns, beams, or girders. Structural elements may be modified or repaired only if the Chief Building Official determines that such modification or repair is immediately necessary to protect the health and safety of the public or occupants of the nonconforming structure, or adjacent property and the cost does not exceed 1/2 of the replacement cost of the legal nonconforming structure. However, improvements required to reinforce non-reinforced masonry structures shall be permitted without replacement cost limitations, provided that such retrofitting is strictly limited to compliance with earthquake safety standards.

4. Changes to interior partitions or other nonstructural improvements and repairs may be made to a legal nonconforming commercial, institutional, or industrial structure, provided that the cost of the desired improvement or repair shall not exceed 1/2 of the replacement cost of the nonconforming structure over any consecutive 5 year period.
5. The replacement cost shall be determined by the Director.
6. Any additional development of a parcel with a legal nonconforming structure will require that all new structures be in conformance with this Development Code.
7. If the use of a nonconforming structure is discontinued for a period of 12 or more consecutive calendar months, the structure shall lose its legal nonconforming status, and shall be removed or altered to conform to the provisions of this Development Code. A use of a legal nonconforming structure shall be considered discontinued when any of the following apply:
 - A. The intent of the owner to discontinue use of the nonconforming structure is apparent, as determined by the Director.
 - B. Where characteristic furnishings and equipment associated with the use have been removed and not replaced with equivalent furnishings and equipment during this time, and where normal occupancy and/or use has been discontinued for a period of 12 or more consecutive calendar months.
 - C. Where there are no business receipts available for the 12 month period.
8. The following provisions shall apply to the reuse of existing nonconforming commercial/industrial structures and/or sites.
 - A. Landscaping shall be upgraded and maintained in a viable growth condition and irrigated in compliance with Section 19.28.030(10).
 - B. The parking lot landscaping shall be a minimum of 15% of the required parking lot area. However, if it is physically impossible to meet the minimum requirement, the Director may approve a reduction in the amount of landscaping required. No landscape improvements are required in areas not visible and/or accessible to the public.

- C. Existing, required parking spaces shall not be removed to provide additional landscaping.
- D. New uses in existing structures may be entitled to a reduction of up to 25% in the number of required parking spaces as determined by the Director.
- E. Existing wheel stops may remain. If repaving of the parking lot is necessary, existing wheel stops may be removed and reinstalled following the repaving, provided stall dimensional requirements are met. However, no installation of new or additional wheel stops shall occur.
- F. Installation of new concrete curbing may be required 3 feet from any walls, fences, property lines, walkways or structures adjacent to parking areas and drive aisles.
- G. Screening compatible with the existing structure shall be required for mechanical equipment pursuant to Section 19.20.030(21).
- H. A refuse enclosure shall be provided in compliance with adopted Public Works standards.
- I. Chain link fencing not in conformance with Code requirements shall be removed by the owner/applicant prior to the establishment of the use pursuant to Section 19.20.030(8).
- J. A nonconforming structure may be reoccupied without complying with the building dimensional requirements pertaining to height, setbacks and/or lot coverage. All other requirements in the Municipal Code, including but not limited to the provisions of this Chapter, shall apply to the reoccupancy of the structure. MC 810 10/3/91 (amended).
- K. A nonconforming structure that has historic significance may be reused for its original intended use regardless of the zoning designation if a Historic Resource Evaluation Report has been prepared that confirms the historic significance subject to the Director's determination that is compatible with surrounding land uses.
MC 957 2/7/96

19.62.030 NONCONFORMING USES

A nonconforming use is one which lawfully existed prior to the effective date of this Development Code, but which is no longer permitted in the land use district in which it is located. The continuance of a legal nonconforming use is subject to the following:

1. Change of ownership, tenancy, or management of a nonconforming use shall not affect its legal nonconforming status, provided that the use and intensity of use does not change.
2. If a nonconforming use is discontinued for a period of 12 or more consecutive calendar

months, it shall lose its legal nonconforming status, and the continued use of the property shall be required to conform with the provisions of this Development Code.

3. Additional development of any property on which a legal nonconforming use exists shall require that all new uses conform to the provisions of this Development Code.
4. If a nonconforming use is converted to a conforming use, no nonconforming use may be resumed.
5. No nonconforming use may be established or replaced by another nonconforming use, nor may any nonconforming use be expanded or changed, except as provided in 19.62.030(6) and 19.62.030(7).
6. A nonconforming use of a portion of a nonconforming commercial or industrial center or complex may be established or replaced by another similar nonconforming use pursuant to Section 19.02.070(3), if all of the following findings are made:
 - a. That the nonconforming use is similar to the uses originally allowed in the center or complex;
 - b. That the nonconforming use will not adversely affect or be materially detrimental to adjoining properties; and
 - c. That the use of the entire center or complex has not been vacant or discontinued for a period of 12 or more calendar months. MC 957 2/7/96
7. An existing legal nonconforming use or legal nonconforming building may be minimally expanded or changed subject to the granting of a Development Permit if all of the following findings are made:
 - a. That such expansion or change is minimal;
 - b. That such expansion or change will not adversely affect or be materially detrimental to adjoining properties;
 - c. That there is a need for relief of overcrowded conditions or for modernization in order to properly operate the use; and
 - d. That the use is existing and has not been discontinued for a period of 12 or more calendar months. MC 888 1/6/94, MC 957 2/5/96

19.62.040 ABATEMENT OF NONCONFORMING USES

Legal nonconforming uses shall be discontinued within the following specified time limits, from the effective date of this Development Code:

1. A nonconforming use which does not occupy a structure 5 years

- | | | |
|----|--|----------|
| 2. | The nonconforming use of a conforming structure within any residential land use district | 15 years |
| 3. | The nonconforming use of a conforming structure within any commercial/industrial land use district | 20 years |

19.62.050 STRUCTURE PERMITS OR CERTIFICATES OF OCCUPANCY PROHIBITED

When any nonconforming structure or use is no longer permitted pursuant to the provisions of this Chapter, no permit for a structure shall thereafter be issued for further continuance, alteration, or expansion. Any permit issued in error shall not be construed as allowing the continuation of the nonconforming structure or use.

19.62.060 REMOVAL OF ILLEGAL NONCONFORMING STRUCTURES AND USES

Nothing contained in this Chapter shall be construed or implied so as to allow for the continuation of illegal nonconforming structures and uses. Said structures and uses shall be removed immediately subject to the provisions of Chapter 19.46 (Enforcement of Provisions) and State law.

Hyperlinks:

[19.64](#) Specific Plans

CHAPTER 19.70 TEMPORARY USE PERMITS

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19.70.010 PURPOSE

The Temporary Use Permit allows for short-term activities which may be appropriate when regulated.

19.70.020 PERMITTED USES

The following temporary uses may be permitted, subject to the issuance of a Temporary Use Permit:

1. Real estate offices within approved development projects;
2. On- and off-site contractors' construction yards in conjunction with an approved development project;
3. Trailer, coach or mobile home as a temporary residence of the property owner when a valid residential building permit is in force. The permit may be granted for up to 180 days, or upon expiration of the building permit, whichever first occurs;
4. Christmas tree sale lots; however, a permit shall not be required when such sales are in conjunction with an established commercial business holding a valid business registration certificate, provided such activity shall be only held from November 1 through December 31, subject to Chapter 5.04 of the Municipal Code;
5. Fireworks, when the latter is in compliance with Chapter 8.60 of the Municipal Code;
6. Circuses, rodeos and carnivals, subject to compliance with Chapter 5.42 of the Municipal Code;
7. Fairs, festivals and concerts, when not held within premises designed to accommodate such events, such as auditoriums, stadiums, or other public assembly facilities;

8. Emergency public health and safety needs; and
9. Similar temporary uses which, in the opinion of the Director are compatible with the land use district and surrounding land uses, pursuant to Section 19.02.070 (3) (Similar Uses Permitted). MC 972 7/4/96

19.70.030 EXEMPTIONS

The following uses are exempt from the provisions of this chapter:

1. Temporary outdoor displays and sales, pursuant to Chapter 5.22 of the Municipal Code.
2. City-sponsored uses and activities, or activities occurring on City-owned property, occurring at regular intervals (weekly, monthly, yearly, etc.). Other City permits (building permits, encroachment permits, etc.) may be required. MC 888 1/6/94, MC 972 7/4/96

19.70.040 APPLICATION

A Temporary Use Permit may be approved, modified, conditioned, or denied by the Director. The Director may refer such application to the Commission. Decisions of the Director may be appealed to the Commission pursuant to Chapter 19.52 (Hearings and Appeals).

19.70.050 FINDINGS

The Director may approve or conditionally approve a Temporary Use Permit application only when all the findings contained in Section 19.36.050 (Conditional Use Permits) are made.

19.70.060 CONDITIONS OF APPROVAL

In approving an application for a Temporary Use Permit, the Director may impose conditions deemed necessary to ensure that the permit will be in accordance with the findings required by Section 19.36.050. These conditions may involve any pertinent factors affecting the operation of such temporary event, or use, and may include, but are not limited to:

1. Provision for a fixed period not to exceed 90 days for a temporary use not occupying a structure, including promotional activities, or 1 year for all other uses or structures, or for a shorter period of time as determined by the Director. MC 972 7/4/96
2. Provision for temporary parking facilities, including vehicular ingress and egress;
3. Regulation of nuisance factors such as, but not limited to, prevention of glare or direct illumination on adjacent properties, noise, vibration, smoke, dust, dirt, odors, gases, and heat;

4. Regulation of temporary structures and facilities, including placement, height and size, location of equipment and open spaces, including buffer areas and other yards;
5. Provision for sanitary and medical facilities;
6. Provision for solid, hazardous and toxic waste collection and disposal;
7. Provision for security and safety measures;
8. Regulation of signs;
9. Regulation of operating hours and days, including limitation of the duration of the temporary use, as outlined in Condition No. 1;
10. Submission of a performance bond or other surety devices, satisfactory to the City Engineer, to ensure that any temporary facilities or structures used will be removed from the site within a reasonable time following the event and that the property will be restored to its former condition;
11. Submission of a site plan indicating any information required by this Chapter;
12. A requirement that the approval of the requested Temporary Use Permit is contingent upon compliance with applicable provisions of the Municipal Code; and
13. Any other conditions which will ensure the operation of the proposed temporary use in an orderly and efficient manner and in accordance with the intent and purpose of this Chapter.

19.70.070 CONDITION OF SITE FOLLOWING TEMPORARY USE

Each site occupied by a temporary use shall be left free of debris, litter, or any other evidence of the temporary use upon completion or removal of the use, and shall thereafter be used, pursuant to the provisions of this Development Code. MC 972 7/4/96

19.70.080 REVOCATION

A Temporary Use permit may be revoked or modified by the Director if any one of the following findings can be made:

1. That circumstances have changed so that 1 or more of the findings of fact contained in Section 19.36.050 can no longer be made;
2. That the Temporary Use Permit was obtained by misrepresentation or fraud;
3. That 1 or more of the conditions of the Temporary Use Permit have not been met; and
4. That the use is in violation of any statute, ordinance, law, or regulation. MC 972 7/4/96

Hyperlinks:

[19.72](#)

Variances

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***APPENDIX 4: ARROWHEAD SPRINGS ANALYSIS
REPORTS:***

BIOLOGICAL RESOURCES

GEOTECHNICAL/GEOLOGICAL

CULTURAL RESOURCES

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***APPENDIX 5: ARROWHEAD PARKWAY ALTERNATIVE
ROADWAY ALIGNMENTS FATAL FLAW ANALYSIS***

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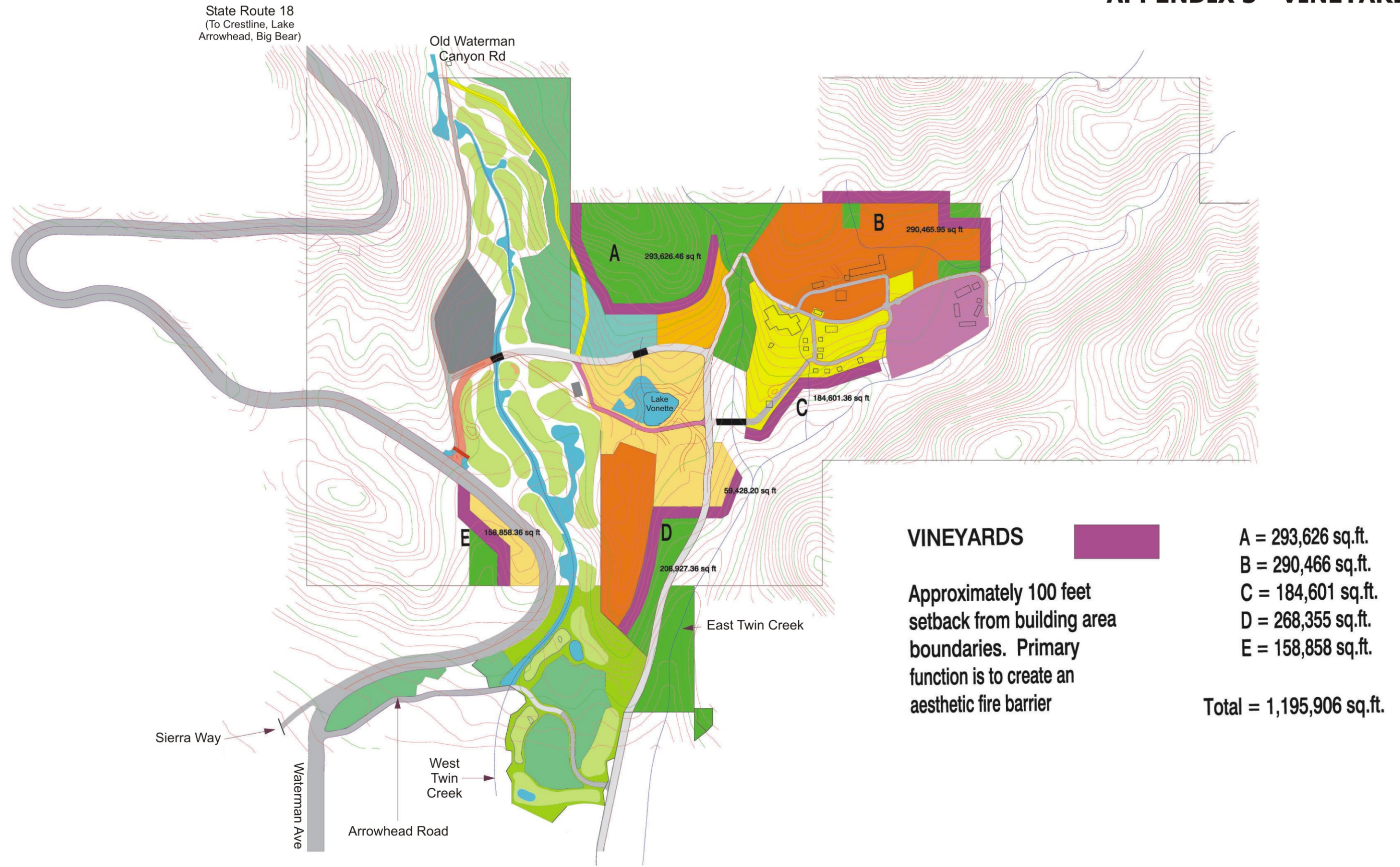
APPENDIX 6: ENVIRONMENTAL IMPACT REPORT

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APPENDIX 7: PROPOSED VINEYARD AREAS

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APPENDIX 8: SUSTAINABLE DEVELOPMENT

What is a “sustainable development”? The term “sustainable development” was created by the Brundlandt Commission, United Nations World Summit, in 1987, and in 1992, at the UN World Summit in Rio de Janeiro, the 21 principles, known as Agenda 21, were adopted by the world community of over 120 nations:

“Sustainable development is the ability to meet the needs of the present without compromising the ability of future generations to meet their needs”.

Today, the most widely accepted method to measure and validate sustainable development is known as the *L.E.E.D. (Leadership in Energy and Environmental Design)* certification program (www.usgbc.org). The LEED Green Building Rating System is a voluntary, consensus-based national standard for developing high-performance, efficient, cost-effective buildings. Many municipalities have adopted LEED for all municipal building standards and as guidelines for all real estate development within their jurisdiction.

Arrowhead Springs has adopted the LEED principles in creating its overall master plan. It is the goal of Arrowhead Springs to not only become a regional and state-wide champion of “sustainable development” but also a national showcase of sustainability principles. To this end, Arrowhead Springs has already complied with numerous LEED standards and plans to meet or exceed standards as the development unfolds. The on-site utility company, Arrowhead Springs Water & Power LLC, was specifically created to protect and manage all natural resources on the property, provide the Arrowhead Springs community with energy and water conservation technologies, and to ensure that sustainability principles are pursued effectively by the Arrowhead Springs Architectural Review Committee and Homeowner’s Association.

It is the intention at Arrowhead Springs that sustainable development principles will continue to play a fundamental role to protect the unique environment that is at the foundation of the master plan; however, even though guidelines will be provided and AWP will actively advocate these principles, all applications of the guidelines will be voluntary and not mandatory, until such time that the HOA and Architectural Review Committee adopts and endorses consensus-based specifications.

Notwithstanding this action, Arrowhead Springs already complies with many LEED principles as outlined below.

Sustainability Principles Engaged at Arrowhead Springs Prior to the Development Phase (based on LEED’s six categories and point rating):

1. Sustainable Site = 11 points out of 14 possible

- Erosion & Sedimentation Control. Arrowhead Springs will comply with local Erosion and Sedimentation Control standards and codes in order to prevent the loss of soil during construction by stormwater runoff and/or wind erosion, including stockpiling of topsoil for reuse; and to prevent sedimentation of storm sewer or receiving streams and/or air pollution with dust and particulate matter.
- Site Selection. Arrowhead Springs has:
 - Set aside acreage for vineyards to serve as a perimeter fire barrier and as a productive agricultural use in keeping with the historic past of the San Bernardino region;
 - Intentionally avoided any construction of buildings on land whose elevation is lower than 5 feet above the 100-year flood elevation;

- Set aside 1,400 acres, over 70%, of its property to the preservation of the watershed and wildlife. No construction is planned in habitat areas of species listed as threatened or endangered by the Federal or State governments;
- Planned no construction within 100 feet of any wetlands.
- Alternative Transportation.
 - Arrowhead Springs is within ¼ mile of local bus lines on 40th Street and Waterman Avenue;
 - Electric car charging stations have been installed and more are planned once development begins. No liquid or gaseous fueling facilities are permitted in the development, except for maintenance vehicles. These facilities are outdoors and located away from residences and public buildings;
 - Specific parking facilities at Arrowhead Springs are designed to be shared by multiple users at different times during the business day and evenings. Parking areas will be provided for preferred users, including hybrid vehicles, golf carts, neighborhood electric vehicles (NEV), and carpools.
- Reduced Site Disturbance. Arrowhead Springs:
 - Will restore a minimum of 50% of the open area adjacent to building property by planting native or adapted vegetation;
 - Has significantly reduced the development footprint; 1400 acres, over 70% of the property, is protected as open space and watershed, 199 acres is designated as a golf course, and there are over 20 acres of community parks.
- Stormwater Management.
 - Arrowhead Springs will implement a stormwater management plan;
 - No net increase in the rate and quantity of stormwater runoff will occur in over 80% of the property. A stormwater management plan will result in a 25% decrease in the rate and quantity of stormwater runoff in the immediate manmade building areas;
 - A treatment system will be designed to remove 80% of the average annual post development total suspended solids (TSS), and 40% of the average annual post development total phosphorous (TP).
- Landscape and Exterior Design to Reduce Heat Islands.
 - Reduction of heat islands will be achieved (within 5 years following construction) by 1) providing shade on at least 30% of non-roof impervious surfaces, such as parking lots, paved roads, walkways, patios, and promenades; 2) by using light-colored/high-albedo materials and in major commercial areas; and, 3) parking spaces will be provided under structures;
 - Roof-compliant, high-reflectance, and high emissivity roofing materials are currently used. The 25,000 square foot new conference center has been designed with a turf roof surface over 100% of its area.
- Light Pollution Reduction.
 - Artificial lighting at Arrowhead Springs will not exceed current Illuminating Engineering Society of North America foot-candle level requirements;

- Artificial lighting design will be directed entirely on building envelopes, pathway and driveway surfaces, with no direct-beam illumination of the sky.

2. Water Efficiency = 3 points out of 5 possible

- Water Efficient Landscaping. Arrowhead Springs will utilize high efficiency irrigation technology and reclaimed site water in order to reduce potable water consumption for irrigation by 50% over conventional means.
- Use Innovative Wastewater Technologies. Arrowhead Springs will:
 - Not use any municipally provided potable water for building sewage conveyance;
 - Treat 100% of wastewater on site to tertiary standards.
- Water Use Reduction. Arrowhead Springs will employ strategies, which in aggregate, use 20% less water than the water use baseline calculated for the project (not including irrigation).

3. Energy & Atmosphere = 12 points out of 17 possible

- Fundamental Building Systems Commissioning. AWP (Arrowhead Water & Power) will engage a commissioning authority; review design intent and basis of design documentation; include commissioning requirements in construction documents; develop and utilize a commissioning plan; verify installation, functional performance, training and documentation; and complete a commissioning report.
- Minimum Energy Performance. Arrowhead Springs will meet California Title 24 building energy efficiency and performance.
- CFC Reduction in HVAC&R Equipment. Arrowhead Springs will use currently available HVAC&R systems that are CFC-free.
- Optimize Energy Performance. By utilizing DOE-2 energy design software analysis, Arrowhead Springs will optimize energy performance by targeting a minimum of 40% reduction in energy consumption in new buildings and 30% reduction in existing buildings.
- Renewable Energy. Due to the vast geothermal resources, the project will supply a minimum of 20% of the total energy use for domestic hot water production.
- Additional Commissioning. AWP will conduct a focused review of the design prior to the construction documents phase; conduct a review of the Construction Documents when close to completion; conduct a selective review of contractor submittals of commissioned equipment; develop a re-commissioning management manual; provide a near-warranty end or post occupancy review.
- Ozone Depletion. It is the intent that Arrowhead Springs will install base building level HVAC and refrigeration equipment and fire suppression systems that do not contain HCFCs or Halon.
- Measurement & Verification. AWP will conduct long term continuous measurement of performance for:
 - Lighting systems and controls;
 - Constant and variable motor loads;
 - Variable frequency drive operation;
 - Chiller efficiency at variable loads;
 - Cooling load;
 - Air and water economizer and heat recovery cycles;

- Air distribution static pressures and ventilation air volumes;
- Boiler efficiencies;
- Building specific process energy efficiency systems and equipment; and
- Indoor water risers and outdoor irrigation systems.

4. Materials & Resources = 8 points out of 13 possible

- Storage & Collection of Recyclables. Arrowhead Springs will provide areas that are dedicated to separation, collection and storage of materials for recycling, including paper, glass, plastics, and metals.
- Building Reuse. Arrowhead Springs will maintain 100% of the existing historic hotel structure and shell and 50% non-shell (walls, floors, and ceilings).
- Construction Waste Management. Salvage approximately 75% of interior hotel furnishings, office furniture, art work, and reuse, sell, or donate miscellaneous designer or historical pieces.
- Resource Reuse. It is expected that the salvage and refurbishing of certain historic and signature designer components in the hotel and other properties will exceed 10% of the total interior building materials.
- Local/Regional Materials. It is expected that a minimum of 20% of building materials will be manufactured (final assembly) regionally within a radius of 500 miles from Arrowhead Springs.

5. Indoor Environmental Quality = 6 points out of 15 possible

- Minimum IAQ Performance. Arrowhead Springs will meet the minimum requirements of AS HRAE 62-1999, Ventilation for Acceptable Indoor Air Quality and approved Addenda.
- Environmental Tobacco Smoke Control. Arrowhead Springs will prevent exposure of building occupants and systems to Environmental Tobacco Smoke.
- Low-Emitting Materials.
 - Arrowhead Springs will minimize the quantity of indoor air contaminants that are odorous or potentially irritating, this includes adhesives, paints and coatings that meet the VOC limits of California, to provide installer and occupant health and comfort;
 - Composite wood and agrifiber products will not contain urea-formaldehyde resins.
- Indoor Chemical & Pollutant Source Control. Arrowhead Springs building occupants will not be exposed to potentially hazardous chemicals that adversely impact air quality.
- Thermal Comfort. Arrowhead Springs will comply with AS HRAE Standard 55-1992, Addenda 1995 for thermal comfort standards including humidity control within established ranges per southern California climate zone.
- Daylight & Views. Buildings at Arrowhead Springs will provide a connection between indoor spaces and outdoor environments through the introduction of sunlight and views into the occupied areas of the building by achieving a minimum Daylight Factor of 2% in 75% of all space occupied for critical visual tasks, not including copy rooms, storage areas, mechanical, laundry, and other low occupancy support areas.

6. Innovation & Design Process = 2 points out of 5 possible

- Education. Arrowhead Springs will provide an educational program for Arrowhead Springs occupants, guests, and the public regarding the history of the site and facilities, including Native Americans, early

pioneers, Hollywood's Golden Era, and Campus Crusade for Christ ministry headquarters. Museums and library will be located on the premises.

7. LEED Accredited Professional

- Arrowhead Springs has a LEED Accredited Professional on staff, who is part of the principal design team. Since 1996, Paul Bierman-Lytle has participated in the master planning and site development of the entire project.

Arrowhead Springs Total Points Prior to Engaging LEED program = 40

LEED certification rating categories:

Certified	26-32 points
Silver	33-38 points
Gold	39-51 points
Platinum	52-69 points

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***APPENDIX 4: ARROWHEAD SPRINGS ANALYSIS
REPORTS:***

BIOLOGICAL RESOURCES

GEOTECHNICAL/GEOLOGICAL

CULTURAL RESOURCES

Under Separate Cover

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***APPENDIX 5: ARROWHEAD PARKWAY (a.k.a. VILLAGE
PARKWAY) ALTERNATIVE ROADWAY ALIGNMENTS
FATAL FLAW ANALYSIS***

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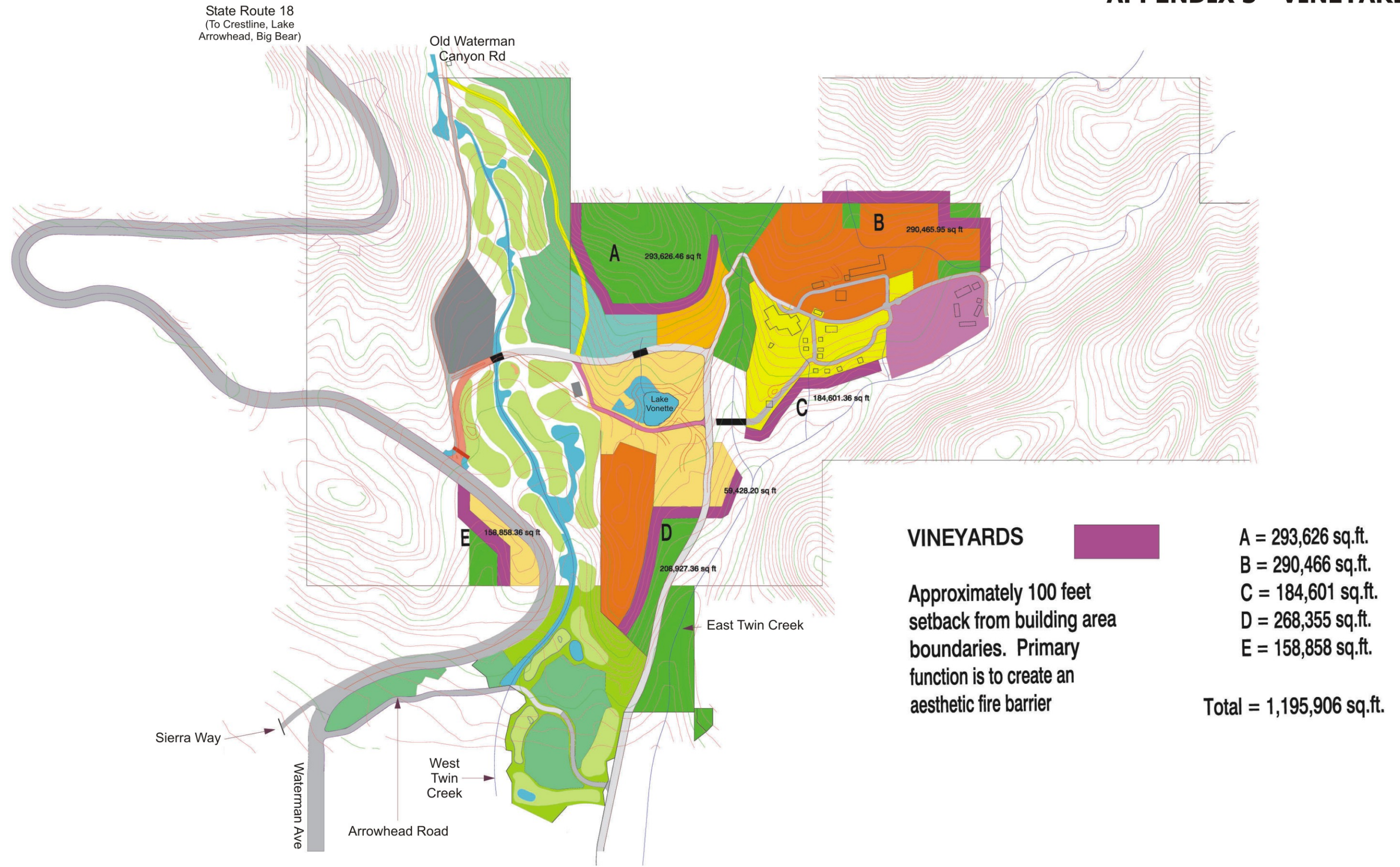
APPENDIX 6: ENVIRONMENTAL IMPACT REPORT

Under Separate Cover

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APPENDIX 7: PROPOSED VINEYARD AREAS

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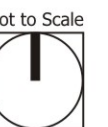
VINEYARDS



Approximately 100 feet setback from building area boundaries. Primary function is to create an aesthetic fire barrier

- A = 293,626 sq.ft.
- B = 290,466 sq.ft.
- C = 184,601 sq.ft.
- D = 268,355 sq.ft.
- E = 158,858 sq.ft.

Total = 1,195,906 sq.ft.



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APPENDIX 8: SUSTAINABLE DEVELOPMENT

What is a “sustainable development”? The term “sustainable development” was created by the Brundlandt Commission, United Nations World Summit, in 1987, and in 1992, at the UN World Summit in Rio de Janeiro, the 21 principles, known as Agenda 21, were adopted by the world community of over 120 nations:

“Sustainable development is the ability to meet the needs of the present without compromising the ability of future generations to meet their needs”.

Today, the most widely accepted method to measure and validate sustainable development is known as the *L.E.E.D. (Leadership in Energy and Environmental Design)* certification program (www.usgbc.org). The LEED Green Building Rating System is a voluntary, consensus-based national standard for developing high-performance, efficient, cost-effective buildings. Many municipalities have adopted LEED for all municipal building standards and as guidelines for all real estate development within their jurisdiction.

Arrowhead Springs has adopted the LEED principles in creating its overall master plan. It is the goal of Arrowhead Springs to not only become a regional and state-wide champion of “sustainable development” but also a national showcase of sustainability principles. To this end, Arrowhead Springs has already complied with numerous LEED standards and plans to meet or exceed standards as the development unfolds. The on-site utility company, Arrowhead Springs Water & Power LLC, was specifically created to protect and manage all natural resources on the property, provide the Arrowhead Springs community with energy and water conservation technologies, and to ensure that sustainability principles are pursued effectively by the Arrowhead Springs Architectural Review Committee and Homeowner’s Association.

It is the intention at Arrowhead Springs that sustainable development principles will continue to play a fundamental role to protect the unique environment that is at the foundation of the master plan; however, even though guidelines will be provided and AWP will actively advocate these principles, all applications of the guidelines will be voluntary and not mandatory, until such time that the HOA and Architectural Review Committee adopts and endorses consensus-based specifications.

Notwithstanding this action, Arrowhead Springs already complies with many LEED principles as outlined below.

Sustainability Principles Engaged at Arrowhead Springs Prior to the Development Phase (based on LEED’s six categories and point rating):

1. Sustainable Site = 11 points out of 14 possible

- Erosion & Sedimentation Control. Arrowhead Springs will comply with local Erosion and Sedimentation Control standards and codes in order to prevent the loss of soil during construction by stormwater runoff and/or wind erosion, including stockpiling of topsoil for reuse; and to prevent sedimentation of storm sewer or receiving streams and/or air pollution with dust and particulate matter.
- Site Selection. Arrowhead Springs has:
 - Set aside acreage for vineyards to serve as a perimeter fire barrier and as a productive agricultural use in keeping with the historic past of the San Bernardino region;
 - Intentionally avoided any construction of buildings on land whose elevation is lower than 5 feet above the 100-year flood elevation;

- Set aside 1,400 acres, over 70%, of its property to the preservation of the watershed and wildlife. No construction is planned in habitat areas of species listed as threatened or endangered by the Federal or State governments;
- Planned no construction within 100 feet of any wetlands.
- Alternative Transportation.
 - Arrowhead Springs is within ¼ mile of local bus lines on 40th Street and Waterman Avenue;
 - Electric car charging stations have been installed and more are planned once development begins. No liquid or gaseous fueling facilities are permitted in the development, except for maintenance vehicles. These facilities are outdoors and located away from residences and public buildings;
 - Specific parking facilities at Arrowhead Springs are designed to be shared by multiple users at different times during the business day and evenings. Parking areas will be provided for preferred users, including hybrid vehicles, golf carts, neighborhood electric vehicles (NEV), and carpools.
- Reduced Site Disturbance. Arrowhead Springs:
 - Will restore a minimum of 50% of the open area adjacent to building property by planting native or adapted vegetation;
 - Has significantly reduced the development footprint; 1400 acres, over 70% of the property, is protected as open space and watershed, 199 acres is designated as a golf course, and there are over 20 acres of public parks.
- Stormwater Management.
 - Arrowhead Springs will implement a stormwater management plan;
 - No net increase in the rate and quantity of stormwater runoff will occur in over 80% of the property. A stormwater management plan will result in a 25% decrease in the rate and quantity of stormwater runoff in the immediate manmade building areas;
 - A treatment system will be designed to remove 80% of the average annual post development total suspended solids (TSS), and 40% of the average annual post development total phosphorous (TP).
- Landscape and Exterior Design to Reduce Heat Islands.
 - Reduction of heat islands will be achieved (within 5 years following construction) by 1) providing shade on at least 30% of non-roof impervious surfaces, such as parking lots, paved roads, walkways, patios, and promenades; 2) by using light-colored/high-albedo materials and in major commercial areas; and, 3) parking spaces will be provided under structures;
 - Roof-compliant, high-reflectance, and high emissivity roofing materials are currently used. The 25,000 square foot new conference center has been designed with a turf roof surface over 100% of its area.
- Light Pollution Reduction.
 - Artificial lighting at Arrowhead Springs will not exceed current Illuminating Engineering Society of North America foot-candle level requirements;

- Artificial lighting design will be directed entirely on building envelopes, pathway and driveway surfaces, with no direct-beam illumination of the sky.

2. Water Efficiency = 3 points out of 5 possible

- Water Efficient Landscaping. Arrowhead Springs will utilize high efficiency irrigation technology and reclaimed site water in order to reduce potable water consumption for irrigation by 50% over conventional means.
- Use Innovative Wastewater Technologies. Arrowhead Springs will:
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 - Treat 100% of wastewater on site to tertiary standards.
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