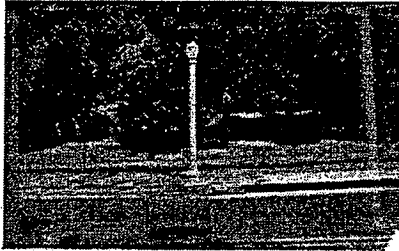


- 1.0 *The Specific Plan as Planning Tool*
- 2.0 *Community Context & Integration*
- 3.0 *Land Use Master Plan*
- 4.0 *Transportation & Circulation*
- 5.0 *Master Landscape Plan*
- 6.0 *Community Design & Land Use*
- 7.0 *Parking Regulations*
- 8.0 *Sign Regulations*

- 9.0 *Community Lighting Regulations*

- 10.0 *Infrastructure & Public Utilities*
- 11.0 *Design Review*
- 12.0 *Implementation*

9.0 COMMUNITY LIGHTING REGULATIONS



The lighting of a community plays an integral component to the elements of safety and aesthetics. As lighting is a major character feature of an area at night, it follows that care should be taken in the selection of fixtures, their placement, and their luminous intensity.

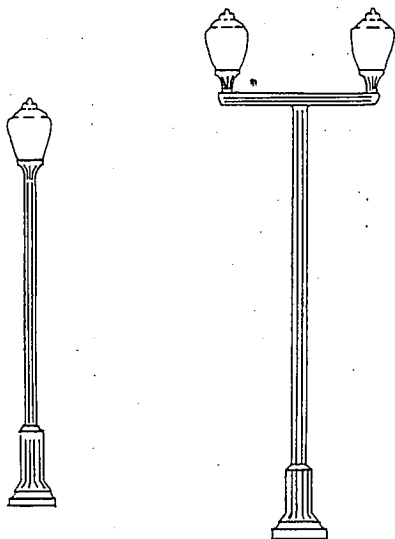
Many different light sources are available such as mercury vapor, high or low pressure sodium, and metal halide. Each light source produced varying degrees of light quality, color rendition, and energy efficiency. Within Porta Bella, the predominant light source shall be a high pressure sodium lamp, for its energy efficiency and "incandescent" light rendition.

The following sections describe lighting considerations and guidelines for each land use area.

9.1 Single Family Residential

Lighting within the single family neighborhoods should be located within the public rights-of-way, and be of low intensity. Lighting standards throughout the residential communities shall be from the same family of fixtures. The character of the lighting fixture shall be appropriate for the architecture.

Lighting fixtures within the single family residential areas may not exceed 15' feet in height for single fixture standards, and 20' feet for double fixture standards located within medians. The spacing and illumination intensity of the fixtures shall be determined upon design of plans associated with street development, including landscape plans.



9.2 Multi-family Residential

Fixtures to the exterior of multi-family residential areas shall be the same as those found within the single family neighborhoods. On-site, fixtures shall be located and designed so as to minimize the direct glare of light shining onto adjacent property, streets, or into the sky above a horizontal plane passing through the luminary. Lighting fixtures within the interior areas of multifamily areas may not exceed 12' feet in height. Care shall be taken in the on-site lighting design to avoid casting light into the dwelling units.

9.3 Commercial, Office Park & Institutional

The purpose of lighting in these land use areas aesthetic, safety and function. Street lamps throughout the complexes must reflect architecturally compatible design, and be of the same family. Maximum height of fixtures within these land use areas is 40 feet. On-site fixtures shall be located and designed as to minimize the direct glare of light shining onto adjacent property, streets, or into the sky above a horizontal plane passing through the luminary.

9.4 Town Center District

The purpose of lighting in these land use areas aesthetic, safety and function. Street lamps throughout the complexes must reflect architecturally compatible design, and be of the same family. Height of fixtures within this land use area ranges from 15 to 25 feet. On-site fixtures shall be located and designed as to minimize the direct glare of light shining onto adjacent property, streets, or into the sky above a horizontal plane passing through the luminary.

9.5 Business Park

Within the Business Park land use area, lighting fixtures must be from the same family. Lighting fixtures may not exceed 30 feet in height for non-loading or storage areas, and not exceed 45 feet for loading and storage areas. On-site fixtures shall be located and designed as to minimize the direct glare of light shining onto adjacent property, streets, or into the sky above a horizontal plane passing through the luminary.

9.6 Parks

Within the park areas, lighting will be provided as determined necessary by the City Parks and Recreation department. All lighting fixtures within park areas shall be located so as to minimize light and glare intrusion into adjacent residential areas. Lighting shields shall be utilized for night lighting fixtures of ball fields in the community park. Pathway lighting of pedestrian scale such as low height standards or bollards is encouraged.