



City of Yucaipa

CITYWIDE DESIGN GUIDELINES

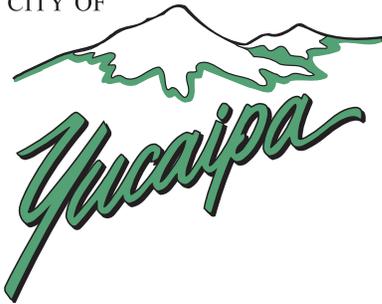
Adopted June 2019

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CITYWIDE DESIGN GUIDELINES

Prepared for:

CITY OF



City of Yucaipa
34272 Yucaipa Boulevard
Yucaipa, CA 92399

Prepared by:



Adopted by Yucaipa City Council on June 10, 2019

Resolution 2019-18

Ordinance 376 (Chapter 7, Citywide Design Guidelines)



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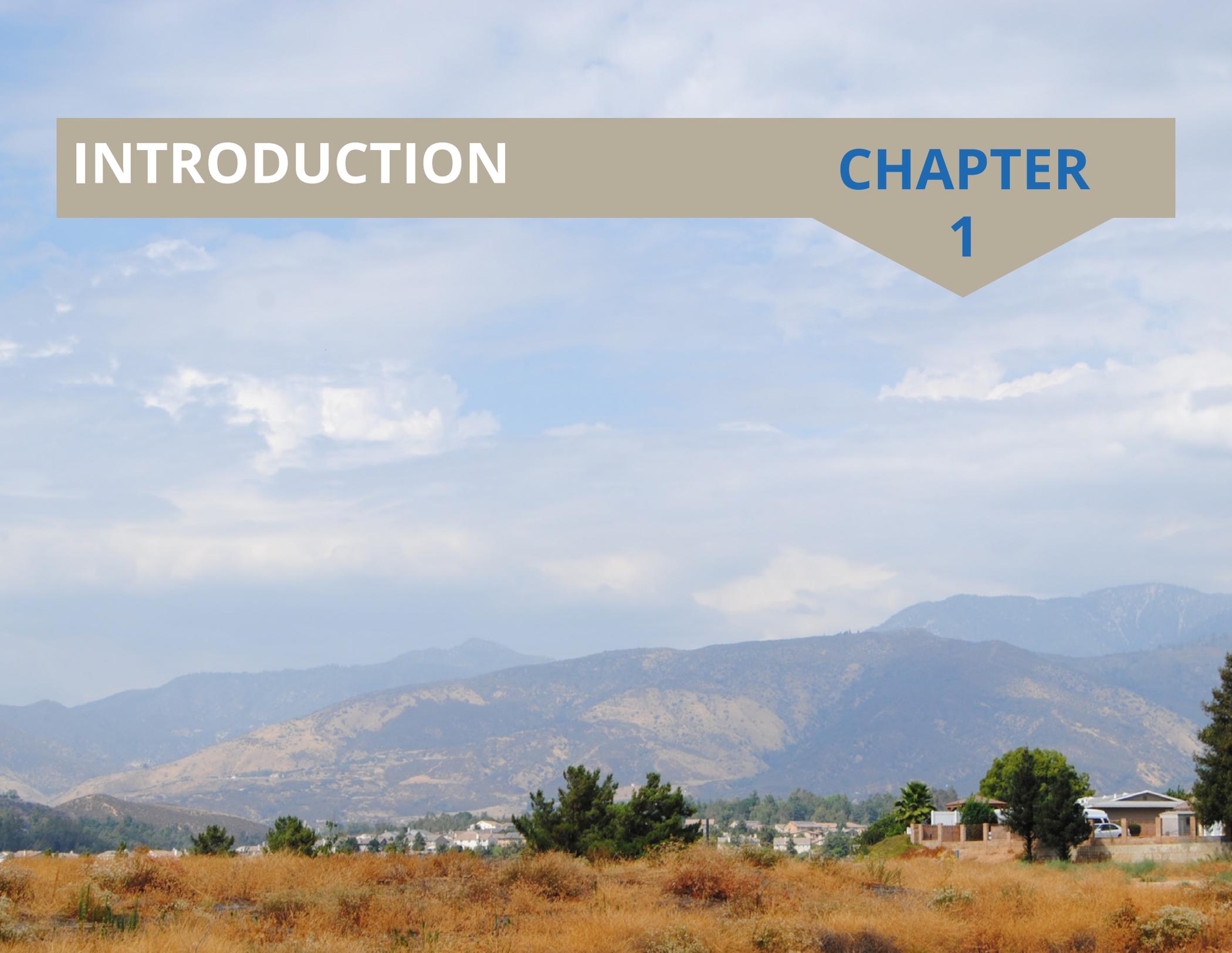
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INTRODUCTION

CHAPTER

1



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1.1 INTRODUCTION

The Citywide Design Guidelines describe contextually appropriate architectural strategies and elements to be incorporated into development and redevelopment across the City of Yucaipa. The design guidelines address non-residential, multi-family, and single-family development. Additionally, streetscape public realm guidelines are provided for key city corridors.

The City of Yucaipa General Plan was updated in April 2016. The primary goal is to maintain the exceptional quality of life in Yucaipa and to maintain the City's reputation as the Jewel of the Inland Empire. In addition to providing policies to govern the continued development of the City over the next 20 years, the General Plan sets the stage for future growth and expansion. Recognizing that this new development could have a profound impact on the appearance and character of the City, the updated General Plan expressly provides for the adoption of Design Guidelines for application throughout the City.

1.2 PURPOSE AND INTENT

The purpose of the Design Guidelines is to give clear and concise direction for the renovation of existing buildings and the construction of new buildings. The intent is to promote quality development and maintain an authentic, welcoming environment for both residents and visitors.

The guidelines offer simple strategies and principles to enhance the City of Yucaipa's atmosphere and streetscapes, while providing flexibility for achieving quality-focused, creative designs, consistent in scale and style. The Design Guidelines identify the architectural elements, form, character, and details that should be incorporated during building design.





Development and redevelopment following these guidelines should:

1. Maintain small-town, rural character and reinforce Yucaipa's distinct neighborhood identities;
2. complement Yucaipa's unique sense of place; including the striking natural environment and rich history;
3. serve as an attractive, functional community asset; and
4. contribute to and beautify the city by including front yard landscaping and public amenities such as open space, seating, and public art.

Design guidelines were shaped by input received through City Council and Planning Commission study sessions, workshops with building and design professionals, and the general public. The overarching theme of the feedback was that these design guidelines should ensure creative and high quality designs while providing flexibility.

1.3 COMMUNITY CHARACTER

Yucaipa is a family-oriented community, set in a unique natural environment, with ample park and recreational facilities, established neighborhoods, a quaint Uptown, and strong civic spirit. The Crafton Hills, San Bernadino Mountains, and Yucaipa Hills provide a visual backdrop for the valley. Yucaipa's 'flatlands' at the base of the hills provide a desirable location for development.

Yucaipa has a variety of residential and commercial districts, each with a distinct purpose and identity. Residential neighborhoods or larger planning areas range from the rustic North Bench and Wildwood Canyon areas, to the established Central Core (including Uptown) and Chapman Heights, to the lower density Dunlap Acres. Dunlap Industrial and Uptown each have different types of businesses that cater to different consumers. The Freeway Corridor and College Village are also distinct districts.



Urban design adds value and provides a sense of place, thereby improving the quality of life within the City. As people come to Yucaipa to shop, work, or recreate, they gather an impression of the community, which is shaped by many features—natural topography, neighborhood quality, business districts, residents, layout of streets, schools, and public amenities, among others.

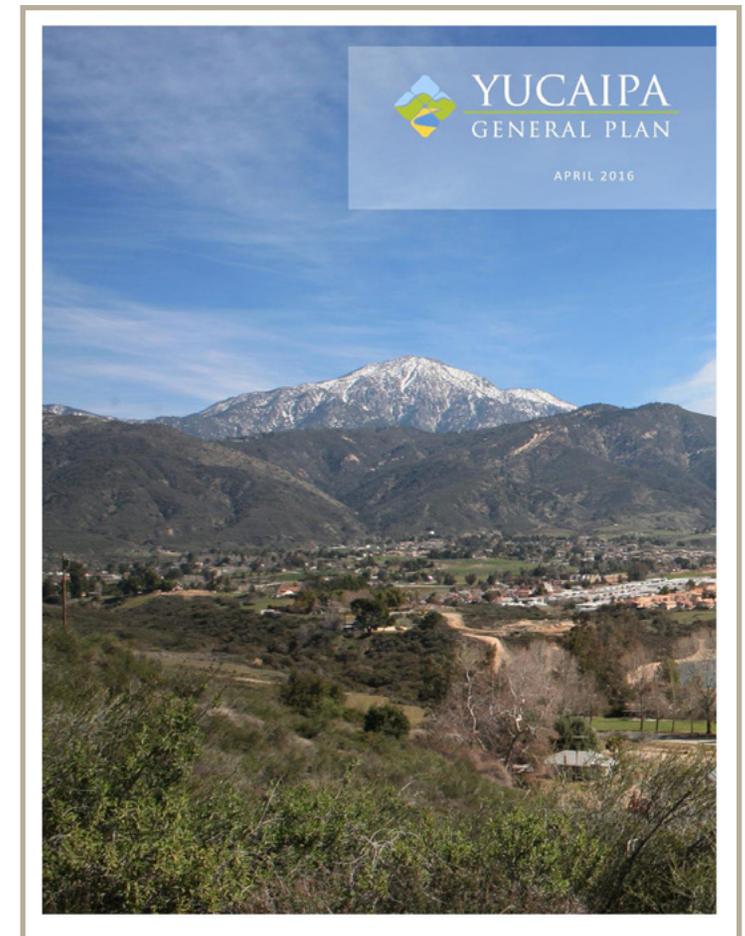
1.4 RELATIONSHIP TO DEVELOPMENT CODE AND RELATED PLANS

General Plan

Adopted in April 2016, the Yucaipa General Plan vision guides the features of Yucaipa that will be preserved and retained, and where and how the City will change in the future. The Community Design and Land Use Element addresses the type, location, and extent of land uses in the City to ensure that such uses meet the needs of the community. The element also addresses the design and appearance of the built and natural environments. As the City evolves, this element provides guidance for shaping the City's design by preserving its natural environment while encouraging well-designed growth that benefits the community. An emphasis of the Community Design and Land Use Element is the importance of quality design for individual developments as well as for key corridor streetscapes. The Design Guidelines are informed by the direction contained in the General Plan and directly carry out these policies.

Development Code

Development standards, contained in the Development Code, regulate land uses, lots sizes, setbacks, massing, fencing, and off-street parking. Adherence to all development standards is required, except where specific deviations are processed and approved pursuant to the Development Code.





Design guidelines contained in this document supplement development standards by providing direction on the more qualitative aspects of a development project. Design guidelines use “shall” or “should” when referring to various design concepts. The use of “shall” implies that this guideline is mandatory, whereas the use of “should” is more suggestive. A project may not be required to meet all design guidelines as not all guidelines may be applicable on a case-by-case basis, however, projects will be evaluated by the degree to which the project demonstrates substantial compliance with the intent of the design guidelines. In addition, alternative measures may be considered if the measures meet or exceed the intent of the design guidelines.

Specific Plans

Yucaipa specific plans, including the Oak Glen Creek Specific Plan, Uptown Specific Plan, and the Freeway Corridor Specific Plan contain both development standards as well as design guidelines. The guidelines contained within this document are intended to supplement specific plan standards and guidelines.

1.5 DOCUMENT ORGANIZATION

The chapters are organized by topic and land use as follows:

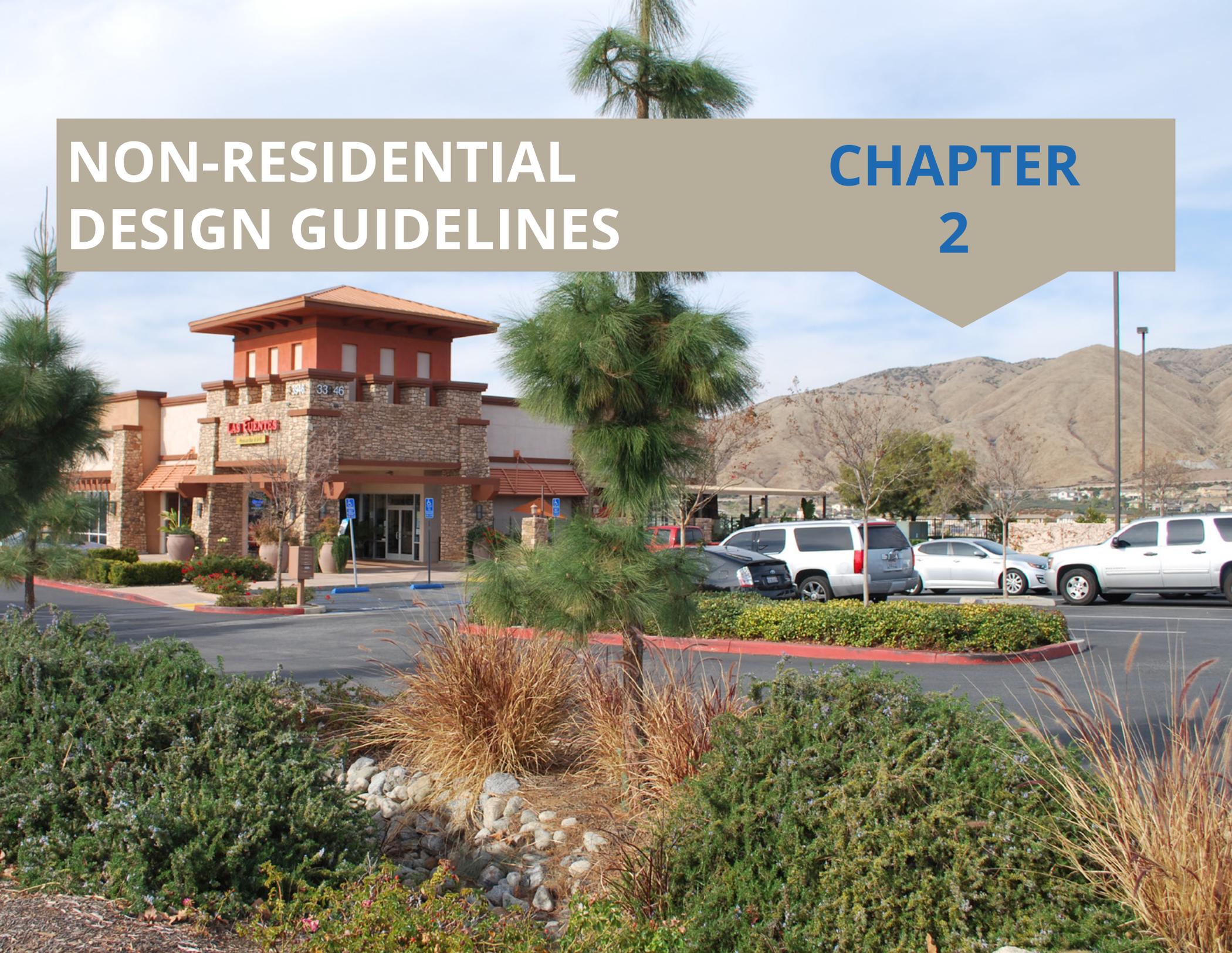
- » Chapter 1: Introduction
- » Chapter 2: Non-Residential Design Guidelines
- » Chapter 3: Multi-Family Design Guidelines
- » Chapter 4: Single-Family Design Guidelines
- » Chapter 5: City Gateways Design Guidelines

Most topics are further divided into sections including site planning and building design.



NON-RESIDENTIAL DESIGN GUIDELINES

CHAPTER 2



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2.1 INTRODUCTION

The following Design Guidelines aim to ensure high quality development in commercial, mixed-use, and industrial areas in Yucaipa. Additional guidelines in Section 2.4, Supplemental Design Guidelines for Unique Commercial Areas, provide further design direction for development within the Yucaipa Boulevard district and Uptown.

2.2 SITE PLANNING AND DESIGN

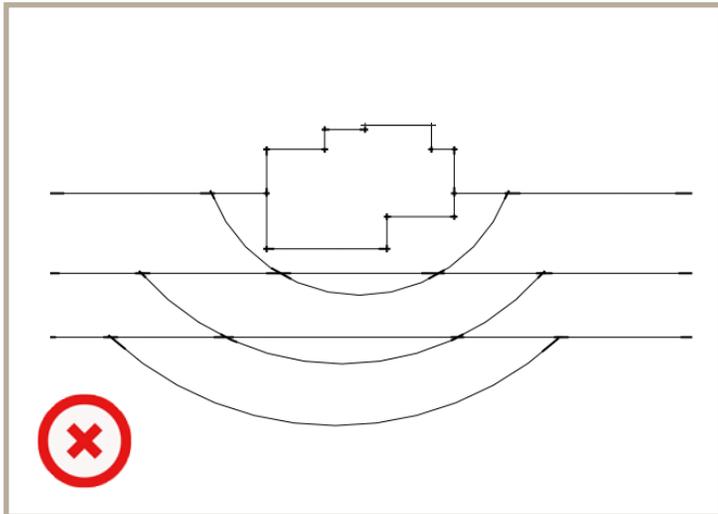
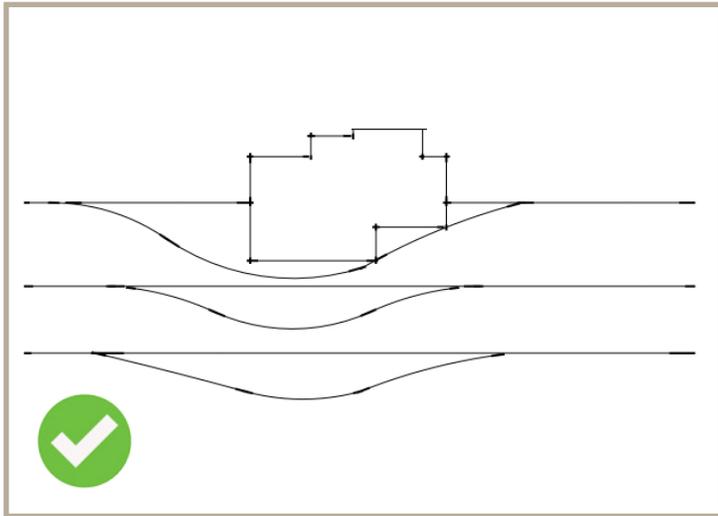
Site planning refers to the arrangement of buildings and parking areas, the size and location of pedestrian spaces, and how these features relate to one another. Site planning and design topics include lot layout, pedestrian access and amenities, parking, landscaping, utility and mechanical equipment, and outdoor lighting.

Lot layout is an important primary consideration, and addresses the locations of structures and vehicular circulation. Pedestrian access and amenities are also important for a successful commercial site plan, and should be incorporated early into the site design. Parking standards in the Yucaipa Development Code should be adhered to in all projects. In addition, parking guidelines provide further guidance.

Landscaping is a crucial component of site planning and should be used to define areas such as entrances to buildings and parking lots, plazas, and break areas, to buffer the edges of incompatible land uses, to provide transition between neighboring properties, and to provide screening for outdoor storage, loading, and equipment areas. Additionally, utility service areas should be part of the early building design process, rather than an afterthought at the construction document phase. Utilitarian aspects of the project should be aesthetically screened from view. Lastly, outdoor lighting is an important aspect of project design, both functionally and aesthetically.



Non-residential frontage with landscaping



The existing topography of a site should be considered; contour grading should mimic the natural slope.

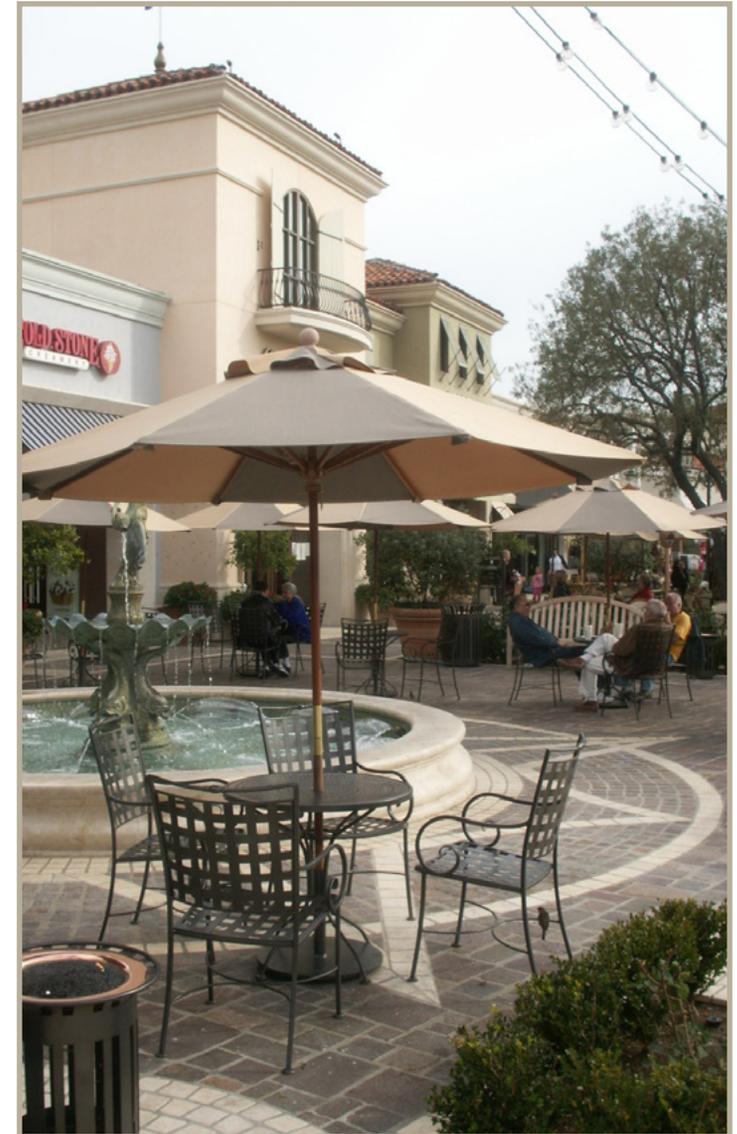
2.2.1 Site Layout

1. The natural contours of the land should be respected when developing on sloped properties. Terraced parking lots, stepped building pads, and larger setbacks should be used to preserve the general shape of natural landforms and to minimize grade differentials with adjacent streets and adjoining properties.
2. Development should incorporate existing natural features into the overall site design including rock outcroppings, major landforms, ridgelines, significant trees and vegetation, streams, and drainage areas.
3. Site plans should balance the need to provide adequate vehicular access with the need to eliminate unnecessary driveway entrances and provide access points that are coordinated with other properties. Entrances to parking lots should be located as far from street intersections as possible.
4. Buildings with prominent architectural features should be located near corners and intersections.
5. Buildings should be located toward the street with parking behind, where feasible. Buildings or portions of buildings may be set back from the street to create alcoves, plazas, entry nooks, and outdoor café areas that provide visual interest and a dynamic pedestrian area.
6. Service, utility, and loading areas should be carefully designed, located, and integrated into the site plan for convenient access by service vehicles and tenants while minimizing visibility.
7. Where commercial uses are adjacent to non-commercial uses, appropriate buffering techniques, such as increased minimum setbacks, screening, and landscaping should be provided to mitigate any negative effects of the commercial operations. Any noise-generating uses should be located away from adjacent residential uses.

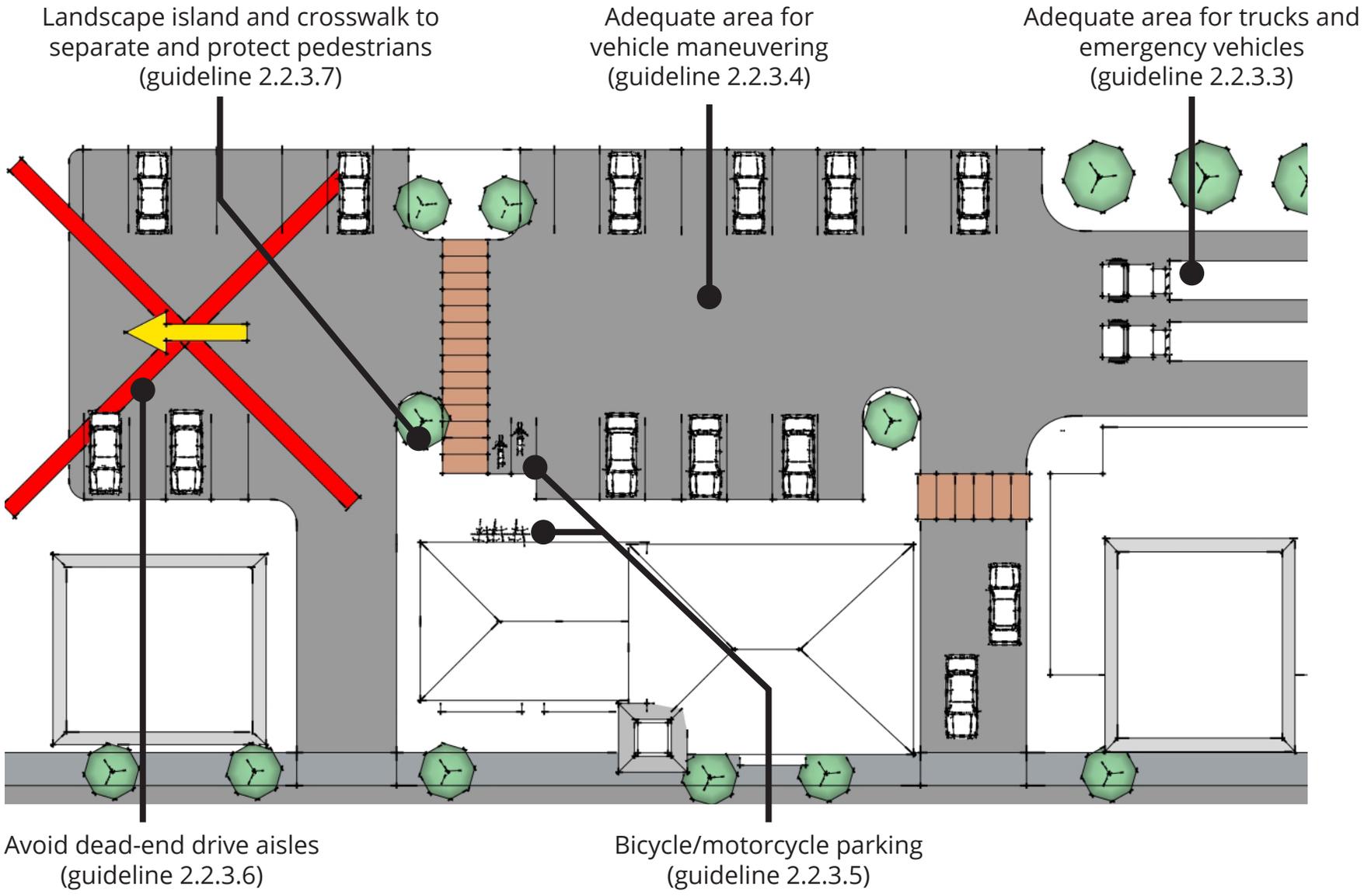
8. Development should be located to preserve existing mature and healthy trees.

2.2.2 Pedestrian Access and Amenities

1. A system of pedestrian walks should be designed into projects. Walks should provide for safe, convenient access to all buildings and for safe pedestrian circulation throughout, connecting the building entry to the street, parking areas, nearby neighborhoods, and transit stops.
2. Spaces between structures should be designed as “outdoor rooms” on the site. Outdoor spaces should have clear, recognizable shapes that reflect careful planning—not simply “left over” areas between structures.
3. Integrate Crime Prevention Through Environmental Design (CPTED) strategies into the design and development of a project to promote positive social interactions and deter potential criminal behavior.
4. Site furnishings and light fixtures in public spaces associated with private development should complement the architectural style of the primary buildings.
5. Buildings should be grouped or clustered to aid in the creation of pedestrian plazas, increased open space, and the overall appearance of campus-like development rather than urban sprawl.
6. Plazas and open spaces should be sheltered, as much as possible, from noise generating nuisances, trash enclosures, parking areas, and other incompatible uses.
7. Plazas should include tables, benches or seat walls, trash receptacles, canopy trees, trellis structures, lighting, and enhanced paving.



Pedestrian plaza with amenities



8. Durable, smooth, and even surfaces (such as concrete) should be used in well-traveled areas while other materials, which are appropriate for less intensive use (such as decomposed granite), may be used in less traveled areas.

2.2.3 Parking

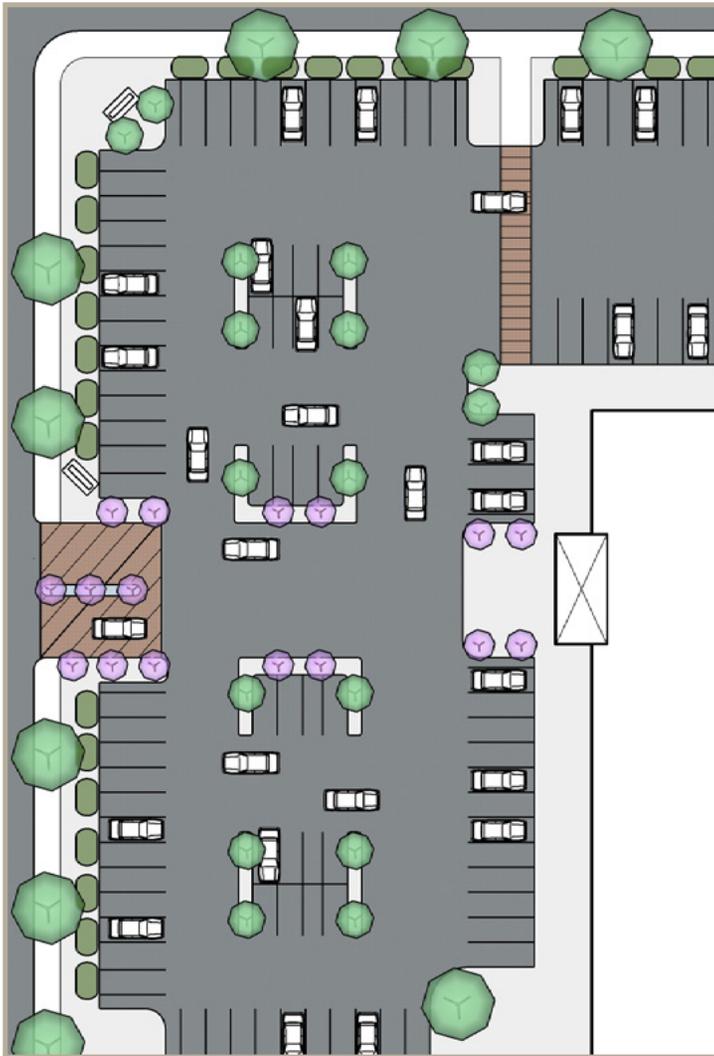
1. Adequate parking should be provided for each intended use. The number of required spaces depends on the type of development and the volume of traffic expected to be generated by each use. See Yucaipa Development Code Chapter 6, Parking Regulations.
2. Large parking areas should be avoided. It is preferable to create small, connected parking lots utilizing shared driveways.
3. Adequate areas for maneuvering, stacking, truck staging, loading, and emergency vehicle access should be provided.
4. Parking facilities should be designed with adequate area to enable a vehicle to maneuver without entering the public right of way.
5. Areas for motorcycle parking and bicycle parking should be incorporated into parking lots or site design.
6. Dead-end drive aisles should be avoided.
7. Parking areas should be designed so that cars and pedestrians are separated. Landscape islands and walkways should be used to connect parking areas with building entries and to separate pedestrians from automobiles whenever possible.
8. The amount of impermeable surfaces (areas that cannot be penetrated with water) on the site should be minimized. Runoff from parking areas and vehicle lanes, in particular, contains a wide variety of contaminants. Permeable surfaces both reduce peak storm water runoff and treat stormwater.



Pedestrian walkway in parking area



Parking screening wall with breaks for pedestrian access



Entry drive oriented towards main entrance and enhanced with paving and landscaping (guideline 2.2.3.13)

9. When walls are used to screen parking, breaks should be incorporated to provide pedestrian access to adjacent streets, transit, and neighborhoods.
10. Projects shall comply with all State and local regulations for pollutant discharge and water quality. Such methods may include oil/water separators, catch basin inserts, sand filters, vaults, trenches, dry wells, roof downspout infiltration, porous pavement, grid pavers, grass swales and strips, etc.
11. Perimeter walls and fences should be low enough for safety and security purposes.
12. Crosswalks in parking lots should be accented with special design features such as raised, colored, and/or textured pavement, and/or narrowed roadways.
13. Canopy trees should be incorporated in parking landscaping plans to provide shade for vehicles and pedestrian paths.
14. In large commercial development, or development over 15,000 square feet gross floor area, entry drive orientation and accent landscaping should be used to enhance/identify the entry sequence.
 - a. The entry drive should be oriented towards the main entrance of the building.
 - b. Landscaped areas should flank the entry drive.
 - c. Signs, paving, and plants should be incorporated into a well-designed entry to visually link the site entry to the buildings.
 - d. Walls, fences, or hedges should be incorporated into the design of parking lots adjacent to public streets to screen vehicles from public view.

2.2.4 Site Landscaping

1. Landscape materials selected should be appropriate to the local climate and soil conditions.
2. Seasonal shading from trees and shrubs should be considered when developing planting schemes for courtyards and open space areas to create inviting and comfortable spaces.
3. Ornamental accent planting is encouraged but should not produce nuts and fruits that will drop and add to maintenance and potential liability costs in pedestrian-oriented areas.
4. Landscaping should preserve and enhance views, soften edges of buildings, and provide shade, screening, and buffering. It may not be used as a mask to justify poor building design.
5. Groundcover should be installed in landscaped areas to enhance the site, as well as to provide erosion and weed control. Mulch and stones should not be used as an alternative to groundcover, but should be provided to infill the planting areas until the vegetation has reached its maturity.
6. Trees and shrubs should be located and spaced to allow for mature and long-term growth and should be chosen to minimize root problems.
7. The use of native, low maintenance, and drought tolerant plants with efficient, long-term watering systems is encouraged. Plants should be grouped according to watering needs and should be visually appealing throughout the year.
8. Where visible from public rights-of-way, large expanses of fences or wall surfaces should be architecturally designed and offset with landscape pockets or a change in wall plane should be provided at a minimum of every 50' to prevent monotony.



Commercial landscaping



Landscape pockets incorporated into fences



Avoid blank walls

9. Vines planted adjacent to walls to break up flat surfaces are strongly encouraged.
10. Both sides of perimeter walls or fences should be architecturally treated. Fences or walls abutting streets should be ornamental in texture, pattern, or shadow relief.
11. Fencing and wall colors and materials should be compatible with the primary buildings within the project and surrounding development.
12. Detention and retention basins should be landscaped and integrated into the overall site design in addition to providing its primary water management function.

2.2.5 Utilities, Mechanical Equipment, and Service

1. Transformers should be placed underground whenever possible to maximize safety and minimize visual impacts. Where this location cannot be achieved, transformers should be well screened (per utility company standards and approval) and placed in the rear or side yard.
2. Where screening of equipment is required, a combination of elements should be used, including solid masonry walls, berms, and landscaping.
3. All mechanical equipment, including air conditioners and heaters, should be screened from public view. The screening should be architecturally compatible in color and material with the primary building and should not simply “box in” the equipment.

4. Double detector check valve assemblies (backflow preventer) should not be located at visually prominent locations, such as the end of drive aisles or at site entries, subject to approval by the local fire department.
5. Outdoor storage areas, including trash and recycling enclosures, should be located to the rear or sides of a building and screened from public view with walls, berms, or landscaping. Chain link gates or fences are not appropriate for screening when in view from the public rights-of-way or other sensitive viewing locations.
6. When commercial property is located directly adjacent to residential property, loading and delivery facilities should be located at the side of the property away from the residential use.
7. Loading areas should not face public streets and should be located to minimize visibility.
8. Loading and service areas should be screened from public view using a combination of portions of the building, architectural wing walls, or mature landscaping.
9. Where multiple access points are provided, loading and delivery areas should be clearly marked with directional signs.
10. Loading areas should be designed to accommodate trucks without the trucks having to back onto or otherwise use the adjoining street.
11. No loading facility or maneuvering areas should extend into any required minimum yard setback.
12. Trash enclosures should be positioned so doors do not face the street and should be enclosed or surrounded by landscape screening.
13. Trash enclosures should not detract from the street views or be visible to adjacent property owners.



Loading area located behind building



Trash enclosure



Commercial lighting

2.2.6 Outdoor Lighting

1. Lighting should be used to provide illumination for the security and safety of on-site areas such as parking, loading, and pathways.
2. Outdoor light fixtures, that provide nighttime safety and security should be selected to conserve energy, protect the night sky, and minimize glare and light trespass within and beyond the project site.
3. Cutoff lighting fixtures should be mounted parallel to the ground and located, aimed, and shielded to direct light only onto buildings or walkways and not toward adjacent roads or residences.
4. Light fixtures should be designed to complement the architectural styles of the buildings.
5. For greatest efficiency, light sensors and timers should be used whenever possible to avoid unnecessary light usage.
6. Electrical elements such as wires, conduits, junction boxes, transformers, ballasts, and switch and panel boxes should be concealed from view.



Cutoff lighting fixtures aimed at the ground

2.3 BUILDING DESIGN

Several concepts contribute to pleasing building design, including architectural character, continuity, massing, scale, and rhythm. Building forms and façades influence cohesiveness, comfort, and aesthetic pride and at the same time can encourage shopping, increase a sense of security, and generate pedestrian activity. Historic building forms also contribute to the character and identity of an area and should be preserved when possible. Topics include building massing and form, building materials and features, entry features and focal points, and renovations and additions.

2.3.1 Building Massing and Form

1. Building designers should incorporate 360-degree architecture in all buildings and remodels within Yucaipa. 360-degree architecture is the full articulation of all building façades, including variation in massing, roof forms, and wall planes, as well as surface articulation.
2. Building massing should include the following:
 - a. Minimum 4' variation in wall plane (projections and recesses) for any wall greater than 50' in length.
 - b. Minimum 2' variation in wall height (vertical relief) for any wall greater than 50' in length.
 - c. Multiple roof forms and heights (silhouettes) to reduce the perceived scale of the building.
 - d. Minimum 24" overhang with outlookers and exposed rafters for craftsman style architecture.
 - e. Minimum 12" depth of pilaster when attached to wall plane.



360-degree architecture



Variation in wall planes and height



Articulated wall and roof planes



Softened blank wall with awnings and architectural details

3. Minor surface detailing should not be substituted for distinctive building massing. Minor surface detailing includes score lines or changes in color, rather than a change or relief in the wall plane.
4. Building mass and articulation should be oriented toward the primary street and where outdoor dining areas, plazas, and pedestrian connections are located.
5. Smaller modules of varied and well articulated wall and roof planes should be created to reduce the overall massing and scale of buildings while providing visual interest. Large, blank, flat surfaces should be avoided.
6. Soften blank walls through the use of doors and windows, varying colors and materials, awnings and canopies, trellises, wall undulation, and architectural details.
7. Exterior ramps, stairways, gutters, downspouts, and other functional elements of a structure should be architecturally integrated into the design of the building. Thin, open metal, prefabricated stairs are discouraged.
8. Where commercial buildings are neighbors to residential buildings or where infill buildings are being constructed, building mass, privacy, and nuisances should be addressed in proposed design.
9. Roof forms should be designed to completely screen roof-mounted equipment from public view.

2.3.2 Entry Features and Focal Points

1. Building entrances should be clearly defined and easily accessible from the street, public transit stops, and parking areas.
2. Entries should be clearly distinguishable on the front façade by:
 - a. A change in wall plane, such as a recess, pop-out or angle;
 - b. A new structural form such as a tower or enhanced roof element;
 - c. A color or material change on the wall adjacent to the entry door that is consistent with the architectural character of the building; and/or
 - d. Larger door and window openings, such as transoms and sidelights.
3. Primary entries to buildings associated with larger commercial developments should include pedestrian plazas, landscaping, artwork, and pedestrian-oriented lighting.
5. Public rear entrances should be well articulated and should include identification signs.
6. Paseos and walkways should terminate into plaza focal points or buildings with key architectural elements. Focal points should be developed for vehicular and pedestrian circulation to provide a sense of direction and identification.
7. Buildings in highly visible locations and corner lots should incorporate architectural elements such as a tower, varying rooflines, and/or public art.



Large window with transoms and sidelights



Pedestrian plaza



Material changes should occur at interior wall planes

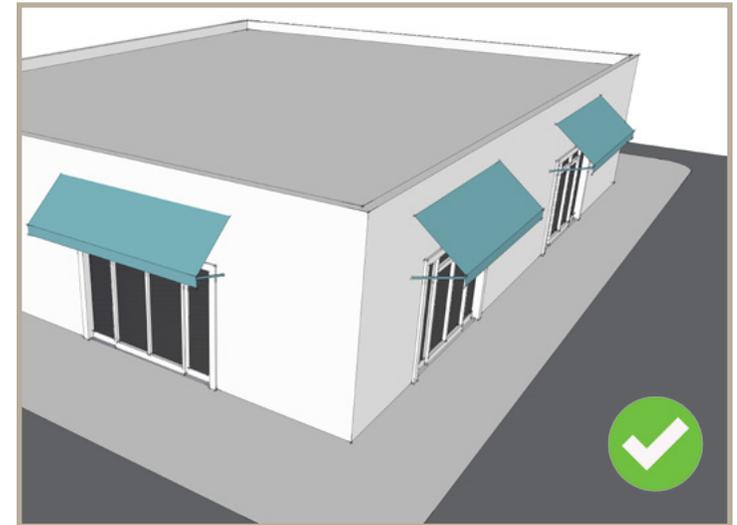


Material changes should not occur at exterior wall planes

2.3.3 Building Materials and Features

1. High quality materials should be used to create a look of permanence within the project. Window, doors, and entries should be designed to reinforce the desired architectural style of the building.
2. Material changes should occur at interior intersecting planes to appear substantial and integral to the façade. Material or color changes at the outside corners of structures give an impression of thinness and artificiality and should be avoided.
3. If a material is carried around an outside corner, it should wrap around a minimum of 2' and maintain a minimum of 4" thickness (i.e. furring) in order to appear as a pilaster or column.
4. Blank walls on visible façades are strongly discouraged. Articulation, detail, and display windows should be added to large expanses of blank walls at the rear or sides of buildings to soften the appearance and create interest.
5. Corporate tenants should design buildings to fit the desired scale and character of the commercial area. The use of corporate "chain" architecture is strongly discouraged, unless the design is consistent with the desired scale and character of the commercial area.
6. Bright or overly intense corporate paint schemes are strongly discouraged and will be evaluated on a case-by-case basis for contextual appropriateness.
7. Human scale should be created through the use of awnings, arches, walls, trellises, arbors and pergolas. These elements should be integrated into the building design to avoid a "tacked on" look of architectural features.

8. Windows and storefront entrances should face pedestrian spaces and public areas. Large display windows should be used to encourage window shopping and pedestrian activity whenever possible.
9. Building materials, signs, and finishes should be consistent with the architectural character of the building.
10. All vents, gutters, downspouts, and flashing should be concealed and painted to match the color of the adjacent surface, unless designed as a decorative architectural feature, such as a copper downspout (for commercial and office buildings, not industrial).
11. Awnings should not be wrapped around buildings in continuous bands. Awnings should only be placed on top of doors, windows, or within vertical elements when the façade of a building is divided into distinct structural bays.
12. Awnings and umbrellas should be made of cloth, not plastic or vinyl, and should be placed high enough so as not to inhibit pedestrians.
13. Awning maintenance should be in accordance with the awning manufacturer's care instructions. The life of the awning is generally not expected to exceed eight to ten years and should be replaced before showing signs of deterioration.
14. Service areas and other equipment, including fire ladders, should be integrated into the overall building design and should not disrupt design patterns.
15. If adding a roof parapet, tower, or mansard ensure adequate depth of element to avoid a "tacked-on" appearance. For example, column depth should be equal to its width.
16. If the interior side of a parapet is visible from pedestrian view, it should be finished with the same materials and a similar level of detail as the front façade.



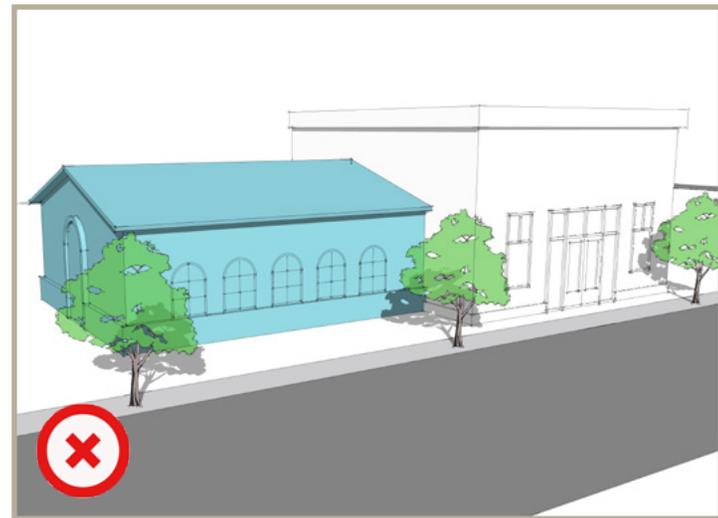
Awnings should be placed on top of key vertical elements



Awnings should not be wrapped around buildings in continuous bands



Appropriate form and massing of addition



Tacked-on addition

2.3.4 Renovations and Additions

1. When renovating or adding onto an existing structure, the architectural style, massing, and detailing should complement the existing structure.
2. Buildings not currently in compliance with these Design Guidelines are encouraged to implement the Design Guidelines by first utilizing simple cosmetic changes, such as painting, incorporating appropriate signs and lighting, and removing unsafe and unsightly building features such as deteriorated stucco or materials that conceal the original brick or other surfaces of walls.
3. Form and massing of additions should be congruent with the existing structure to avoid a “tacked-on” look.
4. Architectural details such as windows, doors, wall treatments, colors, and materials should reinforce the architectural style of the existing building.
5. Historic building remodel or addition shall comply with the Secretary of the Interior’s Standards and Guidelines for the Treatment of Historic Properties and shall be consistent with the following design guidelines for Historic Compatibility:
 - a. Maintain historic features and elements of existing buildings.
 - b. New construction should respect and complement the original period and style of adjacent buildings without mimicking them exactly.
 - c. New construction should avoid a false “historical” look.

2.4 SUPPLEMENTAL DESIGN GUIDELINES FOR UNIQUE COMMERCIAL AREAS

Certain commercial areas in Yucaipa have unique architectural styles. Section 2.4.1 addresses the Yucaipa Boulevard Commercial District, which should be designed with a Craftsman style. Further guidelines for Yucaipa’s historic Uptown District are in section 2.4.2. Lastly, the Freeway/Gateway corridor presents unique opportunities, and guidelines are available in section 2.4.3. Guidelines for each of these unique commercial areas are intended to supplement the guidelines presented earlier in this chapter. Figure 2-1 illustrates the locations of these unique commercial areas.

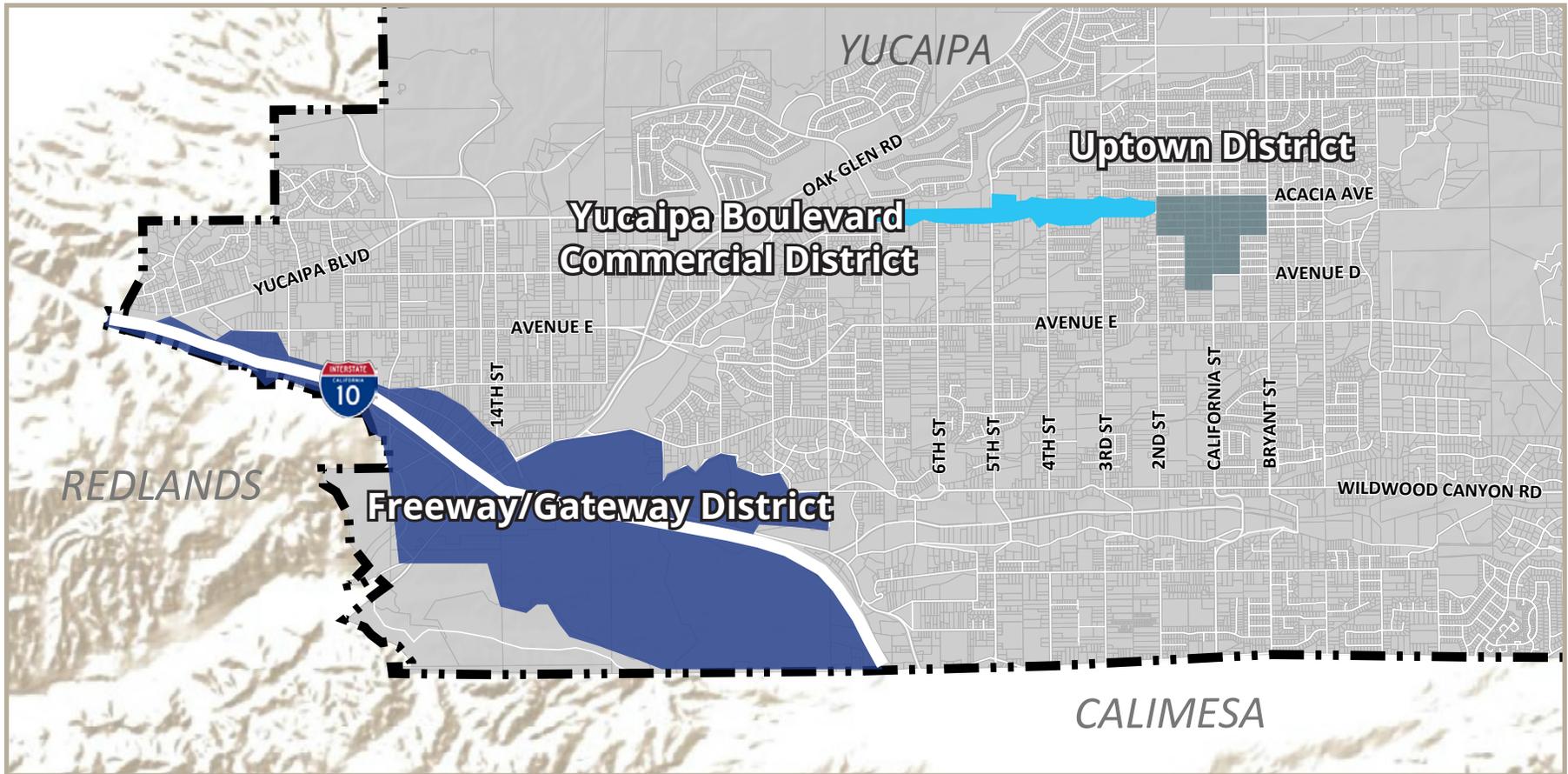
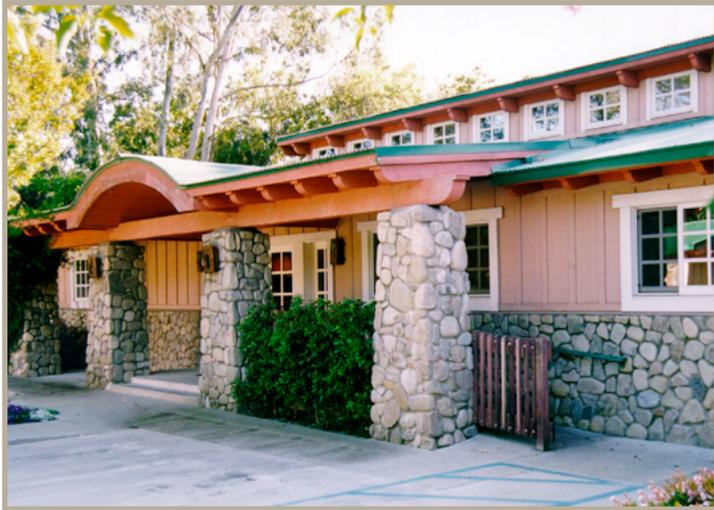


Figure 2-1, Unique Commercial Areas



Natural materials, low-pitched roof, and tapered columns

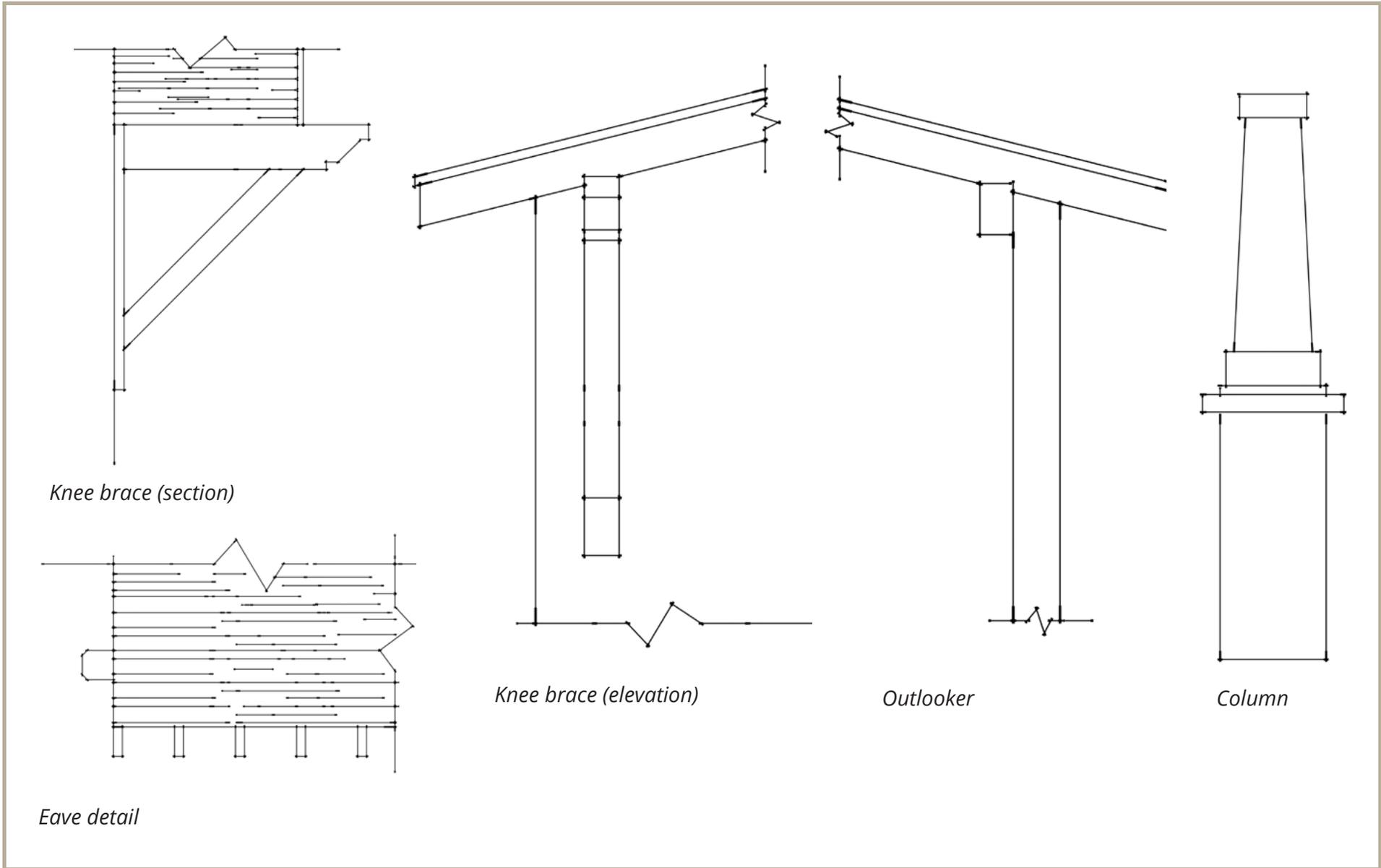


Craftsman-style details

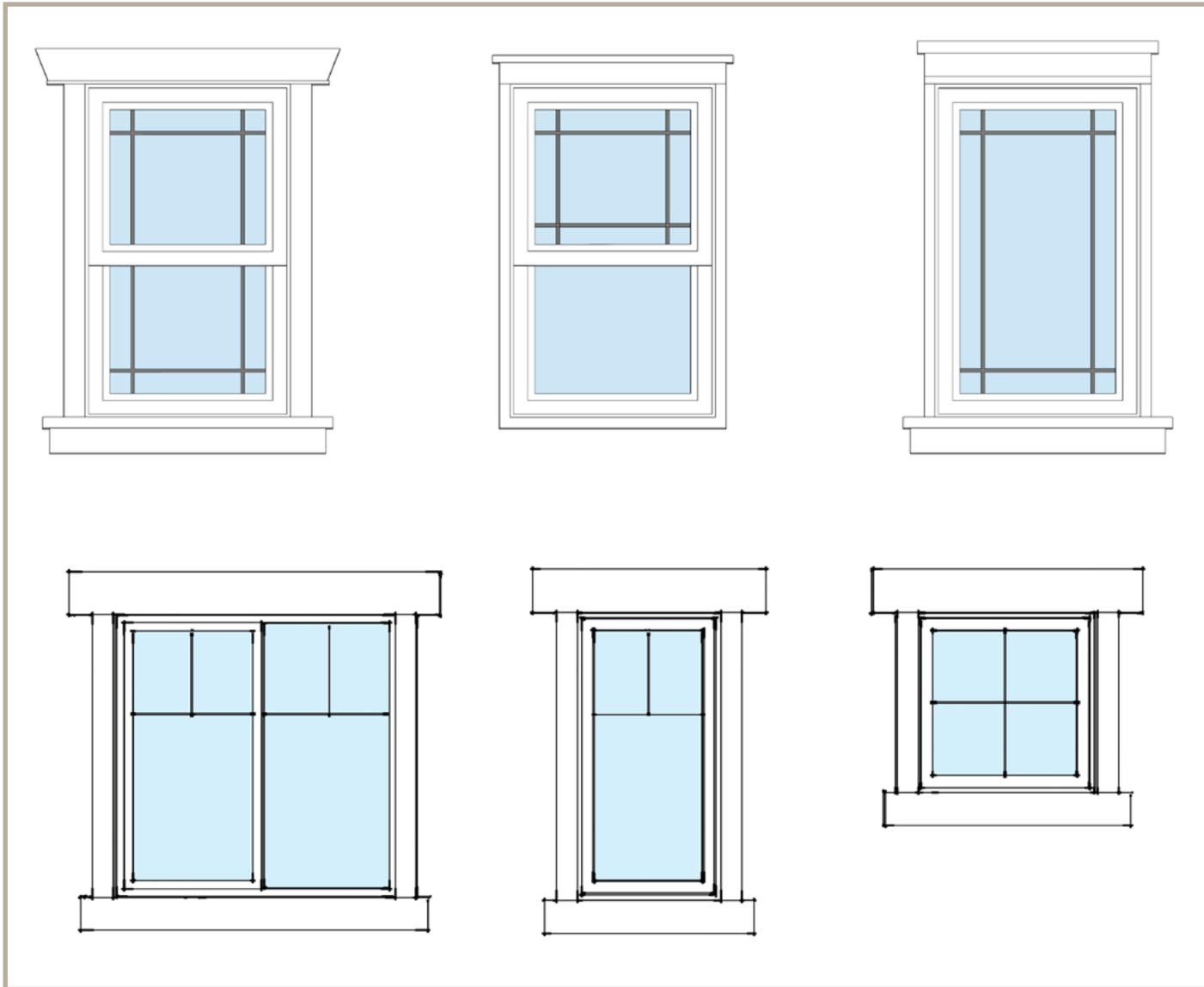
2.4.1 Yucaipa Boulevard Commercial District

Building design should be high quality and should distinguish Yucaipa as a destination for shopping and entertainment. Craftsman style is the preferred architectural style in Yucaipa's commercial corridors. The Craftsman style has roots in Southern California, where the style was popularized by the Greene brothers, architects inspired by the English Arts and Crafts movement. The Craftsman style emphasizes simple design, skillfully constructed with quality materials. Craftsman architecture utilizes natural colors and materials with clean lines and unique details.

1. Natural materials, including wood, brick, and stone, should be utilized throughout.
2. Colors should be earthy and should blend into the landscape. The use of contrasting color to accent architectural features is encouraged.
3. Roofs should have low-pitched, gabled forms. Roof eaves should be deep (minimum of 2'; 4' is encouraged) and rafter tails may be left exposed or added ornamentally.
4. Entryways should be covered, and covered porch-like spaces are encouraged (minimum 6' deep).



Eave and Column Details



Windows with built-up sills and trim

5. Support columns should be exposed and should rest upon substantial piers, preferably made of brick or stone. Tapered or double columns are encouraged.
6. Massing should be generally horizontal.
7. Accent building elements commonly used include kickers, exposed beams, knee bracing and gable ends, and wood trim.

2.4.2 Uptown Guidelines

The historic Uptown District of Yucaipa functions as a traditional Main Street. This district contains small stores and buildings with inviting sidewalks as well as long-standing residential communities. The Uptown District is home to many historic buildings, which establishes the district's unique character. Development within the Uptown area shall conform with the standards and guidelines provided within the Uptown Specific Plan as well as those presented within this document.

1. New buildings should be designed with pedestrian-oriented detailing (i.e. wall planes and modulation, window and door arrangements, entries, transom windows, awnings, and cornice treatments) to complement neighboring building facades.
2. Buildings should maintain a pedestrian-scale the use of awnings, arches, trellises, arbors, pergolas, and other architectural elements.



Craftsman-style arbor



Pedestrian-scale storefront windows



Recessed entry

3. Larger infill development should be designed as several smaller buildings, typically 25' in width, so as to reinforce the historic character and scale of the area.
4. A new building should maintain the basic window and door proportions and placement patterns seen traditionally in architectural styles within Uptown.
5. Storefront windows, display cases, and other elements that provide visual interest to façades should be provided and uniform storefront heights are encouraged to help to establish a sense of scale for pedestrians.
6. Clear glass is recommended on the street level to create interesting interior shop views for pedestrians. Heat gain can be limited by incorporating awnings, recessed storefronts, polarized glass, or professionally applied UV film. Obstructed, reflective, mirrored, or tinted glass is strongly discouraged.
7. Recessed or projecting entries and articulation in the storefront mass is encouraged.
8. To reinforce existing building heights and context, varying setbacks on upper floors should be a minimum of 4' to accommodate balconies and other architectural treatments.
9. Roof pitch, materials, size, and orientation are all important to the overall character of a building. New buildings should have roof forms that are similar to the historic roof forms of the area in order to maintain the traditional character of the street.

10. Parapets should have sufficient articulation of detail, such as precast detailing, continuous banding, or projecting cornices, lentils, caps, corner details, or variety in pitch (sculpted).
11. Parapets should not appear “tacked on” and should convey a sense of permanence.
12. If the interior side of a parapet or tower is visible from pedestrian view, it should be finished with the same materials and a similar level of detail as the front façade.
13. A high standard of quality should be adhered to when preserving, rehabilitating, and restoring historic structures.
14. The character-defining features of architectural styles should be retained when remodeling or adding onto an existing structure.
15. Existing historic or older structures with architectural details or ornamentation should be retained and restored whenever possible.
16. Details such as wall surfaces constructed with patterns, changes in materials, building pop-outs, columns, and recessed areas should be used to create shadow patterns and depth on the wall surfaces.
17. Natural materials, such as brick, stone, copper, etc., should be left the original color and not painted.
18. The use of window boxes for upper story users is encouraged to provide color-spots at higher elevations, but plants should be accessible for maintenance and attached safely and securely.



Material changes and details used to create depth



Window box



Office development with pedestrian plaza

2.4.3 Freeway/Gateway Guidelines

The Interstate 10 corridor and surrounding areas serve as a gateway to the City of Yucaipa, however, existing development within the area does not reflect the welcoming image the community would like. This area is currently home to underutilized lots, storage and maintenance facilities and yards, surrounded with chain-link fence. While some of these uses are desirable and necessary, their overall appearance could be improved, particularly where visible from the public street and freeway. Therefore, the following guidelines have been established to provide clear direction and elevate the appearance of the area with the most public visibility, the “Image Zone.” The developer should strive to place considerable attention to aesthetics in this area. Within the “Image Zone,” there should be an emphasis on materials and landscaping, and a quality architectural presence should be established.

A. Site Planning and Design

Due to the nature of existing development patterns, building architecture is generally considered secondary to an appropriate site plan. All building site layouts should be designed to provide interesting street scenes, controlled site access, emergency vehicle access, convenient visitor parking, well-screened outdoor storage, loading areas, equipment and service areas, and an emphasis on the entrance or office portion of the building.

1. Innovative design solutions that promote creative building forms and use of materials are encouraged.
2. Wherever possible, office development should seek to provide opportunities for plazas or pedestrian malls and prevent long “barrack-like” rows of structures.
3. Entrances should be easily identifiable and accessible.



Easily identifiable entrance

4. Security and screening should be of high quality material and chain-link fencing should be removed and replaced with higher quality material fencing.
5. Loading and delivery areas should be clearly marked with directional signage and screened from public view.
6. Expansive paved areas located between the street and the building should be avoided in favor of landscaping and buildings.
7. Projects adjacent to Interstate 10 should be designed with landscaping and architectural detailing that are attractive and inviting when viewed from the Freeway.
8. High standards for the physical appearance of buildings and sites as seen from Interstate 10 should be employed.
9. Projects along Interstate 10 should provide trees and a landscaped setback between the right-of-way and adjacent development.
10. The circulation system should be designed to reduce conflicts between vehicular and pedestrian traffic, provide adequate maneuvering and stacking areas, and consider access for emergency vehicles. Parking lots and cars should not be the dominant visual elements of the site from the public street.
11. Sites should be designed to incorporate the following amenities:
 - a. Plazas or courtyards
 - b. Outdoor plazas and employee break areas
 - c. Shaded pedestrian seating areas
 - d. Public art
 - e. Shaded transit stops and information kiosks



Industrial building setback with landscaping



Industrial site with amenities



Employee break area



Industrial landscaping

16. Plazas, employee break areas, and open spaces should be sheltered, as much as possible, from the noise and traffic of adjacent streets, trash enclosures, parking areas, and other incompatible uses.
17. Landscaping should be used to screen unsightly areas from the street. Landscaping throughout the project is essential, however the highest priority and greatest about should be located within the "Image Zone," while it is less critical to heavily landscape rear and side elevations that are not visible from public streets or within public view sheds.
18. Accent landscaping should be used to enhance and identify the entry drive and to delineate drive aisles.
19. Large expanses of fences or wall surfaces should be offset and architecturally designed to prevent monotony. Landscape pockets should be provided or vines should be planted adjacent to walls to break up flat surfaces.
20. All fences and walls required for screening purposes should be of solid material, painted and textured to match elements of the adjoining building elevations. Trees and shrubs should be planted adjacent to the walls to soften wall appearance.
21. Wall designs should include a continuous cap and variation in wall height is encouraged.

B. Building Design

1. The following building and site elements should be avoided:
 - a. Large, blank, flat surfaces
 - b. Exposed, untreated concrete block walls (except split face)
 - c. Loading doors facing the street
 - d. Exposed mechanical equipment
 - e. Highly reflective surfaces
 - f. Trash enclosure doors facing the street or visible from the street
 - g. Barbed wire and razor wire (should never be used unless it is needed to solve a demonstrated security problem)

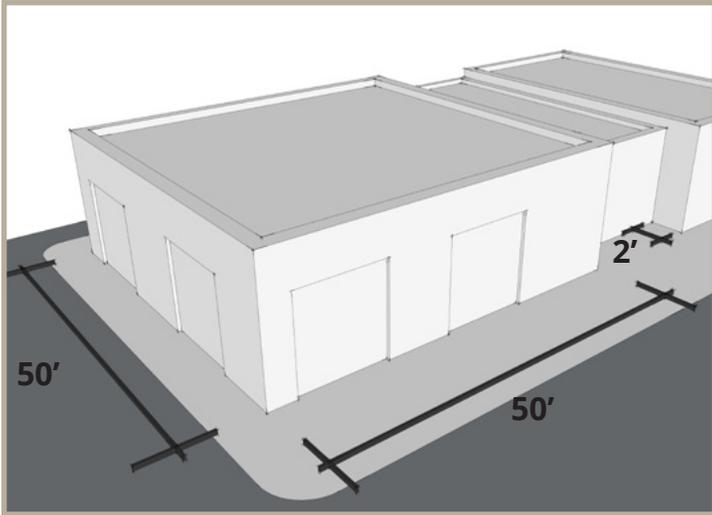
2. Architectural elements, including overhangs, trellises, projections, awnings, and/or insets, should be incorporated into the building design to create shadow patterns that contribute to a building's character.



Awning and recessed elements



Trellises on wall surface



Divided building mass



Pitched roof over entry of industrial building

3. Overall building mass should be divided into smaller identified parts. Large, blank, flat surfaces are strongly discouraged. Wall forms should be articulated with changes in massing, colors, and materials, and a minimum 2' change in horizontal wall plane should occur every 50' or less.
4. Multiple exterior wall finishes, including stucco, plaster, glass, stone, brick, and/or decorative masonry, should be used to define building form and create interest at entries. Buildings should not employ a singular material from base to parapet. Precast walls should incorporate reveals, recessed panels, recessed windows, texture, and/or molding to articulate the building exteriors.
5. All metal buildings and concrete tilt-up buildings should be designed to have an exterior appearance of conventionally built structures. Exterior surfaces should include portions of stucco, plaster, glass, stone, brick, or decorative masonry. Stock, "off-the-shelf" metal buildings are strongly discouraged.
6. Rooflines should be broken by changes in height or wall plane at intervals no greater than 50'.
7. A full-pitched roof over an entire industrial building may not be realistic. Where feasible and appropriate to the architectural style of the building, a full-pitched roof should be provided over the entry and/or office portion of the structure. Piecemeal mansard roofs (used on a portion of the building perimeter only) should not be used.
8. Parapets should have sufficient articulation of detail, such as precast treatments, continuous banding (contrasting paint color), or projecting cornices or lentils, or caps.

9. Front elevations should express a high window to wall ratio.
10. Window type, material, shape, and proportion should complement the architectural style of the building.
11. Windows should be inset into the primary wall plane a minimum of 3" where appropriate to the architectural style of the building, in order to provide some shadow detail.
12. Entries and building bases should be articulated through the use of color, material change, and/or texture.
13. Architectural features, pedestrian plazas, landscape materials, artwork, and pedestrian-oriented lighting should be used to emphasize entries.
14. Entry plazas should incorporate landscaping and decorative paving accents to add visual aesthetics and enhance the pedestrian environment and experience.
15. Entry signs should be similar, in scale and imagery, to the architectural style of the building.
16. Buildings should be oriented to maximize views while giving consideration to the privacy of the surrounding neighborhood. Where applicable, windows, balconies, and areas for activity should also be designed and oriented so as to not disturb the privacy of adjacent residential uses.



Defined building entrance



Pedestrian plaza



Balanced mixed-use

2.5 MIXED USE

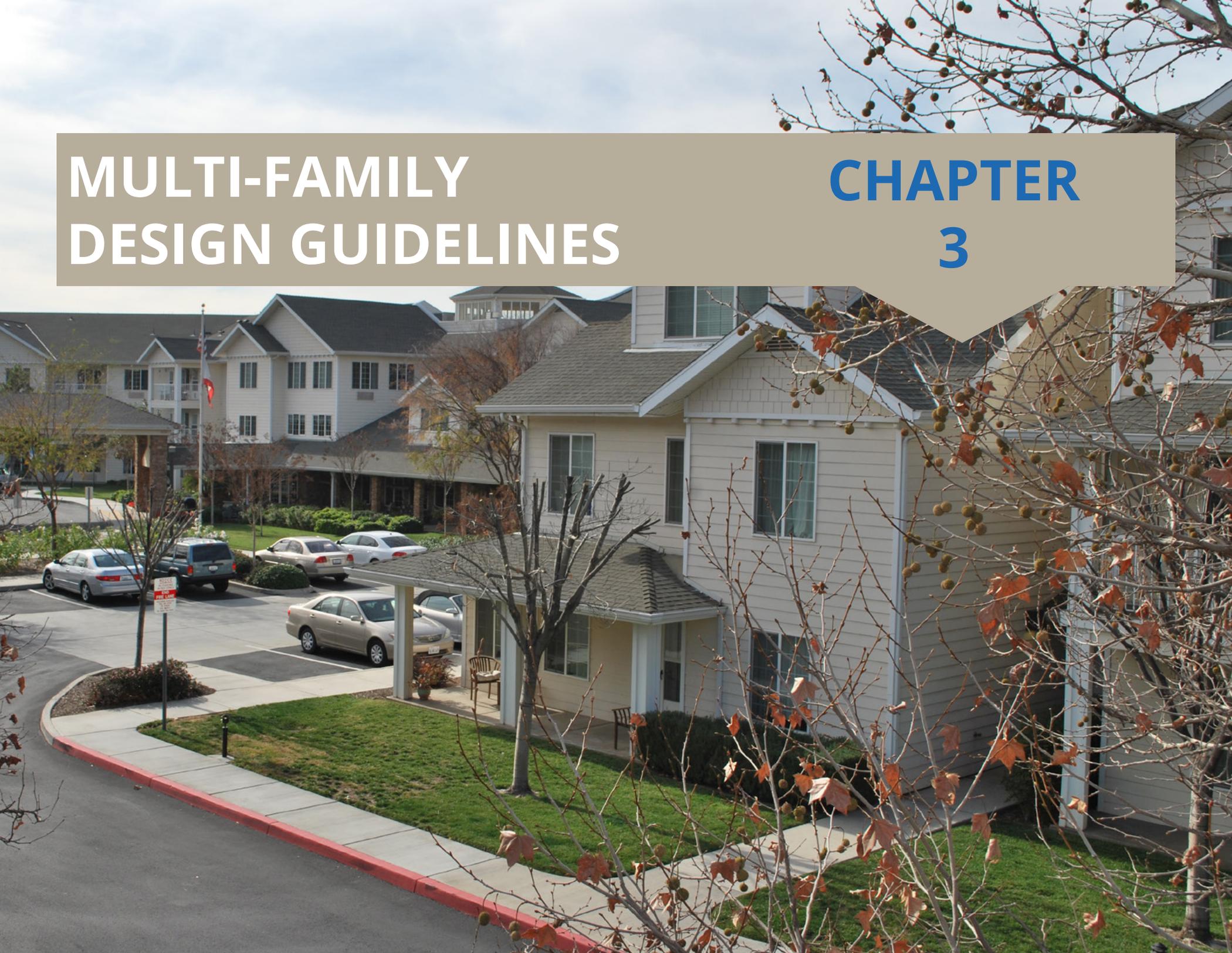
1. Primary design considerations for mixed-use projects should focus on successfully balancing the requirements of residential uses (privacy, security, etc.) with the needs of commercial uses (access, visibility, parking, loading, and extended hours of operation).
2. Horizontal mixed-use developments should be designed using consistent materials and architectural style. If the intent is to differentiate between uses, some deviation is permissible.
3. Horizontal mixed-use developments should utilize plazas and other open space areas to transition between types of uses.
4. Separate and convenient entrances should be provided for each use.
5. Primary entries for each of the uses should be emphasized through the use of architectural detailing, lighting, unique paving, and/or landscaping.
6. Each use should contain at least one pedestrian entry that does not require access through a parking garage or a parking lot.
7. Maximum transparency should be provided on first floor facades. Special attention should be paid to materials, placement, depth of recess, and ornamentation.



Consistent materials and architectural style

MULTI-FAMILY DESIGN GUIDELINES

CHAPTER 3



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3.1 INTRODUCTION

The City strongly encourages the development community to design multi-family residential product in an appropriate form that emphasizes the area's compact community, rural character and small-town feel. Desirable features include townhomes and apartment buildings designed with appropriate massing and scale to meld with the surrounding single-family residences, varied architectural styles, and landscaped parkways between curbs and sidewalks with large trees. As existing housing stock is redeveloped and infill housing is provided, there is an interest to increase the standard on design and quality. Projects will be evaluated based on conformance with the following guidelines. **Projects shall conform with objective design review standards marked with this symbol (*), and meet the general intent of the remaining guidelines in this chapter.**

3.2 SITE PLANNING AND DESIGN

Site planning refers to the arrangement of buildings and parking areas, the size and location of pedestrian spaces, and how these features relate to one another. Site planning and design topics include lot layout, parking, perimeter walls and fences, and landscaping.

3.2.1 Site Layout

- * 1. Interior paths and sidewalks shall provide direct access to building entrances and to public right-of-way.
- * 2. Pocket parks and tot lots shall be sited centrally within the project in compliance with Crime Prevention Through Environmental Design (CPTED) principles.
- 3. Pocket parks should be designed in an inviting manner that encourages pedestrian use through the incorporation of trellises, seating, and shade trees.
- 4. Building entrances should be clearly defined and oriented toward the street.



Interior pathway



Usable open space



Porches denoting entries and reducing building mass



Vertical and horizontal articulation

5. Measures shall be used to soften the building mass with architectural features such as garden walls, arbors, and trellises. However, it is important to avoid “tacking on” architectural features to hide poor massing and architecture. All architectural features should be fully integrated into the building design.
6. A variety of building orientations and staggered units should be incorporated into the design of sites to create diversity and avoid long, monotonous building façades.
7. Porches are encouraged in order to denote entries and break-up building mass. Functional porches should extend a minimum of 6 feet in each direction.
8. Trellises, pergolas, gazebos, patios/courtyards and other outdoor structures are encouraged, provided the structures meet the requirements of the Yucaipa Development Code with respect to height, placement, and construction.
9. Energy conservation should be considered in the orientation of buildings (e.g., solar access, shade control).
10. Orient buildings and decks to maximize views while preserving privacy of surrounding neighbors.
11. Units should be clustered and organized on the site to allow for the maximum amount of usable open space.
12. Multi-family projects should include wayfinding signage to direct pedestrian and vehicular traffic, including a map of the site. Signage design should be compatible with the architectural style and character of the development.

3.2.2 Parking

- * 1. Alleys shall be used for access to garages, parking spaces, and service and garbage collection.

- * 2. Parking areas shall be screened from public views with shrubs and/or dense landscaping of a minimum of 30".
 - * 3. Parking areas shall be well-landscaped with a variety of shrubs and canopy trees in order to provide shade, reduce glare, and provide a visual buffer of large expanses of parking.
 - * 4. Carports, detached garages, and accessory structures shall be architecturally integrated into the overall design of the project through the use of the same materials as those used on the primary residence.
 - * 5. Garage doors shall be recessed into the garage wall a minimum of 4" to provide shadow relief.
6. Decorative panels and windows are encouraged in garage doors.
 7. Alternatives to solid paved driveways, such as colored concrete, brick, cobblestone, or interlocking pavers are encouraged.
 8. Landscaping within parking areas should be protected from encroaching vehicles by concrete curbing or raised planting areas.

3.2.3 Landscaping

- * 1. Planting shall be used to screen less desirable areas from public view, i.e., trash enclosures, parking areas, and public utilities.
2. Plants should be grouped in high and low water use zones and coordinated with irrigation plans to minimize use of water and the placement of irrigation tubing.
 3. Landscaping should enhance and complement the building design, preserve and enhance views, provide buffers, transition areas, and provide screening.
 4. Detention and retention basins should be landscaped and integrated into the overall site design in addition to providing their primary water management function.



Recessed garage doors



Landscaped and screened parking area



Landscaped walkway



Fence with pilaster

5. Consideration should be given to plant species' growth and size at maturity to limit overgrown landscaping. Some commonly used planting design concepts include:
 - a. Larger/older trees to emphasize major focal points and entries
 - b. Flowering vines to soften site walls and fences
 - c. Pots, vases, window boxes, and raised planters to provide accent planting at building or plaza areas
 - d. Trees to create canopy and shade, especially in parking areas and along pedestrian ways
 - e. Flowering trees or seasonal flowers to provide color
 - f. Berms, plants, and low walls to screen parking areas

3.2.4 Perimeter Walls and Fences

- * 1. All wall and fence designs shall integrate materials and detailing that are found on the primary buildings (e.g. pilasters, stonework, wrought iron or colors).
- * 2. Chain link, bare precision block or slumpstone shall not be used as perimeter wall or fencing material.
- * 3. Fences located along the side or rear property lines, which is not a street frontage, shall be solid fences, constructed by long-lasting materials. Long-lasting materials include split-face CMU walls or block walls with detailing features. Wood, vinyl, or another perimeter fence may be approved at the discretion of the Planning Commission. Open fences, which feature wrought-iron/tubular steel, may be permitted to capture scenic views offered by a property line that adjoins permanent open space area, and where the yard does not require screening.

4. Open fencing is preferred along street frontages. Wood, split rail, wrought-iron/tubular steel or with a combination of block are acceptable materials for fencing. Where screening is necessary as part of the site design, block walls may be constructed within the front yard setback and along the street frontage, but must be decorative masonry, have a decorative cap, and feature a landscape setback.
5. Fence and wall colors should be compatible with the building.
6. Wall texture and detail is encouraged on walls, including split face block, ribbon bands, stucco finish, etc.
7. Decorative metal or wooden gates are encouraged to accentuate the fence or wall.



Screened utility equipment

3.2.5 Utilities, Mechanical Equipment, and Service

- * 1. Mechanical equipment (air conditioners, water softener tanks, solar collectors, duct work, meters, heaters, etc.), whether on the roof or the ground, shall be screened from public view. Materials and details used for screening shall be the same as those used on the primary residence.
- * 2. Electrical elements such as wires, conduits, junction boxes, transformers, ballasts, and switch and panel boxes shall be concealed from view.
- * 3. All outdoor storage areas shall be screened from public view.
- * 4. Areas for centralized trash container storage and recycling bins shall be incorporated into the building design and/or screened with walls and landscaping. Materials and details used for screening shall be the same as those used on the primary residence.
- * 5. All flashing, sheet metal vents, and pipe stacks shall be painted to match the adjacent roof or wall material.



Screened trash enclosure



Architecturally compatible light fixtures

- * 6. Trash and recycling storage areas shall be located at the rear or interior side yards.
- * 7. Refuse collection enclosures shall be constructed of durable, low maintenance, and noncombustible materials.
- 8. Stacks, vents, antennas and other roof mounted equipment should be located away from public view on the least noticeable portion of the roof.
- 9. Gutters and downspouts should be decorative and designed to integrate with the building façade and should not appear as a “tacked on” afterthought.
- 10. All vents, gutters, downspouts, flashing, and electrical panels should be painted to match the surface to which attached, unless used as a major design element, in which case the color is to be the same as the color of the building.

3.2.6 Outdoor Lighting

- * 1. Outdoor light fixtures, including street lights and lamps (light bulbs) that provide nighttime safety and security while conserving energy, protecting the night sky, and minimizing glare and light trespass within and beyond the project site shall be chosen.
- * 2. Cutoff lighting fixtures shall be mounted parallel to the ground and located, aimed, and shielded to direct light only onto buildings or walkways and not toward adjacent roads or residences.
- * 3. Light fixtures selected shall be architecturally compatible with the building design.
- 4. All building entrances and pedestrian ways should be adequately lit to provide safety and security.
- 5. Exposed bulbs are strongly discouraged and will only be allowed with the permission of the Planning Commission.



Step lighting

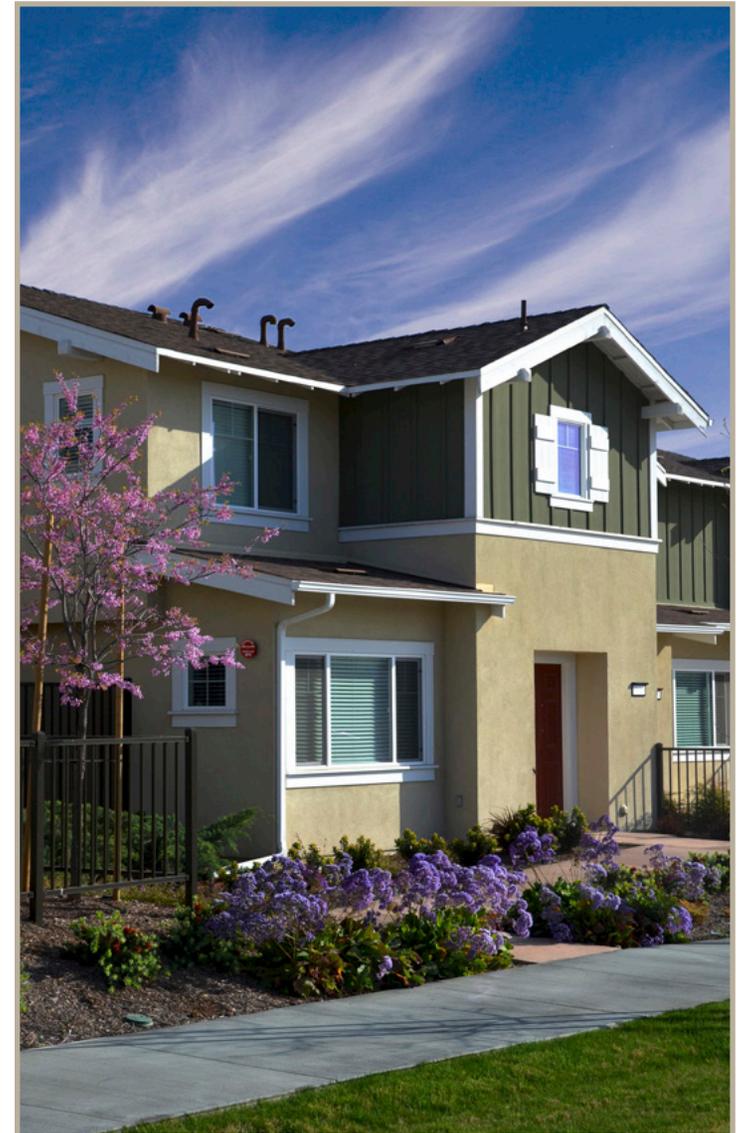
6. If project elements, such as signs, walls, and trees are lit, downlighting is encouraged. Lighting sources should be hidden unless the sources are an integral part of the design.
7. Pedestrian light poles along sidewalks or pathways within a project should be 10' to 15' in height. Decorative illuminated bollards are encouraged for walkways in parking lots and for pedestrian areas between buildings.

3.3 BUILDING DESIGN

Several concepts contribute to pleasing building design, including architectural character, 360-degree architecture, continuity, massing, scale, and rhythm. Building forms and façades influence cohesiveness, comfort, and aesthetic pride and at the same time can encourage community and increase a sense of security. Topics include building massing and form and renovations and additions.

3.3.1 Building Massing and Form

- * 1. Multiple roof elements consistent with the desired and universally recognized architectural style shall be incorporated to reduce the overall massing and scale of the building.
- * 2. Walls shall not exceed 25' in any direction without a minimum of 6" change in wall plane.
- * 3. Projections, recesses, and overhangs shall be employed to provide shadow and depth.
4. Attached residential units should include design elements to add visual interest and to avoid "box-like" appearances. Elements such as balconies, porches, dormers, and multiple roof forms consistent with the desired architectural style are strongly encouraged.
5. Window, doors, and entries should be designed to reinforce the desired architectural style of the building.



Projecting and recessed features



Integrated outdoor stairs

6. The form and scale of multi-family development should complement existing residential neighborhoods and neighborhood context. This may require building heights to be stepped so as not to dominate neighboring single story housing.
7. Exterior stairways should be architecturally integrated into the design of the building. Thin, open metal, prefabricated stairs or railings are strongly discouraged.
8. Each home should have a well-defined entry with careful roof and façade articulation to create individual interest and scale.

3.3.2 Building Materials and Features

- * 1. Variety in exterior materials and colors/hues shall be used to emphasize building forms and individual units.
- * 2. Material changes shall occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect, such as a chimney, pilaster, or projection.
- * 3. The use of functional or decorative shutters shall reflect the same dimension as the glazing and are encouraged when appropriate to the architectural style.
4. Generally, windows should be placed a minimum of 12" away from the corner of the building or the glazing on the intersecting wall planes should meet to form a corner window.
5. Built-up sills and trim, at a minimum 1/2" thick, shall be used to create surface relief and texture when appropriate to the architectural style of the building.
6. Windows should be inset from the exterior wall surface and/or provided with dimensional trim to provide a sense of depth when appropriate to the architectural style.

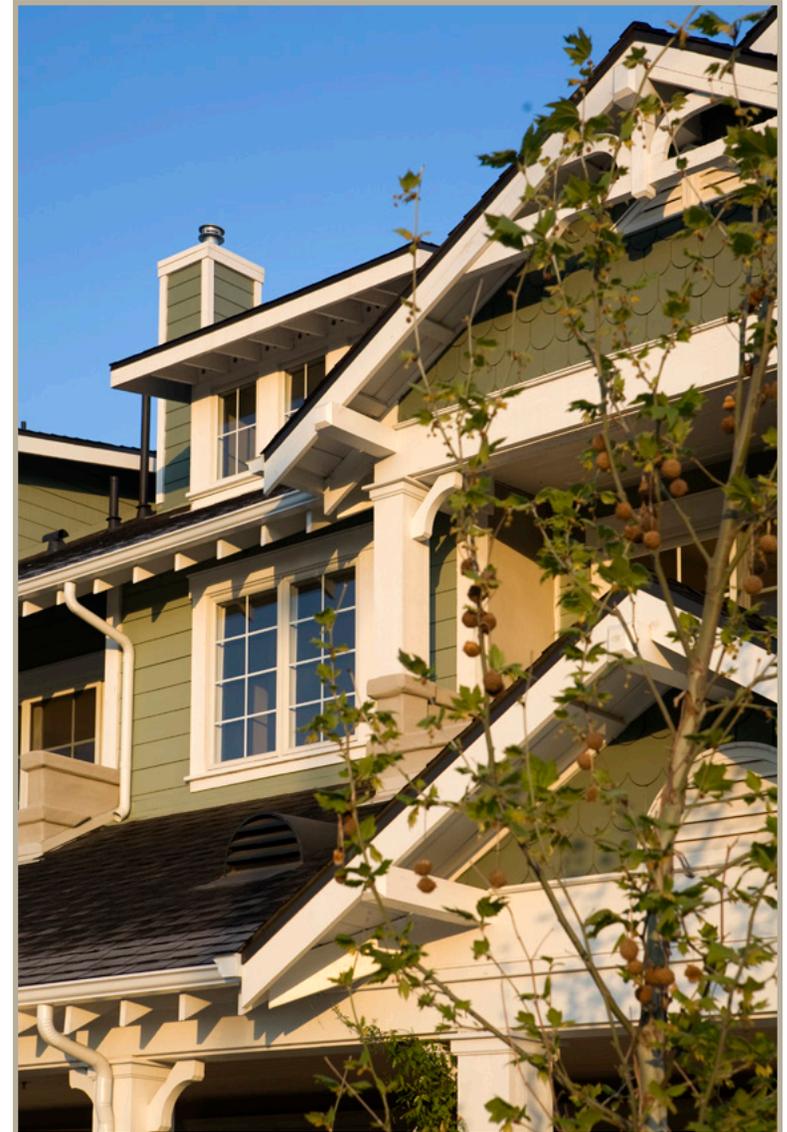


Material change occurring at inside corner

7. Bronze, silver, gold, or natural anodized aluminum frames and dark tinted or reflective windows are strongly discouraged.
8. True divided light glazing and external mullions are preferred over internal mullions. If true divided lights are not feasible due to cost, consider the following alternatives:
 - a. Applied external mullions may have the same visual effect at a lower cost. However, these features have a tendency to break off over time. Periodic repairs may be required.
 - b. Windows with internal mullions (grids) vary in terms of appearance. Select windows that utilize thick, dimensional grids rather than thin strips.

3.3.3 Renovations and Additions

- * 1. When renovating or adding onto an existing non-historic structure, the architectural style, massing, and detailing shall match the existing structure.
- * 2. Employ simple cosmetic changes, such as painting, installing awnings, and removing unsafe and unsightly building features such as deteriorated stucco or materials when renovating a building.
- * 3. Architectural details such as windows, doors, wall treatments, colors, and materials shall be selected to ensure consistency with the selected and universally recognized architectural style.
4. Form and massing of additions should be congruent with the existing structure and fully integrated into the building design to avoid a “tacked-on” look.



Architecturally compatible addition

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SINGLE-FAMILY DESIGN GUIDELINES

CHAPTER 4



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4.1 INTRODUCTION

The following Design Guidelines aim to ensure high quality development in single-family residential communities. Guidelines specifically for subdivisions, accessory dwelling units, and accessory structures provide further direction for these uses. Multiple family projects, including detached condominium projects that are designed to emulate a traditional single family development, would be subject to Chapter 3, Multifamily Design Guidelines.

4.2 NEW CONSTRUCTION

4.2.1 Site Planning and Design

Site planning refers to the location of the structures on a lot, pedestrian and vehicular circulation, amenities, and how these features relate to one another. Site planning and design topics include lot layout, perimeter walls and fences, and landscaping.

A. Lot Layout

1. Building placement and orientation should be carefully designed to enhance its visual impact on the streetscape, minimize the visibility of garage doors, retain natural site features, and fit within the neighborhood context.
2. Side loading, detached, or rear garages are encouraged over front-facing garages, however if not feasible, front-facing garages should be set back a minimum of 2' from the main house in order to reduce the prominence of the garage along the streetscape.
3. Development should incorporate existing natural features into the overall site design, including rock outcroppings, major landforms, ridgelines, significant trees and vegetation, streams, and drainage areas.



Natural features retained in site plan and design



Detached garage in rear



Hillside development

4. Climatic factors, such as prevailing winds, solar orientation, shade trees, window and door orientation, and the positioning of buildings on the site, should be coordinated to maximize energy conservation.
5. Grading should coordinate with the drainage methods of adjacent properties.
6. Grading should minimize differentiation in pad heights between the subject property and adjacent properties.
7. Development on hillside lots should accommodate a majority of the grade differential by stepping the building to reflect the slope of the natural topography.

B. Perimeter Walls and Fences

1. Fences and walls should be minimized along public streets.
2. Fences and walls should be constructed as low as possible while still performing screening, noise attenuation, and security functions.
3. All non-transparent perimeter walls should incorporate standards to provide for wall inserts and/or decorative columns or pilasters every 20-50' (relating to the scale of the site) to provide relief and should be architecturally treated on any side visible from the street.
4. Walls and fences should be designed with materials and finishes that complement project architecture and should be planted with vines, shrubs, and trees.
5. Walls on sloping terrain should be stepped to follow the terrain.



Low fence

C. Landscaping

1. Trees and shrubs should be selected and planted to minimize root problems, including uplifting of a sidewalk, foundation, sewer, etc.
2. Plants should be grouped in high and low water use zones and coordinated with irrigation plans to minimize use of water and the placement of irrigation tubing.
3. Drought tolerant plants should be utilized.
4. All landscaped areas should have automatic irrigation systems installed to ensure that plant material survives.
5. Irrigation systems shall be designed to prevent overspray onto walkways, parking areas, buildings, and fences.
6. Irrigation systems shall be designed to apply water slowly to allow plants to be deep watered and reduce runoff. Drip systems should be used in all areas except turf irrigation and small ornamental planting.
7. Water conservation techniques should be incorporated into all landscape plans. Examples of these techniques include automatic controllers, drip irrigation, and matched precipitation rate sprinkler heads.



Defined entryway through landscaping



Drought-tolerant landscaping



Projecting and recessing elements

4.2.2 Building Design

Building designers should incorporate 360-degree architecture in all buildings and remodels within Yucaipa. 360-degree architecture is the full articulation of all building façades, including variation in massing, roof forms, and wall planes, as well as surface articulation. Architectural elements such as overhangs, trellises, projections, awnings, insets, material, and texture should be used to create shadow patterns that contribute to a building's character.

The scale and massing of additions and new homes should be compatible with the general scale and shapes of neighboring homes. Building massing should include variation in wall planes (projections and recesses) and wall height (vertical relief), as well as, multiple roof forms and heights (silhouettes) to reduce the perceived scale of the building. Garages should be integrated into the overall design of the project and should not dominate the street scene.

A. Building Massing and Form

1. Where feasible, massing should accentuate the entry and minimize garage prominence.
2. Variation in wall planes, such as projecting and recessing elements, should occur on all sides of the house visible from a public street.
3. The second story of a house should be designed in such a way as to reduce the appearance of the overall scale of the building.
4. Varying roof forms/changes in roof plane should be used on all building elevations.
5. Where applicable to the architectural style, roof eaves should extend a minimum of 12" from the primary wall surface to enhance shadow lines and articulation of surfaces.



Stepped back second story

6. The ratio of garage frontage to the width of the house should not be greater than 60% when possible.
7. The main entrance to a home should be clearly identifiable and should be articulated with projecting or recessed forms.

B. Building Materials and Features

1. High quality materials should be used to create a look of permanence within the project.
2. Materials and colors should be varied to create visual interest in building façades and to reduce the monotonous appearance that can take place in tract home developments.
3. Window, doors, and entries should be designed to capture the desired architectural style of the building.
4. Acknowledging sensitivity to budget, it is expected that the highest level of articulation should occur on the front façade and façades visible from public streets; however, similar and complementary massing, materials, and details should be incorporated into every other building elevation. As an example, higher quality materials, such as rock and stone or siding, should be used on elevations visible from public rights-of-way and wrap along the building corner. Materials such as window trim should be consistently applied on all facades.
5. Surface detailing should not serve as a substitute for well-integrated and distinctive massing.
6. Architectural elements that add visual interest, scale, and character, such as recessed or projecting balconies, trellises, recessed windows, verandas, and porches are strongly encouraged.
7. Building elements and details should be consistent with the chosen architectural style.



Windows and doors that capture the architectural style



Architectural elements to provide interest



Paneled garage door



Complementary windows

8. Garage doors should be recessed a minimum of 4" from the face of the garage where appropriate to the desired architectural style.
9. Garage doors should incorporate panels and/or windows to articulate these large planes.
10. Chimneys should be exposed as architectural features rather than hidden within a wall surface.
11. Chimney caps should be decorative and conceal spark arrestors.
12. Material changes should occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect, such as a chimney, pilaster, projection, or fence line. If not feasible, material should wrap existing corners and should not end at an outside corner.
13. Roof materials and colors should be consistent with the desired architectural style.
14. High profile one-piece "S" tiles may be acceptable but are discouraged. Low profile one-piece "S" tiles are strongly discouraged.
15. Window type, material, shape, and proportion should complement the architectural style of the building.
16. Primary upper and lower windows should stack vertically whenever possible for organization of façade.
17. To enhance privacy, windows on side elevations should be staggered whenever possible so as not to be positioned directly opposite of the windows in the adjacent structure.
18. Windows should have divided lights appropriate to the architectural style of the building.

19. Where appropriate to the architectural style, windows should be inset from building walls a minimum of 4" to create shade and shadow detail.
20. Windows should be articulated with sills, trim, kickers, shutters, or awnings that are authentic to the architectural style of the building.
21. Any faux shutters should be proportionate to the windows so as to create the appearance of a real and functional shutter.
22. Outdoor light fixtures, including street lights and lamps (light bulbs) that provide nighttime safety and security should be selected to conserve energy, protect the night sky, and minimize glare and light trespass within and beyond the project site.
23. Cutoff lighting fixtures should be mounted parallel to the ground and located, aimed, and shielded to direct light only onto buildings or walkways and not toward adjacent roads or residences.



Inset window



Windows with built-up sills and trim

C. Utilities

1. Light fixtures should be architecturally compatible with building design.
2. Low-voltage/high efficiency lighting should be used in the landscape whenever possible.
3. Timers or sensors should be used to avoid unnecessary lighting.
4. Electrical elements such as wires, conduits, junction boxes, transformers, ballasts, and switch and panel boxes shall be concealed from view. Electrical meters, cable boxes, junction boxes, and irrigation controllers should be designed as an integral part of the building on a rear or side elevation and screened from public view, when possible.



Concealed gutter



Varied front yard setbacks

5. Gutters and downspouts should be decorative and designed to integrate with the building façade and should not appear as a “tacked on” afterthought.
6. All vents, gutters, downspouts, flashing, and electrical panels should be painted to match the surface to which attached, unless used as a major design element, in which case the color is to be consistent with the overall color scheme of the building.

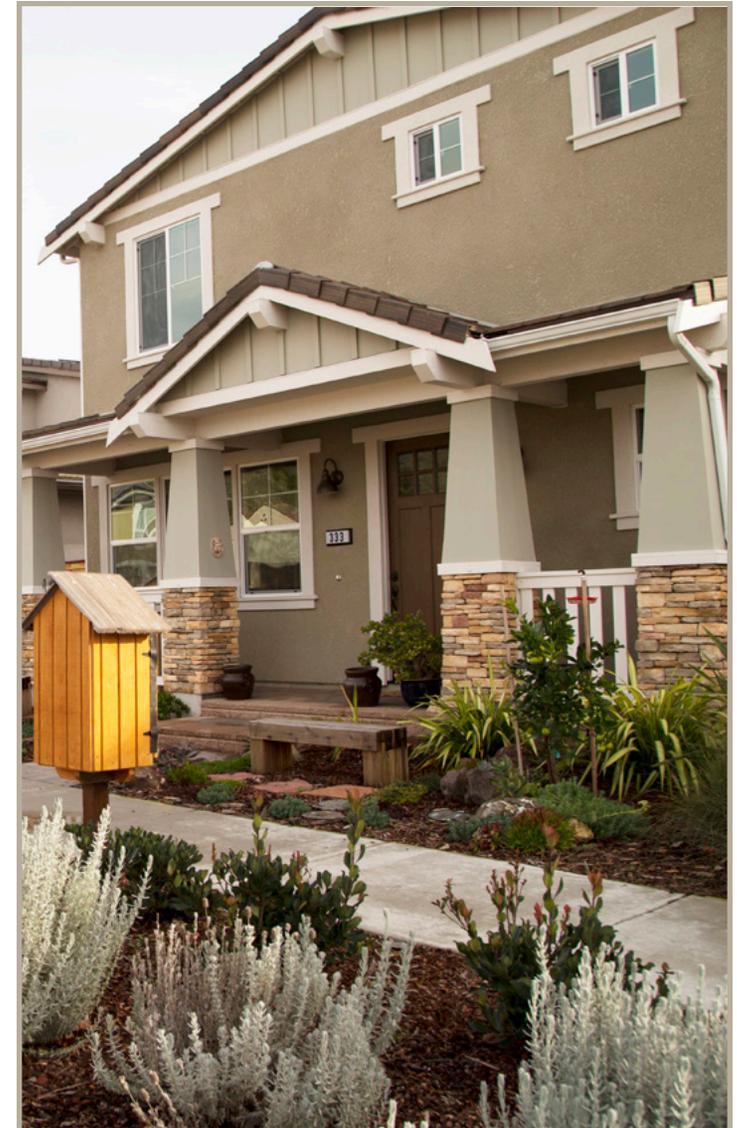
4.3 RESIDENTIAL SUBDIVISIONS

In addition to all residential design guidelines, the following guidelines apply to residential subdivisions. Development layouts should be designed to limit repetition and a “regimented” tract appearance. In most cases, layout of subdivision roads, yards, and buildings should retain existing native and specimen trees. Site grading should address existing drainage patterns and landforms while providing subtle transitions of architectural elements.

1. Larger, mature trees should be strategically planted to assist new development in looking “established” as quickly as possible.
2. Different architectural styles and massing, along with staggered front yard setbacks should be incorporated to reduce monotony and create an image of development established over time.
3. Multiple rooflines should be incorporated throughout the project, e.g., gabled and hipped.
4. Cul-de-sacs should provide pedestrian and bicycle access to adjacent neighborhoods, open space, and land uses where connections are possible.
5. Developments should be designed to give individuals maximum

privacy within and outside homes. In addition to variation in front setback, site layout techniques for privacy include alternating the placement of windows, outdoor patio areas, and entrances.

6. At least 35% of the trees provided should be of an evergreen species, rather than a deciduous species, to retain year-round coverage.
7. Landscaped parkways are encouraged.
8. Projects of three or more homes should provide a minimum of three distinctly different color/material palettes applied throughout the development to promote variety and elevate the visual aesthetics of the development.
9. Discharge from gutters and downspouts should not flow directly across pedestrian walkways. Water should be directed to permeable areas for percolation. Discharge that ties into a project's drainage system is preferred; however, flexible hosing or splash guards are acceptable.
10. Common mailboxes should have enclosures designed similarly or complementary in form, material, and color to the development.
11. Building forms, fences, trellises, and landscaping should be used to screen above ground utility transformers, pull boxes, and termination cabinets where allowed by utility providers.
12. If project elements, such as signs, walls, and trees are lit, downlighting is encouraged. Lighting sources should be hidden unless the source is an integral part of the design.



Landscaped parkways

4.4 ACCESSORY DWELLING UNITS

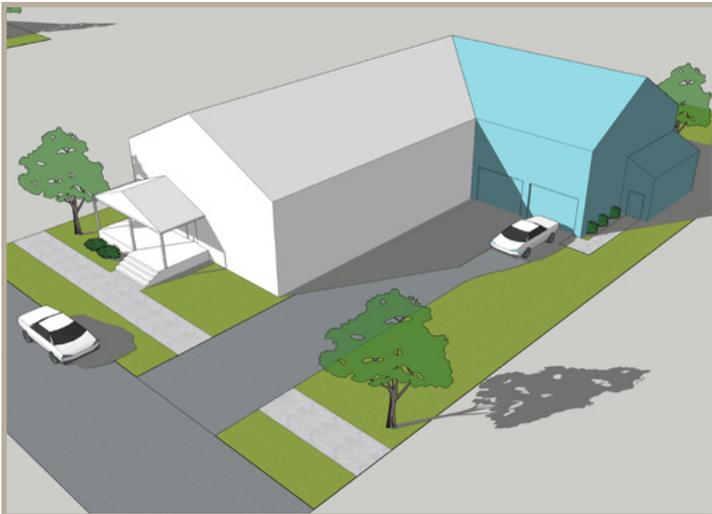
All accessory dwelling units (ADUs) shall be compatible in architectural style and secondary in massing to the primary unit. Accessory dwelling units shall conform to the standards in section 84.0570, Accessory Dwelling Units, of the Yucaipa Development Code.

4.4.1 Siting, Materials, and Details

1. Accessory dwelling units shall be constructed of quality materials and should have an appearance of permanence.
2. Form and architectural style of accessory dwelling units shall emulate the primary structure.
3. Architectural details such as windows, doors, wall treatments, colors, and materials shall be selected to ensure consistency with the selected and universally recognized architectural style.
4. Accessory dwelling units may be located entirely within the primary residence, attached, or detached in a separate structure behind the residence.



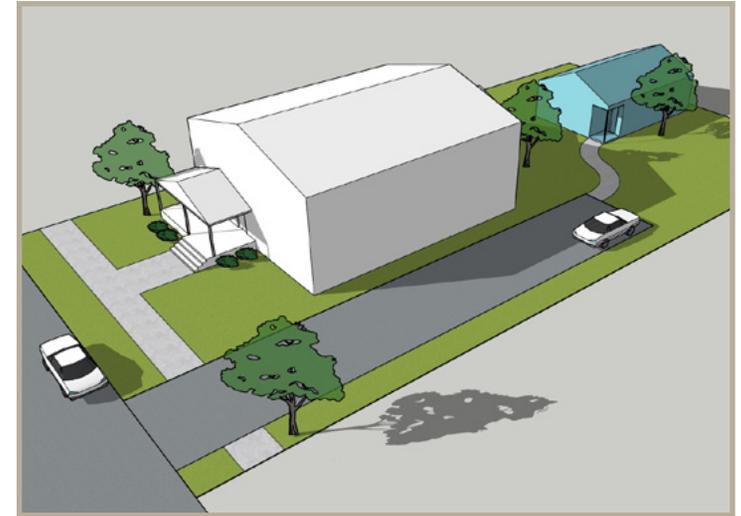
Attached accessory structure constructed above an existing garage



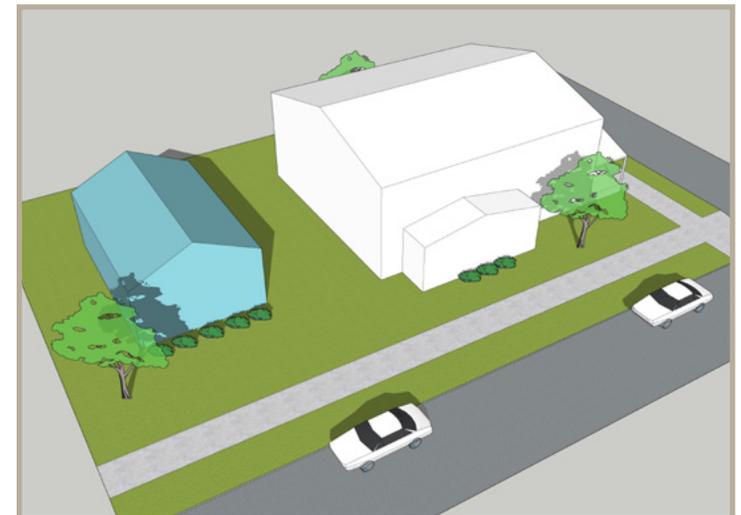
Attached accessory structure in rear

4.4.2 Neighborhood Compatibility

1. Accessory dwelling units should maintain and not exceed the predominant height of homes in the surrounding neighborhood, including the primary residence.
2. In addition to adhering to the required setbacks, all units should conform to the existing neighborhood setbacks (average front setback of buildings within the block) and lotting patterns.
3. Consideration of existing accessory dwelling units located within the surrounding neighborhood shall be considered to ensure neighborhood compatibility.
4. Solar access is an important concern of neighbors and should be protected.
5. Views of the surrounding hills and valleys are important assets that should be protected. Accessory dwelling units shall be placed with consideration of these views.
6. Detached units shall be located to provide an adequate amount of space between adjacent structures in order to ensure building code compliance and movement of light and air.



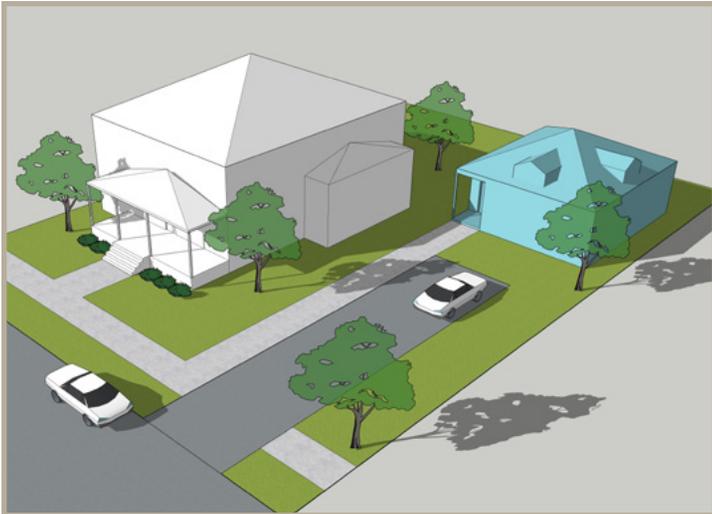
One story detached backyard ADU



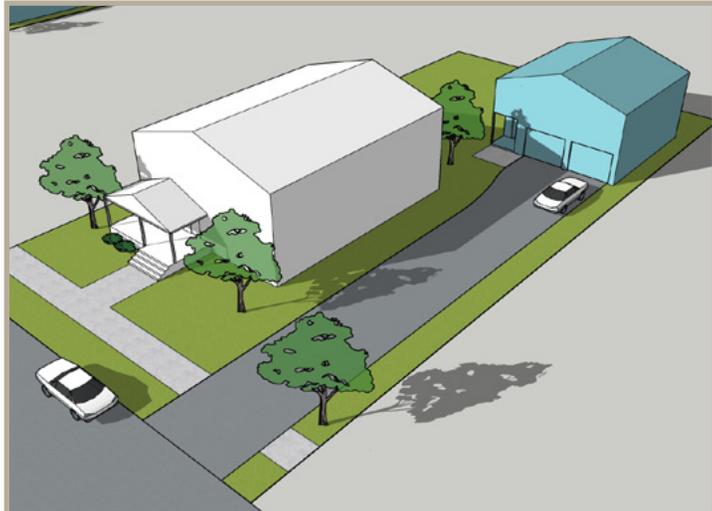
Corner lot with detached ADU located to conform with existing setbacks

4.4.3 Primary Residence Compatibility

1. The accessory dwelling unit shall be visually secondary to the primary unit.
2. Entries to accessory structures shall be separate and defined.
3. Outside stairways to the accessory dwelling unit shall not be located at the front of the primary residence.
4. Roof slopes, pitches, and overhangs shall complement those of the primary residence.
5. The placement of windows shall be carefully considered for privacy of both the accessory dwelling unit as well as the primary residence.



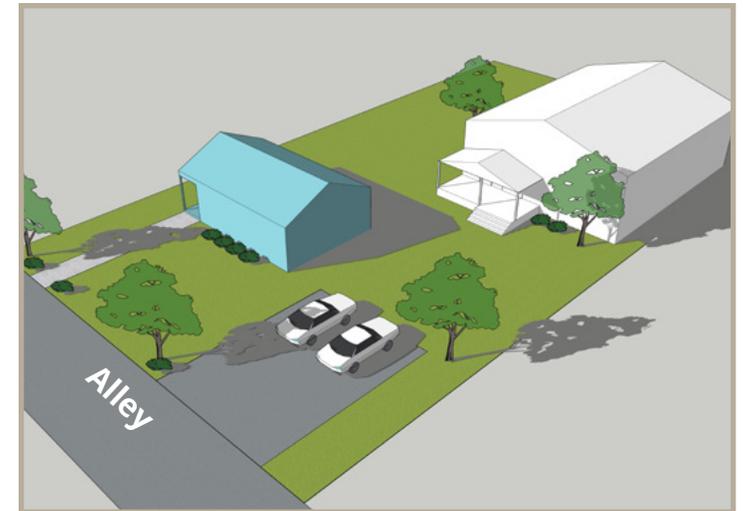
One and a half-story backyard ADU designed to be visually secondary to the primary unit



Two-story detached accessory structure in rear

4.4.4 Landscaping

1. A paved pathway connecting the primary street to the front door of the accessory dwelling unit should be provided.
2. If visible from a public street, front yard landscaping should be incorporated to establish a connected appearance to the accessory dwelling unit.
3. Complementary fencing and landscape elements should be utilized to establish a connection between the primary residence and the accessory dwelling unit.
4. The location, size, and placement of outdoor open space should be carefully evaluated in consideration of privacy of both the primary residence and the accessory dwelling unit.



One-story alley-loaded backyard ADU with surrounding landscaping



Second-story addition congruent with original architecture

4.5 ADDITIONS

When renovating or adding onto an existing structure, the architectural style, massing, and detailing should complement the existing structure. Buildings not currently in compliance with these Design Guidelines are encouraged to implement the Design Guidelines by first utilizing simple cosmetic changes, such as painting and removing unsafe and unsightly building features such as deteriorated stucco or materials that conceal the original brick or other surfaces of walls.

1. Form and massing of non-historic additions shall be congruent with the existing structure to avoid a “tacked-on” look.
2. Architectural details such as windows, doors, wall treatments, colors, and materials should complement the existing building.
3. Scale of neighborhood should be considered; additions should not increase the bulk of a home such that the rhythm of the street is interrupted.



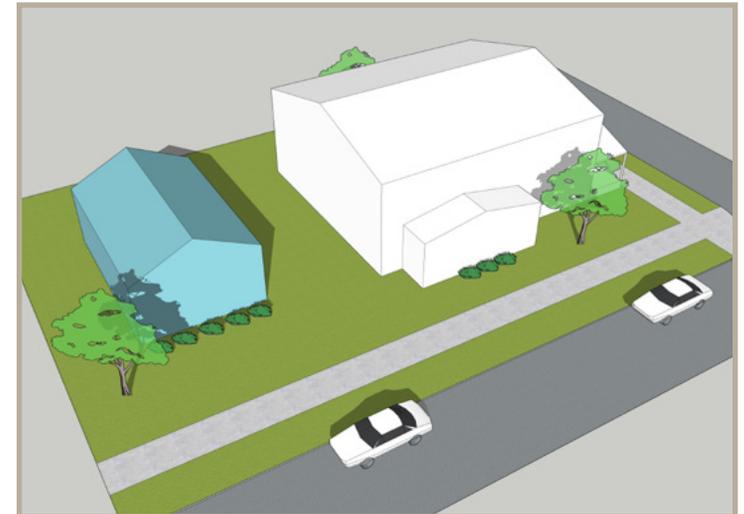
Architecturally compatible addition

4.6 ACCESSORY STRUCTURES

1. In addition to adhering to the required setbacks, all accessory structures should conform to the existing neighborhood setbacks and lotting patterns.
2. Accessory structures should maintain and not exceed the predominant height of homes in the surrounding neighborhood, including the primary residence.
3. If accessory structures are present within the surrounding neighborhood, look to existing placement and orientation and conform to any established patterns.
4. Accessory structures should be compatible in architectural design, colors, and materials to the primary residence.
5. The design of accessory structures should consider and respond to the existing context of the site and immediately adjacent areas, including ensuring use compatibility and privacy.
6. Where appropriate to the architectural style of the primary building, accessory structures should complement and respect the rural identity of the community. Agrarian style architecture, including barn forms and farm outbuildings are encouraged.
7. Accessory structures should be a fully enclosed space.
8. Garage doors should have divided lights and windows and demonstrate a reasonable proportion to the rest of the building.
9. Roofs with multiple forms and architectural features, such as overhangs, are encouraged.



Accessory structure



Accessory structure on corner lot



Architecturally compatible accessory structure

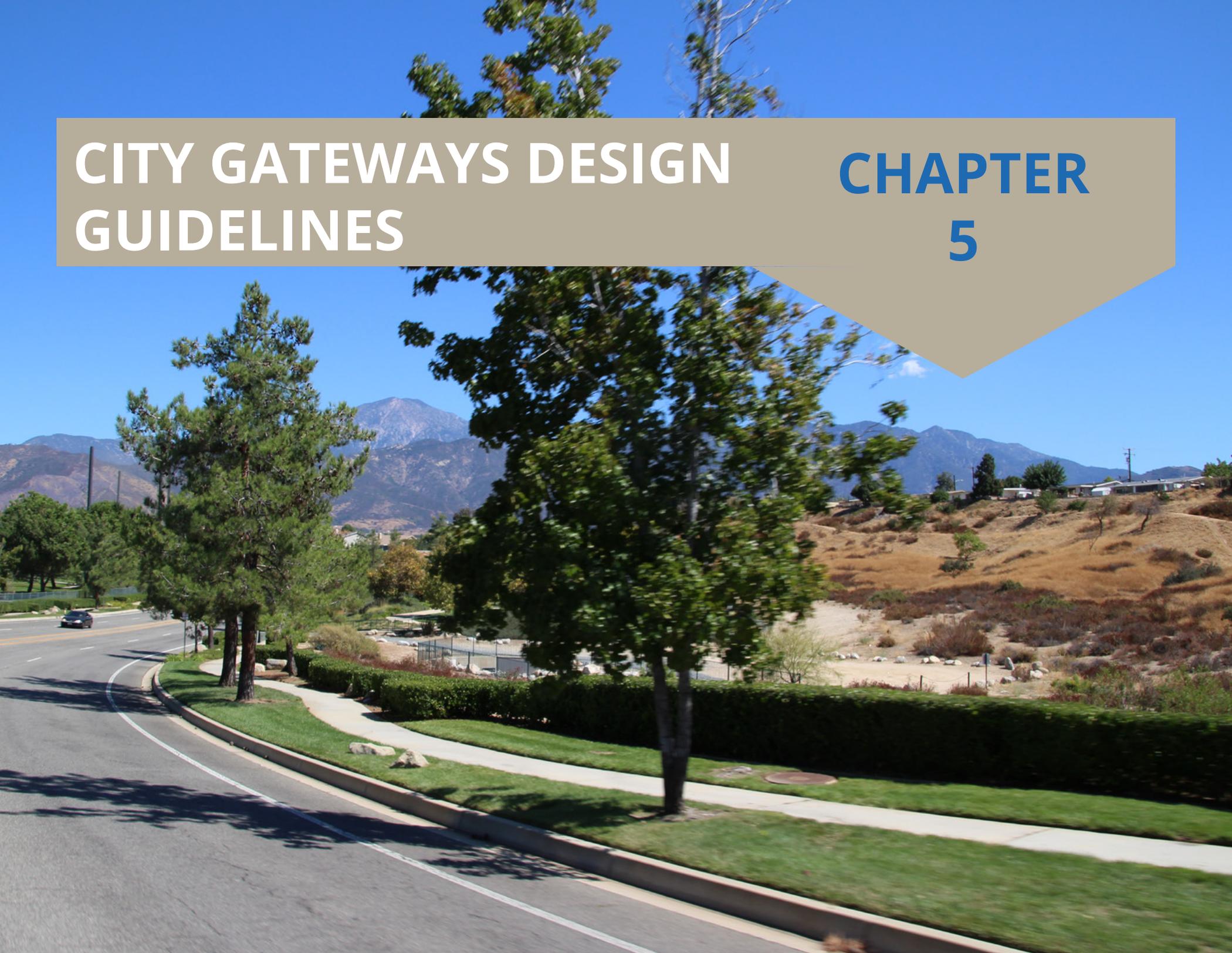
10. The use of standing seam metal siding or roof material is strongly preferred to corrugated metal due to the durability and longer lifespan of standing seam. The use of metal siding requires a Special Use Permit for design review by Planning Commission.
11. Quonset Hut type metal buildings, which are generally more appropriate for agricultural and industrial applications, are not acceptable.
12. If metal is to be used in an accessory structure, the material should be painted and of high quality to convey the appearance of conventionally built structures.
13. Metal accessory structures should be closely fitting with the character and architectural style of the primary building.



Agrarian style accessory structure

CITY GATEWAYS DESIGN GUIDELINES

CHAPTER 5



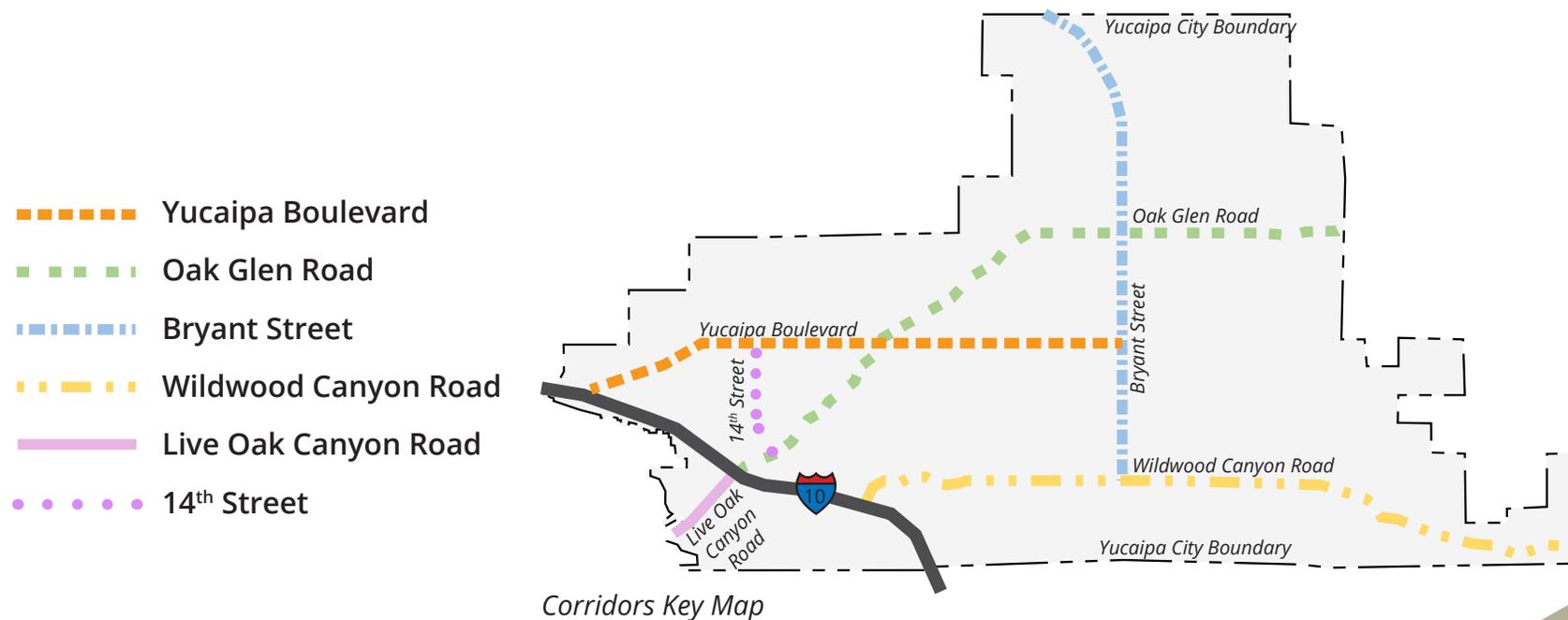
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5.1 INTRODUCTION

The landscape setting along street medians and parkways in Yucaipa's arterial streets sets the character of the community and helps to define and enhance the distinctive setting. These linear gateways beautify the City's primary street corridors and create a sense of arrival.

Yucaipa is situated on the south facing slopes of the San Bernardino mountains with a unique geographic and elevational setting along the base of the foothills. The steep Yucaipa Ridge lies north of the city, the Yucaipa Hills to the east, and Zanja Peak in the Crafton Hills to the west, creating a unique micro-climate for Yucaipa. In combination with the surrounding foothills, sloping alluvial plain and lower valley, the city's elevation changes from 2,000' to roughly 3,500' in five miles which provides a diverse range of plant materials. Yucaipa falls within the Sunset Garden Zone of 18, however, the orientation of foothills and elevation change adds a slight colder climatic range for the trees and shrubs.

Many of the successful species of trees can be found within the older communities and along the street corridors with recent streetscape improvements along parts of Yucaipa Boulevard and Oak Glen Road. The following sections describe the setting, character and streetscape palettes for key City corridors including Yucaipa Boulevard, Oak Glen Road, Bryant Street, Wildwood Canyon Road, Live Oak Canyon Road, and Fourteenth Street. See key map below for key corridor locations. Colors align with corresponding chapter recommendations. Lastly, guidance is provided for street trees on a citywide basis.



5.2 YUCAIPA BOULEVARD

US Highway 10 to Oak Glen Road

Yucaipa Boulevard from the 10 Freeway to 15th Street has mostly undeveloped street right-of-way with a mix of vacant, commercial, and large residential properties abutting the street edge. The entrance to the City along Yucaipa Boulevard from Interstate 10 provides a great opportunity for a city gateway with improvements to the right-of-way edges, parkways, the use of landscaped medians, and possible signage or structural entry signs and public art. Though existing power poles along the south side of the street corridor may limit street tree plantings, there is room to add landscape medians along this street corridor to match planted medians along Yucaipa Boulevard closer to Uptown. Many of the more recent streetscape improvements further up Yucaipa Boulevard include street trees along the parkways, medians with lower-story landscape and groundcovers along with local granite boulders and rock cobble. These landscape features should be continued to further link the character of Uptown with the rest of the City's street corridors.

Oak Glen Road to Bryant Street

As described in the Yucaipa General Plan policy CDL-4.1, design features that reinforce a positive image of Yucaipa should be incorporated into the streetscape along corridors. The General Plan also designates Oak Glen Road a scenic corridor (CDL-4.4), making the need for a high quality landscape buffer along this corridor especially important. Much of Yucaipa Boulevard from Glen Oak Road to Bryant Street has completed landscape right-of-way and median improvements. This corridor sets a good example of the types of streetscape improvements that could be continued to link other city arterial connections. This segment of Yucaipa Boulevard has many recent examples for medians, parkways, gateway elements, lighting and understory landscape plantings and boulders.



Yucaipa Boulevard



Yucaipa Boulevard

YUCAIPA BOULEVARD STREET TREE LIST																
Botanical Name Common Name	<i>Cercis canadensis</i> Forest Pansy - Forest Pansy Cercis	<i>Ginkgo biloba</i> Autumn Gold - Maidenhair Tree	<i>Lagerstroemia</i> x <i>Hybrid</i> - Hybrid Crape Myrtle	<i>Pinus canariensis</i> Canary Island Pine	<i>Pinus eldarica</i>	<i>Afghan Pine</i>	<i>Pistacia chinensis</i> Chinese Pistache	<i>Platanus mexicana</i> Mexican Sycamore	<i>Podocarpus gracilior</i> afrocarpus Fern Pine	<i>Quercus agrifolia</i> Coast Live Oak	<i>Quercus ilex</i> Holly Oak	<i>Quercus palustris</i> Pin Oak	<i>Quercus virginiana</i> Southern Live Oak	<i>Sequoia sempervirens</i> Coast Redwood	<i>Sequoiadendron giganteum</i> Giant Sequoia	<i>Quercus Suber</i> Cork Oak
10 to Oak Glen	P	•	P	P	P	P	P	P	•	P	•	•	P			•
Oak Glen to Bryant	P	•	P				P	P	P		P	•	P			
Tree Size (Small, Medium, Large)	S	L	S	L	L	L	L	L	L	L	L	L	L	L	L	L
Minumum Planting Width (Feet)	5	8	4	8	10	5	8	8	8	6	8	8	8	8	8	8
Tree Form: Evergreen, Deciduous, Semi Evergreen, Partly Deciduous	D	D	D	E	E	D	D	E	E	E	D	SE	E	E	E	E
Height (Feet)	20	60	25	60-80	70	40	60	60	50	40	70	40	90	90	60	
Width (Feet)	20	20-40	12	25	20	40	30-40	60	70	40	40	50	30	50	40	
Root Barrier Required Feet from Hardscape	5	8	5	10	8	8	10	10	10	10	10	10	10	10	10	
Flower Color	Pink	N/A	Mix	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Fall Leaf Color	Yellow	Yellow	Yes	N/A	N/A	Mix	Yes	N/A	N/A	N/A	Brown	N/A	N/A	N/A	N/A	

NOTES (APPLICABLE TO ALL STREET TREES)

- » Trees within lawn areas: No turf within 3’ of tree trunk and install arbor guard as a trunk protector.
- » Most trees do better without overwatering from lawn areas; use separate irrigation system.
- » All trees shall be planted at 15 gallon size minimum, with two stakes and tied with four ‘Cinch Tie’ rubber tree ties.
- » Root barrier 20’ minimum long, adjacent to hardscape at 18” deep on sidewalk side, 24” deep on curb side (Deep Root or Bio-Barrier or approved equal).
- » Trees with the capacity to grow over 30’ in height shall not be planted under powerlines.

LEGEND

P = Primary Tree
 • = Secondary Tree



Oak Glen Road at Yucaipa Community Park



Oak Glen Road

5.3 OAK GLEN ROAD

Interstate 10 to Yucaipa Boulevard

The Oak Glen Road corridor from Interstate 10 heading into Yucaipa has a rural setting with open space sloping up from the road edge on the southeast side of the corridor and rural residential uses along the northwest side. Oak Glen Road has two lanes in each direction with a painted center left turn median lane and Class II bicycle lanes. There are landscaped medians for the first block from the Interstate 10 intersection with Oak Glen Road to Calimesa Boulevard. New median improvements should be considered all the way up the corridor from Calimesa Boulevard to join with existing parkway sidewalk improvements at Avenue D and the connection to Yucaipa Boulevard. Oak Glen Road has minimal driveways on this segment, providing unique opportunities for street beautification with long stretches of landscape medians and enhanced parkways.

Yucaipa Boulevard to City Boundary

Much of the Oak Glen Road corridor from Yucaipa Boulevard to Bryant Street and beyond to Fawn Way has landscaped parkways and meandering sidewalks as part of residential developments. The Yucaipa Regional Park abuts Oak Glen Road for a one-quarter mile stretch with turf and shade tree landscape within the road right-of-way. This side of the road includes Oak Glen Road Trail, a hiking trail that parallels the road corridor within the Yucaipa Regional Park. The majority of Oak Glen Road from this segment to Bryant Street and beyond to the east City boundary has landscaped parkways and sidewalks with only a few short stretches of the right-of-way that have a more rural edge without urban landscaping or sidewalks. The overall Oak Glen Boulevard corridor has opportunities to include landscape medians to add enhanced roadway beautification.

OAK GLEN ROAD STREET TREE LIST

Botanical Name Common Name	<i>Arbutus unedo</i> Strawberry Tree	<i>Bauhinia variegata</i> Purple Orchid Tree	<i>Calocedrus decurrens</i> Incense Cedar	<i>Cedrus deodara</i> Deodar Cedar	<i>Cercis canadensis</i> Eastern Redbud	<i>Cinnamomum camphora</i> Camphor Tree	<i>Eriobotrya deflexa</i> Bronze Loquat	<i>Gleditsia tricanthus inermis</i> Thornless Honey Locust	<i>Koelreuteria bipinnata</i> Chinese Flame Tree	<i>Koelreuteria paniculata</i> Goldenrain Tree	<i>Lagerstroemia hybrid</i> Crape Myrtle	<i>Pinus canariensis</i> Canary Island Pine	<i>Pinus eldarica</i> African Pine	<i>Platanus mexicana</i> Mexican Sycamore	<i>Quercus agrifolia</i> Coast Live Oak	<i>Quercus palustris</i> Pin Oak	<i>Quercus virginiana</i> Southern Live Oak	<i>Sequoia sempervirens</i> Coast Redwood	<i>Sequoiadendron giganteum</i> Giant Sequoia
10 to Yucaipa		•		P			•		P		P	P	P	P	P	•	P	P	P
Yucaipa to City Boundary	P	•	•	•	P	•		•	P		P	P	P	P	P	•	P		
Tree Size (Small, Medium, Large)	S	S	L	L	S	L	S	L	L	S	S	L	L	L	L	L	L	L	L
Minimum Planting Width (Feet)	5	5	8	10	5	10	3	8	6	5	2	8	10	8	8	8	8	8	8
Tree Form: Evergreen, Deciduous, Semi Evergreen, Partly Deciduous	E	SE	E	E	D	E	E	D	D	D	D	E	E	D	E	D	SE	E	E
Height (Feet)	25	30	60	80	30	50	25	30-40	40	25	25	60-80	70	60	50	70	40	90	90
Width (Feet)	25	30	40	40	20	50	25	30	40	15-25	20	25	20	30-40	70	40	50	30	50
Root Barrier Required Feet from Hardscape	5	8	8	10	5	15	5	10	10	8	N/A	10	8	10	10	10	10	10	10
Flower Color	White	Purple	N/A	N/A	Pink	N/A	White	N/A	Yellow	Yellow	Mix	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Fall Leaf Color	N/A	Yes	N/A	N/A	Yellow	N/A	N/A	Yellow	Yellow	Yellow	Yes	N/A	N/A	Yes	N/A	Brown	N/A	N/A	N/A

LEGEND

P = Primary Tree

• = Secondary Tree



Bryant Street at Oak Glen Road

5.4 BRYANT STREET

Highway 38 to Yucaipa Boulevard

Bryant Street at the Highway 38 intersection provides a great opportunity for a gateway or entry sign to celebrate the entry point to the City of Yucaipa from Highway 38. The street corridor is primarily rural in character with fragmented segments of the right-of-way with sidewalks and landscaped parkways all the way to Oak Glen Road. This stretch needs many pedestrian and landscape improvements along both the public right-of-way and the adjacent private properties. Bryant Street has two lanes in each direction, left turn lanes and Class II bike lanes, making for a wide street corridor with few landscaped right-of-way segments.

Yucaipa Boulevard to Wildwood Canyon Road

Much of the corridor from Yucaipa Boulevard to Wildwood Canyon Road is two lanes with narrow shoulders and almost no segment with sidewalks or planned parkway landscaping. Most of the landscape along this street corridor relies on private adjacent landscape trees and shrub plantings.



Bryant Street

BRYANT STREET TREE LIST

Botanical Name Common Name	<i>Arbutus 'Marina'</i> NCN	<i>Arbutus unedo</i> Strawberry Tree	<i>Callistemon citrinus</i> Lemon Bottlebrush	<i>Calocedrus decurrens</i> Incense Cedar	<i>Cedrus deodara</i> Deodar Cedar	<i>Celtis sinensis</i> Chinese Hackberry	<i>Cercis canadensis</i> Eastern Redbud	<i>Cercis canadensis</i> 'Forest Pansy' Forest Pansy Cercis	<i>Chiopsis linearis</i> 'Warren Jones' Desert Willow	<i>Chitalpa tashkentensis</i> 'Pink Dawn' NCN	<i>Chitalpa tashkentensis</i> Chitalpa (Best if not overwatered)	<i>Eriobotrya deflexa</i> Bronze Loquat	<i>Gaejlera parviflora</i> Australian Willow	<i>Ginkgo biloba</i> 'Autumn Gold' Maidenhair Tree	<i>Lagerstroemia x Hybrid</i> Hybrid Crape Myrtle	<i>Magnolia grandiflora</i> Southern Magnolia	<i>Magnolia grandiflora</i> 'Little Gem' Little Gem Magnolia	<i>Magnolia grandiflora</i> 'Saint Mary' Saint Mary Magnolia	<i>Pinus canariensis</i> Canary Island Pine	<i>Pinus eldarica</i> Afgan Pine	<i>Platanus mexicana</i> Mexican Sycamore	<i>Quercus rubra</i> Red Oak	<i>Rhus lancea</i> African Sumac
Highway 38 to Yucaipa	•			•	•	•	•							•	P	•	•	•	P	•	P	•	
Yucaipa to County Line	•	•	•				•	P	•	•	•	•	•		P		P	P				•	•
Tree Size (Small, Medium, Large)	S	S	S	L	L	L	S	S	S	S	S	S	L	L	S	L	S	S	L	L	L	L	S
Mininum Planting Width (Feet)	5	5	2	8	10	7	5	5	5	3	3	3	5	8	2	10	6	6	8	10	8	8	5
Tree Form: Evergreen, Deciduous, Semi Evergreen, Partly Deciduous	E	E	E	E	E	D	D	D	E	D	D	E	E	D	D	E	E	E	E	E	D	D	E
Height (Feet)	25	25	25	60	80	30-50	30	20	20	25	25	25	40	60	25	80	25	20	60-80	70	60	70	30
Width (Feet)	25	25	20	40	40	30-50	20	20	18	25	25	25	20-25	20-40	20	60	15	20	25	20	30-40	50	30
Root Barrier Required Feet from Hardscape	5	5	N/A	8	10	8	5	5	8	8	5	5	8	8	N/A	8	5	5	10	8	10	10	8
Flower Color	White	White	Red	N/A	N/A	N/A	Pink	Pink	Pink	Pink	Pink/White	White	N/A	N/A	Mix	White	White	White	N/A	N/A	N/A	N/A	N/A
Fall Leaf Color	N/A	N/A	N/A	N/A	N/A	N/A	Yellow	Yellow	N/A	N/A	N/A	N/A	N/A	Yellow	Yes	N/A	N/A	N/A	N/A	N/A	Yes	Red	N/A

LEGEND

P = Primary Tree

• = Secondary Tree



Wildwood Canyon Road



Wildwood Canyon Road

5.5 WILDWOOD CANYON ROAD

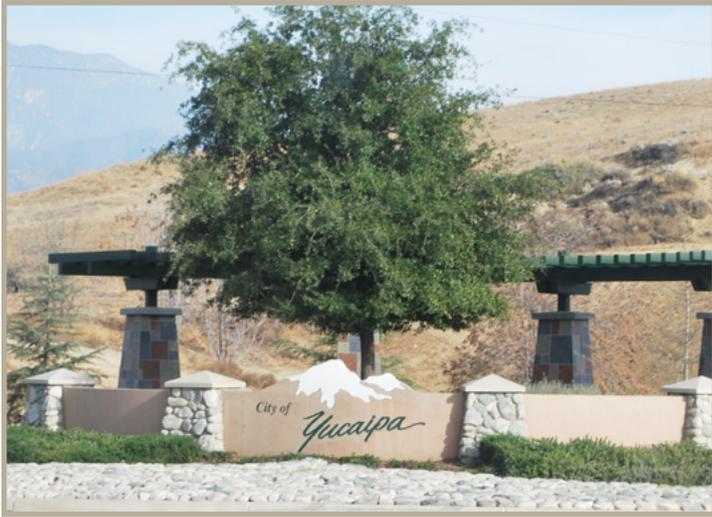
Most of Wildwood Canyon Road is rural, residential in character with brief, interspersed segments of the road right-of-way having sidewalks and street trees of varying types. There is little consistency in the streetscape realm with adjacent private residential landscape often planted up to the road shoulder. This street corridor would require more significant right-of-way landscape improvements to make it consistent through the City. Some primary tree species are recommended for the corridor and could be implemented both as part of the streetscape improvement project or private residential plantings adjacent to the street right-of-way.

WILDWOOD CANYON ROAD STREET TREE LIST

Botanical Name Common Name	<i>Arbutus 'Marina'</i> NCN	<i>Arbutus unedo</i> Strawberry Tree	<i>Callistemon citrinus</i> Lemon Bottlebrush	<i>Cercis canadensis</i> 'Forest Pansy' Forest Pansy Cercis	<i>Chilopsis linearis</i> 'Warren Jones' Desert Willow	<i>Chionanthus retusus</i> Chinese Fringe Tree	<i>Chitalpa tashkentensis</i> Chitalpa (Best if not overwatered)	<i>Geijera parviflora</i> Australian Willow	<i>Gleditsia tricanthus inermis</i> Thornless Honey Locust	<i>Koelerutera paniculata</i> Goldenrain Tree	<i>Lagerstroemia x Hybrid</i> Hybrid Crape Myrtle	<i>Magnolia grandiflora</i> 'Little Gem' Little Gem Magnolia	<i>Magnolia grandiflora</i> 'Saint Mary' Saint Mary Magnolia	<i>Photinia fraseri</i> Photinia	<i>Platanus mexicana</i> Mexican Sycamore	<i>Rhus lancea</i> African Sumac	<i>Zelkova serrata</i> Sawleak Zelkova
Wildwood	P	P	•	•	•	•	P	•	•	•	P	P	P	•	P	•	•
Tree Size (Small, Medium, Large)	S	S	S	S	S	S	S	L	L	S	S	S	S	S	L	S	L
Minumum Planting Width (Feet)	5	5	2	5	5	3	3	5	8	5	4	6	6	3	8	5	7
Tree Form: Evergreen, Deciduous, Semi Evergreen, Partly Deciduous	E	E	E	D	E	D	D	E	D	D	D	E	E	E	D	E	D
Height (Feet)	25	25	25	20	20	25	25	40	30-40	25	25	25	20	15	60	30	40
Width (Feet)	25	25	20	20	18	25	25	20-25	30	15-25	12	15	20	10	30-40	30	40
Root Barrier Required Feet from Hardscape*	5	5	N/A	5	8	8	5	8	10	8	5	5	5	N/A	10	8	10
Flower Color	White	White	Red	Pink	Pink	White	Pink/White	N/A	N/A	Yellow	Mix	White	White	White	N/A	N/A	N/A
Fall Leaf Color	N/A	N/A	N/A	Yellow	N/A	Yellow	N/A	N/A	Yellow	Yellow	Yes	N/A	N/A	N/A	Yes	N/A	Yes

LEGEND

- P = Primary Tree
- = Secondary Tree



Oak Glen Road at Interstate 10 monument sign

5.6 LIVE OAK CANYON ROAD

City Boundary to US Highway 10 (Freeway Corridor)

This is one of the shorter segments of the street corridors in the City limits. Live Oak Canyon Road would compliment the landscape treatments proposed for the gateway treatments at Oak Glen Road and the Interstate 10 interchange. The roadway corridor further west is rural and reaches the City's southwest boundary.

LIVE OAK ROAD STREET TREE LIST

Botanical Name Common Name	<i>Celtis sinensis</i> Chinese Hackberry	<i>Cercis canadensis</i> Eastern Redbud	<i>Chitalpa tashkentensis</i> Chitalpa (Best: if not overwatered)	<i>Gleditsia tricanthus inermis</i> Thornless Honey Locust	<i>Pinus canariensis</i> Canary Island Pine	<i>Pinus eldarica</i> Afghan Pine	<i>Platanus Mexicana</i> Mexican Sycamore	<i>Quercus agrifolia</i> Coast Live Oak	<i>Quercus rubra</i> Red Oak	<i>Quercus virginiana</i> Southern Live Oak	<i>Zelkova serrata</i> Sawleak Zelkova
City Boundary to 10 Freeway Corridor	•	P	•	•	P	•	P	P	•	P	•
Tree Size (Small, Medium, Large)	L	S	S	L	L	L	L	L	L	L	L
Minimum Planting Width (Feet)	7	5	3	8	8	10	8	8	8	8	7
Tree Form: Evergreen, Deciduous, Semi Evergreen, Partly Deciduous	D	D	D	D	E	E	D	E	D	SE	D
Height (Feet)	30-50	30	25	30-40	60-80	70	60	50	70	40	40
Width (Feet)	30-50	20	25	30	25	20	30-40	70	50	50	40
Root Barrier Required Feet from Hardscape	8	5	5	10	10	8	10	10	10	10	10
Flower Color	N/A	Pink	Pink/White	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Fall Leaf Color	N/A	Yellow	N/A	Yellow	N/A	N/A	Yes	N/A	Red	N/A	Yes

LEGEND

- P = Primary Tree
- = Secondary Tree

5.7 FOURTEENTH STREET

The 14th Street corridor runs north and south from the Yucaipa Boulevard and Sand Canyon Road intersection south to one mile to the Oak Glen Road and Calimesa Boulevard intersection. Over-head powerlines run along the east right-of-way most of the way down 14th Street limiting the ability to plant larger tree species. The corridor is primarily rural residential with two lane paved asphalt street and no sidewalks. Much of the current street landscape takes place along private residential frontage to the right-of-way with no uniformity in tree massing or species and in many stretches, lacking in any consistent landscape character.

The right-of-way is wide enough to include sidewalks with parkways for most of the corridor. Street trees in parkways would provide sidewalks with shade and beautification along the street corridor. Larger tree species along with smaller specimen trees could be located on the west side of the street corridor which are clear of linear overhead powerlines. The east side of the street corridor could include smaller tree species to provide some shade for pedestrians and help to soften the roadway edge. The addition of trees and plantings along 14th Street would also assist with traffic calming to improve safety for pedestrian and bicyclist along the corridor. A consistent tree palette will also help to tie together City's continuing efforts to enhance the street tree and right-of-way landscape improvements throughout the City. As 14th Street serves as the gateway corridor to Crafton Hills College, streetscape elements to celebrate and reinforce connection to the college are encouraged (such as banners or other related theming).



14th Street looking north



14th Street looking south

FOURTEENTH STREET TREE LIST

Botanical Name Common Name																																									
	<i>Arbutus 'Marina'</i> NCN	<i>Arbutus unedo</i> Strawberry Tree	<i>Celtis sinensis</i> Chinese Hackberry	<i>Cercis canadensis</i> Eastern Redbud	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Cercis	<i>Chilopsis linearis</i> 'Warren Jones'	Desert Willow	<i>Chitalpa tashkentensis</i> 'Pink Dawn'	NCN	<i>Chitalpa tashkentensis</i>	Chitalpa (Best if not overwatered)	<i>Eriobotrya deflexa</i> Bronze Loquat	<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash	<i>Fraxinus velutina</i> 'Modesto'	Modesto Ash	<i>Geijera parviflora</i> Australian Willow	<i>Ginkgo biloba</i> 'Autumn Gold'	Maidenhair Tree	<i>Hymenoporum flavum</i> Sweetshade	<i>Jacaranda mimosifolia</i> Jacaranda	<i>Jacaranda</i>	<i>Lagerstroemia indica</i> Crape Myrtle	<i>Lagerstroemia x Hybrid</i> Hybrid Crape Myrtle	<i>Magnolia grandiflora</i> Southern Magnolia	<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia	<i>Magnolia grandiflora</i> 'Saint Mary'	Saint Mary Magnolia	<i>Photinia fraseri</i> Photinia	<i>Pinus canariensis</i> Canary Island Pine	<i>Pinus eldarica</i> African Pine	<i>Platanus acerifolia</i> 'Bloodgood'	London Plane Tree	<i>Quercus lobata</i> Valley Oak	<i>Quercus rubra</i> Red Oak	<i>Rhus lancea</i> African Sumac	<i>Xylosma congestum</i> Shiny Xylosma		
Highway 38 to Yucaipa	•		•											•	P								P	P		•	•	•					P	•	P	•	•				
Yucaipa to County Line	•	•		P	•	•	•	•	•				•					•			•			P	P			P	P	P								•	•	•	•
Tree Size (Small, Medium, Large)	S	S	L	S	S	S	S	S	S	L	L	L	L	L	L	L	L	L	L	L	L	L	S	S	L	S	S	S	S	L	L	L	L	L	L	L	L	S	S		
Minimum Planting Width (Feet)	5	5	7	5	5	5	3	3	3	10	8	5	8	5	8	2	4	10	6	6	3	8	10	8	8	8	8	8	10	8	8	8	8	8	8	5	3				
Tree Form: Evergreen, Deciduous, Semi Evergreen, Partly Deciduous	E	E	D	D	D	E	D	D	E	D	D	E	D	E	PD	D	D	E	E	E	E	E	E	D	D	D	D	D	D	D	D	D	D	D	D	E	E				
Height (Feet)	25	25	30-50	30	20	20	25	25	25	35	50	40	60	40	40	25	25	80	25	20	15	60-80	70	60	70	70	70	70	70	70	70	70	70	70	30	15-30					
Width (Feet)	25	25	30-50	20	20	18	25	25	25	20	30	20-25	20-40	15-20	40	20	12	60	15	20	10	25	20	30-40	90	50	30	15-30													
Root Barrier Required Feet from Hardscape	5	5	8	5	5	8	8	5	5	8	8	8	8	6	8	N/A	5	8	5	5	N/A	10	8	10	10	10	10	10	10	10	10	8	N/A								
Flower Color	White	White	N/A	Pink	Pink	Pink	Pink	Pink/White	White	N/A	N/A	N/A	N/A	Yellow	Lavendar	Mix	Mix	White	White	White	White	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			
Fall Leaf Color	N/A	N/A	N/A	Yellow	Yellow	N/A	N/A	N/A	N/A	Yellow	Yellow	N/A	Yellow	N/A	N/A	Yes	Yes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			

LEGEND

- P = Primary Tree
- = Secondary Tree

5.8 CITYWIDE MASTER STREET TREE LIST

Master street tree lists are previously provided in this chapter for Yucaipa Boulevard, Oak Glen, Bryant Street, Wildwood Canyon Road, Live Oak Canyon Road. For all other streets, the city-wide street tree master list provides guidance.



Arbutus 'Marina'
Arbutus 'Marina'



Brachychiton populneus
Bottle Tree



Cercis canadensis
Eastern Redbud



Chitalpa tashkentensis 'Pink Dawn' - 'Pink Dawn' Chitalpa



Chilopsis linearis
Dessert Willow

CITYWIDE MASTER STREET TREE LIST

Botanical Name Common Name	Tree Size (Small, Medium, Large)	Minumum Planting Width (Feet)	Tree Form: Evergreen, Deciduous, Semi Evergreen, Partly Deciduous	Height (Feet)	Width (Feet)	Root Barrier Required (Feet from Hardscape)	Flower Color	Fall Leaf Color
<i>Acacia stenophylla</i> Shoe-String Acacia	M	6	E	30	20	6	Yellow	N/A
<i>Arbutus 'Marina'</i> NCN	S	5	E	25	25	5	White	N/A
<i>Arbutus unedo</i> Strawberry Tree	S	5	E	25	25	5	White	N/A
<i>Bauhinia forficata</i> Brazilian Butterfly Tree	S	4	ED	20	20	5	White	Yes
<i>Bauhinia variegata</i> Purple Orchid Tree	S	5	SE	30	30	8	Purple	Yes
<i>Brachychiton populneus</i> Bottle Tree	L	10	E	50	40	8	N/A	N/A
<i>Callistemon citrinus</i> Lemon Bottlebrush	S	2	E	25	20	N/A	Red	N/A
<i>Callistemon viminalis</i> Weeping Bottlebrush	S	5	E	20-40	20	5	Red	N/A
<i>Calocedrus decurrens</i> Incense Cedar	L	8	E	60	40	8	N/A	N/A
<i>Casuarina cunninghamiana</i> River She-Oak	L	10	E	70	20-40	10	N/A	N/A
<i>Cedrus deodara</i> Deodar Cedar	L	10	E	80	40	10	N/A	N/A
<i>Celtis sinensis</i> Chinese Hackberry	L	7	D	30-50	30-50	8	N/A	N/A
<i>Cercis canadensis</i> Eastern Redbud	S	5	D	30	20	5	Pink	Yellow
<i>Cercis canadensis</i> 'Forest Pansy' - Forest Pansy Cercis	S	5	D	20	20	5	Pink	Yellow
<i>Chilopsis linearis</i> 'Warren Jones' - Desert Willow	S	5	E	20	18	8	Pink	N/A
<i>Chionanthus retusus</i> Chinese Fringe Tree	S	3	D	20	20	5	White	Yellow
<i>Chitalpa tashkentensis</i> 'Pink Dawn' NCN	S	3	D	25	25	8	Pink	N/A

CITYWIDE MASTER STREET TREE LIST

Botanical Name Common Name	Tree Size (Small, Medium, Large)	Minimum Planting Width (Feet)	Tree Form: Evergreen, Deciduous, Semi Evergreen, Partly Deciduous	Height (Feet)	Width (Feet)	Root Barrier Required (Feet from Hardscape)	Flower Color	Fall Leaf Color
<i>Chitalpa tashkentensis</i> Chitalpa (Best if not overwatered)	S	3	D	25	25	5	Pink/White	N/A
<i>Cinnamomum camphora</i> Camphor Tree	L	10	E	50	50	15	N/A	N/A
<i>Eriobotrya deflexa</i> Bronze Loquat	S	3	E	25	25	5	White	N/A
<i>Firmiana simplex</i> Chinese Parasol Tree	S	5	D	35	30	5	N/A	Yes
<i>Fraxinus oxycarpa</i> 'Raywood' Raywood Ash	L	10	D	35	20	8	N/A	Yellow
<i>Fraxinus velutina</i> 'Modesto' Modesto Ash	L	8	D	50	30	8	N/A	Yellow
<i>Geijera parviflora</i> Australian Willow	L	5	E	40	20-25	8	N/A	N/A
<i>Ginkgo biloba</i> 'Autumn Gold' Maidenhair Tree	L	8	D	60	20-40	8	N/A	Yellow
<i>Gleditsia tricanthus inermis</i> Thornless Honey Locust	L	8	D	30-40	30	10	N/A	Yellow
<i>Hymenosporum flavum</i> Sweetshade	L	5	E	40	15-20	6	Yellow	N/A
<i>Jacaranda mimosifolia</i> Jacaranda	L	8	PD	40	40	8	Lavendar	N/A
<i>Koelreuteria bipinnata</i> Chinese Flame Tree	L	6	D	40	40	10	Yellow	Yellow
<i>Koelreuteria paniculata</i> Goldenrain Tree	S	5	D	25	15-25	8	Yellow	Yellow
<i>Lagerstroemia indica</i> Crape Myrtle	S	2	D	25	20	N/A	Mix	Yes
<i>Lagerstroemia x Hybrid</i> Hybrid Crape Myrtle	S	4	D	25	12	5	Mix	Yes
<i>Laurus nobilis</i> Sweet Bay	L	5	E	40	30	8	N/A	N/A
<i>Magnolia grandiflora</i> Southern Magnolia	L	10	E	80	60	8	White	N/A



Cinnamomum camphora
Camphor Tree



Eriobotrya deflexa
Bronze Loquat



Ginkgo biloba
Ginkgo



Koelreuteria paniculata
'fastigiata' - Goldenrain Tree



Koelreuteria bipinnata
Chinese Flame Tree



Lagerstroemia indica
Crape Myrtle



Magnolia grandiflora
Southern Magnolia



Pinus eldarica
Afghan Pine



Pistacia chinensis
Chinese Pistache



Platanus acerifolia 'Bloodgood'
'Bloodgood' London Plane Tree



Podocarpus gracilior
Fern Pine



Quercus agrifolia
Coast Live Oak



Quercus ilex
Holly Oak



Quercus suber
Cork Oak

CITYWIDE MASTER STREET TREE LIST

Botanical Name Common Name	Tree Size (Small, Medium, Large)	Minimum Planting Width (Feet)	Tree Form: Evergreen, Deciduous, Semi Evergreen, Partly Deciduous	Height (Feet)	Width (Feet)	Root Barrier Required (Feet from Hardscape)	Flower Color	Fall Leaf Color
<i>Magnolia grandiflora</i> 'Little Gem' Little Gem Magnolia	S	6	E	25	15	5	White	N/A
<i>Magnolia grandiflora</i> 'Saint Mary' Saint Mary Magnolia	S	6	E	20	20	5	White	N/A
<i>Photinia fraseri</i> Photinia (Tree Form)	S	3	E	15	10	N/A	White	N/A
<i>Pinus canariensis</i> Canary Island Pine	L	8	E	60-80	25	10	N/A	N/A
<i>Pinus eldarica</i> Afgan Pine	L	10	E	70	20	8	N/A	N/A
<i>Pistacia chinensis</i> Chinese Pistache	L	5	D	40	40	8	N/A	Mix
<i>Pittosporum phillyraeoides</i> Narrow-Leaved Pittosporum	S	2	E	25	15	N/A	N/A	N/A
<i>Platanus mexicana</i> Mexican Sycamore	L	8	D	60	30-40	10	N/A	Yes
<i>Podocarpus gracilior</i> Fern Pine	L	8	E	60	60	10	N/A	N/A
<i>Podocarpus henkelii</i> Long-Leaved Yellow Wood	S	5	E	25	25	5	N/A	N/A
<i>Podocarpus macrophyllus</i> Yew Pine	M	5	E	45	10	8	N/A	N/A
<i>Quercus agrifolia</i> Coast Live Oak	L	8	E	50	70	10	N/A	N/A
<i>Quercus ilex</i> Holly Oak	L	6	E	40	40	10	N/A	N/A
<i>Quercus lobata</i> Valley Oak	L	8	D	70	90	10	N/A	N/A
<i>Quercus palustris</i> Pin Oak	L	8	D	70	40	10	N/A	Brown
<i>Quercus rubra</i> Red Oak	L	8	D	70	50	10	N/A	Red
<i>Quercus suber</i> Cork Oak	L	7	E	60	40	8	N/A	N/A

CITYWIDE MASTER STREET TREE LIST

Botanical Name Common Name	Tree Size (Small, Medium, Large)	Minimum Planting Width (Feet)	Tree Form: Evergreen, Deciduous, Semi Evergreen, Partly Deciduous	Height (Feet)	Width (Feet)	Root Barrier Required (Feet from Hardscape)	Flower Color	Fall Leaf Color
<i>Quercus virginiana</i> Southern Live Oak	L	8	SE	40	50	10	N/A	N/A
<i>Rhaphiolepis 'Majestic Beauty'</i> Majestic Beauty Rhaphiolepis	S	2	E	12	6	N/A	Pink	N/A
<i>Rhus lancea</i> African Sumac	S	5	E	30	30	8	N/A	N/A
<i>Sapium sebiferum</i> Chinese Tallow Tree	S	6	D	35	25	8	N/A	Mix
<i>Sequoia sempervirens</i> Coast Redwood	L	8	E	90	30	10	N/A	N/A
<i>Sequoiadendron giganteum</i> Giant Sequoia	L	8	E	90	50	10	N/A	N/A
<i>Sophora japonica</i> Japanese Pagoda Tree	L	6	D	40	40	8	N/A	Yes
<i>Tipiana tipu</i> Tipu Tree	L	8	D	50	40	10	Yellow	Yes
<i>Xylosma congestum</i> Shiny Xylosma	S	3	E	15-30	15-30	N/A	N/A	N/A
<i>Zelkova serrata</i> Sawleak Zelkova	L	7	D	40	40	10	N/A	Yes



Yucaipa Boulevard