

## A. Introduction

The purpose of these guidelines is to implement the goals outlined in Section H below and to respect the distinct planning areas identified in the planning process. These areas are the Central Core area, North Bench, Dunlap Acres and Wildwood Canyon. See Exhibit 11-3, Planning Areas, in the Land Use Element, Section II.

## B. Categories for Design Guidelines

The existing land uses within the City can best be summarized as a diversity of land uses throughout with a very low percentage of commercial and an even lower percentage of industrial development typical for a City of this size, as well as an unusually large proportion of mobile home parks. The industrial and commercial areas have been developed in strips as opposed to centers or nodes of development. ~~Some~~ Commercial areas are also characterized by ~~a large number of~~ vacant storefronts or buildings that are in need of refurbishing and/or maintenance.

Residential development is characterized by the diversity and patchwork of vacant lots adjacent to older homes on long, narrow lots next to multi-family, attached development or new tract development. These residential areas are interspersed with mobile home parks. Residential areas, particularly in the North Bench area and Dunlap Acres, as well as in some portions of the Central Core area, include the raising and keeping of a variety of animals. There are also a number of chicken ranches which are a distinct facet of agricultural land uses in Yucaipa. Except for a few pockets in each area of the City and in Wildwood Canyon, the key characteristic is the diversity and the lack of any definite pattern of development. There are also an unusually large number of churches sprinkled throughout the City. Another major component is the natural open space areas, parks and agricultural areas of the City containing approximately ~~63%~~ 48% of the total City area. Of this, a large portion is committed for development, including the approved and proposed Tentative Tract Maps and/or Preliminary Development Plans.

An important influence on future development and planning for the City includes major ownership patterns and areas currently proposed for development. ~~Some of these development proposals would ultimately involve annexation since a portion of the ownership and planning proposals are outside the existing City limits.~~ These areas affect a major portion of the City's undeveloped lands and are a major factor in the consideration of land use alternatives and commitments currently being made by the City regarding land use such as the Chapman Heights development, which has been approved by the City. Other proposed development areas have not yet been approved and others are at the tentative tract map stage; however, each will influence the options available to these areas and impact adjacent parcels not yet counted as proposed for development.

The City is comprised of several distinct neighborhoods, each with its own unique environmental and physical character. Based on numerous field trips, the evaluation of aerial photos and topography and the assessment of existing land use patterns, as well as interviews with private citizens and City staff, it has been determined that the City is generally made up of four distinct planning areas. These areas include the rural area of

Wildwood to the southeast with its existing development and unique canyons and hills highlighted by a significant number of oak trees and natural vegetation. To the north is the area known as North Bench, consisting of a variety of housing from mobile homes to large estate lots which facilitate the raising and keeping of all types of animals from dogs and horses to llamas and ostriches. The older and central portion of the City is referred to as the "Central Core" and contains the City's main commercial development and City offices, as well as a diverse range of residential

development, including multi-family, mobile homes, tract homes, single-family homes on large lots, attached homes and estates with the raising and keeping of animals. This area is characterized by the most intense and diverse development within the City. The eastern portion of the "Central Core" area has a distinct identity as well. This area is sometimes referred to as "upper Yucaipa" and is distinguished from the "Central Core" area by its hilly terrain and minimal development. To the west is the area known as Dunlap Acres, a portion containing the low land areas of the City at the lower end of Oak Glen Wilson Creek. Dunlap Acres is characterized by strip commercial and more industrial development along the freeway and Yucaipa Boulevard and single-family residential development on large narrow lots, as well as some mobile homes. This area also includes the raising and keeping of animals.

Commercial acreage exists along the freeway, Yucaipa Boulevard and California Street with smaller areas along County Line Road and Bryant Street. A small amount of industrial is constructed along the freeway, while a large lot residential district is shown for Wildwood Canyon and the eastern portion of the North Bench. The rural residential designation covers the eastern portion of the City and areas along Oak Glen and Yucaipa Wildwood Creeks. Planned residential is indicated for Chapman Heights and the western portion of North Bench. Large agricultural areas are shown for the area southwest of the freeway and in the eastern portion of North Bench. ARM designation covers the area of the Central Core between Bryant Street and 7th Street from Yucaipa Boulevard to County Line. There is also a small segment of RM along Yucaipa Boulevard near the freeway. This designation allows for a density of up to eight dwelling units per acre, ~~with a Planned Residential Development~~. An institutional designation covers the Crafton Hills College. The Regional Park and school sites are located throughout the City. The balance of the residential districts range from 7,200 square foot lots to 20,000 square foot lots and some up to one acre with the rural residential designation containing large lots from 2.5 acres to 10 acres and are dispersed throughout the City

The citizens and property owners of Yucaipa responded to a questionnaire prior to the development of this General Plan. The results of this questionnaire will guide the approach to urban design based on the following findings. Community identity and design were rated as important to the citizens of Yucaipa, although they judged the existing quality of these elements to be less than desired. Housing density and quality were also rated as important, but were judged to be below the desired level at present. Over half of the respondents preferred ranch-style architecture, followed by modern, Victorian, Mediterranean and English Tudor, in that order. More people favored a landscape theme over an architectural theme for the City, and there was strong support for preserving significant ridgelines and prohibiting development on steep slopes. The most positive aspect of Yucaipa is its rural, "small town" atmosphere and its view to the hills, open space and trees. Most respondents considered the negative aspects of the City to be the lack of controlled growth, the "hodge-podge" of development and the rundown nature of some of the commercial and residential areas. Urban design aspects which need work, according to the citizens and property owners of Yucaipa, include the provision of more open space, parks and trees and measures for the beautification of the City.

The City should review existing ordinances affecting the following areas to assure that they meet the goals and objectives of this Element. Where none are available, ordinances and policies should be created and implemented to achieve these goals and objectives.

For definitions of the terms used in this section, see the City's Hillside Development Ordinance.

## 1. **Hillside Development**

The City Council of the City of Yucaipa has found that a need exists to control and manage development upon hillsides and ridgelines in order to preserve, protect and maintain significant geologic, aesthetic and environmental values which contribute to the community's image and character.

It is the purpose and intent of this section to accomplish the following objectives.

- Preserve and protect the views to and from hillside areas in order to maintain the identity, image and environmental quality of the City of Yucaipa.
- Maintain an environmental equilibrium consistent with the native vegetation, animal life, geology, slopes and drainage patterns.
- Facilitate hillside/ridgeline preservation through appropriate development standards and guidelines for hillside areas. Provide direction and encourage development that is sensitive to the unique characteristics common to hillside properties which include, but are not limited to, slopes, landform, vegetation, habitat and scenic quality.
- Ensure that development in the hillside areas shall be concentrated in those areas with the least environmental impact and shall be designed to fit the existing landform.
- Preserve significant features of the natural topography, including swales, canyons, knolls, ridgelines and rock outcrops. Development may necessarily affect natural features, for example, by roads crossing ridgelines. Therefore, a major design criterion shall be the minimization of such impacts.
- Provide a safe means of ingress and egress for vehicular and pedestrian traffic to and within hillside areas, with minimum disturbance to the natural terrain.
- Correlate intensity of development with the steepness of terrain in order to minimize grading, removal of vegetation, land instability and fire hazards.
- On hillsides, provide alternative approaches to conventional flat land development practices by achieving land use patterns and intensities that are consistent with the natural characteristics of hill areas such as slopes, landform, vegetation and scenic quality.
- Encourage the planning, design and development of home sites that provide maximum safety with respect to fire hazards, exposure to geological and geotechnical hazards, drainage, erosion and siltation, and materials of construction. Provide the best use of natural terrain, and prohibit development that will create or increase the possibility of fire, flood, slide or other safety hazards to the public health, safety and welfare.

## 2. **RM (Multiple Residential) Development**

The purpose of the Multiple Residential (RM) District is to provide quality development guidelines for multiple unit residential development within the City of Yucaipa. The RM District shall be applied in the City in all residential land use districts where the residential designation is preceded by the RM designations. The RM District shall be designated by the letters "RM" on the City of Yucaipa Official Land Use Districts and/or Zoning Map.

## 3. **Mobile home Parks**

The purpose of this section is to provide regulations for the location, design and improvement of mobile home parks, including provisions for recreation areas for children.

## 4. **Commercial, Office and Industrial Development**

a. Commercial and Office Development

Nothing is more immediately apparent to the eye when entering an urban setting than the quality and design of commercial development. It is often the first perceived sign of a community's integrity, character and economic vitality. Moreover, the condition of commercial land uses is generally a physical snapshot used by future potential commercial developers. Equally important are the office facilities in which to house the businesses and corporations so vital to the City's economic health. With this in mind, the City of Yucaipa recognizes the need to formulate design criteria that promote and guide future commercial and office development.

The City of Yucaipa finds that the development of office and business space is desirable and beneficial and should be encouraged to provide a widened employment base and services for businesses and residents. Yucaipa further finds that the demand for medical support office development is increasing and deserves special consideration in terms of site and building design, parking and access requirements to adequately plan for the orderly and sequential development of the community.

b. Rural Commercial

For commercial areas within the North Bench and Wildwood Canyon, the emphasis shall be on a rural, commercial-type development, constructed of natural materials such as wood and river rock, and consisting of a style of architecture which emphasizes the ranch, western style. Uses such as ranch markets, fruit stands and those associated with a rural lifestyle (feed and tack stores, for example) shall be encouraged. In addition, those commercial areas will adhere to all the applicable design standards contained in section 1 above.

c. Industrial Development

The City of Yucaipa recognizes the need to expand the industrial base of the City and encourages both large and small-scale industrial development to locate within the City. Yucaipa has adopted a Development Code with flexible industrial standards which assists industry in establishing operations in the City. Furthermore, a significant amount of property is currently zoned for industrial or manufacturing uses and is available for development.

To ensure that land use conflicts are minimized and that long-term interests for industrial projects are maintained, the guidelines contained in this section have been adopted. It is in the best interest of the City and local existing and future industry to protect adjacent residential development from significant impact. Furthermore, the City proposes to promote public safety and property values through adherence to proper design principles.

New industrial and manufacturing projects should be designed to meet the needs of employees, adjacent property owners and business people, while protecting and enhancing the investment made by the business owner. In addition to the general goals and objectives of this Element, these guidelines should meet the following goals.

- Encourage long-term investment in the community.
- Protect adjacent property from negative impacts.

- Promote an area's long-term economic viability by prohibiting unnecessary visual nuisances which might degrade the appearance of a site.

**5. Single Family Residential Development and Planned Development**

The single-family residential areas identified for the four distinct areas within Yucaipa generally reflect a character and emphasis intended for residential development. The RL, zone District, which provides for the raising and keeping of animals, as well as for greater separation and setbacks between homes is predominantly located within the North Bench and Wildwood Canyon areas. The RL zone District also occurs within the hillside and steeper slope portion of the eastern section of the Central Core area and the eastern section of Dunlap Acres.

In addition to the goals stated in Section II of this Element, the following are objectives for single-family residential development in Yucaipa.

- Achieve compatibility with existing adjacent subdivisions in terms of lot size and configuration.
- Accomplish positive results in drainage solutions and avoid exacerbation of any existing flooding problems.
- Promote safe and aesthetically pleasing subdivision designs which include curvilinear streets, cul-de-sacs and street hierarchies to reduce neighborhood noise and increase safety and privacy.
- Establish open areas and provide multi-use trail linkages to capitalize on existing facilities.

It is the purpose of this type of development to promote a more efficient use of the land and to create a more desirable and affordable living environment by providing greater design flexibility than would be possible through the strict application of standard development regulations required by a land use district.

**6. Landscape Guidelines**

The City of Yucaipa has prepared these guidelines to support the General Plan goal of encouraging attractive, identifiable neighborhoods while balancing aesthetic considerations for new development with the need to promote water conservation. The City wishes to improve the appearance of future commercial, industrial and residential projects and to avoid landscape deficiencies in future development. Therefore, the following guidelines have been adopted for the landscape installation in new development projects.

- a. General Requirements
  - i. Setback areas should include landscape installations as suggested by each section of this document.
  - ii. All parking lots should be provided with pockets for trees. Landscape plans should be designed to provide reasonable shade for the parking lot.
  - iii. Buildings should be provided with proper landscape screening. Landscape cutouts and pockets should generally be provided along building walls, at building comers or other highly visible locations around buildings.
  - iv. All plant and tree materials should be verifiably appropriate for the local climate and soil conditions. (Yucaipa is located within Zone #18 in the Sunset Western Garden Guide.) Considerations should be given to drought

resistance, water requirements, adaptability to wind, longevity and ease of maintenance.

- v. Plants with invasive root systems (cottonwood or ash, for example) should be installed away from hardscape improvements, provided with root barriers or avoided.
- vi. A general attempt should be made to utilize plant palettes and design plans which serve to promote energy and water conservation.
- vii. Irrigation systems should generally avoid spray methods of irrigation where bubbler or drip systems are feasible. Lines shall be placed underground.
- viii. Landscape plans should be designed by licensed professionals as required by the State Business and Professions Code.
- ix. Landscape Designers should avoid using designs or schemes which require typical or high water use. Attention should be given to the provision of substantive landscape features which are appropriate to the relatively dry Mediterranean climate of Yucaipa.
- x. On-site native vegetation should be incorporated into site or landscape plans whenever feasible if on-site vegetation can be utilized in an attractive manner. However, care should be taken to avoid the use of highly flammable plant material adjacent to structures.
- xi. Parking lots should be screened from living areas or public viewsheds by using berming in conjunction with low walls and/or shrub massing.
- xii. Irrigation control equipment in public rights-of-ways should be enclosed in locked cages and screened from view.
- xiii. Builders/developers should extend landscaping beyond the property line to the curb or sidewalk.
- xiv. Where feasible, natural vegetation should be allowed to re-establish itself.
- xv. Slope plantings should be designed to provide both immediate erosion control and long-term vegetation cover in order to soften the man-made appearance of the slopes and to blend with adjacent natural slopes.
- xvi. Proper fuel modification should be performed in conjunction with the Fire Warden of the California Department of Forestry and Fire in areas near natural vegetation to reduce the risk of fire. An effort should be made to create smooth transitions between areas completely cleared of plant material and undisturbed natural vegetation.
- xvii. In addition to the construction of perimeter walls, "dead space" between walls and sidewalks should be landscaped and irrigated.
- xviii. Administrative maintenance mechanisms should be set up for these "dead space" areas, as well as for common landscape areas, recreation facilities, slope planting and fuel modification areas.

b. Water Conservation

Turf is generally discouraged, except in project recreation areas or key visual focal points. Bubbler irrigation systems (bubbler in perforated, gravel-filled, pipe below grade) will allow efficient deep watering for trees and shrubs. Spray irrigation should be reserved for ground cover-massed areas or turf. Shrub and ground cover areas should be covered with mulch to improve the water-holding capacity of the soil. Vegetation with low-water requirements should generally be utilized. Future possibilities for the use of reclaimed water should be explored and utilized when feasible. Water management programs should be implemented in order to match water supplies and needs as closely as possible.

c. Maintenance Considerations

- i. Irrigation lines should generally be buried. Only temporary irrigation lines and large 2:1 slope area irrigation lines may be placed above ground. Permanent irrigation should be placed underground to the depth recommended by the licensed professional in charge of the project.
- ii. Drip irrigation systems in public rights-of-ways and easements should only be utilized when it can be demonstrated that maintenance (clogging, etc.) problems can be avoided.
- iii. Controller equipment should be secured in locked boxes and placed in an inconspicuous manner.
- iv. Encroachment permits for work to be done in public rights-of-way or adjacent property should always be obtained as early as possible.
- v. The use of defoliants or herbicides should be avoided where possible.
- vi. Bonds should be posted for all work to be performed in public fights-of-ways or common open space areas. Bond reductions should occur at project completion. Bond releases should be postponed for a period of one year to ensure the successful operation of equipment and the adoption of landscape materials. This provision shall only apply to the installations for which the City will assume maintenance responsibilities.
- vii. Root barriers should be considered for any tree species whose roots are considered invasive or where any tree specimen is planted in proximity to hardscape elements.
- viii. Trees should be double-staked, at a minimum.

d. Material Size and Spacing

- i. Shrubs should be a minimum size of one gallon, unless it can be demonstrated that smaller plant material can provide sufficient growth within a reasonable amount of time.
- ii. Trees should generally be a minimum of 1.5-inch caliper and 15 gallons in size. Important focal points in landscape plans (entryways, recreation centers, etc.) may require larger specimen trees, but these areas will be reviewed on a case-by-case basis. Trees should be properly secured with stakes and/or tie-downs for wind protection.
- iii. Spacing requirements should remain flexible, but should accomplish the following.
  - (a) Wide planter areas should be planted in triangulated fashion to enrich the scene and extend the perceived depth of the design.
  - (b) Building faces should be softened by tree installation over a reasonable period of time.
  - (c) Parking lots should be well shaded in the summer. A tree well should be provides for every twelve or fewer spaces, depending on the growth rate and ultimate size of the trees.
  - (d) Trees should be grouped in a natural fashion. Over-planting is discouraged in order to minimize the use of water and maintenance costs.
  - (e) Plant material should be strategically located in order to enhance and preserve view opportunities.
  - (f) Buffer areas between potentially conflicting uses should be well planted with large shrubs and quickly growing evergreen trees. The intent should be focused on buffering and aesthetic treatment.

- (g) Recreational areas should have defined open play areas. Trees should be grouped to provide shade and passive recreational areas. Tree sizes should be substantial enough at installation to discourage the breakage of main trunks and limbs.

e. Scenic Highway Treatment

There are four main circulation corridors in the City of Yucaipa which are existing or potential scenic highways. They are Yucaipa Boulevard, Bryant Street, Oak Glen Road and ~~Avenue F~~ Wildwood Canyon Road. The landscape treatment along these main thoroughfares can do much to strengthen their status and enhance the character of the City, with its striking backdrop of mountains. These streets should be developed with an easily identifiable and consistent pattern of landscaping.

- i. Yucaipa Boulevard should be enhanced with a more formal pattern of street trees in keeping with its role as the main street for the downtown Central Core area. Suggested theme trees for Yucaipa Boulevard include Chinese Pistache, Holly Oak and Crape Myrtle, chosen for their tolerance of smog, heat and drought and their attractive form that enhances the mountain backdrop of the City. These trees have been established as the theme trees for Yucaipa Boulevard in conjunction with the Beautification Committee as part of this Element. Medians and parkways should be planted with a combination of trees, shrubs, ground covers and mfr. Seasonal flower beds, street furniture and decorative lighting should be encouraged at important intersections. The hardscape and softscape elements should reinforce and become a unifying element for the City as a whole.
- ii. Bryant Street should be enhanced in a similar, but less intensive fashion than Yucaipa Boulevard. This is in keeping with its status as the main north/south access between the downtown area and outlying residential and rural areas.
- iii. Oak Glen Road has been designated as having a 20-foot expanded parkway to assist in the incorporation of design elements which reinforce the road's status as the gateway to the apple-growing tourist destination of Oak Glen. These design elements should include deciduous flowering tree massings, evergreen backdrop trees in windrows, split-rail fencing and appropriate informational signage and hardscape feature with a rustic theme.
- iv. ~~Avenue F~~ Wildwood Canyon Road already has a scenic highway designation on the Wildwood Canyon portion, which is characterized by mature native oaks and sycamores. This should be extended along ~~Avenue F~~ Wildwood Canyon Road to include the concept of a roadway shaded under the canopy of large, randomly-spaced, native trees. Turf should be used in the parkways and medians sparingly or not at all.

f. Planning Area Character

The character of each of the four planning areas in the City--Central Core, Dunlap Acres, North Bench and Wildwood Canyon--should be enhanced through the application of landscape design tailored for each area. In addition, the City of Yucaipa should be unified through the use of evergreen trees at important

intersections, City gateways, public facilities, monuments and points of interest. Evergreens are already a well-represented feature of the landscape, having been planted in all parts of the City throughout its history.

- i. The Central Core area is the most intensively used area of the City, and the landscape treatment here should reflect this condition. Landscape features should be arranged in more formal patterns than elsewhere in the City. Hardscape elements should also be more refined and more apparent. Design elements appropriate to this area include a variety of distinctive street trees, decorative lighting, enhanced paving, flowering accents and the generous use of evergreens to help set the theme for the rest of the City and frame the City's picturesque mountain backdrop. Traditional plant material such as the cedars, Texas Umbrella, fruit trees, Date Palms, California Pepper, Eucalyptus and Juniper which have been established in the older areas of the Central Core area should be preserved whenever possible and reinforced with similar plantings.
- ii. Dunlap Acres should receive landscape treatments to enhance the rural village character of the area. Appropriate design elements include deciduous flowering trees, evergreen windrows, split-mil fencing and plantation-type tree massings. Large spreading canopy street trees should be used extensively to establish unity in the residential areas where a wide variety of architectural treatments prevail.
- iii. North Bench is an area of large, estate-type residential use. This is compatible with the transitional landscape theme for the area. The transitional concept attempts to create a zone between the naturally landscaped mountains north and east of the City and the more domesticated landscapes of the Central Core and Dunlap Acres. Design elements in the North Bench area should include flowering deciduous trees and vertical coniferous evergreens, as well as rustic fencing and hardscape, but with a distinctly untamed, naturalistic appearance.
- iv. Wildwood Canyon has a strong existing natural scenic quality which should be enhanced and reinforced with naturalistic landscaping. Oaks, sycamore, native shrubs and ground covers and rock outcroppings are appropriate for this area. Man-made elements should be rustic in appearance and kept to a minimum.

g. Gateway Treatment

There are three major entrances, or "gateways", to the City from the I-10 Freeway, with one additional freeway interchange planned for the future. In addition, there are four secondary entrances that provide access from surrounding communities. Special landscape treatments and architectural features at these locations can do much to strengthen their special status and to enhance the appearance of the City, and for this reason, they should be given particular attention during the planning/development review process in order to reinforce their significance. Furthermore, the "gateways" that are located in commercial land use districts are important to the City's overall economic development efforts, and consequently, they should be addressed in any proposals for the redevelopment of the "gateway" areas, which should also include the establishment of an entry monument program.

## C. Urban Design Goals, Policies and Actions

The following General Plan goals for the Urban Design Element have been identified through a process of community review and were developed in conjunction with City staff, the General Plan Advisory Committee (GPAC), the Planning Commission and the City Council.

**Goal UD-I** Create a positive visual appearance of development through the application of creative design standards.

### **Policies**

A. Require all subdivisions of 100 lots or greater to utilize the Planned Development applications process.

#### **Action**

1. Refine and update the City's Development Code to include requirements for Planned Development, and develop a specific checklist of theme elements for individual communities.

B. Require all multi-family developments to be consistent with ~~Planned Residential Development Overlay District~~ current City standards.

#### **Action**

1. Provide a specific planning review step to assure consistency with the City Development Code and Guidelines.

C. Require all commercial/office complex developments to implement master sign plans.

#### **Action**

1. Establish specific review procedures and ordinance refinement to implement master sign plans.

D. Encourage the use of distinctive architectural and landscape features consistent with the design themes for each Planning Area.

#### **Actions**

1. Require the Planning Commission to determine the consistency of architecture, landscape and site design proposals for each of the planning areas.

2. Establish specific architectural and landscape themes by planning area.

E. Require compliance with Hillside/Ridgeline Grading Standards for all hillside/ridgeline developments.

#### **Action**

1. The Planning Commission shall review and refine implementation and strategy for Hillside/Ridgeline Grading Standards, including procedures for review, identification of significant ridgelines, processing and final inspection once the project is completed.

- F. Because innovative housing design and construction techniques may reduce the cost of housing without sacrificing quality, the following action programs shall be implemented or pursued.
1. Continue to utilize Planned Development density bonus and density transfer provisions as described in the Development Code to allow creation of lot sizes less than that normally required by residential land use districts.
  2. Utilize minimum residential construction standards for conventional and manufactured housing on individual lots, and allow for temporary dependent housing.
  3. Adopt energy efficient design and siting guidelines that are responsive to local climatic conditions and to revisions in State law.
  4. Continue to designate Planned Development (PD) land use districts where design constraints (such as slope instability or flooding) have been identified. PD classifications will encourage efficient land development by requiring the project to be reviewed by Planning staff through the planned development application process.
  5. Establish criteria for housing designs that are compatible with and blend into the natural environment while minimizing potential adverse environmental impacts.
  6. Amend the Development Code to require new residential units of less than 2,000 square feet to provide enclosed storage areas.

**Goal UD-2** Promote overall efforts to upgrade the visual appearance of the City.

**Policies**

- A. Aggressively enforce City Code requirements regarding abandoned vehicles and outdoor storage.

**Action**

1. Determine timeframes and a methodology for inspection of the City for the location of vehicles and outdoor storage which do not meet the City requirements.

- B. Aggressively enforce City Code requirements regarding weed abatement.

**Action**

1. Establish regular review times, especially during the growing seasons, for identifying areas requiring weed abatement, and update review and procedures for implementing weed abatement.

- C. Aggressively enforce City Code requirements regarding abandoned advertising structures.

- D. Require appropriate landscaping/screening for all new developments.

**Action**

1. Establish landscape and screening themes by planning areas.
- E. Develop and implement landscape architectural guidelines for scenic highways.

**Action**

1. ~~In conjunction with the Beautification Committee, e~~ Establish precise trees, plant material and architectural recommendations to be incorporated into the development code.
- F. Establish landscaping standards for all new development that discourages vandalism and graffiti.

**Action**

1. Establish specific palettes that would discourage vandalism, including landscape and materials for walls and fences.
- G. Encourage and coordinate the conversion of overhead utility lines to underground lines.

**Actions**

1. Prioritize and identify areas which are most critical to the City to underground
  2. Determine alternative methodologies for financing, either through an Assessment District or through developer contributions.
- H. In recognition of their unique status, encourage the use of enhanced landscape treatments and architectural features for all "gateway" areas.

**Goal UD-3** Respect the unique character of existing individual neighborhoods.

**Policies**

- A. The keeping of horses in residential subdivisions where such use is permitted may be reasonably regulated by CC&Rs, but shall not be prohibited.
- B. Provide appropriate design guidelines for the development of vacant areas in each Planning Area.

**Action**

1. Adopt a Custom Home Overlay District to establish custom homes as the primary permitted land use by implementing appropriate development standards to promote and maintain the viability and character of existing rural neighborhoods.
- C. Incorporate appropriate design guidelines within the redevelopment of existing commercial areas.

**Action**

1. Establish specific themes for architecture, landscape and site planning.
  2. Establish limitations on the total amount of floor area devoted to the sale of non-taxable merchandise for any retail establishment exceeding 100,000 square feet of total area.
  3. Establish specific design criteria for entry monuments to be located at each major gateway from the I-10 Freeway.
- D. Require all future developments to provide visual representations of proposed development, including sections, elevations, perspectives, and in some cases, through computer modeling of proposed project areas overlaid onto existing photos of the site.

**Actions**

1. For key areas of the City, establish specific criteria for visual representation involving setback and height limitations, landscape and architectural themes.
2. Establish key view vistas within the City for major arterial roads, and prioritize those vistas as to type of treatment and preservation of views which should take place.

**Goal UD-4** Promote design guidelines which are sensitive to the environmental features of the City, respecting major ridgelines, natural drainage and "bench" areas, steep hillsides and oak woodlands.

**Policies**

- A. Regulate the development of hillsides and ridgelines by the implementation of sensitive development standards.
- B. Require an increasing percentage of natural open space as topography increases in slope.

**Action**

1. Review and refine requirements for open space in the current City ordinance.
- C. Develop and implement a Heritage Tree Preservation Ordinance.

**Action**

1. In conjunction with the Beautification Committee, establish specific tree preservation priorities.
- D. Mandate Department of Fish and Game approval for all streambed alterations.

**Action**

1. Establish a master plan for streambed priorities and distinction of treatment by planning areas.

E. ~~Encourage~~ Require the use of "soft bottom" channels wherever practical.

**Action**

1. Identify priorities for the location of "soft bottom" channels and distinctive treatment by planning areas.