

The Shoppes at Chino Hills Specific Plan

Retail • Civic Center • Mixed Use • Residential • Community Park



C i t y o f C h i n o H i l l s

APPROVED AT CITY COUNCIL

SEP 11 2012

CITY OF CHINO HILLS

THE SHOPPES AT CHINO HILLS SPECIFIC PLAN

RETAIL • CIVIC CENTER • MIXED-USE • RESIDENTIAL •
COMMUNITY PARK

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1 INTRODUCTION

1.1 SPECIFIC PLAN PURPOSE

"The Shoppes at Chino Hills Retail/Civic Center/Mixed-Use/Residential/Community Park Specific Plan" (Specific Plan) provides a land use plan, design guidelines, and development regulations for a mixed-use project that includes a new commercial Lifestyle Center, civic center campus and multi-family residential units. The Specific Plan also provides for construction of a new community park to replace the existing park which is currently on the site. The Specific Plan defines the uses that are permitted and their locations, as well as the sizes and design of buildings and related improvements on each of the sites. In addition, the Specific Plan sets forth use and building development standards for the project which define and implement the Land Use Districts and Designations and constitutes the zoning for the project site.

Tentative, final and parcel map(s) or Development Plans (Site Plans, etc.) may be prepared and submitted to the City pursuant to the applicable provisions of the State of California Subdivision Map Act (Government Code Sections 66410 through 66499), the City of Chino Hills Subdivision Ordinance, the City of Chino Hills Development Code and consistent with the applicable provisions contained within the Shoppes at Chino Hills Retail/Civic Center/Residential/Community Park Specific Plan. The Development Plans will be submitted for City review prior to development of the project site.

The purpose of the Specific Plan is:

1. To implement the goals and policies of the General Plan of the City of Chino Hills through more detailed, site-specific standards that provide direction for development;
2. To establish new zoning designations for the planning area that recognize its unique place in the Chino Hills community;
3. To establish development standards and design principles for the planning area; and
4. To serve as a guideline for the amenities provided and the quality of development within the Specific Plan area.

1.2 AUTHORITY FOR THE SPECIFIC PLAN

Section 65450 et seq. of the Government Code sets forth basic requirements and provisions for specific plans. The Government Code specifically states:

“After the legislative body has adopted a general plan, the planning agency may, or if so directed by the legislative body, shall prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan.”

Section 65451 of the Government Code requires that specific plans include text and a diagram or diagrams that specify all of the following:

- The distribution, location and the extent of the uses of land, including open space within the area covered by the plan;
- The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the project;
- A statement of the relationship of the specific plan to the general plan.

The Shoppes at Chino Hills Retail /Civic Center/Mixed-Use/Residential/Community Park Specific Plan is designed to meet the requirements of the State of California Government Code and the City of Chino Hills General Plan. The Specific Plan is adopted by resolution and thereby establishes the zoning regulations for the development of the project site.

1.3 BACKGROUND AND HISTORY

The project is being undertaken as part of an ongoing effort to address the City's long-term objectives, including expanding the City's economic base, establishing a permanent civic center, and meeting current and future public facility and park needs.

The City has been involved in the planning process for the project, including active public involvement, since 1999. The City Council subsequently directed staff to proceed with further refinement of the proposed project concept, formerly referred to as the Chino Hills Town Center project and to develop more precise concept plans for consideration and implementation.

The current project consists of six land use districts: Shoppes Retail, Sheriff/Police, Civic Center, Shoppes Mixed-Use, Community Park and Park Residential. Within these six land use districts, five primary zoning designations are proposed:

- The Shoppes at Chino Hills Lifestyle Center (Shoppes Retail)
- Civic Center (Civic Center)
- The Shoppes at Chino Hills Mixed-Use (Shoppes Mixed-Use)
- City Community Park (Community Park)
- Community Center (Community Center)

The Shoppes at Chino Hills (referred to herein as the “Shoppes Retail”) provides up to 378,230 square feet of retail, office and restaurant space. The Civic Center (referred to herein as the “Civic Center”) includes up to 133,060 square feet of public institutional uses. The Shoppes at Chino Hills Mixed Use (referred to herein as the “Shoppes Mixed-Use”) allows for up to 40,000 square feet of commercial, retail, restaurant and office space, up to 235 multi-family dwelling units and up to 300 hotel rooms. The City Community Park (referred to herein as “Community Park”) includes up to 43 acres of new park facilities and the Community Center (referred to herein as the “Community Center”) includes a 19,000 square foot recreational community center. The five project components are described in detail in Section 2.0, *Development Plan*.

1.4 PROJECT LOCATION

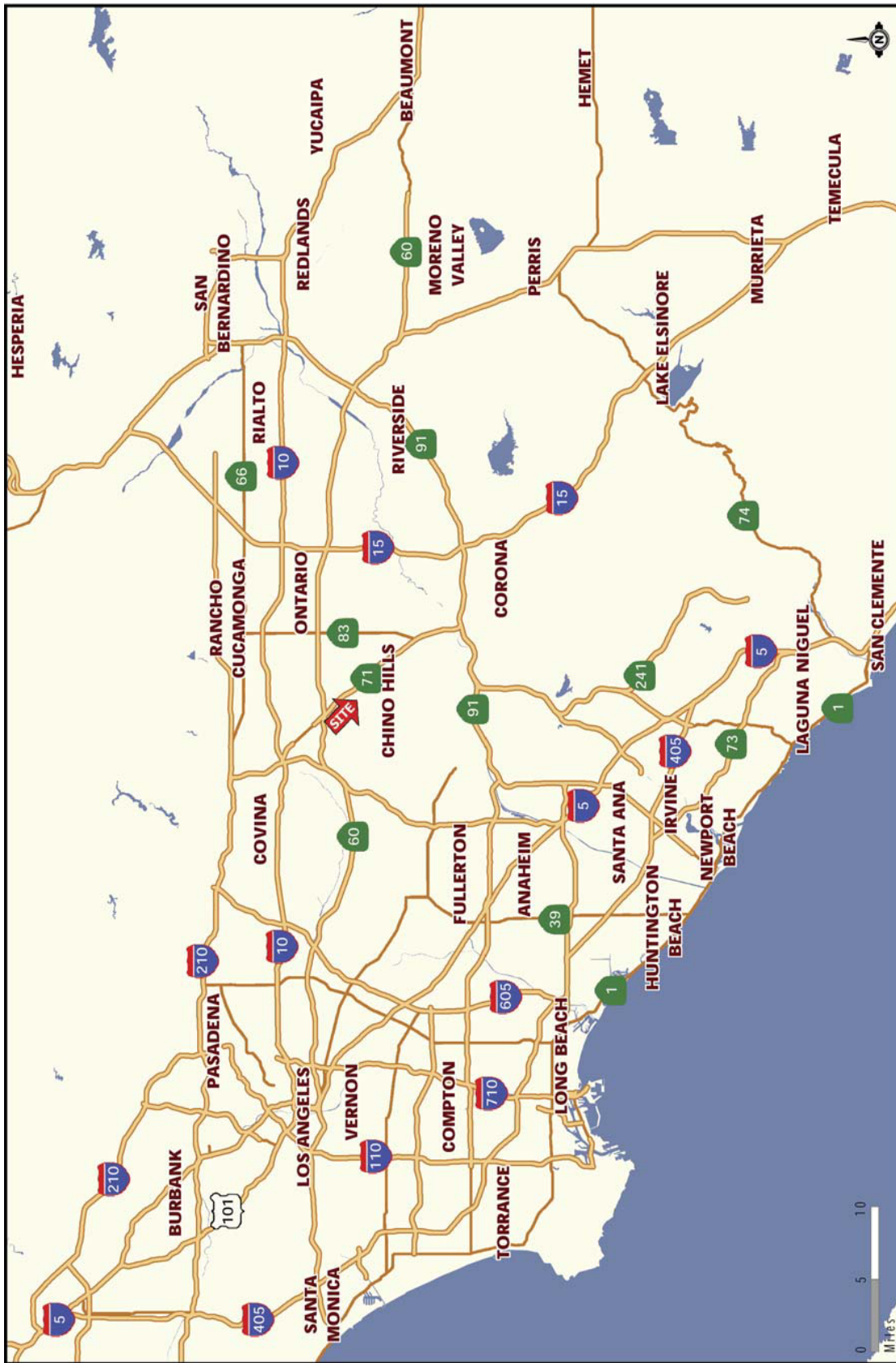
The Shoppes at Chino Hills Retail/Civic Center/Mixed-Use/Residential/Community Park Specific Plan Project Area is located in the City of Chino Hills, California. The City of Chino Hills is located in southwestern San Bernardino County, and is uniquely situated adjacent to the boundaries of Los Angeles, Orange, and Riverside Counties. Exhibit 1-1, Regional Vicinity Map, provides the location of the Specific Plan area in its regional context.

Locations of project component sites are as follows:

- Shoppes Retail: Southeast corner of the Peyton Drive/Grand Avenue intersection. The Shoppes Retail component also includes a freeway pylon sign, to be located along the Chino Valley Freeway (SR-71) in the City of Chino Hills either south of Grand Avenue on private property or within the Grand Avenue right-of-way.¹
- Civic Center: On the east side of Peyton Drive (between Payne Ranch Road and English Springs Road) and south of the Shoppes Retail.
- Shoppes Mixed-Use: East side of Peyton Drive, south of the Shoppes Retail.
- Community Center: Northwestern corner of Peyton Drive and Eucalyptus Avenue intersection and west of Peyton Drive.
- Community Park: West side of Peyton Drive on the northwestern and southwestern corner of the Peyton Drive/Eucalyptus Avenue intersection.

Primary local access to the Shoppes Retail, Civic Center, and Shoppes Mixed-Use site is provided from Grand Avenue and Peyton Drive. Access to the Community Park/Community Center site is provided from Eucalyptus Avenue and Peyton Drive. Exhibit 1-2, Vicinity Map, provides locations of the planning areas and the roadways in the project vicinity. Exhibit 1-3, Aerial Photograph, provides an aerial photograph depicting the existing conditions of the Project Site.

¹ Text as amended May 18, 2006.

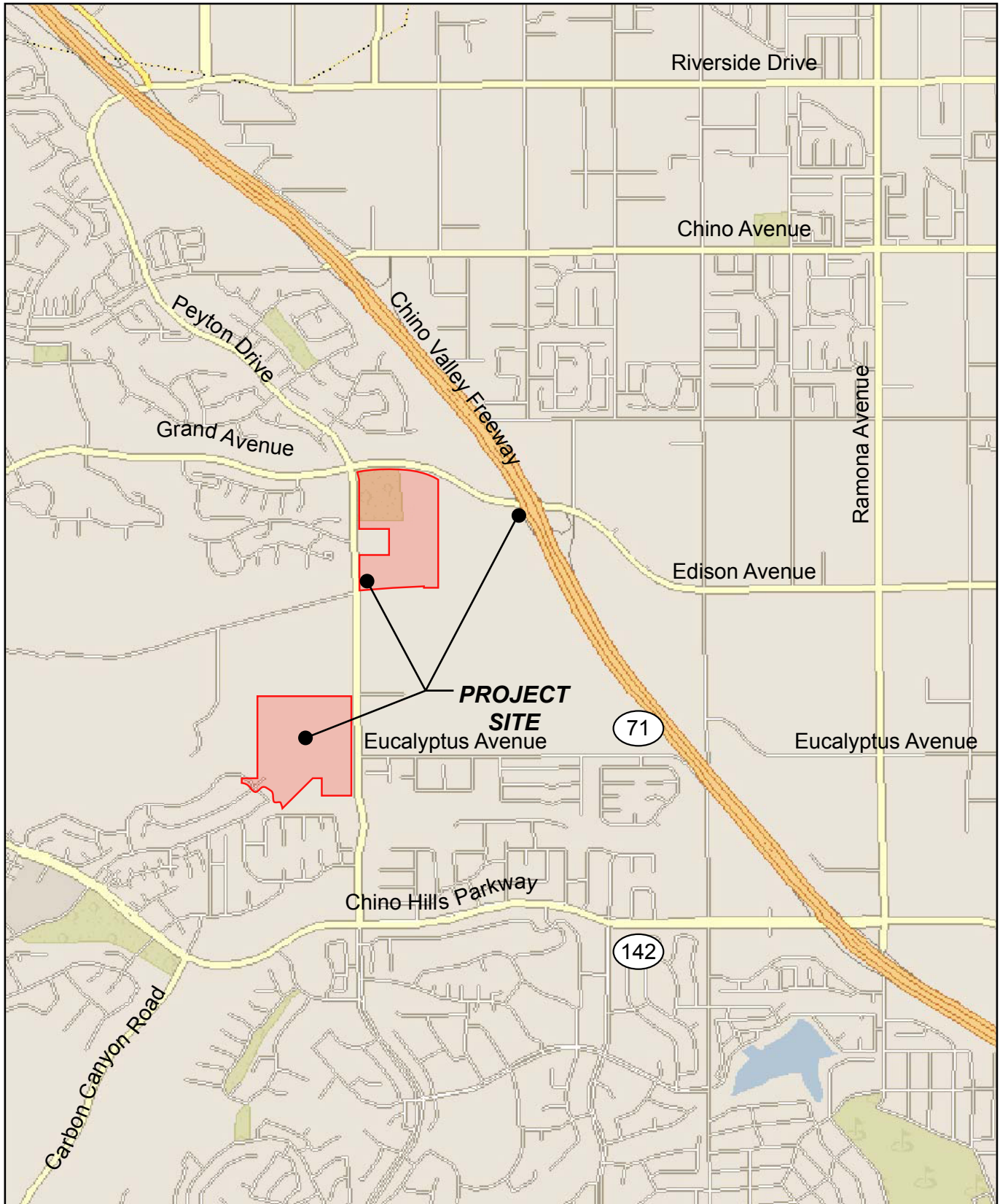


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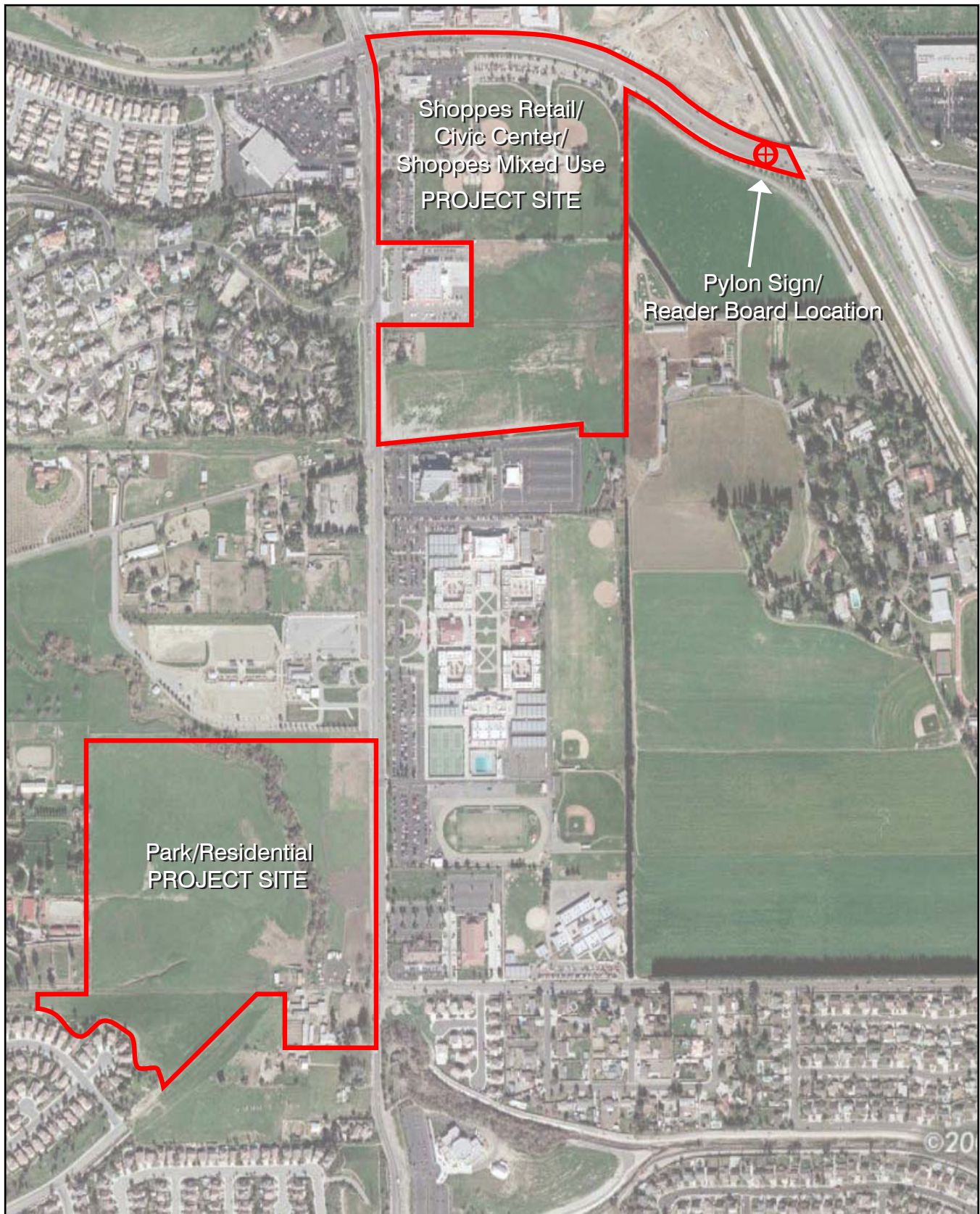
Regional Vicinity Map
Exhibit I-1



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Aerial Photograph
Exhibit 1-3



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1.5 PROJECT SETTING

1.5.1 On-Site Land Uses

Prior to adoption of the Specific Plan, the on-site land uses were as follows:

- The Shoppes Retail site was occupied by the City of Chino Hills Community Park and a San Bernardino County Sheriff substation.
- The Civic Center site was considered vacant except for a single-family residence.
- Shoppes Mixed-Use site was vacant land.
- The Community Center site consisted of primarily vacant land.
- The Community Park site consisted of primarily vacant land, with two small, vacant and abandoned corral and/or barn-type structures.

1.5.2 Surrounding Land Uses

Uses surrounding the Shoppes Retail, Civic Center and Shoppes Mixed-Use site are the commercial uses across Grand Avenue to the north and residential uses further to the north; St. Paul's Catholic Church directly to the south and Ruben S. Ayala High School further to the south; the Boys' Republic School² and Youth Facility to the east; and a United States Post Office to the west with Payne Ranch commercial uses, residential uses and open space further west across Peyton Drive.

Uses surrounding the Community Park and Community Center sites are the McCoy Equestrian Center to the north; the Church of Jesus Christ Latter Day Saints, residential and open space uses to the east; residential uses to the south; and residential and open space uses to the west.

1.5.3 General Plan and Zoning Designations

Table 1-1 summarizes the General Plan and Zoning Designations for the five components prior to and subsequent to adoption of the Specific Plan.

² Boys Republic is a private, non-profit, nonsectarian school and treatment community for at-risk youngsters. The Boys Republic was founded in 1907 and its central school and 200-acre farm are located in Chino Hills. Its mission is to give adolescent youth with behavioral, educational, or emotional difficulties an opportunity to achieve their maximum potential for responsible, self-directed life within the community.

Table 1-1: General Plan and Zoning Designations

Project Component	General Plan Designation		Zoning Designation	
	Prior to Adoption of Specific Plan	After Adoption of Specific Plan	Prior to Adoption of Specific Plan	After Adoption of Specific Plan
Shoppes Retail	Institutional Public Open Space	Specific Plan	Institutional-Public (I-2)	Specific Plan 04-01
Civic Center	Rural Residential	Specific Plan	Rural Residential (R-R)	Specific Plan 04-01 / Civic Center
Shoppes Mixed-Use	Rural Residential	Specific Plan	Rural Residential (R-R)	Specific Plan 04-01
Community Park	Public Open Space Agriculture/Ranches Low Density Residential	Specific Plan	Rural Residential (R-R) Low Density Residential (R-S) Planned Development (PD 24-125)	Specific Plan 04-01
Community Center	Agriculture/Ranches	Specific Plan	Rural Residential (R-R)	Specific Plan 04-01

1.6 OBJECTIVES FOR DEVELOPMENT OF THE SPECIFIC PLAN

This Specific Plan represents an effort to address long term objectives, including expanding the City's economic base and planning to meet future civic and residential needs. The following objectives, achieved through implementation of the Specific Plan, have been identified for the project:

- Create the opportunity for development of the highest and best use at one of the most visible intersections in Chino Hills;
- Develop an exciting, multi-dimensional, master planned development that will be engineered and conceptualized with the leadership and senior management of the City to create one of the most dynamic and visible retail developments in all of Southern California;
- Provide a permanent government center, including city administrative offices, a library, fire administrative offices, and a police/ sheriff station;
- Capture an appropriate share of the demand for upscale retail goods and services in the Chino Valley retail market area;

- Create new office space for firms wanting to locate in Chino Hills in close proximity to retail, restaurant and shopping activities;
- Create a focal point of retail and civic uses for the local community as well as for residents, businesses and visitors from throughout the area;
- Create a unique, open-air Lifestyle and cultural center with high-quality shopping, dining, commercial, office, civic, residential and other uses;
- Create an integrated live, work and shop center for the residents of Chino Hills and surrounding communities;
- Provide a central gathering place for the community;
- Provide upscale, multi-family residences close to shopping and cultural activities;
- Maintain and enhance park and recreational facilities within the City;
- Develop a financially feasible shopping destination unique among retail centers in the Chino Valley market;
- Increase sales tax and property tax revenues to the City; and
- Create local jobs.

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2 DEVELOPMENT PLAN

The Land Use Plan is conceptual in nature and shows where new development might occur within the Specific Plan area. The exhibits and discussions are intended to provide guidelines for development and are schematic in nature and not meant to be a precise plan.

2.1 LAND USE PLAN

The Shoppes at Chino Hills Retail/Civic Center/Mixed-Use/Residential/Community Park Specific Plan includes proposed development consisting of up to 550,000 square feet of commercial, retail, office and restaurant development, up to 300 hotel rooms, a new civic center of up to 133,060 square feet, residential development of up to 235 dwelling units, community park facilities and a 19,000 square foot recreational community center. The total area of the Specific Plan is approximately 100 acres.

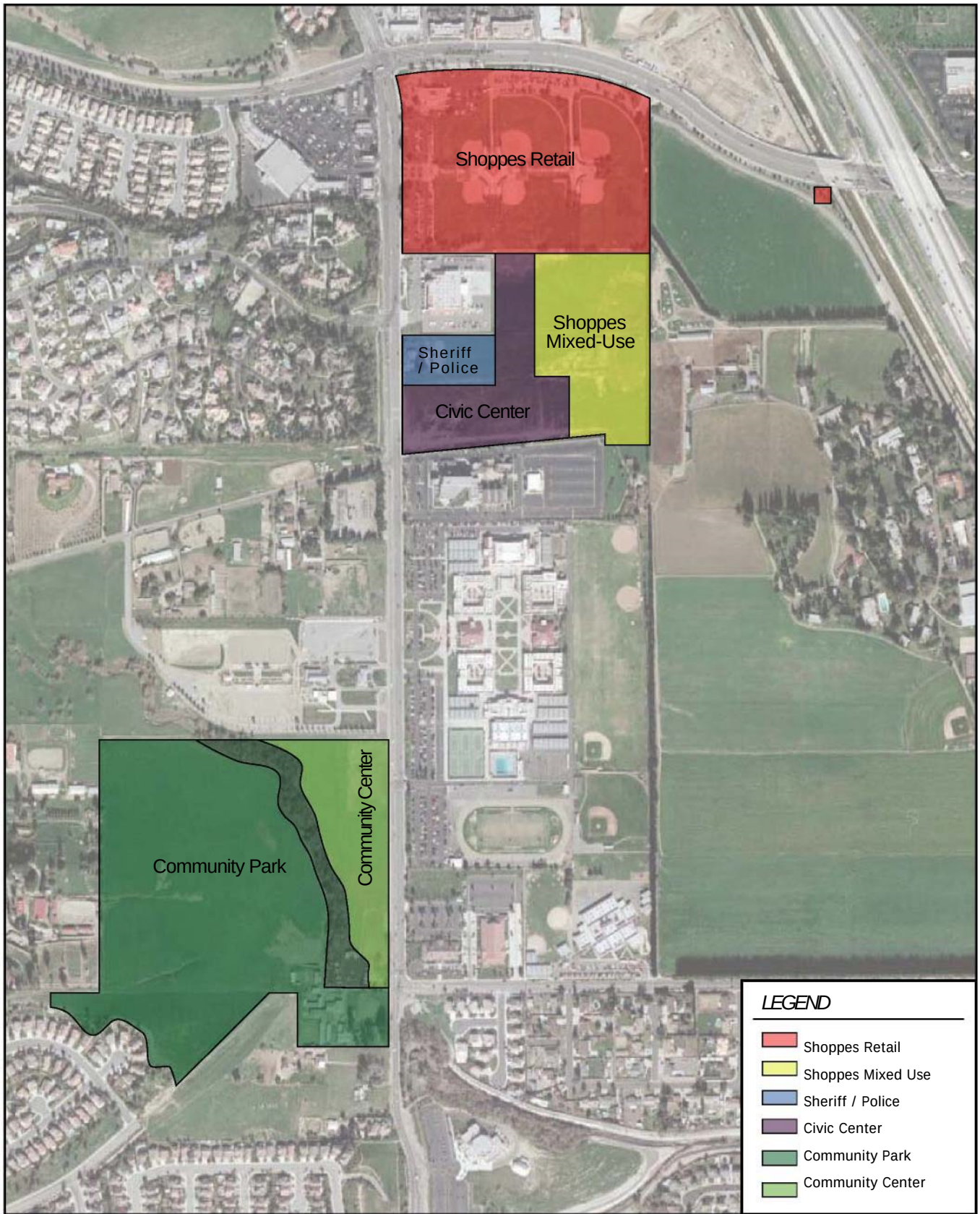
The Specific Plan development provides employment, a Lifestyle retail shopping center (i.e., shopping center projects configured in an open-air format, with quaint storefronts, ornamental streetscapes, and convenient parking, targeting sophisticated customers who appreciate shopping, relaxing, and entertainment in an environment that is designed to integrate shopping with the other activities of daily life in an urban environment), entertainment, dining, governmental services, office space, hotel and lodging, recreation and housing opportunities. The goal is to create a diverse environment catering to the needs of residents with differing lifestyles. Pedestrian pathways, signage, landscaping and street trees provide a unifying element for the project and work in concert with the adjacent uses to create a new gathering place for the residents of Chino Hills and surrounding communities.

The Shoppes at Chino Hills Retail/Civic Center/Mixed-Use/Residential/Community Park Specific Plan Land Use Districts are illustrated in Exhibit 2-1, *Land Use Districts* and listed below.

- Shoppes Retail: The Shoppes Retail district implements the Shoppes Retail component of the Specific Plan. This designation allows for a mix of retail, commercial, entertainment, restaurant and office uses that will allow for the creation of a central core with an active street life and a vibrant retail and business center. The Shoppes Retail district also includes a freeway pylon sign, to be located along State Route 71 (Chino Valley Freeway) in the City of Chino Hills on the northeast portion of the Boys Republic property.

- Sheriff/Police³: The Sheriff/Police district allows for a Sheriff/Police facility. The specific location of this district provides public safety vehicles with direct and efficient access to Peyton Drive.
- Civic Center: The Civic Center district provides for a civic and cultural center for the City of Chino Hills. It allows for a variety of civic and public uses to serve the Chino Hills community such as City Hall, fire district administration facility, County library and civic plaza and associated on-site parking and parking structure.
- Shoppes Mixed-Use: The Shoppes Mixed-Use district provides for a mix of uses including higher density residential development in the form of townhomes, apartments and condominiums, office, commercial, retail, restaurant, hotel, on-site parking and structured parking.
- Community Park: The Community Park includes public recreational facilities as well as passive open space.
- Community Center: The Community Center district accommodates a recreational community center with a passive park component.

³ The Sheriff/Police facility is included as part of the Civic Center discussion throughout the Specific Plan, yet remains a separate and distinct land use district for purposes of emergency access.



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2.1.1 Shoppes Retail

The Shoppes at Chino Hills Retail district and land use designation is a mixed-use, retail, "Lifestyle Center" development totaling approximately 26 acres. Lifestyle Centers are typically characterized as:

*"In most cases, Lifestyle Centers are open-air, main street-like developments with higher quality architecture that focuses on certain retail sectors and blend mixed-uses typical of a traditional main street. They are pedestrian friendly centers where consumers can gather in public spaces and feel part of a community. The centers are vibrant places where people can work and shop."*⁴

The Shoppes Retail development encompasses no less than 100,000 and up to 378,230 square feet of a Lifestyle Center anchored by a major (national chain) department store or major anchor store. In addition to the department store or major anchor store, the primary retail component of the project includes upscale retailers (including national, regional and local), office space, restaurants, and other commercial uses⁵. The proposed site plan for Shoppes Retail is illustrated in Exhibit 2-2. Proposed site and building area for the retail component is provided in Table 2-1.

Table 2-1: Shoppes Retail

Department Store or Major Anchor ⁶	110,000 sq. ft. minimum for Department Store; or a minimum of two major retailers, each at a minimum of 20,000 sq. ft. and subject to City Manager or designee approval.	
Retail	40,000 sq. ft. maximum per individual retailer	
Restaurant	Up to 60,000 sq. ft.	
Offices	Up to 65,000 sq. ft.	
Entertainment	Up to 10,000 sq. ft.	
Total Building Area		Up to 378,230 sq. ft.
Shoppes Retail Site Area		26.2 Acres

⁴ Mattson-Teig, Beth. "Lifestyle Retail", Urban Land, Urban Land Institute, February 2004.

⁵ Upscale uses are defined as nationally, regionally or locally recognized, specialty retail and restaurant tenants, with strong brand identities and integrated product lines, of a type and nature typically found in "Lifestyle Centers" throughout the United States.

⁶ Anything in this Specific Plan to the contrary notwithstanding, if a minimum 110,000 square foot Department Store is constructed and opened on any individual lot within the Shoppes Retail district, then such lot, following the expiration or termination of any operating covenant applicable to the Department Store located thereon, may be used for any retail purpose permitted Section 3.2.2(A)(2) hereof, and/or any service uses (other than office uses) permitted by Section 3.2.2(A)(5) hereof, in each case, without regard to any maximum square footage limitation set forth therein.

2.1.2 Civic Center

The Civic Center land use designation includes the Civic Center and Sheriff/Police districts. The Civic Center designation occupies approximately 11.7 acres and includes up to 133,060 square feet of civic and public facility uses. Uses planned for the site include a new City of Chino Hills City Hall complex, a branch of the San Bernardino County Public Library, a Chino Valley Fire District administration facility, and a San Bernardino County Sheriff's station/City of Chino Hills Police Department substation. Other uses consistent with the Mixed-Use Specific Plan district may be permitted. Refer to Exhibit 2-2 for a conceptual site plan of the Civic Center. Proposed site and building area for the Civic Center component is provided in Table 2-2.

Table 2-2: Civic Center

City Hall	58,826 sq. ft.		
Library	28,224 sq. ft.		
Fire Department Facility	16,229 sq. ft.		
Sheriff's Substation	29,777 sq. ft.		
Total Building Area		Up to 133,060 sq. ft.	
Civic Center Site Area			11.7 Acres

2.1.3 Shoppes Mixed-Use

The Shoppes Mixed-Use land use designation is part of the Mixed-Use district. The Shoppes Mixed-Use allows up to 40,000 square feet of commercial, retail, restaurant and office space, up to 235 multi-family dwelling units and up to 300 hotel rooms. A multi-level parking structure is included to accommodate parking for the residential, retail, office and hotel components of the Shoppes Mixed Use development and may be for private use only. Other uses consistent with the Shoppes Mixed-Use district may be permitted. Refer to Exhibit 2-2 for a conceptual site plan of Shoppes Mixed-Use. Proposed site, building area and density for the mixed-use component is provided in Table 2-3.

Table 2-3: Shoppes Mixed-Use

Commercial/Retail/Restaurant /Office	Up to 40,000 sq. ft	
Multi-Family Residential	Up to 235 units	
Hotel(s)	Up to 300 rooms	
Shoppes Mixed-Use Site Area		8 Acres

2.1.4 Community Park

The Community Park district and land use designation is located in the rear portion of the Community Park/Park Residential property, furthest from Peyton Drive and directly west of the English Canyon Channel and comprises approximately 43 acres with various recreational uses and includes the relocation and enhancement of the facilities at the existing Chino Hills Community Park.

The proposed layout for the Community Park is illustrated in Exhibit 2-3, *Community Park Conceptual Site Plan*. The recreational facilities at the Community Park site, at a minimum, replace those facilities operating at the Chino Hills Community Park prior to Specific Plan adoption. The relocated park includes a tot lot, picnic areas, fields to handle baseball, softball, soccer and other seasonal recreational activities, along with restroom facilities, a snack bar and associated spectator seating and parking areas. Additional accessory uses for the Community Park may include outdoor basketball courts, a community center building and new multi-purpose trail. Site, building area and a list of possible amenities for Community Park uses are contained in Table 2-4.

The Community Park also includes the extension of Eucalyptus Avenue from its terminus at Galloping Hills Road southwest of the Park/Residential site to the proposed parking areas on the site.

Table 2-4: Community Park Uses & Amenities

Ball Fields	6	
Soccer Overlays	5	
Restroom/Concession Buildings	1,600 sq. ft.	
Maintenance/Storage Building	1,400 sq. ft.	
Maintenance Building	+2,500 sq. ft.	
Maintenance Yard	+2,500 sq. ft.	
Tot Lot	2,700 sq. ft.	
Bullpen Areas	12	
Soft Toss Areas	12	
Picnic Tables	12	
Group Picnic Areas	2	
Multi Use Trails	+3,000 linear ft.	
Community Park Site Area		43.0 Acres

2.1.5 Community Center

The Community Center district and land use designation comprises approximately nine acres of the Community Park/Community Center site. The site allows for a 19,000 square foot recreational community center. The Community Center district is located along Peyton Drive at the northern portion of the property. The proposed layout for the Community Center is illustrated in Exhibit 2-4, *Community Center Conceptual Site Plan*. Site area component is provided in Table 2-5.

Table 2-5: Community Center

Recreational Community Center	19,000± sf	
Community Center Site Area		8.9 Acres



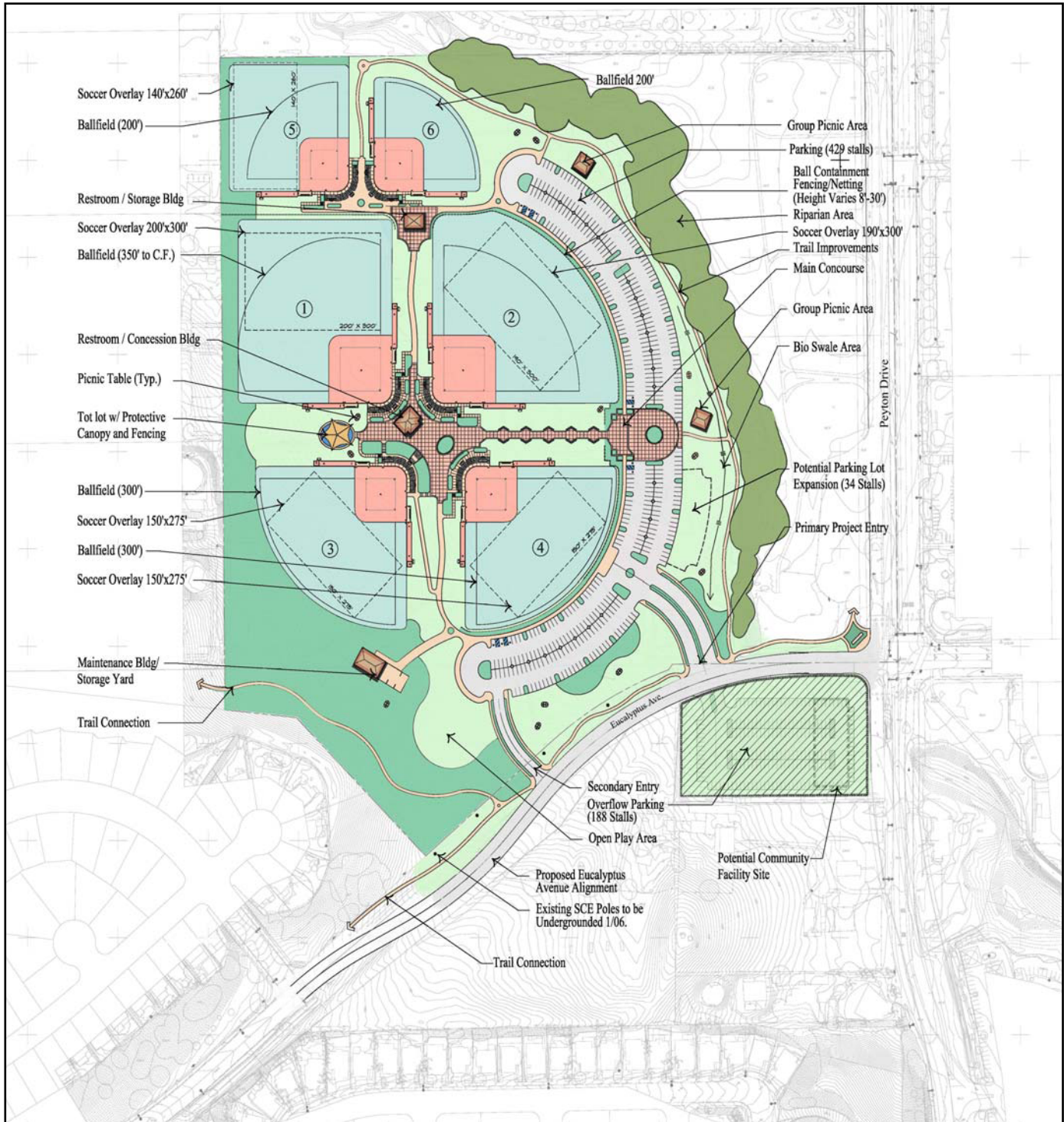
NOTE: LOCATION OF BUILDINGS AND USES
WILL BE GENERALLY AS SHOWN

Amended - November 2008

The Shoppes Retail, Civic Center, &
The Shoppes Mixed-Use Conceptual Site Plan
Exhibit 2-2

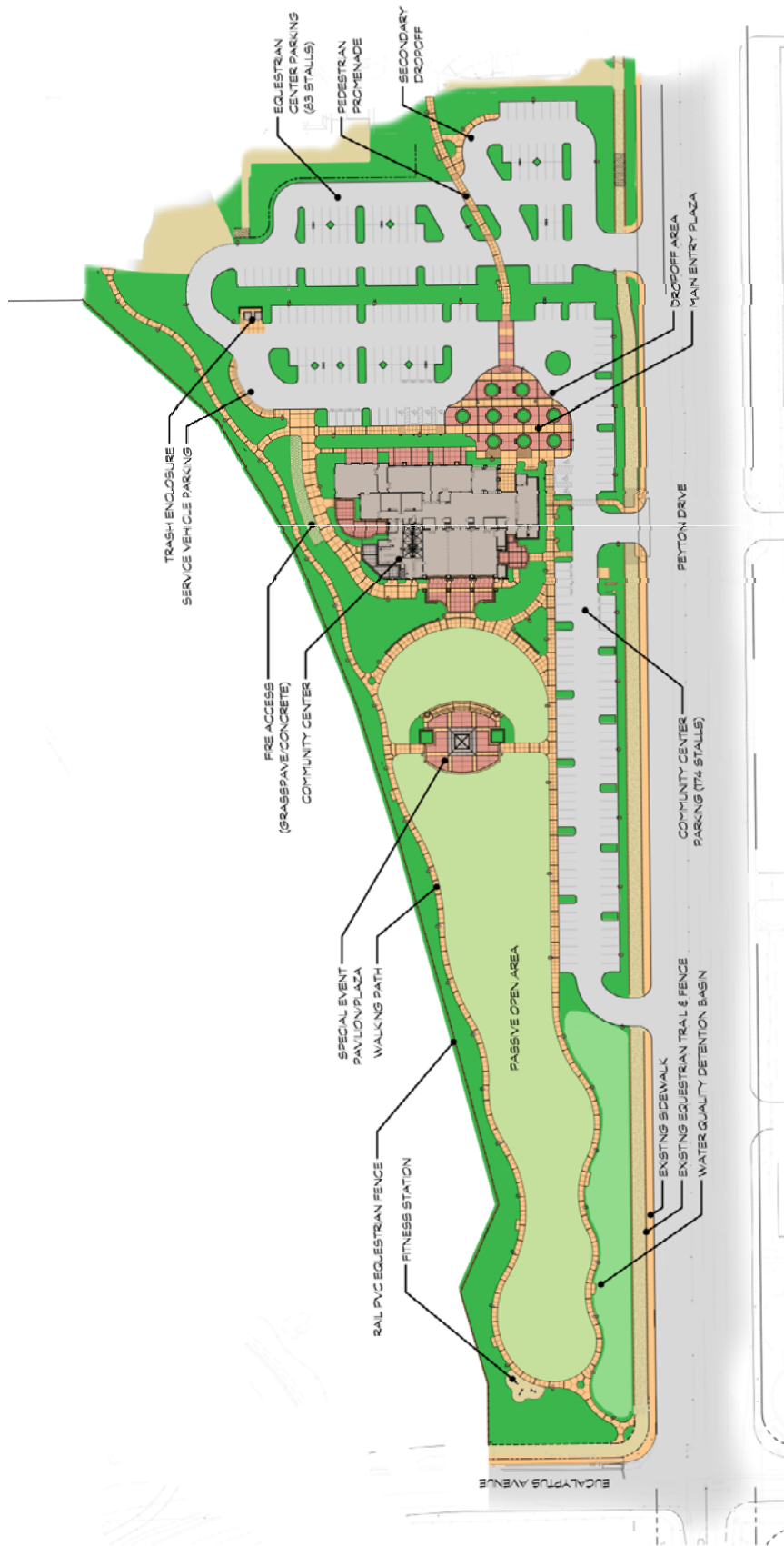


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Community Center Conceptual Site Plan
Exhibit 2-4



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2.2 TRAFFIC AND CIRCULATION

2.2.1 Shoppes Retail, Civic Center and Shoppes Mixed-Use Site

The traffic and circulation system for the Shoppes Retail, Civic Center, and Shoppes Mixed-Use complements the land use plan by linking retail, commercial, entertainment, restaurant, office, hotel, civic and residential land uses to each other and to other elements of the development plan. The circulation plan allows for pedestrians, delivery trucks and automobiles to exist harmoniously together. The circulation system consists of roadways and pedestrian walkways designed to facilitate an attractive Lifestyle Center that implements the vision of building a pedestrian-friendly environment. Traffic calming mechanisms such as on-street parking, paving treatments, carefully placed street trees, landscaping and other design techniques are utilized to achieve this vision.

2.2.1.1 Roadway System

Roadways existing before implementation of the Specific Plan include Grand Avenue serving as the northerly boundary of the Shoppes Retail, Civic Center, and Shoppes Mixed-Use site and Peyton Drive serving as the westerly boundary of the site. Consistent with implementation of the Specific Plan, Boys Republic Drive will serve as the easterly and southerly boundary.

On-site circulation within the Shoppes Retail, Civic Center, and Shoppes Mixed-Use site is provided through a system of public and private streets within the project. Private streets do not need to be constructed to City Standards. City Center Drive provides a north/south connection between Grand Avenue and Boys Republic Drive. City Center Drive connects the Shoppes Retail on the northern end of the site with the Shoppes Mixed-Use and Civic Center on the southern end of the site. Main Street runs east-west and terminates at the entrance to a major anchor store. Shoppes Drive provides an east/west traffic flow connection between the Boys Republic Drive and Peyton Drive. The Shoppes Retail, Civic Center, and Shoppes Mixed-Use Conceptual Circulation Plan is shown in Exhibit 2-5. This exhibit shows the adjacent off-site road system as well as the major elements of the road system interior to the site.

Grand Avenue – Public, Divided Major Highway

Defined as a Divided Major Highway in the City of Chino Hills General Plan Circulation Element, Grand Avenue is a public, four-lane, divided roadway with a raised median, oriented in an east/west direction. It is designed to carry local and regional traffic. Grand Avenue has two (2) fully signalized vehicular entry/exit points serving the site: one new signal which serves as a major entry/exit point for the Shoppes Retail and one existing signal that provides direct access or connectivity to the Boys Republic Drive.

Peyton Drive – Public, Major Arterial

Defined as a Major Arterial in the City of Chino Hills Circulation Element, Peyton Drive is a public, north-south, four-lane divided roadway with a painted median, with three northbound lanes and one southbound lane between Grand Avenue and Eucalyptus Avenue, and with one lane in each direction between Eucalyptus Avenue and Chino Hills Parkway. It is designed to carry volumes of local and regional traffic and on-street parking is prohibited. Peyton Drive has bike lanes south of Chino Hills Parkway.

Peyton Drive provides three (3) new right in/out access points: two provide direct access to the Civic Center and one serves as an entry/exit for the Shoppes Retail, Civic Center and Shoppes Mixed-Use site. Peyton Drive will also have two (2) new, fully signalized, vehicular entry/exit points of access serving the Shoppes Retail, Civic Center and Shoppes Mixed-Use Site: one new signal will serve as a major entrance/exit for the Shoppes Retail and the other new signal will provide access to the Boys Republic Drive. Another existing traffic signal on Peyton Drive doesn't serve the project, but provides access to the Post Office and Payne Ranch gated community.

Boys Republic Drive – Public Street, from Grand Avenue to Peyton Drive

Consistent with implementation of the Specific Plan, the public, four-lane, undivided Boys Republic Drive serves the Shoppes Retail, Civic Center and Shoppes Mixed-Use site and acts as the easterly and southerly boundary of the site. The Boys Republic Drive can be accessed from both Grand Avenue and Peyton Drive. The Boys Republic Drive provides approximately ten (10) access points into the Shoppes Retail, Civic Center and Shoppes Mixed-Use. The paving width will consist of approximately fifty-two feet (52') with a minimum six foot (6') landscaped parkway on both sides of the street and a six foot (6') sidewalk on one side of the street. On-street parking is prohibited. The conceptual street cross-section is illustrated in Exhibit 2-6, *Boys Republic Drive Conceptual Street Section*.

City Center Drive –Private Street, from Grand Avenue to Shoppes Drive, Public Driveway from Shoppes Drive to the Boys Republic Drive

Additional interior circulation is provided by City Center Drive which runs north-south from Grand Avenue to the Boys Republic Drive. It connects The Shoppes Retail at the northern end of the site with the Shoppes Mixed-Use towards the southern end. The portion of City Center Drive within the Shoppes Retail property limits, extending south from Grand Avenue to Shoppes Drive, is a private street. This portion of City Center Drive is a two-lane, undivided road consisting of a sixty-two foot (62') paving width with a twenty-six foot (26') driving lane, thirteen feet (13') in each direction, and eighteen foot (18') enhanced, diagonal parking lanes in both directions with a two foot (2') parking overhang. There is a minimum fifteen foot (15') landscaped parkway including a minimum nine foot (9') sidewalk on each side of the street in this portion of City Center Drive. The dimensions of the

parking lane and the landscaped parkways including sidewalks may vary along this portion of City Center.

The portion of City Center Drive, extending south from Shoppes Drive to the Boys Republic Drive, serves as a public driveway, allows for diagonal parking lanes in both directions and is maintained by the City to public standards. The conceptual street cross-section is illustrated in Exhibit 2-7, *City Center Drive Conceptual Street Section*.

Main Street –Private Street, from Peyton Drive

Main Street runs east-west connecting to Peyton Drive and provides interior circulation to the Shoppes Retail project. The private, roadway terminates in front of the major department store within the Shoppes Retail. At the eastern end of the street, the road consists of two lanes with a sixty-two foot (62') paving width with a thirteen foot (13') driving lane in each direction and eighteen foot (18') enhanced, diagonal parking lanes in both directions. There is a minimum fifteen foot (15') landscaped parkway including a minimum nine foot (9') sidewalk on each side of the street. This portion of the street is broken up into two areas where only the twenty-six foot (26') driving lane exists at pedestrian crossings and/or street intersections. A conceptual street cross-section of Main Street looking east is illustrated in Exhibit 2-8.

As one moves west toward the intersection of Main Street and Peyton Drive, the configuration of the road changes to allow four (4) thirteen foot (13') driving lanes, with no on-street parking. There is a minimum fifteen foot (15') landscaped parkway on each side of the street. Conceptual street cross-sections for this portion of Main Street is illustrated in Exhibit 2-9.

Shoppes Drive – Public Driveway, from Peyton Drive to Boys Republic Drive

Additional interior circulation is provided by Shoppes Drive which runs east-west connecting Peyton Drive and the Boys Republic Drive. The two-lane public driveway with a minimum twenty-six foot wide driving lane runs along the north side of the United States Post Office (USPS) and serves the Shoppes Retail, Civic Center and Shoppes Mixed-Use.

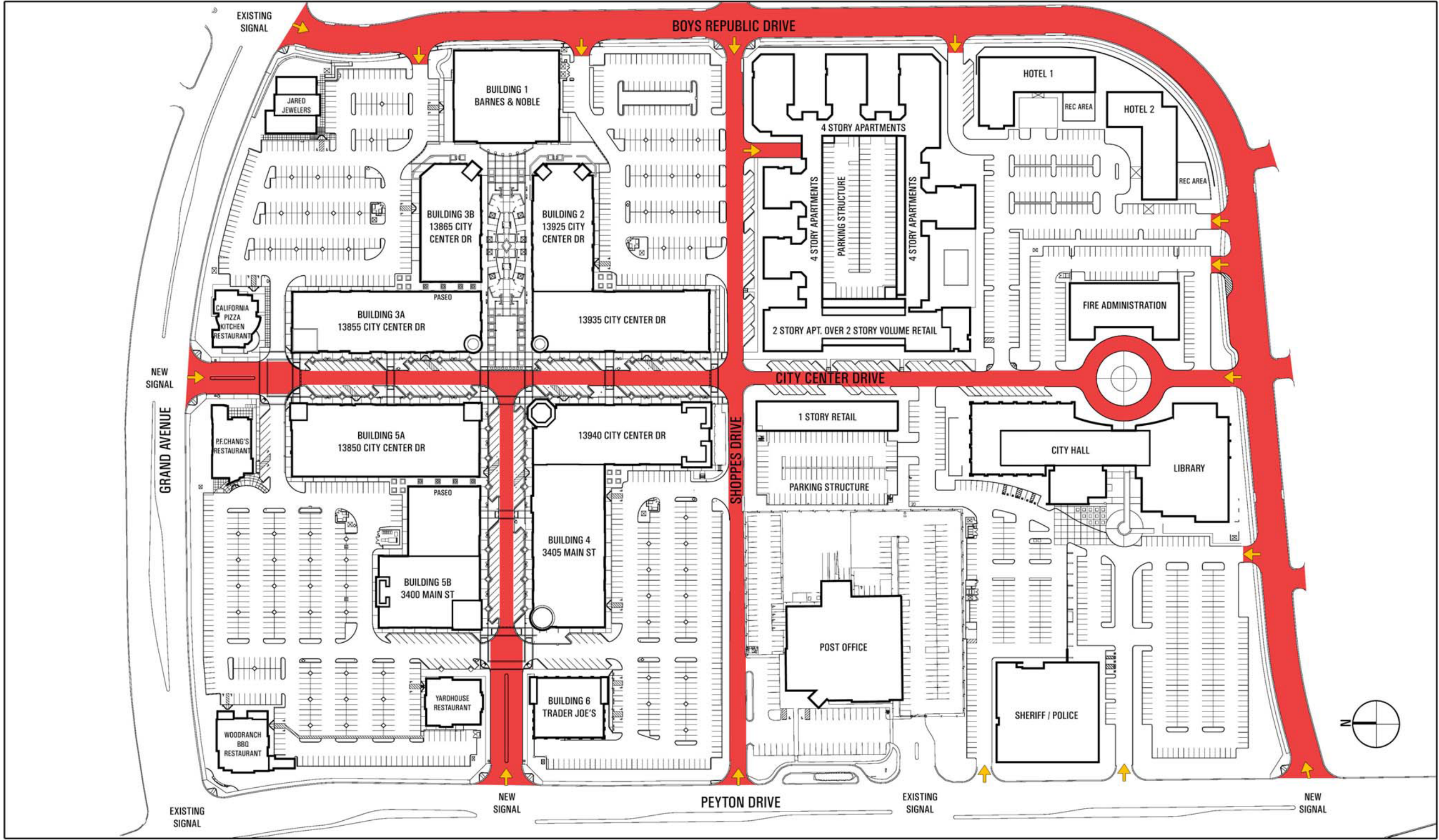
2.2.1.2 Pedestrian Access

Pedestrian access throughout the Shoppes, Civic Center, and Shoppes Mixed-Use site is an important element in the design concept for the Specific Plan. Pedestrian walkways tie the various elements and land uses together. On-site pedestrian circulation is provided by sidewalks (walkways). Walkways, located along the storefronts of Main Street and City Center Drive, are defined by the use of enhanced paving, landscape elements and street furniture.⁷

⁷ Enhanced paving may include integral colored concrete with saw cut pattern including sandblast, acid wash finish, hard trowel borders, concrete interlocking paving units with accent bands, natural grey

The walkways on either side of City Center Drive and Main Street function as major pedestrian linkages within the Specific Plan area. The walkways on City Center Drive connect the major uses at the northern end (Shoppes Retail) with those uses located at the southern end of the Site (Civic Center & Shoppes Mixed-Use). The walkways on Main Street connect the major uses towards Peyton Drive with those toward the eastern end. The wide walkways, street furniture and canopy trees provide an environment where pedestrians stroll from one end of the street to the other experiencing the different uses along the way. There may be special times or events when the interior streets of the Shoppes Retail will be closed to automobiles. At these times, a pedestrian only environment may be created through the use of removable bollards or other similar methods. Pedestrian crossings clearly designated by enhanced paving at vehicle points of ingress and egress and at the street crossings provide safety by encouraging slow vehicle movement.

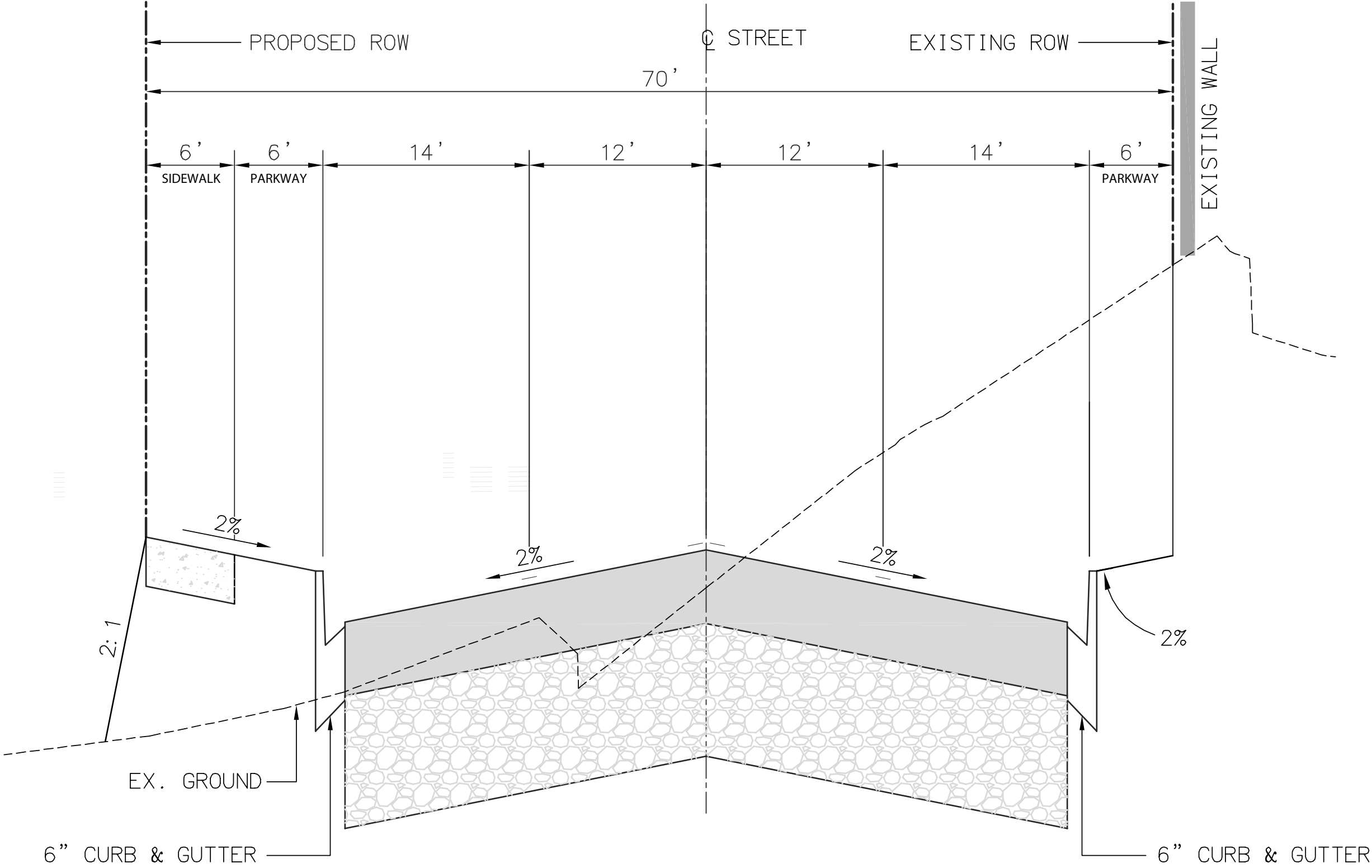
concrete with saw cut pattern and paver accents or borders or any combination of the materials, patterns and finishes listed.



NOTE: LOCATION OF BUILDINGS AND USES
WILL BE GENERALLY AS SHOWN



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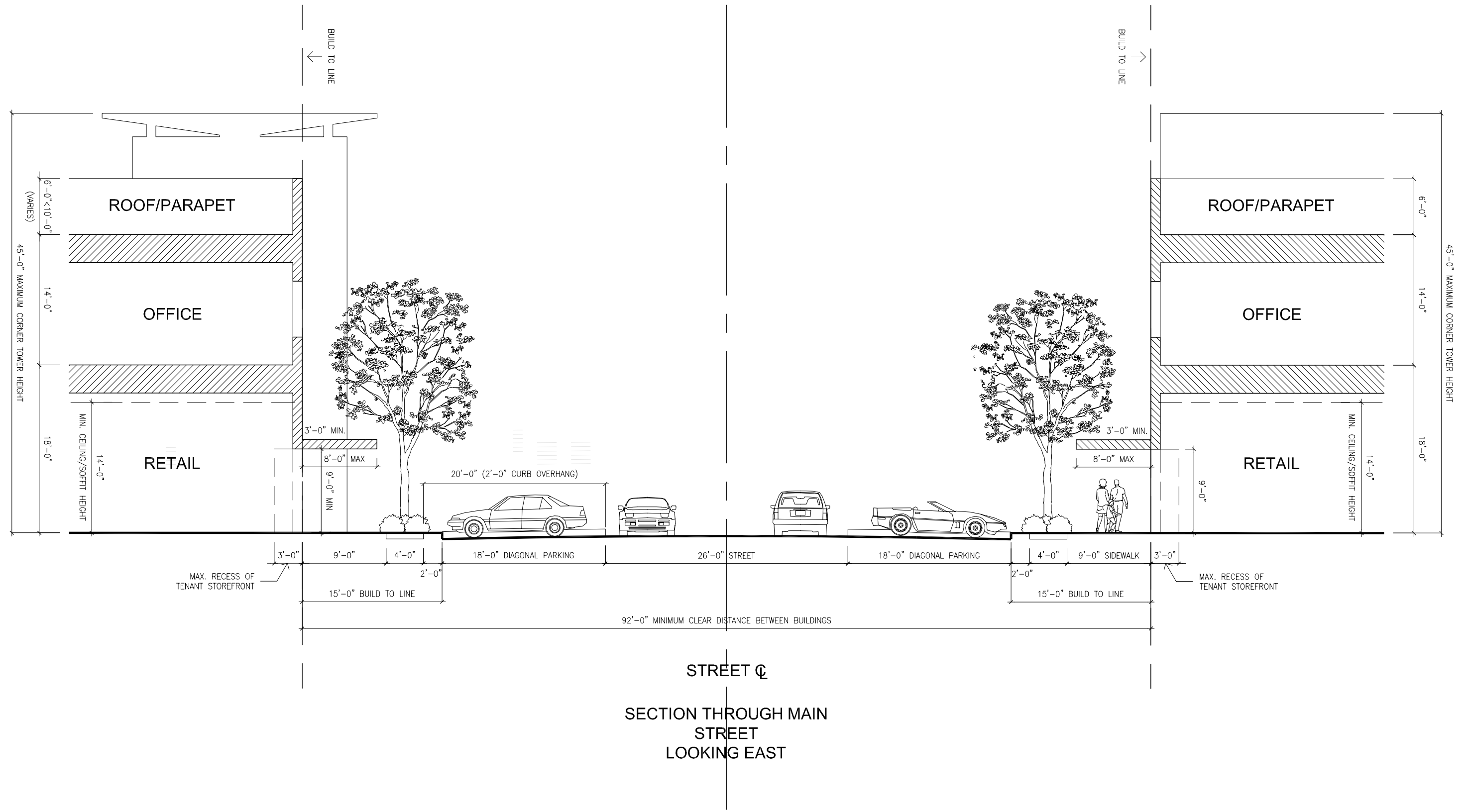


Boys Republic Drive Conceptual Street Section
Exhibit 2-6

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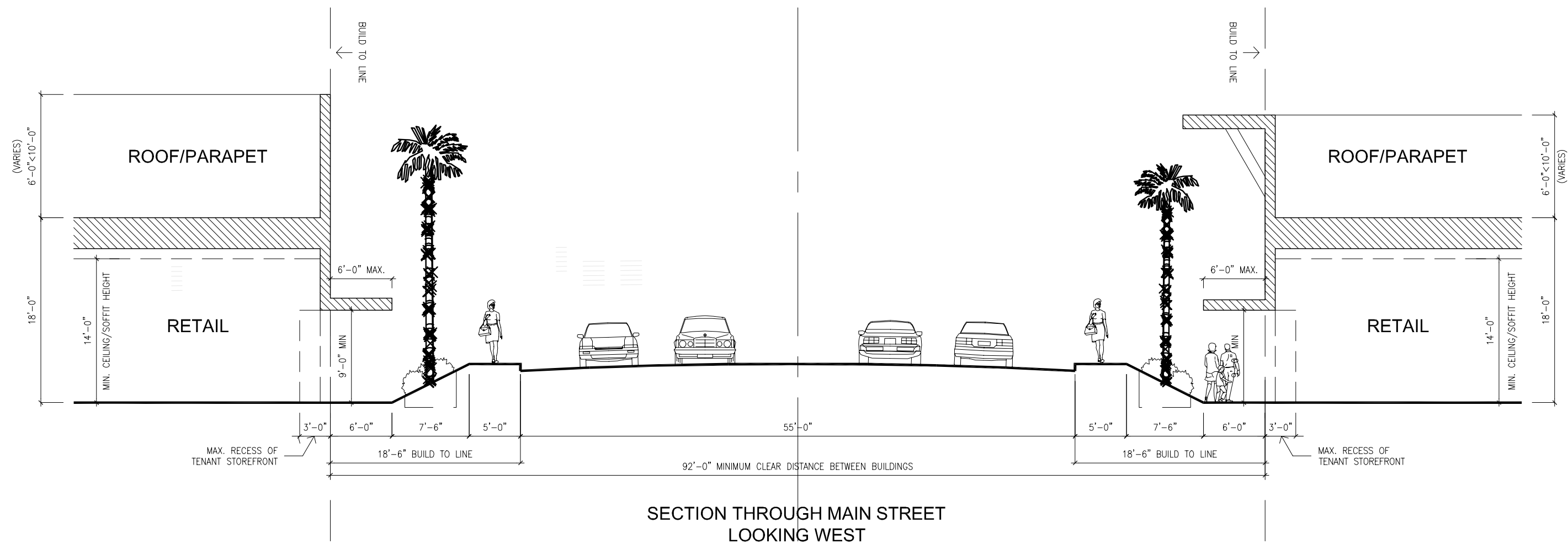


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Main Street (East) Conceptual Street Section
Exhibit 2-8

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Main Street (West) Conceptual Street Section
Exhibit 2-9

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2.2.2 Community Center Site

The circulation system within the Community Center site is designed to easily accommodate vehicle and pedestrian access and movement.

2.2.2.1 Roadway System

The Community Center component is served by one (1) major arterial, Peyton Drive. The main entrance is located at the existing signalized intersection serving Ayala High School. A second right in/out access point is located further south from the main entrance on Peyton Drive.

Peyton Drive – Public, Major Arterial

Defined as a Major Arterial in the City of Chino Hills Circulation Element, Peyton Drive is a public, north-south, four-lane divided roadway with a painted median, with three northbound lanes and one southbound lane between Grand Avenue and Eucalyptus Avenue, and with one lane in each direction between Eucalyptus Avenue and Chino Hills Parkway. The Peyton Drive improvement project, to be constructed in the near future by the City of Chino Hills, will widen Peyton Drive to six (6) lanes divided from Grand Avenue to Eucalyptus Avenue and four (4) lanes divided from Eucalyptus Avenue to Chino Hills Parkway. It is designed to carry volumes of local and regional traffic and on-street parking is prohibited. Peyton Drive has bike lanes south of Chino Hills Parkway. Peyton Drive provides one (1) full access point and one (1) right in/out access point for the Community Center component.

2.2.2.2 Pedestrian Access

Pedestrian access throughout the Community Center Site is provided by walkways (sidewalks). The Community Center component provides a pedestrian promenade that accommodates pedestrian access and movement between the Community Center and the McCoy Equestrian and Recreation Center.

2.2.3 Community Park Site

The circulation system within the Community Park site is designed to easily accommodate vehicle and pedestrian access and movement. Upon entry to the Community Park vehicles will be able to either park in one of the parking stalls or utilize the drop-off/pick-up area. Multipurpose trails along the perimeter of the Park provide a recreational connection to adjoining uses.

2.2.3.1 Roadway System

The Community Park is served by one (1) collector street which is Eucalyptus Avenue.

Eucalyptus Avenue –Public, Collector

Eucalyptus Avenue is a three-lane, undivided road oriented in an east-west direction east of Peyton Drive with two (2) west bound lanes and one (1) east bound lane, and a two-lane undivided roadway oriented in a east-west direction north of Chino Hills Parkway. In the City of Chino Hills General Plan Circulation Element, Eucalyptus Avenue is defined as a public, four-lane secondary highway east of Peyton between Peyton Drive and Pipeline, and it is classified as a public, two-lane collector west of Peyton Drive.

Prior to Specific Plan implementation, Eucalyptus Avenue terminated approximately 1.1 miles east of Chino Hills Parkway at Galloping Hills Road. Eucalyptus Avenue was not constructed between Galloping Hills Road and Peyton Drive. As part of the Community Park construction, Eucalyptus Avenue will be extended from its original terminus at Galloping Hills Road to the park entrance approximately 300 feet west of Chino Hills Parkway. On-street parking is allowed on this segment of Eucalyptus Avenue. The remaining 300 feet is planned to be constructed as part of the Peyton Drive improvement.

Eucalyptus Avenue provides two (2) access points to the Community Park Site. The primary entry/exit is located approximately 300 feet west of Peyton Drive and the secondary access is located further west towards Galloping Hills Road.

2.2.3.2 Pedestrian Access

Pedestrian access throughout the Community Park Site is provided by walkways (sidewalks) and multi-purpose trails. The multi-purpose trails meander along Eucalyptus Avenue and around the perimeter of the Park, and provide a possible connection to the communities located to the north of the Community Park. The Community Park has a main concourse located centrally between the sports fields that act as a gathering place for users.

2.3 INFRASTRUCTURE

The purpose of this section is to define the utilities and services that will be provided to the Specific Plan area. This section defines the major components of public and private sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within or adjacent to the Specific Plan area.

2.3.1 Water

Potable water for the project is provided by the City of Chino Hills. Recycled water lines are included within the project site for connection when recycled water transmission lines are constructed. The water distribution facilities are designed and constructed in accordance with City of Chino Hills requirements. Water mains within the public right-of-way, Boys Republic Drive and Shoppes Drive shall be owned and maintained by the City.

2.3.1.1 Shoppes Retail, Civic Center, and Shoppes Mixed-Use Site

Water lines serving the Shoppes Retail, Civic Center and Shoppes Mixed-Use site include an existing sixteen inch (16") diameter line on the eastern and southern edges of the property; an existing twenty inch (20") diameter line in Grand Ave on the northern side; an existing sixteen inch (16") diameter line in Peyton Drive on the western side, an existing eight inch (8") line along Shoppes Drive and an existing twenty inch (20") transmission and eight inch (8") domestic line in Boys Republic Drive. Refer to the Conceptual Water plan provided in Exhibit 2-10, *Shoppes Retail, Civic Center and Shoppes Mixed-Use Conceptual Infrastructure Plan*.

2.3.1.2 Community Center Site

Water lines serving the Community Center site include an existing sixteen inch (16") diameter line in Peyton Drive on the site's eastern boundary.

2.3.1.3 Community Park Site

One water line exists on or near the site: a sixteen inch (16") diameter line in Peyton Drive. Another sixteen inch (16") diameter line is proposed in Eucalyptus Avenue.

2.3.2 Wastewater (Sewer)

The City of Chino Hills Sewer Division is responsible for collecting and conveying wastewater within Chino Hills. The Inland Empire Utility Agency (IEUA) is responsible for wastewater treatment.

2.3.2.1 Shoppes Retail, Civic Center, and Shoppes Mixed-Use Site

Wastewater lines serving the site include existing twelve inch (12") lines in Boys Republic Drive and Shoppes Drive that tie into an existing twelve inch (12") diameter line that crosses the Boy's Republic property to the east. The

wastewater lines are designed according to the City of Chino Hills Standard Design and are estimated to have one lateral connection for each building. Locations of major connections to wastewater lines serving the Shoppes Retail, Civic Center and Shoppes Mixed-Use site are illustrated in the Conceptual Sewer plan provided in Exhibit 2-10, *Shoppes Retail, Civic Center and Shoppes Mixed-Use Conceptual Infrastructure Plan*.

2.3.2.2 Community Center Site

Wastewater lines serving the Community Center site include an existing twelve inch (12") diameter line along Peyton Drive. On-site wastewater service is designed according to the City of Chino Hills standards and City-approved hydraulic sewer studies for the project

2.3.2.3 Community Park Site

Wastewater lines serving the Community Park site include an existing twelve inch (12") diameter line along Peyton Drive. On-site wastewater service complies with the City of Chino Hills standards and City-approved hydraulic sewer studies for the project

2.3.3 Storm Drainage

The Specific Plan area is drained by facilities provided and maintained by the City of Chino Hills in public right-of-ways.

2.3.3.1 Shoppes Retail, Civic Center, and Shoppes Mixed-Use Site

Major storm drain facilities that are forty-eight inches (48") in diameter are located along the Boys Republic Drive and Shoppes Drive (through street) at the Shoppes Retail, Civic Center and Shoppes Mixed-Use Site. This system conveys flow to the San Antonio Channel via an easement on the adjacent Boys Republic Property. Water flow is treated to comply with the County of San Bernardino's Water Quality Management Permit. Water flow is treated by man-made clarifiers and on- or off-site retention will be used. Storm drain lines within the Boys Republic Drive, Shoppes Drive and the Boy's Republic property shall be owned and maintained by the City. Storm drains lines within the Shoppes Retail and Shoppes Mixed Use project shall be owned and maintained by the Shoppes Retail and Shoppes Mixed-Use development respectively. The drainage from the retail buildings adjacent to the parking structure (along City Center Drive) is proposed for discharge into the City owned drainage system and the water quality and retention mitigation requirements only apply to Parcel 1 of PM 17933. Exhibit 2-10 shows the Conceptual Storm Drain Plan.

2.3.3.2 Community Center Site

The storm drain system for the Community Center development conveys stormwater into the Peyton Drive storm drain system which eventually drains into the English Canyon Channel.

2.3.3.3 Community Park Site

The Community Park site drains into the Eucalyptus Avenue storm drain system which eventually drains into the English Canyon Channel. The Community Park may have natural or artificial turf for ball fields which will include an integrated drainage system that conveys storm water to the City's storm drain system.

2.3.4 Solid Waste

Solid waste collection and disposal is provided through Chino Hills Disposal, the exclusive solid waste and recycling service provider for the City. The project is required to comply with applicable State and local regulations.

2.3.5 Utilities

2.3.5.1 Electricity

SCE supplies electrical services to the Specific Plan area and has indicated that sufficient capacity exists within the existing infrastructure to accommodate the project.

The easements for the power lines on the Shoppes Retail, Civic Center, and Shoppes Mixed-Use site is located in or adjacent to the new Boys Republic Drive, along the site's southern boundary. The easement on the Community Park and Community Center sites is located in or adjacent to the new alignment of the extension of Eucalyptus Avenue, west of Peyton Drive.

2.3.5.2 Natural Gas

The Southern California Gas Company supplies natural gas to the Specific Plan area and has indicated that sufficient capacity exists within existing infrastructure to accommodate the project. Additional points of connection are established where necessary.

2.3.5.3 Telephone, Internet and Cable

Telephone, Internet, and cable television infrastructure and service are provided along with the other utilities.

2.4 PUBLIC FACILITIES AND SERVICES

2.4.1 Public Safety

2.4.1.1 Law Enforcement

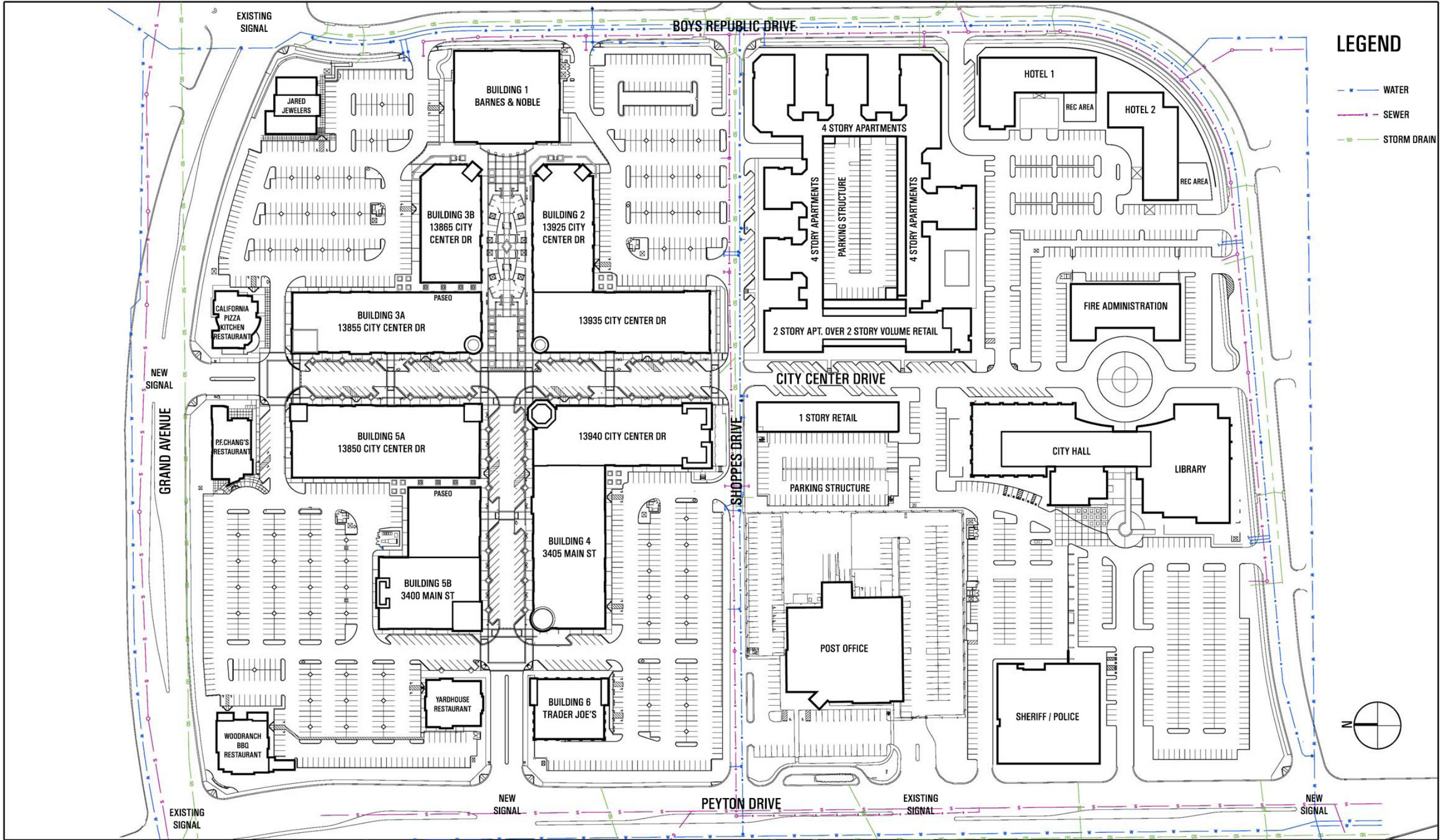
Law enforcement for the Specific Plan area is provided to the City of Chino Hills by contract with the San Bernardino County Sheriff's Department.

2.4.1.2 Fire Protection

The Chino Valley Independent Fire District (CVIFD) provides fire protection, fire prevention services, emergency medical (first responder) and rescue services, arson investigation, and hazardous material coordination for the Specific Plan area. All development within the project area complies with the requirements of the CVIFD. The water supply system is designed to meet CVIFD requirements.

2.4.2 Public Transportation

Omnitrans provides bus service for the Specific Plan area. The Peyton Drive widening project includes ten foot (10') shoulders throughout with no parking allowed on the street. This allows flexibility in locating bus stops. Bus stop locations, as determined by Omnitran, shall consider disability access to the project sites.



NOTE: LOCATION OF BUILDINGS AND USES
WILL BE GENERALLY AS SHOWN

Amended - November 2008

The Shoppes Retail, Civic Center & Mixed-Use
Conceptual Infrastructure Plan
Exhibit 2-10



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3 DEVELOPMENT STANDARDS

3.1 GENERAL PURPOSE

The Shoppes at Chino Hills Retail/Civic Center/Mixed-Use/Residential/Community Park Specific Plan Development Standards define the permitted uses, sizes, design of buildings and related improvements for the five land use designations within the Specific Plan area. The Development Standards implement the Land Use Plan for the project. The Development Standards will ensure that all future development within the Specific Plan area will conform and contribute to realizing the goals and objectives of the Specific Plan. The exhibits accompanying the Development Standards are intended to provide guidelines for development; they are schematic in nature and not intended for use as precise plans. The Specific Plan Development Standards shall be applied only in the Specific Plan area.

3.1.1 References

Any reference to Development Standards shall mean "The Shoppes at Chino Hills Retail/Civic Center/Mixed-Use/Residential/Community Park Development Standards." The City of Chino Hills Development Code is referred to as the Development Code.

3.1.2 Resolution of Issues

A. Whenever this Specific Plan contains regulations or standards that differ from or conflict with the regulations and standards contained in the Chino Hills Development Code or any other applicable City regulation, rule or policy, the Specific Plan shall prevail.

B. If an issue, condition or situation arises or occurs that is not sufficiently covered or provided for in these regulations so as to be clearly understandable, those regulations of the Development Code that are applicable for the most similar issue, condition, or situation shall be used and implemented in a manner otherwise consistent with the Specific Plan. The City Manager or designee shall resolve issues, conditions or situations in manner that is consistent with these Specific Plan Development Standards. The intent is to resolve ambiguity in the regulations and ensure consistent application.

3.2 SHOPPES RETAIL: REGULATIONS FOR DEVELOPMENT

3.2.1 Shoppes Retail: Designation Intent and Purpose

The Shoppes Retail land use designation creates an area where residents, employees and visitors to Chino Hills can meet, socialize, shop, and conduct business. It is a pedestrian oriented Lifestyle Center which allows for a mix of retail, commercial, entertainment, restaurant and office uses. Sidewalks link the Shoppes Retail with adjacent civic center and Shoppes Mixed-Use. Exhibit 3-2 presents an illustrative conceptual site plan for the Shoppes Retail and Exhibit 3-3 provides conceptual elevations.

3.2.2 Shoppes Retail: Permitted Uses

A. The total square footage of development allowed on the Shoppes Retail land shall be limited to 378,230 square feet. Permitted uses within the Shoppes Retail land use designation shall include:

1. Department Store or Anchor Store. "Department Store" means a retail store that has at least 110,000 square feet of retail floor space within a single retail facility with a series of integrated departments for the sale of services, goods and merchandise of various kinds. Alternately, a minimum of two Major Anchors may be permitted, subject to City Manager or designee approval. "Major Anchor" means a retail store that has at least 20,000 square feet, and sells any of the following products: apparel, home decor, cooking, dining ware, goods, bedding and bathroom accessories, books and publications, gardening accessories and decor, outdoor living/furnishings, sporting goods, electronic goods.
2. Retail. Retail uses that do not exceed 40,000 square feet individually and, by way of example, sell any of the following products: Apparel, home decor, cooking, and dining ware, goods, jewelry, bedding and bathroom accessories, books and publications, gift shops, gardening accessories and decor, outdoor living/furnishings, sporting goods, children's toys, electronic goods. Specialty grocery stores and specialty food establishments that do not exceed 25,000 square feet are also permitted.
3. Restaurants. Permitted restaurant uses include: Full service restaurants (including those with bars serving alcoholic beverages and including entertainment as accessory uses) ("full service restaurant" means an establishment that prepares and sells food to customers that order food while seated in the establishment and have the food delivered to them and consume the food on the premises of the establishment); take out

restaurants that sell food to customers who order primarily at a counter or through call-in orders, and that allow food to be consumed on or off the premises of the restaurant but such restaurants shall not be located within 150 feet of Peyton or Grand Avenues and shall not be permitted to sell food at drive-thru facilities. The aggregate square footage for all restaurant uses shall be not more than 60,000 square feet and shall consist of a minimum of five (5) full service restaurants; take out restaurants with no waiter or waitress service shall be limited to an aggregate of 10,000 square feet.

4. Bar or night club. Bar or night club use is primarily an age restricted establishment and shall be permitted. This use shall not exceed, in aggregate, over 10,000 square feet.
5. Service uses. Professional office, professional service, or personal services on first floor limited to 5,000 square feet, and on second floor provided aggregate of service uses does not exceed 65,000 square feet. No automobile service or repair shall be allowed, including but not limited to service stations.

B. The sale of alcohol in grocery, supermarket and/or specialty retail stores (off-site sales) and in restaurants as an accessory use (on-site sales) located anywhere within the Shoppes Retail land use designation is permitted. The sale of alcohol shall be subject to licensing by the State of California Department of Alcoholic Beverage Control.

C. Throughout the Shoppes Retail, to create an atmosphere that encourages pedestrian traffic and invites people to walk between uses, outdoor vendors are permitted as an accessory use. While the vendors' cart or kiosk may appear to be temporary in nature, they shall be designed to complement the architectural style of the other buildings on site and integrated into the site design to provide for easy pedestrian access. The size and location of vendor carts shall be limited as determined by the Shoppes Retail management in order to ensure that business is oriented to the pedestrian and not surrounding streets and to provide for adequate pedestrian circulation around the use.

D. Due to the unique nature and specialty uses of the Shoppes Retail, Development Code Section 16.12.020, "Permitted uses, accessory uses, temporary uses and conditional uses" including Appendix A, "Regulation of Uses by Zoning District" shall not apply to the Shoppes Retail land use designation.

3.2.3 Shoppes Retail: Development Standards

A. Table 3-1 outlines the general Development Standards for the Shoppes Retail designation. Additional guiding principles are outlined in Section 4, *Design Guidelines*.

Table 3-1: Shoppes Retail: Development Standards

Development Standard	Shoppes Retail
A. Minimum Lot Size, GLA ¹	5,000 sf
B. Minimum Lot Dimensions	
♦ Width	50' ft
♦ Depth	50' ft
C. Maximum Height	50' ft. to roofline; 80' ft. to architectural feature.
D. Landscaping Required	Minimum 10% of the Shoppes Retail designation must be landscaped (may include planted areas & enhanced hardscape)
E. Parking Lot Landscaping	Minimum 2% of parking areas (exclusive of loading areas) must be landscaped. This landscaping may be counted toward the total site area landscaping required in item D above.
F. Maximum Floor Area Ratio (FAR)	No maximum floor area ratio.
G. Minimum Street-Side Building Setbacks ²	
♦ Setback from Grand Avenue	15' ft.
♦ Setback from Peyton Road	15' ft.
♦ Setback from Boys Republic Drive	5' ft.
♦ All other setbacks	0' ft.
H. Minimum Internal Street-Side Building Setbacks ²	0' ft.

Abbreviations: GLA = Gross Leasable Area; sf = square feet; ft = feet

Notes:

¹ Gross Leasable Area (GLA) shall be defined as the total space designed for exclusive use of the tenant and generally excludes common area and space devoted to heating, cooling, and other equipment of the building, including shafts or structural members.

² See Section 3.3.3.B for definition of a street-side building setback.

B. **Street-Side Building Setbacks:** A street-side building setback is the minimum distance required between any public right-of-way line and any part of a building or structure on the Shoppes Retail site. No minimum setback between any private street and any part of a building or structure in the Shoppes Retail site is required.

C. In addition to the standards outlined in Table 3-1, the following shall apply to all development projects proposed within the Shoppes Retail designation:

1. Roof top areas of commercial structures shall be shielded and screened from view from Grand Avenue and Peyton Drive by parapets or other finished architectural features.
2. Open space requirements as outlined in Development Code Section 16.08.070, "Open space requirements," shall not apply to the Shoppes Retail designation. The project is not required to set aside open space or dedicate open space to the City.

3.2.3.1 Maximum Projections into Street-Side Building Setback Areas

All required setback areas shall be open and unobstructed from finished grade to the sky except that projections into street-side setback areas which are permitted as indicated in Table 3-2. The architectural projections listed in the table must be attached to the principal building existing or planned on-site.

Table 3-2: Shoppes Retail: Maximum Projections into Street-Side Building Setback Areas¹

Feature	Grand Avenue	Peyton Drive	Boys Republic Drive	Maximum Projection Above Height Limit
	Maximum Projection into Setback Area ¹	Maximum Projection into Setback Area ¹	Maximum Projection into Setback Area ¹	
Antennas/Satellite Dishes	Not permitted	Not permitted	Not permitted	Not permitted
Awnings	3'0"	3'0"	3'0"	Not permitted
Architectural Projection: Cornices, Eaves, Roof Overhangs	4'0"	4'0"	4'0"	See Table 3-1, item C.
Patios, Open & Enclosed	5'0"	5'0"	5'0"	Not permitted
HVAC, Mechanical Equip. ²	5'0"	5'0"	5'0"	Not permitted ²
Signs ³	8'0"	8'0"	3'0"	Per City approved sign program
Pad Transformers (above ground utility cabinets)	5'0"	5'0"	5'0"	Not permitted

¹ See Section 3.3.3.B for definition of a street-side building setback.

² All air conditioning units and mechanical equipment shall be screened from view by solid walls with exterior finishes to match or compliment surrounding buildings and uses.

³ Signs (monument and entryway) within clear areas shall not exceed 30" in height.

3.2.3.2 Line-of-Sight Triangle

A. A line-of-sight triangle defines an area of land adjacent to an intersection within which the height of structures, signs, walls, fences, plant materials, and any other physical object(s) is limited for the purpose of maintaining the line-of-sight between motorists and/or pedestrians on any other approach to the same intersection. A line-of-sight triangle shall be indicated with appropriate dimensions on site plans at each intersection of a public street with any other public or private street(s).

1. Each line-of-sight triangle at controlled intersections shall be determined and configured according to Caltrans standards as described in Topic 405 of the Caltrans Highway Design Manual.
2. Each line of sight triangle at the uncontrolled intersection of two public streets shall be configured as shown in Exhibit 3-1a "Line of Sight Triangle for Public Streets" and two sides of equal length shall have a minimum distance of twenty feet (20').
3. Each line-of-sight triangle at the uncontrolled intersection of a public street with a private street or public driveway shall be configured as shown on Exhibit 3-1b "Line of Sight Triangle for Private Street or Driveway" and two sides of equal length shall have a minimum dimension of ten feet (10').
4. The above standards do not apply to the uncontrolled intersection of two private streets.

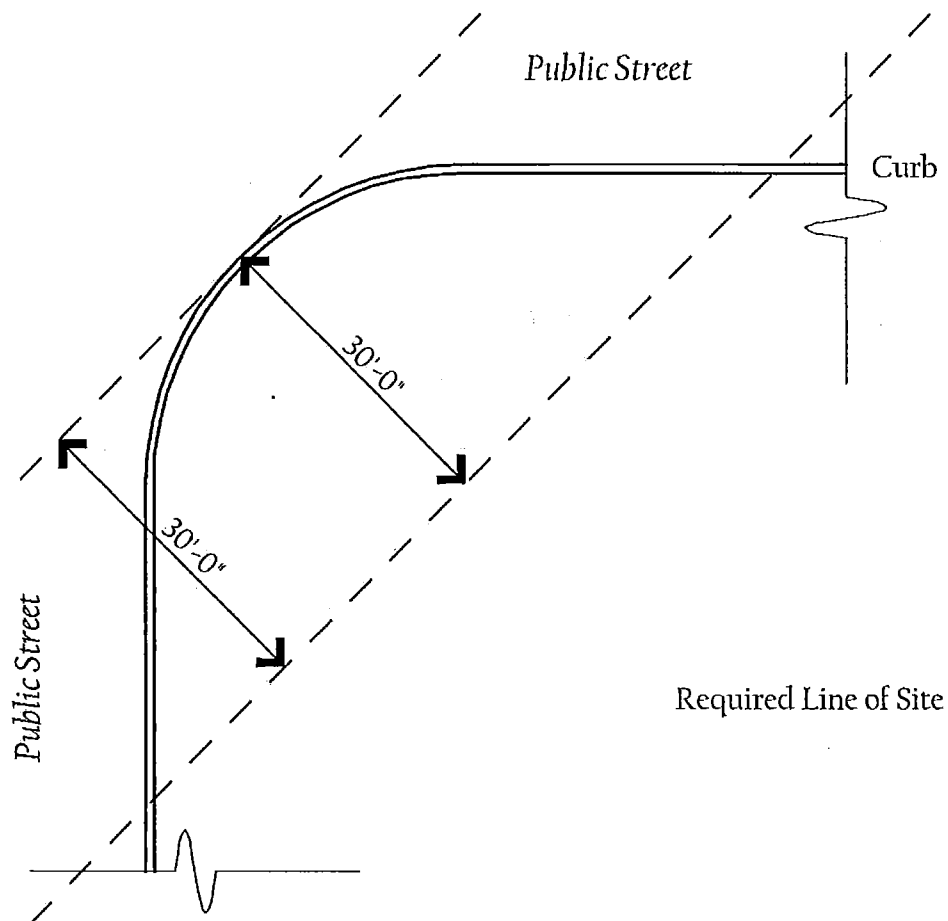


Figure 3-1a: Line of Sight Triangle for Public Streets

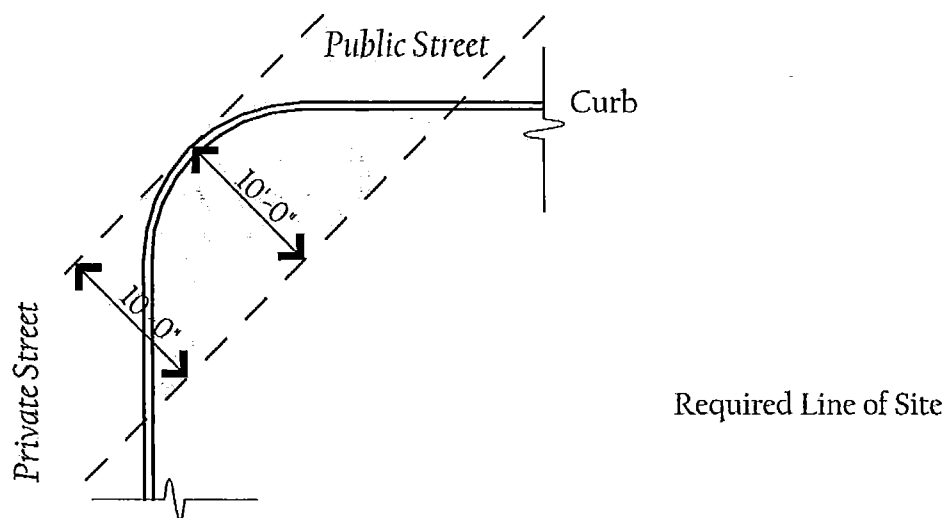


Figure 3-1b: Line of Sight Triangle for Private Street or Driveway

Line of Sight Triangle
Exhibit 3-1

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3.2.3.3 Entertainment Uses

Primary entertainment uses such as a bar or night club shall be subject to the provisions of Development Code Section 16.12.070, "Entertainment establishments providing dancing, music, and similar activities" require submittal of a security plan to the City for review and approval. For restaurants whose primary use is an eating establishment, no security plan shall be required unless a security plan is a condition of licensing by the Department of Alcoholic Beverage Control.

3.2.3.4 Outdoor Accessory Uses and Events

A. Periodic use of portions of City Center Drive and Main Street within the Shoppes Retail designation for civic and promotional events shall be permitted. Those portions of these streets that are privately owned may be closed on a temporary basis during such events, without City approval. Because those portions of City Center Drive and Main Street within the Shoppes Retail designation are privately owned, maintained, and integrated within the Lifestyle Center format, and because the nature, places, and times of such civic and promotional events are subject to restrictions imposed by common area property management to maintain the quality and ambiance of the Shoppes Retail, the requirements of Development Code Section 16.40.050, "Special outdoor events," shall not apply.

1. Civic and promotional events on City Center Drive and on Main Street may include product displays, product promotions, and/or product demonstrations that shall be subject to restrictions imposed by common area property management and shall be exempt from Section 16.12.080, "Outdoor display and storage", of the Development Code provided such uses are consistent with the retail uses within the Shoppes Retail designation.
2. Outdoor storage shall not violate line of sight standards as outlined in Section 3.3.3.2 of this Specific Plan.
3. In order to create and enhance the Lifestyle Center ambiance, an outdoor sound system may be installed to provide background music and to serve as a public address system. Noise standards contained in Table N-1 "Noise/Land Compatibility Matrix" of the City of Chino Hills General Plan Noise Element shall apply and shall be used to define acceptable and unacceptable noise levels.

3.2.3.5 Trash Enclosures / Refuse Bins

A. Receptacles (bins) for the collection of refuse and recyclable materials generated within the Shoppes Retail designation shall be generally located as shown on Exhibit 3-2, *Shoppes Retail Conceptual Site Plan*.

B. All trash enclosures shall be designed with a walk-in access component.

C. Enclosures shall be provided for bins and shall consist of six (6) foot-high split face block masonry walls, , and solid, view-obscuring gates with self-closing devices.

3.2.3.6 Walls and Fences

A. Walls and/or fences, including retaining walls, may be permitted along the street and within street-side setback areas, provided they are outside of the public right-of-way and do not exceed twelve feet (12') in height. Location and design of a wall or fence is subject to review and approval by the City Manager or designee. Development Code Section 16.06.120, Subsections B, C, and D titled, "Fences, walls and hedges," shall not apply to the Shoppes Retail designation.

B. All walls shall be made of high-quality pre-cast concrete or of comparable material as approved by the City Manager or designee. Decorative coping requirements shall not apply to the Shoppes Retail designation.

C. There are active outdoor use areas, such as restaurants with outdoor eating areas, associated with the Shoppes Retail designation. Due to the proximity of these areas to Grand Avenue and Peyton Drive, these outdoor active use areas would be exposed to traffic noise levels. To reduce noise levels, sound barriers may be required for affected buildings and eating areas. Sound/noise barriers may consist of glass, plexi-glass or other similar transparent material and shall be a minimum six feet (6') in height.

3.2.3.7 Parking and Loading

A. The Shoppes Retail integrates a variety of retail goods and services uses with varying parking requirements, peak hour parking demands, and vehicle loading needs. Flexibility in meeting these varying requirements and demands is accommodated through inclusion of on-site parking and loading areas as part of the common area shared by tenants and occupants of the Shoppes Retail. Access to and use of common area shared parking shall be maintained through real property agreements applicable to all uses in the Shoppes Retail designation.

In recognition of these circumstances, the requirements of Development Code Chapter 16.34, "Parking and Loading," are not applicable and the location of parking and loading facilities that shall be required to be provided by the

developer are generally shown on Exhibit 3-2, *Shoppes Retail Conceptual Site Plan*, and in Table 3-3.

Table 3-3: Shoppes Retail Parking Requirements

Use	Required Number of Spaces
Retail/Commercial/Entertainment/Office/Restaurant Mix	Minimum 3.25 spaces/1000 SF-GLA ¹

Abbreviations: SF = Square feet, GLA = Gross Leasable Area

Notes:

¹ Gross Leasable Area (GLA) shall be defined as the total space designed for exclusive use of the tenant and generally excludes common area and space devoted to heating, cooling, and other equipment of the building, including shafts or structural members.

² Fractional spaces - If the calculation of required parking spaces results in a fractional number (greater than 0.5) that number shall be rounded up to the next whole numbered parking space.

B. Parking facility development standards:

1. Parking space dimensions - The minimum size of a parking space shall be nine feet (9') wide and nineteen feet (19') long including the two foot (2') curb overhang, if applicable. The minimum size of a handicapped parking space shall be as directed by Title 24 of the California Code of regulations.
2. Parking access - The minimum width of the parking lot drive aisles located along City Center Drive and Main Street shall be twenty-six feet (26'). The width of the non-fire access parking lot drive aisles located in the Shoppes Retail shall be a minimum of twenty-four feet (24'), and is subject to review and approval of the City Manager or designee.
3. All parking spaces and associated driveways shall be entirely paved with concrete or asphalt-type surfacing per City standards and requirements
4. Pavement graphics, directional signs and arrows shall be provided on parking lot drive aisles.
5. Parking space delineation - All parking spaces shall be clearly marked with paint or another easily distinguishable material and all spaces shall be delineated with double lines.
6. Metered parking may be provided along Main Street and City Center Drive for customer use only. Parking meters shall be patrolled by the City of Chino Hills.

C. Valet parking – Valet parking shall be permissible within the Shoppes Retail designation for restaurants, department stores and other retailers.

1. Valet parking may be provided anywhere on-site by Shoppes Retail management.
2. The number of proposed parking spaces to be utilized shall be sufficient to ensure that the valet parking operation should not unduly affect the availability of on-street parking spaces.
3. The proposed traffic flow and location of the valet station or stations should not create undue traffic congestion in the area proposed for the valet service

D. Loading Space Requirements:

1. Number of spaces – A minimum of four (4) loading spaces shall be provided within the Shoppes Retail designation.
2. Dimensions – - The minimum size of a loading space shall be at least ten feet wide (10') with a minimum length of 19 feet (19').

E. Bicycle Parking Standards:

1. Five (5) bicycle parking/storage spaces shall be located in one, area/location within the Shoppes Retail designation.
2. The Shoppes Retail designation shall be exempt from Section 16.34.110, "Bicycle parking standards", of the Chino Hills Development Code.

3.2.3.8 Trip Reduction Program

The Shoppes Retail designation shall be exempt from Section 16.36, "Trip Reduction Program", of the Chino Hills Development Code.

3.2.3.9 Signs

A. Temporary Signs: Temporary signs not visible from the public right-of-way are permitted, subject to City Manager or designee review and approval of a sign program. Pending City approval of said sign program, such temporary signs may not be subject to issuance of a temporary sign permit by City and not otherwise subject to restriction unless such signage is declared hazardous or unsafe by the City. Temporary signs visible from the public right-of-way are subject to the City of Chino Hills Development Code.

B. Tenant Signs: Tenant signs including standardized and logo signs of retailers with multiple store locations shall be permitted subject to size, height, bulk, and location regulations and subject to City Manager or designee

review and approval of a sign program. Pending City approval of said sign program, such tenant signs are to be consistent throughout the Shoppes Retail and tenants shall be allowed to install and maintain tenant brand, logo, and/or prototype signage advertising the names and logos of their uses within the development.

C. Freeway Oriented Signs:

1. Along the Chino Valley Freeway (SR-71), a Pylon/Reader Board sign may be located on the Boys Republic Property as shown in Exhibit 4-11, *Pylon Sign Location*. The sign shall be subject to City Manager or designee review and approval of a sign program, and may be up to 100' tall and 40' wide and indicate "The Shoppes at Chino Hills", a project logo and/or icon, "City of Chino Hills", and the names of the tenants. Maximum sign area is 2,000 square feet per side. Individual letter height shall be no more than 75" inches.
2. An electronic reader board may be included to identify upcoming cultural events and advertising for the project. The reader board shall be incorporated into the Pylon Sign.
3. The Shoppes Retail designation shall be exempt from Section 16.38.070, "Freeway-oriented signs", of the Chino Hills Development Code.

D. Additional details on the Specific Plan signage program can be found in Section 4, *Design Guidelines*.

3.2.4 Shoppes Retail: Landscaping and Lighting

Landscaping and lighting is an essential element to create the unique character of the Shoppes Retail. The location, design and detail of the landscaping and lighting shall be compatible with and reflect the spirit and quality of the Specific Plan objectives. In recognition of these circumstances, the landscape and lighting requirements of the City of Chino Hills Landscaping and Lighting Manual, 1992 and the Chino Hills Municipal Code are waived and shall not apply to the Shoppes Retail designation. All landscaping and lighting shall be subject to approval by the City Manager or designee.

A. The project shall be enhanced with larger than minimum sized plant material at the following entry focal points and/or main project entrances:

1. Southwest corner of Grand Avenue and the Boys Republic Drive;
2. Southeast corner of Grand Avenue and City Center Drive;
3. Southwest corner of Grand Avenue and City Center Drive;

4. Southeast corner of Grand Avenue and Peyton Drive. Streetscape improvements at the southeast corner of Grand and Peyton shall provide for an easement to accommodate the Citywide Identity Enhancement Program as specified by the City Manager or designee;
 5. Northeast and southeast corners of Peyton Drive and Main Street
- B. Pedestrian hardscape illustrated on Exhibit 4-8, *Shoppes Retail Conceptual Landscape Plan*, such as walkways and plaza/patio areas shall be enhanced. Enhanced paving will generally be located along the storefront walkways of Main Street and City Center Drive, primary pedestrian crosswalks, the Department Store plaza and at the Main Street and City Center Drive intersection. Enhanced paving shall be defined by the following materials:
1. Integral colored concrete with saw cut pattern including sandblast or acid wash finish;
 2. Concrete interlocking paving units with accent bands;
 3. Natural grey concrete with saw cut pattern including a sandblast or acid wash finish with paver accents or borders;
 4. Any combination of the above materials, pattern and finishes.
- C. Standard pedestrian paving will be permitted only along the rear of the retail buildings where tenant service doors and loading activities are to take place or at other areas of secondary pedestrian access not affiliated with the retail storefronts. Standard pedestrian paving shall be defined by natural grey concrete with saw cut pattern including a sandblast or acid wash finish with paver accents or borders.
- D. Exterior lighting shall be energy-efficient and shielded or recessed so that direct glare and reflections are contained within the boundaries of the Shoppes Retail district. No retail tenant lighting shall blink, flash, or be of unusually high intensity or brightness. All lighting fixtures shall be appropriate in scale, intensity, and height to the use it is serving. Parking lot lights shall not exceed forty (40') in height. Lighting of outdoor areas shall be designed and maintained in a manner to prevent glare or direct illumination from intruding into off-site areas.
- E. Additional details on the landscape of the Shoppes Retail can be found in Section 4, *Design Guidelines*.

3.2.5 Shoppes Retail: Architecture and Design

A. The architecture of the Shoppes Retail is an eclectic blend of individual storefront designs distinguishing each retail, office, restaurant, and department store tenant from every other in the center while reinforcing the unique image and product or service of each. While encouraging uniqueness among tenants, design guidelines for the Shoppes Retail recognize the value of brand recognition for retailers with multiple store/restaurant locations. A retailer with multiple stores/restaurants typically employs a retail or restaurant format that is common among locations and may include standardized signs, architecture, design, interior and exterior colors, forms, shapes, materials, and the display of standardized logos to promote and enhance the company's image, products or services. Multiple store retailers include those whose market areas may be the local area or regional, national, or international markets. Accordingly, each tenant that is part of a multiple location retail or restaurant organization shall be permitted to construct and improve premises at the Shoppes Retail that are consistent with that company's retail or restaurant prototype format, including but not limited to, standardized signs, architecture, design, interior and exterior colors, forms, shapes, and materials, and the display of standardized logos, sign text, script, color, outdoor eating areas and patios, awnings and text thereon, lighting, and landscaping and shall not be subject to City review and without restriction or condition except as to size, bulk, height, or location restrictions applicable throughout the Shoppes Retail.

B. Additional details on the design and architecture of the Shoppes Retail can be found in Section 4, *Design Guidelines*.

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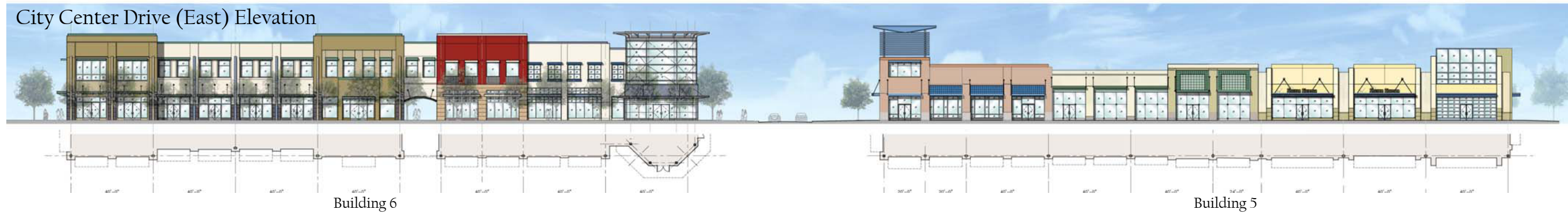


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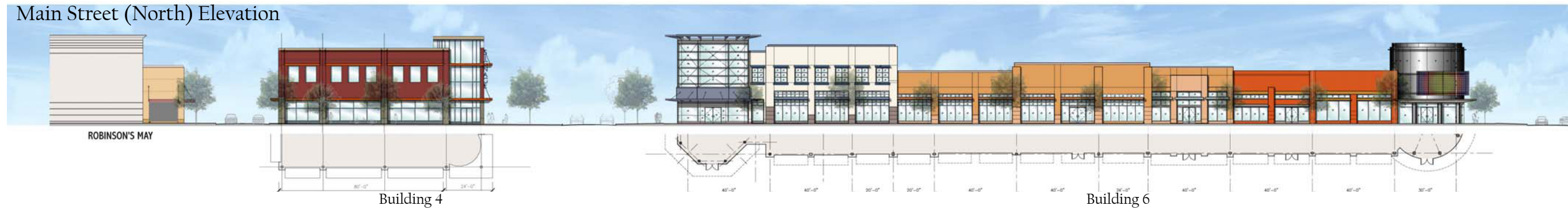
City Center Drive (West) Elevation



City Center Drive (East) Elevation



Main Street (North) Elevation



Main Street (South) Elevation



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3.3 CIVIC CENTER REGULATIONS FOR DEVELOPMENT

3.3.1 Civic Center: Designation Intent and Purpose

The Civic Center land use designation is an area where the City's government and institutional center resides, however it is integrated with the residential, retail, recreational, civic and cultural activities within the Specific Plan area. A key objective of the Civic Center concept is to provide a civic and community center and a public gathering area for Chino Hills' residents and business members. The Civic Center includes the City Hall at 58,826 square feet and a library at 28,224 square feet. Additionally, the area incorporates the Chino Valley Independent Fire District administration facility of 16,229 square feet. Within the Sheriff/Police land use district, a 29,777 square feet Sheriff's facility completes the Civic Center concept.

3.3.2 Civic Center: Permitted Uses

A. The Civic Center land use designation provides for institutional, civic and cultural uses intended to serve the needs of the Chino Hills community and that are consistent with the intent of the Specific Plan.

B. Other uses consistent with the Mixed-Use Specific Plan district such as structured parking, office, retail, residential or additional civic uses may be permitted. However, under no circumstances shall the overall density of this district cause the overall Specific Plan Area to exceed the maximum densities provided in Tables 2-1, 2-2, 2-3, 2-4 and 2-5.

C. The City Manager or designee has the discretion to determine whether a land use not referenced above and herein may be permitted provided such use is consistent with the intent of the Specific Plan.

3.3.3 Civic Center: Development Standards

A Table 3-4 outlines the general Development Standards for the Civic Center.

Table 3-4: Civic Center Development Standards

Development Standard	Civic Center
A. Minimum Lot Size	15,000 sf
B. Maximum Building Height	45' ft. to roofline; 80' ft. to architectural feature.
C. Landscaping Required	Minimum 15% of the overall Civic Center designation (exclusive of areas in a public right-of-way) must be landscaped.
D. Parking Lot Landscaping	Minimum 5% of parking areas (exclusive of loading areas) must be landscaped. This landscaping may be

Development Standard	Civic Center
	counted toward the total site area landscaping required in item C above.
E. Minimum Street-Side Building Setbacks ¹	
♦ Peyton Drive	20' ft
♦ Boys Republic Drive	10' ft
♦ City Center	5' ft
♦ Shoppes Drive	10' ft.
♦ All other setbacks	0' ft.
F. Minimum Internal Street –Side Building Setbacks ¹	0' ft.

Abbreviations: sf = square feet; ft = feet

Notes:

¹ See Section 3.4.3.B. (below) for definition of a street-side building setback.

B. Street-Side Building Setbacks: A street-side building setback is the minimum distance required between any public right-of-way line and any part of a building or structure on the Civic Center site. No minimum setback between any private street and any part of a buildings or structure in the Civic Center site is required.

C. In addition to the standards outlined in Table 3-4, the following shall apply to all development projects proposed within the Civic Center designation:

1. Open storage of material and equipment permitted in the Civic Center shall be surrounded and screened by a solid wall or fence, including solid gates where necessary, not less than six feet in height. Materials shall not be stacked above the height of the screening.
2. Roof top areas of structures shall be shielded and screened from view from Peyton Drive by parapets or other finished architectural features.
3. Development adjacent to property zoned or designated residential shall have walls and landscaping approved by the City Manager or designee at the time of site plan review.

3.3.3.1 Parking and Loading

A. The Civic Center integrates a variety of government service uses with varying parking requirements, peak hour parking demands, and vehicle loading needs. Flexibility in meeting these varying requirements and demands is accommodated through inclusion of on-site parking and loading areas as part of the common area shared by occupants of the Civic Center designation. Access to and use of common area shared parking shall be maintained through real property agreements applicable to all facilities in the Civic Center

designation. In recognition of these circumstances, the requirements of Development Code Chapter 16.34, "Parking and Loading," are waived and the location of parking and loading facilities shall be as shown in Table 3-5 and the text below.

Table 3-5: Civic Center Parking Requirements

Use	Required Number of Spaces
City Hall	4/1,000 sf
Library	4/1,000 sf
Fire Department Facility	(a)
Sheriff's Substation	(a)

Abbreviations: sf = square feet

Notes:

(a) Parking standards to be determined and approved by the City Manager or designee.

B. Parking Facility Development Standards:

1. Parking space dimensions - The minimum size of a parking space shall be nine feet wide (9') and nineteen feet (19') long including the two foot (2') curb overhang, if applicable. The minimum size of a handicapped parking space shall be as directed by Title 24 of the California Code of regulations.
2. Parking access - The minimum width of a parking lot drive aisle shall be twelve feet (12') for one-way traffic. The minimum width of the non-fire access parking lot drive aisles located in the Civic Center shall be a minimum twenty-four feet (24'), and is subject to review and approval of the City Manager or designee.
3. All parking spaces and associated driveways shall be entirely paved with concrete or asphalt-type surfacing per City standards and requirements.
4. Pavement graphics, directional signs and arrows shall be provided on parking lot drive aisles.
5. Parking space delineation - All parking spaces shall be clearly marked with paint or another easily distinguishable material and all spaces shall be delineated with single or double lines.

C. Loading Space Requirements: Loading space requirements shall be subject to the requirement of Section 16.34.100, "Loading space requirements," of the Chino Hills Development Code. Deviations from Section 16.34.100 may be approved by the City Manager or designee at the time of site plan review.

D. Bicycle Parking Standards:

1. Bicycle parking/storage shall be a minimum of 5% of total auto parking requirement.
2. Bicycle parking standards shall be subject to the requirement of Section 16.34.110, titled "Bicycle parking standards," of the Chino Hills Development Code. Deviations from Section 16.34.110 may be approved by the City Manager or designee at the time of site plan review.

3.3.3.2 Signs

A. Signs within the Civic Center land use designation shall be subject to Chapter 16.38, titled "Signs," of the Chino Hills Development Code with the exception of the following:

B. Freeway Oriented Signs:

1. Along the Chino Valley Freeway (SR-71), a Pylon/Reader Board sign may be located on the Boys Republic Property as shown in Exhibit 4-11, *Pylon Sign Location*. The sign may be up to 100' feet tall and 40' feet wide and indicate "The Shoppes at Chino Hills," a project logo and/or icon, "City of Chino Hills," and the names of the tenants. Maximum sign area is 2,000 square feet per side. Letter height will be no more than 75" inches.
2. An electronic reader board may be included to identify upcoming cultural events and advertising for the project. The reader board is approximately 20' wide and 10' tall and will be incorporated into the Pylon Sign.
3. The Civic Center land use designation shall be exempt from Section 16.38.070, "Freeway-oriented signs," of the Chino Hills Development Code.

3.3.3.3 Walls and Fences

Walls, fences and hedges shall be subject to the requirements of Chapter 16.06.120, "Fences, walls and hedges," of the Development Code. Deviations from Chapter 16.06.120 may be approved by the City Manager or designee at the time of site plan review.

3.3.3.4 Additional Standards

For any development guideline not specifically addressed herein, the City of Chino Hills Development Code shall govern.

3.4 SHOPPES MIXED-USE REGULATIONS FOR DEVELOPMENT

3.4.1 Shoppes Mixed-Use: Designation Intent and Purpose

The intent of the Mixed-Use Land Use designation is to permit a variety of retail and commercial services, including but not limited to restaurants, offices, and hotel uses. Residential uses can be provided in the form of apartments, townhomes, condominiums, flats, lofts, live/work units, residential above retail commercial/office or free standing buildings. Innovative housing options, integration with commercial and office uses, and pedestrian-oriented design are encouraged. Exhibit 3-4 presents a conceptual site plan for the Shoppes Mixed-Use development. Exhibit 3-5 provides a conceptual elevation for the retail/residential component of Shoppes Mixed-Use development and Exhibit 3-6 provides an example of the elevations and building designs for the hotel and retail/residential components of the Shoppes Mixed-Use. Exhibits 3-7 through 3-10, Shoppes Mixed-Use Visual Study, illustrate consistency with the surrounding environment.

3.4.2 Shoppes Mixed-Use: Permitted Uses

In the Shoppes Mixed-Use designation, uses consistent with the Shoppes Mixed-Use land use district, such as structured parking, office, retail, hotel, residential or civic uses may be permitted. Higher density residential development in the form of apartments, townhomes, condominiums, flats, lofts and live/work units are permitted. However, under no circumstances shall the total square footage of development allowed within the Shoppes Mixed-Use land use designation exceed 40,000 square feet, 300 hotel rooms and 235 residential units. Permitted uses within the Shoppes Mixed-Use land use designation include:

A. Retail. Retail uses by way of example, sell any of the following products: Apparel, home decor, cooking, and dining ware, goods, jewelry, bedding and bathroom accessories, books and publications, gift shops, gardening accessories and decor, outdoor living/furnishings, sporting goods, children's toys, electronic goods. Specialty grocery stores and specialty food establishments that do not exceed 25,000 square feet are also permitted.

1. Retail uses shall provide a minimum 25,000 square feet of the total 40,000 square feet permitted within the Shoppes Mixed-Use. A minimum 10,000 square feet of this total retail shall be located directly in front of and adjacent to the City owned parking structure. See Section 3.4.3.2 for additional details on the retail uses to be located directly in front of or adjacent to the City owned parking structure.
2. A minimum 80% of the retail space shall be for retail use only. The remaining 20% of the retail space may be used for office use. The office

space uses shall be consistent with the office uses in the Shoppes Retail

3. The second floor space (if any) above the ground floor retail in the building in front of and adjacent to the City owned parking structure may be developed as 100% office space. Minimum parking standards established for the Shoppes Mixed-Use shall be maintained for such office use.
4. Due to the design and depth challenges associated with the Shoppes Retail, there shall be no minimum size retail tenant space within the Shoppes Mixed-Use.

B. Restaurants. Permitted restaurant uses include: Full service restaurants (including those with bars serving alcoholic beverages and including entertainment as accessory uses) ("full service restaurant" means an establishment that prepares and sells food to customers that order food while seated in the establishment and have the food delivered to them and consume the food on the premises of the establishment); take out restaurants that sell food to customers who order primarily at a counter or through call-in orders, and that allow food to be consumed on or off the premises of the restaurant but such restaurants shall not be permitted to sell food at drive-thru facilities.

C. Bar or night club. Bar or night club use is primarily an age restricted establishment and shall be permitted. This use shall not exceed, in aggregate, over 10,000 square feet.

D. Service uses. Professional office, professional service, or personal services on first floor and on second floor provided aggregate of service use is parked according to guidelines established therein. No automobile service or repair shall be allowed, including but not limited to service stations.

E. Hotel. A minimum of 100 hotel rooms and a maximum of 300 hotel rooms shall be permitted within the Shoppes Mixed-Use. An hotelier with multiple hotels and whose market area may be the local area or regional, national, or international markets are permitted. An hotelier with multiple locations typically employs a hotel format that is common among locations and shall be developed in accordance with Sections 3.4.3.4 and 3.4.4.

F. Residential. A minimum of 125 residential units and a maximum of 235 residential units shall be permitted within the Shoppes Mixed-Use. See Section 3.4.3.3 for additional details on the Shoppes Mixed-Use residential.

G. The sale of alcohol in grocery, supermarket and/or specialty retail stores (off-site sales) and in restaurants as an accessory use (on-site sales) located anywhere within the Shoppes Mixed-Use land use designation is permitted. The sale of alcohol shall be subject to licensing by the State of California Department of Alcoholic Beverage Control.

H. Throughout the Shoppes Mixed-use, and to create an atmosphere that encourages pedestrian traffic and invites people to walk between uses, outdoor vendors are permitted as an accessory use. While the vendors' cart or kiosk may appear to be temporary in nature, they shall be designed to complement the architectural style of the other buildings on site and integrated into the site design to provide for easy pedestrian access. The size and location of vendor carts shall be limited as determined by the Shoppes Mixed-Use management in order to ensure that business is oriented to the pedestrian and not surrounding streets and to provide for adequate pedestrian circulation around the use.

I. Due to the unique nature and specialty uses of the Shoppes Mixed-Use Development Code Section 16.12.020, "Permitted uses, accessory uses, temporary uses and conditional uses" including Appendix A, "Regulation of Uses by Zoning District" shall not apply to the Shoppes Mixed-Use land use designation.

3.4.3 Shoppes Mixed-Use: Development Standards

Table 3-6 outlines the general Development Standards for the Shoppes Mixed-Use land use designation.

Table 3-6: Shoppes Mixed-Use Development Standards

Development Standard	Shoppes Mixed-Use		
A. Minimum Project Area	5,000 sf		
B. Minimum Lot Width	None Required		
C. Minimum Lot Depth	None Required		
D. Maximum Floor Area Ratio ¹ :			
♦ Commercial/Retail/Office	2.00		
♦ Hotel(s)	1.75		
♦ Residential	2.25		
E. Maximum Density/Intensity:			
♦ Commercial/Retail/Office ²	40,000 sf		
♦ Hotel(s)	300 rooms		
♦ Residential	Up to 235 du ³		
F. Maximum Building Height ⁴ :			
♦ Commercial/Retail/Office ⁵	50' ft. to roofline; 80' ft. to architectural feature		
♦ Hotel(s)	80' ft to roofline; 85' ft to architectural feature		
♦ Residential/Mixed-Use Buildings ⁶	70' ft. to roofline; 80' ft to architectural feature		
G. Minimum Street-Side Building Setbacks ⁷ :	Front	Side	Rear
♦ Boys Republic Drive	10' ft	10' ft	n/a
♦ City Center Drive	10' ft	10' ft	n/a
♦ Shoppes Drive	10' ft	10' ft	n/a
♦ Other Private Streets/Driveway ⁸	10' ft	10' ft	5' ft
H. Residential Common Open Space ⁹ :	None Required		

Development Standard	Shoppes Mixed-Use
♦ Minimum Area per Unit ♦ Minimum Dimension	None Required
I. Residential Private Open Space ⁹ :	
♦ Minimum Area per Unit ♦ Minimum Dimension	None Required None Required
J. Minimum Required Building Separation ¹⁰ :	
♦ Front of Building to Front of Building ♦ Front of Building to Side of Building ♦ Side of Building to Side of Building	30' ft 20' ft 10' ft
K. Required Landscaping	None Required
♦ Commercial/Retail/Office ♦ Hotel(s) ♦ Residential ♦ Street Frontage	Minimum 10% (may include planted areas, enhanced hardscape, parking and open space) None Required Must be consistent with Shoppes Retail

Abbreviations: sf = square feet, ft = a feet, ac = acre, du = dwelling unit, N/A = not applicable

Notes:

¹ Density of use shall not exceed the amount stated per parcel. If there are multiple uses on a parcel, then each use shall not exceed the amount indicated on each parcel (Does not apply to condominium units).

² Does not include hotel square footage or accessory residential uses.

³ Should the Shoppes Mixed-Use designation area develop at less than the allocated units, the remainder units may be located elsewhere within the Specific Plan area, subject to City Manager or designee approval. This provision does not include amenity areas, leasing and administrative areas, and recreational areas associated with the project.

⁴ Antennas as defined in the Chino Hills Development Code are exempt from maximum height restrictions.

⁵ Maximum height requirement applies to free-standing retail buildings

⁶ Maximum height requirement includes residential above retail/office (mixed-use) buildings

⁷ See Section 3.4.3.1 below for definition of a street-side building setback. All setbacks are measures from center line of street unless noted otherwise

⁸ Private street/driveway setbacks measured from the centerline of the private street or driveway.

⁹ Residential uses shall have common private space and at a minimum will include a pool/spa area (see Section 4.7).

¹⁰ Applies only to buildings on separate parcels. Does not apply to the distance between a building, a parking structure, or to condominium units.

3.4.3.1 Street-Side Building Setbacks

A street-side building setback is the minimum distance required between the curb face of the indicated street and any part of a building or structure on the Shoppes Mixed-Use site.

3.4.3.2 Retail Buildings in Front of and adjacent to City Owned Parking Structure

A. Minimum building height – A minimum of 22' ft. to top of parapet, tower or architectural feature,

B. Maximum building height: A maximum of 48' ft. to top of parapet, tower, or architectural feature.

C. Architectural elements – An architectural tower element that provides 360 degree architecture shall be located on the north and south end of the building as a way of defining each of the corners of the building. These architectural elements shall be constructed in order to achieve a minimum of 12' feet in height above the minimum building height for a minimum height of 34' feet unless otherwise approved by the City Manager or designee. All architectural tower elements shall provide 360 degree architecture to avoid a fake or false facade or front, similar to corners of buildings within the Shoppes Retail.

D. Storefront glazing – The southern end of the building fronting City Center Drive shall be finished with storefront glazing consistent with the Shoppes Retail and also utilize areas above the storefront for internal illumination.

3.4.3.3 Shoppes Mixed-Use: Residential

A. Residential Unit Size – The residential component of the Shoppes Mixed-Use will include urban and innovative housing options and may be integrated with commercial, retail and office uses. Therefore, unit sizes may differ from the Section 16.10.040(A) of the Chino Hills Development Code. In such case, section 16.10.040(A) shall be waived.

B. Common Open Space Amenities - The residential component in the Shoppes Mixed Use will allow for private amenities that may be accessed and used by residents and their guests only and, at a minimum, will include a pool/spa, bbq area and meeting/activity room.

C. Private Open Space – Due to the urban nature of the residential units, balconies and/or patios may not be provided for every residential unit. However, where possible, the use of balconies and patio areas are encouraged to provide architectural relief and private open space throughout the project. Exhibit 3-11 provides examples of the type of balconies and patios that may be used within the residential component of the Shoppes Mixed-Use.

D. Due to the conceptual nature of the residential portion of the Shoppes Mixed-Use, the residential developer shall undergo formal site plan review and obtain approval from the Planning Commission for the final residential product and residential site plan. Site plans contained herein are for conceptual use only

3.4.3.4 Shoppes Mixed-Use: Hotel

A. Common Open Space Amenities - The hotel component in the Shoppes Mixed Use will allow for private amenities that may be accessed and used by hotel guests only and, at a minimum, will include a pool and business center.

B. Architecture – Consistent with Section 3.4.4 Shoppes Mixed-Use Architecture and Design, hotel operators that employ the use of prototypes that

are national or regional in use shall be deemed approved in meeting the Shoppes Mixed-Use Design Guidelines and shall not be subject to further review by the Planning Commission. However, a Site Development Permit (SDP, Staff Level Approval) is required prior to submittal of construction plans.

3.4.3.5 Entertainment Uses

Primary entertainment uses such as a bar or night club shall be subject to the provisions of Development Code Section 16.12.070, "Entertainment establishments providing dancing, music, and similar activities" require submittal of a security plan to the City for review and approval. For restaurants whose primary use is an eating establishment, no security plan shall be required unless a security plan is a condition of licensing by the Department of Alcoholic Beverage Control.

3.4.3.6 Outdoor Accessory Uses and Events

A. Periodic use of portions of City Center Drive within the Shoppes Mixed-Use designation for civic and promotional events shall be permitted. Those portions of the street that are privately owned may be closed on a temporary basis during such events, without City approval. Those portions of the street that are publicly owned may be closed on a temporary basis during such events with prior approval from the City. When approved by the City, the requirements of Development Code Section 16.40.050, "Special outdoor events," shall not apply.

1. Civic and promotional events on City Center Drive may include product displays, product promotions, and/or product demonstrations that shall be subject to restrictions imposed by common area property management and shall be exempt from Section 16.12.080, "Outdoor display and storage", of the Development Code provided such uses are consistent with the retail uses within the Shoppes Mixed-Use designation.
2. Outdoor storage shall not violate line of sight standards as outlined in Section 3.3.3.2 of this Specific Plan.
3. In order to create and enhance the Shoppes Mixed-Use ambiance, an outdoor sound system may be installed to provide background music and to serve as a public address system. Noise standards contained in Table N-1 "Noise/Land Compatibility Matrix" of the City of Chino Hills General Plan Noise Element shall apply and shall be used to define acceptable and unacceptable noise levels.

3.4.3.7 Trash Enclosures / Refuse Bins

A. Receptacles (bins) for the collection of refuse and recyclable materials generated within the Shoppes Retail designation shall be agreed upon with the City.

B. All trash enclosures shall be designed with a walk-in access component.

C. Enclosures shall be provided for bins and shall consist of six (6) foot-high (split face) block masonry walls finished to be consistent with the Shoppes Retail, and solid, view-obscuring gates with self-closing devices.

3.4.3.8 Walls and Fences

A. The maximum height of fences and walls, including retaining walls within the building setback, shall be a maximum of six feet (6') in height. Location and design of a wall or fence is subject to review and approval by the City Manager or designee. Development Code Section 16.06.120, Subsections B, C, and D titled, "Fences, walls and hedges," shall not apply to the Shoppes Mixed-Use designation.

B. All walls shall be made of high-quality, split face block or pre-cast concrete and include a decorative cap or if not those materials then as approved by the City Manager or designee.

C. There are active outdoor use areas, such as restaurants with outdoor eating areas, associated with the Shoppes Mixed-Use designation. Due to the proximity of these areas to City Center Drive, these outdoor active use areas would be exposed to traffic noise levels. Sound barriers will not be required for affected buildings and eating areas.

3.4.3.9 Parking

A. The Shoppes Mixed Use integrates a variety of retail goods and services, office and residential uses with varying parking requirements, peak hour parking demands, and vehicle loading needs. Flexibility in meeting these varying requirements and demands is accommodated through inclusion of on-site parking and loading areas as part of the common area shared by tenants, occupants and residents of the Shoppes Mixed Use. Further, shared parking between parcels is acceptable and may be authorized pursuant to a shared parking study and agreement, approved by the City Manager or designee. To the extent there is ambiguity or parking is short, a reduction in the number of residential units may be necessary. Under no circumstance shall there be a reduction in the minimum amount of retail space or minimum number of hotel rooms to meet shared parking requirements.

In recognition of these circumstances, the Shoppes Retail parking requirements shall supercede the requirements of Development Code Section 16.34.060, "Number of parking spaces," and Section 16.34.050, Location of parking and loading facilities." Table 3-7 shows the number of spaces shall be as described in the text below.

Table 3-7: Shoppes Mixed-Use Parking Requirements

Use	Number of Spaces Required	Number of Unassigned Guest Spaces
Hotel		
• Hotel Room	1 space per hotel room ¹	N/A
• Meeting Space/Dining	Minimum 3.25 spaces/1000 SF-GLA ²	N/A
Commercial/Retail/Restaurant/Office	Minimum 3.25 spaces/1000 SF-GLA ²	N/A
Residential: Condominium and Multi-Family		
• Studio (10 units or less)	1.0	.25 per unit
• Studio (For each additional unit above 10 units)	1.25	.25 per unit
• 1 Bedroom	1.5	.25 per unit
• 2 Bedroom	2.0	.25 per unit
• 3 Bedroom	2.0	.25 per unit

Abbreviations: SF = Square feet, GLA = Gross Leasable Area

Notes:

¹ Hotel parking requirements includes handicap parking spaces and includes employee parking.

² Gross Leasable Area (GLA) shall be defined as the total space designed for exclusive use of the tenant and generally excludes common area and space devoted to heating, cooling, and other equipment of the building, including shafts or structural members.

B. Shared Parking - Shared parking between parcels is acceptable and may be authorized pursuant to a shared parking study and agreement, approved by the City Manager or designee.

1. If shared parking is required, a reduction in the minimum number of residential units (175 units) may be necessary and is allowed. Under no circumstance shall there be a reduction in the minimum amount of retail space or minimum number of hotel rooms to meet shared parking requirements.
2. A portion of the retail parking may be shared with residential visitor parking as outlined in a shared parking study and approved by the City Manager or designee.

C. Parking Facility Development Standards:

1. Parking access - Vehicular access leading to parking facilities, including private parking structures or garages for private residences, shall have a minimum width of ten feet (10') for one-way traffic, and a minimum width of twenty feet (20') for two-way traffic. Greater widths may be required to meet Fire Department Codes. Pavement graphics, directional signs and arrows shall be provided.

2. Parking space dimensions - The minimum size of a parking space along City Center Drive shall be nine feet wide (9') and nineteen feet (19') long. The minimum size of a handicapped parking space shall be as directed by Title 24 of the California Code of regulations. If the minimum size of a parking space in a parking garage varies from the aforementioned dimensions, the variation must be agreed upon by City Manager or his/her designee.
3. Parking space delineation - All parking spaces shall be clearly marked with paint or another easily distinguishable material and all spaces shall be delineated with single or double lines.
4. All parking spaces and associated driveways shall be entirely paved with concrete or asphalt-type surfacing per City standards and requirements.
5. All signage, pavement graphics, directional signs and arrows shall be provided on parking lot drive aisles, consistent with the Shoppes Retail.

D. Metered Parking - Metered parking may be provided along City Center Drive and be designed and constructed to be consistent with Shoppes Retail. Parking meters shall be patrolled by the City of Chino Hills. Consistent with Section 3.4.3.9, metered parking spaces along City Center Drive shall be applied toward meeting the parking requirements within the Shoppes Mixed-Use district.

E. Valet Parking - Valet parking shall be permissible within the Shoppes Mixed-Use designation for residential, restaurants, retailers and hotels.

1. Valet parking may be provided anywhere on-site by Shoppes Mixed-Use management.
2. Valet parking operation should not unduly affect the availability of on-street parking spaces along City Center Drive.
3. The proposed traffic flow and location of the valet station or stations should not create undue traffic congestion in the area proposed for the valet service

F. Bicycle Parking Standards:

1. An area designated for three (3) bicycle parking spaces shall be located in one, area/location within the Shoppes Mixed-Use designation.
2. The Shoppes Mixed-Use designation shall be exempt from Section 16.34.110, "Bicycle parking standards", of the Chino Hills Development Code.

3.4.3.10 Trip Reduction Program

The Shoppes Mixed-Use designation shall be exempt from Section 16.36, "Trip Reduction Program", of the Chino Hills Development Code.

3.4.3.11 Minor Site Plan Changes

Changes to the Shoppes Mixed-Use site plan, illustrated in Exhibit 3-4, *Shoppes Mixed-Use Conceptual Site Plan*, are subject to approval by the City Manager or designee. However, the Shoppes Mixed-Use must maintain the urban character and form of the Shoppes Retail, Civic Center and Shoppes Mixed-Use site.

3.4.4 Shoppes Mixed-Use: Architecture and Design

A. The architecture of the Shoppes Mixed-Use is an eclectic blend of designs distinguishing each use from every other on the site while reinforcing the unique image and product or service of each. While encouraging uniqueness among tenants, design guidelines for the Shoppes Mixed-Use recognize the value of brand recognition for retailers and hoteliers with multiple locations. A retailer or hotelier with multiple stores/restaurants/hotels typically employs a format that is common among locations and may include standardized signs, architecture, design, interior and exterior colors, forms, shapes, materials, and the display of standardized logos to promote and enhance the company's image, products or services. Multiple store retailers and hoteliers include those whose market areas may be the local area or regional, national, or international markets. Accordingly, each tenant that is part of a multiple location retail, restaurant or lodging organization shall be permitted to construct and improve premises at the Shoppes Mixed-Use that are consistent with that company's retail, restaurant or lodging prototype format, including but not limited to, standardized signs, architecture, design, interior and exterior colors, forms, shapes, and materials, and the display of standardized logos, sign text, script, color, outdoor eating areas and patios, awnings and text thereon, lighting, and landscaping and shall not be subject to City review and without restriction or condition except as to size, bulk, height, or location restrictions applicable throughout the Shoppes Mixed-Use. In addition, the architecture of the brand retailers and hotels shall be upscale and consistent with the architecture and design of the Shoppes Retail.

B. Additional details on the design and architecture of the Shoppes Mixed-Use can be found in Section 4, *Design Guidelines*.

3.4.5 Shoppes Mixed-Use: Landscaping and Lighting

A. Landscaping within the Shoppes Mixed-Use is an essential element in creating a contiguous environment with the Shoppes Retail. The location, design and detail of the landscaping and lighting shall be consistent and compatible with and reflect the spirit and quality of the Specific Plan objectives and, in particular, the Shoppes Retail. In recognition of these

circumstances, the landscape and lighting requirements of the City of Chino Hills Landscaping and Lighting Manual, 1992 and the Chino Hills Municipal Code are waived and shall not apply to the Shoppes Mixed-Use designation. All landscaping and lighting shall be subject to approval by the City Manager or designee.

B. Landscaping shall be used to tie together the Shoppes Retail and the Shoppes Mixed-Use and look as though the two districts were designed and developed as one project. To accomplish this goal, similar design, palette and sizing of landscape shall be provided along City Center Drive. B. Pedestrian hardscape, similar to what is illustrated on Exhibit 4-8, *Shoppes Retail Conceptual Landscape Plan*, such as walkways and plaza/patio areas shall be enhanced. Enhanced paving will generally be located along the storefront walkways of City Center Drive, primary pedestrian crosswalks, and at the Shoppes Drive and City Center Drive intersection and Boys Republic and City Center intersection. Enhanced paving shall be defined by the following materials:

1. Integral colored concrete with saw cut pattern including sandblast or acid wash finish;
2. Concrete interlocking paving units with accent bands;
3. Natural grey concrete with saw cut pattern including a sandblast or acid wash finish with paver accents or borders;
4. Any combination of the above materials, pattern and finishes.

C. Standard pedestrian paving will be permitted only along the rear of the retail buildings where tenant service doors and loading activities are to take place or at other areas of secondary pedestrian access not affiliated with the retail storefronts. Standard pedestrian paving shall be defined by natural grey concrete with saw cut pattern including a sandblast or acid wash finish with paver accents or borders.

D. Exterior lighting shall be energy-efficient and shielded or recessed so that direct glare and reflections are contained within the boundaries of the Shoppes Retail and Shoppes Mixed-Use districts, and shall be directed downward and away from adjoining properties and public rights-of-way. No lighting shall blink, flash, or be of unusually high intensity or brightness. All lighting fixtures shall be appropriate in scale, intensity, and height to the use it is serving. Parking lot lights shall not exceed forty (40') in height. Lighting of outdoor areas shall be designed and maintained in a manner to prevent glare or direct illumination from intruding into off-site areas.

E. Additional details on the landscape of the Shoppes Mixed-Use can be found in Section 4.11 and 4.12.

3.4.6 Shoppes Mixed-Use: Signs

A. Tenant Signs: Tenant signs including standardized and logo signs of retailers with multiple store locations shall be permitted subject to size, height, bulk, and location regulations and subject to City Manager or designee review and approval of a sign program. Pending City approval of said sign program, such tenant signs are to be consistent throughout the Shoppes Mixed-Use and tenants shall be allowed to install and maintain tenant brand, logo, and/or prototype signage advertising the names and logos of their uses within the development.

B. Pylon/Reader Board - With written approval from the Shoppes Retail owner, tenants located within the Shoppes Mixed-Use district may be allowed to advertise on the Pylon/Reader Board discussed in Section 3.2.3.9 (C) of this Specific Plan and the Shoppes Mixed-Use shall be exempt from Section 16.38.070 "Freeway-Oriented Signs" of the Chino Hills Development Code.

C. Major Site Identity Monument - With written approval from the Shoppes Retail owner, tenants located within the Shoppes Mixed-Use district may advertise on the Major Site Identity Monument discussed in Section 4.13.3 of this Specific Plan.

D. Residential Leasing/Identification Signs - Signs establishing the leasing of residential units shall be permitted throughout the Shoppes Mixed-Use district. The final design and location of such signage shall be subject to Community Development Director or designee approval. An identification sign identifying the name of the residential project at the major intersections of Boys Republic Drive and Shoppes Drive shall be permitted. The name of the residential project shall be approved per City Manager or designee.

E. Hotel(s) Signs - The hotel(s) shall be permitted to have building top/wall signage consistent with the name of the hotel chain, subject to approval as to height of such lettering by the City Manager or designee. In addition, the hotel(s) shall be entitled to a monument sign along Boys Republic Drive. The actual design and location of such sign shall be approved by the Community Development Director or designee.

F. Additional details on the Specific Plan signage program can be found in Section 4, *Design Guidelines*.

3.4.7 Additional Standards

For any development standard not specifically addressed herein, the City of Chino Hills Development Code shall govern.



NOTE: LOCATION OF BUILDINGS AND USES
WILL BE GENERALLY AS SHOWN

Amended - November 2008

The Shoppes Mixed-Use
Conceptual Site Plan
Exhibit 3-4

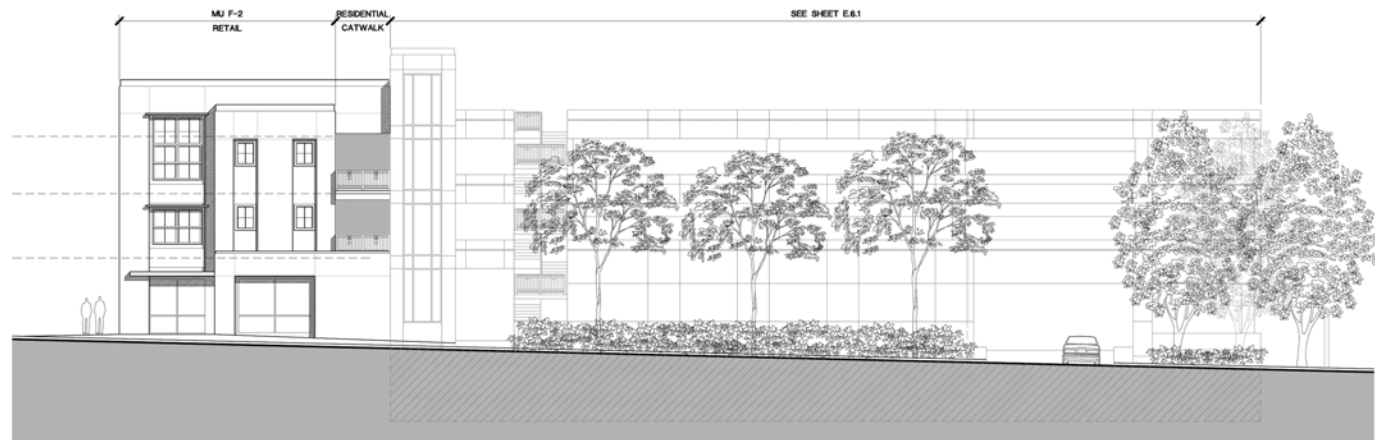


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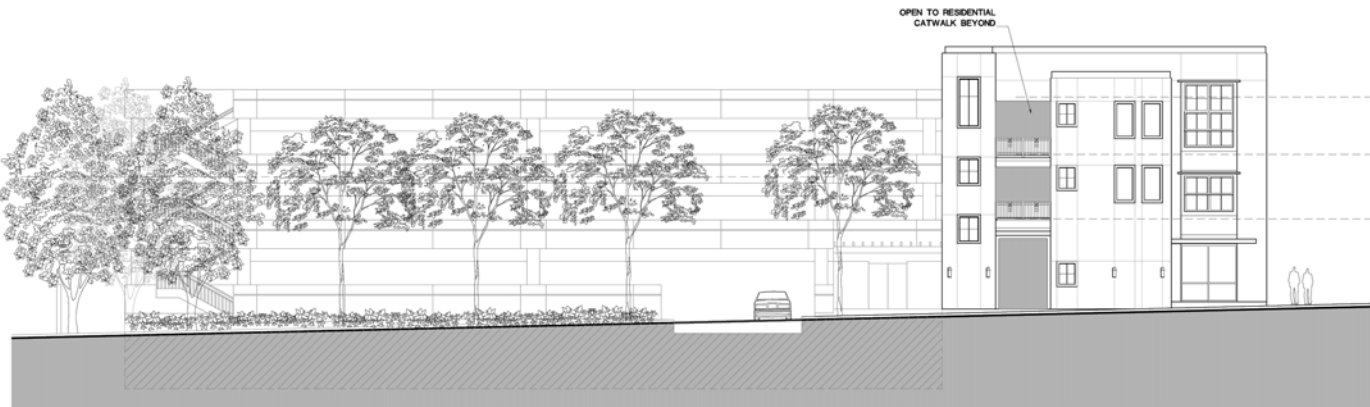


FRONT ELEVATION

- A FLAT ROOF WITH PARAPET WALLS, TYP.
- B EXTERIOR CEMENT PLASTER
ICI COLOR "IVORY CREAM"
- C EXTERIOR CEMENT PLASTER
ICI COLOR "BRICK ROAD"
- D METAL AWNING WITH STEEL CABLES
PPG EXTRUSION COATING "UC51713XL"
- E STOREFRONT GLAZING
PPG ATLANTICA FLOAT GLASS
- F GLAZING
PPG SOLARCOOL AZURLITE
- G DECORATIVE METAL RAILING,
PAINT TO MATCH AWNING
- H DECORATIVE LIGHT FIXTURE
- I CANVAS AWNINGS
WITH TUBE STEEL SUPPORT



SIDE ELEVATION



SIDE ELEVATION

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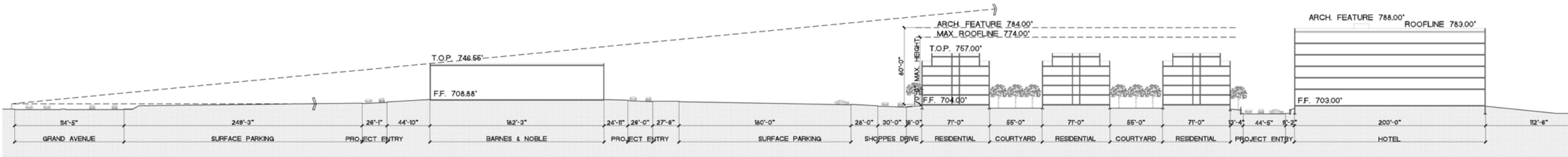
Hotel Examples



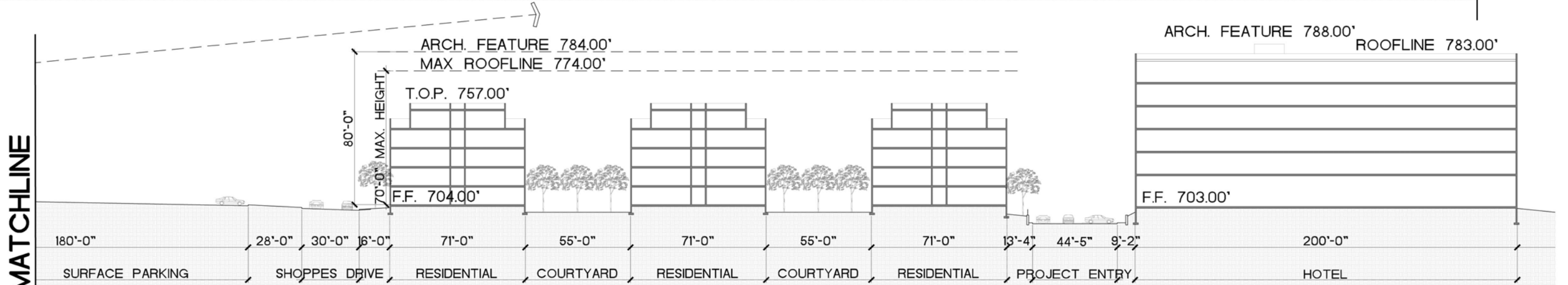
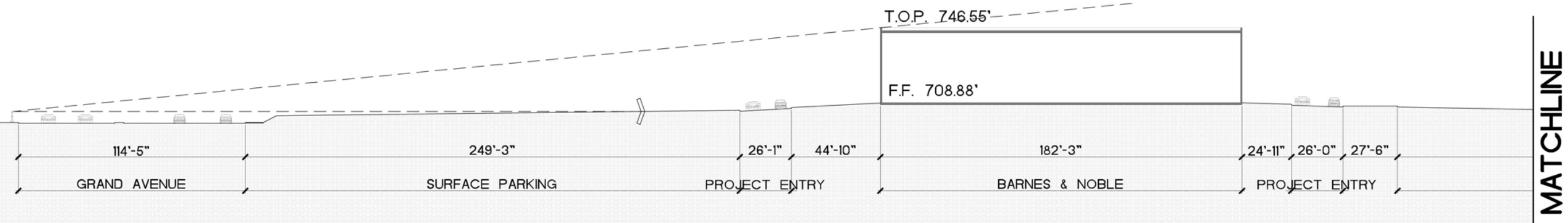
Residential Examples

The Shoppes Mixed-Use
Elevation and Building Design Examples
Exhibit 3-6

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SECTION THROUGH BOYS REPUBLIC DRIVE LOOKING EAST

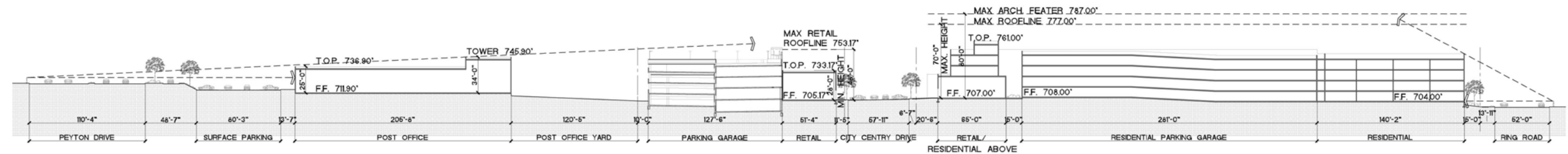


SECTION DETAILS

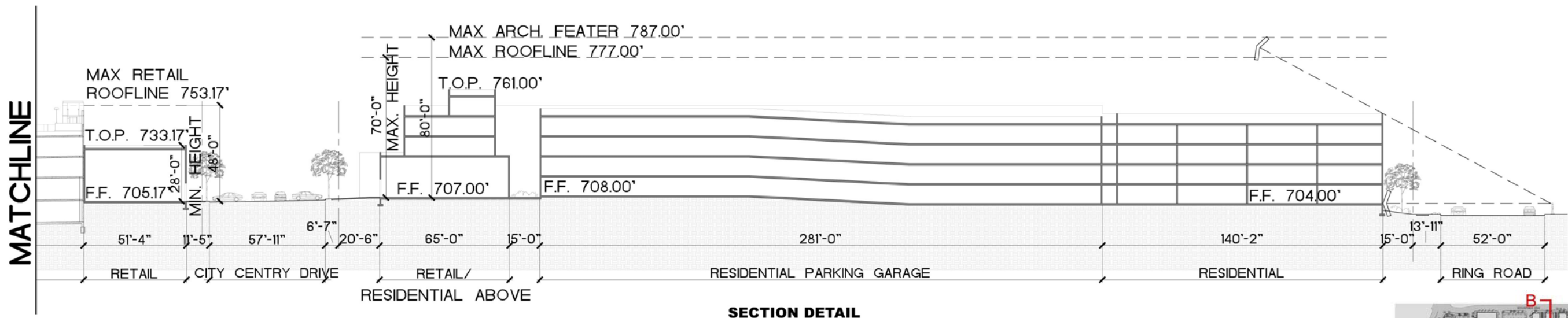
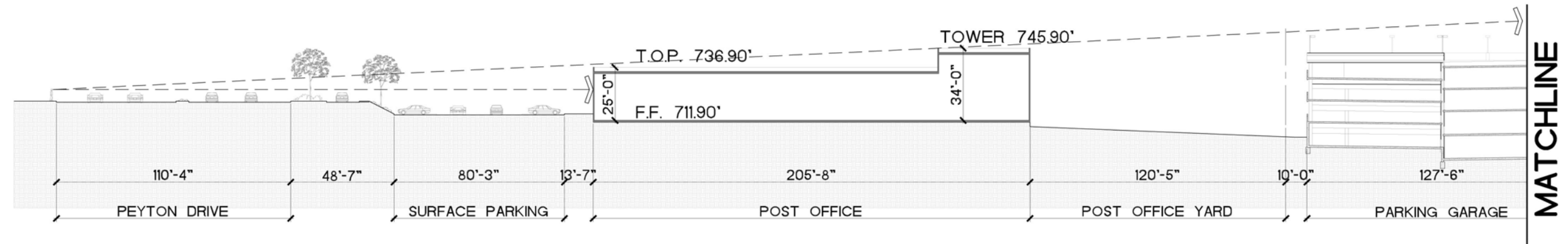


The Shoppes Mixed-Use Visual Study "A"
Exhibit 3-7

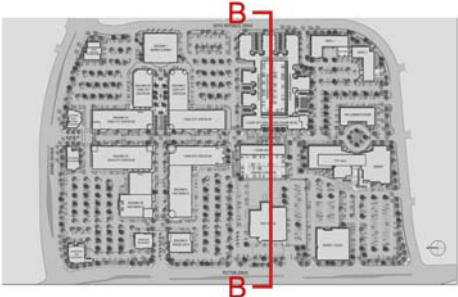
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SECTION THROUGH SHOPPES MIXED-USE (RETAIL & RESIDENTIAL) LOOKING NORTH

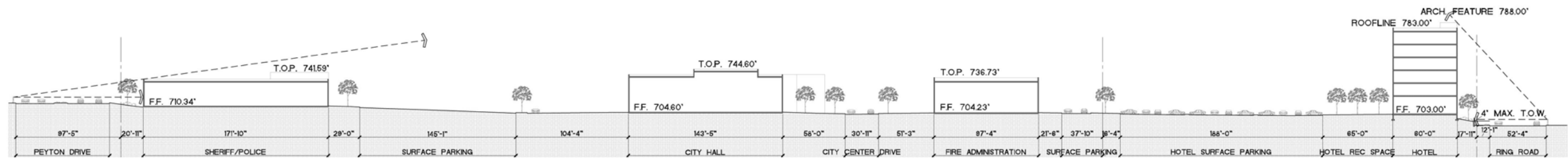


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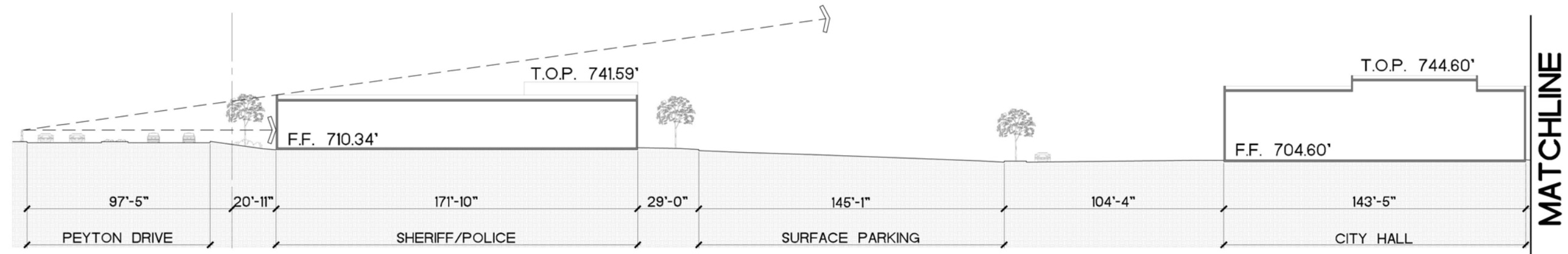


The Shoppes Mixed-Use Visual Study “B”
Exhibit 3-8

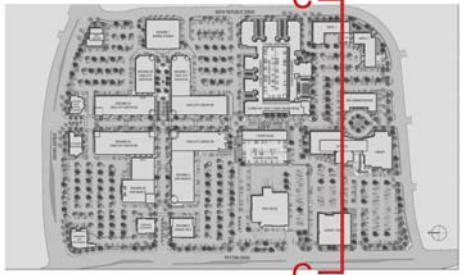
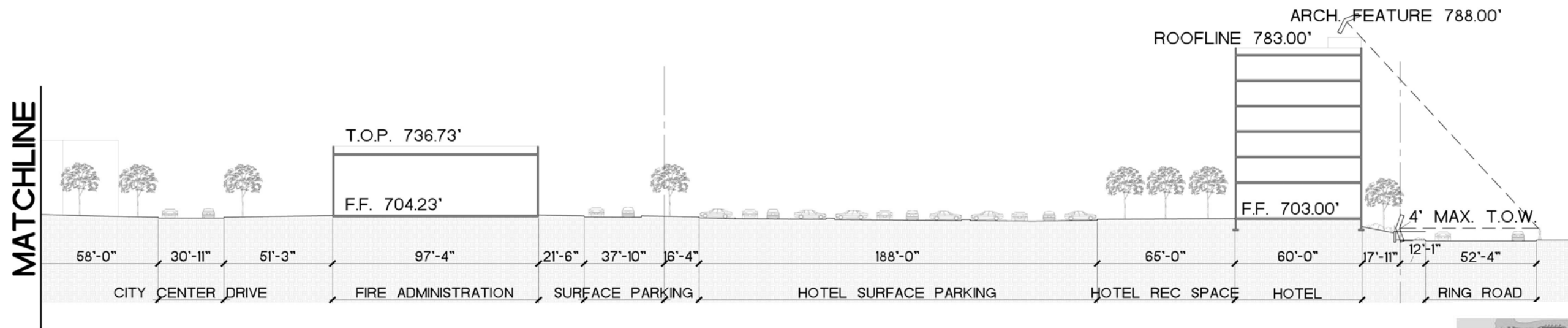
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SECTION THROUGH SHOPPES MIXED-USE AND CIVIC CENTER LOOKING NORTH

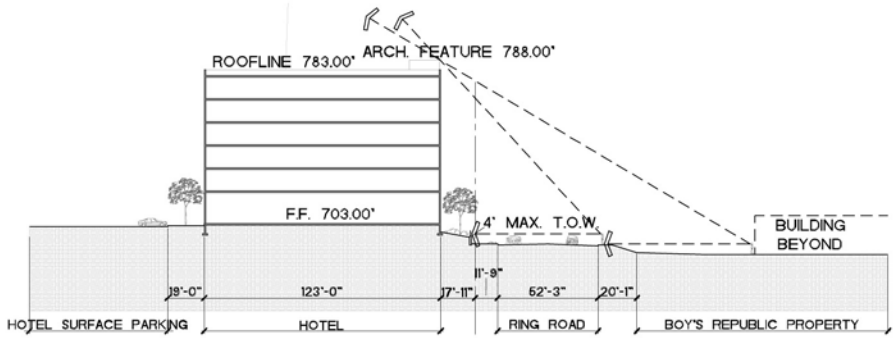


SECTION DETAIL

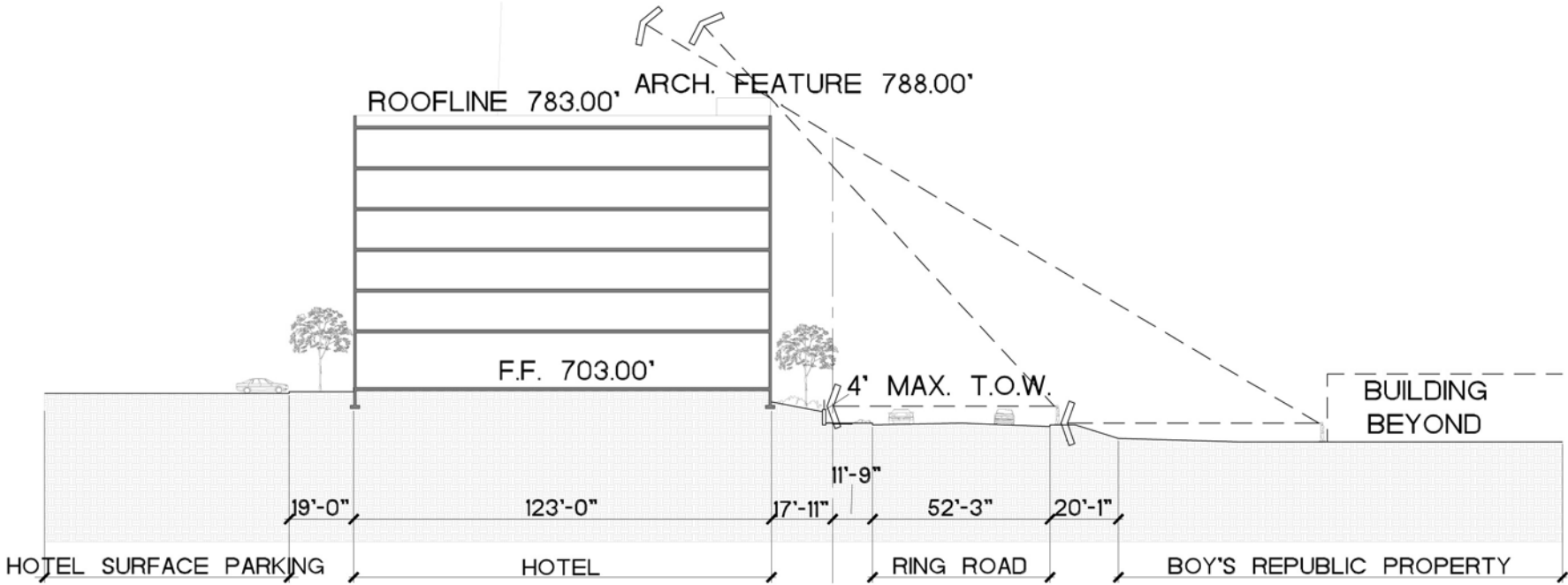


The Shoppes Mixed-Use Visual Study "C"
Exhibit 3-9

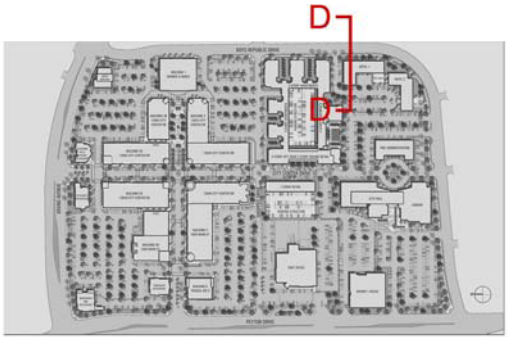
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**OVERALL SECTION THROUGH SHOPPES MIXED-USE (HOTEL)
LOOKING NORTH**



SECTION DETAIL



The Shoppes Mixed-Use Visual Study "D"
Exhibit 3-10

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Examples of Residential Balconies
Exhibit 3-11



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3.5 COMMUNITY CENTER REGULATIONS FOR DEVELOPMENT

3.5.1 Community Center: Designation Intent and Purpose

The Community Center Land Use designation provides for a 19,000± sf Community Center. Exhibits 3-12 presents a conceptual site plan for the Community Center development.

3.5.2 Community Center: Permitted Uses

A. Permitted uses within the Community Center land use designation may include a recreational community center and passive park component.

3.5.2.1 Parking

The location of parking and loading facilities for the Community Center shall be generally shown on Exhibit 3-12, *Community Center Conceptual Site Plan*, and in Table 3-9 and the text below.

Table 3-9: Community Center Parking Requirements

Use	Required Number of Spaces
Community Center'	4/1000 sf

Abbreviations: sf = square feet

Notes:

If the calculation of required parking spaces results in a fractional number, that number shall be rounded up to the next whole numbered parking space.

Parking standards shall be approved by the City Manager or designee.

A. Parking Facility Development Standards:

6. Parking space dimensions - The minimum size of a parking space shall be nine feet wide (9') and nineteen feet (19') long. The minimum size of a handicapped parking space shall be as directed by Title 24 of the California Code of regulations.

1. Parking space delineation - All parking spaces shall be clearly marked with paint or another easily distinguishable material and all spaces shall be delineated with single or double lines.

2. All parking spaces and associated driveways shall be entirely paved with concrete or asphalt-type surfacing per City standards and requirements.

1. Pavement graphics, directional signs and arrows shall be provided on parking lot drive aisles.

B. Bicycle Parking Standards - The total number of bicycle parking spaces shall be a minimum of 5% of the total parking spaces provided.

3.5.2.2 Wall and Fences

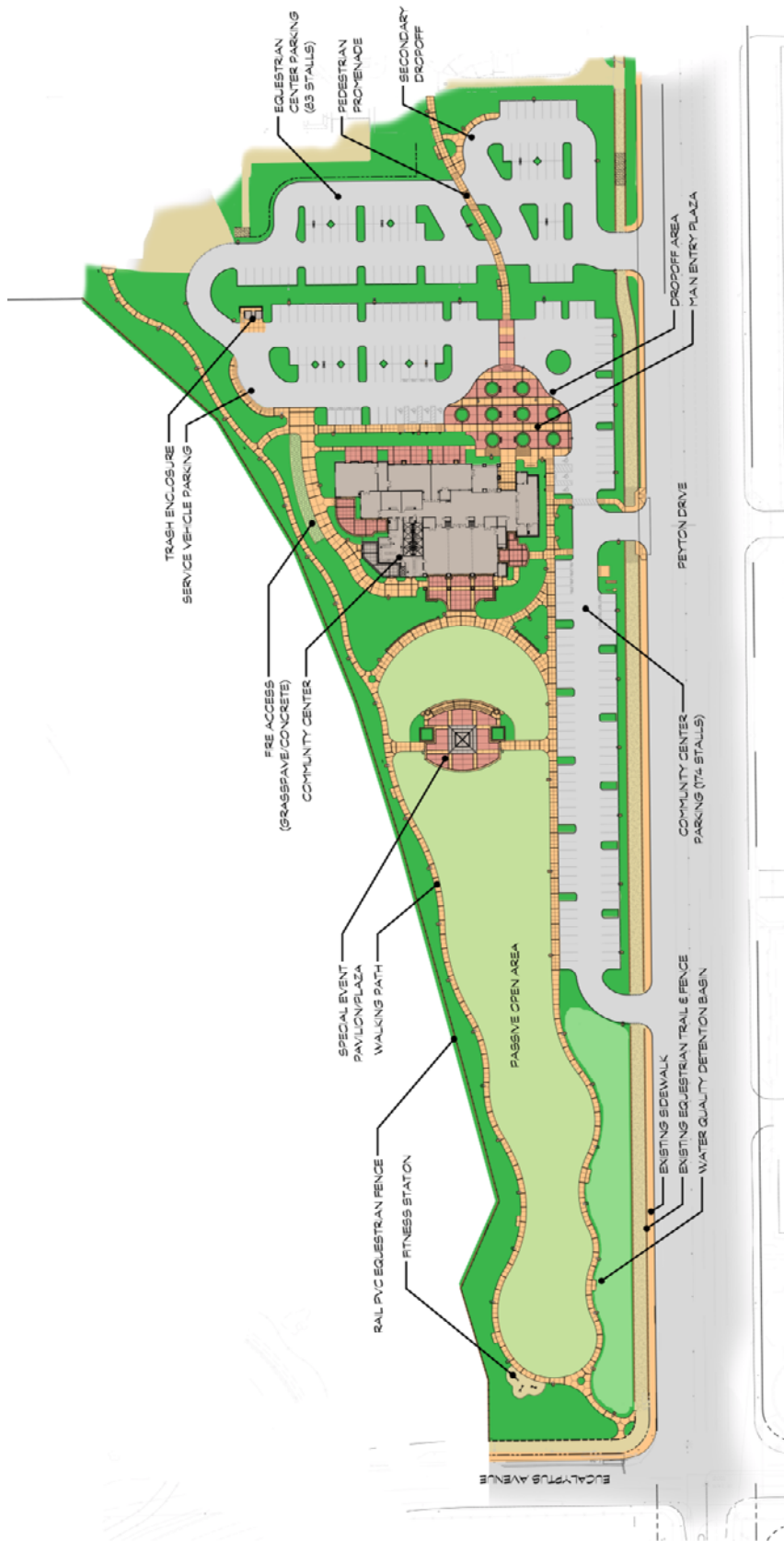
Walls, fences and hedges shall be subject to the requirements of Chapter 16.06.120, "Walls, fences and hedges," of the Development Code. Deviations from Chapter 16.06.120 may be approved by the City Manager or designee at the time of site plan review.

3.5.2.3 Minor Site Plan Changes

Changes to the Community Center site plan, shown in Exhibit 3-12, *Community Center Conceptual Site Plan*, are subject to approval by the City Manager or designee. Changes may not be made to minimum setbacks or maximum heights.

3.5.2.4 Additional Standards.

For any development standard not specifically addressed herein, the City of Chino Hills Development Code shall govern.



Community Center Conceptual Site Plan
Exhibit 3-12



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3.6 COMMUNITY PARK REGULATIONS FOR DEVELOPMENT

3.6.1 Community Park: Designation Intent and Purpose

The Community Park land use district and designation is intended to allow for a wide variety of open space activities and opportunities for residents of Chino Hills. The Community Park is an important recreational open space and park asset to the community. The Community Park is approximately forty-three (43) acres in size and is intended to accommodate active, organized sports as well as other park uses. This park contains a minimum of six (6) sports fields. Exhibit 3-10 presents an illustrative conceptual site plan for the Community Park development.

3.6.2 Community Park: Permitted Uses

A. The Community Park district allows a variety of open space uses, ranging from active parks, equestrian facilities and wildlife preserves. Accessory uses may include game courts, sporting fields and other outdoor recreational uses.

3.6.3 Community Park: Development Standards

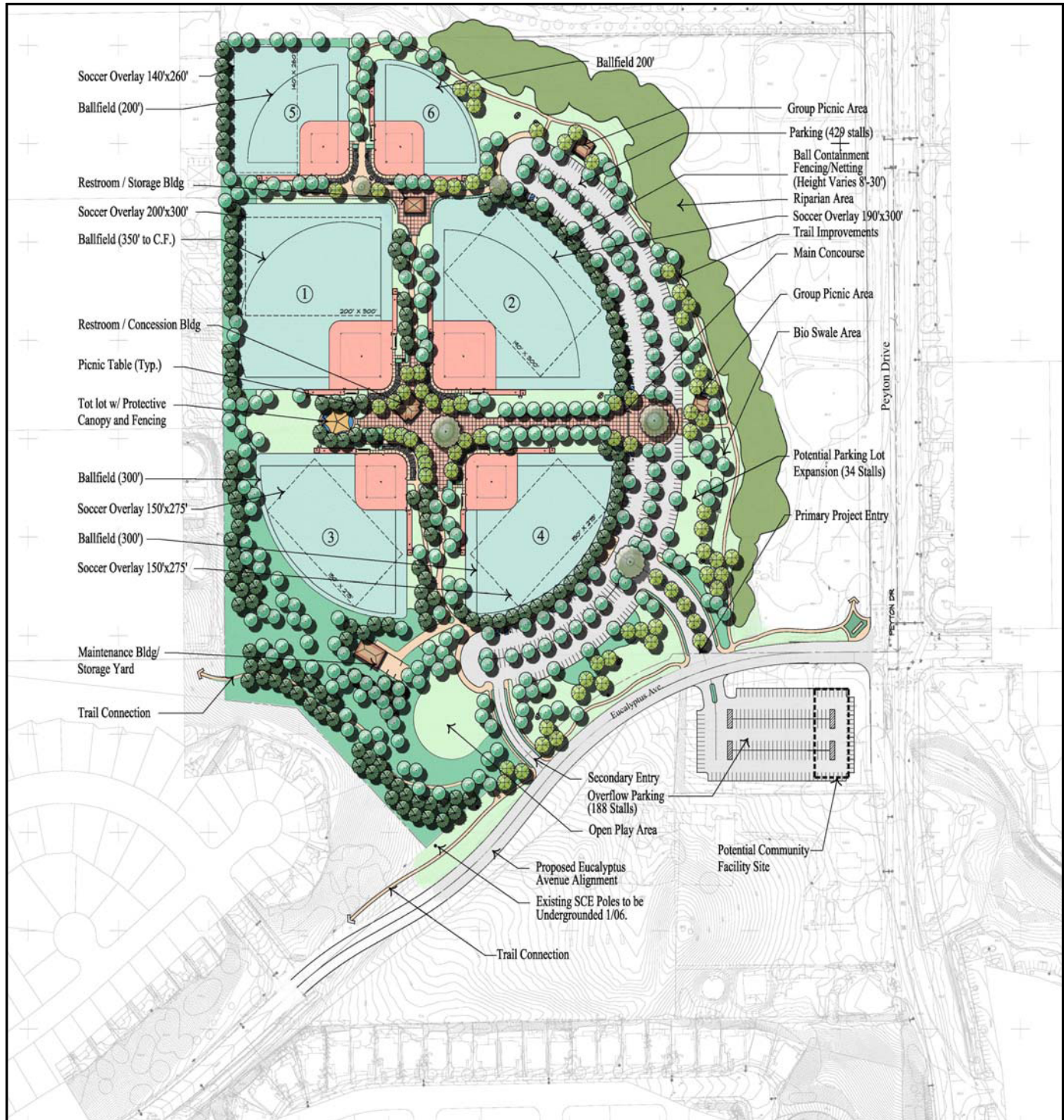
A. No specific development standards apply to public facility buildings constructed within public parks. Buildings shall be designed and constructed to reflect the character of the parks in which they are located and to ensure compatibility with surrounding development on adjacent properties.

B. For all development proposed within the Community Park district, building height, distance between buildings, and yard requirements shall be determined by the City Manager or designee.

3.6.3.1 Parking and Loading

Off-street parking and loading shall be subject to the requirements of Chapter 16.34, "Parking and loading," of the Chino Hills Development Code. Deviations from Chapter 16.34 may be approved by the City Manager or designee at the time of site plan review.

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Community Park Conceptual Site Plan
Exhibit 3-16



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4 DESIGN GUIDELINES

4.1 DESIGN GOALS

The Shoppes at Chino Hills Specific Plan area is the hub of the City in the form of a traditional downtown, civic center, and community park and is complemented by upscale multiple-family housing. The project is a source of civic pride. This mixed use development includes offices, retail shops, restaurants, hotels, as well as civic and residential uses.

The development plan for the Shoppes Retail, Civic Center and Shoppes Mixed-Use is based on a grid pattern of tree-lined streets oriented north-south and east-west. The pedestrian scale of the traditional “Main Street” is carefully blended with the modern demands for ease of access and adequate parking. Shaded sidewalks encourage people to walk among the various uses rather than drive. Pedestrian circulation is designed so that the development can be crossed by foot east to west in five minutes and north to south in seven minutes.

The designs of streetscapes, buildings, and landscaping within the Shoppes Retail, Civic Center, and Shoppes Mixed-Use reinforce the traditional downtown atmosphere and provide a vibrant, urban setting for those living, dining, working, relaxing, and shopping at the project. The development is a pedestrian-scaled venue of refined architectural expression rendered in high quality materials and finishes. The design guidelines in this section identify components important to the creation of this environment.

4.2 DESIGN CONTEXT

4.2.1 Shoppes Retail

The Shoppes Retail includes a department store, specialty retail shops, restaurants, and office uses. The Shoppes Retail component will combine modern retailing requirements for visibility, identity, ease of access and service, convenient parking and flexibility in leasing with the feel and scale of traditional “Main Street” shopping in order to create a successful retail center with a regional draw.

The Shoppes Retail is located along two tree-lined streets with angled, head-in parking at curbside. “Main Street” runs east-west and connects to Peyton Drive. “City Center Drive” runs north-south from Grand Avenue and connects the retail, restaurants and offices to the housing, civic buildings and library to the Boys Republic Drive to the south. Wide sidewalks adjoin the roadways.

The streetscape is comprised of one and two story buildings that provide an intimate, human-scaled space.

4.2.2 Civic Center

The Civic Center includes City Hall, the County library, the Police/Sheriff's substation, and the Chino Valley Fire District administration building. City Hall has frontage on City Center Drive. The County library and Fire administration facilities front on both City Center Drive and on the Boys Republic Drive. The Police/Sheriff substation has frontage on Peyton Drive. The Civic Center area is interconnected with the Shoppes Retail and the Shoppes Mixed-Use areas by pedestrian walkways and the grid-pattern street network. As in the Shoppes Retail area, the pedestrian-friendly scale is maintained.

While respecting and repeating the building massing and scale of the other uses within the Specific Plan area, the designs of Civic Center buildings suggest their unique roles within the community. The symbolic importance and the unique functions of the Civic Center are reflected in overall building forms and design. Unique shapes, massing, and fenestration are incorporated into the public gathering spaces of Civic Center buildings to accentuate their accessibility and their role in shaping community identity.

4.2.3 Shoppes Mixed-Use

Buildings are integrated within the overall plan and are buffered from arterial streets by the Shoppes Retail to the north and the Civic Center component to the west. The pedestrian-friendly environment of the Shoppes Retail is continued into the mixed-use area. For the residential component, attached units repeat the pattern of contiguous yet distinctive facades employed in the Retail component. Pedestrian-oriented city blocks are again formed by access roads and their intersections with driveways into parking areas. Some individual entries into the units maybe oriented toward the exterior street and adjoining sidewalks and others shall allow interior access from parking areas only.

4.2.4 Community Center

The Community Center is located adjacent to the Peyton Drive/Eucalyptus Avenue intersection. The configuration of the buildings, streets, parking, open space and landscaping balances the needs of the pedestrian and the automobile. Parking does not dominate the experience.

4.3 BUILDING FORM AND CHARACTER

The architecture for buildings comprising each of the land uses is a blend of building forms, massing, scale, and character that creates a pedestrian-oriented environment meant to be viewed and experienced on-foot rather than from the car. Examples of building design and form are shown in Exhibit 4-1.

Consistent with the overall character of the environment envisioned for the Specific Plan area, streetscape and building designs are guided by the following principles:

- Streetscape facades are comprised of a series of human-scaled wall segments, rather than monolithic wall expanses, to provide a comfortable and pleasant pedestrian experience;
- Articulation of building openings, roof, parapet and floor lines and changes in wall plane are used to provide visual interest and contrasts in light and shadow;
- Rooftop mechanical equipment is screened from view in a manner consistent with the architectural character of the building;

Particularly for the Shoppes Retail designation:

- Primary building entrances and display windows are oriented toward the street so as to support and encourage pedestrian activity;
- Diversity of architectural styles, quality materials and finishes, and variety of complementary colors is evident;
- Entryways are enhanced by means that include, but are not limited to, use of recessed doorways, inclusion of articulated lintels and pediments, incorporation of eaves, awnings, or canopies, and the use of doorway surround materials that contrast with those of major wall surfaces;
- Secondary building entrances and service doors will be oriented towards the rear of buildings, typically facing the main parking fields. The architecture will have similar articulation and materials to compliment the front streetscapes facades, but will be generally scaled back in design to delineate it from the primary pedestrian-oriented environment of the streets. A combination of tenant secondary entrance storefronts and single door service entrances may be provided along the rear elevations as determined by the Shoppes Retail operational needs and leasing requirements;
- For the comfort of pedestrians during hot weather, awnings, sunshades, or comparable assemblies project over sidewalks adjoining storefronts. Examples of canopies and sunshades are illustrated in Exhibit 4-2.



Varied Elevations



Varied Massing

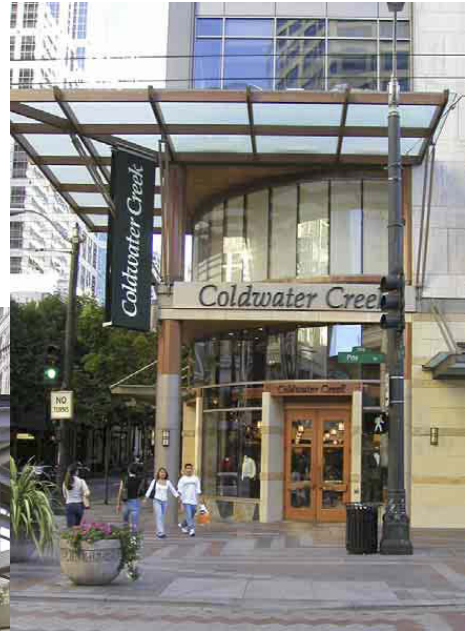


Varied Colors



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Fabric



Frosted Glass



Wood



Prefinished
Metal



Canopies &
Sunshade Examples
Exhibit 4-2

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4.4 ENTRYWAYS

Enhanced entry features and landscaping are located at the major corners and entries to the Shoppes Retail, Civic Center, and the Residential Site. Elements such as water features, theme trees and/or enhanced landscape and paving are utilized. Exhibit 4-3 provides examples of corner and entry features.

4.5 PEDESTRIAN WALKWAYS

Walkways are located and configured so that pedestrians moving from parking spaces to buildings are separated from drive aisles to the maximum extent feasible. Entrances and parking lots will be configured to be functional and tied to logical destinations.

The walkways along Main Street and City Center Drive will feature adjoining landscaped areas to enhance the appearance of the walkway areas. Walkways along Main Street and City Center Drive will be readily distinguishable where they traverse drive aisles through the use of durable, low-maintenance surface materials such as pavers, brick scored concrete or similar architectural treatments.

4.6 OUTDOOR PUBLIC SPACES

Outdoor public spaces will offer attractive and inviting pedestrian scale features, spaces, and amenities such as:

- Patio/seating area;
- Pedestrian plaza with benches;
- Window shopping walkways;
- Kiosks;
- Amenities such as fountains, street furniture, bicycle racks, and bus shelters.

Examples of outdoor public spaces are provided in Exhibit 4-4.

4.7 PRIVATE SPACES

The residential component in the Shoppes Mixed Use and Park Residential will allow for private amenities that may be accessed and used by residents and their guests only. Potential amenities may include, but are not limited to:

- Balconies/Patio areas;
- Pools and spas;

- Recreational areas;
- Game rooms;
- Food facilities;
- Classrooms;
- Cyber cafes; and
- Movie Theater areas.

In addition to the uses above, hotel and lodging uses may also include the following private spaces on site:

- Dining facilities;
- Bar or drinking establishment;
- Meetings rooms; and
- Onsite cleaning/Laundromat services.



CORNER OF GRAND AVENUE & PEYTON DRIVE



ENTRY OFF OF PEYTON DRIVE



ENTRY OFF OF GRAND AVENUE

Examples of Corner & Entry Features
Exhibit 4-3

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Examples of Plazas



Various Amenities
Within Plazas



Outdoor Public
Space Examples
Exhibit 4-4

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4.8 PEDESTRIAN AMENITIES

The Shoppes Retail and Shoppes Mixed-Use includes a variety of uses and tenants. As a destination location, many visitors are on-site for several hours and move between uses on foot. Special care is taken to furnish amenities for these pedestrians such as:

- Bench Seating
Public seating allows the pedestrians to sit down, relax, and people watch.
- Trash and Ash Urns
Trash receptacles and, where possible, recycling containers are provided as well as ash stands for extinguishing smoking materials.
- Seat Walls
Retaining walls in outdoor public spaces may include integrated seating surfaces.
- Bicycle Racks
Bicycle racks are located in well-lighted areas and placed in a location visible from entrances and/or parking areas.
- Drinking Fountains, Planting Pots, Saucers (moveable) and Planting Boxes
These may be placed near public walkways without obstructing them.
- Entry Pylon
Entry pylons provide an “entry experience”
- Parking Meters (street front spaces)
The project includes metered “street parking” along Main Street and City Center Drive. The use of metered parking assures a continuous vehicle turnover at the street front. The meters will be of a color which compliments the architecture of the project. Parking meters will be enforced for security by the City of Chino Hills.
- Public Restrooms
The Shoppes Retail will include one (1) set of public restrooms, location to be determined by the Shoppes Retail developer. Public restrooms may not be located within the Shoppes Mixed-Use.

Examples of public amenities are provided in Exhibits 4-5 and 4-6.

4.9 SITE LIGHTING

All site lighting is coordinated as to style, material, and color. Illumination patterns overlap, creating an even level of illumination throughout the parking area. Pedestrian level lighting is used along pedestrian walkways.

The use of diverse lighting types and methods ensure that the Specific Plan area's unique character is apparent during the day when the fixtures are plainly visible and at night when the fixtures illuminate the walks, buildings, landscaping, and parking. All lighting is located and aimed away from adjacent properties and roadways as consistent with City of Chino Hills lighting guidelines. All lighting fixtures shall be appropriate in scale, intensity, and height to the use it is serving. Parking lot lights shall not exceed forty feet (40') in height. Examples of project lighting are provided in Exhibit 4-7.

Basic lighting types include but are not limited to:

- Street pole lighting along principal circulation paths (sidewalks);
- Ground-mounted bollard lighting along pathways/parking areas;
- Decorative lighting fixtures integrated into/atop entry pylons/gates;
- Elevated pole lighting at parking lots;
- Below-grade uplights;
- Ground-mounted up lights to illuminate landscape, etc;
- Building up-lighting discreetly mounted above human eye points;
- Strung lighting cross paseos/terrace areas (including seasonal lighting).

4.10 EXTERIOR BUILDING MATERIALS

No one or single, exterior material or color scheme dominates the architecture of a street or open space in the project. Diversity and richness of architectural expression are achieved with a variety of material choices. Materials such as stucco, EIFS, stone, tile, enhanced concrete, metal, and glass are introduced in different façade treatments to ensure that no single material dominates the palette. Rich materials and warm vibrant colors are used.



Benches

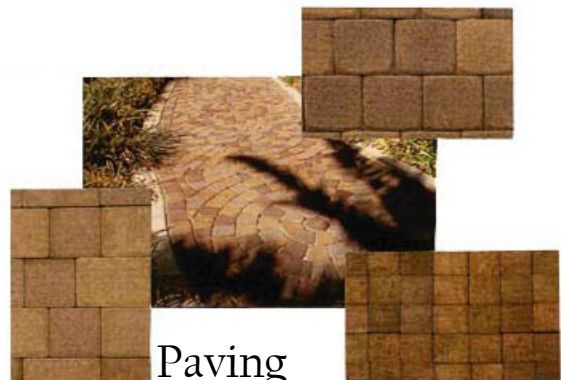


Water Fountains

Trash Receptacles



Pots



Paving

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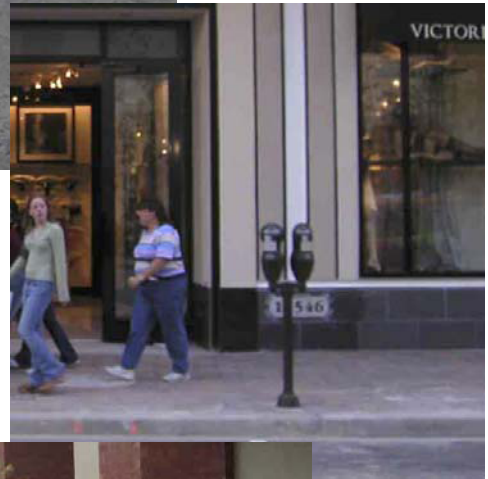
Seating Walls



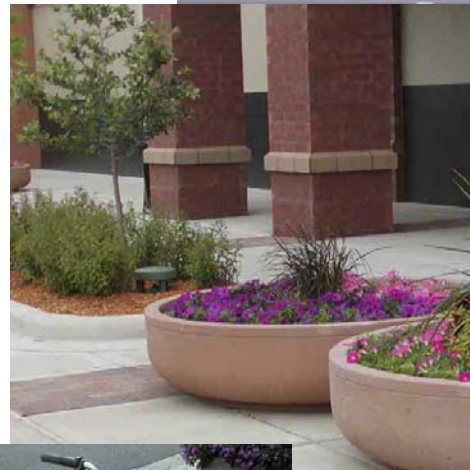
Water Fountain



Parking Meter



At Grade Planter With Curb



Planting Pots



At Grade Planter Flush with Paving



Bicycle Rack



Pedestrian Amentities Examples
Exhibit 4-6

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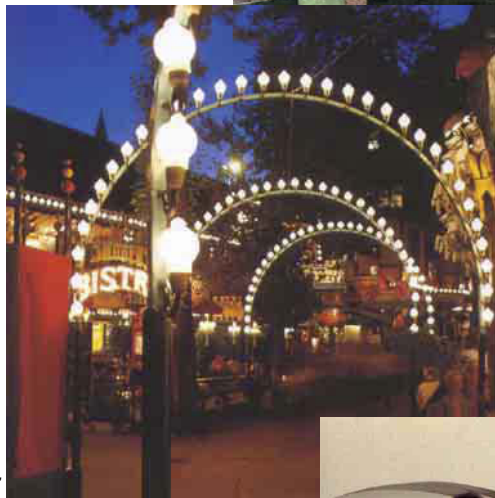


Bollards

Up Lighting



Variety in
Lighting



String
Lighting



Street Pole

Parking Lot
Lighting



Entry Lighting



Step Lighting



Lighting Examples
Exhibit 4-7

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4.11 LANDSCAPING / HARDSCAPING

A Landscape Master Plan provides planting materials and locations to complement the building architecture, enhance the parking lot areas, and soften the effect of hardscapes and hard surfaces. Exhibit 4-8 provides the conceptual landscape plan for the Shoppes Retail. Although, the Landscape Plan is conceptual and displays only the retail component, similar design, palette and sizing of landscaping will be provided in the other components of the Specific Plan including The Shoppes Mixed Use. The plant palette includes a variety of plant materials such as:

- Parking Lot Trees
Cinnamomum Camphora
Tristania Conferta
Magnolia Grandiflora
Lagerstroemia Indica
Ulmus Parvifolia
- Entry/Accent Trees
Phoenix Dactylifera
Washington Filifera
Washington Robusta
- Screen Trees
Brachychiton Populneus
Cupressus Sempervirens "Glaucous"
Cupressus Arizonica
- Small Accent Trees
Bauhinia Variegata
Lagerstroemia Sp.
Geijera Parviflora

Substitution of the aforementioned list may be approved by the City Manager or designee.

Enhanced paving will generally be located along the storefront walkways of Main Street and City Center Drive, primary pedestrian crosswalks and at the Main Street and City Center Drive intersection. Enhanced paving shall be defined by the following materials, as approved by the City Manager or designee:

- Integral colored concrete with saw cut pattern including a sandblast or acid wash finish;
- Concrete interlocking paving units with accent bands;

- Natural grey concrete with saw cut pattern including including a sandblast or acid wash finish with paver accents or borders;
- Any combination of the above materials, pattern and finishes;
- Standard pedestrian paving will be permitted located along the rear of the retail buildings where tenant service doors and loading activities are to take place or at other areas of secondary pedestrian access not affiliated with the retail storefronts. Standard pedestrian paving shall be defined by natural grey concrete with saw cut pattern including a sandblast or acid wash finish with paver accents or borders.

4.12 STREET TREES

Trees in the public rights-of-way complement the unique character of each street. Street trees include:

- City Center Drive and Main Street
Pyrus Calleryana Bradford
Koelreuteria Paniculata
Platanus Acerifolia
- Grand Avenue and Peyton Drive
Brachychiton Populneus
- Remaining Project Perimeter
Tipuana Tipu
Lirodendron Tulipifera
Brachychiton Populneus

Substitution of the aforementioned list may be approved by the City Manager or designee.



PROPOSED TREE LEGEND

STREET TREES
(MAIN STREET AND CENTER DRIVE)
KOELREUTERIA PANICULATA
PYRUS CALLERYANA "CAPITAL"

STREET TREES
(PROJECT PERIMETER)
BRACHYCHITON POPULNEUS

PARKING LOT TREES
LAGERSTROEMIA INDICA SP.
ULMUS PARVIFOLIA
PLATANUS MEXICANA

ENTRY / ACCENT TREES
PHOENIX DACTYLIFERA



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4.13 SIGNS

Signs within the Shoppes Retail and Shoppes Mixed Use provide for tenant identification signs and directional signs utilizing colors, materials, finishes, and illumination so as to complement one another and be consistent with the upscale character of the Specific Plan area. The overall character of the signage and graphics for the Shoppes Retail and Shoppes Mixed-Use is one of a traditional American Main Street that reflects the variety and uniqueness of the architecture. Signs are compatible with the pedestrian scale of the environment rather than that of a larger vehicular-scaled venue. In recognition of these distinct characteristics, the requirements of Development Code Chapter 16.38, "Signs," are waived subject to City Manager or designee review and approval of a sign program. The general location of the major signs for the Shoppes Retail may be as generally shown on Exhibit 4-9, *Shoppes Retail Conceptual Sign Locations*, and described in the following sections.

4.13.1 Wayfinding Signs

The wayfinding signs help the visitor navigate through an urban environment. The graphics, like in many similar urban environments, help to create a sense of orientation for the first time visitor, and a sense of comfort for those that return often.

4.13.2 Pylon / Reader Board

The Pylon/Reader Board sign will be located near the intersection of Grand Avenue and the Chino Valley Freeway (SR-71) either south of Grand Avenue on private property or within the Grand Avenue right-of-way, as depicted in Exhibit 4-12. The Pylon/Reader Board sign may be up to 100 feet tall and may only include the project name (i.e. 'The Shoppes at Chino Hills'), a project logo or icon, the name 'City of Chino Hills', and the names of the tenants operating on the project site.^{ss} With approval from the Shoppes Retail owner and management, tenants located in the Shoppes Mixed-Use district may advertise on the Pylon/Reader Board sign.

4.13.3 Major Site Identity Monuments

Located at major corners to the project, the major site identity monuments are of sizes appropriate to be readable from vehicles traveling at speeds of up to 50 miles per hour. Individual dimensional letters and logo will identify the project. The letters and logo may be internally illuminated. Exhibit 4-13 illustrates examples of Major Site Identity Monuments.

4.13.4 Project Gateways and Identity

The vehicular entrance gateways and identities will be located on either side of the major roadway entrances on masonry pylons or "neighborhood" markers

^{ss} Text as amended May 18, 2006.

and will be at a scale appropriate to be read from within a vehicle. Illumination of the identity plaques will be from the ground or a wall mounted external source, not internally illuminated. Exhibit 4-13 illustrates examples of Project Gateways and Identity signage.

4.13.5 Vehicular Scaled Directional Signs

Located at vehicular intersections on-site, these signs guide the visitor to different uses on the site such as to offices, major anchors, and municipal buildings. The project name is located on the sign in a smaller, more understated way so as not to detract from the listings. This type of signage may also provide direction to the sales/leasing office for residential uses within The Shoppes Mixed Use. Exhibit 4-14 illustrates examples of Vehicle Scaled Directional Signs.

4.13.6 Pedestrian Scaled Directional Signs

This sign type is used to direct the pedestrian to various on-site uses and is located along major paths of travel on sidewalks and in gathering areas. Pedestrian-scaled signs also point the way to amenities such as public restrooms, security, information booths, and elevators. The signs are pole or ground-mounted and include appropriate text and arrows. Exhibit 4-14 illustrates examples of Pedestrian Scaled Directional Signs.

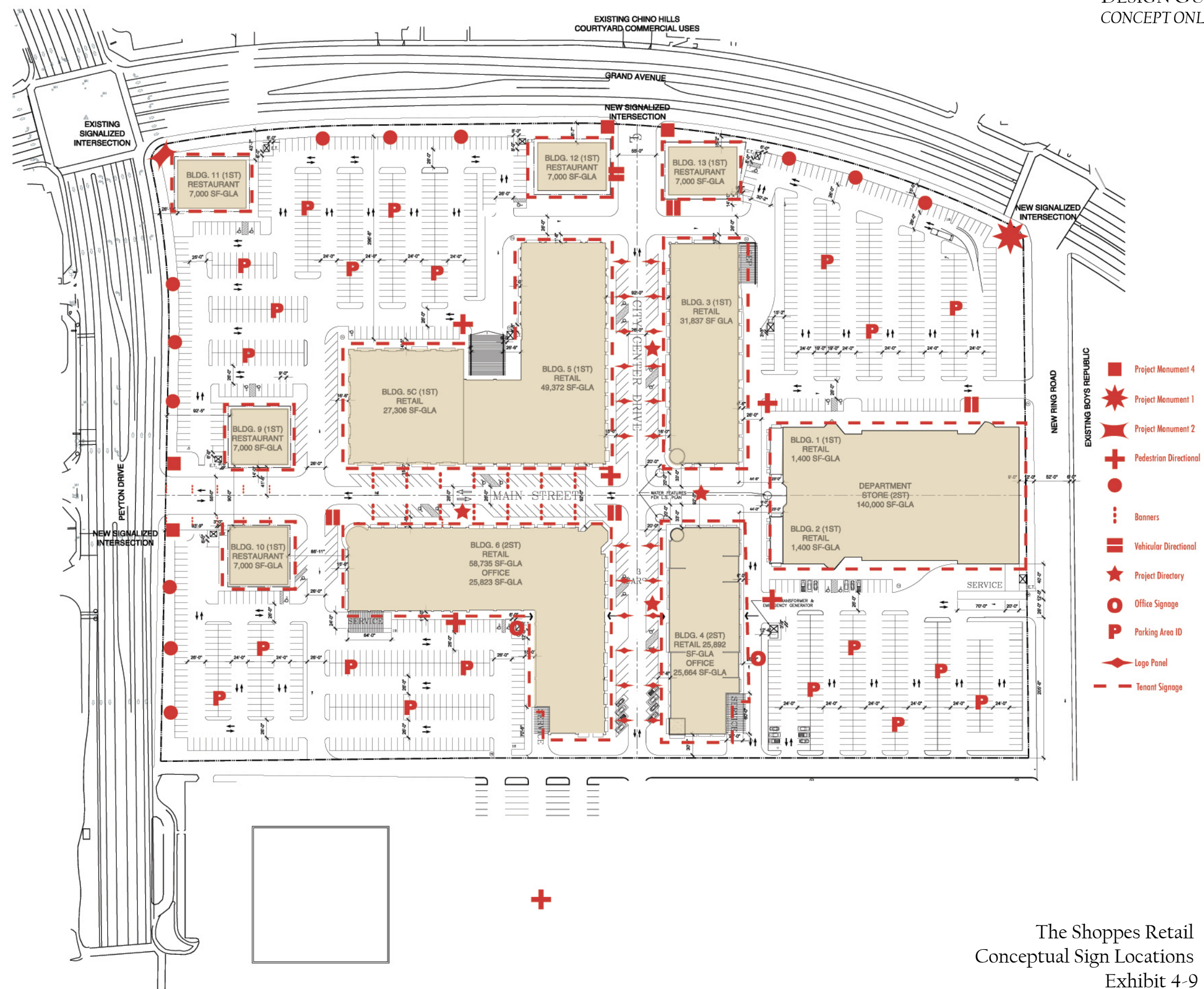
4.13.7 Project Directory Signs and Community Board

Project directory signs are located in at least two prominent positions on the Retail Shoppes Site. The signs include a map of the Shoppes Retail and indicate all uses/tenants so as to allow visitors to orient themselves and proceed to any destination shown. Exhibit 4-15 illustrates examples of Project Directory Signs and Community Board.

4.13.8 Site Pageantry

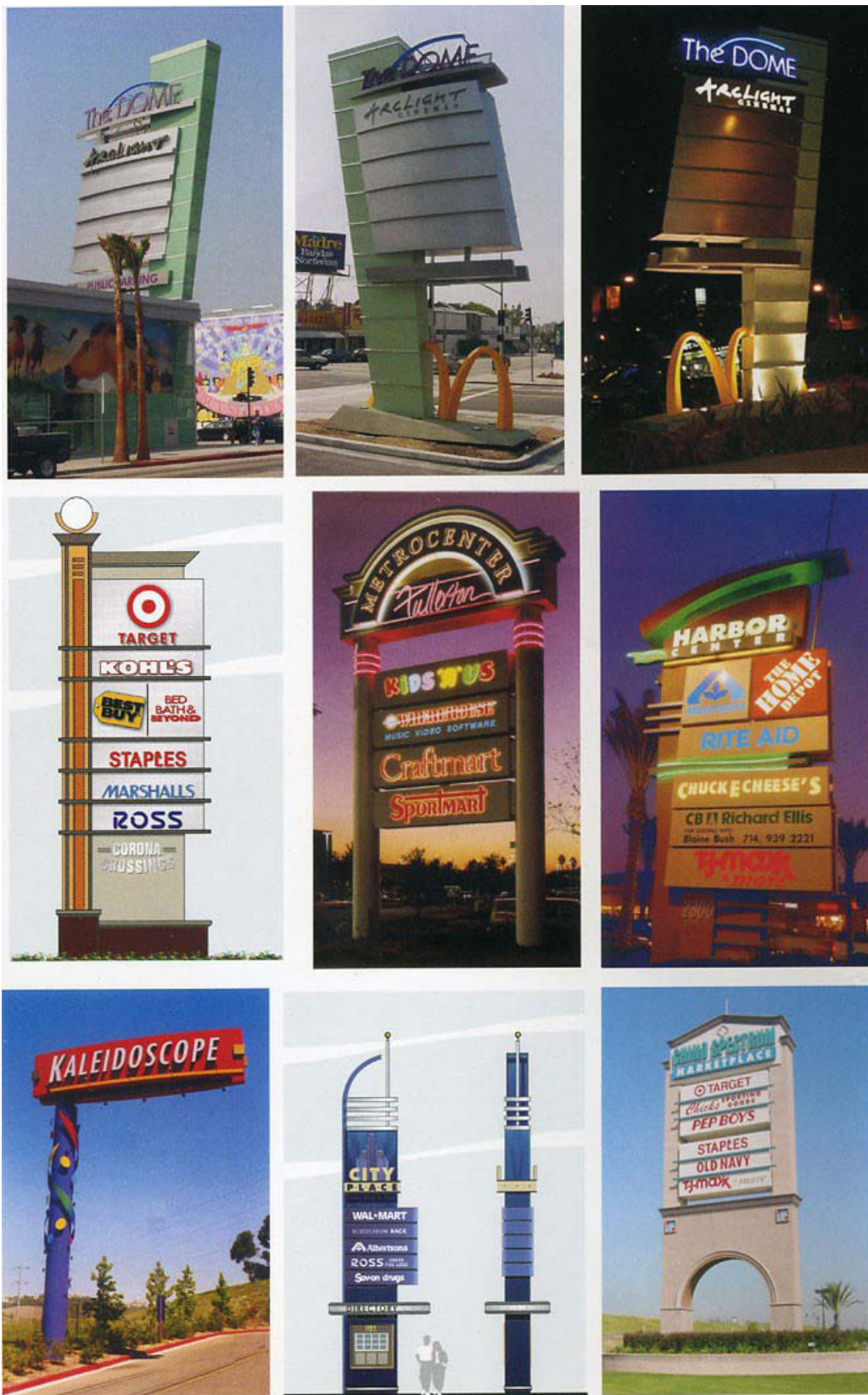
Site pageantry consists of fabric or metal banners that are attached to light poles or building facades throughout the project. They are a part of themed graphics of the project and may include the project's name and/or logo, holiday or special event greetings and are not intended for display of tenant graphics. Site Pageantry will be concentrated along the main retail streets of the project and at major entrances to the site. Exhibit 4-16 illustrates examples of Site Pageantry.

Note: Signage at the southeast corner of Grand and Peyton shall provide for an easement to accommodate the Citywide Identity Enhancement Program as specified by the City Manager or designee.



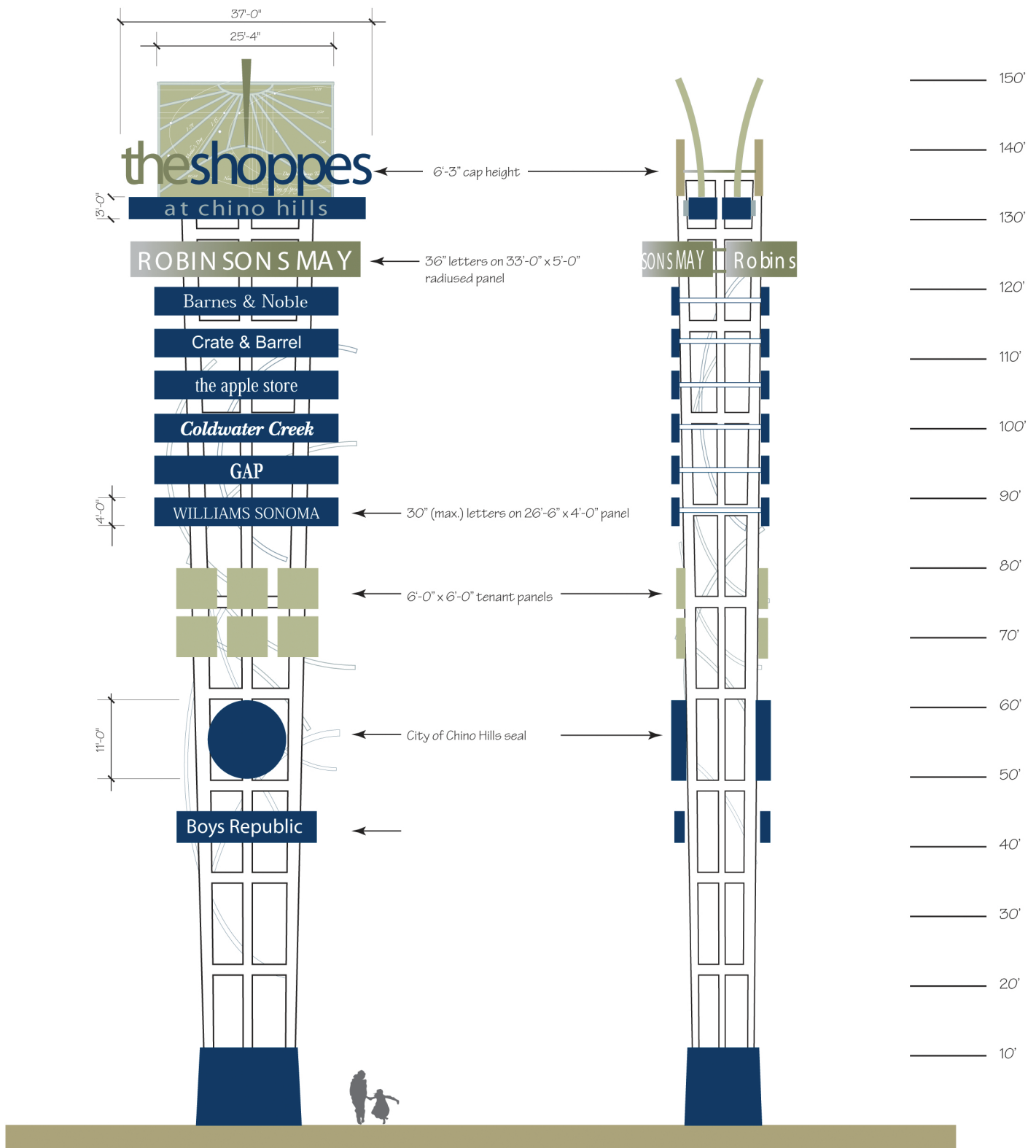
The Shoppes Retail
Conceptual Sign Locations
Exhibit 4-9

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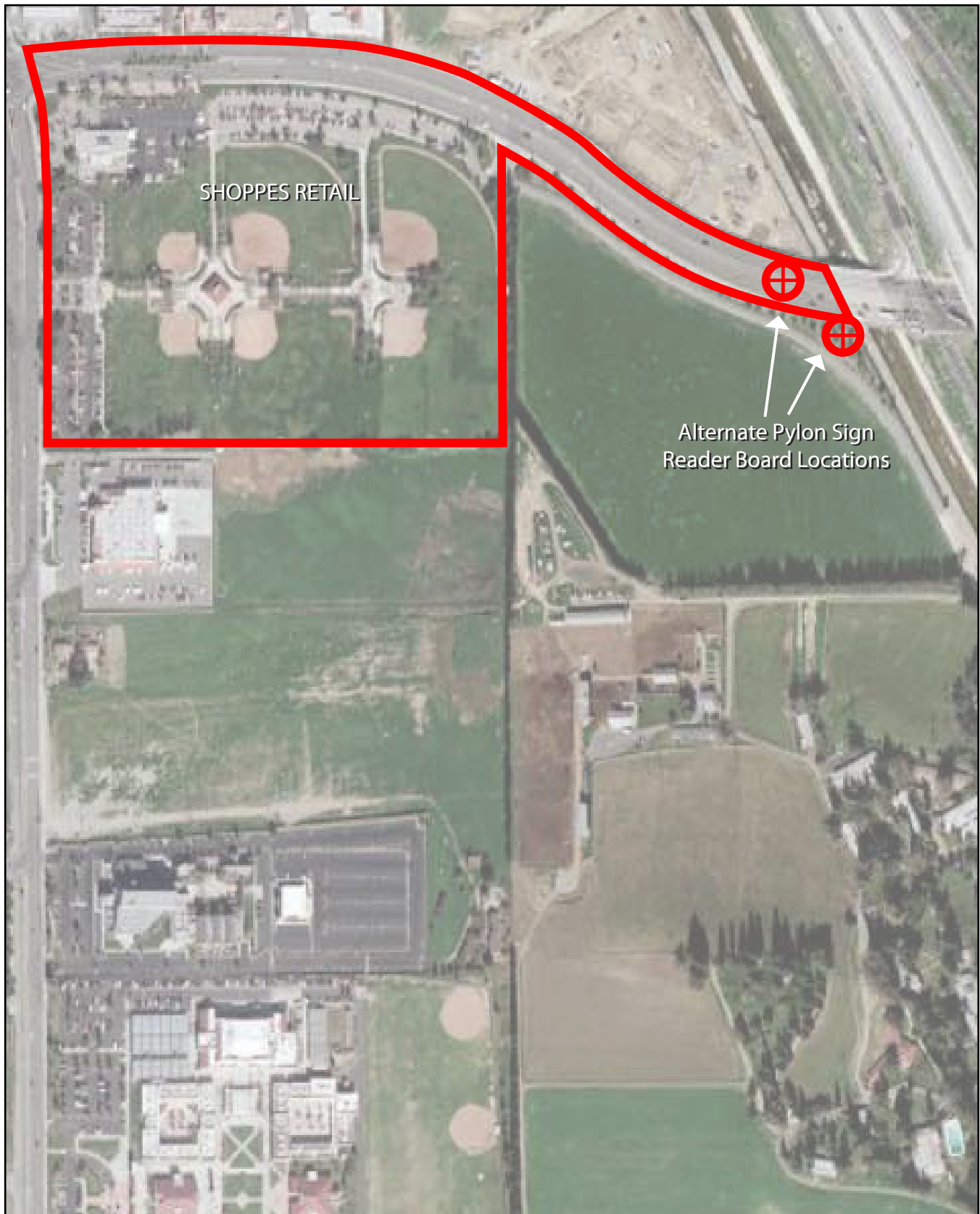
Pylon / Reader Board Examples
Exhibit 4-10

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Pylon / Reader Board Example
Exhibit 4-11

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Pylon / Reader Board
Conceptual Location
Exhibit 4-12



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Project Gateway Signs



Major Site Identity Signs



Major Site Identity Signs & Project Gateways Exhibit 4-13

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Pedestrian Directional Signs



Vehicular Directional Signs

Directional Signs Exhibit 4-14

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Project Directory Signs &
Community Board
Exhibit 4-15

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4.13.9 Regulatory Signage

The street and passage name identities will be in the form of traditional street signs that will be freestanding or mounted to a pole light, or mounted on building walls adjacent to street or sidewalks. The design of the signs will be reflective of the theme of the overall project. Other site regulatory signs such as stop signs, parking signs, handicap parking signs, service areas, etc. will incorporate elements of similar to the street identity signs. Exhibit 4-17 illustrates examples of Regulatory Signage.

4.13.10 Tenant Identity Signage

Tenant identity signage mounted to building facades is located throughout the Shoppes Retail and Shoppes Mixed-Use designation. Signage is an integral design feature of each tenant's storefront design. Each tenant storefront is designed to complement the design of the overall facade and building design. Individual tenants are encouraged to use a mixture of urban signage techniques to give variety and the appearance of having evolved in a high-end urban setting. An eclectic mix of dimensional signage will be encouraged to create a sense of uniqueness and variety along the streetscape.

Sign formats for tenant signs may be applied in the following fashion depending on location and storefront design:

- Fascia signs;
- Blade signs;
- Lettering and graphics on valances or awnings;
- Signage applied to the glass show windows, storefronts and entrances;
- Inlaid floor graphics;
- Wall mounted plaques and
- Signage applied to canopies.

Acceptable sign types include:

- Dimensional metal, glass or other material with a permanent appearance indirectly lit;
- Reverse channel letters with halo illumination, with opaque face and sides and non-reflective background;
- Embedded, flush, recessed box signs of an opaque material with push through, translucent copy;

- Incised letters cut into or cast out of an opaque material and indirectly lit;
- Sculptured, iconographic elements contextual to the storefront design;
- Internally illuminated channel letters or logo.

In general, all tenant signage must be proportionate to the storefront and building design as well as the urban nature of the street. Each tenant is allowed primary building fascia signage for each elevation facing the common area, with additional blade, show window, wall plaques, floor, awning, and canopy signs in accordance with the City approved sign program for the project. No sign will exceed sixty-six percent (66%) of storefront width. Blade signs will be mounted to allow an eight foot (8') minimum clearance above the walkway. Exhibits 4-18 and 4-19 illustrate examples of Tenant Signage. The dashed line on Exhibit 4-9, *Shoppes Retail Conceptual Sign Locations*, is to indicate possible sign locations only. Final location will be determined as each space is tailored to each individual tenant.

4.13.11 Prohibited Signage

- Animated components, flashing lights, rotating or flashing signs (except for the reader board/pylon sign);
- Illuminated sign boxes;
- Portable signs**;
- Balloon or inflatable signs**;
- Signs which emit sound or odor;
- Signs with exposed raceways, conduit, junction boxes, or transformers;
- Paper, cardboard, or Styrofoam and signs made of simulated materials e.g. wood-grained plastic**;
- Wood signs.

** Such signage may be allowed to be used at The Shoppes Mixed-Use on a temporary basis. Such signage shall be approved by the Community Development Director or designee.



Regulatory Signs
Exhibit 4-17

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Window Signs



Blade Signs



Awning Signs



Tenant Signs

Exhibit 4-18

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Floor Graphics



Fascia Signs



Wall Plaques



Tenant Signs
Exhibit 4-19

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5 IMPLEMENTATION PLAN

The purpose of this section is to define the implementation measures necessary to carry out The Shoppes at Chino Hills Retail/Civic Center/Residential/Community Park Specific Plan.

5.1 PHASING

Phasing of the Specific Plan meets the following objectives:

- The orderly build-out of the mixed-use project based upon market and economic conditions.
- The provision of adequate infrastructure and public facilities concurrent with development of each phase.
- The protection of public health, safety and welfare.

The timing of implementation of the five project components is dependent upon the completion of a new Community Park. The City requires that the public continuously have reasonably adequate access to park facilities. No demolition or construction activity on the current Chino Hills Community Park is expected to occur until construction of the Community Park is substantially completed. Construction of the Community Park was completed by the City in February 2007.

It is envisioned that the Shoppes Retail will be built in one phase, with the timing of completion of perimeter restaurant pads dependent upon market activity.

5.2 FINANCING AND FEES

California Government Code Section 65451 sets forth the basic content of specific plans and one of the requirements is to include information relating to project financing and fees.

Various techniques are available for financing the required infrastructure and project components. Since certain elements of the infrastructure and project will be for use of the general public, public financing may be appropriate for these elements. Possible public financing sources include: Community Facility District funds, Development Impact Fees, Grants, Landscape and Lighting District Funds and the General Fund. All applicable development impact fees and all other related administration fees are collected at the time of issuance of building permits, unless otherwise determined by the City.

5.3 GENERAL PROVISIONS

5.3.1 Applicability

The development standards contained herein provide specific standards for land use development within the Specific Plan area. The Specific Plan supersedes the otherwise applicable City of Chino Hills development standards/regulations unless stated herein to the contrary. Whenever the provisions and development standards contained herein conflict with those contained in the City of Chino Hills Development Code, the provisions of the Specific Plan shall take precedence. Where the Specific Plan is silent, the City of Chino Hills Development Code shall apply.

5.3.2 Administration

The Shoppes at Chino Hills Retail/Civic Center/Residential/Community Park Specific Plan serves as the implementation tool for the General Plan as well as the zoning for the project site. The Specific Plan addresses general provisions, permitted uses, development standards and design guidelines.

5.3.3 Interpretation

Development within the Specific Plan area is implemented through the approval of parcel and tentative and/or tract maps. The administrative process described below provides mechanisms for review and approval of development projects within the Specific Plan consistent with the Specific Plan objectives.

Unless otherwise provided, any ambiguity concerning the content or application of the Specific Plan is resolved by the City Manager or designee in a manner consistent with the goals, policies, purposes and intent established in this Specific Plan.

5.3.4 Implementation

All development proposals within the Specific Plan are subject to the implementation procedures established herein. See Exhibit 5-1, for the Project Review and Approval Process Chart.

5.3.5 Specific Plan Revisions

Revisions to the Specific Plan may be requested by the applicant or by the City at any time pursuant to Section 65453(a) of the Government Code. Revisions are processed pursuant to the provisions of the Government Code for Specific Plan and the City of Chino Hills Development Code. In the event the proposed revisions require supplemental environmental analysis, pursuant to the California Environmental Quality Act (CEQA), the applicant is responsible for preparing the necessary CEQA documentation.

5.3.6 Minor Modifications

The following constitute Minor Modifications to the Specific Plan. They are subject to review and approval by the City Manager or designee. They do not require amendment to the Specific Plan. In no case, shall minor modifications result in an increase in density, increase in height, reduction in setback, decrease in parking ratios, or change of use in a manner that would be inconsistent with the requirement of the Specific Plan:

- Change in utility and/ public service provider;
- Minor changes to text and maps intended to clarify Specific Plan information, provided such changes do not add density or modify the development policies or standards of the Specific Plan;
- Minor changes to landscape materials, wall materials, entry design, streetscape design and signage which are consistent with the conceptual design set forth in the design guidelines contained with the Specific Plan provided that the substitute materials and designs approved are of the same or better quality;
- Minor changes to the design guidelines including architecture, design, and color palette, provided that the design is of the same or better quality;
- Minor changes to the Shoppes Retail and Shoppes Mixed-Use conceptual site plans, building dimensions, or architectural elevations as depicted in the Specific Plan necessary to accommodate proposed improvements and determined residential product provided that such do not alter the general layout and location on the conceptual site plans and are in compliance with all of the restrictions set forth in Table 2-1, "Shoppes Retail Uses" and Table 2-3, "Shoppes Mixed-Use," respectively;
- Changes to the Civic Center conceptual site plan, building dimensions, or architectural elevations as depicted in the Specific Plan to accommodate City requirements;
- Other modifications of a similar nature to those listed above as determined by the City Manager or designee.

5.3.7 Appeals

All appeals pertaining to this Specific Plan shall be made to the Planning Commission. The applicant or any other entity shall have the right to appeal the decision of the Planning Commission on any determination by filing an application on forms provided by the City of Chino Hills within ten (10) business days following the final date of action for which an appeal is made.

Appeals shall be processed consistent with the provisions of the City of Chino Hills Development Code.

5.3.8 Site Development Permits

A Site Development Permit (SDP, Staff Approval) is required for the hotel and retail components of the Shoppes Mixed-Use prior to submittal of construction plans. Adoption of the Specific Plan includes adoption of the design guidelines contained herein which provide direction for the design of the development projects within the project site.

5.3.9 Maps

Approval of maps may occur with or subsequent to the adoption of the Specific Plan creating parcels for development. The project may include parcel map(s), lot line adjustments and/or other minor subdivision actions.

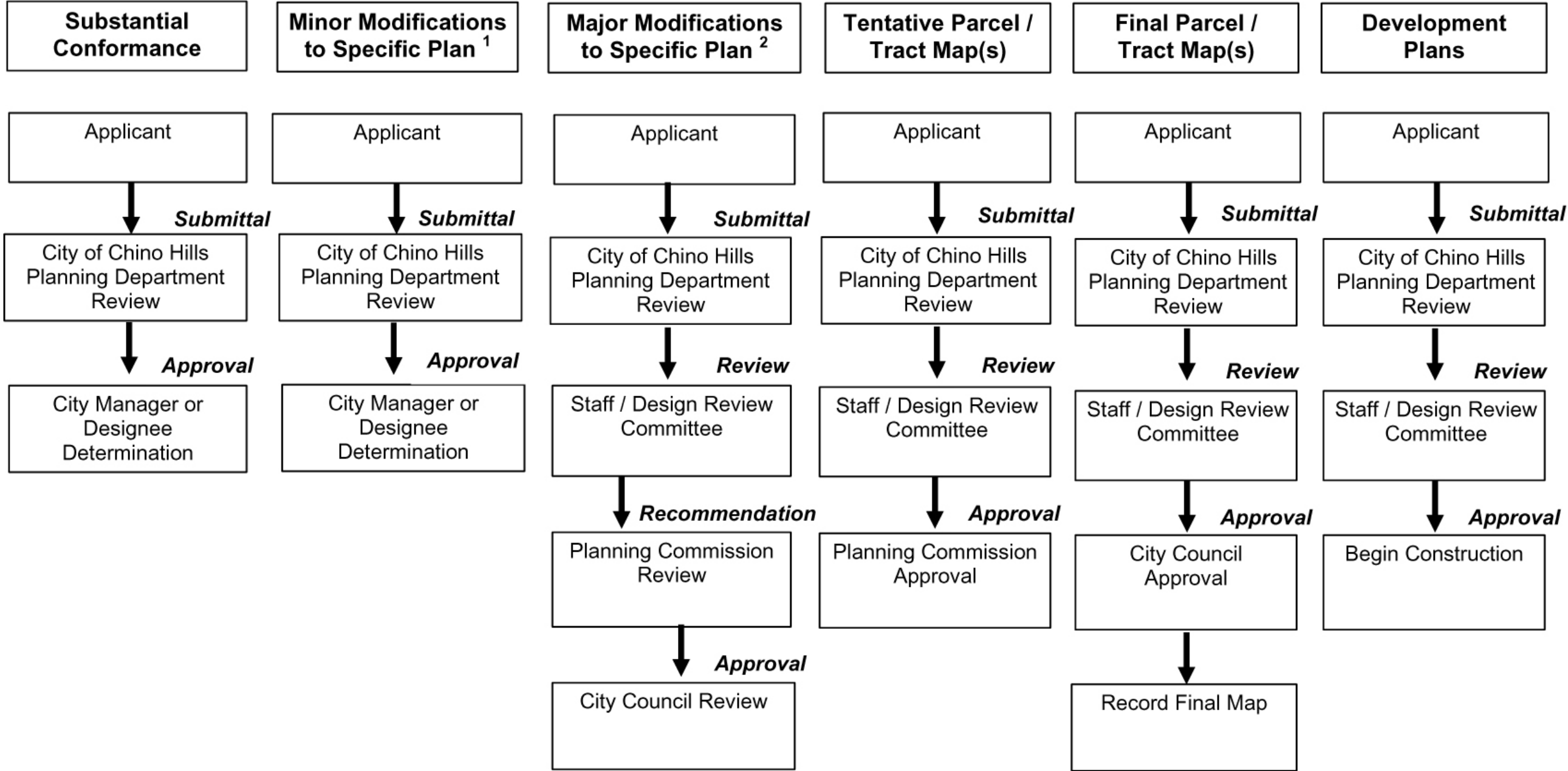
5.3.10 Development Agreement

No provisions within this Specific Plan shall alter or supersede Development Agreement provisions concerning the Shoppes Retail project as approved by the City of Chino Hills City Council.

5.4 GENERAL PLAN CONSISTENCY

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits adoption and administration of specific plans as an implementation tool for elements contained in the local general plan. Specific plans must demonstrate consistency in regulations, guidelines and programs with the goals and policies set forth in the general plan.

The Shoppes at Chino Hills Retail/Civic Center/Mixed-Use/Residential/Community Park Specific Plan has been prepared in conformance with the goals and policies of the City of Chino Hills General Plan.



¹ Minor Modifications are defined in Section 5.3.6, *Minor Modifications*, in this Specific Plan
² Major Modifications constitute those changes and revisions not referenced in Section 5.3.6, *Minor Modifications*, of the Specific Plan

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