



# THE ENCLAVE AT UPLAND

SPECIFIC PLAN  
FINAL | JUNE 2015

*Prepared for the City of Upland*



# THE ENCLAVE AT UPLAND

## ACKNOWLEDGEMENTS



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# CHAPTER 1

## PROJECT VISION

*Purpose & Objectives*

*Guiding Principles*

*Project Overview*



## 1.1 PROJECT OVERVIEW

Creating significant momentum for the development of the College Heights area, The Enclave at Upland represents a step toward the revitalization of the west end of the City of Upland. Located near the gateway to the City and county, The Enclave at Upland will create a turning point for this area of the community.

Consisting of approximately 19.04 gross acres along Foothill Boulevard, in the recently annexed county island, the Specific Plan allows up to 350 single family attached and/or detached homes at a price point attractive to first time buyers, move down buyers, and couples with children. The project offers an opportunity for housing to faculty, students, and employees of the adjacent Claremont Colleges and surrounding industrial/business parks. Together with the nearby Harvest project, over 49 acres of underutilized property will be revitalized. These communities are self-contained and will not burden the City's existing infrastructure and park system. Bringing more residents to the College Heights area will have a positive impact on local businesses, creating jobs and economic growth.

With the dissolution of the City's redevelopment agency, revitalization efforts now rest solely with the development process and the financial burden with private industry. This Specific Plan represents the first step in the revitalization process. Guided by a cohesive vision and core principles, this document

also contains flexible standards and guidelines to allow development to respond to ever-changing market conditions.

Providing the opportunity to live in a strategic location near employment, public transportation, and a major learning center, The Enclave at Upland will bring enduring value to the west end of the City of Upland.



## 1.2 GUIDING PRINCIPLES

The Enclave at Upland will embody many principles of traditional neighborhood design, while simultaneously incorporating 21st century ecologically sound building practices. Implementation of the following core values is vital to the success of the Specific Plan:

**Create a “Community.”** Encourage social, civic, and leisurely interaction through the design of a dynamic environment that evokes a “pride of place.”

**Create connectivity.** Provide multimodal transportation access and reduce reliance on the automobile. Create clear connections for pedestrians and bicyclists.

**Integrate environmentally responsible practices.** Conservation of land, energy, and materials is of critical importance to our continued well-being. Practices minimizing impact and use of natural resources shall be adopted, resulting in a healthy, safe, and responsible environment.

**Create uniqueness of place.** Capitalize on the opportunity to create a strong sense of place through land planning and architectural and landscape architectural design. Create a strong, aesthetically pleasing urban gateway that reflects positively on the City.

**Enhance local economic well-being.** Support local businesses by bringing residents near existing commercial areas, resulting in job creation and economic growth within the City.



### 1.3 PURPOSE & OBJECTIVES

The Enclave Specific Plan provides the City of Upland with a comprehensive planning framework and strategy to direct the redevelopment of 19.04 gross acres of land located at the western end of the City of Upland in San Bernardino County. The Specific Plan acts as the regulatory document for the property and establishes the zoning and standards for land use, architectural and landscape design, and infrastructure improvements. It sets forth a foundation for the City of Upland General Plan Amendment revising the Land Use and Circulation Elements and establishes new General Plan policies to govern development of the Specific Plan area.

The implementation of this document will revitalize the west end of Upland, the gateway to the City and County, and create a new community attracting new residents and shoppers. Just as a diamond in the rough is transformed from a stone into a jewel through the creation of facets, The Enclave will be crafted through the creation of interconnected components, each an inseparable aspect of the whole. The result will bring freshness and vitality to the surrounding area, acting as a transformational force for the revitalization of Upland.





# CHAPTER 2

## DEVELOPMENT PLAN

*Location & Context*

*Existing Conditions*

*Land Use Plan*

*Development Regulations*

*Mobility Plan*

*Community Amenities*

*Public Facilities & Services*

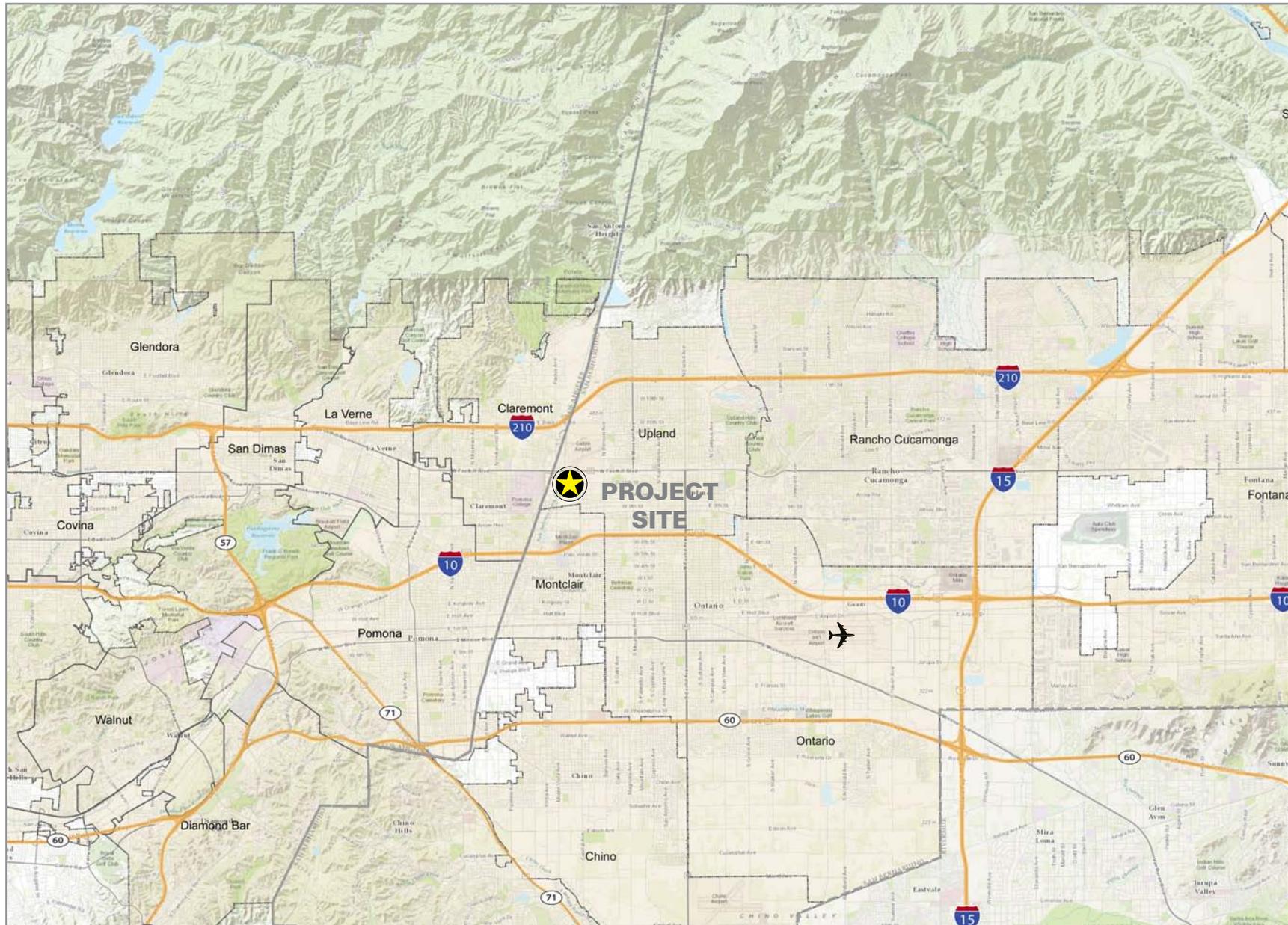


Figure 1. Regional Map

Scale : 1"=3 mi





## 2.1 LOCATION & CONTEXT

The prominent location of The Enclave at the City of Upland's western gateway brings an opportunity to create a vibrant and positive impression of the city and surrounding area. The site is located 35 miles east of the City of Los Angeles within the western boundary of San Bernardino County (see Figure 1, *Regional Map*). North of the site lies the Angeles National Forest and San Bernardino Mountains. The cities of Montclair, Pomona, and Ontario are south of the site, and the City of Claremont is directly west. Interstate 10, the San Bernardino Freeway, is one mile south, and Foothill Boulevard, California State Route 66, forms the northern boundary of the site, as shown in Figure 2, *Vicinity Map*.

The site is situated in the College Heights redevelopment area, one half mile from the Claremont Group of Colleges, which consist of eight institutions: Harvey Mudd College, Pomona College, Claremont McKenna College, Pitzer College, Scripps College, Claremont Graduate University, Keck Graduate Institute and Claremont School of Theology. The Montclair Metrolink Station is located a short one-mile walk from the site, and this station is planned to be the final stop of the new Foothill Gold Line connecting to Pasadena and Union Station in Los Angeles (see Figure 3, *Foothill Gold Line Map*). The availability of public transportation and proximity to a major educational center make this site an ideal location for infill residential development.

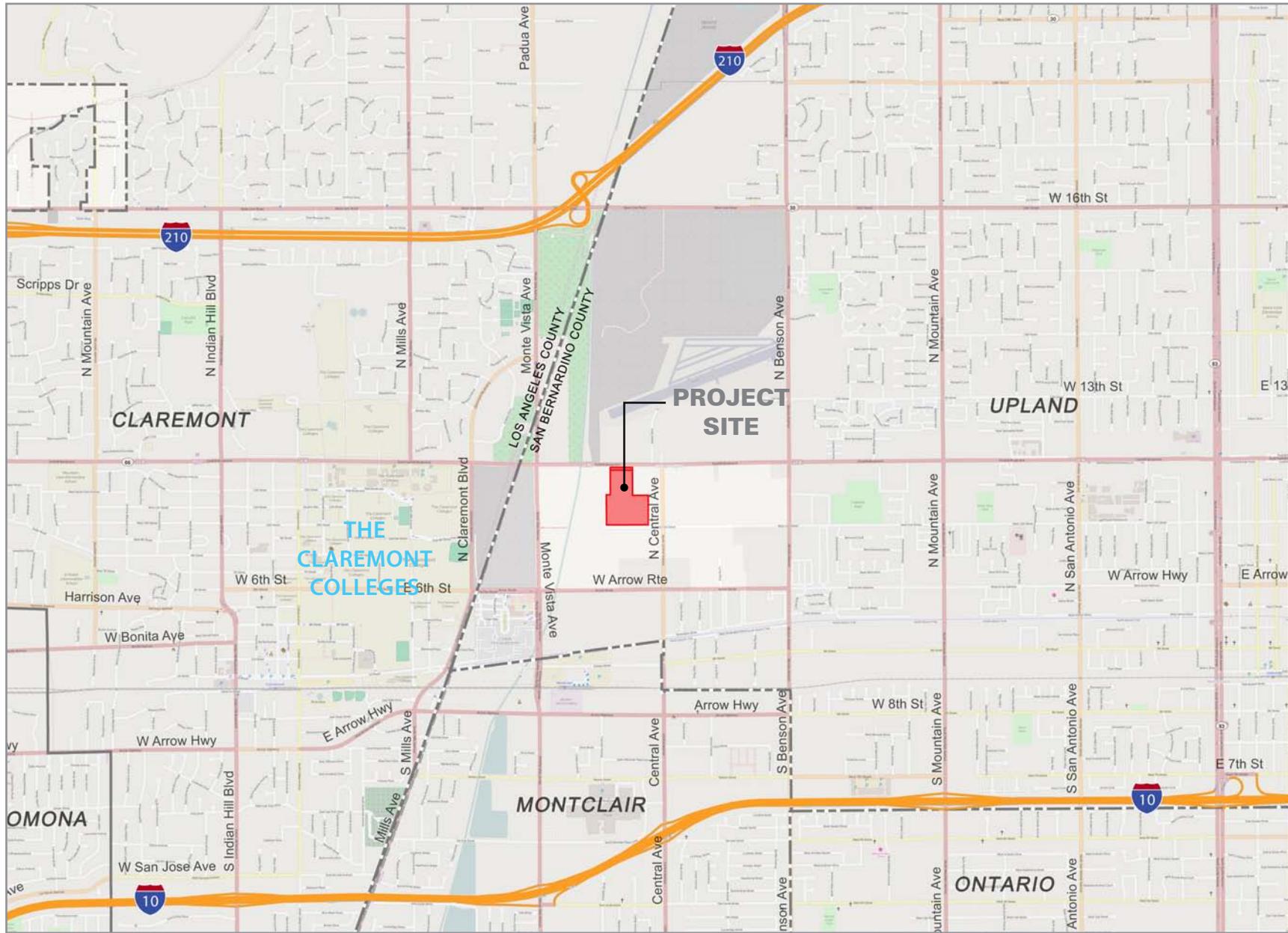


Figure 2. Vicinity Map



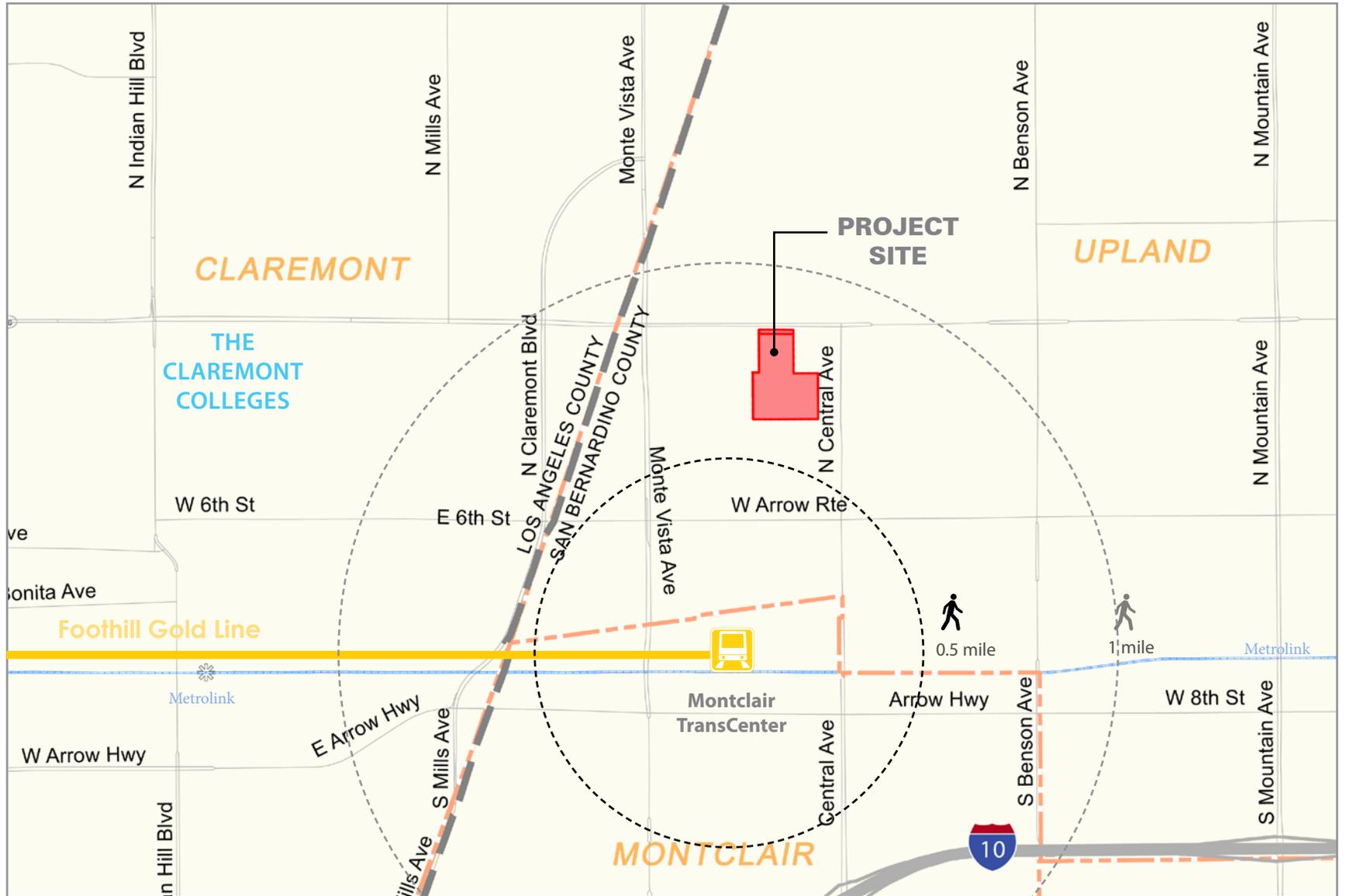


Figure 3. Foothill Gold Line Map

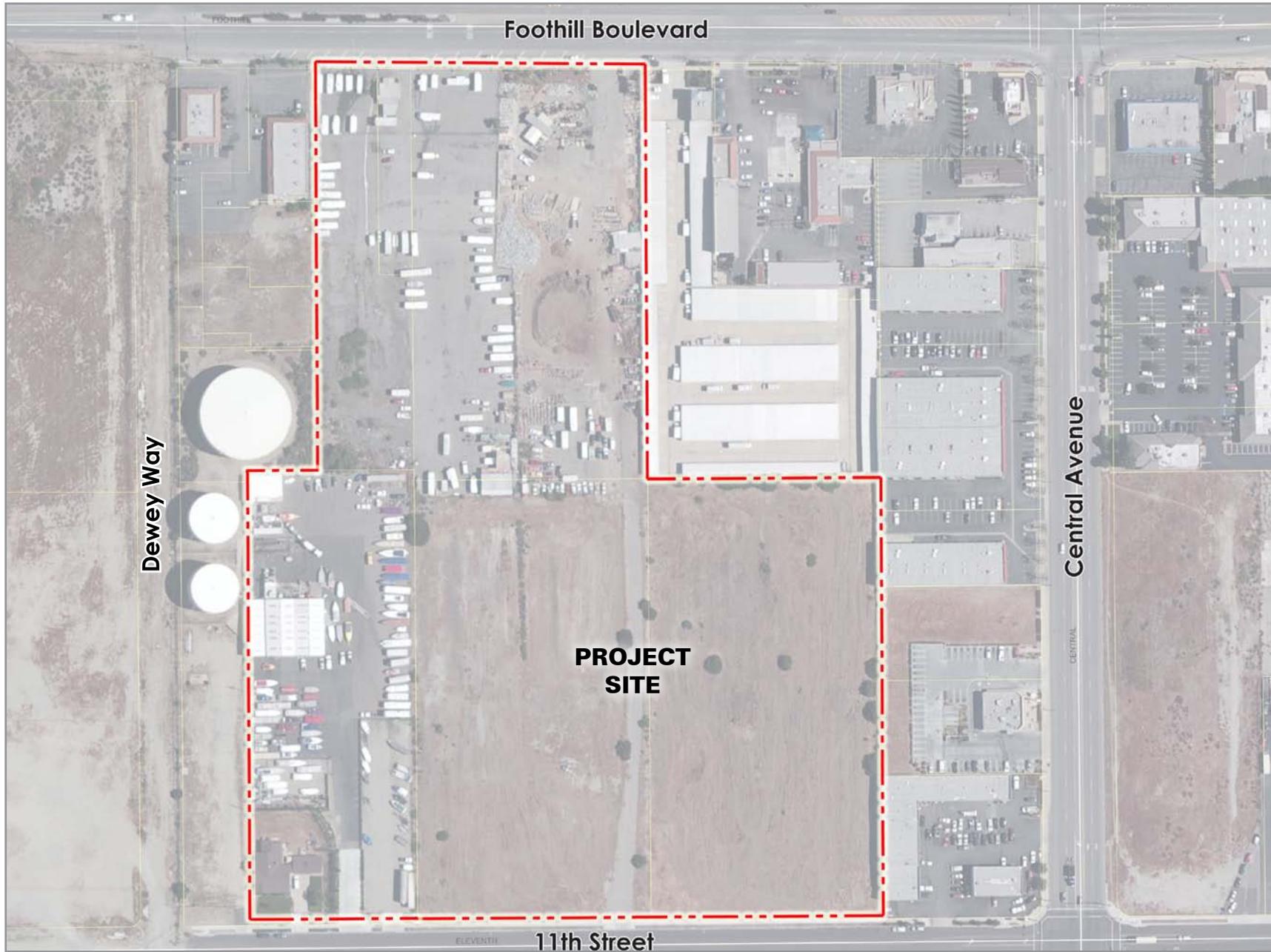


Figure 4. Aerial Map

Scale : 1"=200'





Foothill Boulevard Corridor at Site Location



View of Site from Eleventh Street

## 2.2 EXISTING CONDITIONS

The Enclave at Upland Specific Plan area is in a recently annexed portion of the City of Upland, along the Foothill Boulevard corridor. The southern portion of the site is undeveloped, and the northern portion is currently used for recreational vehicle and boat storage. The site slopes from the north boundary to the south, with a constant grade from east to west.

The site is bounded by Eleventh Street on the south and Foothill Boulevard on the northern boundary. Several water tanks operated by the Monte Vista Water District are adjacent to the sites western boundary, and an AAMCO station is on the eastern boundary (see Figure 4, *Aerial Map*). Areas to the north and south have been developed as employment centers, including several business parks.



Eleventh Street Facing East



Eleventh Street Facing West

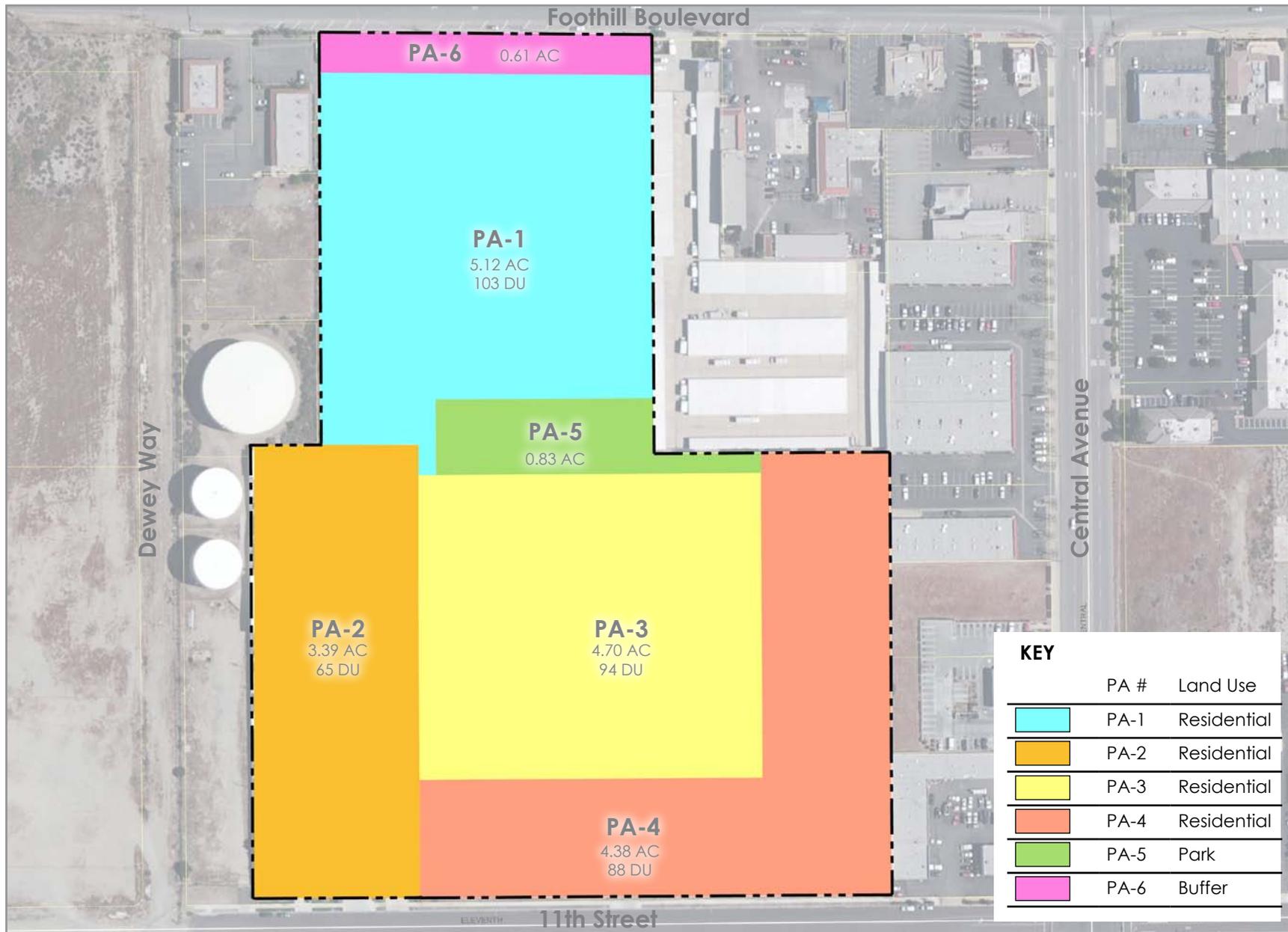


Figure 5. Land Use Plan

## 2.3 LAND USE PLAN

Six planning areas compose the site of The Enclave, as shown in Figure 5, *Land Use Plan* and Table 1, *Land Use Summary*. A maximum of 350 residential units are planned in four areas with densities ranging from 12 to 20 units per acre. Planning Area 1 includes 5.12 acres for a maximum of 103 homes, PA-2 includes 3.39 acres for a maximum of 65 homes, PA-3 includes 4.70 acres for a maximum of 94 homes, and PA-4 includes 4.38 acres for a maximum of 88 homes.

The residential zoning categories allow for a wide density range to allow maximum flexibility and creative design. Homes may be single family detached or single family attached and will be maintained by a homeowner’s association. Homes appealing to a variety of owners are envisioned, and potential residents may be young singles, families, or seniors.

Two planning areas are slated for open space use: PA-5 is a private recreation and park area measuring 0.83 acres and may include a tot-lot, picnic area, barbeque area, exercise stations, and a grassy open space. PA-6 is a 57-foot-wide area along Foothill Boulevard that serves as a buffer, where a slope, large shrubs, and trees will block noise and create a visually appealing edge condition.

Review and approval of development plans for the site will serve as the implementation actions of the Specific Plan. For additional information regarding the review process and submittal requirements for development plans, refer to Chapter 4, *Administration*.

TABLE 1. LAND USE SUMMARY

LAND USE	PLANNING AREA	ACRES	DENSITY (DU/AC)	MAXIMUM DWELLING UNITS
RESIDENTIAL	PA-1	5.12	12 - 20	103
RESIDENTIAL	PA-2	3.39	12 - 20	65
RESIDENTIAL	PA-3	4.70	12 - 20	94
RESIDENTIAL	PA-4	4.38	12 - 20	88
PARK	PA-5	0.83	—	—
BUFFER	PA-6	0.61	—	—
<b>TOTAL</b>		<b>19.03</b>		<b>350</b>

TABLE 2. PERMITTED AND CONDITIONALLY PERMITTED USES

LAND USE	ATTACHED RESIDENTIAL	DETACHED RESIDENTIAL
<b>RESIDENTIAL</b>		
LARGE FAMILY DAY CARE	A	A
SMALL FAMILY DAY CARE	P	P
HOME OCCUPATIONS	P	P
RESIDENTIAL ACCESSORY USES AND STRUCTURES	P	P
SINGLE FAMILY HOMES	P	P
CONDOMINIUMS / TOWNHOMES	P	P
APARTMENTS	-	-
TEMPORARY DWELLINGS CONSTRUCTION TRAILER CONSTRUCTION GUARD FACILITY	A	A
<b>EDUCATION, PUBLIC ASSEMBLY, AND RECREATION</b>		
RESIDENTIAL RECREATION FACILITIES	P	P
P-Permitted Use by the City of Upland C-Conditional Use Permit (approval required by the City of Upland) A-Administrative Use Permit Required - Prohibited		

## 2.4 DEVELOPMENT REGULATIONS

### 2.4.1 General Requirements

It is the intent of this Specific Plan to permit unique residential product types and creative development that would not be permitted by the City's standard zoning requirements. It is also the intent to provide flexibility in terms of location and acreage of homes so footprints can be arranged and developed within a planning area as long as the overall densities are not exceeded. The following development regulations guide the planning process to ensure a high level of design quality is achieved, which will create new vitality in an underutilized neighborhood.

Standards and regulations in this section are consistent with the land use goals and objectives of the City of Upland and provide basic criteria which will govern all redevelopment within the boundaries of the Specific Plan area. A complete analysis of consistency of this Specific Plan with the City of Upland General Plan has been included in Chapter 4.

### 2.4.2 Permitted Uses

Within each broad land use category, specific uses are designated so appropriate activities and building types occur. Table 2, *Permitted and Conditionally Permitted Uses*, defines appropriate land uses within three

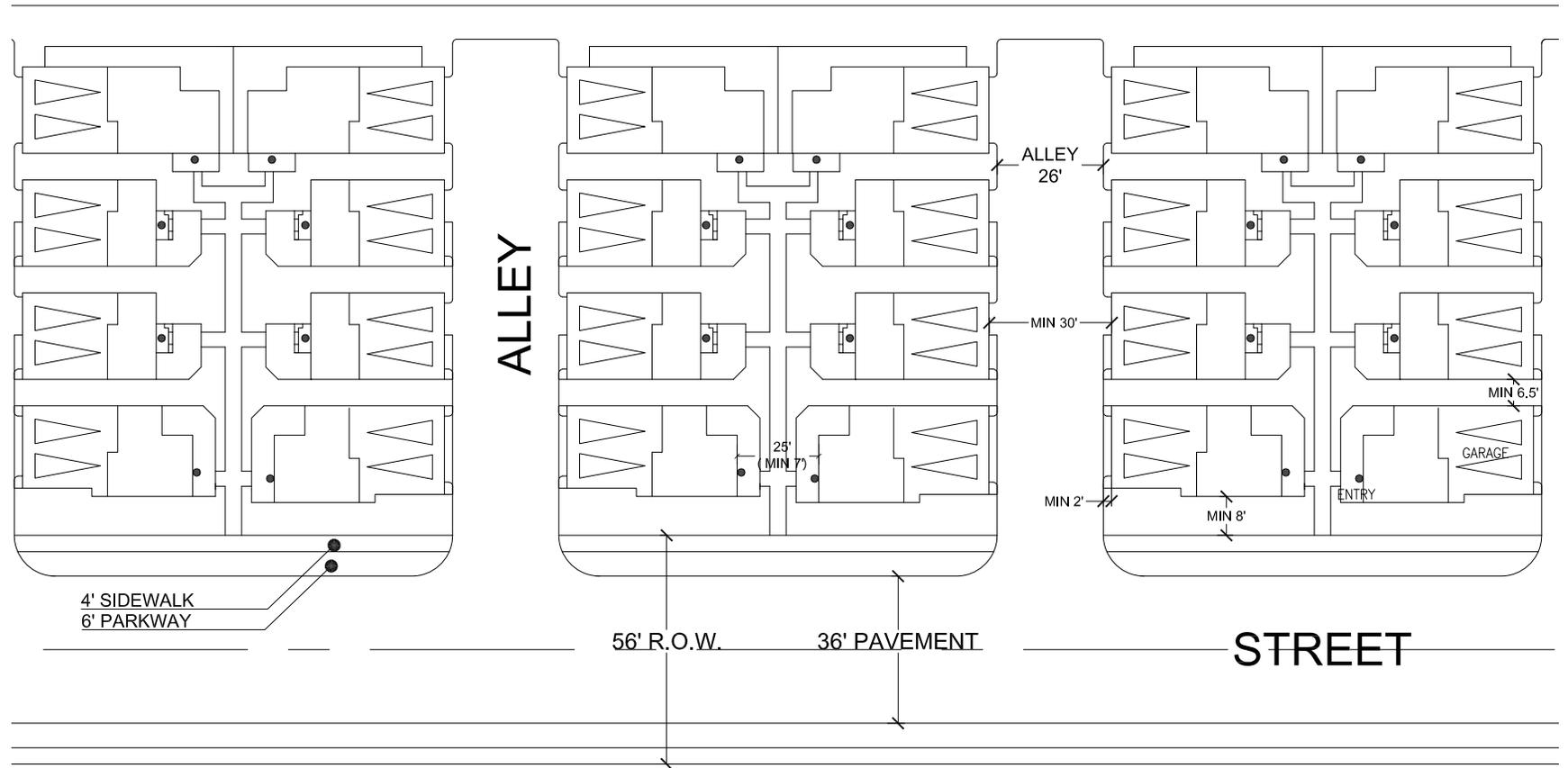
categories; prohibited ( - ), permitted by right with the appropriate ministerial permit (P), and permitted with a discretionary permit, such as an Administrative Use Permit (A) or a Conditional Use Permit (C). Approval of a use not specifically listed requires a determination by Development Services or following procedures in the municipal code. Existing on-site uses not conforming to the requirements of this Specific Plan shall be permitted to remain.

### 2.4.3 Development Standards

Development standards governing residential construction in The Enclave are in Table 3, *Residential Development Standards*, which identifies building setbacks, building height, parking ratios, and required open space. Home types have been divided into two categories - Attached Residential and Detached Residential - each allowing 20 units per acre maximum. Typical plotting diagrams illustrating minimum setback requirements are depicted in Figure 6, *Detached Residential Setback Diagram*, and Figure 7, *Attached Residential Setback Diagram*.

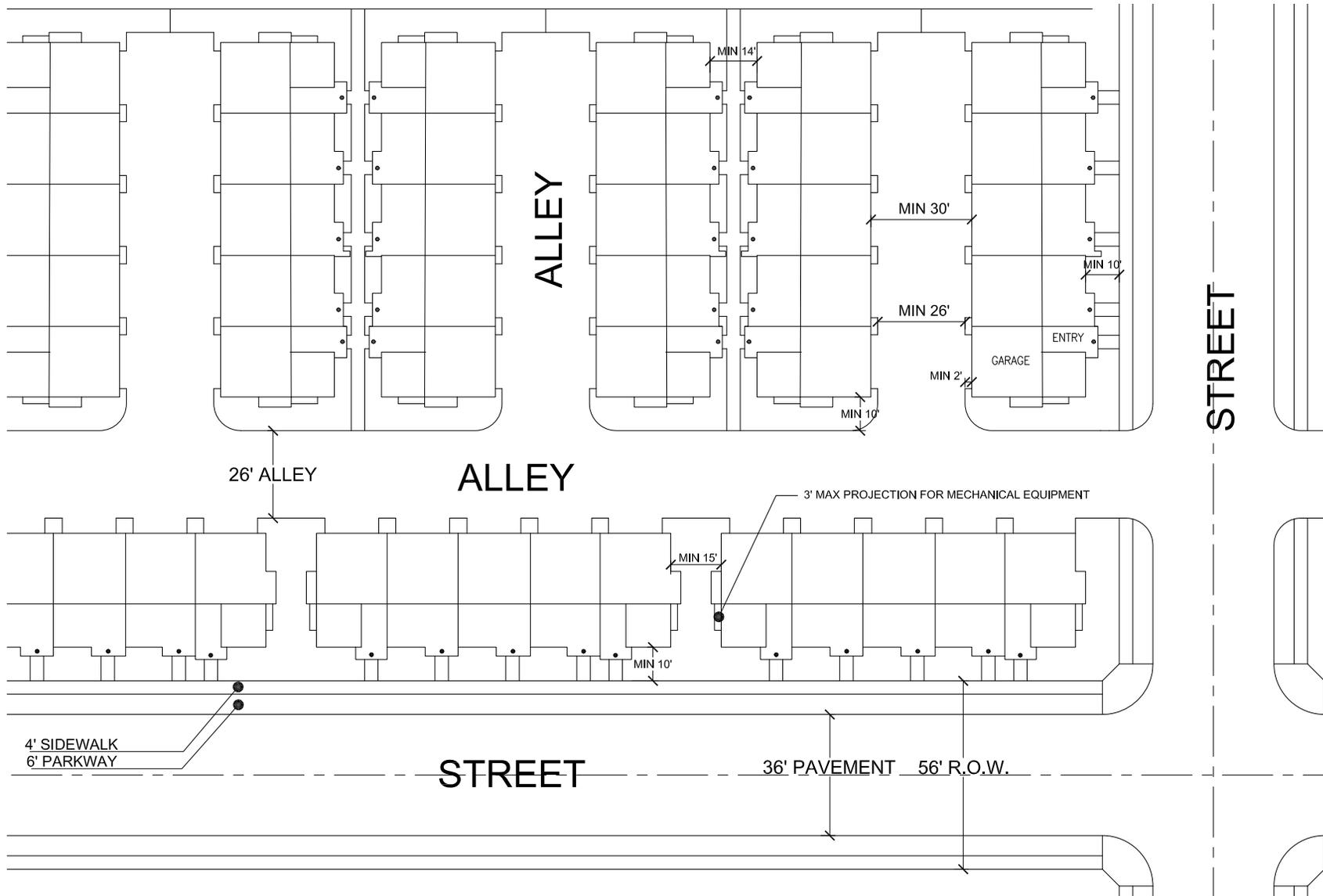
**TABLE 3 RESIDENTIAL DEVELOPMENT STANDARDS**

DEVELOPMENT STANDARD	ATTACHED RESIDENTIAL	DETACHED RESIDENTIAL
<b>MINIMUM BUILDING SETBACKS</b>		
FRONT TO FRONT (LIVING AREA TO LIVING AREA)	14 FEET	7 FEET
FRONT TO STREET (BUILDING TO R.O.W.)	10 FEET	8 FEET
SIDE TO STREET (BUILDING TO R.O.W.)	10 FEET	8 FEET
SIDE TO SIDE (BUILDING TO BUILDING)	15 FEET	6.5 FEET
GARAGE DOOR TO DRIVE COURT	2 FEET	2 FEET
GARAGE DOOR TO GARAGE DOOR	30 FEET	30 FEET
<b>PERIMETER SETBACKS</b>		
FOOTHILL BOULEVARD (PROPERTY LINE TO BUILDING)	10 FEET	8 FEET
11TH STREET (PROPERTY LINE TO BUILDING)	10 FEET	10 FEET
INTERIOR PROPERTY LINES	N/A	3 FEET
<b>OTHER</b>		
MAXIMUM BUILDING HEIGHT	45 FEET	45 FEET
MAXIMUM BLOCK WALL HEIGHT	6 FEET	6 FEET
PERIMTER COMBINATION RETAINING / GARDEN WALL MAXIMUM HEIGHT	12 FEET	12 FEET
PRIVATE PARKING REQUIREMENT (RESIDENT)	2 ENCLOSED SPACES PER UNIT	2 ENCLOSED SPACES PER UNIT
GUEST PARKING REQUIREMENT	0.5 SPACE PER UNIT (UNCOVERED)	0.5 SPACE PER UNIT (UNCOVERED)
PRIVATE RECREATION CENTER PARKING	ON-STREET PARKING WITHIN PROJECT	ON-STREET PARKING WITHIN PROJECT
COMMON OPEN SPACE	100 SQ.FT. PER DU	100 SQ.FT. PER DU
PRIVATE OPEN SPACE*	100 SQ.FT. PER DU	175 SQ.FT. PER DU
ARCHITECTURAL PROJECTIONS / MECHANICAL EQUIPMENT**	3 FEET	2 FEET
<p>* Porches and balconies may be included in this calculation.                      ** Any architectural feature that projects from the building and seeks to enhance the structure may encroach into the setback area provided that there is always 3 feet of clearance around the projection. Examples of architectural projections include, but are not limited to, pilasters, chimney, pop-outs, belly bands, roofs, covered porches, etc.</p>		



Note: This graphic is strictly for illustrative purposes only and is not intended to be representative of the actual or future design.

**Figure 6. Detached Residential Setback Diagram**



Note: This graphic is strictly for illustrative purposes only and is not intended to be representative of the actual or future design.

**Figure 7. Attached Residential Setback Diagram**



## 2.5 MOBILITY PLAN

### 2.5.1 Vehicular Circulation

Three vehicular access points to The Enclave are proposed, as shown in Figure 8, *Vehicular Circulation Plan*, and Figure 9, *Entry Location Diagram*. Minor alterations to Foothill Boulevard and Eleventh Street may be proposed, but all major street improvements are currently in place.

To minimize the impact of increased traffic along Foothill Boulevard, the primary project entry to The Enclave will be at the Eleventh Street connection. Gated and non-gated community entry alternatives are under consideration, and if gated, a pass-through entry lane will be included with a separate lane for guest vehicles

at a kiosk or Knox Box. A turn-around will be provided before the gate to allow exit for emergency vehicles and non-access guests. A secondary access from Eleventh Street will be provided at the right-of-way (gated or non-gated), with no guest entry or turn-around provided. The third community entry to the northern portion of the site from Foothill Boulevard will be treated as a minor access. If gated, a right out only along Foothill Boulevard will be provided for residents, with a left-in EVA access and a cobbled median break will be provided pursuant to Fire Department standards. If the community is not gated, full access at the Foothill Boulevard entry will be allowed.

All internal streets are privately owned and maintained, and include a 56-foot-wide right-of-way with 36-foot-wide pavement, with guest parking on both sides as shown in Figures 10a and 10b, *Street Sections*. Alley width shall be a minimum of 26 feet clear, level travel way measured from ground to sky and from curb or rolled curb to same.

Chokers or other traffic calming measures shall be incorporated at primary intersections within the project, and bands of textured paving such as brick pavers or stamped asphalt shall be incorporated at various intervals along main streets to provide traffic calming measures. In addition, the Fire Department and Public Works Department shall review the circulation to ensure compliance with Fire Department standards (turning radii, street widths, fire hydrant locations) and traffic safety standards (line of sight, traffic calming, etc). The Public Works and Fire Department shall review incorporation of these elements during the Tentative Tract Map and Site Plan Review phase.

### 2.5.2 Pedestrian Circulation

Enhanced pedestrian connectivity is a major goal within The Enclave Specific Plan area to facilitate access to the Montclair Metrolink station approximately one mile from the site. Pedestrian connections are provided through sidewalks on both sides of all streets and within the recreation area, as shown in Figure 12, *Pedestrian Circulation Plan*.

### 2.5.3 Public Transportation

A primary core value of The Enclave is the reduction of dependence on the automobile and encouragement of alternative methods of transportation. The site is served by several public transportation routes (see Figure 13, *Public Transportation Network*), including bus number 66 which stops at Foothill Boulevard and Central Avenue.

The Montclair Metrolink station is one mile from the site at Monte Vista Avenue, and an expansion is planned to accommodate additional parking for the proposed Foothill Gold Line, a direct route to the Pasadena Station and Union Station in Los Angeles.

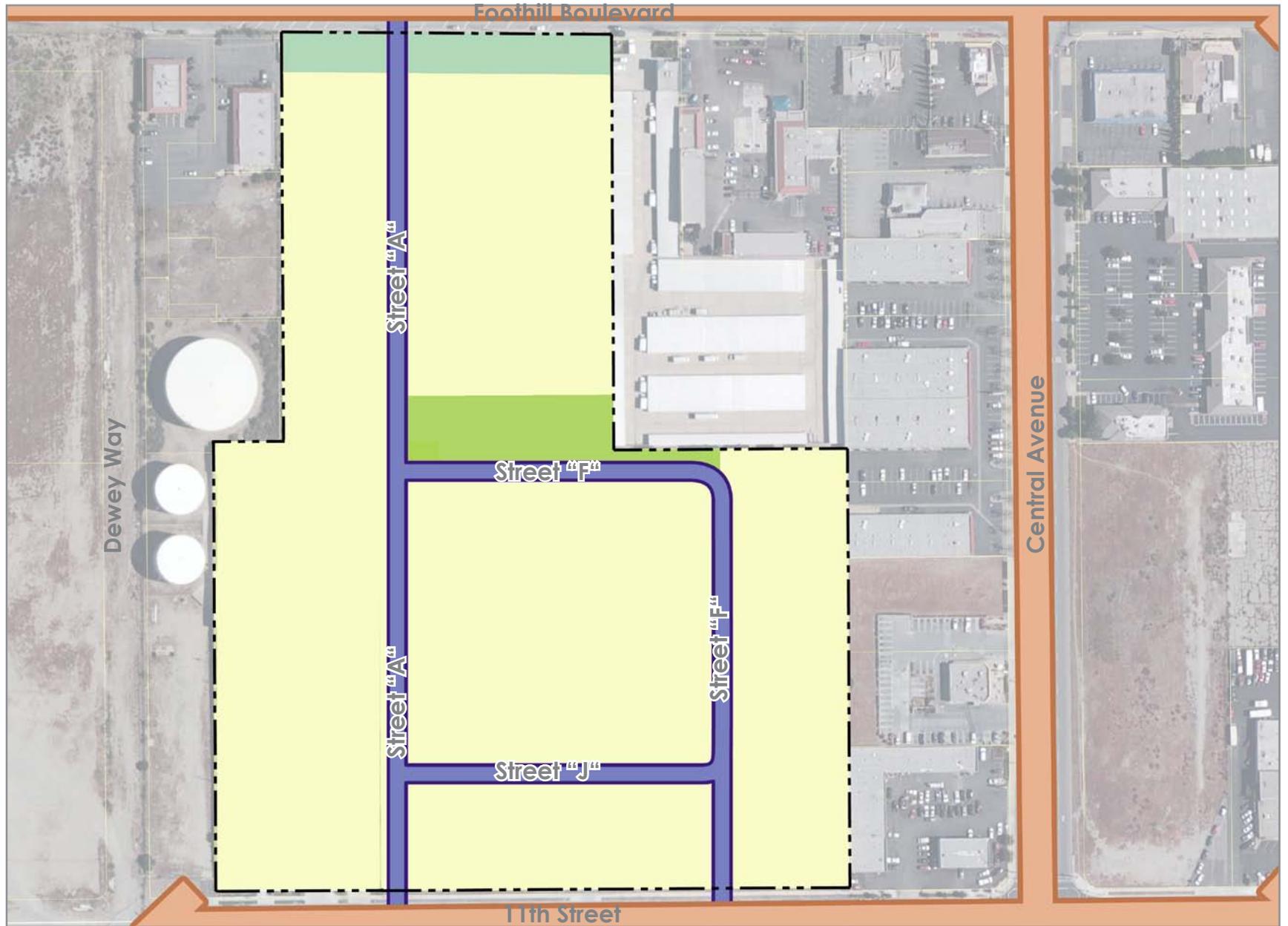


Figure 8. Vehicular Circulation Plan



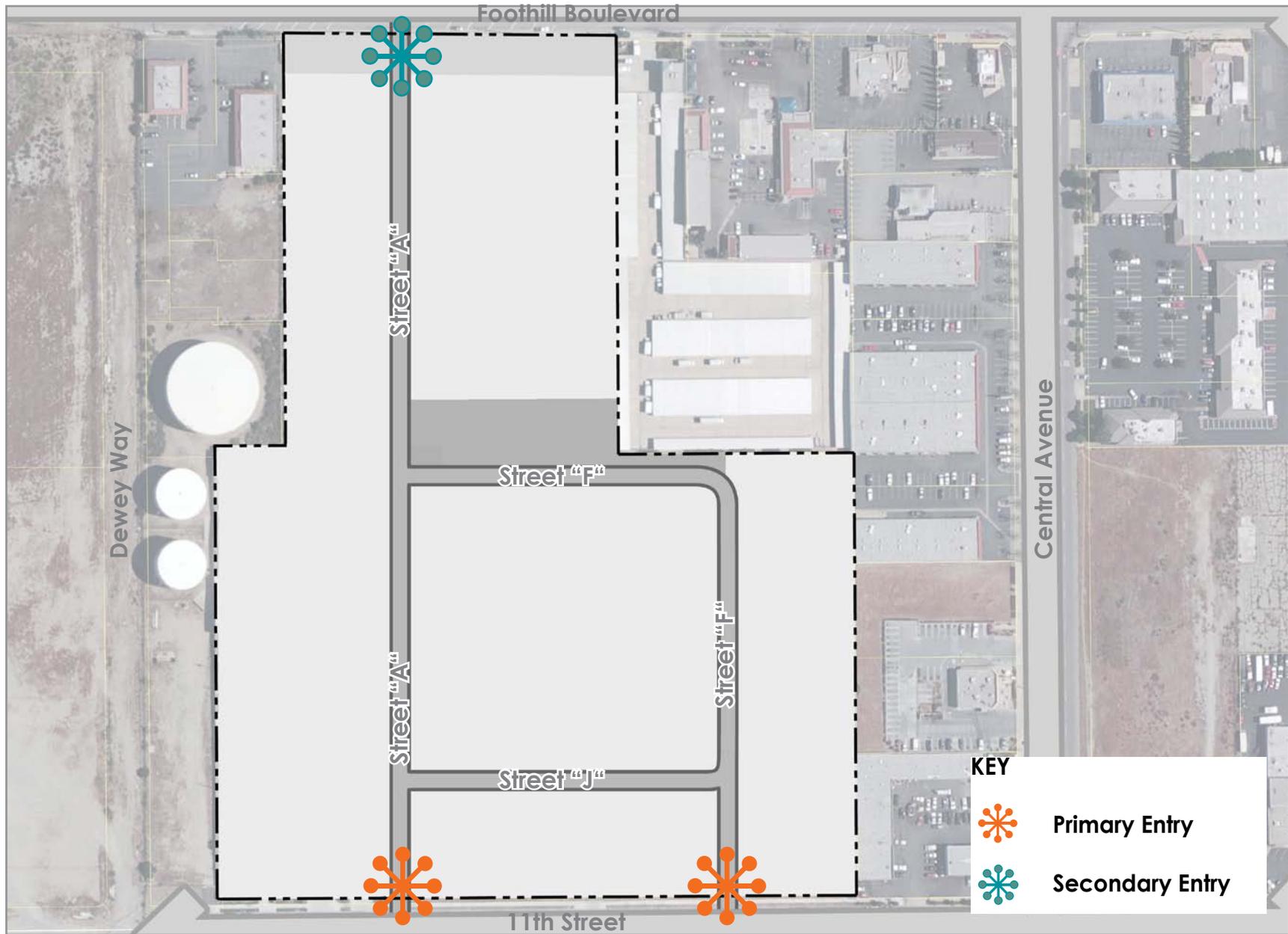


Figure 9. Entry Location Diagram

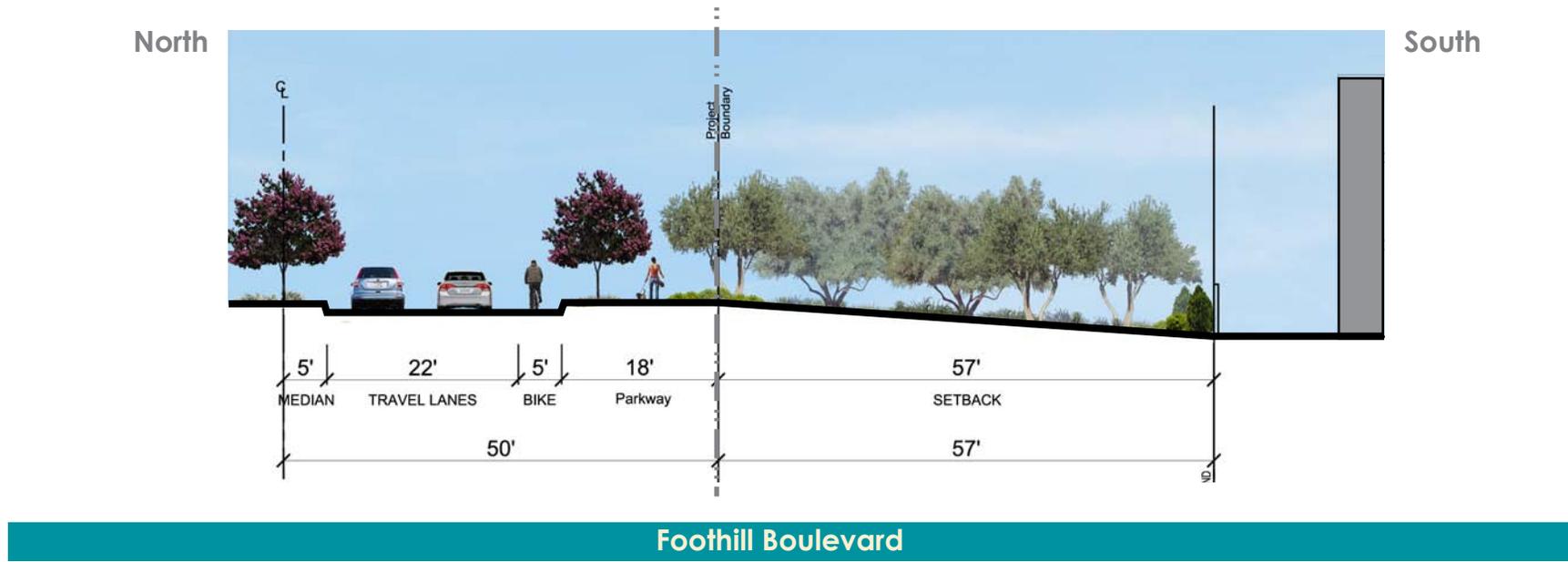
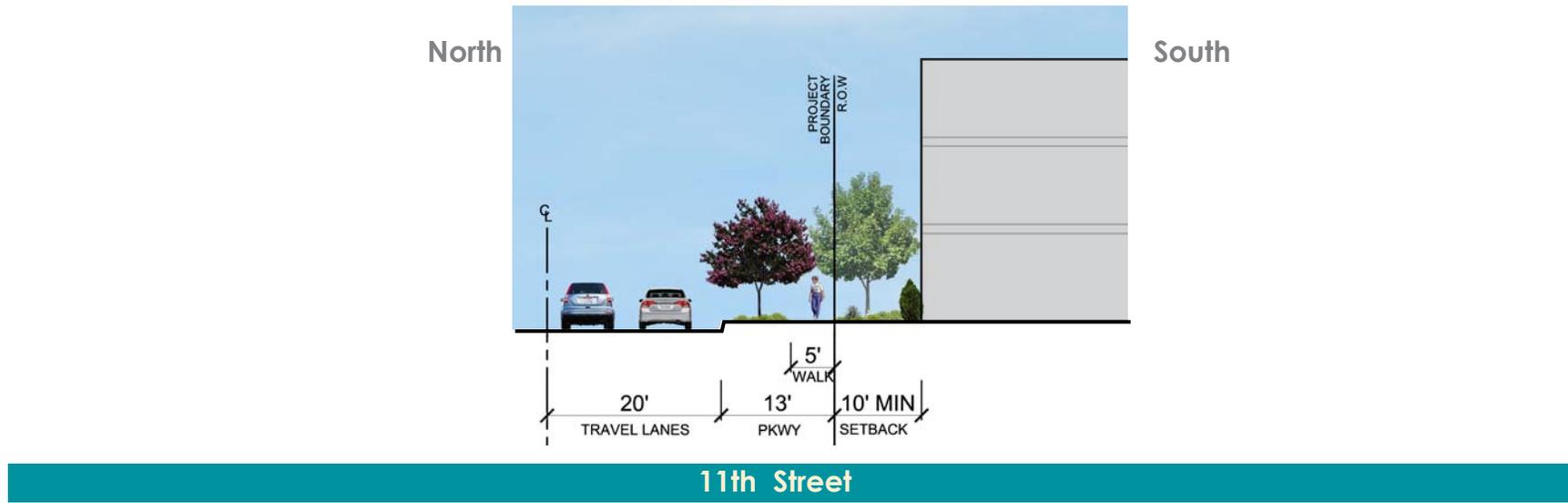
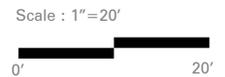
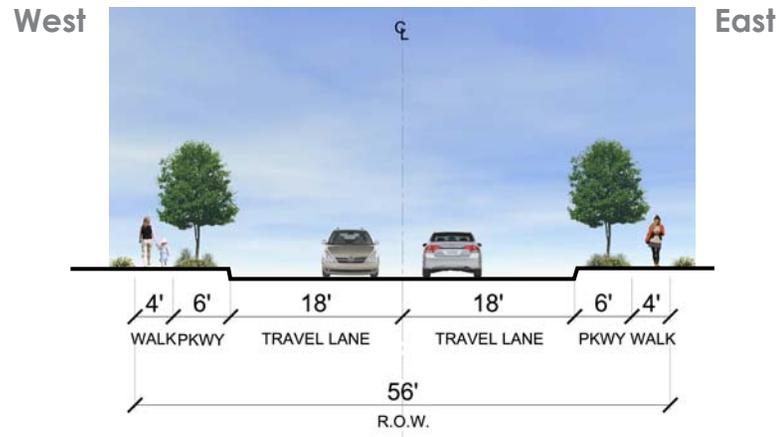
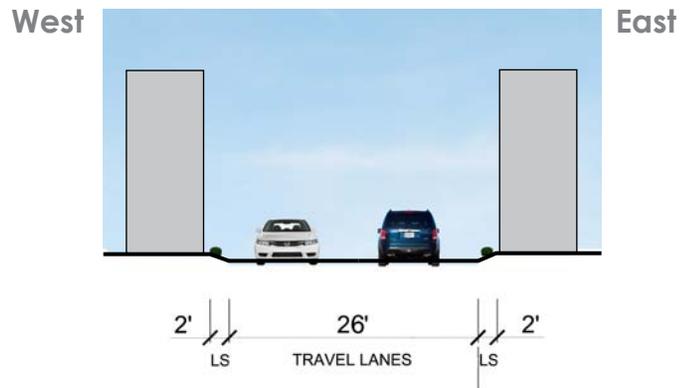


Figure 10a. Street Sections

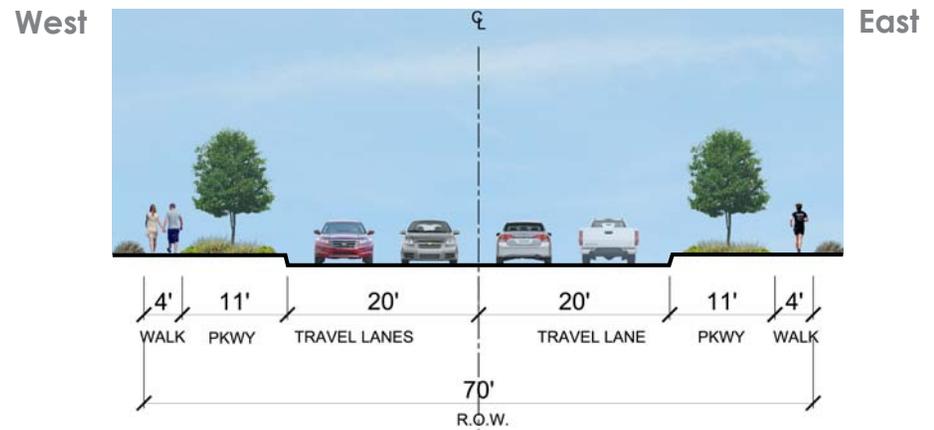




Street "A", "F" and "J"

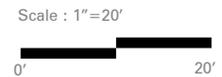


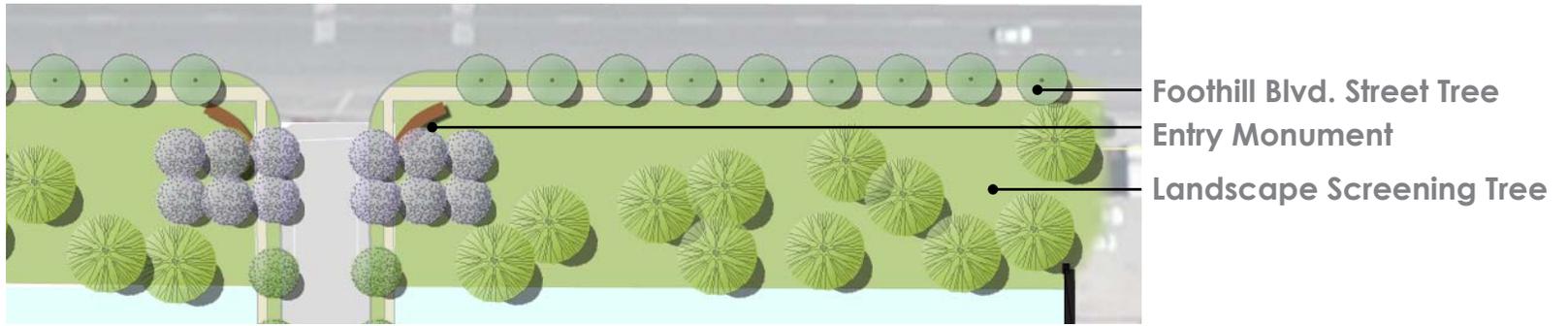
Alley



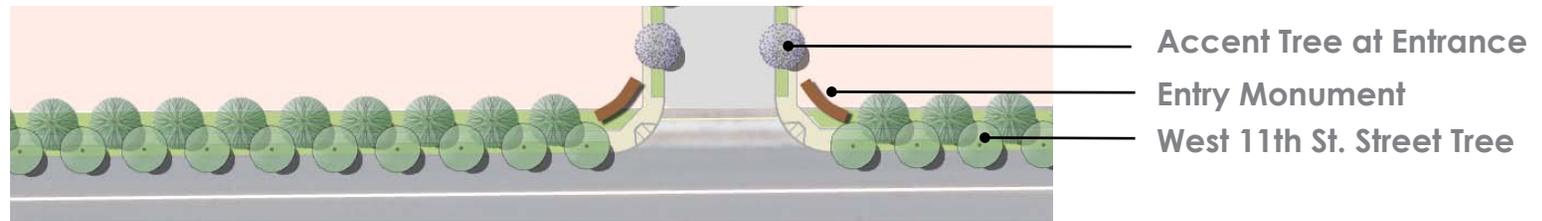
Street "F" South of Street "J"  
(Non Gated Option)

Figure 10b. Street Sections





Ⓐ Foothill Boulevard



Ⓑ Eleventh Street

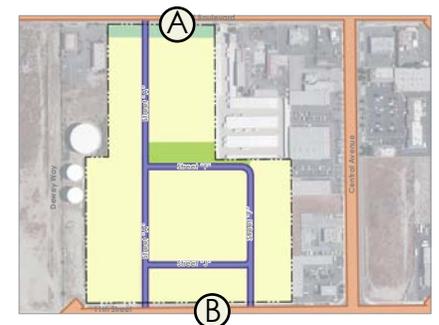


Figure 11. Perimeter Streetscape Diagrams

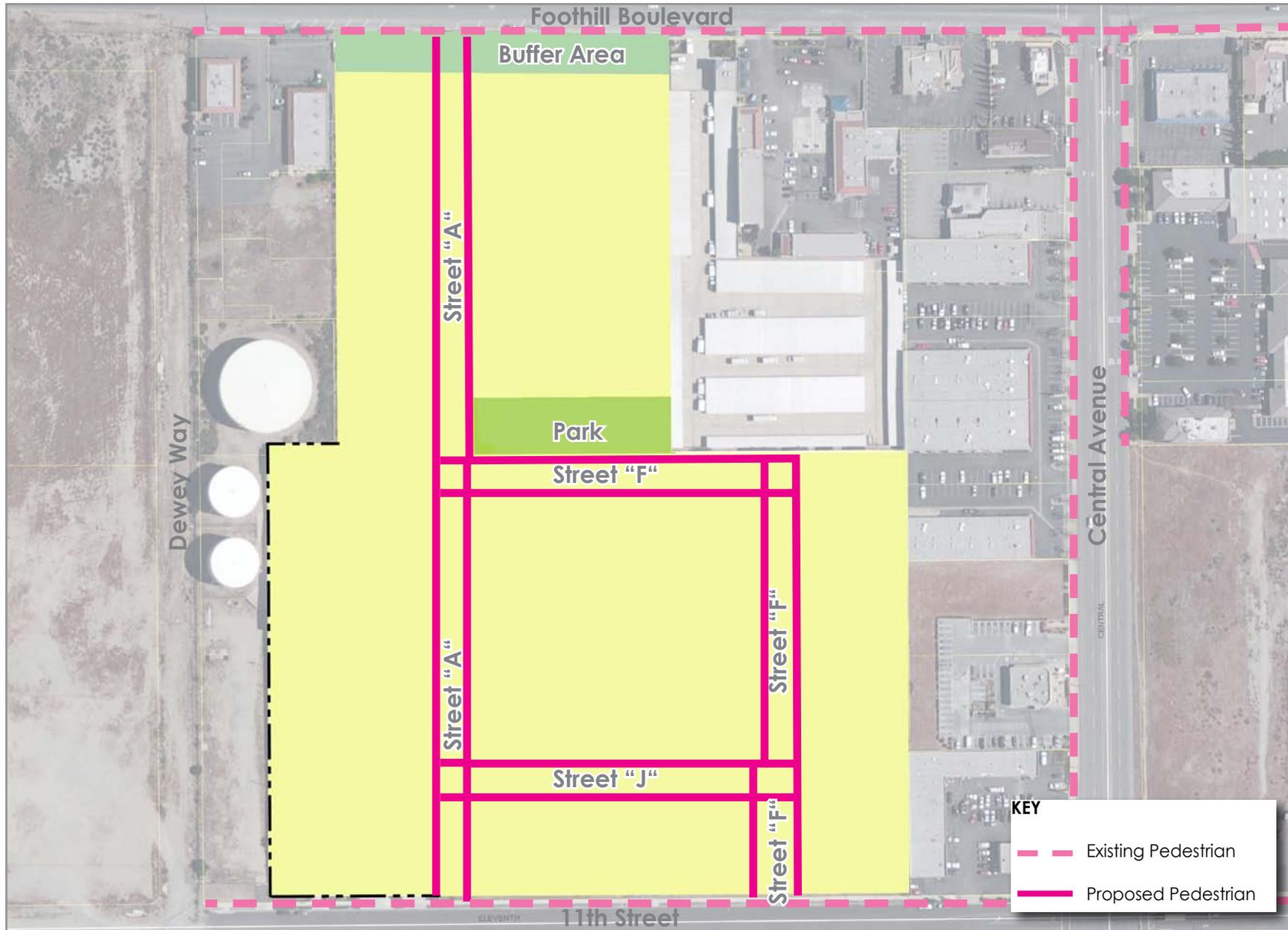
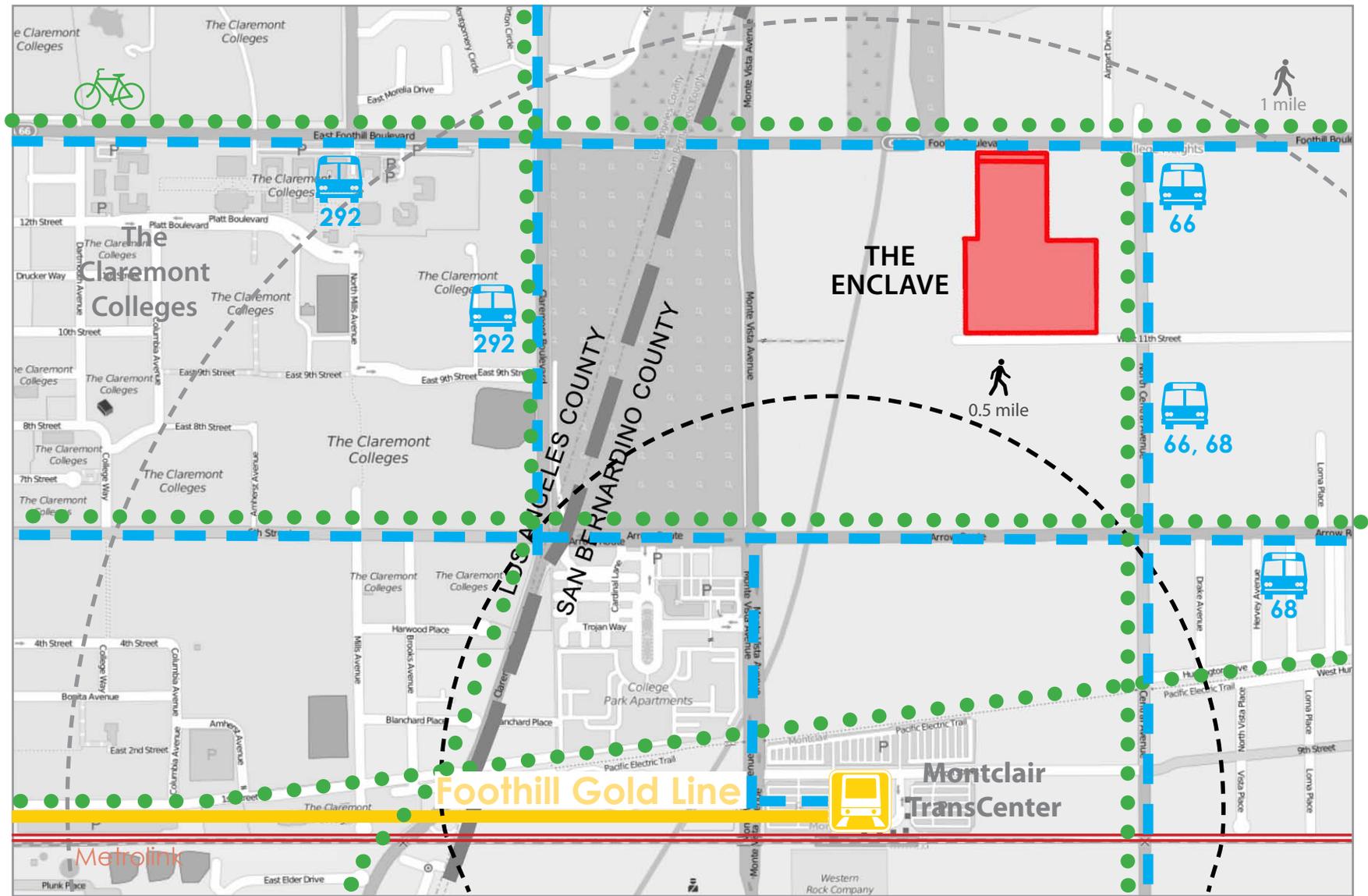


Figure 12. Pedestrian Circulation Plan



- Bicycle Route
- Bus Route
- Bus Stop
- Walking Distance

Scale : 1" = 1000 FT



Figure 13. Public Transportation Network



## 2.6 COMMUNITY AMENITIES

Extending through the central portion of the project, Planning Area 5, a public recreational open space serves as a major organizing feature. Public open space within The Enclave is to be provided at a minimum rate of 100 square feet per unit. The maximum number of units allowed is 350, bringing the required amount of open space to 35,000 square feet or 0.80 acres. Planning Area 5 measures 0.83 acres, meeting this requirement.

Multi-family residential developments shall include the following minimum number of recreation facilities, based on the number of units.

- Fewer than 10: 1 minor facility
- 10–25 units: 1 major facility
- 26–50 units: 1 major facility, 1 minor facility
- 151+ units: 1 major facility, 2 minor facilities

The selection of recreation facilities in any project shall permit a variety of activities for different age groups. The overall variation of recreational facilities is subject to approval through the development review process, as defined in Chapter 4, *Administration*.

### 2.6.1 Major Recreation Facilities

The following list of specifications define requirements for a major facility:

**1. Tot Lot or Play Area:** A tot lot or play area measuring a minimum of 500 square feet in area is required. The area must be fully enclosed by low-level fencing at a height of 3.5 feet and shall include a shaded seating area, drinking fountain, and trash container. Play equipment such as climbers, slides, swing sets, play walls, play houses, and/or play structures shall be provided. The tot lot shall be located in a convenient area and provide joint public/private use where feasible.

**2. Recreational Building:** A recreation building including minimum useable floor area of 1,200 square feet shall be provided, including an assembly area, restrooms, and an activity room. The architectural design of the building shall be coordinated with the design of the community through incorporation of similar design features, exterior materials, and colors.

**3. Pool and Spa:** A pool and spa measuring a minimum of 800 square feet and 80 square feet, respectively, shall be provided. A deck area, fencing, restrooms, and enclosed mechanical room for equipment shall be provided. Use of a solar water heating system is encouraged as the primary heating source.

### 2.6.2 Minor Recreation Facilities

Provision of a major recreational facility qualifies as two minor facilities, subject to approval through the development review process. Each of the following list of amenities qualifies as a minor recreation facility:

- Community garden
- Concrete basketball court
- Sand volleyball court
- Bocce ball court
- Paddle tennis court
- Tennis court
- Handball court
- Barbecue facility with seating and shade structure
- Usable water feature with seating area
- Large shade structure with seating
- Spa
- Other facilities as approved through the development review process.

### 2.6.3 Community Landscape Plan

The Master Landscape Plan shall reflect the overall theme of the community, a unifying element that creates a unique sense of place. As shown in Figure 14, *Conceptual Landscape Plan*, large canopy trees will bring softness and shade to the homes fronting

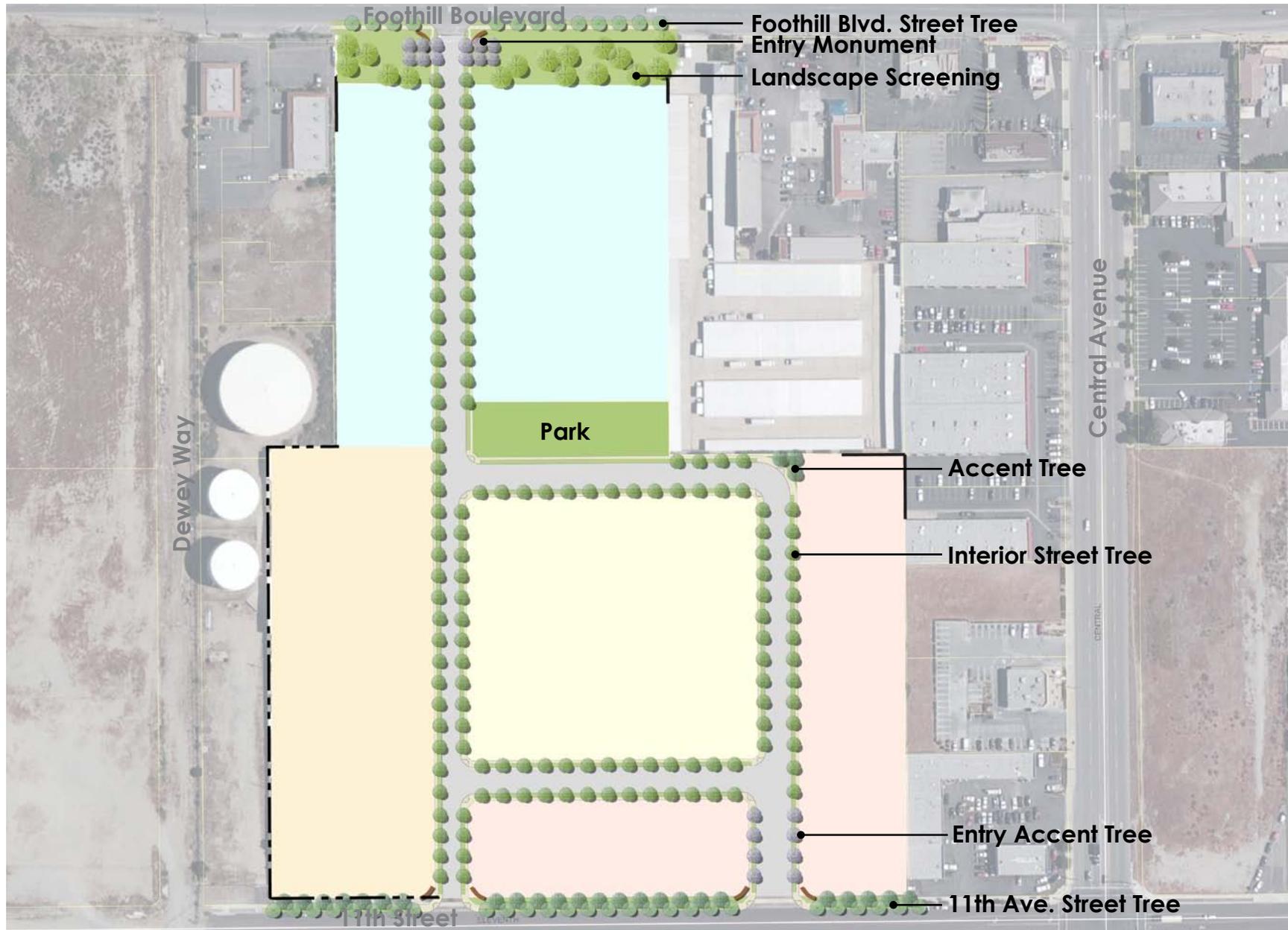


Figure 14. Conceptual Landscape Plan

Eleventh Street, and a landscape buffer along the Foothill Boulevard corridor will separate homes from noise and traffic congestion. Figure 11, *Perimeter Streetscape Diagrams*, illustrates landscape treatments along the project boundary. Mindful of the arid climate and ongoing drought condition in California, plant materials throughout the community will be drought tolerant, and native species will be included where possible. Complete guidelines for landscape treatments are included in Chapter 3, *Design Guidelines*. Table 6, *Plant Palette*, includes a complete list of recommended plant species.

## 2.7 PUBLIC FACILITIES & SERVICES

### 2.7.1 Dry Utilities & Public Services

Electrical, gas, communications, cable television lines, and police and fire protection shall be provided by the entities listed in Table 4, *Utilities and Services*.

### 2.7.2 Grading

Proposed grading will follow existing topography, and the majority of slope will occur within the Foothill Boulevard buffer area at the northern portion of the site. Proposed elevations vary from a high of 1,340 along Foothill Boulevard to a low of 1,300 at the Eleventh Street connection. A concept for preliminary grading plan is depicted in Figure 15, *Grading Plan*.

### 2.7.3 Water and Sewer

Water to the site is supplied by the City of Upland, and lines will be provided by lateral connections from Eleventh Street and Foothill Boulevard to an internal loop system, as shown in Figure 16, *Proposed Potable Water Plan*. Wastewater discharges from the site will occur through internal sewer mains connecting to a proposed 8-inch sewer line in Eleventh Street that connects to the existing trunk sewer in Dewey Way. Sewer mains are maintained by the City of Upland, and the system is depicted in Figure 17, *Proposed Sewer Plan*.

TABLE 4. UTILITIES AND SERVICES

SERVICE	PROVIDER
Water	City of Upland
Sewer	City of Upland / IEUA
Gas	Southern California Gas Co
Electricity	Southern California Edison Co
Solid Waste	City of Upland / Burrtec Waste
Telephone	Verizon
Cable	Adelphia
Police	Upland Police Department
Fire	Upland Fire Department

### 2.7.4 Storm Drainage

The creation of impervious surfaces within The Enclave will increase storm water run-off volumes, and design of the storm drainage system will incorporate Best Management Practices for the collection and treatment of storm water as a part of an overall Low-Impact Development Concept. The system will meet all current City of Upland and State of California regulations.

The on-site storm drainage system (to be maintained by the City of Upland) will convey run-off through a system of V-ditches, catch basins, and on-site storm drains to a new off-site storm drain proposed in Eleventh Street. This system connects to the existing line in Dewey Way, which ultimately discharges into the Upland Recharge Basin (see Figure 18, *Proposed Storm Sewer Plan*).

### 2.7.5 Solid Waste

Removal of solid waste will be performed by Burrtec Waste and managed by the City of Upland, and storage will be provided in individual units.

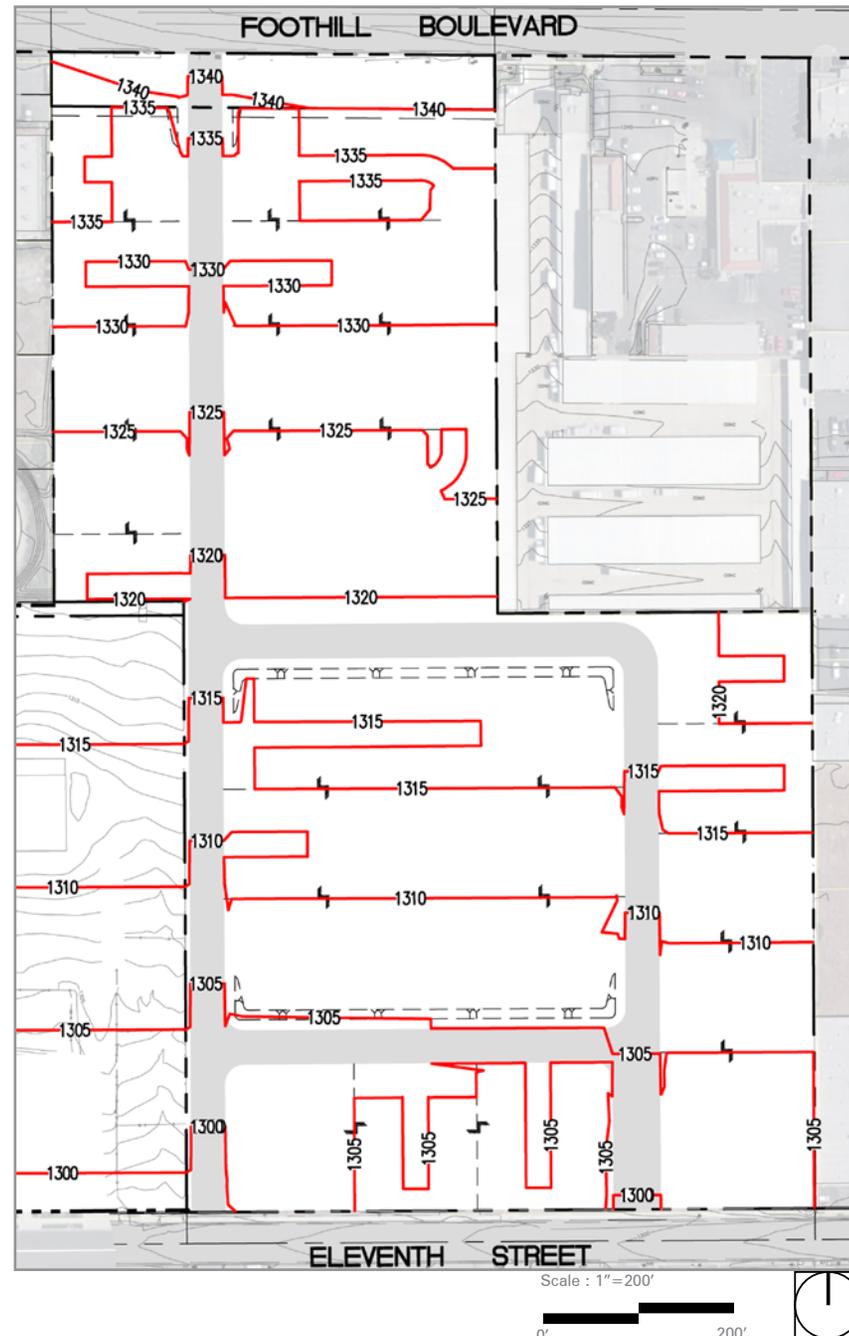


Figure 15. Preliminary Grading Plan

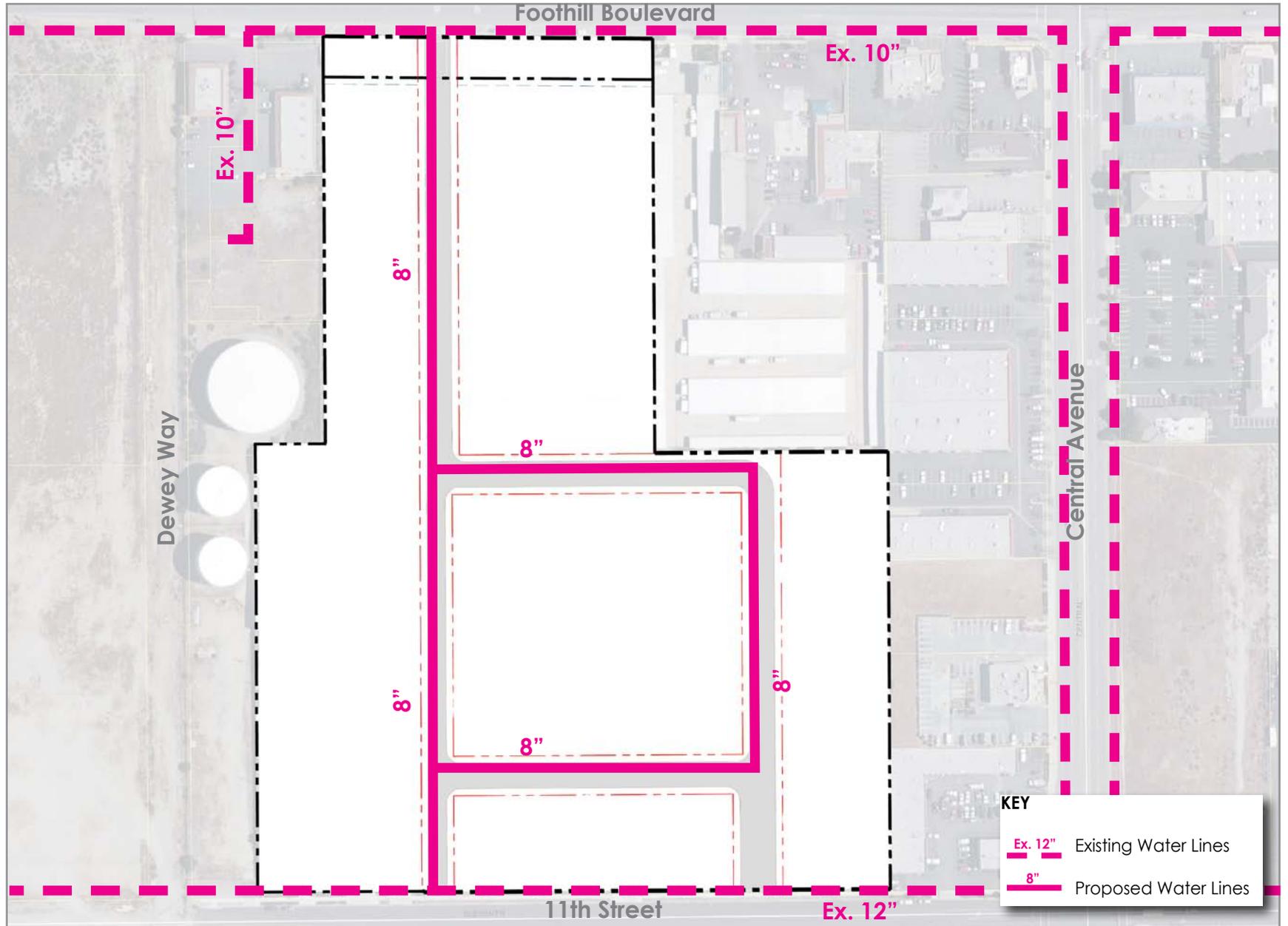


Figure 16. Proposed Potable Water Plan

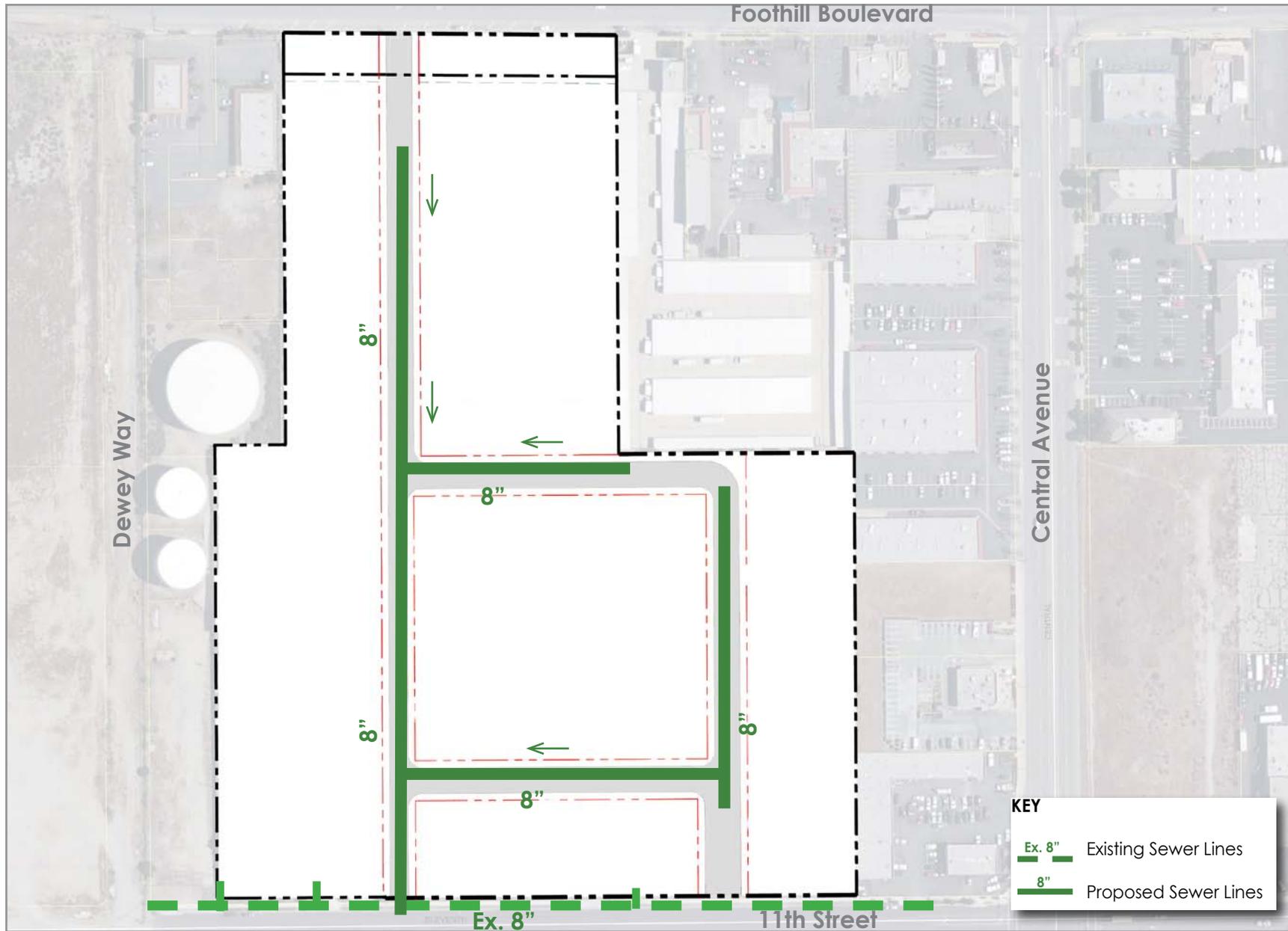


Figure 17. Proposed Sewer Plan

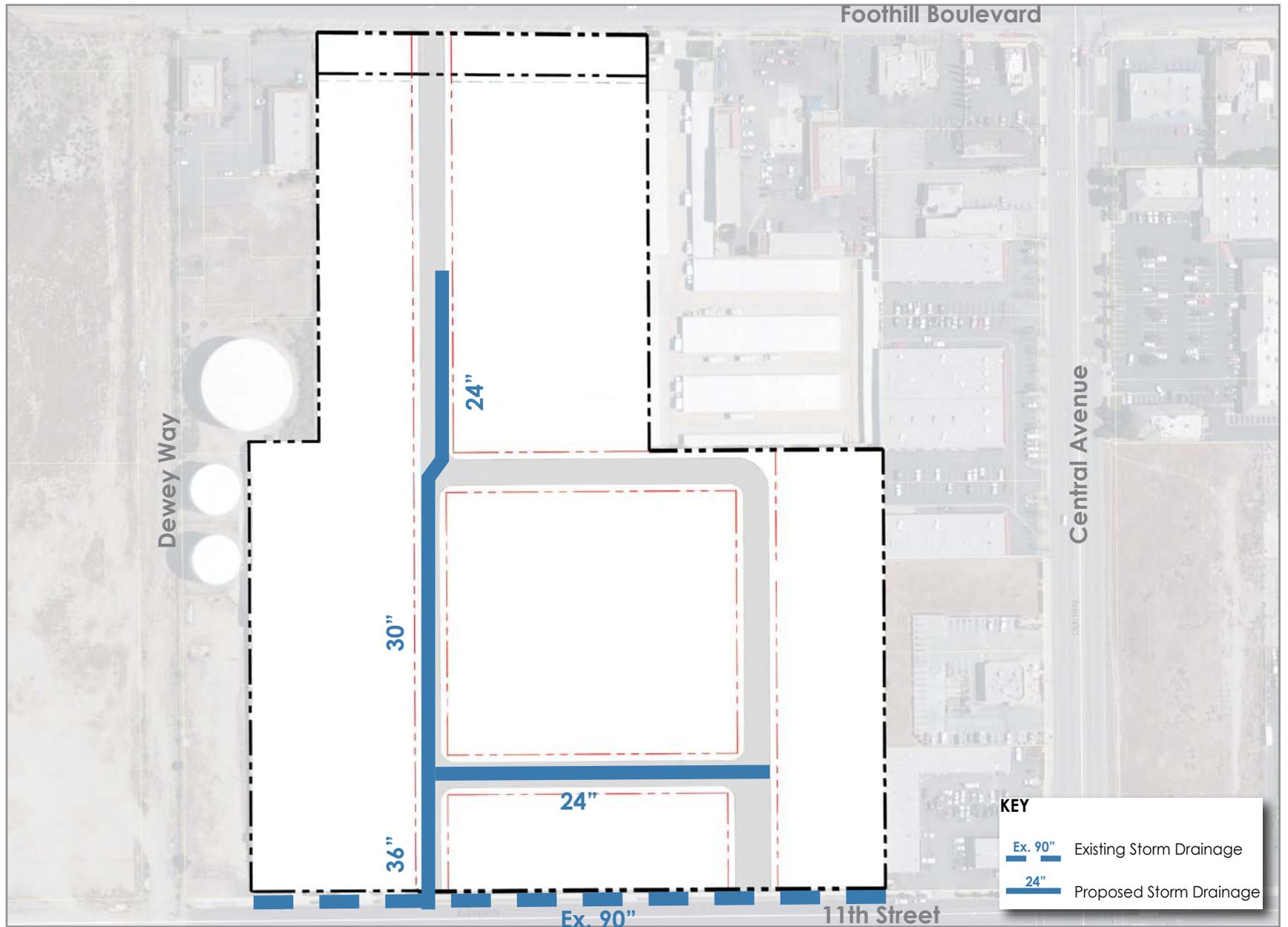


Figure 18. Proposed Storm Drainage Plan



# CHAPTER 3

## DESIGN GUIDELINES

*Purpose & Intent*

*Architectural Design*

*Architectural Styles*

*Landscape Design*

*Ancillary Structures & Equipment*





### 3.1 PURPOSE & INTENT

This chapter provides a framework for the physical design of The Enclave to ensure the creation of a high quality development with cohesive community character. A strong outline of design criteria is critical to achieving an aesthetically pleasing western gateway to the City of Upland.

Though providing specific requirements, these guidelines also allow for flexibility, and subjectivity has been purposely built in to allow for visual distinctions that create interest and avoid monotony.

A central design theme is to be created and reinforced through the detailing of all community elements to create a sense of cohesion, while responding to the character and design fabric of adjacent areas. This

document will guide the City staff, Planning Commission, and City Council during the review process of proposals to ensure the proposed project meets the criteria in this chapter. Elements depicting substantial conformance and meeting the spirit and intent of these guidelines will be considered consistent with the Specific Plan.

Photographs and imagery presented are intended to convey the general design purpose of the guidelines and are not intended to require literal application of design details. Components identified in this document are provided as a palette of defining elements to be reflected in the community design proposal.

## 3.2 ARCHITECTURAL DESIGN

The overall design concept of The Enclave is that of a pedestrian-friendly lifestyle reflecting the eclectic nature of elements surrounding the site. Pedestrian linkages play a dominant role in the site design, especially walkway connections to Eleventh Street that provide access to the Montclair Transit Center.

The following guidelines apply to the layout and design of residential homes within The Enclave, with the intent of establishing of a sense of community as well as encouraging creative expression to bring forth a strong and unique sense of place.

### 3.2.1 Building Orientation

- Buildings along Eleventh Street should be oriented to face out toward the right-of-way. Home entries should be accessed from Eleventh Street (unless gated) rather than an internal street or alley to create street frontage that is inviting and safe for pedestrians.
- Orientation away from the other edges of the site is acceptable, especially along Foothill Boulevard, where a wide slope area has been planned to separate homes from noise and congestion.

### 3.2.2 Internal Open Space

- Outdoor pedestrian space shall be landscaped and include appropriate street furniture to facilitate pedestrian activity, and should have visibility from the street to increase security.
- Seating areas should be coordinated with shading, landscaping, and lighting.
- Common areas should be located near high-traffic areas to maximize visibility and use.
- Elements such as overhead canopies, large trees, or shade structures should be incorporated to provide shelter from environmental influences.

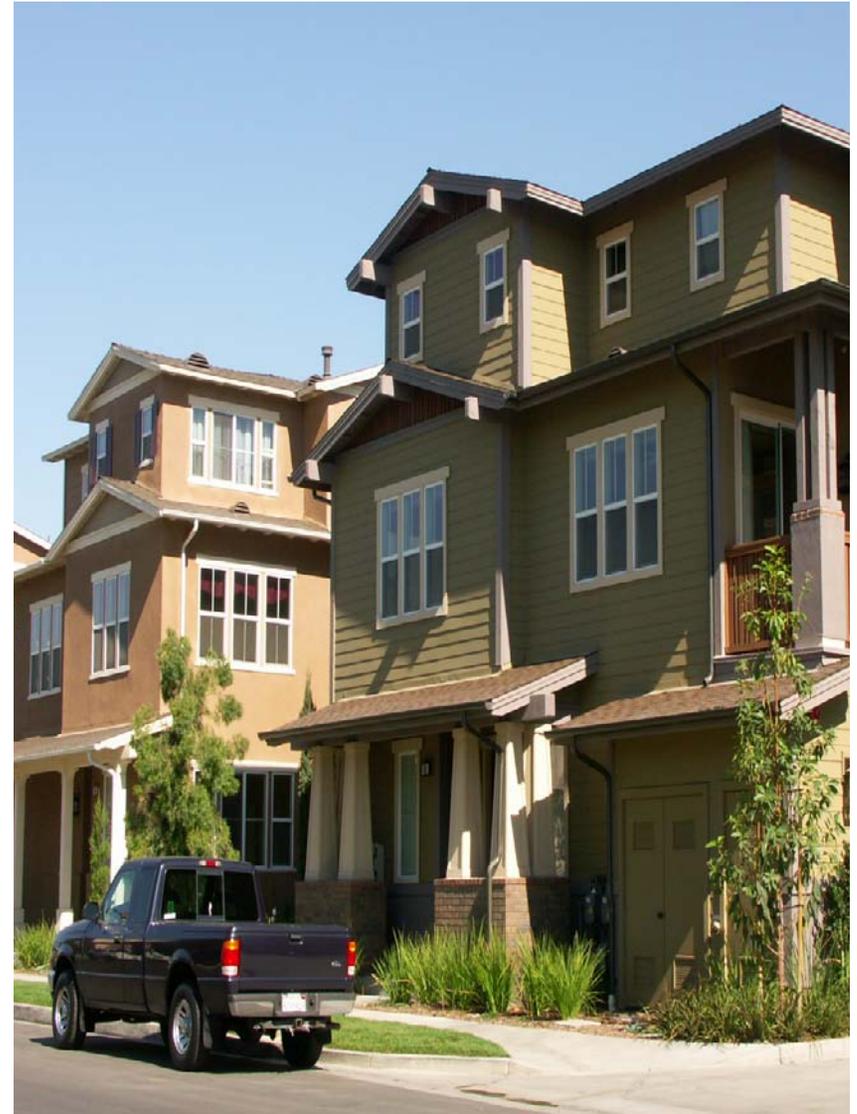
### 3.2.3 Variety and Massing

- Where appropriate and authentic to style, portions of the building should provide vertical and clustered horizontal massing breaks to encourage proportional diversity.
- Variations in building facades shall provide architectural interest, shade and shadow opportunities, and relief to the streetscape.

- The articulation of volume of large residential buildings should be broken down to give individuality to units through the use of individual volumes and roof forms.
- Details commonly used for single family homes, such as porches, window bays, and balconies, should be employed in the design of multi-family projects where appropriate.

### 3.2.4 Roofs

- Roofs should be proportionate to building mass and incorporate details appropriate to the overall architectural style.
- Articulation of building mass rooflines minimizes the visual impact of repetitious flat planes and roof shapes.
- A variety of roof forms, including shed, hipped, and parapet/flat elements should be incorporated to bring interest and variety to the building mass as appropriate for the architectural style of the home.
- All roof-mounted mechanical, electrical, and external communication equipment should be screened from public view and architecturally integrated into the building design.



### 3.2.5 Architectural Elements & Details

- A variety of window and door treatments should occur. French doors, dormer windows, decorative shutters, or other treatments appropriate to the style of the building should be included.
- Upper-story windows should be detailed with well-proportioned architectural elements such as sills, recesses, and lintels.
- Operable windows shall be used and should have low-emissivity clear glass with non-reflective coatings for heat and glare control.
- Balconies and porches should be used to articulate and reduce mass as well as to provide shadow relief. Where appropriate, stoops may be incorporated instead of porches.
- Garage door appearance should be varied by using door patterns, colors, and windows appropriate to the designated architectural style.
- Potshelves, pilasters, and accents are encouraged around doors, windows, and entries, particularly near front and side entries that are clearly visible from the street.
- Mechanical equipment such as gas meters and air conditioning units should be screened from public view by landscaping, fences, or walls, or a combination thereof.

### 3.2.6 Parking Design

- The visual impact of parking should be minimized where possible by orienting it away from primary frontage streets.
- All parking areas should provide interior landscaping for aesthetic enhancement. If parking is provided at the side of buildings, these areas shall be buffered by landscaping.
- Parking should be designed to minimize conflicts between pedestrians and motorists.

### 3.2.7 Colors & Materials

- Colors and materials for The Enclave should reflect a general theme of warm, sun-washed colors in harmony with the surrounding environment.
- A variety of harmonious colors should provide the diversity required for visual interest while supporting the community character and creating timeless appeal.
- Avoid monotony of the architectural color palette selection through the provision of a variety of color schemes and visual diversity. No adjacent buildings should have the same color scheme.



### 3.3 ARCHITECTURAL STYLES

Four architectural styles are featured in this chapter, representing a range likely to be used for residential development: Santa Barbara, Monterey, French Provencal, and Industrial. Other styles may be approved through the design review process with an accompanying description of style elements. Massing, character, and detailing of a selected architectural style should be as authentic as possible; however, a contemporary interpretation of traditional vernacular is acceptable (see Tables 5A–D for architectural elements of each style).

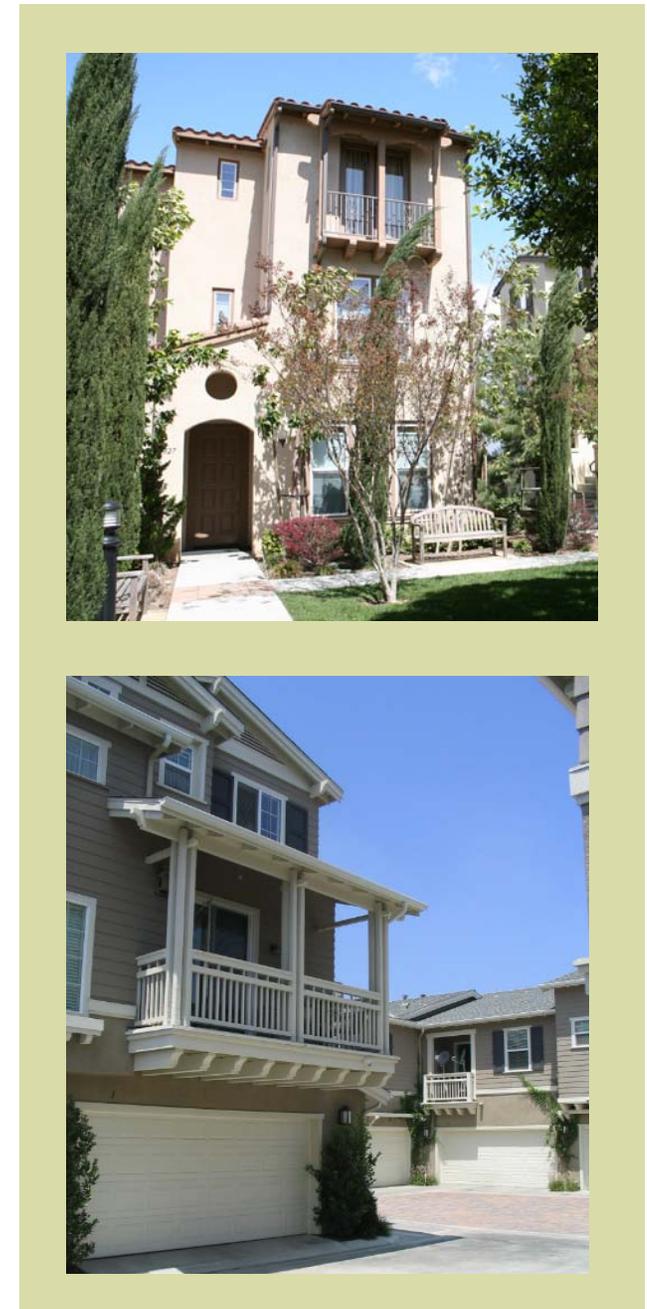
**TABLE 5A SANTA BARBARA ARCHITECTURAL ELEMENTS**



ELEMENTS	MINIMUM REQUIREMENTS
FORM	<ul style="list-style-type: none"> <li>• Informal asymmetrical 1 &amp; 2 story forms</li> </ul>
ROOF	<ul style="list-style-type: none"> <li>• Low pitched roofs</li> <li>• Concrete "S" tile (various blends)</li> <li>• 3 1/2:12 – 4:12</li> <li>• Tight to 9" overhangs</li> </ul>
WALLS	<ul style="list-style-type: none"> <li>• Stucco with sand finish</li> </ul>
WINDOWS	<ul style="list-style-type: none"> <li>• Informal asymmetrical placement</li> <li>• Divided lights all four sides</li> <li>• Vertical windows</li> <li>• Some windows recessed</li> </ul>
DETAILS	<ul style="list-style-type: none"> <li>• Precast and stucco trim at entries</li> <li>• Stucco sill trim at windows</li> <li>• Louvered shutters</li> <li>• Wrought iron potshelves and pot rings</li> <li>• Themed exterior light fixtures at entries, pedestrian courts, and auto courts</li> </ul>
COLORS	<ul style="list-style-type: none"> <li>• Light to mid-toned wall colors with contrasting rich trim and accents</li> </ul>

**TABLE 5B SPANISH MONTEREY ARCHITECTURAL ELEMENTS**

ELEMENTS	MINIMUM REQUIREMENTS
FORM	<ul style="list-style-type: none"> <li>• Typical front-to-back gable roof forms</li> <li>• Second floor cantilevered balcony</li> </ul>
ROOF	<ul style="list-style-type: none"> <li>• Low pitched roofs</li> <li>• Concrete “S” Tile</li> <li>• 3 1/2:12 – 4:12</li> <li>• Tight to 9” overhangs</li> </ul>
WALLS	<ul style="list-style-type: none"> <li>• Stucco with sand finish</li> <li>• Stone veneer</li> </ul>
WINDOWS	<ul style="list-style-type: none"> <li>• Vertical windows</li> <li>• Divided lights all four sides</li> <li>• Some windows recessed</li> </ul>
DETAILS	<ul style="list-style-type: none"> <li>• Stucco trim at entries</li> <li>• 2nd floor cantilevered, timber post &amp; beam balconies</li> <li>• Wood trim at windows</li> <li>• Louvered shutters</li> </ul>
COLORS	<ul style="list-style-type: none"> <li>• Light to mid-toned wall colors with contrasting rich trim accents</li> </ul>



**TABLE 5C FRENCH PROVINCIAL ARCHITECTURAL ELEMENTS**



ELEMENTS	MINIMUM REQUIREMENTS
FORM	<ul style="list-style-type: none"> <li>• Simple massing, upper floor stacked</li> <li>• Symmetrical composition</li> <li>• Tower elements &amp; porch elements</li> <li>• Single-story edge for articulation</li> </ul>
ROOF	<ul style="list-style-type: none"> <li>• 4:12 – 6:12 principal roof</li> <li>• Mixed hip and gable forms</li> <li>• Front to back main form</li> <li>• 0" – 12" overhangs</li> </ul>
WALLS	<ul style="list-style-type: none"> <li>• Smooth or sand finish</li> <li>• Trim composed of smooth finish or precast elements</li> </ul>
WINDOWS	<ul style="list-style-type: none"> <li>• Multiple-pane windows</li> <li>• Rectangular feature windows</li> <li>• Recessed windows if appropriate</li> </ul>
DETAILS	<ul style="list-style-type: none"> <li>• Plank shutters with wrought-iron hardware</li> <li>• Wrought-iron rail detail</li> <li>• Rounded arches and doorways</li> <li>• Simple stucco elements</li> </ul>
COLORS	<ul style="list-style-type: none"> <li>• Warm and light to mid value hues, bright accent colors for shutters, light trims</li> </ul>

**TABLE 5D INDUSTRIAL / CONTEMPORARY ARCHITECTURAL ELEMENTS**

ELEMENTS	MINIMUM REQUIREMENTS
FORM	<ul style="list-style-type: none"> <li>• Simple block forms</li> </ul>
ROOF	<ul style="list-style-type: none"> <li>• Flat or Low pitch roofs</li> <li>• 0 – 3:12</li> <li>• Parapet design</li> <li>• Tight to 9" overhangs</li> </ul>
WALLS	<ul style="list-style-type: none"> <li>• Stucco with smooth finish</li> </ul>
WINDOWS	<ul style="list-style-type: none"> <li>• Vertical windows</li> </ul>
DETAILS	<ul style="list-style-type: none"> <li>• Brick, slate, stainless steel, or wrought-iron accents</li> <li>• Simple, utilitarian details</li> <li>• Contemporary themed exterior light fixtures at entries, pedestrian courts, &amp; auto courts</li> </ul>
COLORS	<ul style="list-style-type: none"> <li>• Warm, earth-toned walls with contrasting trim</li> </ul>



## 3.4 LANDSCAPE DESIGN

The following guidelines and standards establish general criteria for landscaping at a community-wide level and ensure that a cohesive landscape fabric will be created. The Landscape Plant Palette (Table 6) lists the recommended species in the categories of trees, shrubs, and ground covers.

### 3.4.1 Environmental Considerations

- Conformance with California Assembly Bill 1881, the Water Efficient Landscape Ordinance is mandatory for landscape design within the Specific Plan area.
- Advanced water-saving irrigation components, including drip and bubbler systems and low-angle, low flow spray heads, are encouraged.
- Large or inefficiently small turf areas shall be minimized by incorporating water-conserving native groundcovers or perennial grasses, shrubs, and trees.
- Plants with similar water requirements should be grouped together, a technique known as hydro-zoning.
- No single species should dominate the landscape palette; a variety of tree and shrub species should be included to minimize possible disease impact.

### 3.4.2 Streetscapes & Entries

- Landscaping along Eleventh Street and Foothill Boulevard should be consistent, formalized, and composed of signature plantings from the plant palette to create an attractive and cohesive community interface.
- Large deciduous trees shall be planted no closer than 50 feet apart.
- Areas between sidewalks or streets and walls should be planted with informal groupings of ornamental trees, shrubs, and vines to soften their appearance.
- Flowering trees, shrubs, and seasonal flowers are encouraged at entries and key intersections to add color and interest.

### 3.4.3 Open Space & Sidewalks

- The park area should be landscaped with small, informal groupings of trees, shrubs, and groundcovers and provide shaded gathering/seating areas
- A combination of hard and soft paving may be used, depending on the function of the recreational amenity.
- Sidewalks shall be separated from streets by landscaped parkways and include lighting.

- Pedestrian amenities such as benches, picnic tables, shade structures, and waste receptacles shall be provided where appropriate. The furniture shall be durable and match architectural styles, materials, and colors used throughout the community.

### 3.4.4 Walls & Fences

- Walls and fences shall be composed of high quality, durable, aesthetically pleasing materials that complement the architectural style of the community.
- Wood, vinyl, or masonry block may be used for interior fences and walls.
- Long expanses of walls shall be made more attractive and visually interesting through incorporation of surface articulation or pilasters at 100-foot minimum intervals.
- When solid walls are necessary, precision block, split-face block, stone, concrete, stucco with pilasters and caps, or materials with similar visual qualities shall be used.
- Trees, vines, and other landscaping shall be used to soften the visual appearance of walls.

### 3.4.5 Lighting

- A preliminary lighting plan indicating the location and style of lighting and lighting fixtures shall be provided during the site development review process.

- A preliminary lighting plan indicating the location and style of lighting and lighting fixtures shall be provided during the site development review process. Lighting fixtures should be compatible with the architectural styles of surrounding buildings while also being consistent throughout the community.
- Pedestrian and vehicular entries should be creatively lit to develop a sense of arrival.
- Outdoor lighting shall not blink, flash, oscillate, or be unusually bright or intense. Landscaping shall be used with other features to reduce potential light or glare impacts.

### 3.4.6 Project Entries

- The primary project entry from Eleventh Street will be given special emphasis and will be enhanced with clusters of vertical screening elements on either side. Accent paving, specialized landscape elements, and entry monuments reinforcing the overall community character will create an identity and distinguish The Enclave as a special place (design details will be provided at the Design Review stage).
- The secondary community entry from Foothill Boulevard will feature a smaller version of the elements at the primary location.
- A third entry from Eleventh Street will include minor elements so that this location is not confused with the major project entry.

LANDSCAPE



OPEN SPACE



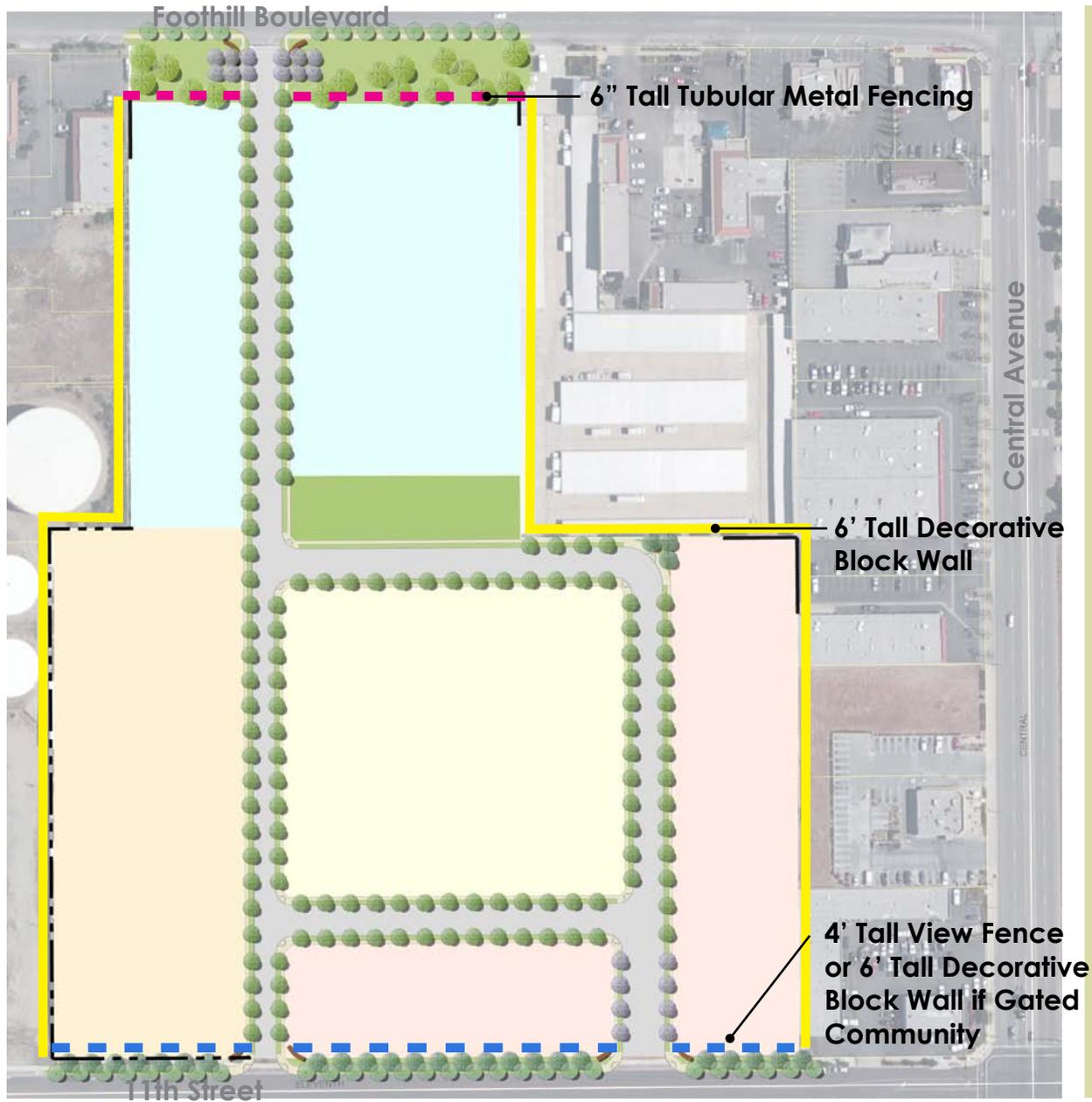
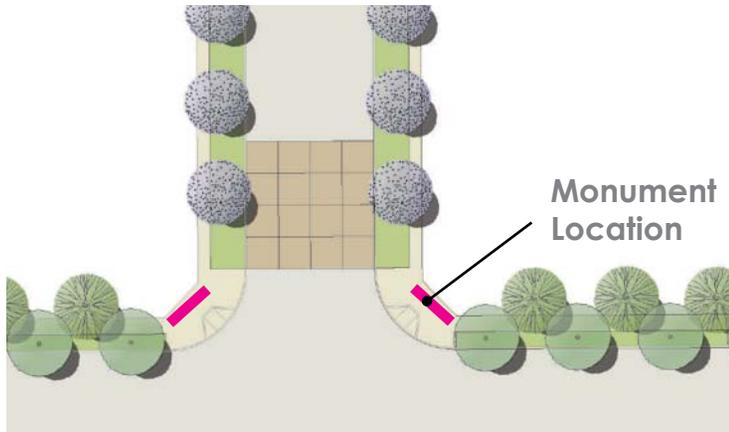


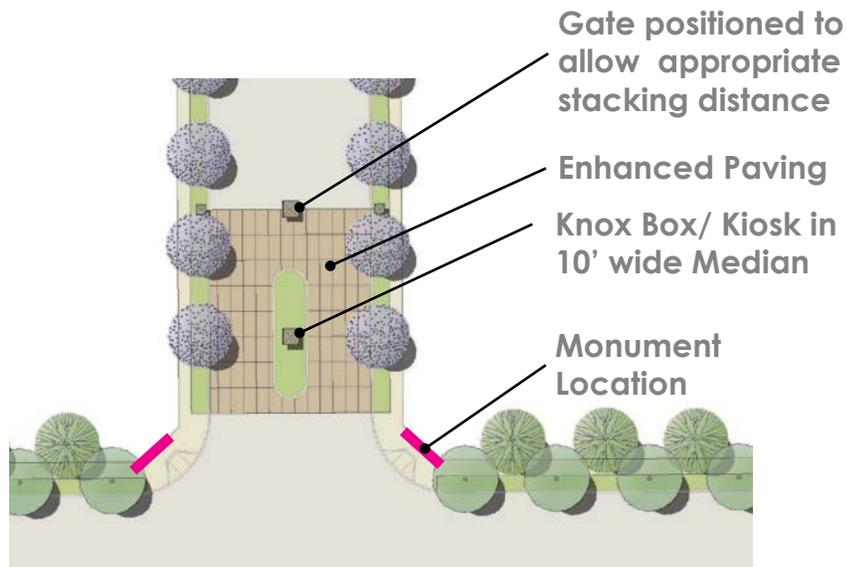
Figure 19. Wall and Fencing Plan

Scale : 1"=200'





Entry Without Gating



Entry With Gating



Figure 20. Primary Entry Exhibit



## TABLE 6 PLANT PALETTE

Type	Botanical Name	Common Name
Trees	<i>Arbutus unedo</i> 'Marina'	Strawberry Tree
	<i>Bauhina purpurea</i>	Orchid Tree
	<i>Chitalpa tashkentensis</i> 'Pink Dawn'	Chitalpa
	<i>Cupaniopsis anacardioides</i>	Carrotwood
	<i>Eriobotrya deflexa</i> 'Coppertone'	Bronze Loquat
	<i>Eucalyptus sideroxylon</i> 'Rosea'	Pink Iron Bark
	<i>Jacaranda mimosifolia</i>	Jacaranda
	<i>Koelreuteria bipinnata</i>	Chinese Flame
	<i>Lagerstroemia</i> 'Muskogee'	Crape Myrtle (Lavander)
	<i>Laurus</i> 'Saratoga'	Saratoga Laurel
	<i>Melaleuca quinquinerva</i>	Cajeput tree
	<i>Olea europaea</i> 'Wilsonii'	Wilson Olive
	<i>Pinus canariensis</i>	Canary Island Pine
	<i>Pinus eldarica</i>	Mondell Pine
	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear
	<i>Quercus agrifolia</i>	Coast Live Oak
	<i>Quercus ilex</i>	Holly Oak
	<i>Schinus molle</i>	California Pepper
<i>Tristania conferta</i>	Brisbane Box	
<i>Ulmus parvifolia</i> 'True Green'	Evergreen Elm	
Palms	<i>Phoenix dactylifera</i>	Date Palm
	<i>Washingtonia robusta</i>	Mexican Fan Palm
Shrubs	<i>Agapanthus africanus</i> 'Peter Pan'	Dwarf Lily-of-the-Nile
	<i>Agave vilmoriniana</i>	Octopus Agave
	<i>Agave</i> 'Blue Glow'	Blue Glow Agave
	<i>Aloe ferox</i>	Cape Aloe
	<i>Anigozanthos manglesii</i>	Kangaroo Paw
	<i>Buxus m. japonica</i>	Japanese Boxwood



TABLE 6 PLANT PALETTE (CONT.)

Type	Botanical Name	Common Name
Shrubs, Cont.	<i>Callistemon</i> v. 'Little John'	Dwarf Weeping Bottlebrush
	<i>Camellia japonica</i> 'Debutante'	Camellia
	<i>Cistus hybridus</i>	White Rock Rose
	<i>Contoneaster lacteus</i>	Parney Cotoneaster
	<i>Grevillea</i> 'Noelli'	Grevillea
	<i>Feijoa sellowiana</i>	Pineapple Guava
	<i>Lavandula angustifolia</i> 'Irene Doyle'	English Lavender
	<i>Leucophyllum laevigatum</i>	Texas Ranger
	<i>Ligustrum japonicum</i> 'Texanum'	Wax Leaf Privet
	<i>Moraea bicolor</i>	Fortnight Lily
	<i>Myrtus communis</i>	True Myrtle
	<i>Nandina domestica</i>	Heavenly Bamboo
	<i>Pennisetum</i> 'Fairy Tails'	Fairy Tails Fountain Grass
	<i>Phormium tenax</i> 'Bronze Baby'	New Zealand Flax
	<i>Pittosprum tobira</i> 'Creme de Mint'	Variegated Dwarf Tobira
	<i>Pittosprum tobira</i> 'Creme de Mint'	Dwarf Tobira
	<i>Platycladus</i> o. 'Aureus Nanus'	Berkman's Golden Arborvitae
	<i>Podocarpus macrophyllus</i> 'Maki'	Shrubby Yew Pine
	<i>Prunus ilicifolia</i>	Holly Leaf Cherry
	<i>Raphiolepis indica</i> 'Ballerina'	Dwarf Indian Hawthorne
	<i>Raphiolepis indica</i> 'Clara'	Dwarf Indian Hawthorne
	<i>Rosa</i> 'Iceberg'	White Shrub Rose
	<i>Rosmarinus</i> o. 'Tuscan Blue'	Rosemary
	<i>Salvia clevelandii</i> 'Winnifred Gilman'	Cleveland Sage
<i>Strelitzia reginae</i>	Bird of Paradise	
<i>Westringia fruticosa</i> 'Wynabbie Gem'	Coast Rosemary	
<i>Xylosma congestum</i>	Xylosma	

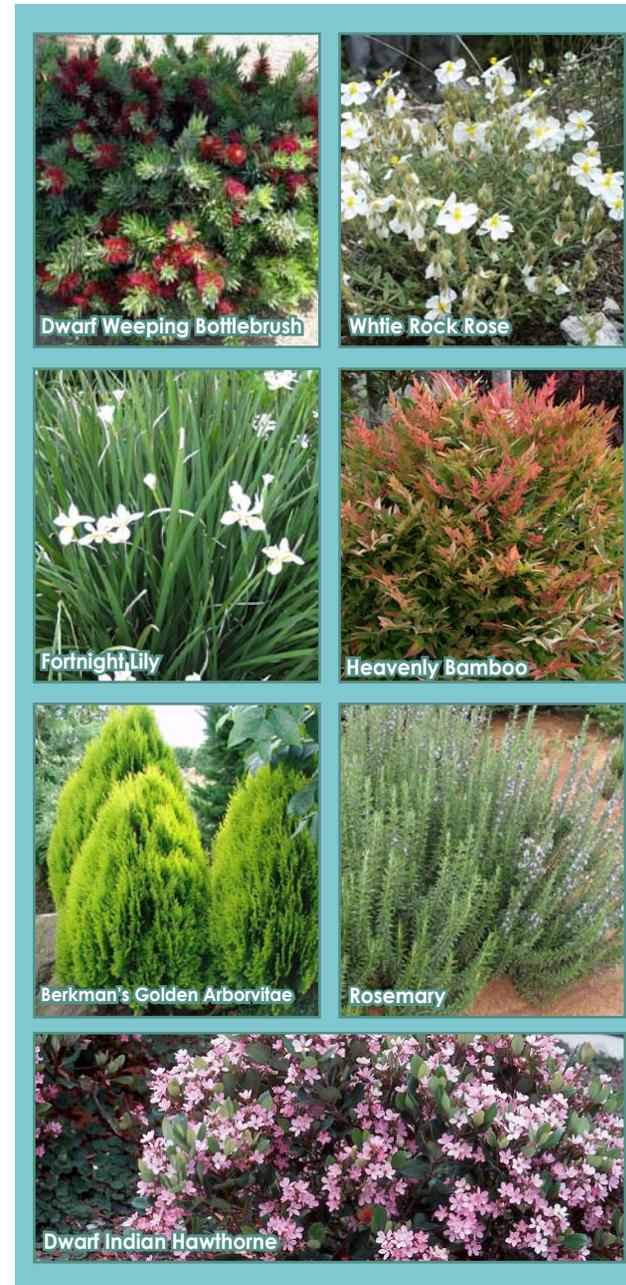


TABLE 6 PLANT PALETTE (CONT.)

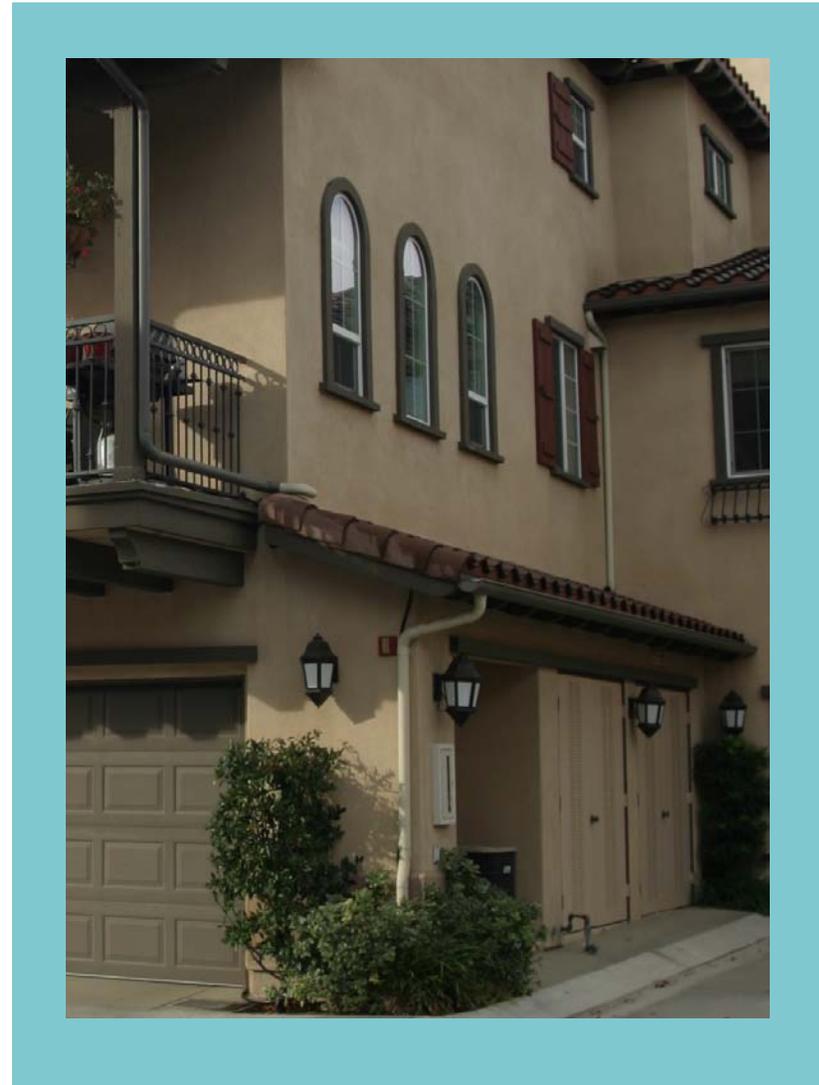
Type	Botanical Name	Common Name
Ground Cover	<i>Acacia redolens</i>	Prostrate acacia
	<i>Baccharis pilularis</i> 'Pigeon Point'	Dwarf Coyote Brush
	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Blue Grama Grass
	<i>Buchloe dactyloides</i> 'UC Verde'	UC Verde Buffalo Grass
	<i>Bougainvillea</i> spp.	Bougainvillea
	<i>Carissa macrocarpa</i>	Natal Plum
	<i>Dymondia margaretae</i>	Dymondia
	<i>Helictotrichon sempervirens</i>	Blue Oat Grass
	<i>Hemerocallis</i> 'Dwarf Yellow'	Day Lily
	<i>Juniperus horizontalis</i>	Creeping Juniper
	<i>Lantana montevidensis</i>	Spreading Lantana
	<i>Liriope muscari</i>	Big Blue Turf Lily
	<i>Rosmarinus o.</i> 'Prostratus'	Trailing Rosemary
	<i>Senecio talinoides</i> ssp. <i>mandraliscae</i>	NCN
	<i>Senecio serpens</i>	Blue Chalksticks



### 3.5 ANCILLARY STRUCTURES & EQUIPMENT

The following guidelines pertain to additional building components, mechanical equipment, and utility construction within The Enclave:

- Exposed machinery, air conditioning units, and utility meters must be incorporated into the building design or screened from public view on all sides. Details of screening elements will be included in at the Design Review submittal stage.
- Screening materials shall blend with the building materials and design, as well as with landscaping within the vicinity.
- Window or rooftop mounted air conditioning units visible from neighboring properties are prohibited.
- The location of above-ground utility boxes and similar equipment shall be consolidated whenever possible. Above ground equipment shall be screened or visually minimized with landscaping.
- Utility connections to a building must be located to be as unobtrusive as practicable, with the preference being at the side or rear.



# CHAPTER 4

## ADMINISTRATION

*Purpose of Document*

*Relationship to Other Plans and Reports*

*Implementation*

*Review and Approval*

*Financing*

*Maintenance*

*Phasing Plan*



## 4.1 PURPOSE OF DOCUMENT

This document encapsulates the long-range goals for The Enclave and ensures the project elements are developed in a consistent and coordinated manner. Development standards have been tailored for specific residential building types while allowing for innovative community design. The cohesiveness and enhanced level of quality created by this Specific Plan maximizes the ability to create a seamlessly articulated community, resulting in increased property values over what is provided by traditional zoning.

The process for implementation and approval of the Specific Plan development area is outlined in this chapter, including the accompanying financing and phasing plans. It also addresses the relationship to the City of Upland’s General Plan and fulfills the State of California’s requirement that all Specific Plans contain “a program of implementation measures, including regulations, programs, public works projects, and financing measures” pursuant to State code. Upon adoption of this document, the Development Standards and procedures established herein shall become the applicable zoning standards for The Enclave.

### 4.1.1 How to Use This Specific Plan

By functioning as a regulatory document, The Enclave at Upland Specific Plan specifies the maximum amount of development and allowable land uses, as well as setting a general set of standards for street dimensions, parking, building types, improvements, and landscaping. Photographs and illustrative imagery have been included to aid in the practical application of the requirements and provisions. This imagery should not be interpreted literally; it is meant to serve as a prototypical depiction of possible arrangements of conforming development. The City will review site development plans through a plot plan review process, ensuring consistency with the goals, vision, and requirements of this plan.

## 4.2 RELATIONSHIP TO OTHER PLANS & REPORTS

The standards, design guidelines, and development parameters unique to The Enclave are provided in this document, and it acts as the “zoning code” for the project. As such, this document is the first source for direction regarding proposals for development; however, it is not the only source. This section describes the other documents and reports referenced in this document, including the City of Upland General Plan and Municipal Code and The Enclave Mitigated Negative Declaration of Environmental Impacts.

### 4.2.1 City of Upland General Plan

California Government Code, section 65450, establishes the authority for cities to adopt Specific Plans and states that “A Specific Plan shall include a statement of the relationship to the General Plan, and further that it may not be adopted or amended unless found to be consistent with the General Plan.” The land use shown in the City of Upland General Plan for the northern portion of The Enclave Specific Plan area is CI-S, Commercial/Industrial Special Use which allows residential development with a Special Use Permit (see Figure 21, *Existing General Plan Designations*). Therefore, a General Plan Amendment (GPA) will be required to implement The Enclave Specific Plan. The proposed General Plan designation is Specific Plan \_\_ (to be filled in when plan is adopted), and a complete consistency analysis between The Enclave Specific Plan and the City of Upland General Plan is in Appendix A.

### 4.2.2 Municipal Code / Zoning

All development and proposed uses in the Specific Plan shall comply with the requirements and standards set forth in this document. In some cases, this Specific Plan provides direct references to the City of Upland’s Municipal Code, and where this Specific Plan is silent, applicable provisions of the Municipal Code, as determined by City staff. Where a conflict exists between standards contained herein and those found in the City of Upland Municipal Code, the standards in this document apply.

Prior to adoption of this Specific Plan, the City of Upland Municipal Code zoning regulations designated the site as Highway Commercial (CH) and Light Industrial (ML) as shown in Figure 22, *Existing Zoning Designations*. The CH zone is a category for commercial uses that do not belong in a neighborhood center or the concentrated business district, and are related to the use of the highway or other types of drop-in trade. Multi-family residential uses are permitted with a special use permit, however single-family homes are not permitted. The Light Industrial Zone is intended to allow industrial uses with little potential for noise, odor, vibration, or similar impacts on surrounding use areas. To achieve conformity, a Zone Change (ZC) is required to recognize The Enclave Specific Plan. As a part of the adoption of this document, the zoning has been changed to Specific Plan\_\_ (fill in when adopted)

### 4.2.3 Discretionary Approvals

The project applicant seeks to amend the City of Upland General Plan Land Use Map and Upland Zoning Map to allow for the proposed residential use. This document was prepared under the authority of the City of Upland and will be used in connection with the following decisions:

- Approval of the General Plan Amendment to change the land use designation of The Enclave Specific Plan property from Commercial/Industrial Special Use (CI-S) to Specific Plan (SP).

Map Date (September 2014)

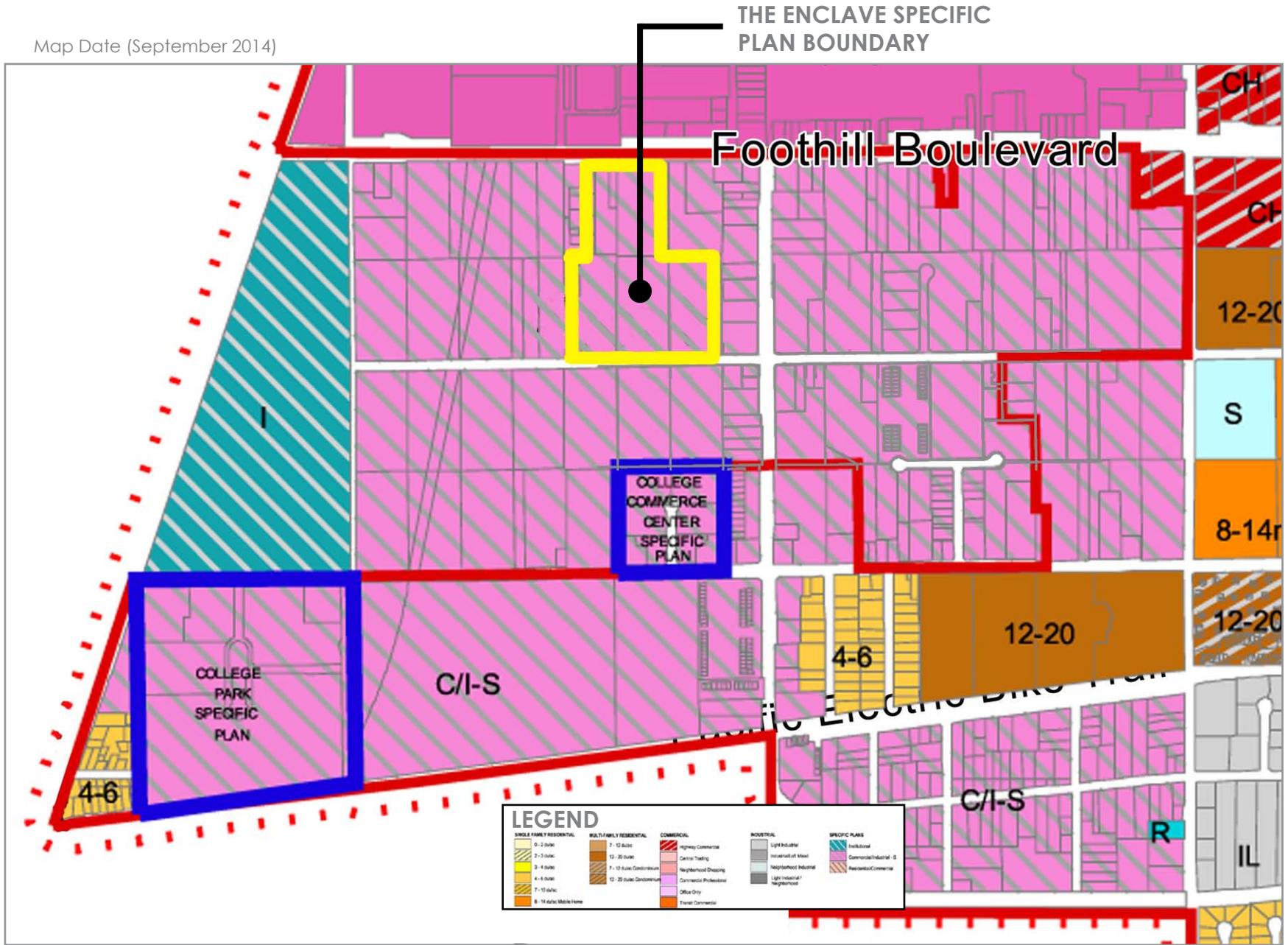


Figure 21. Existing General Plan Designations

Map Date (March 2015)

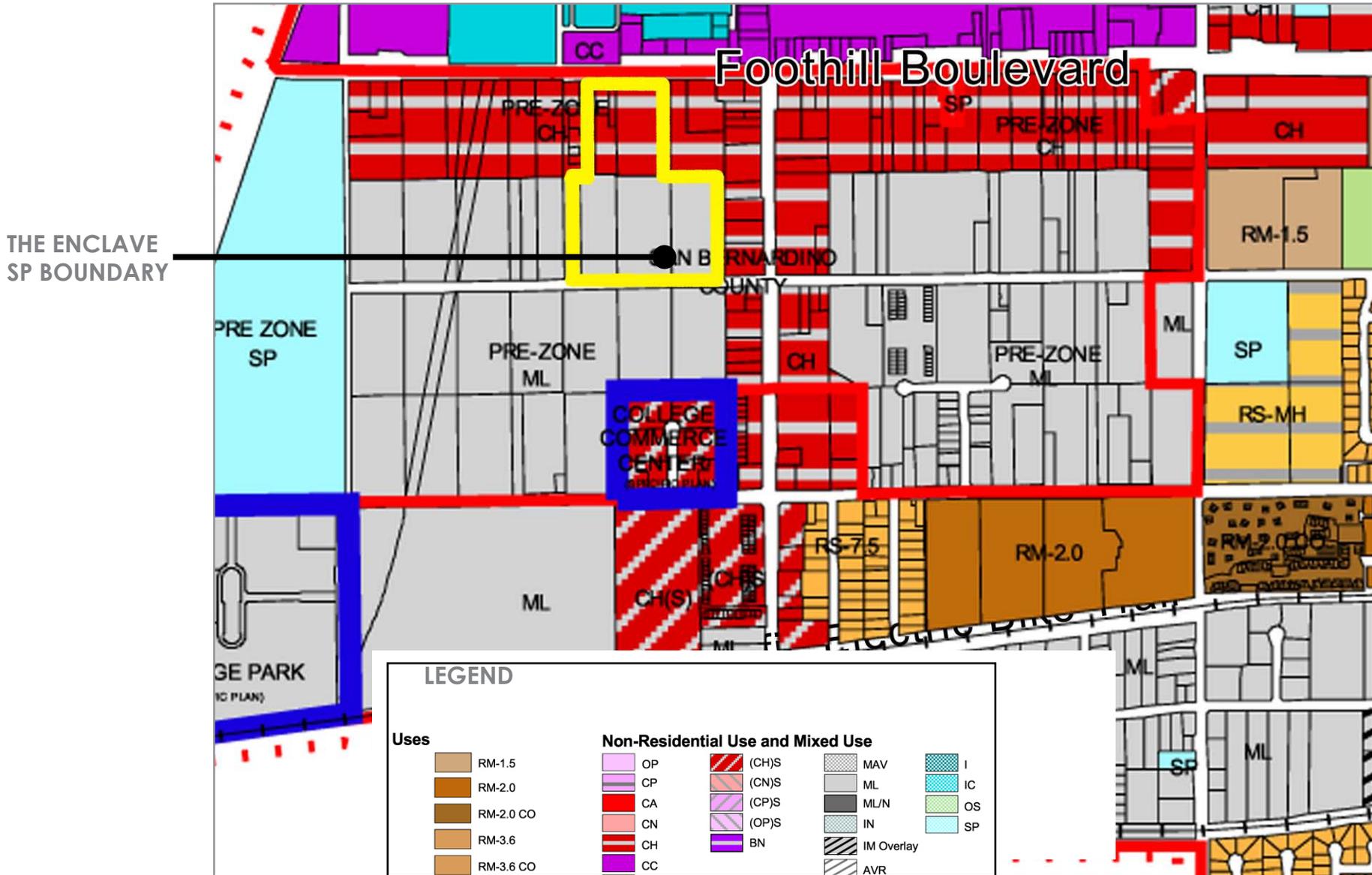


Figure 16. Existing Zoning Designations

- Approval of the application for Zone Change to revise the zoning designation from Highway Commercial (CH) and Light Industrial (ML) to Specific Plan (SP).
- Adoption of the Enclave Specific Plan;
- Approval/adoption of a Development Agreement for The Enclave Specific Plan
- Certification or approval of a California Environmental Quality Act (CEQA) negative declaration
- Conditional Use Permits (CUP's), Variances, and Design Review as implementing actions of The Enclave Specific Plan.

### 4.3 IMPLEMENTATION

The Community Development Director shall be responsible for the administration and enforcement of The Enclave Specific Plan in accordance with the provisions within this document, the State of California Government Code, and the Subdivision Act. This administration of the Specific Plan includes processing assistance, interpretations of provisions, approval of administrative permits, issuance of permits, approval of temporary or interim uses, specification of conditions of approval, and authorization of certificates of occupancy for new development.

The Planning Commission shall be responsible for approving subdivisions, conditional use permits, site development review for individual projects within the

project, review of variance applications, preparation of recommendations to City Council, for major Specific Plan amendments and acting on appeals from decisions by the Community Development Director.

The City Council shall be responsible for adopting major amendments to the Specific Plan and acting on appeals of decisions by the Planning Commission.

#### 4.3.1 Severability

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

#### 4.3.2 Interpretations

When there is a question or ambiguity regarding the interpretation of any provision of the Specific Plan, the Community Director has the authority to interpret the provision, using the spirit and intent of the Specific Plan as a guide. The Planning Director may, at his or her discretion, refer interpretations to the Planning Commission for consideration and action. Such a referral shall be accompanied by a written analysis of issues related to the interpretation. All interpretations made by the Community Development Director and decisions of the Planning Commission may be appealed per the applicable provisions of the City of Upland Municipal Code.

## 4.4 REVIEW AND APPROVAL

The Enclave at Upland Specific Plan will be implemented through a final subdivision map, parcel map, and tentative tract maps. These maps will be subject to the City of Upland's two-part approval process.

**1. Planning Approval:** review of plans for zoning compliance and design review (see Section 9403.600 of the City of Upland Municipal Code).

**2. Plan Check Approval:** A detailed technical review of the working drawings will be conducted, during which the City will determine if the drawings are in conformance with this Specific Plan, the Building Code, City Standards, and Conditions of Approval. Plan check approval is required before issuance of grading and building permits, which may also require approval of the Planning Commission.

During this review process, the City will determine whether the proposal is in conformance with this Specific Plan, the Building Code, City Standards, and Conditions of Approval.

### 4.4.1 Conditional Use Permits

For procedures to implement and approve CUPs within The Enclave Specific Plan boundaries, refer to section 9403.200 of the City of Upland Zoning Code.

Proposals for amending zone boundaries or classifications of property uses within such zones as

are defined by this part, or the granting of any other amendments, CUPs or variances as provided herein shall be set for public hearing and public notice given of the intention to consider the granting of such proposals in accordance with the procedures and conditions of the zoning code. Approval of any Conditional Use Permit by the Planning Commission shall be final and effective 15 days after the date of Planning Commission decision unless an appeal is filed with the City Clerk prior to the expiration of said period in compliance with procedures the City of Upland Municipal Code.

## 4.5 FINANCING

The project developer shall be responsible for financing construction of the infrastructure improvements required to support the project, such as internal streets, water lines, sewers, and storm drains. All necessary infrastructure improvements shall be developed in conjunction with the roadway improvements. Financing may involve a combination of impact fees and exactions, special assessment districts, and landscaping and lighting districts. Dedications of land and impact fees are exactions that lessen the impacts of new development resulting from increased demand on services. Local governments derive their authority to impose exactions from the “police power” granted to them by the state constitution and specific state statues such as the Subdivision Map Act.

## 4.6 MAINTENANCE

Management of property within the Specific Plan will be by a homeowner's association. Prior to the approval of development, the application shall provide a clear description of the role of the association in providing and maintaining private roadways, amenities, landscaping, and other improvements required by the City. Prior to recordation of a Final Map, the the individual or entity submitting and processing the tentative map shall submit the CC&Rs to the Planning Department for review and approval by the City Attorney.

## 4.7 PHASING PLAN

Construction of The Enclave at Upland will be phased in a logical sequence. As the majority of off-site infrastructure exists prior to commencing on-site construction of production units, the applicant shall be required to extend all required off-site utilities to the project site pursuant to approval by the Public Works Director. On-site construction phasing will be determined based on approval of a merchant builder Phasing Plan by the City. All onsite utilities required to be installed pursuant to the Phasing Plan shall be installed to the satisfaction of the City, prior to issuance of production building permits.



# APPENDICES

APPENDIX A: GENERAL PLAN CONSISTENCY

APPENDIX B: GLOSSARY OF TERMS



## APPENDIX A: GENERAL PLAN CONSISTENCY

A discussion of the relationship between the applicable City of Upland General Plan policies and the proposed project as described in The Enclave Specific Plan (hereafter known as the "Project") is outlined below. Because many policies of the General Plan are interrelated, the discussion of consistency is organized into categories of related goals and policies. Specifically, the following analysis lists the General Plan element from which the primary policies related to a particular topic can be found, along with related policies from other elements of the General Plan, allowing for a comprehensive discussion.

As described in more detail below, with the exception of the proposed General Plan amendments listed at the end of this section, the Project is consistent with and supportive of the goals and policies of the City of Upland General Plan.

### 5.1 Land Use Element

**Land Use Element Goal 1C: Create cohesive neighborhoods with Compatible land use patterns.**

Strategies:

1. "Designate appropriate areas to meet the demand for diverse types of housing, with properly related amenities and facilities."
2. "Multi-family residential projects should, through the application of state-of-the-art site planning techniques, provide an efficient, desirable residential environment for the inhabitants of the project and enrich the visual quality of the City."

At completion, the Project includes attached and detached housing type options resulting in a buildout maximum total of up to 350 homes within an integrated community of open space and walking path amenities.

Neighborhoods are required to provide multiple elevation styles and a variety of harmonious color and material palettes. Homes will serve the needs of a variety of residents, including first time buyers, young singles and couples, families, active adults, and empty nesters.

### 5.2 Circulation Element

**Circulation Element Goal 1: To develop transportation planning, services and facilities that are coordinated with and support the Land Use Plan.**

Strategies:

1. "Any new development of property shall be required to provide adequate right-of-way width for possible future needs and to provide adequate right-of-way width for possible future needs and needs and provide adequate right-of-way for traffic patterns necessary to accommodate future needs"
2. "Private streets shall be permitted only where they are found to satisfy applicable City standards and where their maintenance and operation can be shown to satisfy applicable City standards and where their maintenance and operation can be shown to satisfy City requirements."

The Project incorporates adequate widths for Eleventh Street and Foothill Boulevard to accommodate future traffic patterns within the Specific Plan area. Interior streets have been designed to meet all applicable City standards and will be privately owned and maintained by the Home Owner's Association.

**Circulation Element Goal 2: To minimize the impact of existing and future roadways on adjacent land uses, particularly residential, and ensure compatibility between land uses and roadway facilities to the greatest extent possible.**

Strategies:

1. *“Direct access of new residential developments onto major arterial streets shall be discouraged.”*
2. *“Wherever possible, a buffer zone shall be required between residential land uses and arterial highway facilities.”*
3. *“All roadways shall be encouraged to be designed in a manner that will enhance the interplay of vehicular and pedestrian safety.”*

This goal has been implemented within the Project through the provision of two direct access ways into the new community from Eleventh Street. A secondary access from Foothill Boulevard has also been provided with a 57-foot-wide landscaped buffer area between the arterial highway and the residential homes. All interior streets include curb-separated sidewalks with a 6-foot parkway to separate pedestrian and vehicular traffic. In addition, adequate line of sight distances

and pedestrian crosswalks have been provided to enhance the safety of pedestrians.

**Circulation Element Goal 3: To accommodate alternative modes of transportation to the private automobile in the City, including non-motorized transportation (bicycle and pedestrian), public transportation and recreational trails.**

Strategy:

1. *“All new development shall be required to provide sidewalks, in accordance with the Master Plan of Streets and Highways.”*

The Enclave at Upland Specific Plan provides an interconnected pedestrian circulation plan which includes sidewalk on both sides of all interior private streets as well as along the public street frontage.

**Circulation Element Goal 4: To achieve a balance between parking supply and demand so that an adequate supply of parking is provided to meet the demands generated by the Land Use Element.**

Strategy:

1. *“All new development shall be required to provide adequate parking to meet their parking demands on-site or in consolidated parking facilities in close proximity to their site”*

The Enclave Specific Plan provides one or two residential parking spaces per unit depending on the number of bedrooms provided. In addition, guest spaces are

required at a rate of 0.5 space per unit. This ratio is adequate to supply parking needed for the demands of the residential community.

**Circulation Element Goal 5: To promote the aesthetic qualities of the street system.**

Strategies:

1. *“Wherever feasible, street construction and improvement projects shall be designed with a concern for street aesthetics, including street trees, landscaping, and paving materials.”*
2. *“All new development shall be encouraged to provide landscaped parkways, appropriate amenities and other streetscape improvements that improve the aesthetics of the roadway to both vehicular and pedestrian traffic.*

The Enclave implements this goal by providing aesthetically pleasing and appropriately scaled landscape and paving materials along all existing and

### 5.4 Scenic Highways Element

**Scenic Highways Goal 3: To protect and enhance the scenic attributes of Euclid Avenue, Mountain Avenue, Foothill Boulevard, and Benson Avenue.**

Objective:

1. *“To encourage the design of road and street improvements that will enhance vehicular and pedestrian safety.”*

The Scenic Highways Goal has been implemented through the provision of a 57-foot-wide buffer area along the northern site boundary between the

residential units and Foothill Boulevard. This buffer includes trees and shrubs that will be appropriately scaled and provide a positive experience at the gateway to the City of Upland.

### 5.5 Noise Element

**Noise Element Goal 1: To provide a quiet environment for current and future residents of Upland.**

Objective:

1. *“To establish standards for residential and non-residential noise levels.”*

The Covenants, Codes, and Restrictions of The Enclave will establish acceptable noise standards and the Home Owner’s Association will be responsible for enforcement of these standards to ensure a quiet environment is maintained for all residents of Upland.

### 5.6 Air Quality Element

**Air Quality Element Goal 5:** The minimum practicable particulate emissions from construction and operations of roads and buildings.

Policy 5.1 Control Dust: **“Reduce particulate emissions from roads, parking lots, construction sites, and agricultural lands.**

The Enclave site will comply with South Coast Air Quality Management District dust control regulations from construction equipment and site work is minimal.

## 5.7 Seismic Safety / Safety Element

**Seismic Safety / Safety Element Goal 2: To minimize the potential for loss of life and property due to the existence of hazardous conditions.**

**Objectives:**

1. *“To reduce the loss of life, injuries, and damage to property caused by seismic events and seismic-related conditions.”*
2. *“To reduce loss of life, injuries, damage to property, and loss of natural resources caused by wildland and urban fires.”*
3. *“To protect life and property in the event of a natural disaster.”*
4. *“To prevent injury or loss of life and damage to property due to flood hazards.”*

The Enclave has been designed to maximize the health and safety of residents. The site has been designed with a circulation system that meets the City of Upland Fire Department regulations to ensure each home is readily accessible for emergency services.

Per State and Fire Building Codes, sufficient space will have to be provided around the buildings for emergency personnel and equipment access and emergency evacuation. All project elements, including landscaping would be cited with sufficient clearance from existing and proposed structures so as not to interfere with emergency personnel and equipment access in the event of emergency evacuation.

All project elements, including landscaping would be cited with sufficient clearance from existing and proposed structures so as not to interfere with emergency access.

The site is located approximately 0.2 miles South of the Cable Airport (as measured from the northwestern corner of the project site), and The Enclave will comply with the established review procedures and regulatory actions to ensure maximum safety on-site and in the vicinity of Cable Airport including the following:

- All uses and building heights will conform to FAR part 77 requirements which mandate structures be no taller than 200 feet. The maximum allowable height is 45 feet so the project meets this requirement.
- All buildings must be attenuated to an interior level of 55 dBA.
- Additional FAR part 77 restrictions for future land uses are that they not reflect glare, emit electronic interference, or produce smoke that would negatively affect airport safety.

The California Airport Land Use Planning (CALUP) Handbook includes additional policies regarding noise emanating from airport operations including the establishment of the 65 dBA noise contour as the maximum acceptable noise level for residential

neighborhoods, and requires planning the location of new residential areas and other uses sensitive to noise outside the "high noise areas". The Enclave is located outside the 65 dBA noise contour shown in the CALUP and is compatible with CALUP noise policies.

## APPENDIX B: GLOSSARY OF TERMS

**Acres, gross:** The entire acreage of a site. Gross acreage is calculated to the right-of-way of existing or dedicated streets.

**Acres, net:** The portion of a site that can be built upon. This includes private parks, private streets, and private open space but does not include public open space or public rights-of-way.

**Alley:** A narrow, low-speed roadway that provides access to the back of residences. Residences within The Enclave at Upland are likely to include garages that are accessed from an alley.

**Arterial Street:** A six-lane roadway with limited / controlled access to minimize conflicts and accommodate higher speeds. Intersections are signalized and separated by at least one-quarter mile.

**Build out:** Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

**Condominium:** A building or complex of buildings that contain a number of individually owned multi-family or single family homes, and is managed by a board of unit owners who oversee the day-to-day operation of the complex.

**Density:** The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre. (See “Acres, gross” and “Acres, net”)

**Gateways:** Denotes the locations of prominent structural and/or landscape features that announce the arrival into a particular neighborhood, district, or activity area.

**Housing Unit:** The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, multi-family dwelling, condominium, modular home, mobile home, cooperative, or any other residential unit considered real property under state law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. Also, it is a dwelling that cannot be moved without substantial damage or unreasonable cost.

**Local Street:** A low-speed, low-volume roadway that provides circulation within neighborhoods. Local streets provide direct access to fronting properties and are not intended for through traffic.

**Median:** The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway.

**Neighborhood:** A grouping of residential, commercial, and service uses that are related by their orientation, design, or access points.

**Nonconforming Use:** A lawful use of a building or land, or any part thereof, that does not conform to the regulations for the district in which it is located.

**Open Space:** Any parcel or area of land or water that is essentially unimproved and devoted to (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

**Open Space, private:** Areas intended to be used exclusively by the individual homeowner. Private open space shall include patios, balconies, fenced private yards, and other private areas.

**Open Space, public:** Areas designated for the enjoyment of all residents and developed for recreational or leisure activities. These common areas may include game courts, trails, sidewalks, swimming pools, gardens, sauna baths, tennis courts, basketball courts, volleyball courts, play lots, and clubhouse facilities.

**Parkway:** A portion of land between the rear of a curb and the front of a sidewalk, usually used for planting

low groundcover and/or street trees.

**Parcel:** A lot in single ownership or under single control; usually considered a unit for purposes of development.

**Parks:** Open space lands primarily for the purpose of recreation.

**Right-of-Way:** A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roads or utility lines.

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

**Townhome:** A type of medium density housing constructed as a two or three-story unit with a common wall or walls bordering the adjacent unit.

**Zoning:** The division of a city or county into areas or zones by legislative regulations that specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

