

# The Commons at Chino Hills Specific Plan

Chino Hills, CA

*CITY COUNCIL*  
**APPROVED BY:**  
**CITY OF CHINO HILLS**  
**PLANNING COMMISSION**

Signed *[Signature]*  
Date 9/12/06



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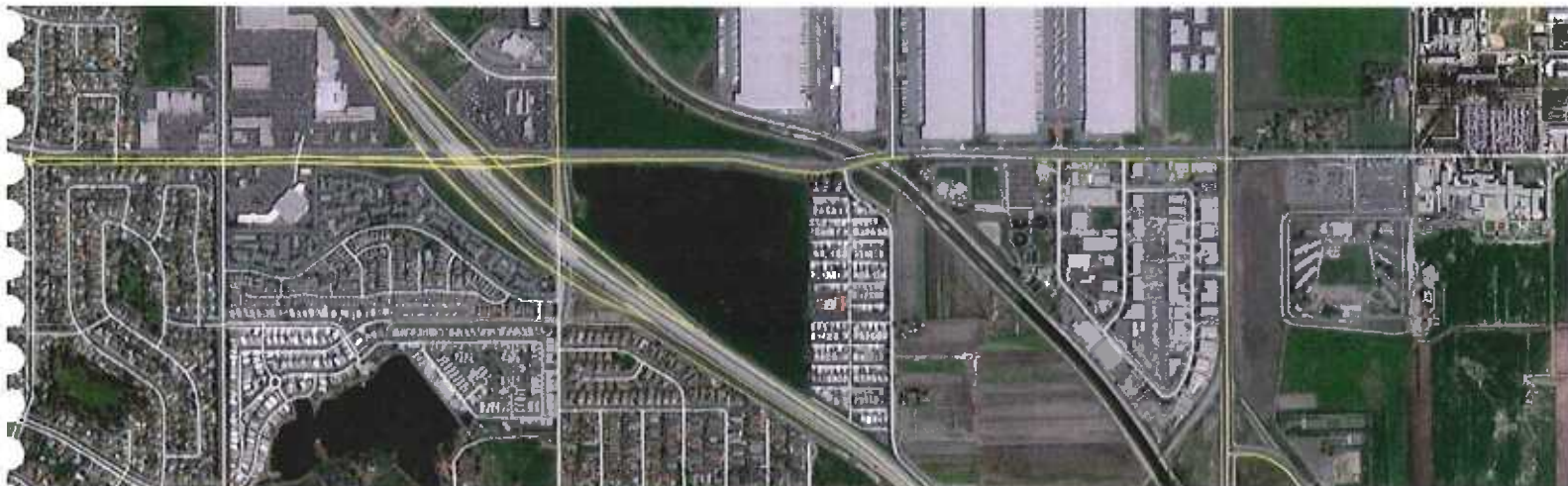
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## The Commons at Chino Hills Specific Plan (Adopted – September 12, 2006)

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# 1. INTRODUCTION

## 1.1 SPECIFIC PLAN PURPOSE

“The Commons at Chino Hills Specific Plan” (Specific Plan) provides a land use plan, development regulations, and design guidelines for a 49.1-acre freeway-visible commercial center. The Specific Plan defines the uses that are permitted and their locations, as well as the sizes and designs of buildings and related improvements on each of the sites. The Specific Plan constitutes the zoning for the project site. This Specific Plan will guide the development of The Commons at Chino Hills in a manner consistent with City and State policies and standards and assures that the project is developed in a coordinated manner.

Tentative and final 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 Commons at Chino Hills 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:

- ☐ 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;
- ☐ To establish a new zoning designation for the planning area that recognizes its unique place in the Chino Hills community;
- ☐ To establish development standards and design principles for the planning area; and
- ☐ 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 Commons at Chino Hills Specific Plan is designed to meet the requirements of the State of California Government Code and the City of Chino Hills General Plan. The Commons at Chino Hills Specific Plan is adopted by ordinance and thereby establishes the zoning regulations for the development of the project site.

### 1.3 SPECIFIC PLAN OBJECTIVES

The Commons at Chino Hills Specific Plan reflects the City's long term objectives that include expansion of the City's revenue and employment base consistent with maintaining and enhancing a high quality of life for all residents. The following objectives, achieved through implementation of the Specific Plan, have been identified for the project:

- ❑ Create a mixed-use center with high-quality shopping, dining, commercial, office, hotel, motel, and other uses;
- ❑ Capture an appropriate share of the demand for upscale retail goods and services in the Chino Valley retail market area;
- ❑ Create a visually attractive development through consistent application of architectural and landscape standards/guidelines that will encourage commercial sales;
- ❑ Create new office space for firms wanting to locate in Chino Hills in close proximity to retail, restaurant and shopping activities;
- ❑ Increase sales tax and property tax revenues to the City; and
- ❑ Create local jobs.

### 1.4 PROJECT SUMMARY

The 49.1-acre Commons at Chino Hills property is located at the easterly boundary of the City of Chino Hills at the southeast corner of Chino Hills Parkway and Ramona Avenue intersection. The Commons at Chino Hills Specific Plan anticipates development of up to 600,000 square feet of building area for offices, specialty retail shops, major anchor retailers, restaurants, fast food restaurants, health club, personal and financial services, new vehicle sales, and a hotel or motel. The project also includes up to five (5) freeway pylon signs, plus other project identification signage, and ancillary parking, landscaping and lighting. The permitted uses, development standards, and guidelines of the Specific Plan capitalize on the site's frontages on both the Chino Valley Freeway (SR-71) and Chino Hills Parkway.

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The proposed uses for The Commons at Chino Hills will be a positive contribution to the City of Chino Hills through the establishment of a strong design theme that creates a unique project identity and builds community character.

## 1.5 PROJECT SETTING

### 1.5.1 Project Location

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.

The Commons at Chino Hills Specific Plan project area is bound by the Chino Valley Freeway (SR-71) on the south and west side, Ramona Avenue to the west, and Chino Hills Parkway to the north. Primary local access to the project site is provided from Chino Hills Parkway. Exhibit 1.2, Aerial Photograph, provides an aerial photograph depicting the existing conditions of the project site.

### 1.5.2 On-Site Land Uses

Prior to adoption of the Specific Plan, the on-site land uses consisted of agricultural uses, primarily for planting of row crops, most currently wheat. Small ancillary shed structures were located on the northwestern portion of the site and used for miscellaneous storage of farming supplies. Two water wells existed on the western portion of the site, one of which was housed in a corrugated metal shed, and both of which were used to irrigate the agricultural operations on the property prior to development of The Commons. A small fenced enclosure for storing farm equipment was present on the western portion of the site.

### 1.5.3 Surrounding Land Uses

Uses surrounding The Commons at Chino Hills Specific Plan site include: the Monte Vista Mobile Home Park to the east; vacant land to the west across Ramona Avenue; Chino Valley Freeway (SR-71) to the south and west; an auto dealership, industrial buildings, a business park and office buildings to the northwest across Chino Hills Parkway; and, dairy land planned to be a retail shopping center to the north across Chino Hills Parkway (City of Chino).





Regional Context Map



Vicinity Map

## Regional/Vicinity Map 1.1

THE COMMONS AT  
CHINO HILLS SPECIFIC PLAN



## Aerial Photograph 1.2

THE COMMONS AT  
CHINO HILLS SPECIFIC PLAN

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### 1.5.4 General Plan and Zoning Designations

Prior to adoption of the Specific Plan, The Commons at Chino Hills site was designated as "General Commercial" on the General Plan Land Use Map and as "C-F, Freeway Commercial" on the Zoning Map. The General Commercial designation allows uses that include service and repair facilities, small offices, hardware and building materials stores, auto and auto accessories dealers, appliance outlets, theaters, etc. Office uses are also permitted in areas designated for General Commercial.

Adoption of The Commons at Chino Hills Specific Plan effectively changes the zoning of the property from "Freeway Commercial" to "Specific Plan (SP) 06-01." The Commons at Chino Hills Specific Plan provides for uses that are oriented toward the regional needs of the market and/or serving the needs of those who travel the Chino Valley Freeway (SR-71). Permitted land uses will benefit from both freeway visibility and access in maximizing their retail sales tax generation potential. With adoption of this Specific Plan, the project site's zoning will be changed to Specific Plan (SP) 06-01. Development Standards are contained in Section 3 of this Specific Plan document, which provide detailed zoning standards specifically tailored for The Commons at Chino Hills Specific Plan.

Table 1-1 summarizes the General Plan and Zoning Designation for the project site prior to and subsequent to adoption of the Specific Plan. Table 1-2 summarizes the permitted uses for the project site prior to and after adoption of the Specific Plan.

TABLE I-1: GENERAL PLAN AND ZONING DESIGNATIONS

| 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 |
| Commercial                         | Commercial                      | C-F Freeway Commercial             | Specific Plan 06-01             |



TABLE I-2: SUMMARY OF PERMITTED USES

| General Commercial Uses / C-F Freeway Commercial Uses                   |                                                                                                               |
|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Prior to Adoption of Specific Plan                                      | After Adoption of Specific Plan <sup>1</sup>                                                                  |
| Service & Repair Facilities as an Accessory Use to a New Vehicle Dealer | Service & Repair Facilities as an Accessory Use to a New Vehicle Dealer                                       |
| Small Offices                                                           | All Office Uses                                                                                               |
| Hardware & Building Materials Store                                     | Home Improvement, Hardware & Building Materials Store (with Special Activities, Displays, Etc. <sup>2</sup> ) |
| Auto & Auto Accessories Dealers                                         | Vehicle/Vessel Sales & Service, New                                                                           |
| Appliance Outlets                                                       | Appliance Outlets                                                                                             |
| Restaurants                                                             | Restaurants (Sit-Down, Fast Food, Drive-Thru)                                                                 |
| Theaters                                                                | Theaters & Entertainment                                                                                      |
|                                                                         | Alcoholic Beverage Sales (On- and Off-Site)                                                                   |
|                                                                         | Amusement, Arcade, Billiard Parlor                                                                            |
|                                                                         | Athletic Club                                                                                                 |
|                                                                         | Garden Equipment and Sales                                                                                    |
|                                                                         | Specialty Food Store                                                                                          |
|                                                                         | Hotel/Motel                                                                                                   |
|                                                                         | Major Retail Anchor Stores <sup>3</sup>                                                                       |
|                                                                         | Minor Retail Anchor Stores                                                                                    |
|                                                                         | Higher Educational Facility <sup>4</sup>                                                                      |

<sup>1</sup> Detailed permitted uses are provided in Table 3-1, Permitted Uses, on page 30.

<sup>2</sup> Includes promotional items or events.

<sup>3</sup> A major retail store is a minimum 10,000 square feet and above.

<sup>4</sup> Refer to Section 3.3.3 for additional provision to Higher Educational Facilities





## 2. DEVELOPMENT PLAN

### 2.1 LAND USE PLAN

The Commons at Chino Hills Development Plan accommodates a retail commercial development comprised of a minimum of 300,000 square feet and of up to 600,000 square feet of building area. The total area of the Specific Plan is approximately 49.1 acres. The Commons Specific Plan provides for a variety of major promotional retail tenant(s), office buildings (may include medical), complementary specialty retail goods and services, dining venues, and freeway-dependent uses that may include an automobile dealership and hotel or motel. It is the intent of this Specific Plan that site development is accomplished in a logical and timely manner. Site development standards in the Specific Plan include those relating to the location and sizes of buildings, architectural design guidelines, and a comprehensive landscape plan. These standards were established after consideration of retail market potential, economic viability, environmental sensitivity, and the importance of enhancing the character of the built environment in the City of Chino Hills.

### 2.2 CONCEPTUAL SITE PLAN

The Conceptual Site Plan for The Commons at Chino Hills is illustrated in Exhibit 2.1. Review and approval of actual development plans will occur as implementing actions of this Specific Plan. Section 5, "Implementation Plan", sets forth submittal and review requirements for implementing The Commons at Chino Hills Specific Plan.

A typical tenant roster at build-out consistent with the Conceptual Site Plan is summarized in Table 2-1.

**TABLE 2-1: TYPICAL TENANT ROSTER**

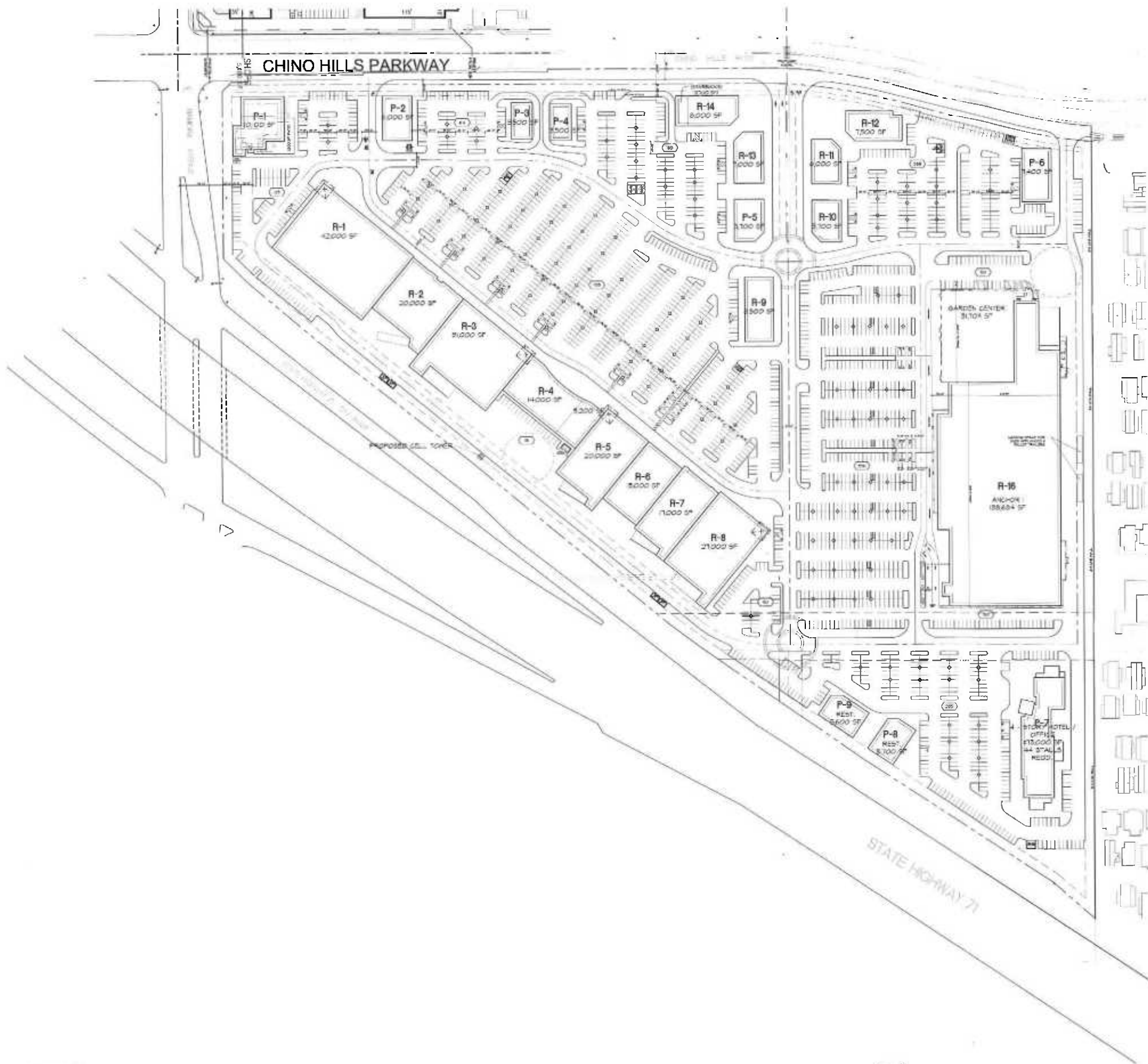
| Tenant                                 | Potential Area/Tenant Category    |
|----------------------------------------|-----------------------------------|
| Retail                                 | Up to 600,000 sq. ft.             |
| Auto Dealership <sup>1</sup>           | Up to 300,000 sq. ft.             |
| Entertainment                          | Up to 200,000 sq. ft.             |
| Restaurant                             | Up to 100,000 sq. ft.             |
| Office <sup>2</sup>                    | Up to 80,000 sq. ft.              |
| Specialty Food Retail                  | Up to 40,000 sq. ft.              |
| Non-Professional Services <sup>3</sup> | Up to 15,000 sq. ft.              |
| Fast Food Restaurant, Drive-Thru       | Up to 10,000 sq. ft.              |
| Hotel/Motel                            | Up to 300 Rooms                   |
| <b>Total Building Area</b>             | <b>300,000 to 600,000 sq. ft.</b> |

<sup>1</sup> Square footage of showroom, offices and service facilities.

<sup>2</sup> Three (3) banks shall be permitted on-site.

<sup>3</sup> May include hair salons, day spas, nail salons, and similar uses.

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Conceptual Site Plan **2.1**

THE COMMONS AT  
CHINO HILLS SPECIFIC PLAN

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## 2.3 CIRCULATION PLAN

### 2.3.1 Vehicular Circulation and Access

Roadways existing before implementation of the Specific Plan include Chino Hills Parkway serving as the northerly boundary of the project site and Ramona Avenue serving as the westerly boundary of the site. The Conceptual Circulation Plan consists of the existing roadway network, which is consistent with the City of Chino Hills General Plan Circulation Element. Direct access to The Commons at Chino Hills is provided via Chino Hills Parkway.

#### Chino Hills Parkway – Public, Major Arterial

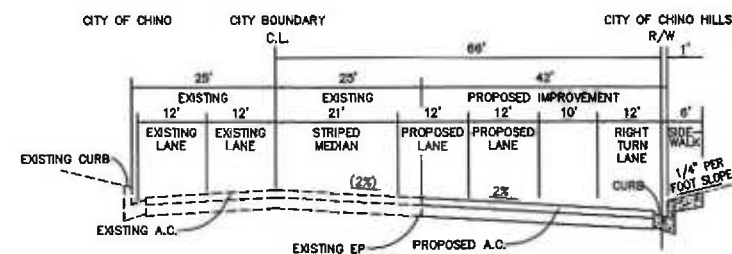
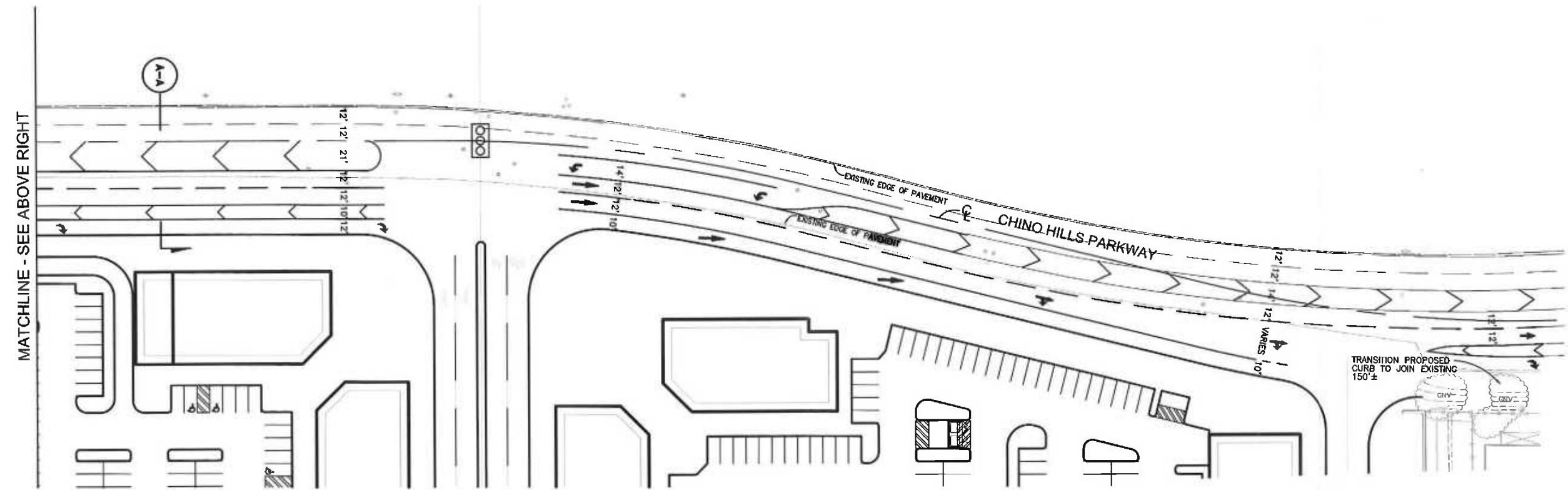
Defined as a Major Arterial in the City of Chino Hills General Plan Circulation Element, Chino Hills Parkway was a four-lane, divided east-west roadway prior to implementation of the Specific Plan. Improvements in conjunction with development consistent with the Specific Plan include construction of Chino Hills Parkway from Ramona Avenue to the east project boundary at its ultimate half-section width including landscaping and parkway improvements. The conceptual street improvement plan for Chino Hills Parkway is shown in Exhibit 2.2. The street sections for Chino Hills Parkway are illustrated in Exhibit 2.3.

Vehicular access to The Commons is provided from Chino Hills Parkway via a full-signalized main entrance and two right-in/right-out driveways. The traffic signal is included among off-site improvements constructed in conjunction with development of The Commons at Chino Hills. The main entrance includes two inbound and two outbound travel lanes. Each right-in/right-out driveway is comprised of one inbound and one outbound lane.

#### Ramona Avenue – Public, Collector

Defined as a Collector in the City of Chino Hills Circulation Element, Ramona Avenue is a public, north-south, four-lane divided roadway north of SR-71 and a two-lane undivided roadway south of SR-71. Ramona Avenue does not provide direct access to the project but supplies a connection to Chino Hills Parkway up to the Chino Valley Freeway (SR-71).

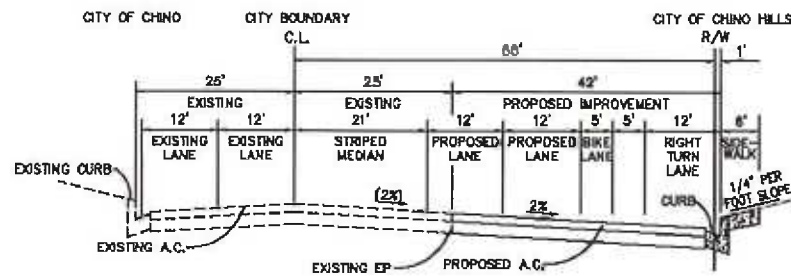




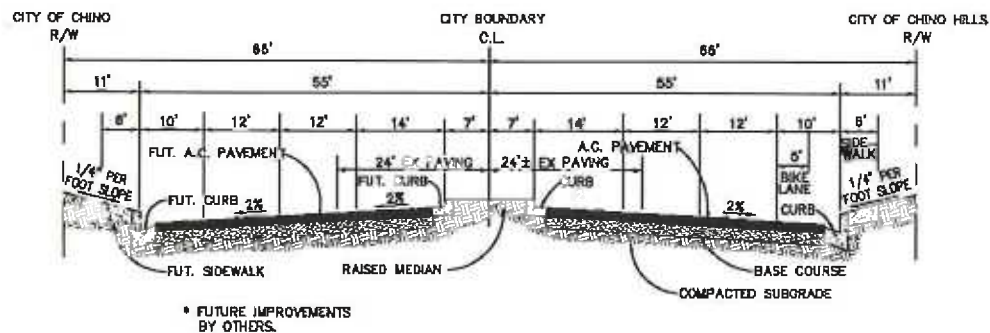
CHINO HILLS PKWY (INTERIM)  
WITH STRIPED MEDIAN  
N.T.S.

## Conceptual Street Improvement Plan 2.2

THE COMMONS AT  
CHINO HILLS SPECIFIC PLAN



**CHINO HILLS PKWY (INTERIM)**  
WITH STRIPED MEDIAN  
N.T.S.



**CHINO HILLS PKWY (ULTIMATE)**  
WITH RAISED MEDIAN  
N.T.S.

## Conceptual Street Sections 2.3

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## 2.4 INFRASTRUCTURE PLAN

### 2.4.1 Water

Potable water for the project is provided by the City of Chino Hills. The Specific Plan site is served by an existing ten inch (10") diameter pipe extending east-west within an easement through the southerly portion of the site and an existing pipe extending north-south through the central portion of the site. These pipes and the on-site water distribution lines are shown in the "Conceptual Water and Sewer Plan" in Exhibit 2.4. Recycled water lines are included within the project site for connection.

### 2.4.2 Drainage

Stormwater run-off from The Commons site will be collected in a series of catch basins located throughout the parking lot and drive aisles. The catch basins are connected via underground storm drains which converge in a single storm drain pipe extending from the southeasterly corner of the site to the Lake Los Serranos Channel (an improved channel) located approximately 1,600 feet southeast of the site. On-site water retention is not needed. Water flow is treated to comply with the County of San Bernardino's Water Quality Management Permit. Water flow is either treated on-site by man-made clarifiers or other filters. Storm drain lines within The Commons project site shall be owned and maintained by The Commons development. Exhibit 2.5 shows the "Conceptual Grading and Drainage Plan."

### 2.4.3 Sewer

Sewage generated on-site is collected and flows through a series of sanitary sewer pipes and manholes before being discharged into an eighteen inch (18") sanitary sewer main owned and operated by the City of Chino Hills. The sewer main is located within an easement that crosses the southern portion of the Specific Plan site in an east-west direction. Exhibit 2.4 shows the "Conceptual Water and Sewer Plan."

### 2.4.4 Grading

The Rough Grading Plan for The Commons at Chino Hills Specific Plan includes the 49.1 acre site and is included in Exhibit 2.5.

### 2.4.5 Electricity

Southern California Edison provides electricity to the Specific Plan site. All electrical lines shall be provided and designed as required within the Conditions of Approval

### 2.4.6 Natural Gas

The Southern California Gas Company supplies natural gas to the Specific Plan area. A high-pressure gas line crosses the Specific Plan site in a utility easement that crosses the southerly portion of the site in an east-west direction. Connection to a six inch (6") gas lines occurs in Ramona Avenue.

### 2.4.7 Telephone, Internet and Cable

Telephone, Internet, and cable television infrastructure and service connections are available at the Specific Plan site.

### **2.4.8 Solid Waste Disposal**

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.

## **2.5 PUBLIC FACILITIES AND SERVICES**

### **2.5.1 Public Safety**

#### **2.5.1.1 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.

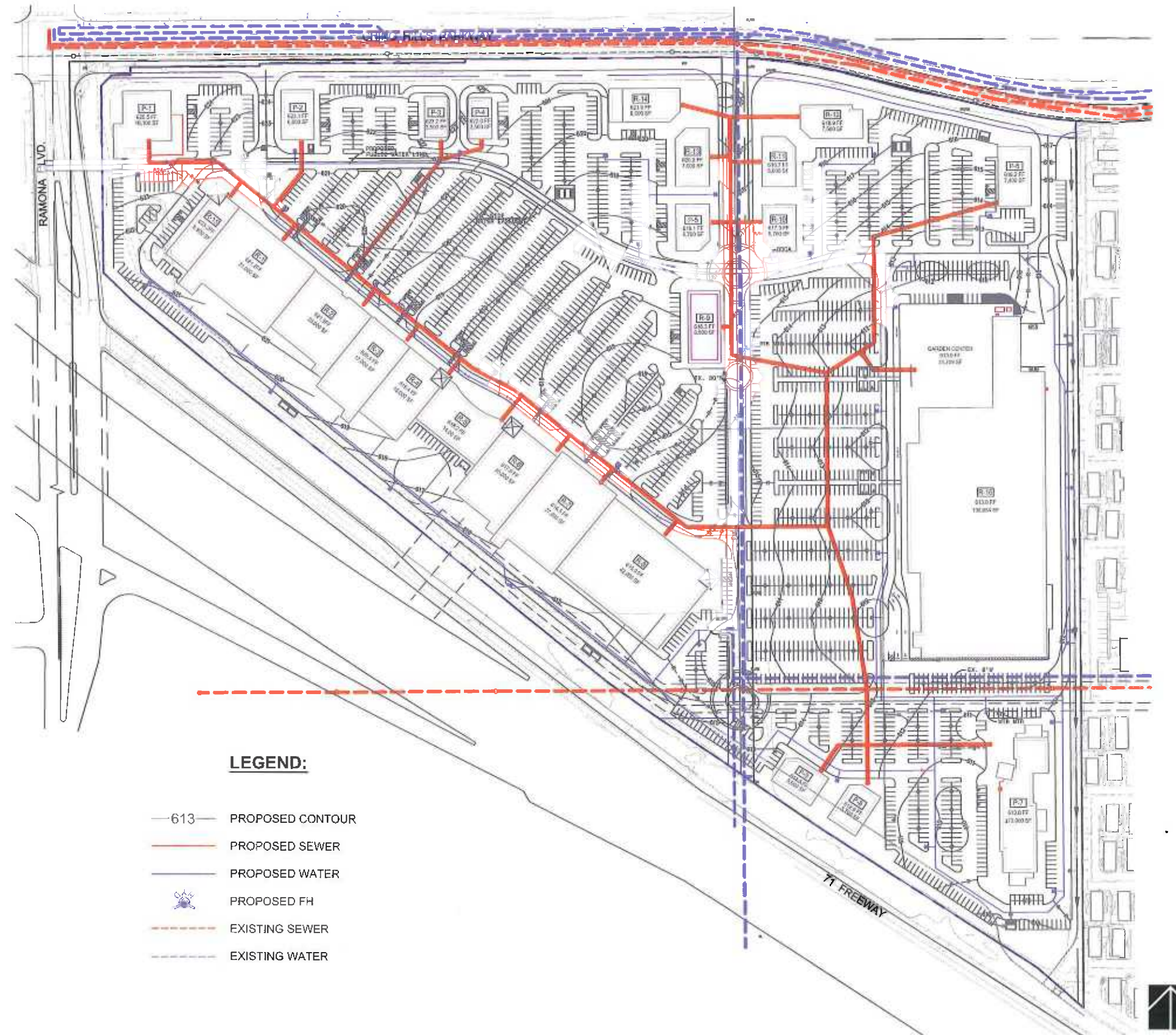
#### **2.5.1.2 FIRE PROTECTION**

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.

### **2.5.2 Public Transportation**

Omnitrans provides bus service for the Specific Plan area.

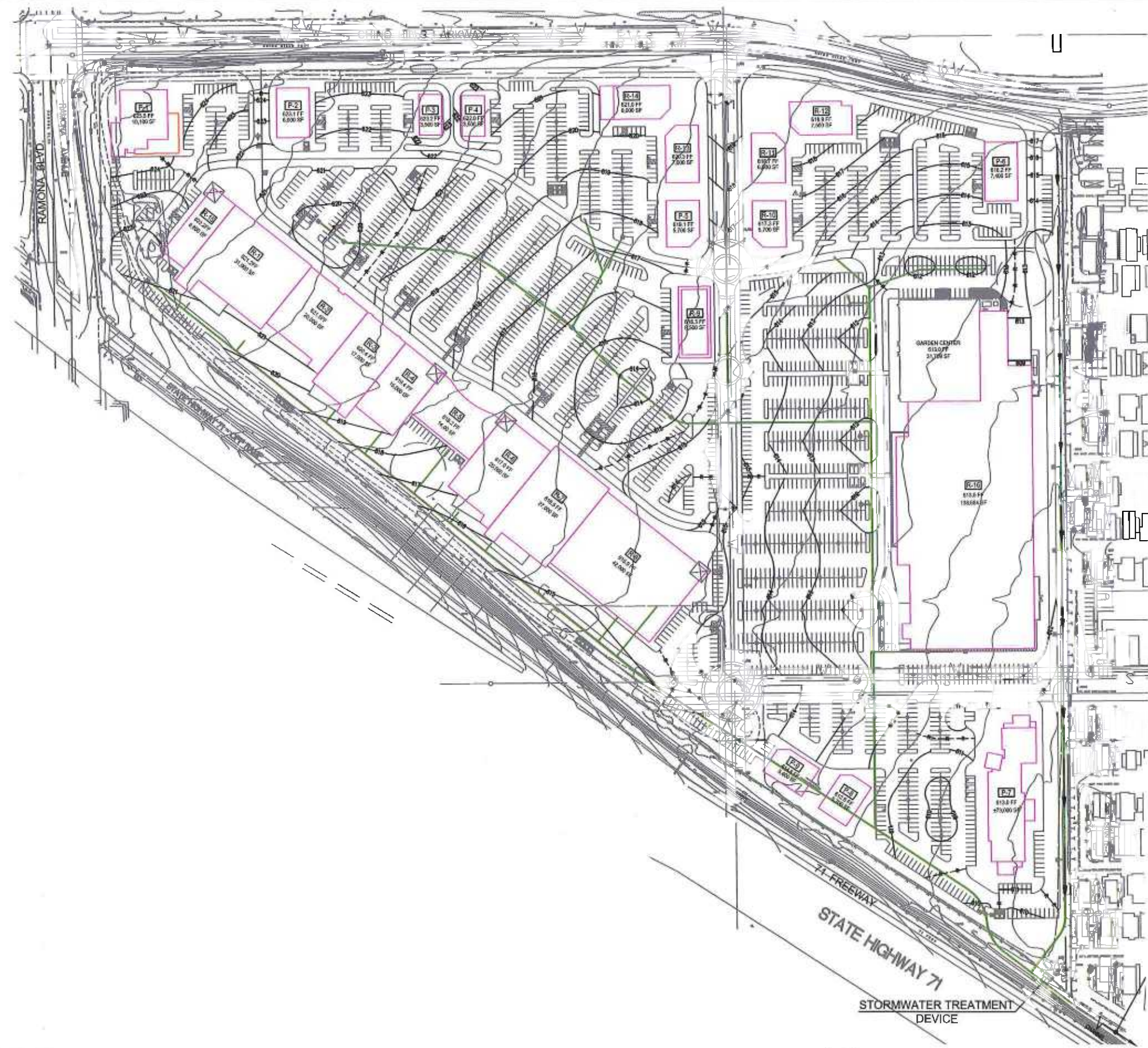




## Conceptual Water & Sewer Plan 2.4

THE COMMONS AT  
CHINO HILLS SPECIFIC PLAN





LEGEND:

- 613— PROPOSED CONTOUR
- PROPOSED STORM DRAIN
- PROPOSED DRAIN INLET



Conceptual Grading & Drainage Plan **2.5**  
THE COMMONS AT CHINO HILLS SPECIFIC PLAN





### 3. DEVELOPMENT STANDARDS

#### 3.1 PURPOSE

The Commons at Chino Hills Specific Plan Development Standards define the permitted uses, sizes, design of buildings and related improvements for the Specific Plan area. The Development Standards implement the Land Use Plan for the project. The Development Standards ensure that development within the Specific Plan area conforms to and contributes to realization of the goals and objectives of the Specific Plan and the City of Chino Hills General Plan. This section has been prepared in accordance with California Government Code 65450 and all applicable development and design standards of the City of Chino Hills Development Code, with some modification to provide flexibility and encourage innovative design within The Commons at Chino Hills Specific Plan area. Exhibits accompanying the Development Standards are guidelines for development, schematic in nature, and not intended as precise plans. The Commons at Chino Hills 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 Commons at Chino Hills 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.
- C. Definitions for terminology used in this Section of the Specific Plan, unless otherwise noted, shall comply with the definitions contained in the City of Chino Hills Development Code, Chapter 16.02.
- D. All setbacks established by this Section of the Specific plan, unless otherwise noted, shall be measured in accordance with the City of Chino Hills Development Code, Chapter 16.06.050.
- E. Building heights established by this Section of the Specific Plan, unless otherwise noted, shall be measured in accordance with The City of Chino Hills Development Code Chapter 16.06.100.

#### 3.2 CONCEPTUAL SITE PLAN

Exhibit 3.1 presents a Conceptual Site Plan for The Commons at Chino Hills promotional retail center. The Conceptual Site Plan illustrates one of the potential scenarios for the locations and orientations of structures upon build-out of The Commons consistent with the objectives and Development Standards established in the Specific Plan.

### 3.3 PERMITTED USES

Permitted Uses for The Commons are listed in Table 3-1, below. Each use is designated as “Permitted” (P), requiring a “Conditional Use Permit” (CUP), permitted as a “Temporary Use” (T), or permitted as an “Accessory Use” (A) to a permitted use on site.

- A Permitted Use (P) is one that can be established as the primary use of a building without need of a discretionary approval (e.g. Planning Commission review) provided the use complies with applicable Zoning, Building, and Safety, and related State and local ordinances and policies.
- A Conditional Use Permit (CUP) per Chapter 16.68 of the Chino Hills Development Code is required because certain uses, due to the nature of the use, intensity, or size, require special review to determine if the use proposed, or the location of that use is compatible with surrounding uses, or through the imposition of development and use, conditions can be made compatible with surrounding uses. The Conditional Use Permit is provided for this purpose.
- A Temporary Use (T) refers to a use of limited duration that may be permitted as a primary or accessory use of a property.
- An Accessory Use (A) refers to a use customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use or building.

TABLE 3-1: PERMITTED USES

| USE                                                                                                           | STATUS |
|---------------------------------------------------------------------------------------------------------------|--------|
| Alcoholic Beverage Onsite Sales as part of a family (non-age-restricted) restaurant                           | P      |
| Alcoholic Beverage Offsite Sales within a specialty food store, or drug store                                 | P      |
| Alcoholic Beverage Offsite Sales in any store other than a specialty food or drug store, ex. Beverages & More | CUP    |
| Amusement, Arcade, Billiard Parlor                                                                            | CUP    |
| Apparel Store                                                                                                 | P      |
| Appliance Sales                                                                                               | P      |
| Art Gallery                                                                                                   | P      |
| Art Supply Stores                                                                                             | P      |
| Automobile Accessory Sales and Installation (Limited overnight storage permitted) <sup>1</sup>                | A      |
| Automobile Body Repair <sup>1</sup>                                                                           | A      |
| Automobile Repair & Service <sup>1</sup>                                                                      | A      |
| Automobile/Truck Sales, New                                                                                   | P      |
| Automobile/Truck Sales, Used <sup>1</sup>                                                                     | A      |
| Automobile Painting <sup>1</sup>                                                                              | A      |
| Automobile Service Station (with alcohol sales for off-site consumption)                                      | CUP    |
| Bakery, Retail                                                                                                | P      |
| Barber or Beauty Shop                                                                                         | P      |



| USE                                              | STATUS |
|--------------------------------------------------|--------|
| Banquet/Reception Facility                       | A      |
| Bed and Breakfast                                | P      |
| Bicycle Sales and Service                        | P      |
| Blueprinting and Photocopying                    | P      |
| Book Store                                       | P      |
| Bowling Alley                                    | P      |
| Brewery (on-site consumption at restaurant)      | A      |
| Building Materials Sales, Retail                 | P      |
| Butcher Shop, Retail                             | P      |
| Candy/Confectionery Sales, Retail                | P      |
| Cell Phone Antenna Site <sup>1</sup>             | P      |
| Cell Phone Retail Sales                          | P      |
| Chiropractic/Physical Therapy Offices            | P      |
| Christmas Tree/Halloween Sales                   | T      |
| Club - Athletic, Health, or Recreation           | P      |
| Coffee Roasting and Packaging, Retail            | P      |
| Coins (Collectable), Purchase and Sales          | P      |
| Construction Office                              | T      |
| Consumer Electronics, New                        | P      |
| Corporate Headquarters                           | P      |
| Dance Studio                                     | P      |
| Delicatessen                                     | P      |
| Department Store                                 | P      |
| Dry Cleaner, Storefront Type w/on-site equipment | P      |
| Entertainment Uses (see Section 3.3.2)           | P      |
| Financial Institutions                           | P      |
| Floor Covering Sales                             | P      |
| Florist Shop                                     | P      |
| Furniture Sales and/or Rental                    | P      |
| Garden Equipment Sales and Service               | P      |
| Garden Supply Sales (see Section 3.3.1)          | P      |
| General Administrative Office Use                | P      |
| General Retail Use                               | P      |
| Gift Shop                                        | P      |
| Glass Studio (stained and others)                | P      |
| Government Offices                               | P      |
| Hardware Store                                   | P      |
| Health Food Store                                | P      |
| Higher Educational Facility <sup>3</sup>         | P      |
| Hobby Supply Shop                                | P      |
| Home Improvement Center (see Section 3.3.1)      | P      |
| Horticultural Sales (see Section 3.3.1)          | P      |
| Hotel/Motel                                      | P      |
| Ice Cream Parlor                                 | P      |

| USE                                                                    | STATUS |
|------------------------------------------------------------------------|--------|
| Ice, Retail Sales                                                      | P      |
| Interior Decorating Service                                            | P      |
| Jewelry Sales                                                          | P      |
| Laboratories, Medical                                                  | P      |
| Laboratories, Research                                                 | A      |
| Laboratories, Testing                                                  | CUP    |
| Locksmith                                                              | A      |
| Marine Supply Stores                                                   | P      |
| Massage Clinics / Day Spas                                             | CUP    |
| Medical/Dental Offices & Surgery Centers                               | P      |
| Motorcycle Sales and Service, New                                      | P      |
| Movie Theaters                                                         | P      |
| Music/Record Store                                                     | P      |
| Newsstand                                                              | A      |
| Nurseries, Retail (see Section 3.3.1)                                  | A      |
| Office Equipment/Supplies, Sales of                                    | P      |
| Optical Products Sales                                                 | P      |
| Outdoor Display and Sales                                              | A      |
| Outdoor Food Cart Vendors (with Home Improvement Center)               | A      |
| Paint and Wallpaper Stores                                             | P      |
| Paper Product Sales, Retail                                            | P      |
| Pet Grooming                                                           | A      |
| Pet Shop                                                               | P      |
| Pharmacy                                                               | P      |
| Photofinishing, Retail                                                 | P      |
| Photographic Supplies, Sales                                           | P      |
| Photographic Studio                                                    | P      |
| Professional Administrative Office                                     | P      |
| Real Estate Office                                                     | P      |
| Recreational Vehicle Sales, New                                        | P      |
| Research and Development                                               | CUP    |
| Restaurant, No Alcohol Sales                                           | P      |
| Restaurant, With Alcohol Sales (see "Alcoholic Beverage Onsite Sales") | P      |
| Restaurant, Drive-Through                                              | P      |
| Medical Supply Sales, New                                              | P      |
| Seasonal Sales                                                         | A      |
| Shoe Repair/Sales                                                      | P      |
| Specialty Food Store                                                   | P      |
| Sporting Goods Sales                                                   | P      |
| Stationery Sales                                                       | P      |
| Tailor Shop                                                            | P      |
| Telecommuting Center                                                   | P      |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | STATUS |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| Tile Sales                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | P      |
| Toy Stores                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | P      |
| Veterinarian                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | P      |
| Watch Repair                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | P      |
| Outdoor Food/Vending Sales                                                                                                                                                                                                                                                                                                                                                                                                                                                             | A      |
| <sup>1</sup> Automobile Accessory Uses - These uses shall be accessory to a new automobile/truck dealer, or large automotive parts store only.<br><sup>2</sup> See Section 3.3.4 for additional provisions to cell phone antenna sites.<br><sup>3</sup> Refer to Section 3.3.3 for provision to Higher Educational Facilities.<br>* Interpretation of uses and compatibility of uses if not otherwise listed above is subject to interpretation by the Community Development Director. |        |

### 3.3.1 Promotional Displays and Activities

Home improvement centers and certain other high-volume, promotional retailers utilize unique product display and presentation formats to remain viable in highly competitive, price-driven retail categories. The Commons Specific Plan accommodates this unique retail format for such promotional retailers and specifically permits, by right without requiring further review or approval, the following uses and activities:

- A. Up to six (6) seasonal sales events or commercial activities utilizing outdoor tent structures and signage. Each sales event may continue up to forty-five (45) days.
- B. Daily outdoor display and sales at the retail store front and along the front store sidewalk.
- C. Outdoor food vending machines and food vendor carts near the retail store front, and/or along the front store sidewalk.
- D. Outdoor storage of wood pallets and propane tanks within a walled enclosure at the rear of the store.
- E. Outdoor sale of product and merchandise in a garden, including along the front sidewalk of a garden center.
- F. Outdoor storage of product and merchandise in a screened enclosure at the rear of the store for temporary staging and outside storage of building products for contractor pick-up.
- G. Construction and use of a recessed loading dock to accommodate three (3) semi-tractor trailer trucks at one time and including an enclosed trash compactor; loading dock to be located at the rear of the building and screened to obstruct view and minimize noise impacts on adjacent properties.
- H. Conduct business 24-hours per day, 7 days per week.
- I. Night time truck loading and unloading, and loading and stocking inside the building 24-hours per day, 7 days per week.
- J. Parking of up to six rental trucks (Class C as defined by the Department of Motor Vehicles) and six rental utility trailers shall be limited to a location on the side of the building closest to the SR -71 freeway. (The Tool Rental Center shall be limited to a location within the store).
- K. Outdoor pay telephones (Limited to a location at the front of the store).
- L. Outdoor, vinyl banner signs for sales events.



- M. Temporary staging of delivered product at the rear, sides, and front wall of the store will be allowed for customer pick-up and for delivery of materials to be loaded into the store.
- N. Permanent display of fencing product on the outside front wall of the store.
- O. Collection, staging, and storage of shopping carts outside the store on the front sidewalk and in cart corrals as needed.
- P. Operation and use of a public address system in the garden center area.
- Q. Garden Center may be adjacent to the retail store and enclosed in a perimeter fence outside the building envelope.
- R. Outside storage of a backup generator, enclosed in a perimeter wall, that will be tested on a weekly basis per Chino Valley Fire Department guidelines and will run for ten to fifteen minutes at such testing.
- S. Rental trucks (known as Load "N" Go).

### 3.3.2 Entertainment Uses

Primary entertainment uses 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.

### 3.3.3 Higher Educational Uses

Higher educational extension facilities shall be allowed as Higher Educational Uses that are a part of an accredited university or school and shall consist of classroom, meeting rooms and ancillary office space only, and be limited to the 15,000 square feet of office space. A Higher Educational use is subject to the review and approval by the Community Development Director and may require a parking analysis prior to locating within the Commons.

### 3.3.4 Outdoor Accessory Uses and Events

- A. Periodic use of portions of the parking lot in The Commons for civic and promotional events shall be permitted. Those portions of the parking lot may be closed on a temporary basis during such events, without City approval.
  - 1. Civic and promotional events in the parking lot 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 Commons Retail designation.
  - 2. Outdoor storage shall not interfere with line of sight standards as outlined in Section 3.4.3 of this Specific Plan.
- B. In order to create and enhance the 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.

### 3.3.5 Cell Phone Antenna Sites

The Commons Specific Plan accommodates a unique retail format and allows the following pertaining to cell phone antenna sites:

- A. Cell phone antenna sites within the Commons at Chino Hills may be an antenna mounted on the interior of a freestanding structure that has been built solely for the purpose of supporting the wireless communications facility using camouflage design techniques so that the wireless communications facility is fully enclosed within the structure and the antenna panels are not visible. Typical structures used to enclose the freestanding facilities may include signs, clock towers, water towers, campanile (bell tower), or other suitable vertical structures. Such structure shall serve as a monument for the Commons at Chino Hills and may include the project name, project logo and ground-mounted up lights to illuminate the monument. The exterior color shall compliment the color of buildings within the Commons. Exhibit 3-3 provides examples of cell phone tower facilities.
- B. The Commons at Chino Hills shall be granted a minimum of one (1) cell phone antenna site, subject to Site Plan Review.
- C. A cell phone antenna site within Commons at Chino Hills Specific Plan area may be located on its own parcel. A ground mounted facility shall not be required to be located in the side or rear yard of a property.
- D. The maximum height of a cell phone antenna or structure supporting the communications facility shall not exceed seventy feet (70').

### 3.4 DEVELOPMENT STANDARDS

Minimum site development standards are those of the "C-F, Freeway Commercial District" set forth in Section 16.12 of the City of Chino Hills Development except as otherwise indicated herein. Table 3-2 sets forth the site development standards for The Commons at Chino Hills.

TABLE 3-2: DEVELOPMENT STANDARDS

| Development Standard      | Minimum/Maximum Required                                       |
|---------------------------|----------------------------------------------------------------|
| A. Minimum Lot Size       | 2,500 Square Feet                                              |
| B. Minimum Lot Dimensions |                                                                |
| Width                     | 50' feet                                                       |
| Depth                     | 50' feet                                                       |
| C. Maximum Height         |                                                                |
| Major Retail <sup>1</sup> | 50' feet to roofline; 60' feet to top of architectural feature |
| Minor Retail <sup>2</sup> | 25' feet to roofline; 35' feet to top of architectural feature |
| Office                    | 80' feet to roofline; 90' feet to top of architectural feature |
| Hotel                     | 80' feet to roofline; 90' feet to top of architectural feature |

| Development Standard                                                        | Minimum/Maximum Required                                                                                                                                                      |
|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| D. Landscaping Required                                                     | Minimum 10% 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) <sup>3</sup>                              | No maximum floor area ratio.                                                                                                                                                  |
| G. Minimum Street-Side Building Setbacks                                    |                                                                                                                                                                               |
| From Chino Hills Parkway                                                    | 20' Feet                                                                                                                                                                      |
| From Ramona Avenue                                                          | 15' Feet                                                                                                                                                                      |
| From State Highway 71                                                       | 15' Feet                                                                                                                                                                      |
| From Easterly Tract Boundary                                                | The building setback shall be equal to or greater than the total height of the proposed building                                                                              |
| H. Minimum Setback at Drive Aisles, Parking Areas, and/or between Buildings | None Required                                                                                                                                                                 |
| I. Minimum Open Space <sup>4</sup>                                          | None Required                                                                                                                                                                 |

<sup>1</sup> A major retail store is a minimum 10,000 square feet and above.

<sup>2</sup> A minor retail store is 1,000 – 10,000 square feet.

<sup>3</sup> As outlined in Development Code Section 16.12.040, Table 25-1. No maximum floor-to-area ratio.

<sup>4</sup> As outlined in Development Code Section 16.08.070. No open space dedication required.

### 3.4.1 Projections into Building Setbacks

All required setback areas shall be open and unobstructed from finished grade to the sky except for landscaping and projections into street-side setback areas as indicated in Table 3-3.

TABLE 3-3: PROJECTIONS INTO BUILDING SETBACKS

| Feature                                                         | Maximum Projection            |
|-----------------------------------------------------------------|-------------------------------|
| Antennas/Satellite Dishes                                       | 2'0"                          |
| Awnings                                                         | 3'0"                          |
| Architectural Projections: Cornices, Eaves, Roof Overhangs      | 4'0"                          |
| Patios, Open & Enclosed                                         | 5'0"                          |
| HVAC, Mechanical Equipment <sup>1</sup>                         | 5'0"                          |
| Signs                                                           | Per the approved sign program |
| Pad Transformers and Above Ground Utility Cabinets <sup>2</sup> | 5'0"                          |

<sup>1</sup> 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.

<sup>2</sup> Shall be screened from view with landscaping.



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### 3.4.2 Clear Area

A clear corner area for sight visibility purposes shall be provided at the intersections of all streets, as provided in Section 16.06.080, Clear areas, in the City of Chino Hills Development Code.

### 3.4.3 Temporary Structures and Uses

- A. Temporary Construction Office ("TCO"): A TCO temporary construction office, used during the construction of the buildings on The Commons site, shall be permitted subject to the following conditions:
1. A TCO temporary construction office may not be used by any general contractors, subcontractors, furniture installation firms or other related firms completing work on The Commons development. There may be storage bins housing material on the site that is not considered a TCO and therefore no permit is required.
  2. A TCO may be partially used as a leasing/sales office, where at least 50% of the space in the Temporary Construction Office is for the conduct of onsite construction activities.
  3. The TCO temporary office may consist of a manufactured home, commercial coach, self-contained recreational vehicle, mobile office, or modular structure or vehicle erected or installed with Uniform Building Code requirements for temporary construction office.
  4. Due to construction phasing, a TCO temporary construction office may remain on-site for a maximum of ninety (90) days after the last Certificate of Occupancy is issued for the project.
  5. Issuance of the Temporary Use Permit for the TCO use shall not require a drinking water contract or letter of service.
  6. The Temporary Use Permit shall be for a period of no greater than twenty-four (24) months.
  7. There may be multiple TCOs on the site.
  8. TCOs may be relocated anywhere on site, without approval of the City or the requirement for any additional permit fees.
  9. The TCO shall only need to comply with the following and all other terms and conditions and/or requirements (inclusive of the Site Plan Checklist) of the City's Temporary Use Permit Application shall not apply:
    - i. Name including addresses and telephone numbers of the owner and lessee's of the TCO.
    - ii. Pumping Contract (copy of such contract); one contract can suffice for all TCOs on the entire site that are utilizing the same service.
    - iii. Drawing showing the location of the proposed TCO.
    - iv. The amount of temporary parking spaces and the location of such spaces on the site servicing the TCO.
    - v. Plan showing handicap access to the TCO
    - vi. Payment of a Temporary Use Permit and Set-down Building Permit Fee (there shall be no Cash Deposit required)

- vii. Seismic tie-down drawing shall be required from the TCO provider. A wet sealed certified engineer of record, stamped drawing from such engineer will not be required.

#### 3.4.4 Trash Enclosures / Refuse Bins

- A. Receptacles (bins) for the collection of refuse and recyclable materials generated within The Commons Retail designation shall be generally located as shown on Exhibit 3.1, Commons 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.

#### 3.4.5 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 four feet (4') in height. Location and design of a wall or fence is subject to review and approval by the Community Development Director or designee.
- B. All walls shall be made of split-face block masonry walls, concrete tilt panels or of comparable material as approved by the Community Development Director or designee. Walls shall be compatible with the architectural theme.
- C. Perimeter walls up to nine feet (9') in height may be permitted along the southern and eastern property lines. This specifically excludes property lines adjacent to Chino Hills Parkway and Ramona Avenue. The Commons

#### 3.4.6 Parking and Loading

- A. The Commons 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 Commons Retail. Access to and use of common area shared parking shall be maintained through real property agreements applicable to all uses in The Commons Retail designation.
- B. The location of parking and loading facilities shall be generally as shown on Exhibit 3.1, "Conceptual Site Plan."
- C. Parking shall be provided at the rate of four (4) spaces for each one thousand (1,000) square feet of Gross Leasable Area; hotel and motels are excluded from this provision. Gross Leasable Area (GLA) is 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, electrical rooms, stairwells, elevators and elevator equipment rooms, and emergency fire exits. 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.
- D. Parking for hotels and motels shall be provided at the rate of one (1) space per guest room. Restaurant, meeting rooms, banquet/reception facilities, convention space or any other accessory uses within the hotel/motel shall provide a parking rate of four (4) spaces for each one thousand (1,000) square feet.

- 
- E. Restaurants with drive-through areas must provide at least 3 on-site queuing spaces for patron vehicles ahead of the menu board or as approved by the Community Development Director.
  - F. Any restaurant less than 2,500 square feet shall be considered retail for parking purposes.
  - G. 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 required fire access parking lot drive aisles shall be twenty-six feet (26').
    - 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.
  - H. Valet parking - Valet parking shall be permissible within The Commons Specific Plan.
    - 1. Valet parking may be provided anywhere on-site by Commons 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-site 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
  - I. Loading Space Requirements:
    - 1. Number of spaces - Loading areas shall be provided within The Commons Specific Plan site.
    - 2. Dimensions - - The minimum size of a loading space shall be at least ten feet wide (10') with a minimum length of 20 feet (20').
  - J. Bicycle Parking Standards:
    - 1. Five (5) bicycle parking/storage spaces shall be located in one, area/location within The Commons Specific Plan site.
    - 2. The Commons shall be exempt from Section 16.34.110, "Bicycle parking standards", of the Chino Hills Development Code.

### 3.4.7 Trip Reduction Program

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

### 3.4.8 Signs

Details on The Commons at Chino Hills Specific Plan signage program can be found in the Sign Program.

### 3.4.9 Architecture and Design

- A. Design guidelines for The Commons at Chino Hills recognize the value of brand recognition for retailers with multiple store, restaurant, or hotel locations. A retailer with multiple stores, restaurants or 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, restaurant or hotel 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, restaurant or hotel/motel organization shall be permitted to construct and improve premises at The Commons that are consistent with that company's prototype format, including but not limited to, standardized signs, architecture, design, interiors, and exterior colors, forms, shapes and materials, and the display of standardized logos, sign text, script, color, outdoor eating & assembly areas, patios, entrances, 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 Commons at Chino Hills.
- B. Additional details on the design and architecture of The Commons at Chino Hills can be found in Section 4, *Design Guidelines*.





Not to scale  
Source: KKE Architects



### Conceptual Site Plan 3.1

THE COMMONS AT  
CHINO HILLS SPECIFIC PLAN



OVERALL BLDG ELEVATION



PARTIAL ELEVATION - A



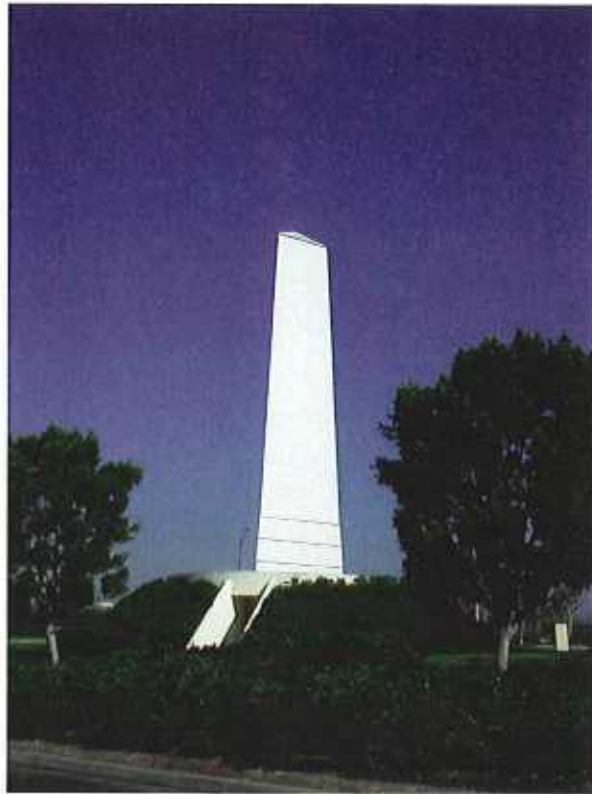
KEY PLAN

Not to scale  
Source: KKE Architects

## Conceptual Elevations 3.2

THE COMMONS AT  
CHINO HILLS SPECIFIC PLAN





## Cell Phone Tower Examples 3.3

THE COMMONS AT  
CHINO HILLS SPECIFIC PLAN



## 4. DESIGN GUIDELINES

### 4.1 PURPOSE AND INTENT

The Commons at Chino Hills Design Guidelines provide a general framework for architecture, landscaping, entry monumentation and signage in order to ensure a high-quality development. These guidelines are intended to provide criteria for design, while allowing flexibility for architects, landscape architects, developers, builders and others involved in the development of The Commons at Chino Hills. The Design Guidelines are subject to modification over time so as to allow for response to unanticipated conditions such as changes in taste, community desires and the marketplace.

While encouraging uniqueness among tenants, the Design Guidelines for The Commons 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 Commons 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 Commons.

The photographs, sketches, and other graphic representations in these Design Guidelines are offered as general visual aids in understanding the basic intent of the design theme and its key implementing elements. The design components described in this document are for informational purposes and are to be used in identifying the desired design compositions for the site. Design components are provided as a palette of character, materials, and colors defining elements that should be reflected in the commercial mixed-use design proposal.

### 4.2 DESIGN THEME

A Contemporary style is the overall design theme for The Commons at Chino Hills Specific Plan. All buildings in this area, whether in-line or freestanding, will utilize elements complementary to selected style though unique and creative designs are encouraged in order to provide variation and interest in this development. Refer to Exhibit 4-1 for examples of buildings designed with a Contemporary architectural theme.

The primary design characteristics for the Contemporary style may include:

- ☐ Simple repeated forms and massing;
- ☐ Squared tower elements at entry;
- ☐ Enhanced articulation and details of entries, windows, doorways;
- ☐ Natural, contemporary appearance with warm, deep colors; enhanced stone and details.



### 4.3 BUILDING FORM & MASS

The highly-visible location of The Commons adjacent to the Chino Valley Freeway (SR-71) and to Chino Hills Parkway provides a significant opportunity for business development and for making a strong statement about the character of the City of Chino Hills. Therefore the following design considerations should be kept in mind during the site planning and design for commercial centers in this location:

- ☐ Project a positive public image, enhancing the function and aesthetics of the center by integrating buildings with landscape and/or structural elements.
- ☐ Provide variation in plan, form and function of buildings and resulting adjacent spaces both inside and out with the use of recesses, pop-outs, positioning and relationships of buildings.
- ☐ Avoid monotony and repetition in building elevations and street scene by varying building heights, massing, and rooflines, design elements, color, texture and materials, building placement and landscape.
- ☐ Avoid long, uninterrupted building planes by designing in smaller components, varying massing and/or treating facades as a series of individual units, providing overhangs or shadow elements for shade and interest.
- ☐ Articulate all primary building elevations, providing visual interest in window patterns, size and placement and integrate overhangs and other external elements into the overall building design.
- ☐ Design with a level of detail consistent with the scale of the buildings throughout the shopping center.
- ☐ Where appropriate, adhere to community design character and style requirements, providing complementary buildings, ancillary structures and landscape elements in conjunction with these standards.
- ☐ Rooftop mechanical equipment is screened from view in a manner consistent with the architectural character of the building.

### 4.4 DETAILS & MATERIALS

Building details indicated below are articulated through the architectural vocabulary of the Contemporary style.

- ☐ Articulation of building elements, both vertically and horizontally;
- ☐ Accentuated entries;
- ☐ Contemporary textured building materials, (stone, etc.);
- ☐ Metal grillwork and trellises, though not traditional, should complement the traditional elements of this style;
- ☐ Traditional style lighting fixtures;
- ☐ Light to dark earth tones color palette;
- ☐ Square tower elements at entries and focal points.

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## 4.5 OUTSIDE FURNISHING

Outside furnishing include but are not limited to light fixtures, bollards, benches, trash receptacles, and signage. An appropriate style of furnishing for the theme of the project may be selected and utilized at appropriate locations throughout the development. The Commons 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 Rack. 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”

## 4.6 ENTRYWAYS

Enhanced entry features and landscaping are located at the major corners and entries to The Commons project site. Exhibit 4-2 provides examples of corner and entry features.

## 4.7 OUTDOOR LIGHTING

The 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 Commons. All lighting shall be subject to approval by the Community Development Director or designee. Exterior lighting shall be energy-efficient and shielded or recessed so that direct glare and reflections are contained within the boundaries of The Commons 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 being served and consistent with the following:

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. Illumination patterns overlap, creating an even level of illumination throughout the parking area. Pedestrian level lighting is used along pedestrian walkways. 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.

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).

## 4.8 PAVING

Enhanced paving will generally be located along the storefront walkways, primary pedestrian crosswalks, and at the main entrance to The Commons from Chino Hills Parkway. Enhanced paving may include the following materials:

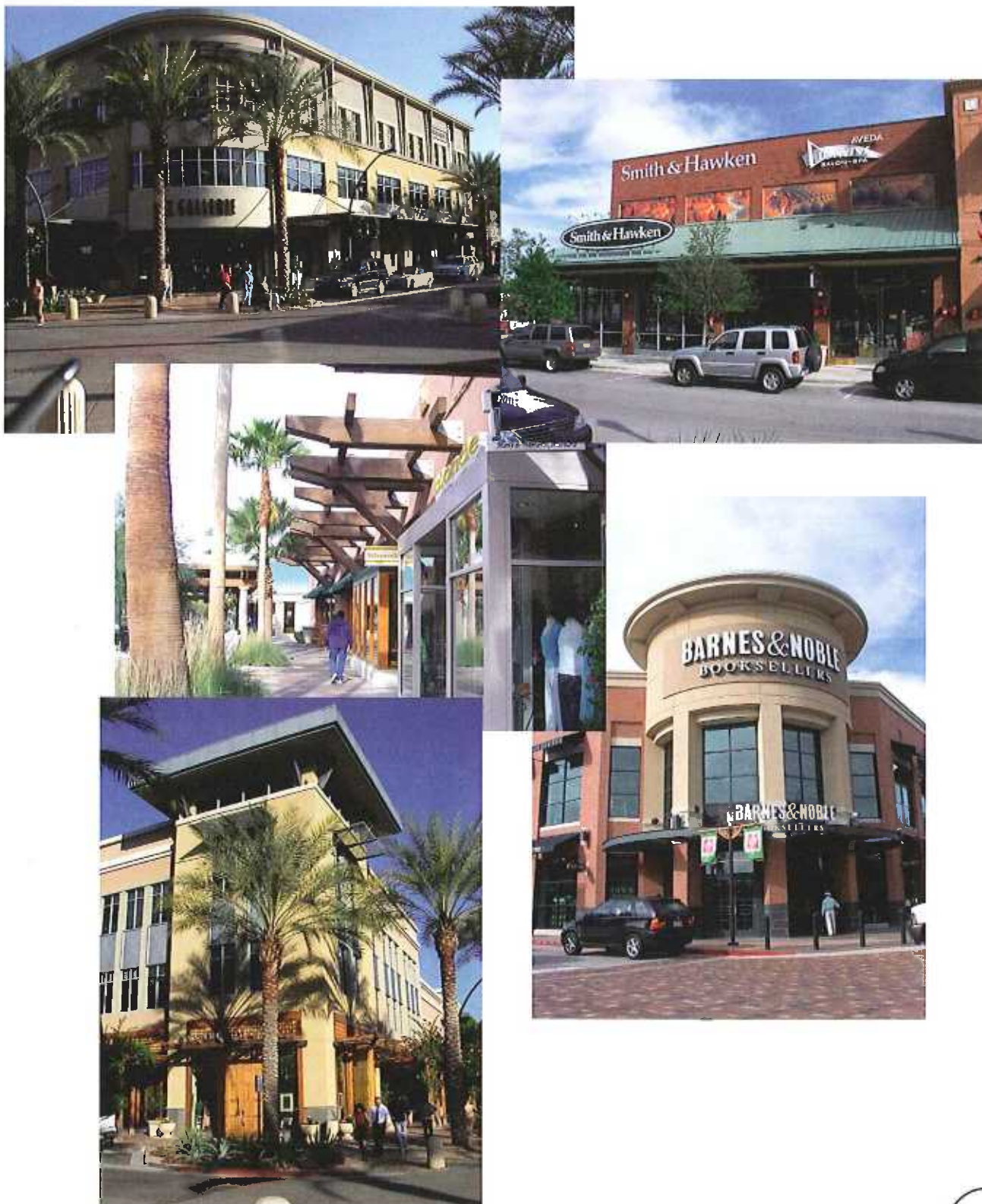
- ☐ Integral colored concrete with saw cut pattern including sandblast or acid wash finish;
- ☐ Concrete interlocking paving units with accent bands;
- ☐ Natural grey concrete with saw cut pattern including a sandblast or acid wash finish with paver accents or borders;
- ☐ Any combination of the above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





## Building Design Examples 4.1

THE COMMONS AT  
CHINO HILLS SPECIFIC PLAN



## Corner Entry Features 4.2

THE COMMONS AT  
CHINO HILLS SPECIFIC PLAN



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## 4.9 SIGN PROGRAM

Signs within The Commons at Chino Hills 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 Commons is one of 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, a Sign Program for the Commons at Chino Hills has been submitted to the City and is summarize in the following subsections. The Commons Sign Program will feature on-site advertising including the names of the businesses operating within the Specific Plan area and the Reader Board can be utilized to advertise special promotional/sale items sold by on-site tenants. The general location of the major signs for The Commons at Chino Hills may be as generally shown on Exhibit 4.3, Conceptual Sign Locations, and described in the following sections.

### 4.9.1 Media Program

The Commons shall include a Media Program as part of the overall development of the project. The Media Program will consist of various forms of advertising including Freeway Pylon Signs, temporary banners, wall signs, back lit Duratrans, directories, kiosks, static sticker/signs and the use of a Reader Board consisting of an LED, Plasma or tri-vision display. The Commons at Chino Hills' Media Program will feature on-site advertising uses that address the target audience of visitors to The Commons at Chino Hills. Advertising would include, but not be limited to, promoting on-site tenants, restaurants, hotel promotions, sales, dining, specific activities, events or seasons. (See Section 4.9.14 for a list of prohibited advertisers)

The City of Chino Hills would be able to provide content to The Commons at Chino Hills for inclusion on the Reader Board sign, with the use capped at one slide every 5 minutes of broadcast time, and the slotting of such time as determined by The Commons at Chino Hills.

### 4.9.2 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.

### 4.9.3 Pylon / Reader Board

Located along the freeway, one(1) Pylon/Reader Board sign may be up to 100' feet tall and three (3) Freeway Pylon signs may be up to 65' feet tall and indicate "The Commons at Chino Hills," a project logo 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 72" inches. An electronic reader board may be included to identify upcoming on-site cultural events and other on-site events that are in compliance with the approved Sign Program. Exhibit 4.4 illustrates examples of Freeway Pylon/Reader Board Signs and Exhibit 4.5 illustrates examples of the Freeway Pylon Signs.

### 4.9.4 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 4.6 illustrates examples of Major Site Identity Monuments.

#### **4.9.5 Tenant Monument Signs**

The tenant monument signs will be located along Chino Hills Parkway 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 4.7 illustrates examples of Tenant Monument Signs.

#### **4.9.6 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. Exhibit 4.8 illustrates examples of Vehicle Scaled Directional Signs.

#### **4.9.7 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 4.8 illustrates examples of Pedestrian Scaled Directional Signs.

#### **4.9.8 Project Directory Signs and Community Board**

Project directory signs are located in at least two prominent positions on the Retail Commons Site. The signs include a map of The Commons and indicate all uses/tenants so as to allow visitors to orient themselves and proceed to any destination shown. Exhibit 4.9 illustrates examples of Project Directory Signs and Community Board.

#### **4.9.9 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 perimeter streets of the project and at major entrances to the site. Exhibit 4.10 illustrates examples of Site Pageantry.

#### **4.9.10 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 4.11 illustrates examples of Regulatory Signage.



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#### 4.9.11 Tenant Identity Signage

Tenant identity signage mounted to building facades is located throughout The Commons at Chino Hills. 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 and wall signs for secondary elevations which face the perimeter of the project area 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 4.12 and 4.13 illustrate examples of Tenant Signage.

#### 4.9.12 Temporary Signs

Temporary signs not visible from the public right-of-way are permitted, subject to Community Development Director 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, other than those indicated in Section 3.3.1 Promotional Displays and Activities, are subject to the City of Chino Hills Development Code.

#### **4.9.13 Prohibited Signage**

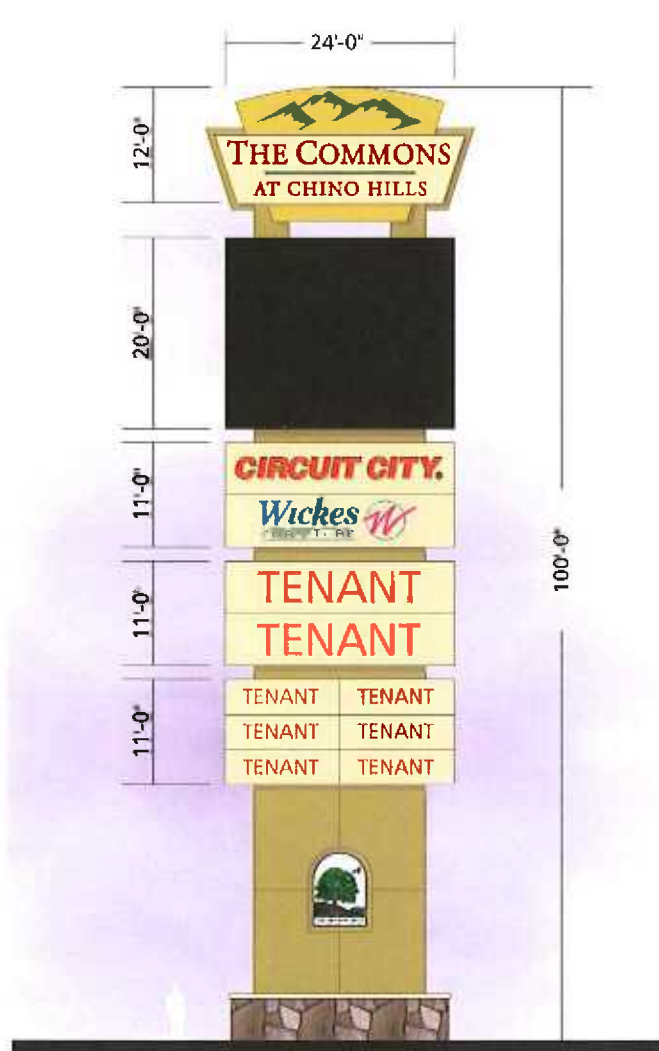
- ☐ No signage or advertising which is prohibited by the approved sign program for the Commons shall be permitted.
- ☐ Advertising of businesses and services not located within the Specific Plan area; and advertising products which are not currently a special or promotional sale by an on-site tenant.



## Conceptual Sign Locations 4.3

THE COMMONS AT  
CHINO HILLS SPECIFIC PLAN



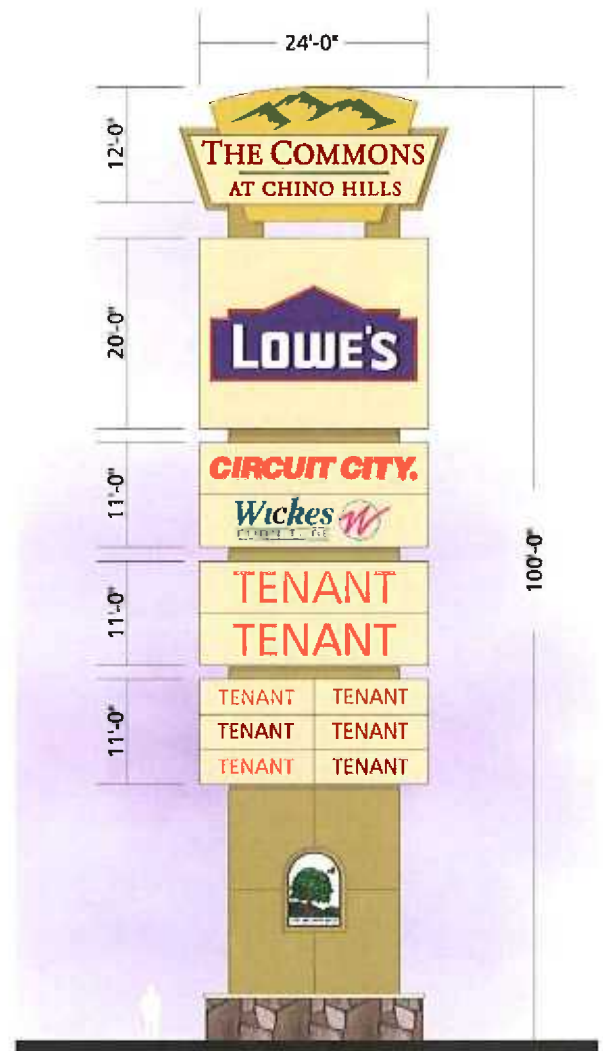


P-1

FREEWAY PYLON SIGN CONCEPT - MULTIPLE TENANTS AND L.E.D.DISPLAY

Scale: 1/16" = 1'-0"

Note: Tenant panel artwork to be finalized separately. Not for production.



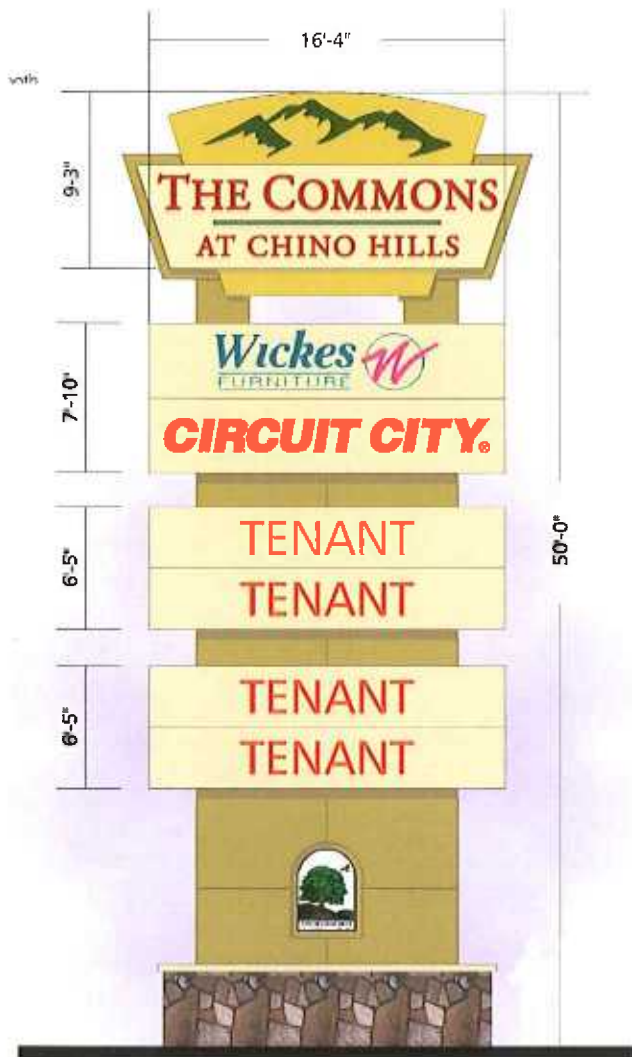
P-1

FREEWAY PYLON SIGN CONCEPT - MULTIPLE TENANTS

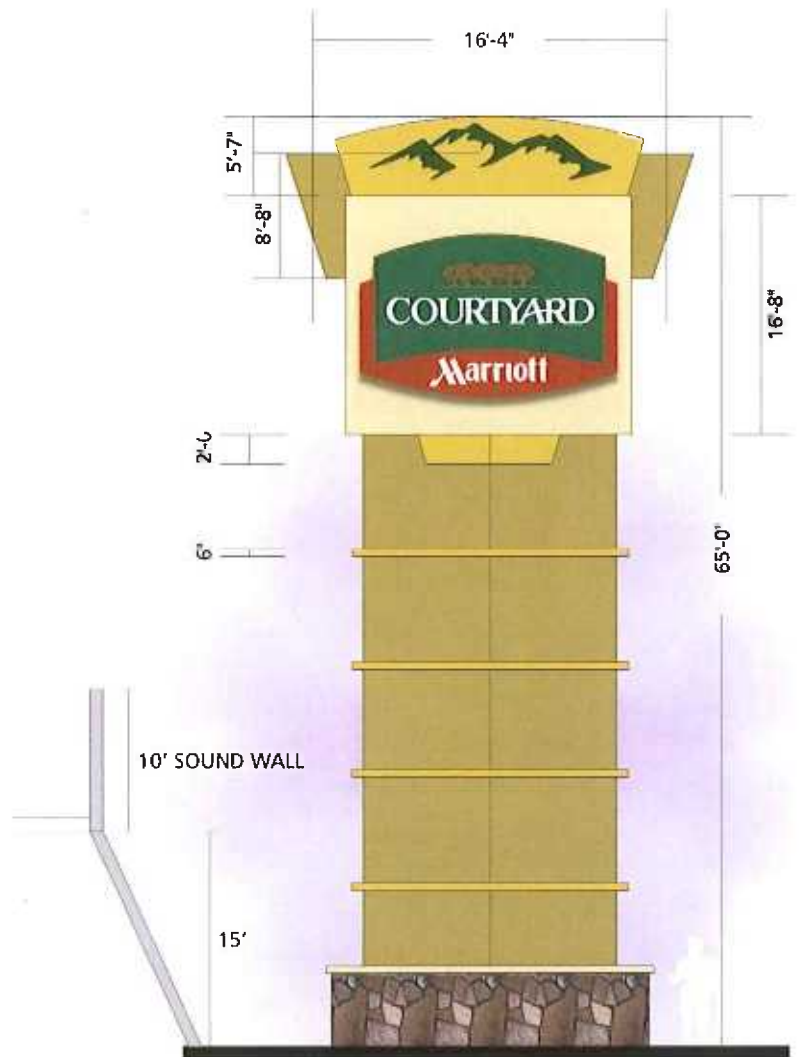
Scale: 1/16" = 1'-0"

## Freeway Pylon Reader Board Sign Concept 4.4

THE COMMONS AT  
CHINO HILLS SPECIFIC PLAN



**P-2** Scale: 1/8"=1'-0"  
STREET PYLON SIGN CONCEPT  
(Height allowed within 500 ft. of fwy)



**P-3** Scale: 3/32"=1'-0"  
FREEWAY PYLON SIGN CONCEPT

## Freeway Pylon Sign Concept 4.5

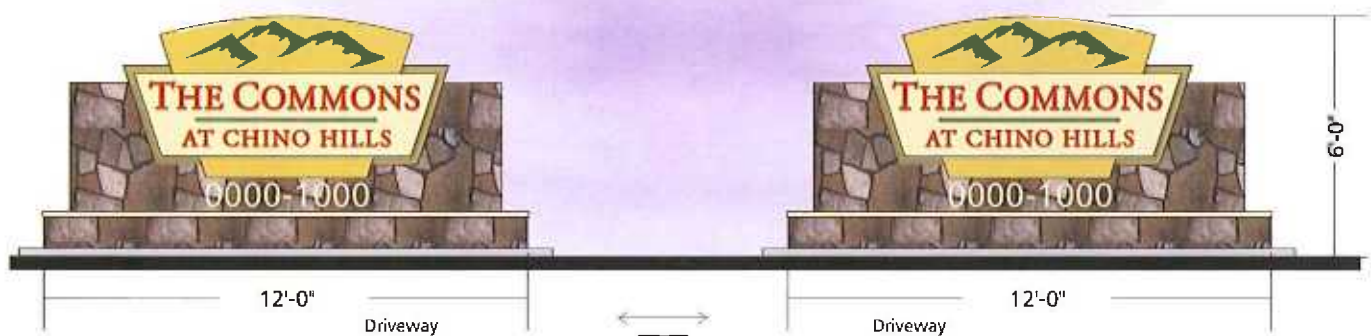
THE COMMONS AT  
CHINO HILLS SPECIFIC PLAN



**M-4**

S/F V-SHAPED CORNER MONUMENT SIGN

Scale: 1/4"=1'-0"



**M-5**

S/F ENTRANCE DRIVE MONUMENT SIGNS

Scale: 1/4"=1'-0"

## Major Site Identity Monuments 4.6

THE COMMONS AT  
CHINO HILLS SPECIFIC PLAN



MONUMENT SIGN CONCEPT - PAD TENANT

**M-1**

Scale: 3/8" = 1'-0"



MONUMENT SIGN CONCEPT - TWO TENANTS

**M-2**



MONUMENT SIGN CONCEPT - MULTIPLE TENANTS

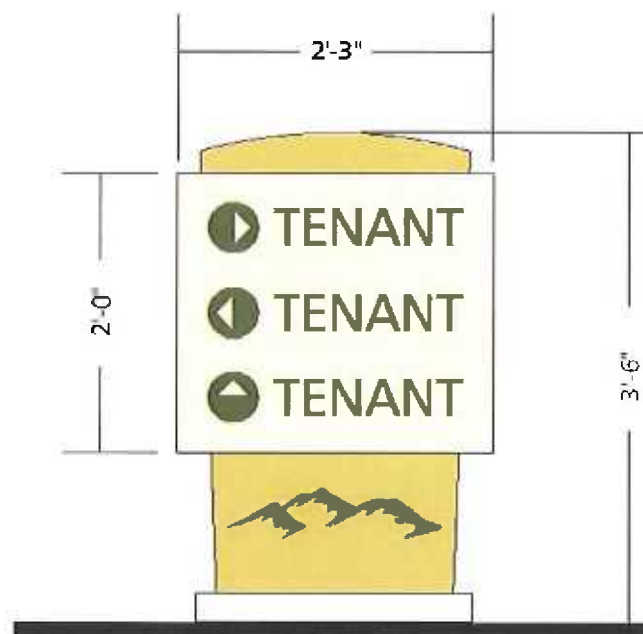
## Tenant Monument Signs 4.7

THE COMMONS AT  
CHINO HILLS SPECIFIC PLAN





Pedestrian Directional Signs



**D**

**VEHICULAR DIRECTIONAL SIGN**  
Scale: 3/4"=1'-0"

## Directional Signs 4.8

THE COMMONS AT  
CHINO HILLS SPECIFIC PLAN



## Project Directory Signs & Community Boards

4.9

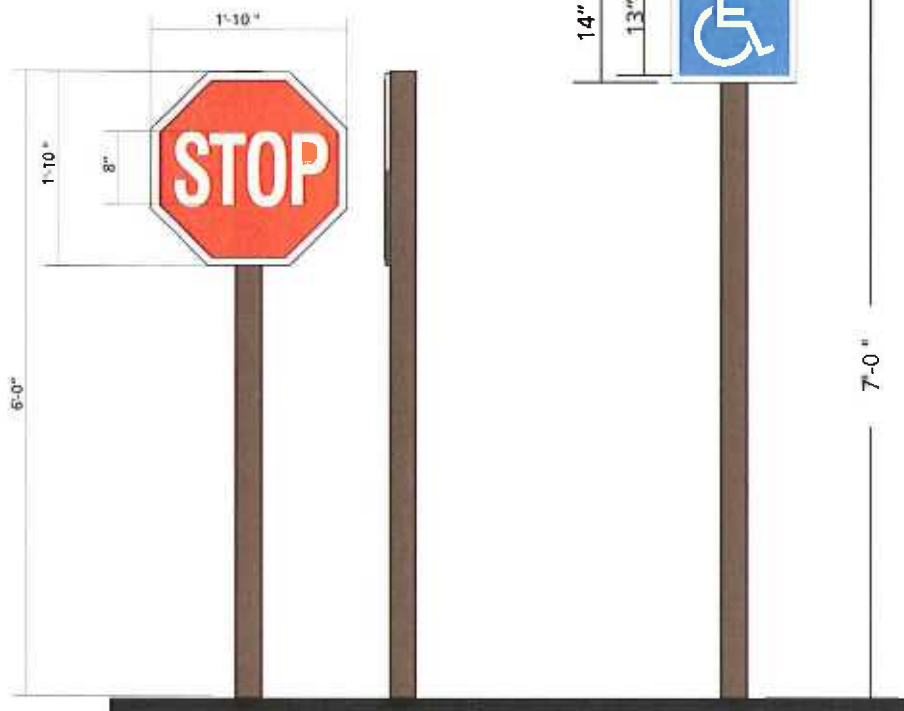
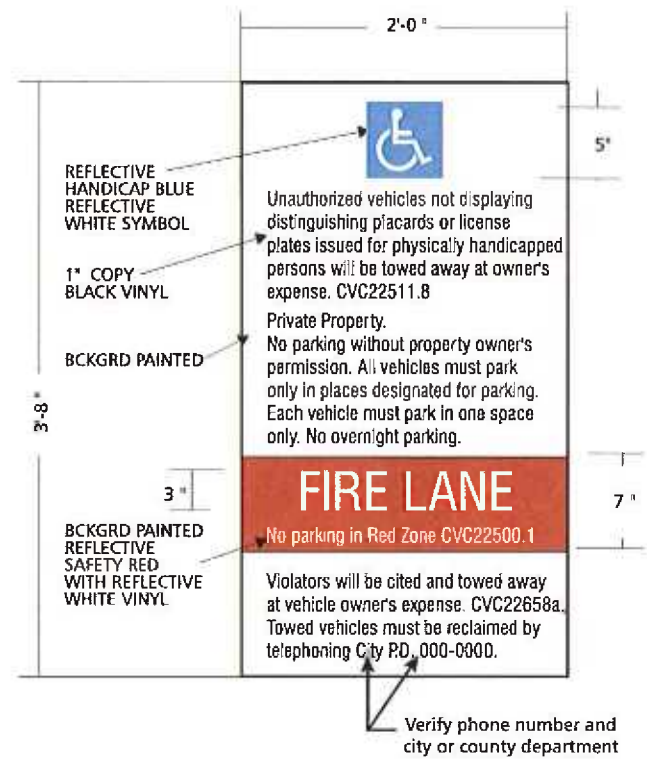
THE COMMONS AT  
CHINO HILLS SPECIFIC PLAN



## Site Pageantry 4.10

THE COMMONS AT  
CHINO HILLS SPECIFIC PLAN





## Regulatory Signage 4.11



Window Signs



Blade Signs



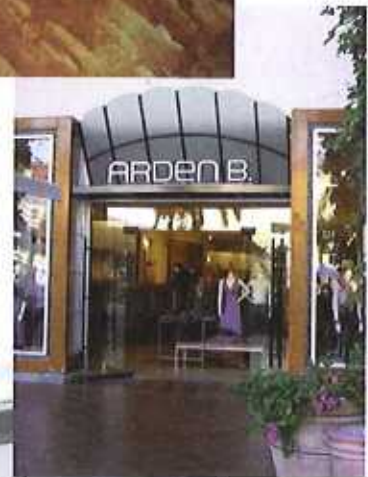
Awing Signs



## Tenant Identity Signage 4.12

THE COMMONS AT  
CHINO HILLS SPECIFIC PLAN

Floor Graphics



Fascia Signs



Wall Plaques



## Tenant Identity Signage 4.13

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## 4.10 LANDSCAPE GUIDELINES

### 4.10.1 Introduction

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 4.14 provides the conceptual landscape plan for The Commons. The plant palette includes a variety of plant materials such as:

#### A. Parking Lot Trees

1. *Cinnamomum Camphora*      Camphor Tree
2. *Tristania Conferta*      Brisbane Box
3. *Magnolia Grandiflora*      Southern Magnolia
4. *Lagerstoemia Indica*      Crape Myrtle
5. *Ulmus Parvifolia*      Elm Tree

#### B. Entry/Accent Trees

1. *Phoenix Dactylifera*      Date Palm
2. *Washingtonia Filifera*      California Fan Palm
3. *Washingtonia Robusta*      Mexican Fan Palm

#### C. Screen Trees

1. *Brachychiton Populneus*      Bottle Tree
2. *Cupressus Sempervirens "Glauc"*      Glauca Italian Cypress
3. *Cupressus Arizona*      Arizona Cypress

#### D. Small Accent Trees

1. *Bauhinia Variegata*      Orchid Tree
2. *Lagerstroemia Indica*      Crape Myrtle
3. *Geijera Parviflora*      Australian Willow

Substitution of the aforementioned list may be approved by the Community Development Director or designee.

Enhanced paving will generally be located along the storefront walkways, primary pedestrian crosswalks and at the main vehicular entrance to The Commons from Chino Hills Parkway. Enhanced paving may be any of the following materials, as approved by the Community Development Director or designee:

- ☐ Integral colored concrete with saw cut pattern including a sandblast or acid wash finish with a sealant;
- ☐ Patterned and colored asphalt like streetprint or equal



- ☐ Concrete interlocking paving units with contrasting accent bands with a sealant;
- ☐ Natural grey concrete with saw cut pattern including including a sandblast or acid wash finish with paver accents or borders with a sealant;
- ☐ Any combination of the above materials, pattern and finishes;

#### 4.10.2 Street Trees

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

##### A. Street Trees

###### Chino Hills Parkway

1. *Pyrus Calleryana Bradford* Evergreen Pear or Bradford Pear
2. *Koelerutaria Paniculata* Goldenrain Tree
3. *Platanus Acerifolia* London Plane Tree
4. *Brachychiton Populneus* Bottle Tree

##### B. Perimeter Trees

1. *Tipuana Tipu* Tipu Tree or Rosewood
2. *Liriodendrom Tulipifera* Yellow Poplar
3. *Brachychiton Populneus* Bottle Tree

Substitution of the aforementioned list may be approved by the Community Development Director or designee.





LANDSCAPE AREA TABULATIONS

TOTAL LANDSCAPE AREA = 297,394 S.F.

PERCENTAGE OF SITE LANDSCAPE AREA = 14%

PARKING LOT LANDSCAPE AREA = 97,306 S.F.

PERCENTAGE OF PARKING LOT LANDSCAPE AREA = 3%

BUILDING LEGEND - SITE PLAN

- MAJOR
- SHOP
- RESTAURANT/FAST FOOD
- HOTEL
- BANK

Conceptual Landscape Plan 4.14

THE COMMONS AT  
CHINO HILLS SPECIFIC PLAN



## 5. IMPLEMENTATION PLAN

The purpose of this section is to define the implementation measures necessary to carry out The Commons at Chino Hills 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.

It is envisioned that The Commons 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 and may include Community Facility District funds and Lighting District Funds and the General Fund.

#### 5.2.1 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.

#### 5.2.2 Administration

The Commons at Chino Hills 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.

#### 5.2.3 Interpretation

To the extent there are conflicts between mitigation measures (imposed pursuant to the City's CEQA review), the Specific Plan, Conditions of Approval, or the City of Chino Hills Development Code, the following the order of precedence shall govern:

1. Mitigation Measures;
2. The Commons at Chino Hills Specific Plan;

3. Conditions of Approval; and
4. City of Chino Hills Development Code

### 5.2.4 Implementation

All development proposals within the Specific Plan are subject to the implementation procedures established herein.

### 5.2.5 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 State 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.

### 5.2.6 Minor Modifications

The following constitute Minor Modifications to the Specific Plan. They are subject to review and approval by the Community Development Director or designee. Minor Modifications do not require amendment to the Specific Plan. Minor modifications shall not 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 Commons conceptual site plan, building dimensions, or architectural elevations as depicted in the Specific Plan necessary to accommodate proposed tenant improvements provided that such do not alter the general layout and building configurations of the conceptual site plan are in compliance with all of the restrictions set forth in Table 2-1, "Typical Tenant Roster" and Exhibit 2.1, Conceptual Site Plan;
- ☐ Other modifications of a similar nature to those listed above as determined by the Community Development Director or designee.



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### 5.2.7 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.

### 5.2.8 Development Permits

All new development within the project site is subject to the Site Plan Review process as established in Section 16.78 of the City of Chino Hills Development Code. Subsequent development after initial approval is subject to a Site Development Permit or as determined by the Community Development Director. 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.

### 5.2.9 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 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 Commons at Chino Hills Specific Plan has been prepared in conformance with the goals and policies of the City of Chino Hills General Plan.



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