

# COMMUNITY CHARACTER AND URBAN DESIGN ELEMENT

## ELEMENT DESCRIPTION FOR HOMEPAGE

The Community Character and Urban Design Element of the General Plan is best defined as the element that preserves and builds upon Upland’s “sense of place” and unique identity. This element will influence the future physical form of the community by guiding the desired quality and character of future development, and by protecting important aspects of the natural and built environment that define the image and spirit of Upland. This element gets to the heart of Upland’s vision statement, which is to preserve and enhance Upland’s small town community character and the attributes that evoke a unique sense of place--beautiful and safe neighborhoods, vibrant centers and districts, thriving and diverse corridors, quality parks and open spaces, a scenic and natural environment, and rich historic and cultural resources. While many of these topics are also addressed elsewhere in the General Plan, the Community Character and Urban Design Element takes a somewhat different approach by looking at each topic through a place-based framework that focuses on the building blocks of the community: neighborhoods, districts, corridors and gateways. In this way, this element is able to address a wide range of aspects contributing to community character and urban design in a more broad, unified and coherent manner than would be possible if these topics were scattered throughout the General Plan.

This element addresses four major topics: community character and sense of place, connectivity and walkability, historic and agricultural heritage, and arts and culture.

## OVERARCHING GOAL

The preservation and enhancement of Upland's small town character, connectivity and walkability, historic and cultural heritage, and arts and culture in order to provide the highest quality of life and distinct sense of place for its citizens.

## GOALS, POLICIES AND ACTIONS SECTIONS

- Community Character and Sense of Place
- Connectivity and Walkability
- Historic Preservation
- Agricultural Heritage
- Arts and Culture

## GENERAL PLAN FIGURES

- Figure CC-1 (Historic Districts)

## BACKGROUND DOCUMENTS

- Upland General Plan Update Existing Conditions Report: Community Character White Paper

## COMMUNITY CHARACTER AND SENSE OF PLACE

Upland’s quality neighborhoods, tree-lined corridors, mountain views, and gracious architectural heritage lend a sense of place and organization to the community. They are the primary contributors to the “small town” character of the community and offer a setting in which to integrate new development. Preserving and enhancing the attributes that define Upland’s unique character and sense of place are key themes of this General Plan.

<b>Goal CC-1</b>	<b>A community with a small town character and distinct sense of place that embraces complementary growth.</b>
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### Policies

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| Policy CC-1.1 | <b>Small Town Scale.</b> Support the maintenance and expansion of Upland’s existing character by requiring preservation of historic features, buildings, and landscaping while encouraging new development to complement the character, scale, and heritage of development in the community. |
| Policy CC-1.2 | <b>Community Identity.</b> Cultivate a greater sense of community identity and recognizable community focal points, centers, districts, and gateways.  |
| Policy CC-1.3 | <b>Place Making.</b> Ensure that existing and proposed buildings, structures, infrastructure, landscaping, lighting, and signage contribute to the image of the City as a place of high quality and positive value.  |
| Policy CC-1.4 | <b>Contextual Design Themes.</b> Encourage new development to incorporate similar design themes to those existing within the project area to ensure buildings, when seen together, create recognizable districts and corridors.  |
| Policy CC-1.5 | <b>Human Scale Roadways.</b> Maintain narrow streets that provide multi-modal circulation mobility without dominating the streetscape.   |
| Policy CC-1.6 | <b>View Protection.</b> Direct private development to enhance public view corridors of the San Gabriel Mountains, where feasible. These views are an integral part of the City’s geographic space and provide a unique sense of place for Upland as a foothill community.                    |

<b>Goal CC-2</b>	<b>Diverse, distinct, and well-structured neighborhoods that meet the community’s needs for complete, sustainable and high-quality living environments.</b>
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### Policies

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| Policy CC-2.1 | <b>Protect Established Neighborhoods.</b> Preserve, protect and enhance established neighborhoods by providing sensitive transitions between these neighborhoods and adjoining areas, supporting the maintenance and improvement of properties and buildings and infrastructure, and requiring new development, both private and public, to respect and |
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respond to those existing physical characteristics—buildings, streetscapes, open spaces and urban form—that contribute to the overall character and livability of each neighborhood.

- Policy CC-2.2 **Complete Neighborhoods.** Promote the design and development of neighborhoods whose physical layout and land use mix promote walking, biking and transit use; provide housing and access to nearby employment, retail and service uses; foster community pride; provide access to recreational amenities; enhance neighborhood identity; and are safe, family friendly and address the needs of all ages and abilities.
- Policy CC-2.3 **Mixed-Use Neighborhood Centers.** Promote the design and development of mixed-use developments that accommodate local-serving retail and service uses, employment opportunities, and entertainment; provide diverse housing opportunities; and are efficiently served by transit.
- Policy CC-2.4 **Balanced Neighborhoods.** Encourage new major residential development to provide a balanced housing mix that includes a range of housing types, densities and floor plans.
- Policy CC-2.5 **Neighborhood Amenities.** Encourage appropriately scaled community-supportive facilities and services within all neighborhoods to enhance neighborhood identity and provide convenient access within walking and biking distance of residents.
- Policy CC-2.6 **Neighborhood Enhancement.** Promote infill development, redevelopment, rehabilitation, and reuse efforts that contribute positively (e.g., site layout and architectural design) to existing neighborhoods and surrounding uses.
- Policy CC-2.7 **Neighborhood Branding.** Support the development of neighborhood “branding” or identification so that particular neighborhoods can be recognized through naming, signage, gateways, etc.
- Policy CC-2.8 **Conservation/Maintenance/Improvement Programs.** Encourage the on-going conservation, maintenance, and upgrading of existing neighborhoods through enforcement of property maintenance codes, rapid abatement of graffiti, programs for the rehabilitation of housing, and replacement of deteriorated infrastructure.
- Policy CC-2.9 **Infill Development.** Require infill development to be compatible with surrounding uses and to equal or exceed the quality of adjacent development.

**Goal CC-3**      **Districts that achieve cohesive design to reinforce a unique and vibrant sense of place in the community.**

**Policies**

- Policy CC-3.1 **Diverse Districts.** Encourage development of citywide districts that address different community needs and market sectors, and complement and are well integrated with the surrounding neighborhoods.
- Policy CC-3.2 **Districts as Destinations.** Provide incentives (e.g., density bonuses, reduced parking requirements, etc.) to transform existing auto-dominated districts into destinations by integrating residential, employment, retail, and community supportive facilities and services; and by adding public plazas, pedestrian amenities, and streetscape improvements that will create people-oriented centers for living, working, shopping and gathering.

- Policy CC-3.3 **Districts Served by Transit.** Promote the development of districts that are located on existing or planned transit stops in order to facilitate and take advantage of transit service, reduce vehicle trips, and enhance community access.
- Policy CC-3.4 **Enhanced Design Character.** Encourage renovation, infill, and redevelopment of existing districts that reduces the visual prominence of parking lots, makes districts more pedestrian friendly, reduces visual clutter associated with signage, and enhances the definition and character of the street frontage and associated streetscape.
- Policy CC-3.5 **Cohesive Design.** Encourage individual development projects to be designed as part of a larger district, in which they enhance multi-modal and visual connectivity and compatibility with the surrounding area.

<b>Goal CC-4</b>	<b>Attractive and functional gateways that clearly signal arrival into the City and enhance the identity of distinct neighborhoods.</b>
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### Policies

- Policy CC-4.1 **Gateway Design Features.** Maintain and enhance major gateways over time using such features as street trees, decorative landscaping, architectural and design features, welcome signs, decorative lighting, archways, and other streetscape design techniques to announce the gateway.

<b>Goal CC-5</b>	<b>Sites and buildings of a high standard of design quality, visual interest, livability and sustainability.</b>
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### Policies

- Policy CC-5.1 **Site Design Principles.** Require new development projects to adhere to the basic principles of high-quality site design as set forth below, elsewhere in the General Plan, zoning and development standards, and any additional design guidelines adopted by the City. Basic principles include:
- a. *Buffers.* Encourage buffers between uses that are incompatible in design and/or operations, including, but not limited to, areas in the southwest and southeast portions of the City where industrial and residential land uses intermix.
  - b. *Edges.* Ensure that buildings, trees or other architectural features provide edges and definition to the street to enhance the vitality and improve the feeling of safety and security in urbanized areas, especially in areas with high pedestrian traffic.
  - c. *Building Siting.* Encourage new developments to bring buildings closer to the street as appropriate to create a more intimate and comfortable pedestrian environment.
  - d. *Varied Setbacks.* Encourage varying setbacks, according to the existing character or context of the neighborhood, to provide visual interest, opportunities for transitional landscaping, and varying shadow patterns.
  - e. *Green Space.* Provide adequate green space by ensuring new development and redevelopment includes appropriate green spaces, such as parkways, community

squares, parks, rooftop gardens, and plazas that complement the architecture of the development.

- f. *Landscaping.* Promote high-quality landscape design and maintenance to soften buildings, parking lots, and hardscape with specific emphasis on a “California-friendly” plant palette.
- g. *Pedestrian Elements.* Promote the use of elements such as special paving materials, landscaping, pedestrian-scaled lighting and seating along pedestrian paths and walkways to encourage pedestrian use.
- h. *Walls and Fencing.* Walls and fencing should be limited to providing privacy in side and rear yards and providing screening of non-residential utility areas to preserve the sense of a safe and inviting community. Where they are allowed, walls and fencing should be built of high quality materials that match and complement the architectural style of buildings on the property and provide visual relief through the use of a mixture of materials, landscaping, walkways and greenbelts. Additional landscape areas between sound walls, garden walls, and fencing and rights-of-way should be provided to mitigate the height and visual barrier of walls per the Zoning Code.

Policy CC-5.2 **Building Design Principles.** Require new development projects to adhere to the basic principles of high-quality building design as set forth below, elsewhere in the General Plan, and in any additional design guidelines adopted by the City. Basic principles include:

- a. *High-Quality Development.* Require new buildings to be of high architectural design and construction quality, including a high degree of articulation for visual interest, and attention to detail in both design and construction within the context of a building’s location.
- b. *Sustainable Development.* Require building owners and developers to integrate green initiatives into their buildings, such as recycled materials, California friendly landscaping, energy efficient devices and water conservation technologies.
- c. *Architectural Style for Non-Historic Areas.* Require new developments to adhere to the predominant architectural style of buildings in the vicinity, where one is apparent, while encouraging variation in design elements; where there is not a strong architectural style, new styles may be appropriate.
- d. *New Buildings Adjacent to Historic Buildings.* Require the design of new buildings adjacent to historic buildings to be compatible with the form and massing of the historic structure, including height, setback, massing, roof form, and architectural style.
- e. *Multi-Family and Mixed-Use Residential Compatibility.* Require multi-family housing and mixed-use development to be in scale with or transition in scale from adjoining or adjacent single-family areas through the use of similar setbacks, complementary building arrangements and architecture, gradual changes to building heights, buffer yards and the avoidance of overwhelming building scale and visual obstructions.

- f. *Single-Family Residential Compatibility.* Require that new single-family housing in established neighborhoods be designed to be compatible in scale with other homes in the immediate neighborhood.
- g. *Single-Family Residential Additions.* Require that additions to existing single-family housing be developed in the same style.
- h. *Building Articulation.* Ensure that the exterior on all sides of a building are varied and articulated to provide visual interest to its surroundings.
- i. *Variety of Size and Scale.* Encourage new developments to contain a variety of lot and dwelling sizes and scales. Some lots may be designed to accommodate one-story houses, which generally require greater lot width to avoid front elevations of houses that are dominated by garages.
- j. *Upper Story Setbacks.* Encourage multiple-story buildings to step the building back from the street edge at upper levels to allow sunlight into the street and create visual interest.
- k. *Building Entrances.* Encourage building entrances to be oriented toward a public street, serve as primary pedestrian entrances to a business, and include architectural features that give them prominence.
- l. *Garage Design.* Ensure garages for new single-family houses, duplexes, and townhouses are visually subordinate in importance to the house itself, especially the entry. This can be achieved by locating garages toward the back of properties, limiting the width of the garage to two car spaces, building garages as separate structures from the house, requiring garages to be set back from the front facade of the house, and encouraging the orientation of garage doors at 90 degrees to the street.
- m. *Secondary Units.* Require secondary units to be visually subordinate to the primary residence and located behind single-family homes and above garages pursuant to the standards of the Zoning Code.

<b>Goal CC-6</b>	<b>Public buildings with a high standard of design quality, visual interest, and functionality.</b>
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Policy CC-6.1 **New Public Buildings.** Require new public buildings to be designed to be architecturally distinctive and constructed to high standards of quality and connect visually and in style and character with setting and context. Where the City is not the direct developer of the new building, work with the property owner to set the same high standard of quality.

Policy CC-6.2 **Public Building Focal Points.** Use new public buildings as additional focal points (i.e., community gathering places) for the neighborhood in which it is located and ensure they are designed to accommodate a variety of community uses, where appropriate.

## CONNECTIVITY AND WALKABILITY

The well-being of residents and visitors, and the experience of being in the community, is enhanced by the ability of residents to walk within their community and take other modes of transportation to their destinations. Upland supports resident's ability to walk by promoting pedestrian safety, maintaining the pattern of small block sizes, providing attractive streetscapes and mitigating visual and physical barriers for pedestrians.

<b>Goal CC-7</b>	<b>A City with excellent connectivity and walkability throughout.</b>
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### Policies

- Policy CC-7.1 **Safety.** Encourage the creation of safe, walkable environments that include elements such as wide, smooth sidewalks, good lighting, safe crosswalks, clear signage, curb bulb-outs, curb cuts, street furniture, trees and traffic-calming measures, which allow people of all ages and abilities to exercise and safely access public transportation, community centers, schools, and services.
- Policy CC-7.2 **Connectivity.** Require new development to incorporate sufficient, attractive and well-marked pedestrian and vehicle connections that link to the adjacent streets and pedestrian network.
- Policy CC-7.3 **Upland Grid Pattern.** Reinforce and extend the traditional grid pattern in new developments that create new roadways. Promote short residential block lengths, typically no more than 400 feet, to create a street pattern that allows for multiple routes through a neighborhood and greater opportunities for pedestrian activity.
- Policy CC-7.4 **Gated Communities.** Discourage the construction of new gated communities or walls surrounding individual projects (i.e. a single developer or builder) for infill development.
- Policy CC-7.5 **Lack of Barriers.** Work to eliminate or soften visual barriers, such as an arterial street, a railroad track or a major drainage way.
- Policy CC-7.6 **Street Trees.** Encourage street trees to be planted in linear planting beds rather than tree wells, in order to support long-living healthy trees, except within Downtown Upland where tree wells are more conducive to urban environments.
- Policy CC-7.7 **Medians.** Facilitate additional landscaping through the construction of medians where feasible.

<b>Goal CC-8</b>	<b>A City with vibrant, aesthetically pleasing, and functional corridors.</b>
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### Policies

- Policy CC-8.1 **Streetscape Features.** Enhance the streetscapes along corridors with shade trees, street furniture, pedestrian lighting and other features that improve the pedestrian realm.
- Policy CC-8.2 **Streetscape Consistency.** Ensure consistent streetscapes in specific areas of the City to create a sense of place within neighborhoods and districts.

Policy CC-8.3 **Street Tree Canopy.** Maintain street trees in the public right-of-way as an essential aesthetic and functional (i.e., shade) component of the community in accordance with the Conservation and Open Space Element.

## HISTORIC PRESERVATION

Upland’s historic districts, buildings, landscape features and physical layout are one of its greatest assets and contribute to the City’s identity. With some of the most authentic historically distinct residential neighborhoods in Southern California, Upland continues to preserve its neighborhoods, buildings, streets and landscapes through its own programs and by leveraging the policies and programs of State and Federal agencies. Figure CC-1 identifies the location and names of the City’s historic districts.

<b>Goal CC-9</b>	<b>A community connected to its past through historically significant sites, structures and districts.</b>
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### Policies

Policy CC-9.1 **Identification.** Continue to identify historic and cultural resources including individual properties, districts, and sites to provide adequate protection of these resources.

Policy CC-9.2 **National, California, and Upland Registers.** Pursue eligibility and listing of qualified resources, including historic districts and individual resources, under the appropriate register(s).

Policy CC-9.3 **Applicable Laws and Regulations.** Ensure that City, State, and federal historic preservation laws, regulations, and codes related to historical resources are implemented, including the California Historical Building Code and State laws related to archaeological and paleontological resources, to ensure the adequate protection of these resources.

Policy CC-9.4 **Early Consultation.** Minimize the potential impacts to historic and cultural resources by consulting with property owners and land developers early in the development review process.

Policy CC-9.5 **Consultation with Individuals and Organizations.** Consult with the appropriate organizations and individuals (e.g. Information Centers of the California Historic Resources Information System (CHRIS), the Native American Heritage Commission (NAHC), and Native American groups and individuals) to minimize potential impacts to historic and cultural resources.

Policy CC-9.6 **Compatibility with Historic Context.** Review proposed new development, alterations, and rehabilitation/remodels for compatibility with the surrounding context. Pay special attention to the scale, massing, and relationship of proposed new development to surrounding historic resources.

Policy CC-9.7 **Historic Resource Property Maintenance.** Actively pursue maintenance and upkeep of historic resources to avoid the need for major rehabilitation and to reduce the risks of demolition, loss through fire or neglect, or impacts from natural disasters.

Policy CC-9.8 **Contextual Elements.** Promote the preservation, rehabilitation, restoration, and/or reconstruction, as appropriate, of contextual elements (e.g., structures, landscapes, street lamps, signs) related to the historic resource.

- Policy CC-9.9 **City-Owned Resources.** Maintain all City-owned historic and cultural resources in a manner that is consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.
- Policy CC-9.10 **Rock Curb Retention.** Preserve rock curbs in areas that have been identified as historically significant areas (i.e., Euclid Avenue) or historic districts, or immediately adjacent to these districts to create a cohesive streetscape. In addition to City efforts, work with homeowners who wish to repair the rock curbing adjacent to their residences.
- Policy CC-9.11 **Historic Resources.** Ensure that identified cultural and historic landmarks and buildings are preserved, unless the City finds that such preservation is economically infeasible.
- Policy CC-9.12 **Certified Local Government.** Become and remain a Certified Local Government per State Office of Historic Preservation requirements.
- Policy CC-9.13 **Adaptive Reuse.** Encourage continued use and adaptive reuse of designated historic resources through application of the U.S. Secretary of the Interior's Standards and Guidelines for rehabilitation, reconstruction, and restoration.
- Policy CC-9.14 **Modifications to Historic Resources.** Ensure that modifications to identified historic resources are consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties. The City's first preference is the repair of existing materials, second preference is replace with the same materials, and third preference, when there is no other economically feasible solution, is to use simulated materials that offer the same appearance of historically used materials.
- Policy CC-9.15 **Renovation and Remodels.** Require the architectural details and design elements of historic structures be preserved during renovations and remodels pursuant to the Zoning Code.
- Policy CC-9.16 **Demolition.** Consider demolition of historic resources as a last resort, to be permitted only if the rehabilitation of the resource is not feasible, demolition is necessary to protect the health, safety, and welfare of its residents, or the public benefits outweigh the loss of the historic resource.
- Policy CC-9.17 **Incentives.** Use incentives such as City, State, Federal, and private grants, loans, easements, and tax credits to promote the preservation, maintenance, rehabilitation and interpretation of the City's historic and cultural resources.
- Policy CC-9.18 **Landmark Trees.** Promote the preservation of Upland's landmark trees that occupy both public and private property through the preparation of a Tree Preservation Ordinance. A landmark tree is defined as a tree of historic or cultural significance based on the following criteria: 1) It is one of the oldest or largest trees of the species in the City; 2) It has historical significance due to an association with a historic event, person, site, street, or structure; or 3) It is a defining landmark or significant outstanding feature of a neighborhood.

## AGRICULTURAL HERITAGE

The history of Upland's use of land includes citrus agriculture, a tradition that the City strives to continually preserve and celebrate through public art, the Lemon Festival, historic packing houses and ongoing support for locally-grown food. This agricultural heritage is a defining characteristic of Upland and one that will be carried into the future as a reminder of Upland's citrus origins.

<b>Goal CC-10</b>	<b>A community that is connected to its historic agricultural uses.</b>
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### **Policies**

- Policy CC-10.1 **Citrus Heritage.** Continue to integrate the citrus heritage theme into community festivals, public art, and landscaping.
- Policy CC-10.2 **Memorabilia.** Support Upland Heritage and similar groups' efforts to acquire and store photographs and other memorabilia relating to historical agricultural operations in Upland.
- Policy CC-10.3 **Local Support.** Support collaborations with local agricultural operations in surrounding jurisdictions with various Farmer's Market and school programs.
- Policy CC-10.4 **Locally Grown and Organic Foods.** Encourage, maintain, and enhance a local farmer's market and encourage serving locally grown and organic foods at City public facilities.
- Policy CC-10.5 **Community and Rooftop Gardens.** Support urban agriculture by supporting community and rooftop gardens and recognizing their value in providing fresh food in urban areas in addition to their recreational, community building, landscaping, and educational value.
- Policy CC-10.6 **San Antonio Community Hospital.** Collaborate with San Antonio Community Hospital for healthy community initiatives.

### **ARTS AND CULTURE**

The availability and accessibility of a wide range of cultural opportunities for all ages and abilities improves the quality of life for Upland residents. These resources promote opportunities for community engagement, personal inspiration, learning and enjoyment, and the appreciation of and understanding of Upland's heritage. It is these resources that attract and retain residents and help spur new investment in the community.

<b>Goal CC-11</b>	<b>A community with opportunities to experience a diversity of arts, culture, and local heritage.</b>
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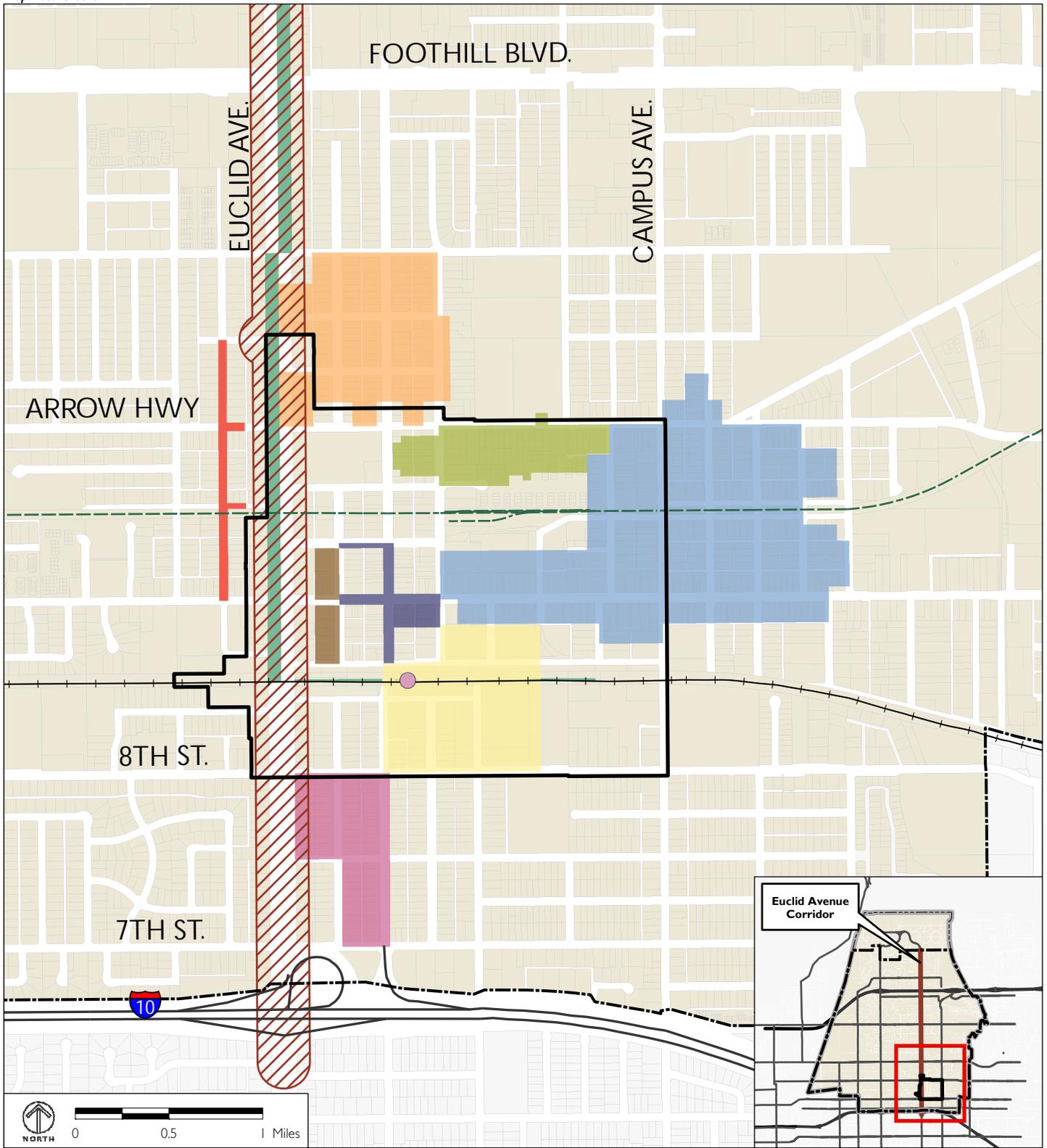
### **Policies**

- Policy CC-11.1 **Community Programs.** Continue to provide programs such as the music venue at Magnolia Park, Parks and Recreation sponsors programs, Scary-A-Fair, Christmas Parade, Lemon Festival, and the Tour d' Foothill.
- Policy CC-11.2 **Citywide Expansion of Resources.** Work with community organizations to expand art and cultural events, festivals, activities, and performances throughout the City, with a special focus on Downtown as the historic and cultural heart of Upland.
- Policy CC-11.3 **Partnerships to Increase Programs.** Encourage partnerships among arts and cultural groups, community organizations, and the business community to develop arts and cultural educational activities and programming for all ages.
- Policy CC-11.4 **Assistance for Non City-Owned Facilities.** Support arts stabilization for private and nonprofit arts and cultural organizations to maintain and expand their facilities, programs, and events.

- Policy CC-11.5 **Coordination with Other Entities.** Coordinate and support public, quasi-public, and private entities in their preservation programs and efforts and serve as a liaison for such groups.
- Policy CC-11.6 **Grants and Donations.** Support the efforts of nonprofit, private and community-based organizations to apply for public and private grants and encourage donations for arts and cultural activities.
- Policy CC-11.7 **Cultural Institutions.** Coordinate with cultural institutions to integrate marketing opportunities and partnerships that promote arts and culture in Upland.
- Policy CC-11.8 **Accessible Facilities and Programs.** Encourage the development of arts and cultural facilities and programs that are accessible to all residents (e.g., affordable and accessible by various travel modes).
- Policy CC-11.9 **Programs for Children.** Support programs and events that introduce children to the arts and provide positive outlets to explore their own talents and creativity for self-expression.
- Policy CC-11.10 **Child Education.** Work with the Upland Heritage, Upland Unified School District, and similar groups to find opportunities through community events to educate children about the City's history.
- Policy CC-11.11 **Heritage Tourism.** Work with agencies, organizations, property owners, and business interests to develop and promote heritage tourism opportunities.
- Policy CC-11.12 **Religious Expression.** Support religious expression in Upland through encouraging a variety of faith-based institutions and activities in the City.
- Policy CC-11.13 **Support for Artists.** Provide opportunities and incentives for affordable living, studio or live-work spaces for artists in appropriate areas in the City, including Downtown, College Heights and the 9<sup>th</sup> Street Industrial Area.
- Policy CC-11.14 **Thematic Art.** Encourage thematic art in existing and new development that expresses Upland's unique heritage and fits within the surrounding context, including the citrus and agriculture theme, the mountains, the Madonna of the Trail statue, Route 66, Downtown murals, and other character-defining features.



Map Date: 07/31/12



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|------------------------|------------------------|---------------|
| City Limits            | Euclid Avenue Corridor | Euclid        |
| Downtown Specific Plan | Arrow Laurel           | Old Town      |
| Upland Parcel          | Citrus Transportation  | Pleasant View |
| Southern Pacific Trail | Civic Center East      | Stowell       |
| Rail Line              | Magnolia               | Victorian Row |
| Metrolink Station      |                        |               |



FIGURE CC-1  
HISTORIC RESOURCES

