

# Amerige Heights at Sunny Hills



SPECIFIC PLAN

AUGUST 2000

# Amerige Heights

at

Sunny Hills



**C i t y   O f   F u l l e r t o n**  
**3 0 3   W e s t   C o m m o n w e a l t h**  
**F u l l e r t o n ,   C a l i f o r n i a   9 2 8 3 2**  
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**P a u l   D u d l e y ,**  
**D i r e c t o r   o f   D e v e l o p m e n t   S e r v i c e s**

**J o e l   R o s e n ,**  
**C h i e f   P l a n n e r**

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**S u i t e   D**  
**A n a h e i m ,   C a l i f o r n i a   9 2 8 0 7**  
**( 7 1 4 )   6 9 3 - 6 7 0 0**

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RESOLUTION NO. 2011-66

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING AMENDMENT #1 TO THE AMERIGE HEIGHTS SPECIFIC PLAN TO RECLASSIFY A 9.93 ACRE SITE FROM "MIXED USE DISTRICT WITH ELDERCARE OVERLAY" TO "RESIDENTIAL NEIGHBORHOOD 6" AND TO INCORPORATE DEVELOPMENT STANDARDS FOR NEIGHBORHOOD 6 FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF HUGHES DR. AND NICOLAS ST/HYDRAFLOW WAY

PRJ11-00123

AMERIGE HEIGHTS SPECIFIC PLAN AMENDMENT #1 LRP11-00001

APPLICANT: MBK HOMES, LTD.

PROPERTY OWNER: FULLERTON HUGHES, LLC

THE CITY COUNCIL OF THE CITY OF FULLERTON HEREBY RESOLVES AS FOLLOWS:

1. That an application was filed to consider Amendment #1 to the Amerige Heights Specific Plan to reclassify the development site from "Mixed Use District with Eldercare Overlay" to "Residential Neighborhood 6" and to incorporate a new set of development standards for Neighborhood 6, on property located at the southeast corner of Hughes Dr. and Nicolas St/Hydraflow Way more specifically described as:

Assessor's Parcel Nos. 280-316-03, 280-316-04, 280-441-09

2. That the Planning Commission and City Council, after due notice thereof, duly held public hearings on said application.

3. That the Environmental Impact Report, prepared in conformance with applicable provisions of the California Environmental Quality Act and certified by the City Council in conjunction with the initial approval of the Amerige Heights Specific Plan project in 2000, adequately addresses and mitigates the anticipated environmental effects of the proposed Amendment #1 to the Amerige Heights Specific Plan.

4. That the Amerige Heights Specific Plan was originally approved by Resolution No. 9179 on September 18, 2000.

5. That the City Council of the City of Fullerton does hereby APPROVE Amendment #1 to the Amerige Heights Specific Plan LRP11-00001, as specified in the document entitled Amerige Heights Specific Plan Amendment #1 Valencia Grove dated September 2011 (Attachment 1), and summarized as follows:

- a. Reclassification of the development site from "Mixed Use District with Eldercare Overlay" to "Residential Neighborhood 6".
- b. Incorporation of development standards' for the new Neighborhood 6.

6. That the City Council does hereby APPROVE Amendment #1 to the Amerige Heights Specific Plan LRP11-00001; subject to the following Conditions of Approval:

1. Approval of this Resolution will be contingent upon approval of Development Agreement Amendment No. 5 (LRP11-00009). Applicable terms of original Development Agreement DA-00-01 not modified by Amendment No. 5 (LRP11-00009) remain in full force and effect.
2. The applicant shall provide Community Development Department staff with an updated Amerige Heights Specific Plan document, amended in accordance with the provisions presented in the Draft Amerige Heights Specific Plan Amendment No.1 Valencia Grove, September 2011, as finally approved by the Fullerton City Council. All revisions shall be incorporated into the original Amerige Heights at Sunny Hills Specific Plan adopted by City Council Resolution No. 9179 in September, 2000. The update of the Specific Plan document shall be completed to the satisfaction of the Community Development Director prior to issuance of any building permits for the approved development project.
3. The applicant shall agree to indemnify, hold harmless, and defend the City of Fullerton, its officers, agents and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this Amendment to the Amerige Heights Specific Plan, save and except that caused by the City's active negligence.

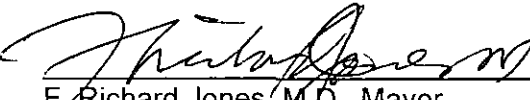
7. That the facts and findings for approval of said Amendment #1 to the Amerige Heights Specific Plan are as follows:

Consistent with the goals and objectives of the Amerige Heights Specific Plan, the project:

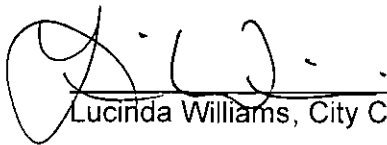
- Adds a new housing type within Amerige Heights and provides opportunities for multi-generational living.
- Extends the Launer Park greenbelt, adds a neighborhood park, and connects the project site via sidewalks, trails and private streets to the larger Amerige Heights circulation network.
- Provides pedestrian, bicycle and vehicular access to nearby parks, shopping and employment areas.
- An EIR was certified by the City Council in conjunction with adoption of the Amerige Heights Specific Plan in 2000. The proposed project is consistent in scale and intensity with the uses evaluated for the Specific Plan Area and development project site. The Planning Commission has considered the EIR and finds that with implementation of applicable mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment. The EIR is located and can be reviewed at the Community Development Department, Fullerton City Hall, 303 W. Commonwealth Ave, 2<sup>nd</sup> floor, Fullerton, CA 92832



ADOPTED BY THE FULLERTON CITY COUNCIL ON NOVEMBER 15,  
2011

  
F. Richard Jones, M.D., Mayor

ATTEST:

  
Lucinda Williams, City Clerk

November 21, 2011  
Date

Attachment:

1 Draft Amerige Heights Specific Plan Amendment No. 1 Valencia Grove

**DRAFT**

**AMERIGE HEIGHTS  
SPECIFIC PLAN AMENDMENT No. 1  
VALENCIA GROVE**

**September 2011**



ATTACHMENT 1  
Resolution No. 2011-66

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## **I. INTRODUCTION AND SUMMARY**

### **A. Introduction**

Valencia Grove is a planned development within the Amerige Heights Specific Plan, a master-planned community located in the western portion of Fullerton, California (See Exhibit 1, Regional Location Map and Exhibit 2, Vicinity Map). Valencia Grove will be developed in accordance with the Amerige Heights at Sunny Hills Specific Plan, which was originally adopted by the Fullerton City Council on October 3, 2000 per City Council Ordinance No. 2974.

### **B. Specific Plan Amendment #1 Summary**

Development of Valencia Grove will require an amendment to the Amerige Heights Specific Plan. Changes contained in the Amerige Heights Specific Plan Amendment #1 (SPA #1) are summarized below:

- **Land Use.** SPA#1 proposes a land use change within the northern 9.93-acre portion of the 15-acre Mixed Use Zoning District with Elder Care Overlay as defined in the Specific Plan's Land Use Plan. SPA#1 proposes changing the land use from Mixed Use with Elder Care Overlay to a Residential Neighborhood, and proposes 115 detached single-family units within this area. The amended Land Use Section includes creation of a new single-family detached product type (Bungalow Lots) within a new neighborhood (Neighborhood 6). As such, 9.93 total acres have been transferred from existing Mixed Use acreages to form the new neighborhood (See Amended Table 3-1). Modified site-specific development standards for development of this neighborhood (See Exhibit 3, Project Site & Amendment Area) are also proposed. The total acreage associated with the new residential neighborhood will be 10.23 gross acres which includes 7.71 acres of detached residential uses and 2.52 acres of parks, trails, and open space. Of the 10.23 gross acres, 0.3 acres are city-owned land located within Launer Park, bringing the newly-developed net acreage to 9.93 acres in-tract. The 115 detached housing units will be identified in Neighborhood 6 as shown in the Amended Specific Plan Table 3-1. The southern 5.07 acres will keep the original Mixed Use with Elder Care Land Use Designation. The remaining 170 beds or 85 units (explained in Section II.A below) will remain as a permitted land use in the southern 5.07 acres of the Mixed Use with Elder Care Overlay.
- **Parks and Open Space.** Launer Park consists of 1.25 acres of open space located along the northern border of the Valencia Grove site just south of Hughes Drive and a greenbelt along the western border of Valencia Grove, along Hydraflow Way. Of these 1.25 acres, 0.3-acres are within the City right-of-way along Hughes Drive and Hydraflow Way and 0.95 acres are in-tract. However, the full 1.25-acres will be used as landscaped open space within Valencia Grove. Trailhead Park has been relocated to a 0.3-acre Neighborhood Park that is proposed in the northeast corner of the site. A 0.97-acre greenbelt is also shown along the eastern border of Valencia Grove. It should be noted that the 0.97-acre greenbelt shown along Valencia Grove's eastern border is not considered required open space. In total, all proposed usable open space within SPA#1 totals 2.52 acres, which exceeds the 1.5-acre open space requirement contained in the original Amerige Heights Specific Plan.

The acreage breakdown below illustrates the acreages for each component of Valencia Grove:

<b>Component</b>	<b>Acreage</b>	<b>Description/Notes</b>
Residential Area	7.71	All tract lots and interior streets ( <i>Includes Lot E, emergency access</i> )
Launer Park	1.25	Greenbelt along Hydraflow Way and Hughes Drive ( <i>Includes 0.95 acres in-tract and 0.3 acres of City-owned land that will be used as landscaped open space</i> )
Greenbelt Park	0.97	Greenbelt on eastern side of Valencia Grove
Neighborhood Park	0.3	Triangular Park in northeast corner of Valencia Grove
<b>Total Acreage</b>	<b>10.23</b>	<i>9.93 in-tract; 0.3 acres of City-owned land along Hughes Drive within Launer Park</i>

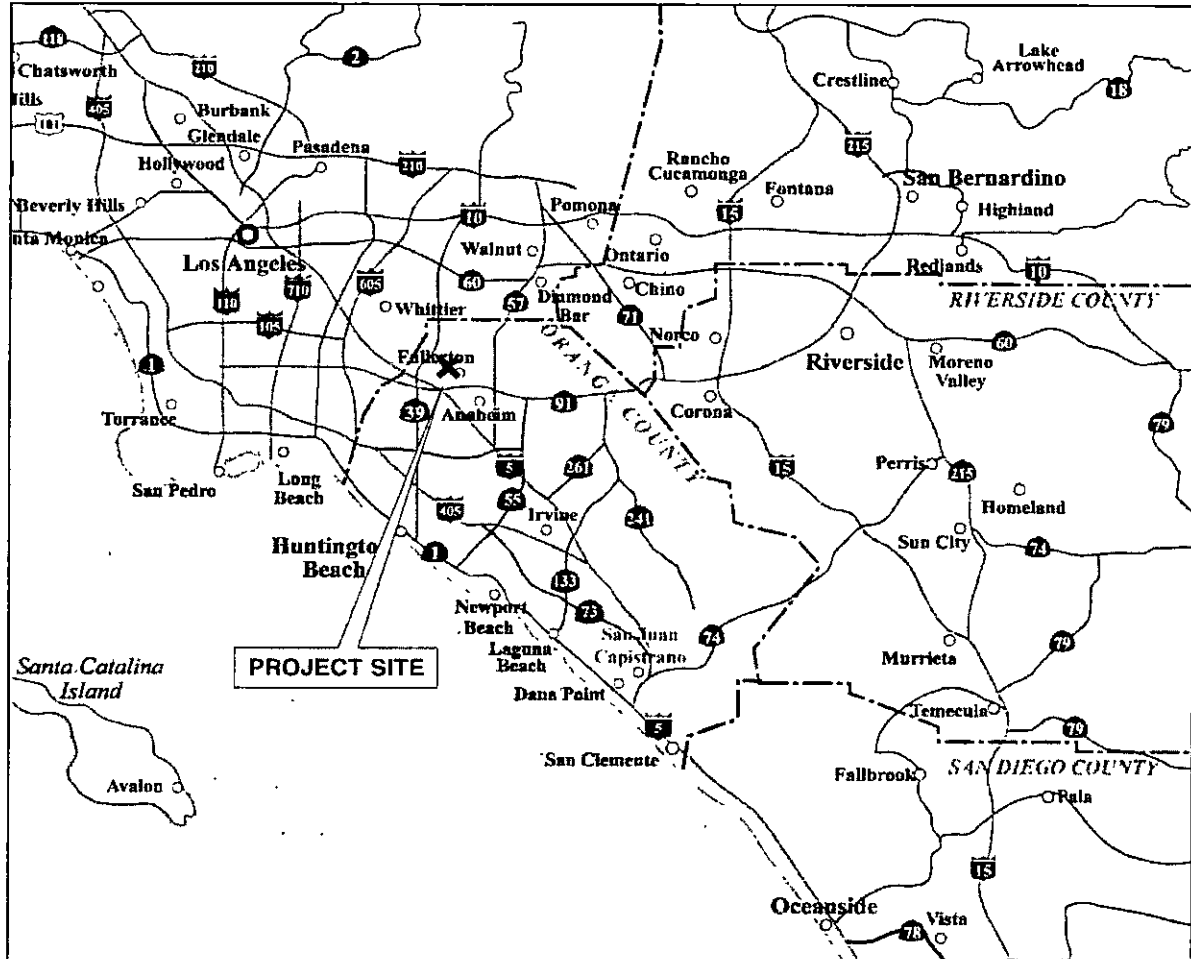
Sections addressed in this document contain information from the original Specific Plan that will be amended with the proposed land use designation changes. In addition, exhibits have also been amended to reflect changes to the Specific Plan. Addressed sections and amended exhibits are detailed below.

### **C. Authority and Scope**

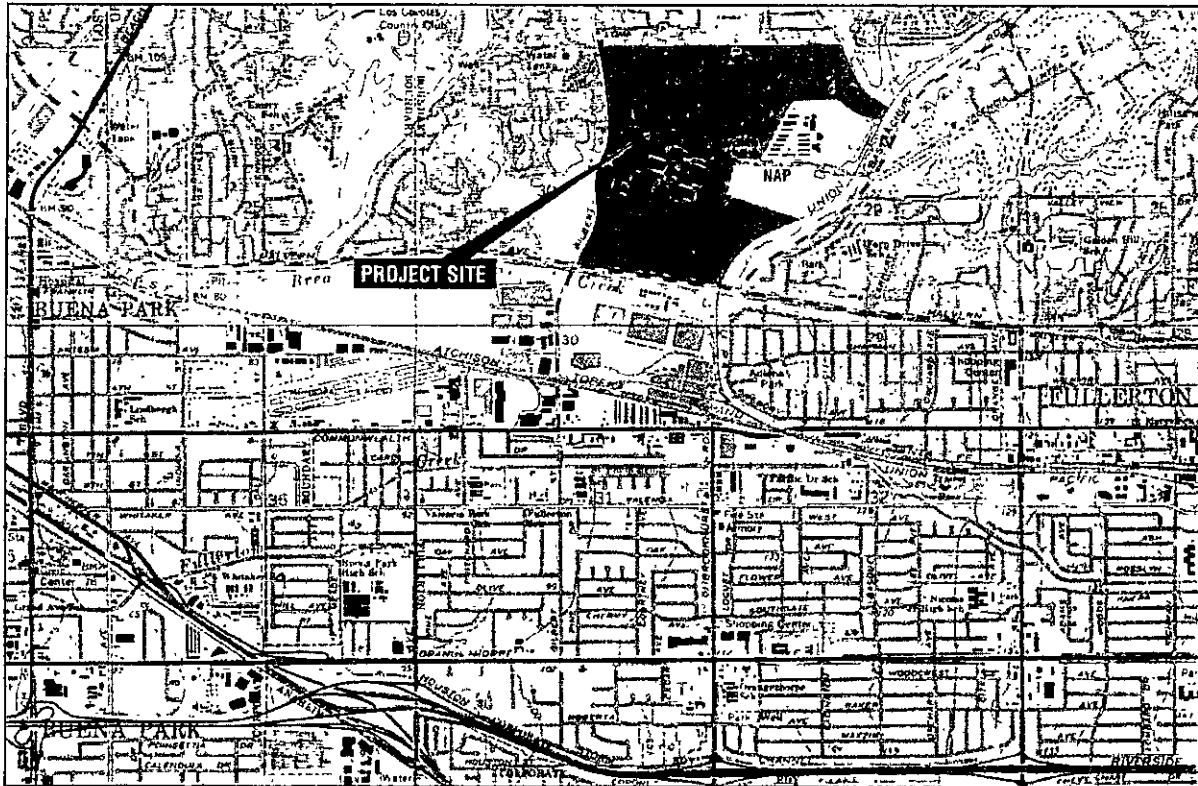
Cities are authorized by the California Government Code to adopt Specific Plans under Title 7, Division 1, Chapter 3, Article 8 Sections 65450 through 65457. Specific Plans may be adopted as policies by resolution or as regulations by ordinance. The City of Fullerton will adopt the Amerige Heights Specific Plan Amendment #1 by ordinance, superceding the original Specific Plan designations for the subject Mixed-use area. State Law requires public hearings by both the Planning Commission and the City Council. The City Council must adopt the Specific Plan for it to take effect.

The amended Specific Plan is a regulatory plan constituting the development concept and zoning for the property. Development plans or agreements, tract or parcel maps, precise development plans, or any action requiring ministerial or discretionary approval on this property must be consistent with the amended Specific Plan as approved by the City Council.

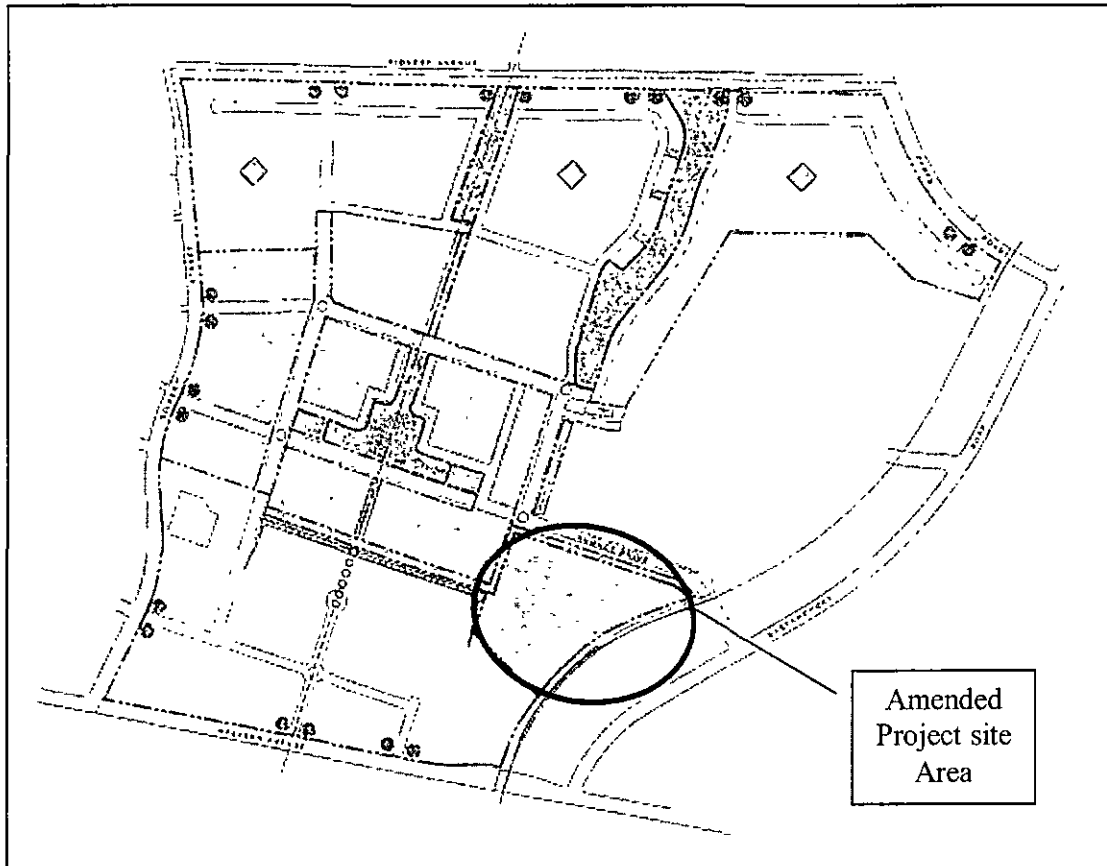
EXHIBIT 1 - Regional Location Map



## EXHIBIT 2 - Vicinity Map



**EXHIBIT 3 - Project Site & Amendment Area**





## II. DISTRICTS AND LAND USE FRAMEWORK

The Amerige Heights Specific Plan Amendment #1 (SPA#1) modifies land uses within the 293.2-acre Amerige Heights Specific Plan. The original Specific Plan contains two Districts, each with sub-areas or neighborhoods. The Residential District is currently comprised of a total of 5 neighborhoods totaling 194.6 acres. The Residential District permits the following types of uses: attached and detached dwellings, accessory units, as well as community facilities, parks, open space and a public school. Within the District are 5 residential neighborhoods. Each neighborhood is to be developed with a maximum number of dwelling units. Should a neighborhood be developed with less than the maximum number of dwelling units, the "unused" units can be transferred to another neighborhood provided that the entire Residential District does not exceed 1,250 dwelling units and the entire Specific Plan area does not exceed 1,450 dwelling units.

The Mixed Use District is currently comprised of a total of 82.5 acres. The Mixed-Use District permits the following general types of uses: retail, office, other commercial uses, and research and development (R&D) or other light industrial uses. Elder Care facilities were originally allowed through an overlay on the northeast area. Residential uses are allowed above retail and office uses in this District. The District was originally planned to be developed with a cumulative total of 500,000 square feet of retail, 450,000 square feet of research and development, 332,000 square feet of office (including 307,000 square feet of existing office), and up to 400 beds of Elder Care facilities in an area up to fifteen (15) acres in size. The Mixed-Use District can transfer land uses between allowed uses based on market demand and sound land use planning, with the ultimate uses not to exceed 1,282,000 square feet. The Land Use Amendments proposed for the Fullerton Hughes project will reduce the Mixed Use District area, remove the Elder Care overlay in the northern 9.93 acres, and keep the Elder Care Overlay in the southern 5.07 acres, and increase the overall acreage of the Residential District.

### A. Overlay Area - Neighborhood 6

Because the proposed amendment is taking place in the Overlay Area of the Mixed Use District, this will be the primary area of discussion. The overlay is located at the northeast corner of the Mixed Use District, along Hughes Drive, and comprises approximately fifteen (15) acres, including the linear park on the south side of Hughes Drive. The Overlay Area allows Elder Care with minor associated uses including ground-floor retail, in addition to the other uses allowed in the Mixed Use District. Up to 400 Elder Care units were permitted in the original Amerige Heights Specific Plan.

The proposed Amendment to the Overlay Area includes changing the northern 9.93 acres of the Mixed Use District to a new residential neighborhood with 115 detached residential units, which will be designated as Neighborhood 6. A new detached product type (Bungalow Lots) is proposed for Neighborhood 6. However, detached or attached residential units may be permitted. The southern 5.07 acres will remain a Mixed Use Area, and will retain the overlay for Elder Care. With this land use change, up to 170 Elder Care beds could be constructed in the Specific Plan. These changes are reflected and further explained in Amended Tables 3-1, *Land Use Statistical Summary*, Amended Table 3-7, *Permitted Lot/Building Types by Residential*

*Neighborhoods*, Amended Table 3-8, *Permitted Unit Counts Within Residential Areas*, Amended Table 3-1, *Land Use Summary*, Amended Exhibit 3-1, *Land Use Plan*, and Amended Exhibit 3-10, *Residential Concept Plan*, below. Additionally, text within the Original Specific Plan that will be affected by land use changes contained in this section will be amended to reflect the land use changes contained herein. It is anticipated that Specific Plan pages 3-2, 3-3, 3-4, 3-11, 3-18, 3-40, 3-42, 3-43, 3-44, 3-56, 3-58, 3-59, and 3-60 will be updated for consistency.

**Amended Table 3-1  
Land Use Statistical Summary**

Planning Area	Use	Maximum Number of Units / Square Feet (sf)	Acres
	Retail [1]	500,000 sf	49.8 acres
	Office (Existing Building 618)	307,000 sf	12.0 acres
	Office (New) [2]	25,000 sf	--
	R&D and Light Industrial	450,000 sf	10.77 acres
	Elder Care [3]	170 beds	--
<b>Total Mixed-Use District</b>		<b>1,282,000sf</b>	<b>72.57 acres</b>
<b>Residential Uses: [4]</b>			
Neighborhood 1	Single-family detached units	230	36.65 acres
Neighborhood 2	Single-family detached units	200	35.55 acres
Neighborhood 3	Single-family detached units	260	36.85 acres
Neighborhood 4	Single-family detached and attached units	300	32.1 acres
Neighborhood 5	Single-family detached and attached units	260	18.9 acres
Neighborhood 6	Single-family detached and attached units (Bungalow Lots)	115	7.71
<b>Subtotal Residential Uses</b>		<b>1,365 units</b>	<b>167.76 acres</b>
<b>Other Uses</b>			
	Civic Uses	30,000 sf	6.0 acres
	Parks and Open Space	N/A	20.77 acres
	Elementary School	50,000 sf	10.0 acres
<b>Subtotal Other Uses</b>			<b>36.77 acres</b>
<b>Total Mixed Use, Residential, Other Uses</b>			<b>277.1 acres</b>
Perimeter Roadways [5]			16.1 acres
<b>PROJECT TOTAL</b>		<b>1,365 units/ 1,312,000 sf/170 beds</b>	<b>293.2 acres</b>

**TABLE 1  
LAND USE STATISTICAL SUMMARY**

- [1] Upper story residential uses above retail are permitted as discussed in Section 3 - 4 3.2 of the original Specific Plan.
- [2] New office uses within the Mixed Use District might consist of offices above retail uses. Any such uses would be included in the identified acreage for that use.
- [3] An approximate number of units for each neighborhood is provided for informational and analysis purposes. The maximum number of units to be developed in the Residential District (all neighborhoods) would not exceed 1,365 units with 170 eldercare beds, or 1,450 total residential units. Elder Care is only allowed in the Overlay District as shown on Exhibit 3-1.
- [5] The gross land area of the site extends to the center line of some surrounding roadways, including portions of Malvern Avenue, Gilbert Street, Pioneer Avenue, and Parks Road.
- [6] Neighborhood 6 will constitute the northern 10.23 acres of the 15 acres previously designated as Mixed Use with Elder Care. 8.63 acres has been taken from R&D/Light Industrial acreage and 1.3 acres has been taken from open space/park acreage of the Mixed Use District in the original Specific Plan and added to form the acreage (9.93 acres total) for Neighborhood 6. Although the gross acreage of the northern portion of Neighborhood 6 is 10.23 acres, 0.3 acres are city-owned along Hughes Drive, decreasing the gross acreage from 10.23 to 9.93 net acres proposed for development, within the Tract. Of the 9.93 in-tract acres, 7.71 constitute the residential development area.

**Amended Table 3-7  
Permitted Uses, Mixed-Use District**

Building Type	Residential Neighborhood [1]					
	1	2	3[2]	4	5	6
Attached Units	X	X	√	√	√	√
Green Court	X	X	√	√	√	X
Cottage-Lot	√	√	√	√	√	X
Village-Lot	√	√	√	√	X	X
Garden-Lot	√	√	√	X	X	X
Bungalow-Lot	X	X	X	X	X	√

[1] √=Permitted; X=Prohibited

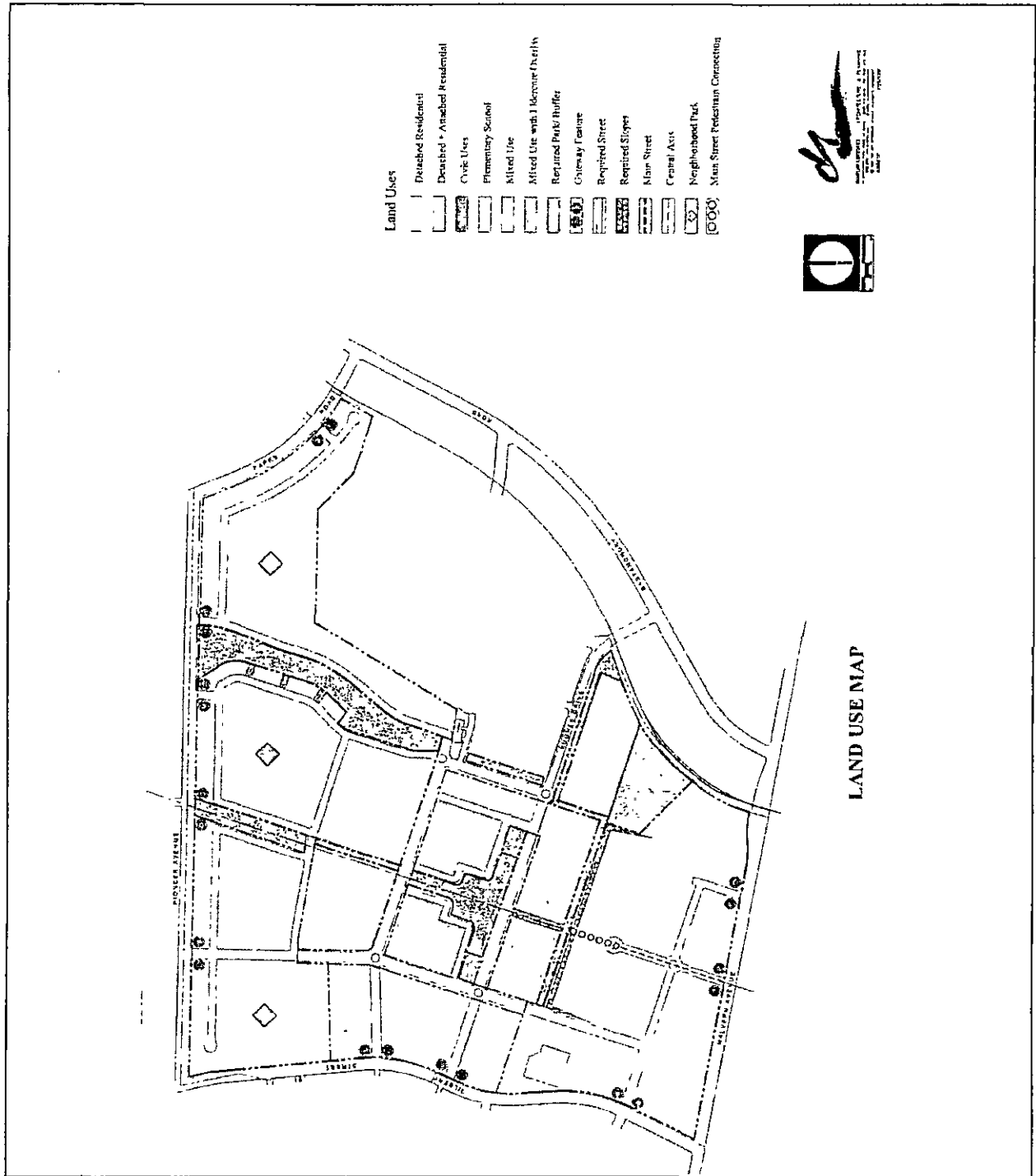
[2] The only attached units allowed in Residential Neighborhood 3 are duplex units. Cottage lots, duplexes, and green court homes are only allowed adjacent to Sunny Hills High School.

**Amended Table 3-8  
Permitted Unit Counts Within Residential Areas**

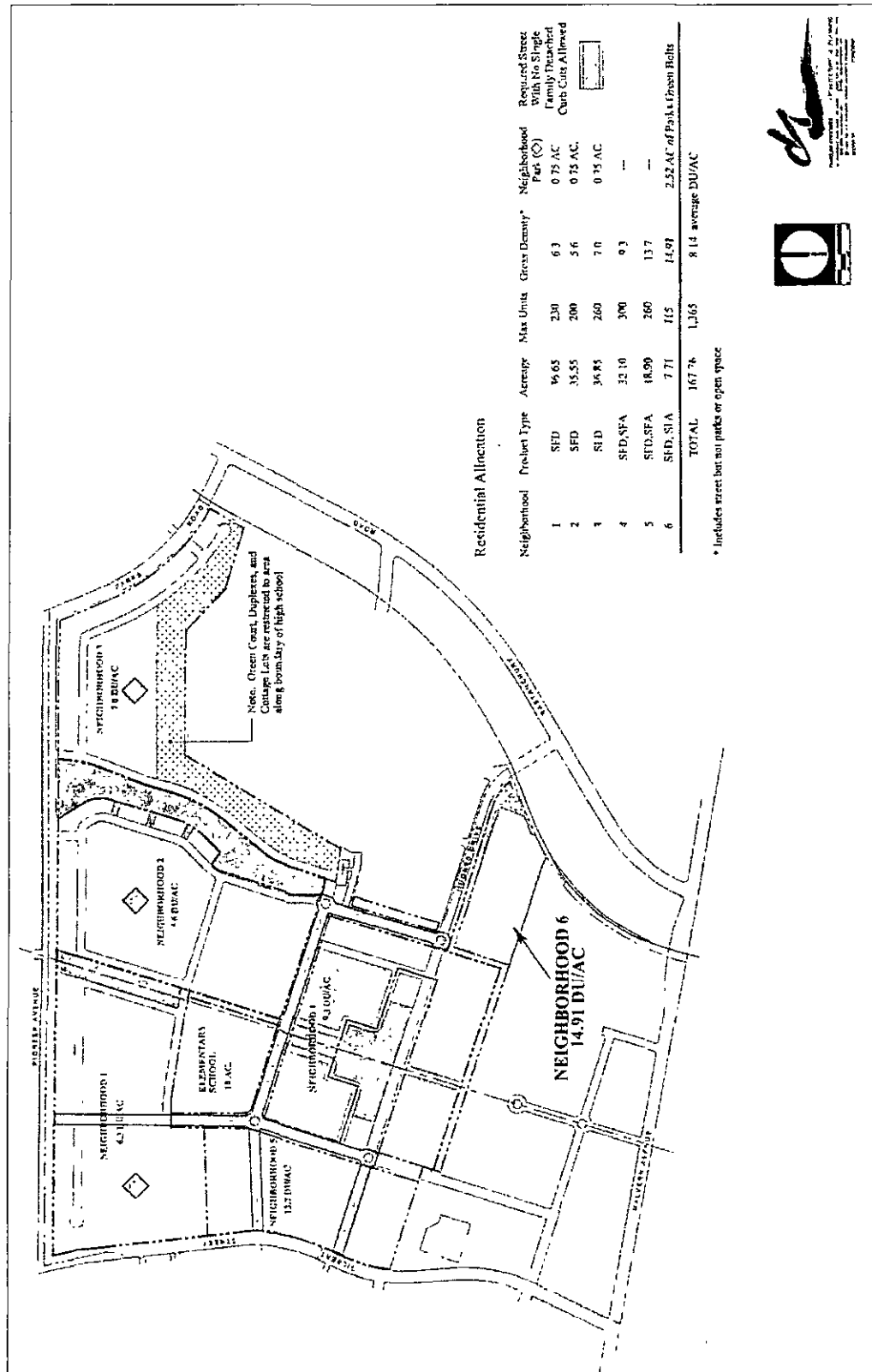
Original Amerige Heights Specific Plan			AHSPA #1		
Residential Area	Approved Total Units		Residential Area	Approved Total Units	
	Minimum	Maximum		Minimum	Maximum
1	147	230	1	147	230
2	126	200	2	126	200
3	172	260	3	172	260
4	110	300	4	110	300
5	185	260	5	185	260
Mixed Use w/ Elder Care	--	200 (400 beds)	6	115	115
			Mixed Use w/ Elder Care	--	85 (170 beds)
TOTAL:		1,450			1,450

The new breakdown of units in AHSPA #1 is shown in Amended Table 3-8, above. Per the City of Fullerton Municipal Code Title 15, Section 55.030g3B, 2 Elder Care beds are equivalent to 1 housing unit. Thus, the 400 Elder Care beds approved in the original Specific Plan are equivalent to 200 total residential units in the overall housing unit count. This brings total equivalent units in the original Specific Plan to 1,450. Using this 2:1 ratio, 230 of the beds are being transferred to account for the proposed 115 detached units (Bungalow lots). The remaining 170 beds or 85 units will remain as a permitted land use in the southern 5.07 acres of the Mixed Use with Elder Care Overlay.

Amended EXHIBIT 3-1 - Land Use Plan



Amended EXHIBIT 3-10 - Residential Concept Plan



### III. COMMUNITY DESIGN

Development standards serve to create new neighborhoods reminiscent of the City of Fullerton's historic, established residential areas. Residential areas are human-scaled and community-oriented. The intent and goal of architectural standards is to provide guidelines that are reflective of the character of homes historically built in Fullerton. In order for Amerige Heights to successfully emulate the character of Fullerton residences, deliberate study and consideration is necessary. Development and Design Guidelines were approved in the original Amerige Heights Specific Plan. Sections A, B, and C below describe the relationship between SPA#1 and originally approved development standards and design guidelines.

#### A. Residential Development Standards

Detached Bungalow Lot units will be designed and constructed to reflect the spirit and intent of the Amerige Heights Specific Plan. However, some modifications to existing development standards are necessary to implement Valencia Grove, given the site size and current market conditions. Amendments have been made to Specific Plan Table 3-9, *Lot Size and Lot Coverage*, Specific Plan Table 3-10, *Setbacks for Residences*, and Specific Plan Table 3-12, *Allowable Garage Type by Residence Type*. The proposed modifications to tables and text contained in the Original Specific Plan are shown and discussed below.

**Amended Table 3-9  
Lot Size and Lot Coverage**

Single-Family Type	Lot Size (sq. ft.)		Lot Width (ft.)		Lot Coverage [1]	FAR [2]
	Min	Max	Min	Max	(Avg)	(Avg)
Attached units [3]	N/A	N/A	15	30	0.75	[4]
Green-Court	2,400	3,600	30	45	0.55	0.65
Cottage-Lot	3,200 [5]	5,000	30	45	0.55	0.65
Village-Lot	4,500	6,000	45	55	0.55	0.60
Garden-Lot	6,000	No limit	55	75	0.55	0.60
Bungalow-Lot	1,862	3,500	38	60	0.42*	0.55-1.3*
[1] The average for lot coverage will be calculated by residential building phase, with no more than a ten (10) percent variation from the expressed average. [2] Average FAR's are calculated by residential building phase. [3] Includes the minimum open space per bedroom requirement, as detailed in the section on Attached Units' Open Space [4] The level of development for attached units is governed by setback, height, and lot coverage, as well as open space requirements for open space. There is no FAR for attached units [5] The 3,200 square feet is the average size of lots as calculated per Section 16.02.050 of the Fullerton Municipal Code [*] Lot coverage is based on largest product ground footprint of 790 sf. FAR ranges are based on product square footages that range from 1,976 sf to 2,286 sf and lot sizes that range from 1,862 sf to 3,329 sf						

**Amended Table 3-10  
Setbacks for Residences (Feet)**

	Front			Side Yards: choose one column to apply				Rear
Building Type	Distance to front property line			Minimum Setback for Each Side		Minimum Separation between buildings on adjacent lots		
	Min	Max	Porch Min	1st Floor Min	2nd Floor Min	1st Floor Min	2nd Floor Min	Min
MAIN RESIDENCE								
Attached Units [1]:								
1 & 2 story	8	15	4	3	5	6	10	6
3 story	15	20	4	3	5	6	10	6
Green Courts:								
On lane	8	15	6	3	5	6	10	3
At inner corner								3
At street side corner [2]			8	8	16	16		3
Cottage Lot:								
Central-block lot, side-loaded garage	10	15	8	3	5	6	10	15
Corner lot, side-loaded garage			6	8 at side street, 3 on interior side	10 at side street, 5 at interior side	16	16	15
All lots with lane-loaded garage			8	3	5	6	10	3
Village lot:								
Central-block lot, non-lane garage	10	15	8	5	5	10	10	15
Corner lot, non-lane garage				10 at side street, 5 on interior side	10 at side street, 8 on interior side	10	10	15
All lots with lane-loaded garage				5	5	10	10	3
Garden lot:								
Central-block lot with non-lane garage	10	15	8	5	5	10	10	20
Corner lot, non-lane garage				10 at side street, 5 on interior side	10 at side street, 8 on interior side	10	10	20
All lots with lane-loaded garage				5	5	10	10	3
Bungalow lot:								
3 story with Recessed Garage[5]	5	18	2	3	3	6	6	4
GARAGE (all residential types)								
Type of Garage	Front			Side (for each side)		Rear		
	Min			Min		Min		
Lane-Accessed	N/A			0		3.5 [4]		
Swing-in	15			3		Same as house		
Side-Drive	40			0		0		
Recessed*	20 or 5 [3]			3		Same as house		
Footnotes:								
[1] Side yard setbacks for attached products refer to side yards at a street and between adjacent multi-unit buildings, not to the setbacks between the individual units in one structure. Three story attached units must have a minimum of 15 foot separation between buildings. Three story attached units may require differing front setbacks, which will be addressed in the Architectural Design Guidelines								
[2] Green court homes at street side corners must face the central green rather than the street. Porches may wrap around to the street side of the house, but the side porch must be set back at least 6 feet from the street right-of-way. The front porch setback is also 6 feet, measured from the front common area.								
[3] Recessed garages shall be set back at least 20 feet from the front property line or at least 5 feet back from the primary residence facade, whichever is a greater distance from the front property line								
[4] Rear setback for the lane is measured from the edge of the pavement								
[5] For Bungalow Lots, three story residential structures shall be permitted in Neighborhood 6. Porch stairs shall be allowed to encroach into minimum 5-foot front setback. Setbacks to third story shall be equal to or lesser than setbacks to the second stories. Front Setbacks from recessed garages shall be a minimum of 18 feet. Additionally, page 3-62 of the Original Specific Plan shall be amended to allow a 4-foot minimum rear setback for bungalow lots. Setbacks for Bungalow lots also apply to all future structures on a lot, including patio covers								

All proposed updates to Design and Development Standards are shown in Table 3-10, above. Site planning for Valencia Grove is intended to maximize site usage and efficiency while meeting parking and private open space requirements for each unit. Amended Table 3-10 proposes several changes that would require the following updates to the Original Amerige Heights Specific Plan:

**Amended Garage Standards**

- On page 3-67, the Original Amerige Heights Specific Plan states the following sentence regarding standards for quantities of garage types:

*At least fifty percent (50%) of the units in each type of single-family detached house within each neighborhood shall have side drive or lane accessed garages.*

This sentence would be modified to read as follows:

*At least fifty percent (50%) of the units each type of single-family detached house within Neighborhoods 1-5 shall have side drive or lane accessed garages. For the Bungalow lots in Neighborhood 6, one hundred percent (100%) of the proposed units may have recessed garages.*

All text following this sentence would be left untouched.

- Page 3-67 of the Original Specific Plan also states the following standard regarding recessed garages:

Recessed garages are only allowed for village and garden lot units. Recessed garages face and are accessed from a public street, and are attached to a residence. They are set back either twenty (20) feet from the public right of way or five (5) feet from the primary residence façade, whichever is the greater distance. Driveways for recessed garages should taper to a maximum of twelve (12) feet at the front property line.

This standard would be modified to read as follows:

*Recessed garages are allowed for village, garden lot, and bungalow lots. Recessed garages face and are accessed from a public street or private drive, and are attached to a residence. Village and garden lot setbacks are either twenty (20) feet from the public right of way or five (5) feet from the primary residence façade, whichever is the greater distance. Driveways for recessed garages for village and garden lots homes should taper to a maximum of twelve (12) feet at the front property line. Recessed garages for bungalow lots in Neighborhood 6 shall be set back eighteen (18) feet from the property line. Driveways shall not be required to taper.*

- Page 3-70 of the Original Specific Plan lists the following standard regarding corner lot garages:



*For single family homes at street corner lots, the driveway for a garage accessed from a front street must be on the interior side of the lot, and the garage must be set back at least ten (10) feet from the side street. A garage accessed from a side street or lane must be set back ten (10) feet or more than twenty (20) feet from the side street, and at the rear portion of the lot.*

This standard would be amended to read as follows:

*For single family homes at street corner lots within Neighborhoods 1-5, the driveway for a garage accessed from a front street must be on the interior side of the lot, and the garage must be set back at least ten (10) feet from the side street. A garage accessed from a side street or lane must be set back ten (10) feet or more than twenty (20) feet from the side street, and at the rear portion of the lot. Within Neighborhood 6, garages are permitted on the exterior side of a corner lot, and the garage shall be set back a minimum of ten (10) feet from the side street and a minimum of five (5) feet from the rear portion of the lot.*

In this condition, enhanced architectural features would be utilized to enhance garage faces along exterior corner lots within Valencia Grove.

#### **Amended Front Porch Standards**

- Page 3-61 of the Original Specific Plan the following standard regarding front porches for Single Family Detached Homes:

*Front porches are required on a minimum of fifty (50) percent of the units but are highly encouraged on all units. Front porches must have a minimum depth of six feet clear and comprise a minimum of thirty percent (30%) of the width of the building's primary front façade (not including the garage) or 10 feet clear, whichever is greater. A porch may be built within the front setback, as long as the porch is set back from the front property line by at least the minimum porch setback identified in Table 3-10.*

This standard would be modified to read as follows:

*Front porches are required on a minimum of fifty (50) percent of the units but are highly encouraged on all units. Front porches must have a minimum depth of six feet clear and comprise a minimum of thirty percent (30%) of the width of the building's primary front façade (not including the garage) or 10 feet clear, whichever is greater. A porch may be built within the front setback, as long as the porch is set back from the front property line by at least the minimum porch setback identified in Table 3-10. For Bungalow Single-Family Detached Units within Neighborhood 6, a minimum porch depth of three (3) feet is required. Additionally, porches within Neighborhood 6 shall comprise a minimum of twenty-five (25) percent of the building's front façade, which shall include the garage. Porch steps within Neighborhood 6 will be permitted to encroach into the minimum front setback.*

**Amended Building Height Limits**

- Page 3-64 of the Original Specific Plan lists the following standard regarding building heights limits:

*Single Family detached homes may not exceed two (2) stories plus an attic of less than 500 square feet. There are no limits to story heights, in order to encourage diversity in housing design.*

This Standard would be modified to read as follows:

*In Neighborhoods 1-5, Single Family detached homes may not exceed two (2) stories plus an attic of less than 500 square feet. Single Family detached homes in Neighborhood 6 may not exceed three (3) stories. There are no limits to story heights, in order to encourage diversity in housing design.*

**Amended Table 3-12  
Allowable Garage Type by Residence Type**

GARAGE TYPE	RESIDENCE TYPE					
	Attached Units	Green Court	Cottage Lot (min. 3,200 sf)	Village Lot (min. 4,500 sf)	Garden Lot (min. 6,000 sf)	Bungalow Lot (min 1,862 sf)
Lane-accessed	√	√	√	√	√	√
Side-drive	√	x	√	√	√	√
Swing-in	x	x	x	x	√	√
Recessed	x	x	x	√	√	√

**B. Residential Design Guidelines**

The Amerige Heights Specific Plan has a set of approved stand-alone Design Guidelines. Section II of the Design Guidelines outlines the various single family residential types in table format. A Table has been created for the Bungalow Lots in Neighborhood 6, as shown below. It is not anticipated that units proposed in Neighborhood 6 will deviate outside of the FAR range proposed below; the FAR ranges are proposed to encourage a range of product types and lot sizes.

<b><i>Bungalow Lot</i></b>	
Minimum Lot Size	1,862 sq. ft.
Maximum Lot Size	3,500 sq. ft.
Minimum Lot Width	38 ft.
Minimum Lot Depth	49 ft.
Maximum Lot Coverage	1,000 sf
Average FAR	Minimum 0.55 to Maximum 1.3
Orientation of Homes	Face or front onto streets/lanes

Neighborhood 6 is being designed to reflect the Community Design Objectives and the Community Structure Framework listed in Sections I.A and I.B of the Amerige Heights Design Guidelines. Architectural styles for proposed homes in Neighborhood 6 comply with Section III.E, *Architectural Design Guidelines-Single Family Detached Products*, of the Amerige Heights Design Guidelines. Three approved, distinct architectural styles (Spanish Colonial, French Country and Prairie) are proposed for Neighborhood 6. The Spanish Colonial, French Country, and Prairie styles will be consistent with neighboring residential communities while complementing the proposed three story designs. All homes feature split level entry areas that create the image of a traditional two story home. The kitchen, dining and living areas in the homes feature a desirable open floor plan design and the bedroom layouts and room options allow for multi-generational living.

All detached units proposed in Neighborhood 6 shall be developed in accordance with Design Guideline Standards specified in Section III.E.2, III.E.3, and III.E.8 of the Amerige Heights Design Guidelines. Site design and lotting will be done per the site plan being prepared for Neighborhood 6, consistent with the amended site development standards, above.

It should be noted that amendments to Design Guidelines Table 1, *Building Development Standards*, and Table 2, *Garage Setback Standards*, are reflected in amended development standards above; these tables are the same in the Specific Plan and Design Guidelines Documents.

#### **C. Future Additions**

All proposed future structures within Neighborhood 6, such as room additions or patio covers, shall conform to all required Design and Development Standards for Neighborhood 6, provided herein, as well as the City of Fullerton Municipal Code and the California Building Code. It should be noted that exclusive use easement areas will be utilized throughout Neighborhood 6 in order to maximize the useable yard area of each home. The required setbacks for future structures are based on the actual property lines and not the exclusive use easement area boundaries. The setbacks listed in Table 3-10 apply to all future structures, including patio covers. As part of the submittal for any proposed structure, it will be the responsibility of the homeowner making the submittal to verify the location of the applicable property lines to the satisfaction of the City of Fullerton. Any room additions, patio covers or other structures shall also require approval of the applicable homeowner's association design review committee.

#### **D. Visitor Parking**

The Specific Plan single-family detached residential parking requirement is 2 garage spaces and 1 visitor space per dwelling unit, and the Specific Plan allows on-street visitor parking to be counted toward visitor parking requirement. Thus, a total of 345 parking spaces (230 garaged and 115 visitor) would be required for Valencia Grove. Currently, the Specific Plan does not count driveway parking spaces as visitor parking within the residential neighborhoods. SPA#1 proposes allowing driveway parking spaces to count towards the visitor parking requirement. Thus, a revision to Residential Parking Supply standards on page 3-66 of the original Specific Plan would be added that would allow driveway spaces to count as visitor parking within

Neighborhood 6. Valencia Grove proposes the following breakdown to exceed the 345 parking space requirement:

<b>Type of Parking Space</b>	<b>Provided</b>	<b>Required</b>
Garage Spaces	230	230
Driveway Visitor Spaces	230	115 visitor spaces
On Site Open Spaces	21	
On Street parking Spaces (Hughes Drive)	28	
<b>TOTAL</b>	<b>509</b>	<b>345</b>

Section 8-44 of the Fullerton Municipal Code does not allow overnight parking on public streets. Therefore, the 28 spaces on Hughes Drive would not be available for overnight parking, decreasing guest overnight parking by 28 spaces from 279 visitor spaces to 251 visitor spaces, which continues to exceed the minimum visitor space requirement. However, with the proposed driveway parking provision in place, it is not anticipated this decrease in overnight parking on Hughes Drive will significantly affect visitor parking at Valencia Grove.

#### **E. Mixed Use District**

With the removal of the Elder Care Overlay in the northern portion of the Mixed Use with Elder Care Overlay Area, 230 of the beds are being transferred to account for the proposed 115 detached units in Valencia Grove. The remaining 170 beds or 85 units will remain as a permitted land use in the southern 5.07 acres of the Mixed Use with Elder Care Overlay.

#### IV. PARKS AND OPEN SPACE

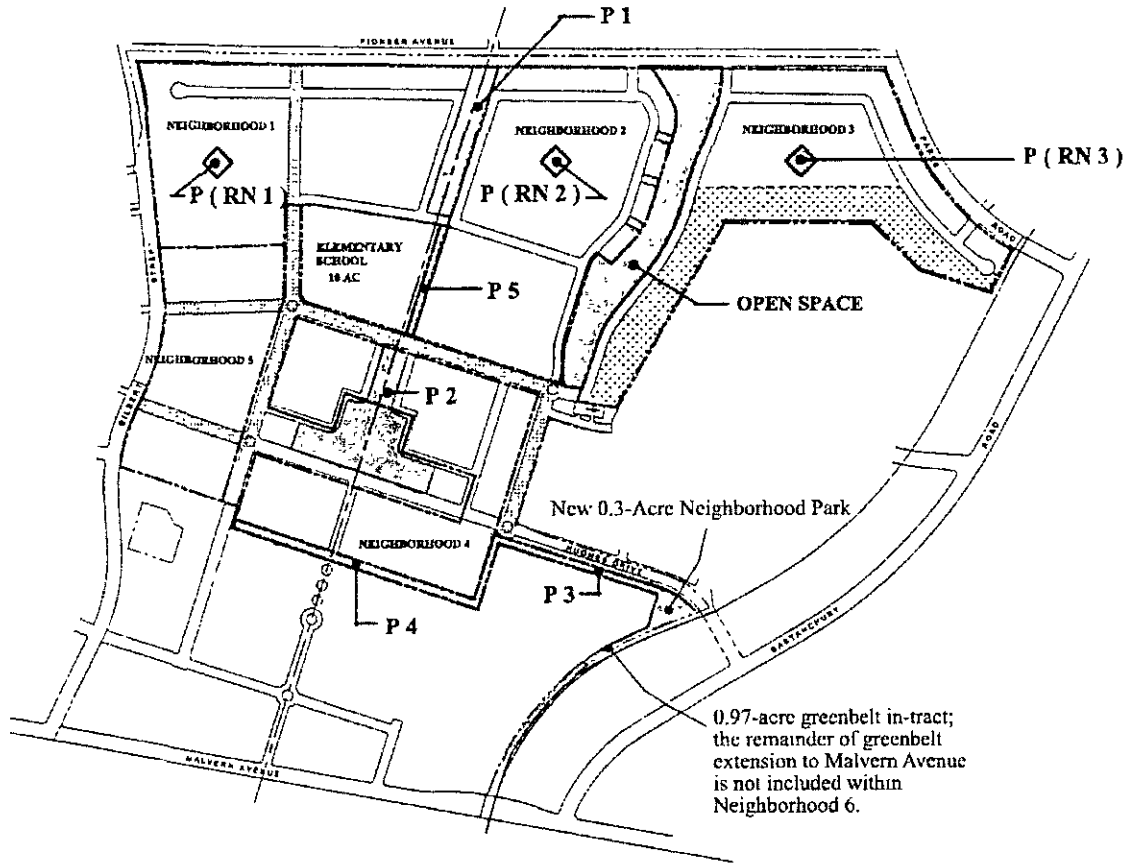
Within Residential Neighborhoods 1, 2 and 3, the Specific Plan provides for a small amount of common open space in the form of "pocket parks." These parks are each less than one acre in size. They are designed to provide unstructured play space, similar to a common green.

The open space proposed in SPA #1 is similar to residential parks discussed above. In the original Amerige Heights Specific Plan, Launer Park constituted approximately 1.3 acres of the 15-acre overlay zone and was defined as a linear park parcel averaging 50 feet in width. Total required open space within the Mixed Use with Elder Care Overlay Area was 1.5 acres. SPA #1 shows Launer Park as 1.25 (0.95 in-tract; 0.3 City-owned along Hughes) acres of landscaped open space in Neighborhood #6; the park is depicted on the current Land Use Map just south of Hughes Drive, and in a greenbelt along Hydraflow Way. The purpose of Launer Park is to connect existing off-site linear park areas to the west to the Bastanchury Greenbelt and Fullerton Sports Complex. Launer Park serves this purpose through a meandering trail that will foster a pedestrian linkage to the Fullerton Sports Complex, while providing a landscape buffer between Neighborhood 6 and Hughes Drive. This open space is combined with the parkway to form a 40-foot wide continuous greenbelt connection from the northern end of Neighborhood 6, to the Mixed Use area to the south and west of Neighborhood 4. The Launer Park greenbelt will be landscaped in accordance with previously approved landscaping as shown on Exhibit 6-1, Landscape Concept Plan, in the Specific Plan.

Additional open space is located in the northeast corner of Neighborhood 6 to complete the required open space allocation. Trailhead Park has been re-located to a 0.3-acre Neighborhood Park. The 0.3-acre Neighborhood Park will provide common open space for Valencia Grove and Amerige Heights residents to enjoy passive recreational uses such as running or walking, throwing or kicking a ball around, and a variety of other activities. Between Launer Park, the 0.3-acre Neighborhood Park, and a 0.97-acre greenbelt along the eastern edge of SPA#1, total usable open space within Neighborhood 6 equals 2.52 acres.

It should be noted that Barrett Park, a greenbelt along Hydraflow Way just north of Hughes Drive, has been removed from the Amerige Heights Specific Plan, as shown in Amended Exhibit 3-13, Neighborhood Parks Plan. The removal of this green belt does not affect overall park acreage because per Exhibit 3-13 in the Specific Plan, this area was never counted towards overall park acreage because of infeasibility to acquire the property from the landowner.

Amended EXHIBIT 3-13 - Neighborhood Parks Plan



Neighborhood Parks Acreage

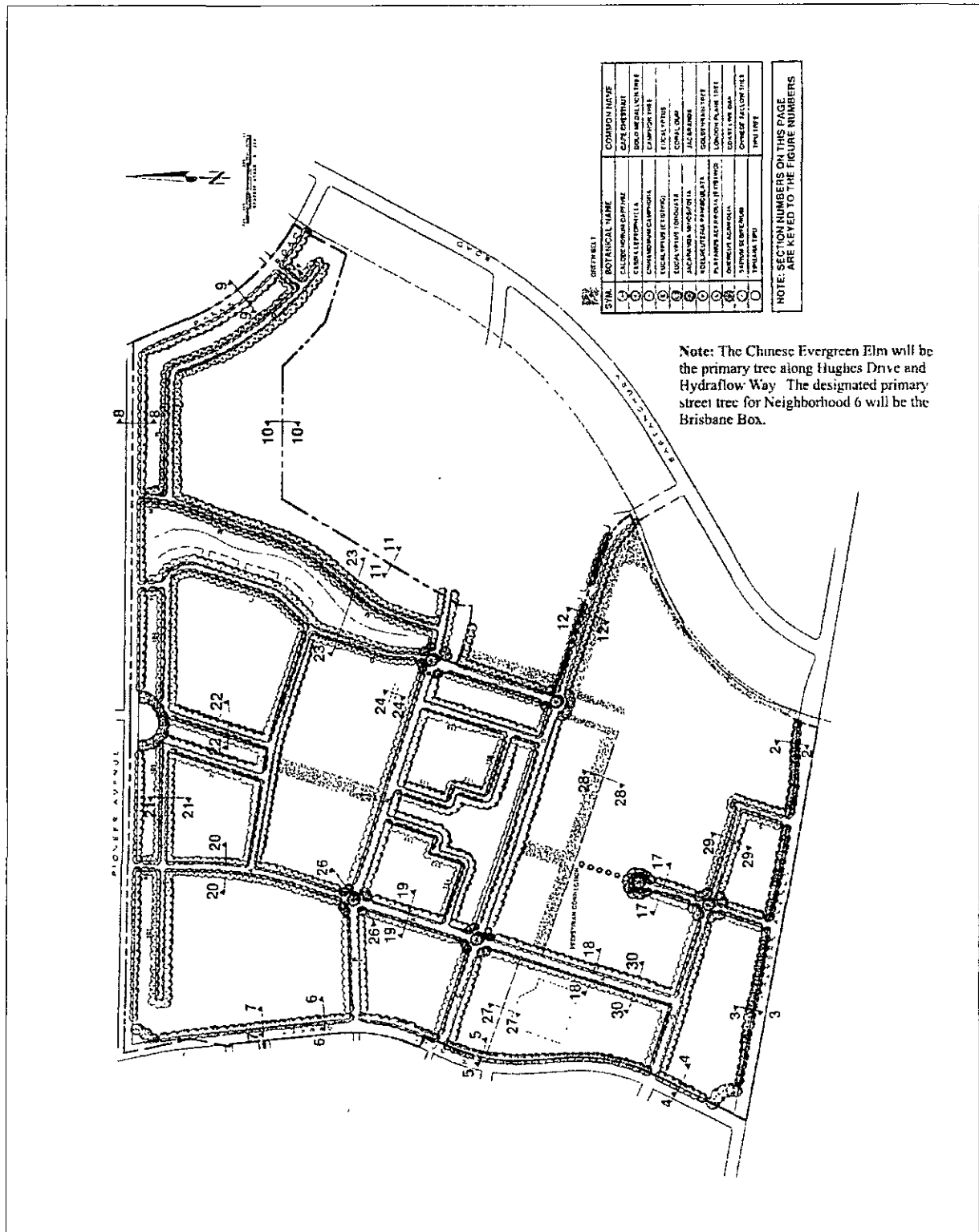
P-1	= 2.9 Acres
P-2	= 2.1 Acres
P-3	= 1.25 Acres
P-4	= 2.0 Acres
P-5	= 0.5 Acres
Open Space	= 8.6 Acres
P ( Rn 1 )	= 0.75 Acres
P ( Rn 2 )	= 0.75 Acres
P ( Rn 3 )	= 0.75 Acres
Neighborhood Park	= 0.30 Acres
Greenbelt	= 0.97 Acres
Total.	= 20.87 Acres

Note: For purposes of this amendment, Launer Park totals 1.25 acres. The 0.3-acre Neighborhood Park and the greenbelt have also been added to the parks acreage total.

## V. LANDSCAPE STANDARDS

Landscape concepts are addressed in Section 6 of the original Specific Plan. The proposed Land Use will not affect approved landscape vegetation types. All residential areas in Neighborhood 6 will be landscaped in accordance with the Residential Landscape standards specified in Section 2.5 of Section 6 of the Amerige Heights Specific Plan, Residential Landscape Guidelines. As in other Neighborhood Areas, a street tree must be selected for Neighborhood 6. The street tree selected for Neighborhood 6 is to be *Tristania conferta*, also known as the Brisbane Box. The Chinese Evergreen Elm is to be used along Hughes Drive and Hydraflow Way. In addition, the master landscape graphic has been amended to illustrate the reconfiguration of the Launer Park greenbelt, the 0.3-acre Neighborhood Park, and the elimination of Barrett Park (see Amended Exhibit 6-1, Landscape Master Plan). Landscape planting materials lists for Neighborhood 6 may also be amended on page 6-36, 6-43, and 6-52 of the Original Specific Plan, as appropriate.

Amended EXHIBIT 6-1 - Landscape Concept Plan





count driveway parking spaces as visitor parking within the residential neighborhoods. SPA#1 proposes allowing driveway parking spaces to count towards the visitor parking requirement. Thus, a revision to Residential Parking Supply standards on page 3-66 of the original Specific Plan would be added that would allow driveway spaces to count as visitor parking. Valencia Grove proposes the following breakdown to exceed the 345 parking space requirement:

<b>Type of Parking Space</b>	<b>Provided</b>	<b>Required</b>
Garage Spaces	230	230
Driveway Visitor Spaces	230	115 visitor spaces
On Site Open Spaces	21	
On Street parking Spaces (Hughes Drive)	28	
<b>TOTAL</b>	<b>509</b>	<b>345</b>

Section 8-44 of the Fullerton Municipal Code does not allow overnight parking on public streets. Therefore, the 28 spaces on Hughes Drive would not be available for overnight parking, decreasing guest overnight parking by 28 spaces from 279 visitor spaces to 251 visitor spaces, which continues to exceed the minimum visitor space requirement. However, with the proposed driveway parking provision in place, it is not anticipated this decrease in overnight parking on Hughes Drive will significantly affect visitor parking at Valencia Grove.

## **VI. Circulation, Infrastructure and Parking**

### **A. Local Street Systems**

The Required Street Circulation System can be found on Exhibit 7-1 in the Specific Plan. The streets are classified as Boulevard, Connector Street, and Neighborhood Street and have been configured for their particular purpose. Dimensions for each of the required street cross sections, shown on Exhibit 7-5 and Exhibit 7-6, were developed as having “shared” street space. This means that where streets are not striped for separate lanes of travel, traffic, parking, and bicycle travel will occasionally need to share travel space. This concept provides for narrower streets, which facilitate and encourage pedestrian movements. All residential streets for the project shall be constructed in accordance with Section 1.4 of Specific Plan Section 7, Circulation. No alterations are proposed to the adopted street system of Amerige Heights. It should be noted that primary and emergency vehicular access points are proposed along Hughes Avenue and Hydraflow Way for the 115-unit development.

### **B. Traffic**

Albert Grover and Associates (AGA) prepared a traffic study for the Valencia Grove site, which will be submitted under separate cover. Ten intersections were analyzed, and Level of Service traffic analyses showed that there will be no significant impacts at any of the study intersections. All intersections will continue to operate at LOS D or better throughout the life of the project, with the exception of the Gilbert Street/Commonwealth intersection. In the Year 2035, this intersection is anticipated to operate at LOS E for both the “without project” and “with project” scenarios. It was further determined that implementation of the project will not have a significant impact regarding this intersection, because the project will generate less than 10% of total growth at this location. No other potential significant impacts were identified in the Traffic Study.

### **C. Pedestrian Trail Systems**

Launer Park will ensure trail connectivity to and from Valencia Grove. Additionally, the 0.97 acre greenbelt along the eastern edge of Valencia Grove will foster connectivity through a 10-foot decomposed granite trail that will run from development north of Hughes Drive and connect to the decomposed granite trail that runs along Malvern Avenue to the south. All Bicycle and Pedestrian trail systems shall be constructed in accordance with Section 2.1 of Specific Plan Section 7, Recreational Trails. Exhibit 7-4 of the Specific Plan shall be amended to reflect the changes proposed for Launer Park along Hughes Road and the 0.97-acre greenbelt (see Amended Exhibit 7-4, Trails Plan).

### **D. Visitor Parking**

The Specific Plan single-family detached residential parking requirement is 2 garage spaces and 1 visitor space per dwelling unit, and the Specific Plan allows on-street visitor parking to be counted toward visitor parking requirement. Thus, a total of 345 parking spaces (230 garaged and 115 visitor) would be required for Valencia Grove. Currently, the Specific Plan does not



## VII. General Plan Consistency

The city of Fullerton is currently in the process of updating its General Plan, but no updates have been approved at this time. The current City of Fullerton General Plan serves as the blueprint for future growth and development within the City. The General Plan contains the following elements on: 1) Vision, 2) Land Use, 3) Circulation, 4) Housing, 5) Resource Management, 6) Community Health and Safety, 7) Community Services, 8) Regional Coordination, and 9) Implementation and Public Participation.

The following is a discussion of the relationship between the Amerige Heights Specific Plan Amendment #1 and the relevant goals and policies of the City's current General Plan. Goals and policies in the General Plan that are not applicable to this Specific Plan Amendment are not included.

### A. Land Use Element

The following General Plan Land Use goals and policies apply to the proposed project:

- Goal LU-1:** Land Use decisions which are based on careful consideration of public health and safety, community concerns, existing and future envisioned City character, sound economic and resource conservation planning and public input.
- Policy LU- 1.1** Provide and implement clear, documented procedures which result in desired land use decisions, incentives, and regulations.
- Goal LU-2:** Compatible and balanced land uses which are well maintained or revitalized, provide pleasant environments, and adequately serve present and future populations.
- Policy LU-2.1** Plan for a balanced development pattern that includes diversity in employment opportunities, goods and services, residential choices, and open spaces.
- Policy LU-2.2** Minimize conflicts among industrial, commercial, and residential land uses.
- Policy LU-2.3** Encourage the provision of public open space and recreational areas in residential neighborhoods.
- Policy LU-2.4** Encourage the maintenance of healthy residential neighborhoods, the stabilization of transitional neighborhoods, and the redevelopment or rehabilitation of deteriorated neighborhoods.

- Policy LU-2.5**      Respect and retain the character of existing residential neighborhoods and encourage the establishment of a unique identity in new neighborhoods.
- Policy LU-2.6**      Encourage the development of multiple-family dwellings near employment opportunities, shopping areas, public parks and transit lines.
- Goal LU-4:**      Orderly growth and development based on the City's ability to provide adequate transportation and infrastructure facilities.
- Policy LU-4.1**      Accommodate population growth to the extent that the community's health, safety, and welfare are maintained, as compatible with the City's character and stated General Plan objectives.

### **Land Use**

The proposed development will directly meet all of the Land Use goals and policies listed above. Providing detached, three-story housing in three product types provides current and future Fullerton residents with residential choices and those who choose to live in these units will be able to walk or bicycle to a variety of goods and services, which will foster a sense of community and establish a new identity for this sector of the City of Fullerton. Amerige Heights is already designated to be a primarily residential area; this development proposal is not inconsistent with surrounding residential development. Therefore, this will minimize conflict between residential land uses and commercial or industrial land uses. Because development standards and design guidelines for units in the Amerige Heights Specific Plan will also govern the exterior look of all proposed residential units, the historical character of existing neighborhoods will also be a prominent feature of the residential area. Open space is also provided through Launer Park, the 0.3-acre Neighborhood Park, and the greenbelt along the eastern side of Valencia Grove.

### **B.      Circulation Element**

- Goal C-2:**      A comprehensive network of bicycle, hiking, and bridle trails, which safely and conveniently serve the recreation and commuter transportation needs of the community.

### **Circulation Implementation**

The proposed development will directly meet the Circulation Element goal listed above. The project is located along Hughes Drive, a 4-lane local street, and connects to Bastanchury Road, a major arterial. Within the vicinity is California State Route 39 (Beach Boulevard) and Harbor Boulevard, another Major Arterial. The trails proposed for Launer Park will connect to Bastanchury Road as well as the rest of the Amerige Heights Specific Plan area, and will connect Neighborhood 6 to the remainder of the Mixed Use with Elder Care Overlay area to the south.

**C. Housing Element (Adopted March 2010)**

**Policy Action 1.1:** Provision of adequate sites for housing development.

**Policy Action 1.4:** Facilitate Infill Development.

**Policy Action 1.5:** Encourage Mixed-Use Development.

**Policy Action 1.7:** Development of Housing for Families.

**Policy Action 1.8:** Encourage Senior Housing.

**Policy Action 2.8:** Encourage Sustainability and Green Building Practices.

**Policy Action 3.3:** Provision of Amenities and Services Adjacent to Housing.

**Housing Implementation**

The proposed development will directly meet the Housing Element Policy Actions listed above. Valencia Grove is located in an area of Fullerton that is predominantly residential in nature. SPA#1 facilitates infill development by utilizing land that is currently vacant to provide much needed housing within Fullerton City Limits. Additionally, SPA#1 will not result in reduction of overall permitted mixed-use square footage for the 5.07-acre Mixed-Use with Elder Care Overlay located to the south. The homes at Valencia Grove are designed to provide a desirable open floor plan and the bedroom layouts and room options allow for multi-generational family living. Although SPA#1 proposes a reduction in senior beds, there are still 170 senior beds that will be permitted for future development in the southern portion of the Mixed Use with Elder Care Overlay Area. Homes at Valencia Grove promote a sustainable approach to design through an efficient use of the land. The homes will include energy and water conserving features. Environmentally friendly materials and finishes will be incorporated in the homes, as well as in the landscape and hardscape elements. Examples being explored include:

- Drought tolerant and water efficient plant material
- Energy Star certified homes
- Water efficient faucets and fixtures
- Tankless water heaters
- Low VOC paints and stains
- Optional photo-voltaic panels, and
- Materials and finishes made of renewable resources

Finally, Valencia Grove residents will be located within walking or biking distance to many everyday commercial, retail, and service amenities.

**D. Resource Management Element**

- Goal RM-1:** Recognized natural and developed resources such as water, land, flora and fauna and historical and cultural landmarks to be conserved, enhanced and otherwise protected.
- Goal RM-2:** A combination of public and private open space and parkland conveniently located and designed to be responsive to resident's needs.
- Policy RM-2.1** Promote the creation of public and private open spaces throughout the community.
- Policy RM-2.2** Provide a comprehensive and unified system of public parks and recreational facilities accessible to all residents
- Policy RM-2.3** Promote a safe, convenient and pleasant pedestrian, equestrian, and off-road bicycle travel on an adopted system of recreational trails which encourages the use of related facilities and services, and connects with a designated regional network.

**Resource Implementation**

The proposed project will directly meet all of the selected Resource Management Goals and Policies, which all incorporate parks and open space. Valencia Grove proposes a total of 2.52 acres of open space through Launer Park, the 0.3-acre Neighborhood Park, and the 0.97-acre greenbelt along the project's eastern edge. These areas will provide open space for the residential units and the remainder of the mixed-use area. Pedestrian trails will also be included which may be used for recreational or commuter purposes and will connect the park from the community core to Bastanchury Road.

In addition, the following features/concepts will be used to emphasize the goal of sustainable design:

- Outdoor Living Space – Each home will have a large balcony off the second floor living area to encourage indoor/outdoor living. Each home will also have a private yard area that will allow for landscape and hardscape customization by each individual homeowner. The project will be surrounded on all four sides by park, trail, and open space areas.
- Native and Drought Tolerant Plant Materials - The project will feature locally grown, drought tolerant plant materials with low to moderate water needs. This will encourage water conservation while providing an aesthetically pleasing landscape. Limited turf areas will minimize the use of irrigation water and fertilizers.

- Irrigation System - “Smart” irrigation controllers will be used. These controllers have the ability to receive live weather data through satellite or Internet to adjust water timing and volume. Rain sensors, moisture sensors, and shutoff valves to prevent over-irrigation and over-spray will also be installed. Drip irrigation and special nozzles to reduce or eliminate run-off will be used. Plants will be grouped according to irrigation needs to increase irrigation efficiency. A layer of mulch will be spread throughout all planting areas. The mulch will help to retain soil moisture and prevent loss of water through evaporation, thus reducing the need for constant irrigation.

**E. Community Health and Safety Element**

**Policy CHS-1.3** Encourage physical planning techniques which will help prevent accidents, crimes, and fires.

**Community Health and Safety Implementation**

The proposed development will directly meet the Community Health and Safety Element policy above. Site planning techniques used for the proposed housing project do not contribute to accidents, more crime, or fires. All site design standards are consistent with development standards discussed in Section III, above. Development will be consistent with approved Amerige Heights Design Guidelines as well. In addition, all landscape and hardscape standards, including lighting, shall also be designed in accordance with the original Amerige Heights Specific Plan. No site planning will be permitted which compromises public welfare.

**F. Implementation and Public Participation Element**

**Policy I-1.1** Continuously implement the General Plan.

**General Plan Implementation**

With the adoption of the original Amerige Heights Specific Plan, the City of Fullerton implemented its General Plan. This amendment to that original document does not contradict General Plan goals or policies. Based on the analysis of goals and policies above, it can be seen that the project is substantially meeting or exceeding goals and policies from multiple elements of the Fullerton General Plan.



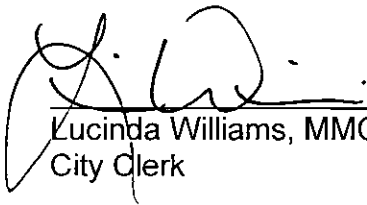
City of Fullerton  
RESOLUTION CERTIFICATION

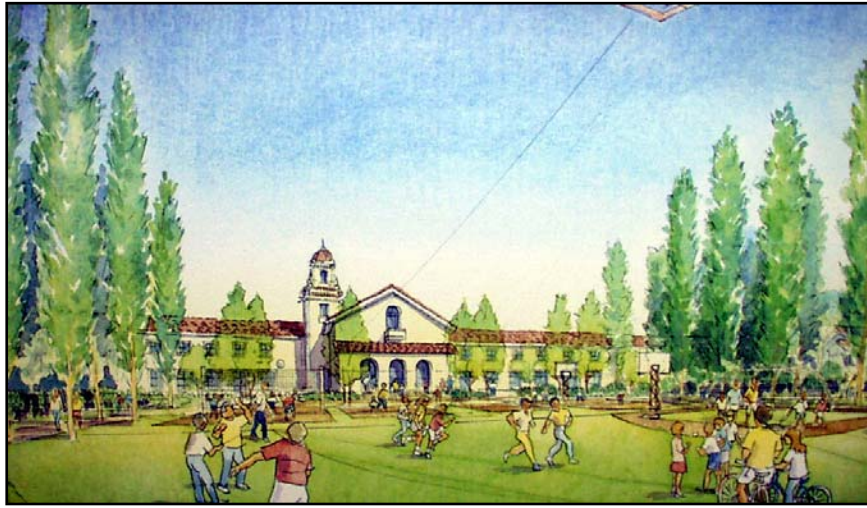
STATE OF CALIFORNIA    )  
COUNTY OF ORANGE    ) SS  
CITY OF FULLERTON    )

RESOLUTION NO. **2011-66**

I, Lucinda Williams, City Clerk and ex-officio Clerk of the City Council of the City of Fullerton, California, hereby certify that the whole number of the members of the City Council of the City of Fullerton is five; and that the City Council adopted the above and foregoing **Resolution No. 2011-66** at a regular meeting of the City Council held on **November 15, 2011**, by the following vote:

COUNCIL MEMBER AYES:	Jones, Bankhead, Quirk-Silva, McKinley
COUNCIL MEMBER NOES:	Whitaker
COUNCIL MEMBER ABSTAINED:	None
COUNCIL MEMBER ABSENT:	None

  
\_\_\_\_\_  
Lucinda Williams, MMC  
City Clerk



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## AMERIGE HEIGHTS SPECIFIC PLAN

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## SECTION 1

### PROJECT OVERVIEW

#### 1. VISION

**A**s a large, contiguous area, the 293-acre former Hughes Aircraft Company site provides a unique opportunity to create a mixed-use, pedestrian-friendly community that expands on the best elements of the historic neighborhoods of Fullerton: tree-lined streets, a human-scaled mixed-use shopping corridor, a variety of housing choices, intimate neighborhood parks, and a new elementary school. The Specific Plan provides a blend of employment, local serving retail, and residential uses to form this "neo-traditional" development.

"Neo-traditional" neighborhoods are planned in part on the concept that individual mobility should not necessitate an automobile trip. A broader range of lifestyle choices is made available when communities are designed to foster pedestrian and bicycle travel. Those who do not drive, whether the young or the elderly, gain access to public spaces and services that are otherwise not available without assistance when pedestrian travel is given the same priority as vehicular travel. Two important aspects of a walkable environment are accessibility between land uses and pedestrian comfort. The Specific Plan locates services such as retail, parks and public areas near jobs, shopping and housing.

This concept is translated into pedestrian-friendly spaces by separating the sidewalk from the street with a parkway. This allows space for planting shade trees and creates a sense of separation and safety for the pedestrian. The streets are narrower to encourage reduced driving speed. Streets are laid out in a grid pattern to allow multiple routes to each destination, thereby preventing congested collector streets. Parks are spread throughout the community so children of almost any age can walk to a park. Schools and other civic uses are located in the center of the community so they are also more accessible by bicycle or on foot. Front doors or porches face the street to provide a place where people can gather at the front of their homes, thereby providing additional security in the form of "eyes on the street."

The mix of uses adjacent to neighborhoods support biking and efficient automobile use. Walking and bicycling are convenient and comfortable alternatives to the automobile, minimizing the impact of the project on arterial streets and freeways. The Plan's use of active and visually interesting streetscapes, human-scaled elements, and climate-moderating building features and landscaping enhance pedestrian comfort and encourage walking.

## AMERIGE HEIGHTS SPECIFIC PLAN

The "neo-traditional" vision for Amerige Heights builds upon the older neighborhoods of Fullerton rather than the newer Orange County subdivisions:

- Streets are tree-lined, pedestrian-friendly, and connect through to community assets such as parks or the school.
- Blocks are shortened to create a more walkable scale.
- Many homes have porches and balconies fronting the streets; the street scene is not dominated by an endless series of garage doors.
- Neighborhoods have a diversity of housing types addressing the needs of a range of household types: attached units for young families, live/work units for small at-home businesses, first time home buyer cottages, and move-up village and garden lots.



### ILLUSTRATION NO. 1-1

#### Pedestrian-Friendly Retail in Mixed-Use District

*Pedestrian-friendly retail such as restaurants and bookstores are planned along the Main Street in the Mixed-Use District, to create a destination and sense of community.*

- The retail area is not just another group of stores behind a big parking lot, but a "Main Street" for strolling and shopping, which is within walking distance of most homes. The "Main Street" may be either a pedestrian-only walkway or a street that allows vehicular movement and provides enhanced sidewalks to promote pedestrian movement.
- The Specific Plan develops a hierarchy of parks, including a series of formal parks along a pedestrian link, a more natural open space park corridor, and pocket or neighborhood parks.
- An elementary school and community services, such as private or non-profit recreation facilities, a private school or a day care center are at the heart of the project, providing places for people to meet and come together.
- Land for new Research and Development and office facilities, along with reuse of a large existing office building, provides considerable space to build a strong on-site employment base.



ILLUSTRATION NO. 1-2  
"Green Court" Homes

*"Green court" homes are a modest-sized single family detached housing type that may be built in some of the residential neighborhoods.  
(source: Calthorpe Associates)*



## AMERIGE HEIGHTS SPECIFIC PLAN

The Specific Plan combines the best of the older established planning traditions of Fullerton with the contemporary realities of business, retailing, and modern lifestyles. The focus is on the shared public environment, from walkable streets and neighborhood parks to local shops, civic and community buildings, a school, and recreation facilities. It represents an attempt to establish a strong sense of community rather than an isolated aggregation of projects, by emphasizing neighborhoods rather than subdivisions, a Main Street rather than a shopping center, and a mixed-use commercial district rather than a business park.



**ILLUSTRATION NO. 1-3**  
Traditional Street-Oriented "Main Street"

*Guidelines for mixed-use and retail development along the Main Street aim to recreate the traditional, street-oriented "main street" type of development in Fullerton, with street-facing doors and windows and small or zero-line setbacks.*

## 2. FEATURES OF THE PLAN

The Specific Plan provides for two major districts: the Residential District (about 194.6 acres) and the Mixed-Use District (about 82.5 acres). The Plan permits up to 1,250 residential units in the Residential

District, and 400 beds of elder care and a flexible range of office, research & development space, and retail in the Mixed-Use District. Development of the Mixed-Use District presents an opportunity to enhance the economic vitality for the City of Fullerton by expanding its employment and retail bases.

The target combination of new land uses in the Mixed-use District includes up to 500,000 square feet of retail and 475,000 square feet of office and research & development space, but the plan is flexible to allow changes in response to relative market demand for retail and office space. In addition, an existing four-story, 307,000 square foot office building (formerly the Hughes "Building 618") will be reused for office or research & development employment.

The unique features of the Plan are:

- Two major open space systems: an area for passive uses along an open space park and a formal linear park system for active recreational uses;
- Many community facilities, including: a new elementary school site with accessible play fields, community parks, and other recreation facilities, and various community buildings such as a private school, day care facility, or senior center;
- Five residential neighborhoods, modeled after established Fullerton neighborhoods such as the Jacaranda-Malvern area, with tree-lined streets, architectural diversity, neighborhood parks, front porches, and a broad variety of housing opportunities;
- A large mixed-use area permitting a range of office, research and development, retail, upper story residential, and elder care facilities, subject to requirements for pedestrian orientation, parking, setbacks, and build-to lines as those terms are defined in the Glossary and illustrated on the Land Use Map and Build-To Lines Exhibit (Exhibits 3-1 and 3-2).
- The mixed-use area is centered on a "Main Street" running north-south and connecting to the community park and housing areas. This is a lively pedestrian-friendly gathering zone with retail and small offices, plazas, and outdoor seating. The "Main Street" may be an auto-access street or a pedestrian-only walkway. Development along the "Main Street" must provide a required minimum percentage of retail services and two-story buildings.
- The project improves the traffic conditions associated with the existing Sunny Hills High School, which lies to the east of the Residential District. A secondary access road will be built connecting Sunny Hills High School to Hughes Drive, to provide an additional ingress/egress point for the school. This also helps keep school traffic from passing through the residential areas.

A system of tree-lined streets, pedestrian-scaled city blocks and linear parks defines the spatial organization of the plan. The connections created by both the new street system and the open space areas integrate a site with a wide range of uses into a coherent mixed-use community. It is a place which combines a full range of housing opportunities with shopping, learning, working, and playing all close at hand.

### 3 .   O B J E C T I V E S

#### 3 . 1   D E V E L O P M E N T   G O A L S

- Create a project that is consistent with the policies and objectives of the City of Fullerton General Plan.
- Provide quality housing at price ranges that meet the needs of the local marketplace.
- Provide a variety of housing types that respond to the principles of the neo-traditional philosophy of town planning.



ILLUSTRATION NO. 1-4

Streetscape

*A canopy of trees creates a memorable, beautiful streetscape in an older Fullerton neighborhood.*

- Reinforce the neighborhood identity of Amerige Heights through control of project design elements such as architecture, landscaping, color, paving, walls, fencing, signage, entry treatment and circulation.

### **3 . 2   E N V I R O N M E N T A L   /   C O N S E R V A T I O N   G O A L S**

- Provide a functional and aesthetic open space program.
- Incorporate noise attenuation into the community to reduce potential noise impacts from traffic generated on surrounding roadways.
- Integrate a pedestrian and bicycle system that links each neighborhood area, and connects the community to surrounding areas.
- Incorporate appropriate measures in the design of the homes to minimize energy consumption. Encourage walking as an alternative to automobile transportation by providing pedestrian paths.
- Provide tree lined streets that create shade and reduce energy consumption.

### **3 . 3   C I R C U L A T I O N   G O A L S**

- Provide the backbone infrastructure system to link the residential planning neighborhoods.
- Provide the opportunity for alternative modes of travel within the project by incorporating a pedestrian sidewalk and trail system and bicycle trails that provide access throughout the community.
- Provide links between the residential neighborhoods and the Mixed-Use District.
- Incorporate a street pattern comprised of relatively short blocks and predominately in a grid pattern.

### **3 . 4   H O U S I N G   G O A L S**

- Provide a variety of housing product choices, which provide for different lifestyles, life stages and economic conditions.

### **3 . 5   S A F E T Y**

- Incorporate remedial measures in the grading of the project that will mitigate potential geologic and flood constraints consistent with City standards and policies.
- Insure the health, safety and welfare of future city residents by providing appropriate infrastructure, access and landscape improvements to provide fire protection and effectively handle runoff and storm flows.
- Provide alternative flood control measures designed to control on and off site flows affecting the property.

## **4 .   A U T H O R I T Y   A N D   S C O P E**

### **4 . 1   S P E C I F I C   P L A N**

The California Government Code, California Health and Safety Code and Fullerton Municipal Code authorize the preparation and implementation of the Amerige Heights Specific Plan.<sup>1</sup>

The Specific Plan is a regulatory document that will serve as the zoning for the Amerige Heights Specific Plan area. As such, the plan must be consistent with the intent and purpose of the Fullerton General Plan. Subsequently, all future development proposals, plans, maps, and agreements must be consistent with the Specific Plan. Projects that are found to be consistent with the Amerige Heights Specific Plan will be deemed consistent with the City's General Plan.

## **5 .   R E L A T I O N   T O   C I T Y   P L A N S   A N D P R O G R A M S**

The Amerige Heights Specific Plan is consistent with, and supports, the currently adopted City of Fullerton General Plan, Zoning Code and environmental guidelines. As noted in the City's Municipal Code Ordinance, Specific Plans enable the establishment of special development standards and criteria which respond to the particular features of a site. This flexibility allows for more effective infrastructure, innovative land use planning and accomplishing a balance of land uses to achieve optimally designed and occupied communities.

The adoption of the Amerige Heights Specific Plan constitutes an amendment from the existing General Plan land use designation of "Industrial" to the "Specific Plan" designation. Consequently, the adoption of the Amerige Heights Specific Plan constitutes a change from the existing zone classification of "Industrial Park MP" to the "Specific Plan District SPD" classification.

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<sup>1</sup> Title 7, Division 1, Chapter 3, Articles 8 and 9 of the California Government Code (Section 65450 et seq.). Pursuant to these provisions, the Planning Commission may, or shall if so directed by the City Council, prepare specific plans based on the general plan and drafts of such regulations, programs and legislation as may, in the judgment of the Planning Commission, be required for the systematic execution of the general plan. Such a specific plan may include all detailed regulations, conditions, programs, and proposed legislation that may be necessary or convenient for the systematic implementation of each element of the general plan.

The Amerige Heights Specific Plan constitutes site specific zoning for the Amerige Heights community. The City of Fullerton Official Zoning Map is amended to reflect the "Amerige Heights Specific Plan" designation.

## **6 .   G E N E R A L   P L A N   C O N S I S T E N C Y**

The adopted City of Fullerton General Plan is the primary statement of goals and policies for the City. As stated in the City's General Plan:

California State law requires each city to adopt a comprehensive, long-range plan for its physical development. Planners, elected officials and the community use the General Plan to guide future land use decisions. The full complexity of issues addressed in the General Plan often becomes evident in reaching decisions on the approval, conditional approval or rejection of a development project. In essence, a City's General Plan serves as the blueprint for future growth and development.

As a blue print for the future, a general plan provides statements of the values, characteristics and qualities to be respected in shaping the community's future. The City's General Plan also articulates the goals, policies and programs designed to achieve the envisioned future. The Amerige Heights Specific Plan has been prepared accounting for these goals and policies.

## **7 .   R E L A T I O N S H I P   T O   T H E   C A L I F O R N I A E N V I R O N M E N T A L   Q U A L I T Y   A C T ( C E Q A )**

Pursuant to the CEQA Guidelines, the Amerige Heights Specific Plan Environmental Impact Report (EIR) was prepared at the direction of the City of Fullerton. The Amerige Heights EIR comprehensively analyzes the environmental impacts caused directly and/or indirectly by the project, and identifies mitigation measures for each significant impact.

The Amerige Heights EIR is intended to apply to all subsequent development projects processed in conformance with this Specific Plan. All future development projects within the Specific Plan area will be evaluated for consistency with this Specific Plan and EIR to determine whether additional environmental documentation must be prepared pursuant to Section 15168 of the CEQA Guidelines.

## A M E R I G E   H E I G H T S   S P E C I F I C   P L A N

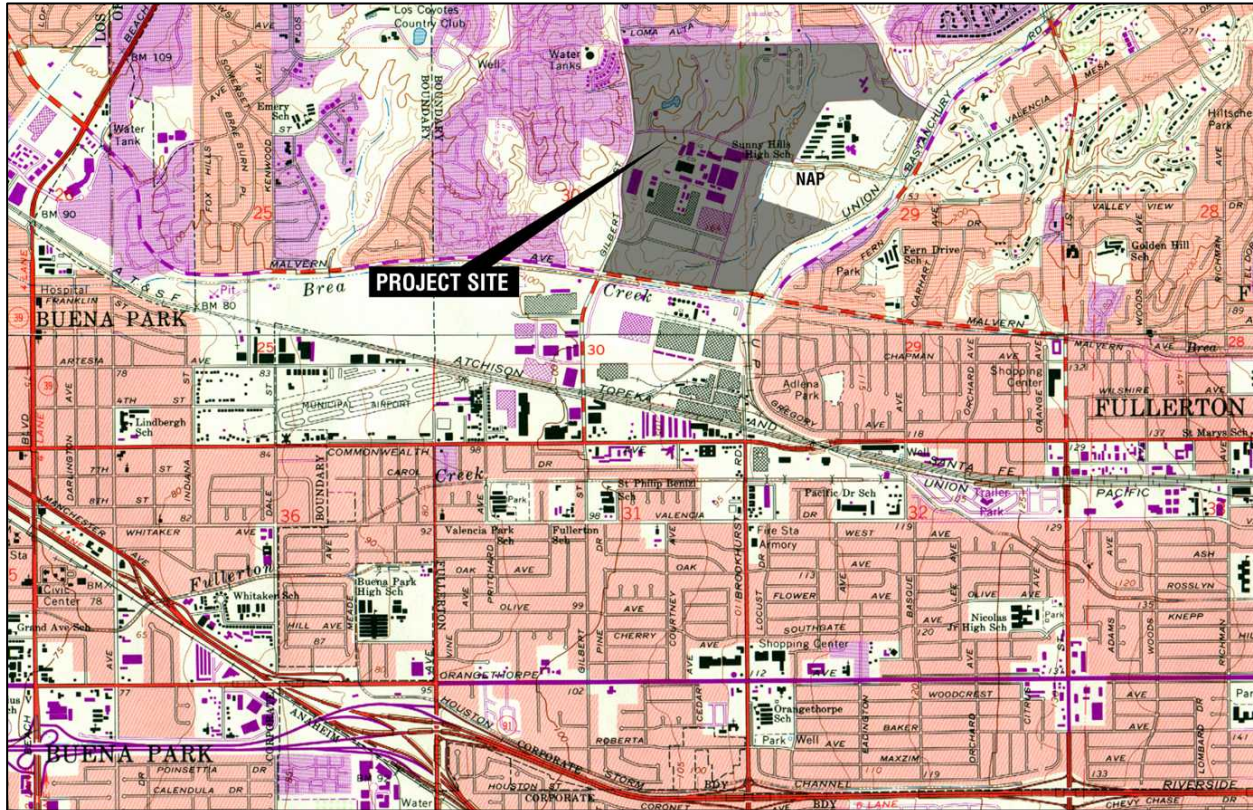
A primary function of the Amerige Heights Specific Plan is to reduce the need for future detailed planning and environmental review. The City of Fullerton will have a planning and environmental document that will fulfill State and City requirements for the ultimate discretionary and administrative approvals associated with Amerige Heights. In accord with Section 65453 of the California Government Code, the accompanying environmental documentation was prepared under the City's authority and is intended to serve as the sole environmental document for the Specific Plan and all individual projects that are undertaken pursuant to, and in conformance with, the Specific Plan.







## EXHIBIT 2-2 VICINITY MAP



## 2. PHYSICAL SITE CHARACTERISTICS

The site can be roughly divided into northern and southern halves. The southern portion, approximately 130 net acres, is currently a defense electronic research and manufacturing facility. It contains approximately 1.9 million square feet of building space and substantial infrastructure. The southern portion is gently sloping in a north to south direction and effectively accommodated buildings and parking.

The northern portion of the site, approximately 147 net acres, is generally undeveloped and was used for product testing, employee recreation and intermittent agricultural production. The northern portion is generally rolling hills, with scattered flat plains to accommodate testing facilities and a remnant employee recreation center.

Two wetland areas exist on the property. One is located on the northwest portion of the site and is .68 acres in size. The second is a .05 acre side channel that feeds into a large natural drainage swale that runs through the northern portion of the property and carries run-off during storms. This large swale is not a

wetland area, as defined by state and federal regulatory agencies. Absent storm occurrences, this swale is dry and accommodates a stand of non-native eucalyptus trees. These trees are in a distressed condition and are victims of a natural eucalyptus beetle pest. As the swale reaches the southern portion of the site, culverts carry the runoff water to a catch basin and ultimately into Brea Creek via the storm drain system in Malvern Avenue. The entire site rises in elevation from south to north, beginning at Malvern Avenue and rising from 90 to 120 feet until the site reaches Pioneer Avenue. This rise in elevation is typical throughout the Sunny Hills portion of Fullerton.

### **3 .   E X I S T I N G   S E R V I C E S   A N D   U T I L I T I E S**

#### **3 . 1   S T O R M   D R A I N   /   S E W E R   /   W A T E R F A C I L I T I E S**

The City of Fullerton generally provides local storm drain, sewer, and water services to the site.

Existing storm drains in Malvern Avenue, Gilbert Street, Pioneer Street, and Parks Road are owned and maintained by the City of Fullerton. These drains range in size from 18" to 84".

The site generally drains from north to south, with some drainage also going westerly. Generally, the site drainage is conveyed over the surface, over paved City streets, and in storm drain pipes to the Brea Creek which is owned and maintained by the Orange County Flood Control District (OCFCD). There are also existing storm drains within the project site on private property. Portions of these storm drains are within easements granted to the City of Fullerton.

The on-site drains serve two purposes:

- To convey drainage from the intermittent creeks which cross Pioneer Street to the Brea Creek located southerly of Malvern Avenue;
- To convey on-site storm run-off from existing developed facilities within the site.

Brea Creek conveys run-off to Coyote Creek which combines with other run-off flows in the San Gabriel River westerly of Amerige Heights, which ultimately discharges into the Pacific Ocean.

Existing sanitary sewer lines in Malvern Avenue, Gilbert Street, Pioneer Street, and Parks Road are owned and maintained by the City of Fullerton. These lines range in size from 8 inches to 21 inches. Generally, the City of Fullerton owns and maintains the smaller collection lines, and the Orange County Sanitation District (OCSD) owns and maintains larger trunk lines. OCSD prefers to have users discharge into City-owned facilities, and then have only City-owned facilities discharge into the OCSD trunk lines.

Existing water lines are owned and maintained by the City of Fullerton. The City is a member of Metropolitan Water District. The City pumps most of its water from wells and makes up the balance by purchasing water from the Metropolitan Water District. Exhibit 2-3 illustrates the location of the existing storm drain, sewer and water facilities.

### **3 . 2   E L E C T R I C   /   N A T U R A L   G A S /   T E L E P H O N E   / C A B L E   T E L E V I S I O N   F A C I L I T I E S**

Existing electric facilities are owned and operated by Southern California Edison Company. The site is served by the Gilbert Substation (to the west) and the Sunny Hills Substation (located at the site, along the easterly boundary, near Sunny Hills High School). The Sunny Hills Substation will remain in service and will be part of the electrical facilities system serving the project. Underground and overhead distribution facilities are located along Malvern Avenue, Gilbert Street, and Pioneer Street.

Existing natural gas facilities are owned and operated by Southern California Gas Company. Existing natural gas pipelines are located along Gilbert Street and Parks Road.

Existing telephone facilities are owned and operated by Pacific Bell. Main trunk cables are located along Gilbert Street.

Cable television service is provided by Comcast Cablevision. The company operates under a franchise agreement with the City of Fullerton and installs facilities in either existing conduits leased from other service providers (i.e. Southern California Edison or Pacific Bell) or installs facilities as required. Exhibit 2-4 illustrates the location of these facilities.

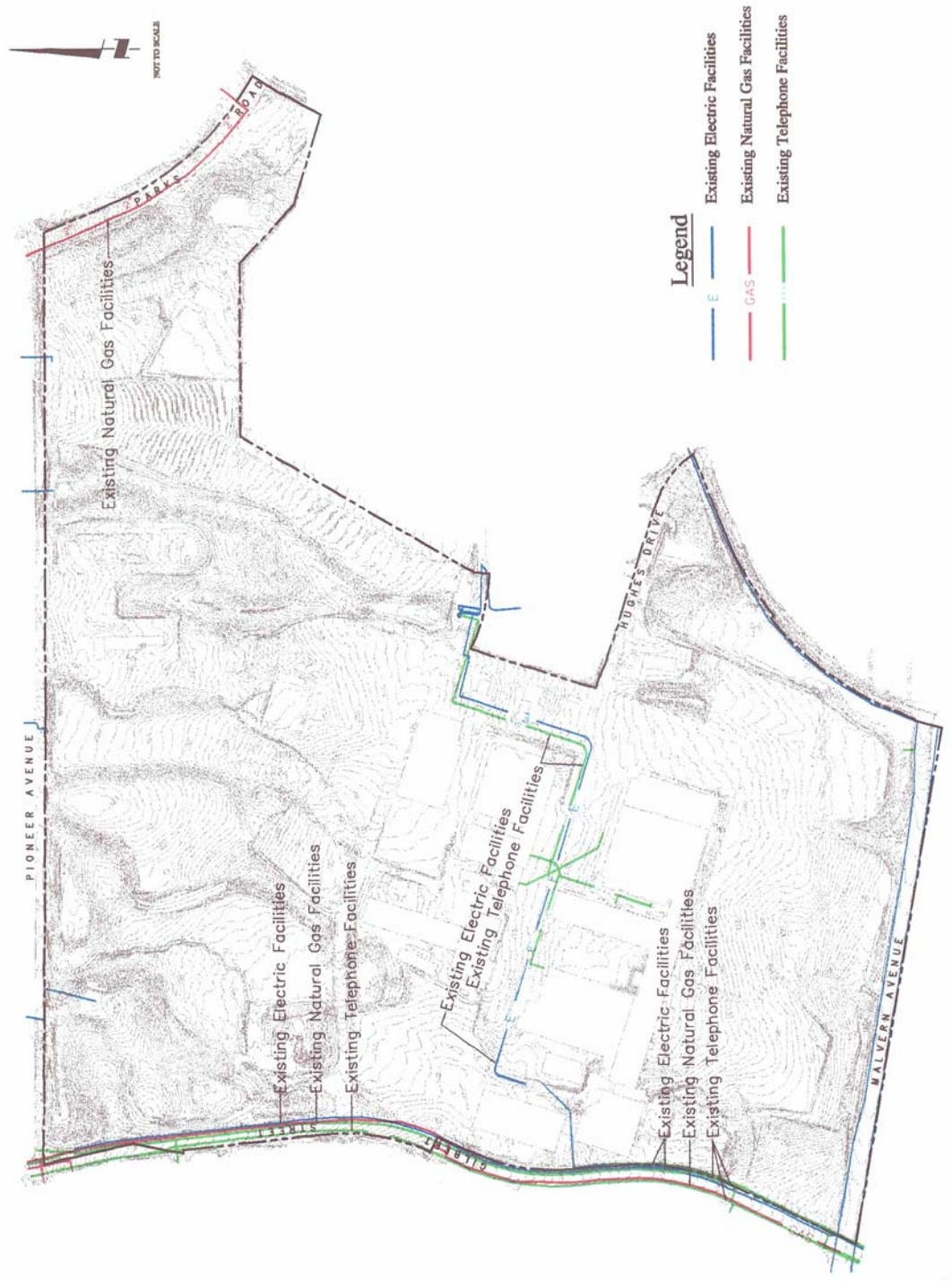
EXISTING STORM DRAIN, SANITARY SEWER &  
DOMESTIC WATER FACILITIES





EXHIBIT 2-4

EXISTING ELECTRIC, NATURAL GAS &  
TELEPHONE FACILITIES



### **3 . 3   C I T Y   S E R V I C E S   ( P O L I C E ,   F I R E ,   P A R K S A N D   R E C R E A T I O N ,   A N D   L I B R A R I E S )**

The City of Fullerton provides police and fire protection and maintains a central police station facility downtown (approximately 2 miles from the project site), and three fire stations. The closest fire station to the community is located across the street from the northwest corner of the property, at the intersection of Gilbert Street and Pioneer Avenue.

Parks and Recreation facilities are also owned and maintained by the City of Fullerton. Recreation services, including athletic activities, enrichment classes, instructional training, and leisure activities are provided by the City at multiple local and community park sites.

### **3 . 4   S C H O O L S**

Amerige Heights will be served by two public school districts. High schools are provided by the Fullerton Joint Union High School District, which operates and maintains three high schools within the city. The Fullerton School District operates and maintains 14 elementary schools and 3 middle schools.

## SECTION 3

# LAND USE & COMMUNITY DESIGN: DEVELOPMENT REGULATIONS & SITE DEVELOPMENT STANDARDS

### 1. PURPOSE & INTENT

**T**hese regulations are the standards for development within the Amerige Heights Specific Plan and will act as the controlling mechanism in implementing development. Implementation of the provisions set forth in this section will ensure that the project will proceed in a coordinated manner, consistent with the goals and policies of the Amerige Heights Specific Plan and the City of Fullerton General Plan, as amended by this document.<sup>1</sup>

### 2. GENERAL PROVISIONS

The following provisions shall apply to all developments and land uses within the Amerige Heights Specific Plan.

- Terms used herein shall have the same meaning as defined in the City of Fullerton Municipal Code unless otherwise defined herein.
- Any details or issues not specifically covered by the Specific Plan shall be subject to the regulations of the City of Fullerton Municipal Code. Wherever there is inconsistency between the development standards of the Fullerton Municipal Code and the development standards of the Amerige Heights Specific Plan, those in the Specific Plan shall apply.
- If any regulation, condition, program or portion thereof of this Specific Plan is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a

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<sup>1</sup> The regulations are pursuant to Article 8, Authority and Scope of Specific Plans of the Planning and Zoning Law of the Government Code and are in compliance with the provisions Sections 65450 of the Government Code, and Chapter 15.21 of the Fullerton Municipal Code.

separate, distinct and independent provision and the invalidity of such provision shall not affect the validity of the remaining provisions hereof.

- An EIR which analyzes the physical environmental impacts of development as proposed by the Specific Plan, has been certified by the City Council and is referenced hereby.
- Large-lot subdivision, for the purpose of financing or conveyance, may be approved provided the Subdivision or Parcel Map related thereto includes a declaration that the lots created are not building sites.
- Throughout Amerige Heights a maximum building height restriction of 66 feet will apply in order to comply with Federal Aviation Administration height limitations established for the Fullerton Municipal Airport.

### **3 . D I S T R I C T S   &   L A N D   U S E   F R A M E W O R K**

#### **3 . 1   D I S T R I C T S**

The plan contains two Districts, each with sub-areas or neighborhoods.

The Mixed-Use District is comprised of a total of 82.5 acres. The Mixed-Use District permits the following general types of uses: retail, office, other commercial uses, and research and development (R&D) or other light industrial uses. Elder care facilities are allowed through an overlay on the northeast area. Residential uses are allowed above retail and office uses in this District. The District is permitted to be developed with a cumulative total of 500,000 square feet of retail, 450,000 square feet of research and development, 332,000 square feet of office (including 307,000 square feet of existing office), and up to 400 beds of elder care facilities in an area up to fifteen (15) acres in size. The Mixed-Use District can transfer land uses between allowed uses shown on Table 3-2 based on market demand and sound land use planning, with the ultimate uses not to exceed 1,282,000 square feet.

The Residential District is comprised of a total of 194.6 acres. The Residential District permits the following types of uses: attached and detached dwellings, accessory units, as well as community facilities, parks, open space and a public school. Within the District are 5 residential neighborhoods. Each neighborhood is permitted to be developed with a maximum number of dwelling units. Should a neighborhood be developed with less than the maximum number of dwelling units, the "unused" units can be transferred to another neighborhood provided that the entire Residential District does not exceed 1,250 dwelling units.

The land use designations for each area are as noted in Table 3-1.



**TABLE 3 - 1**  
**LAND USE STATISTICAL SUMMARY**

Planning Area	Use	Maximum Number of Units / Square Feet (sf)	Acres
	Retail [1]	500,000 sf	49.8 acres
	Office (Existing Building 618)	307,000 sf	12.0 acres
	Office (New) [2]	25,000 sf	--
	R&D and Light Industrial	450,000 sf	19.4 acres
	Open Space	N/A	1.3 acres
	Elder Care [3]	400 beds	—
<b><i>Total Mixed-Use District</i></b>		<b><i>1,282,000 sf/400 beds</i></b>	<b><i>82.5 acres</i></b>
<b>Residential Uses: [4]</b>			
Neighborhood 1	Single-family detached units	230 units	36.65 acres
Neighborhood 2	Single-family detached units	200 units	35.55 acres
Neighborhood 3	Single-family detached units	260 units	36.85 acres
Neighborhood 4	Single-family detached and attached units	300 units	32.1 acres
Neighborhood 5	Single-family detached and attached units	260 units	18.9 acres
Subtotal Residential Uses		1,250 units	160.05 acres
	Civic Uses	30,000 sf	6.0 acres
	Parks and Open Space	N/A	18.55 acres
	Elementary School	50,000 sf	10.0 acres
Subtotal Other Uses			34.55 acres
<b><i>Total Residential District</i></b>			<b><i>194.6 acres</i></b>
<b>Perimeter Roadways [5]</b>			<b>16.1 acres</b>
<b>PROJECT TOTAL</b>		1,250 units/ 1,312,000 sf	293.2 acres
<b>(FOOTNOTES ON FOLLOWING PAGE)</b>			

T A B L E   3 - 1	
L A N D   U S E   S T A T I S T I C A L   S U M M A R Y   ( C O N T I N U E D )	
[1]	Upper story residential uses above retail are permitted as discussed further in Section 3 - 4.3.2.
[2]	New office uses within the Mixed Use District might consist of offices above retail uses. Any such uses would be included in the identified acreage for that use.
[3]	Elder Care would be allowed only in the Overlay District (up to 15 acres) as shown on Exhibit 3.1. If elder care is not provided, any of the other land uses allowed in the Mixed Use District may be developed in this area, but would not exceed the maximum square footage identified for the respective uses (retail, office, research and development, etc.).
[4]	An approximate number of units for each neighborhood is provided for informational and analysis purposes. The maximum number of units to be developed in the Residential District (all neighborhoods) would not exceed 1,250 units.
[5]	The gross land area of the site extends to the center line of some surrounding roadways, including portions of Malvern Avenue, Gilbert Street, Pioneer Avenue, and Parks Road.

### 3 . 2   L A N D   U S E   M A P

The Land Use Map, Exhibit 3-1, illustrates the design framework of the Amerige Heights Specific Plan, as is described and further defined throughout this chapter. This Land Use Map shows the requirements for the physical location of buildings associated primarily with the Main Street. The requirements are described Sections 3- 4 and 3- 5 for the Mixed-Use and Residential Districts, respectively.

The Land Use Map shows the location of required rights-of-way, the Main Street, build-to lines, pedestrian connections, gateways, banks providing topography changes, and edge treatments.

### 3 . 3   S T R E E T   S Y S T E M

#### Required Streets.

The Required Streets provide the framework for the development plan and the basic circulation system. The Required Streets are further classified as Boulevards, City Connector Streets and Neighborhood Streets, depending on the right-of-way width.

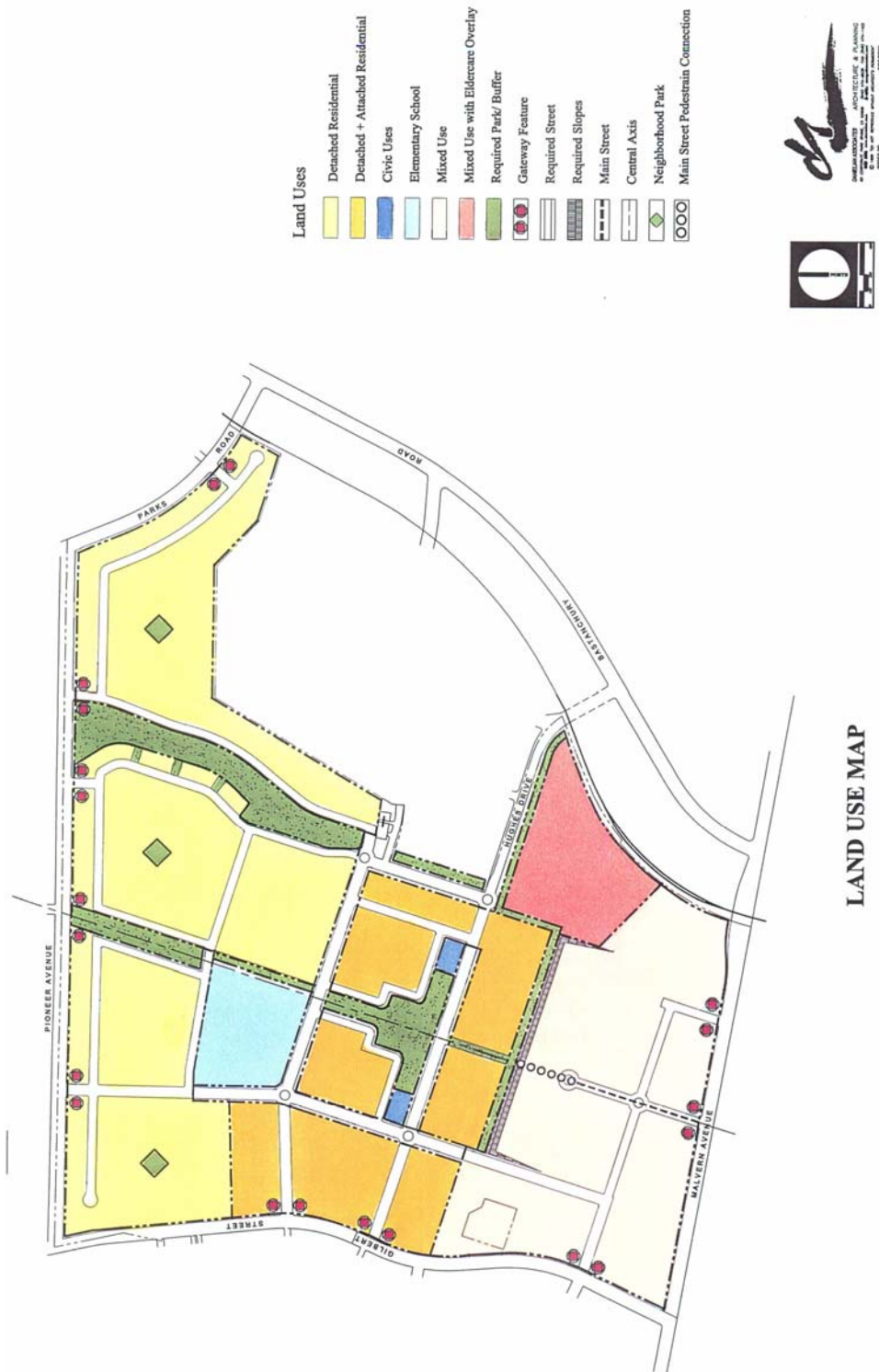
#### Primary Circulation Streets.

Primary Circulation Streets are all streets, whether publicly or privately owned, provided by developers in the Mixed-Use District to supplement the framework of Required Streets and provide general automobile and truck circulation. They do not include parking lot drive aisles.

#### Local Streets.

The Local Streets provide access throughout the residential neighborhood and supplement the Required Streets. The Local Street System, Exhibit 7-2, includes letter and number street designations, which are referred to within the Specific Plan.

**EXHIBIT 3-1**  
**LAND USE MAP**



### 3 . 4   S T A N D A R D S   V E R S U S   G U I D E L I N E S

Urban Design standards and guidelines in this Specific Plan create a sense of community and identity which respects Fullerton's unique, historic residential character and a physical framework which permits flexibility in the ultimate configuration of the development. The standards and guidelines apply to all of the development within the Specific Plan.

There is a clear distinction between "Standards" and "Guidelines:"

- Standards are mandatory requirements. Similarly, the terms "shall" or "must" represent strict standards.
- Guidelines are suggested but are not mandatory. Similarly, the terms "should" and "may" indicate guidelines and are not mandatory.

The existing office building (Hughes Building 618) will receive special consideration during site plan review, as the building massing and articulations are already established and cannot be significantly altered. However, development of the surrounding parcel (such as with parking lots, parking garages, or other buildings) must meet these standards and guidelines.

## 4 . M I X E D - U S E   D I S T R I C T

### 4 . 1   I N T E N T

The land use program for the Mixed-Use District at build-out is flexible, based on design and development standards which allow a range of uses. The program contains built-in flexibility for expansion or contraction of the various uses allowed in the District (retail, office, residential above retail or office, R&D, and elder care) depending on market demand. Minimum and maximum development is governed by floor area ratios (FAR), setbacks, lot coverage, and other standards, which are described further below.

The guidelines for the Mixed-Use District establish a central retail/mixed-use Main Street. This Promenade is an active, vibrant destination within walking distance of most of the homes in the residential area. Additional design standards ensure that development beyond the Main Street will also be built to create a pleasant environment for walking and cycling.



ILLUSTRATION NO. 3-1

Pedestrian-Friendly Mixed-Use

Pedestrian-friendly mixed-use and office buildings with frequent doors and windows create an active relationship to the street, making a more interesting walking environment.

The project is focused on central vistas running north/south through the project. Because the site changes in elevation between 90 to 120 feet with the northern portion of the site being highest, grade changes allow vistas along the central formal park axis between Pioneer Avenue, the elementary school site, and the community park at Hughes Drive. The vistas continue unbroken through the Mixed-Use District, providing continuous views between the community park and Malvern Avenue.

## **4 . 2   D E S C R I P T I O N**

The Mixed-Use District allows a range of uses and building types, including retail, office, medical office, research and development, light industrial, and elder care. The District contains one Overlay Area for elder care facilities. In addition, design guidelines establish a pedestrian-oriented "Promenade" retail corridor running north-south through the District.

### **4 . 2 . 1   M A I N   S T R E E T**

The central focus of the Mixed-Use District is a "Main Street." The Main Street connects the automobile access at the site's southern entrance at Malvern Avenue to the residential areas and park farther north. The Main Street can be either a pedestrian-only walkway or a street which allows automobile traffic. There are "build-to lines" along the Main Street which govern siting and character of development.

The Main Street makes it convenient to walk from the Residential District to the Mixed-Use District. Alternately, visitors and workers in the Mixed-Use District who arrive by car can park behind the central corridor of buildings.

The southern portion of the promenade is intended to be a smaller-scale, mixed-use area with a high level of activity and diversity. In order for the Main Street to be viable, a certain critical mass of retail space is necessary. Developing a sufficient square footage and diversity of uses proximate to the Main Street provides for the vibrant and lively mix desired. Restaurants, retail, and second-story offices enliven this public corridor with entries and ground floor activity. The spatial configuration of buildings, streets, parking, open space and landscaping along this portion balances the needs of the pedestrian and the automobile. Buildings face onto and are set close to the public right-of-way to "address" the street, define a human-scaled realm, and create an interesting, pleasant environment for walking. Arcades and trellises should connect commercial buildings within the same block and provide spatial enclosure to street and other architectural spaces such as courtyards. Seating areas and landscaping should create a pleasant, shady canopy. Fountains or other entry markers can punctuate the public space.

Large anchor or department stores should be sited at the ends of the Main Street, and have their primary entrances near or facing onto the Main Street.



ILLUSTRATION NO. 3-2

Pedestrian-Oriented Shopping Street

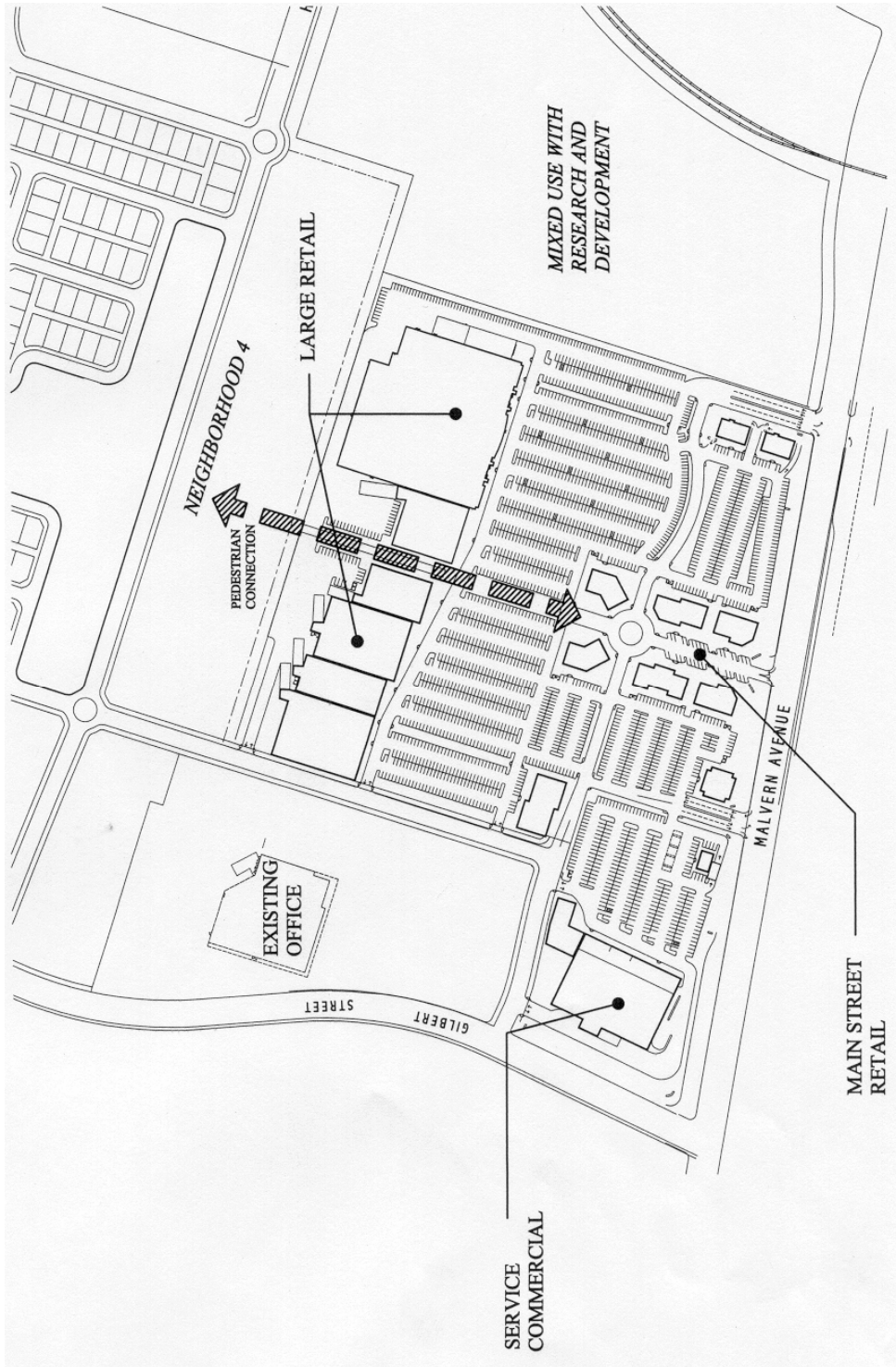
*A pedestrian-oriented shopping street in Northern California shows many of the features envisioned for the Main Street.*

The Conceptual Commercial Site Plan, Exhibit 3-2, illustrates the site layout for the proposed retail uses. The southerly portion of the site is designed to include smaller-scale specialty retail shops, small offices, and restaurants. The northern end of the site provides space for larger retail uses. These two areas are connected by a pedestrian promenade. The third component of the retail area is located at the eastern side of the site and includes a grocery store and service commercial uses such as a dry cleaners, shoe repair, hair salon, and a gasoline service station.

Section 8.2.2 of the Specific Plan documents the review process for this conceptual plan.

EXHIBIT 3-2

CONCEPTUAL COMMERCIAL SITE PLAN





#### **4 . 2 . 2   R E M A I N D E R   O F   M I X E D - U S E   A R E A**

The Mixed-Use District comprises approximately 82.5 acres and is anticipated for a mix of research and development, light industrial, retail, office, and other commercial uses. The central focus is the Main Street, described above. Design guidelines for buildings that are not along Main Street are more flexible than for those along the Main Street.

The Mixed-Use District contains the existing 307,000 square foot, 4-story Building 618 on the west side along Gilbert Street. This building provides an opportunity for re-use as office or R&D space.

The Mixed-Use District is separated from the Residential District by a slope or wall, which provides a 15 to 20 foot elevation change. Landscape buffers (of varying width) along the slopes adjacent to Malvern Avenue and Gilbert Street provide an attractive landscaped identity at the primary entrances to the Mixed-use District from outside the site.

#### **Overlay Area**

The Overlay Area lies at the northeast corner of the Mixed-Use District, along Hughes Drive, and comprises about fifteen (15) acres, including the linear park on the south side of Hughes Drive. The park is roughly 1.3 acres. This site is located on a portion of the "Radar Site" of the Hughes Corporation. This is likely to be the last site that will be redeveloped. Hughes is scheduled to vacate this site on December 31, 2002.

The Overlay allows elder care with minor associated uses including ground-floor retail, in addition to the other uses allowed in the Mixed-Use District. Up to 400 elder care beds are permitted. If the Overlay is used to permit elder care, design standards and guidelines ensure proper building siting and landscaping in order to minimize any conflicts between the elder care and R&D.

The northern edge of the Overlay Area is a passive linear park on the south side of Hughes Drive, averaging 50 feet in width. The park provides pedestrians, cyclists, and equestrians with access from the project to the proposed regional trail system along Bastanchury Road. This park is described in more detail in Section 6, Master Landscape Plan.

#### **4 . 3   D E S I G N   &   D E V E L O P M E N T   S T A N D A R D S   &   G U I D E L I N E S**

The Guidelines and Standards for the Mixed-Use District are designed to create a sense of community with an identity consistent with Fullerton's architectural traditions and the area's unique "sense of place." They create a physical framework for a pedestrian-friendly environment, while permitting a freedom in building

use and architectural style to ensure that changes in market demand do not adversely affect the quality and pedestrian scale of the Mixed-Use District, particularly along the Main Street corridor. As long as development follows the standards, guidelines, and required street circulation system, the plan permits flexibility in the location of property lines.

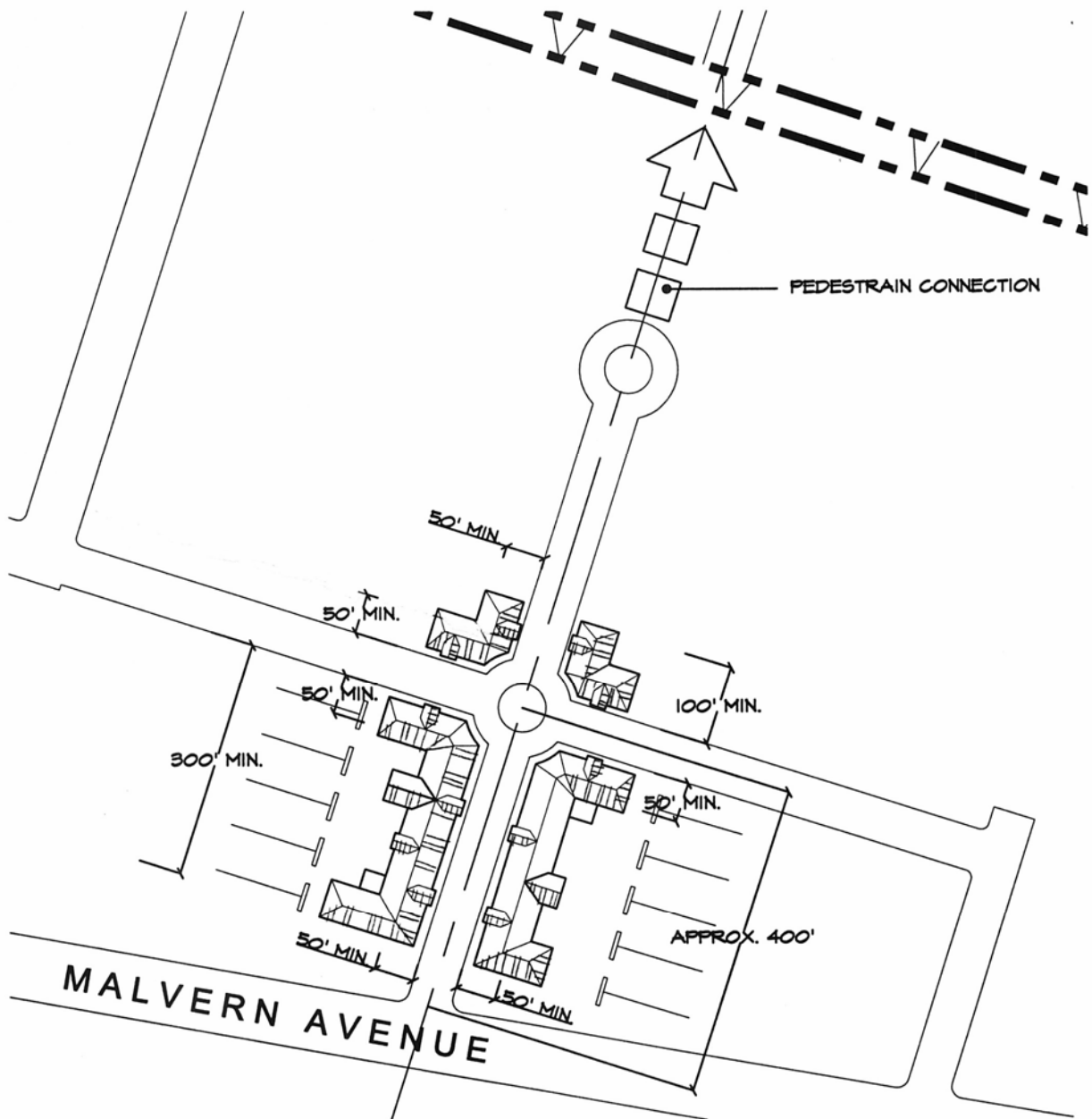
Standards and guidelines for the Mixed-Use District create two styles of development:

- Development along build-to lines and required rights-of-way forms the Main Street. Design guidelines for this area seek to ensure that it is easy and enjoyable to walk among the shops and offices, as well as between the Main Street and the Residential District to the north.
- Development in the remainder of the Mixed-Use Area can be generally more automotive in scale. However, design guidelines retain provisions for internal pedestrian connections and building elements that acknowledge the public realm.

Exhibit 3-3 shows the extents of the build-to-lines in the Mixed-Use District.

EXHIBIT 3-3

MIXED-USE DISTRICT, BUILD-TO LINES:  
CLOSE UP OF DIMENSIONS



#### 4 . 3 . 1   S T R E E T S   A N D   P U B L I C   I M P R O V E M E N T S T A N D A R D S .

##### **Required Streets, Primary Circulation Streets, and other Rights-of-Way.**

The framework of the Mixed-Use District is provided by the required streets, which are shown on Exhibit 3-1, the Land Use Map. All the required streets must be automobile-accessible roads, except for the Main Street, which may instead be a pedestrian-only corridor. A section of the Main Street is shown in Section 6, Master Landscape Plan.

The required streets are described further in Section 7, Circulation Section.

In addition to the required streets, developers will provide other roads. "Primary Circulation Streets" are all streets, whether publicly or privately owned, provided by developers in the Mixed-Use District to supplement the framework of Required Streets and provide general automobile and truck circulation. They do not include parking lot drive aisles.

##### **Topography.**

The topography of the Mixed-Use District slopes downhill from north to south. The plan structures development on flatter, more easily walkable portions of the site and takes advantage of existing and planned grade changes to delineate different areas:

- A slope or retaining wall running along the northern edge of the Mixed-Use District provides a fifteen-to twenty-foot elevation change separating most of the Residential and Mixed-Use Districts. A slope also provides a separation between the Elder Care Overlay area and the remainder of the Mixed Use District.
- Along the west, south, and east perimeters of the Mixed-Use District, slopes provide an elevation change to meet up with existing grades off-site.
- To allow gentle, easily walkable slopes for parking lots, parking lots should have a maximum three (3) percent slope.

#### 4 . 3 . 2   A L L O W A B L E   U S E   S T A N D A R D S .

##### **Allowable Uses.**

Table 3-2 lists the allowable uses for the Mixed-Use District.

In the Table, "P" indicates permitted uses, "NP" non-permitted uses, and "D" indicates conditional uses that require approval by the Director of Development Services. Land use types are defined in the Glossary.

**TABLE 3 - 2**  
**ALLOWABLE USES AND LAND USE DESIGNATIONS**

Use	Along Build-to Lines	Mixed-Use District, Excluding Build-to Lines
Residential care facilities for the elderly or Retirement complexes, through Overlay	NP	P
Retail (as defined in City Zoning Ordinance)	P	P
Research & Development	NP	P
Civic Uses	P	P
Light Industrial	NP	P
Office	P	P
Parking Garages	NP	P
Gasoline Service Stations and car washes	NP	P
Residential uses over retail or offices.	P	P
Accessory uses to the principle uses permitted	P	P
Temporary real estate sales or leasing offices for a period not to exceed the duration of the construction and sale of properties within the area where the sales office is located	P	P
Commercial Recreation	NP	P
Other compatible uses as determined by the City of Fullerton's Director of Development Services	D	D

##### **Ground Floor Retail.**

- Along build-to lines, at least seventy (70) percent of the buildings' lineal frontage must contain ground floor retail.
- Retail is defined as any establishment in which the primary activity is the sale of merchandise to the general public, as defined in the City Zoning Ordinance, and includes service commercial and restaurant or food service facilities. The retail buildings should include those that will enliven the Main Street with high activity of use, such as bookstores, restaurants, and cafes.

## Residential Uses In The Mixed-Use District

Residential uses are allowed in the Mixed-Use District, and are subject to the same Design & Development Standards & Guidelines as for other uses in the Mixed-Use District. Stand-alone residential units (that is, in residential-only structures) are not allowed. Residential units that are built as part of a true commercial development (that is, as upper-story uses over retail, office, or other use) do not have to be deducted from the total allowable number of units for the project as shown in Table 3-1, but must fall within the maximum allowable square footage as described below.

The development of residential dwelling units at the second story level, above either retail or office space, is an encouraged land use. The physical integration of these land uses fulfills the purpose and intent of the Mixed-Use District. Accordingly, the following development standards shall apply:

- Residential dwelling units situated on a second story, or above, shall be deemed a density bonus. These units will not be accounted for against the dwelling unit total approved by the Specific Plan, up to a maximum of 200 units.
- Parking for the residential dwelling units situated on a second story, or above, shall be provided in addition to the parking required for the other uses in the Mixed Use District.

### 4 . 3 . 3   D E V E L O P M E N T   I N T E N S I T Y   S T A N D A R D S

Table 3-3 lists FAR, a measure of development intensity, and minimum open space areas required for the Mixed-Use District.

**T A B L E   3 - 3**

#### D E V E L O P M E N T   I N T E N S I T Y   S T A N D A R D S

Land Use Designation	Maximum Development Intensity	Minimum Open Space Area (% of total acreage)
Mixed-Use District	0.85 FAR	10%
Any Elder Care Areas, through Overlay	400 beds of elder care and 0.85 FAR	30%

## **Floor Area Ratio (FAR).**

For maximum flexibility, the Specific Plan applies a maximum Floor Area Ratio (FAR) of 0.85 to the Mixed-Use District. FAR for the Mixed-Use District is measured on a parcel-by-parcel basis. A total of 1,282,000 square feet of uses are proposed in the Mixed-Use District. The currently proposed project is 500,000 square feet of retail, developed at .23 FAR, 450,000 square feet of research & development and/or light industrial developed at .53 FAR, 25,000 square feet of new office (both upper-story over retail and separate office buildings), and 307,000 square feet of existing office space, developed at .57 FAR. Guidelines allow for a higher intensity of development than proposed. Development intensity in the elder care overlay area, which allows both elder care and R&D, is governed both by a maximum number of beds and by FAR.

Development at the maximum FAR would likely require structured parking, but at lower intensities surface parking is adequate. Areas devoted to structured parking do not contribute to the calculation of FAR.

Should market demand dictate, the mix of uses may be revised by transferring square footage from one type of use to another or by including other allowable uses from Table 3-2, so long as the total of 1,282,000 square feet is not exceeded. Significant shifts in land use types from the proposed project might require additional environmental review, at the discretion of the Director of Development Services. The EIR discusses traffic and other impacts associated with a particular level of development and mix of uses (as mentioned in Section 1-2 Features of the Plan). As long as the traffic impacts of the Mixed-Use District do not exceed those identified in the EIR and the FAR does not exceed 0.85, the mix of uses and level of development may be varied from that specified in the EIR.

## **Open Space.**

A variety of types of amenity areas provide attractive open space for the Mixed-Use District. The area devoted to tree wells, landscaping, street setback areas, walkways through parking lots, plazas, outdoor dining areas, and private open space (in the case of any elder care facilities) shall contribute to the minimum required open space area. Parking lots, driveways, loading docks, and sidewalks along streets shall not contribute to the amenity area.

Open space provided for elder care may be counted towards the overall thirty (30) percent minimum open space requirement for the elder care area.

A total of 1,282,000 square feet of uses are proposed in the Mixed Use District. The currently proposed project is 500,000 square feet of retail, developed at .23 FAR, 450,000 square feet of research & development and/or light industrial, 25,000 square feet of new office (both upper-story over retail and separate office buildings), and 307,000 square feet of existing office space, all developed at .60 FAR. As

indicated in Table 3-3, Development Intensity Standards, the maximum allowable FAR for any individual use is .85. Guidelines allow for a higher intensity of development than proposed. Should market demand dictate, the mix of uses may be revised by transferring square footage from one type of use to another or by including other allowable uses from Table 3-2, so long as the total of 1,282,000 square feet is not exceeded. Significant shifts in land use types from the proposed project might require additional environmental review, at the discretion of the Director of Development Services.

#### 4 . 3 . 4   B U I L D I N G   M A S S I N G   A N D   P L A C E M E N T S T A N D A R D S

##### **Principal Orientation/Primary Facade.**

A building's primary facade contains the primary building entry or entries.

- The primary entry(s) of all business establishments shall be visible from a public right of way.
- The primary entry(s) of all business establishments shall be accessible from a public right of way, by one of two following methods:
  - The entry directly faces the public right of way (a "Street-Facing Facade"), or
  - The entry connects to the public right-of-way via a publicly accessible walkway (a "Walkway-Facing Facade").



ILLUSTRATION NO. 3-3

Walkway Facing Facade

*This building faces the street and is connected via a publicly accessible walkway*



- Along the Main Street, the primary facade and entrance of buildings shall face the build-to line, and shall be built parallel or nearly parallel to the Main Street.
- Along other Required Streets and Primary Circulation Streets, buildings must front-on or side-on to the street. Buildings must not back onto these streets.

## Relation Of Buildings To Public Rights-Of-Way.

### Along Build-To Lines.

Build-to lines are lines which set the location of building walls to provide spatial definition to streets and open spaces. Build-to lines establish the portion of a block or property along a street or pedestrian promenade that must contain building walls built within a certain distance of the public right-of-way. Build-to lines for the Mixed-Use District are located along the Main Street.

- Build-to lines are set at three (3) feet back from the edge of the dedicated right-of-way if Main Street is a vehicular road. If there is no public right-of-way, as in the case of a private street, the build-to line shall be set at three (3) feet from the back of the sidewalk. If Main Street is a pedestrian-only promenade the build-to line shall be set a minimum of 15 feet from the centerline of the promenade.



ILLUSTRATION NO. 3-4

Build-To Line Setbacks

*Buildings along build-to lines are located near the street to provide spatial definition to the street.*

- Build-to lines shall be complied with such that eighty (80) percent of each build-to line shall consist of a building wall or an outdoor dining area.

- The remaining twenty (20) percent of the length of the build-to line does not have to have buildings, but should include adequate pedestrian connections to any rear parking lots, as required in the Land Use Map. Parking structures shall not be located along a build-to line. Curb cuts are permitted along build-to lines.
- Minor portions of a building massing such as arcades, bays, balconies, porches and other architectural features may vary from the build-to line as described in Section 3- 4.3.5 below, Architectural Guidelines: Projections and Recesses.

### **Areas Not Along Build-to Lines.**

Where build-to lines are not required, buildings must meet the following siting requirements and the minimum and maximum setbacks shown in Table 3-4. These requirements ensure that buildings are placed first along required streets, and may be set back away from required streets only after a certain "critical mass" of buildings have been built along required streets.

- Along the Required Streets shown on the Land Use Map (except for the Main Street) and along all other Primary Circulation Streets provided by developers, buildings must be placed such that their fronts or sides face the required street, within the maximum allowable setbacks.
  - Curb cuts are permitted along all required streets, to access parking lot drive aisles and loading docks.
  - The front facades or sides of such buildings along required streets must be sited within the range of setbacks in Table 3-4. The setback distances vary by the type of building use.
  - Minor portions of a building massing such as arcades, bays, balconies, porches and other architectural features may vary from the setback as described in Section 3 - 4.3.5 below, Architectural Guidelines and Standards: Projections and Recesses. While it is recommended that front facades and entries face onto required streets, side-ons are acceptable. For side-on conditions, windows and secondary entrances are encouraged.
  - Outdoor dining, kiosks, benches, other street furniture, and street vendors are allowed on sidewalks and in the area between the public right-of-way and the setback, to contribute to and enhance street activity and interest.
- Large anchor retail stores (greater than or equal to 50,000 square feet), and the existing Building 618 are exempt from the front-on and maximum setback requirements. They must still meet the minimum setback requirements as shown in Table 3-4, and the guidelines for Walkway-Facing Facades in Section 3 - 4.3.6. The large buildings are exempt from these requirements in order to provide incentives for developing such uses. Attracting retailers of this size will be critical for achieving the necessary intensity of retail use that will ensure the viability of the Main Street.

- Eighty (80) percent of the length of each block along Required Streets and Primary Circulation Streets must have buildings located according to the setbacks shown in Table 3-4. With the exception of parking garages, no buildings are permitted outside the setbacks shown in Table 3-4 until one of the following conditions has been met: 1) eighty (80) percent of the length of each block of required street has buildings that meet the setback requirements, or 2) until a site plan showing how eighty (80) percent of the block will meet the criteria at build-out has been approved by the City of Fullerton. After the eighty percent requirement has been met, additional buildings may be sited anywhere in the Mixed-Use District. Such buildings should still meet the Architectural Design Guidelines from Section 3 - 4.3.6 for Walkway-Facing Facades.
- It is permissible to have less than eighty (80) percent of each block length of Required Streets occupied by buildings; however, in such cases, all buildings must be sited within the required setbacks as shown on Table 3-4. No additional buildings may be sited outside the allowable setbacks until the eighty (80) percent requirement has been met.



ILLUSTRATION NO. 3-5

Industrial and Research & Development Building Setbacks

*In the Mixed-Use District all buildings orient to the streets, with setbacks ranging from ten to thirty feet, depending on the use.*

## Building Separations.

Table 3-4 also shows minimum required separations between all buildings in the Mixed-Use District. Minimum required separations ensure adequate clearance for fire safety and emergency access. Along the Main Street, they also ensure a minimum distance between buildings to create a pleasant walking environment for pedestrians to walk through to the rear parking lots.

Along build-to lines, it is likely that there will be multiple businesses in each building, creating a continuous row of shops or other uses. This is encouraged; required building separations only apply where there are

separate buildings. Overhead trellises may connect two buildings or extend part way between. Such structures are not required in accordance with the building separation criteria.

### **Rear Setbacks.**

Rear setbacks are as required for emergency access, and shall be determined through reviews of individual site plans.

### **Building Heights.**

Building height is the vertical height of a building defined by the permitted maximum number of stories. The maximum number of stories by type of use are shown in Table 3-4. Mixed-Use Mezzanines do not count towards the maximum number of stories.

- There is no limit on floor-to-floor dimensions for non-residential uses.
- Special architectural features such as clock towers, bell towers, cupolas and ornamental portions of building facades may exceed the story limit by twenty (20) feet, provided that they comprise no more than one third of the length of a building's facade and do not exceed the height limit of sixty-six (66) feet.
- At least fifty (50) percent of the buildings along build-to lines should be at least two-story, with the second story being either office, retail, residential, or other permitted use.

**TABLE 3 - 4**  
**SETBACKS, SEPARATIONS, & HEIGHT STANDARDS**

Building Usage	Setbacks from Required Streets or other Primary Circulation Streets, Where Build-to Lines do not Govern [1,2]		Minimum Separation between Buildings [4]	Maximum Height (stories)
	Minimum	Maximum [3]		
Retail	0'	5'	15'	2
Office	5'	10'	20'	4
R&D	10'	15'	20'	2
Light Indus.	20'	30'	20'	2
Multi-use [5]	0'	5'	15'	4
Elder Care	10'	20'	15'	4
Parking Structures	20'	30'	20'	4

- [1] Along the Main Street, build-to lines (rather than setbacks) govern the front placement of the building. See Figure 3-2.
- [2] Minor portions of a building massing may vary from the setback lines as described in Section 3-4.3.6., Architectural Guidelines: Projections and Recesses.
- [3] Large anchor retail stores (greater than 50,000 square feet), and the existing Building 618 are exempt from maximum setback requirements.
- [4] Where two buildings of different uses are adjacent, the lesser of the two relevant minimum separations shall govern.
- [5] Multi-use buildings include a mix of retail, offices, or residential uses.

#### 4.3.5 ARCHITECTURAL REVIEW AND DECISION-MAKING

The purpose and intent of the Architectural Design Guidelines is to encourage architectural and land planning creativity and quality. The mixed-use and eclectic nature of Amerige Heights makes the project an optimal program for a diversity of architectural practice. Accordingly, the review and approval of the site planning and architectural design of a specific project should encourage high quality design and discourage poor design. The optimal manner to provide high quality and creative architectural design is to expedite the process for good performance and discriminate the review for poor performance. The following review processes are provided to meet the Amerige Heights Design and Development standards:

- Architectural and/or site planning that meets the purpose and intent of the Design and Development standards and is determined, by the Director of Development Services, to follow the Specific Plan Guidelines, shall be approved by the Director of Development Services as an independent Administrative Approval. Staff decisions are final, unless appealed to the Planning Commission and then to the City Council.

- Architectural and/or site planning that does not meet the purpose of the Design and Development standards and is determined, by the Director of Development Services, to be inconsistent with the Specific Plan Guidelines shall be required to be reviewed and decided upon by the Redevelopment and Design Review Committee. Decisions of the Redevelopment and Design Review Committee are considered final, unless appealed to the Planning Commission and then to the City Council.

#### 4 . 3 . 6   A R C H I T E C T U R A L   D E S I G N   S T A N D A R D S G U I D E L I N E S

##### **Massing.**

- Vary Massing of Large Buildings.
  - A single, dominant building mass should be avoided. Substantial variations in massing should include changes in height and horizontal plane.
  - Horizontal masses should not exceed a width:height ratio of 3:1 (i.e. should not be longer and flatter) without a substantial vertical architectural element that either projects up or away from the building, such as a tower, bay, lattice, or other architectural feature.
  - False fronts or parapets create an insubstantial appearance and should be avoided.
  - Stepping the building can also reduce the apparent scale of the building and establish a “base” and a “top.”
  - Changes in mass should relate to structural system(s) and the organization of interior space.
- Highlight Building Entries.

Building massing should be used to highlight the location of building entries. For example, greater height can be used to accentuate entries in the form of tower elements, tall voids, or a central mass at an entry plaza.
- Articulation.

Along build-to lines, retail storefront bays and office bays should be a maximum of 30 feet in width. Individual tenants with wider frontage should include articulation to meet this criterion. Bays should be defined by vertical architectural features such as columns, piers, and fenestration (doors and windows).

➤ Base and Top Treatments.

All facades should have:

- A recognizable “base” defined by (but not limited to) one or more features such as: (a) thicker walls, (b) richly textured materials (e.g. tile or masonry treatments), (c) special materials such as ceramic tile, granite and marble, (d) darker colored materials, mullions, and/or panels, and/or (d) enriched landscaping that is permanently maintained.
- A recognizable “top” defined by (but not limited to) one or more features such as: (a) cornice treatments, (b) roof overhangs with brackets, (c) stepped parapets, (d) richly textured materials (e.g. tile or masonry treatments), and/or (e) differently colored materials; colored “stripes” are not acceptable as the only treatment.

## **Building Facades.**

Frequent entrances and display windows or windowed lobbies (rather than blank walls) help establish visual and functional connections to the public right-of-way and create an interesting, active walking environment.

- Design of Entries. Primary pedestrian entries should be clearly expressed and be recessed or framed by a sheltering element such as an awning, arcade, porch, or portico.
- Street-Facing Facades. For buildings facing build-to lines, Required Streets, and Primary Circulation Streets:
  - The facades of buildings along build-to lines should have frequent windows and entries. The purpose is to provide a view into the commercial uses thereby enlivening the street scene. It is recommended that between sixty (60) to eighty (80) percent of the linear length of each building in such locations contain windows or doors at all levels (stories). Blank walls should not occupy over twenty (20) percent of a principle frontage, and a section of blank wall should not exceed twenty (20) linear feet without being interrupted by a window or entry.
  - The front or side facades of buildings along other required streets and along Primary Circulation Streets should have frequent windows and doors.
  - Garage doors or entrances to underground parking structures should not be located along facades fronting on Required Streets, build-to lines, or Primary Circulation Streets.
  - Industrial/warehouse buildings should not have a section of blank wall exceeding thirty (30) linear feet without being interrupted by a window, entry, pilaster, lattice, change in plane, or similar element.

- The street-facing portion of industrial/warehouse buildings should have administrative areas, offices, break rooms, and other uses that require windows and entries in order to maximize articulation and human activity at the front of these buildings.
- Walkway-Facing Facades. For buildings which do not front onto a required street or Primary Circulation Street, the main entrance(s) should open directly onto a publicly accessible walkway. This walkway should connect directly to the sidewalk or pedestrian walkway of an adjacent public right-of-way. Specific conditions include:
  - For anchor stores (e.g. supermarkets, department stores, major drug stores), parking may be necessary directly in front of the building. In this case, the primary pedestrian entry and windows should be visible from a public street and front onto a publicly accessible walkway.
  - For research and development and employment/office uses, the primary pedestrian entry and windows should be visible from a public street and front onto a publicly accessible walkway.
  - For auto-serving uses (such as gas stations, car washes, etc.), the primary entry need not face a street. However, street-facing windows should occupy at least twenty-five (25) percent of the street-facing facade, and the primary entry should front onto a publicly accessible walkway.

### **Roof Form.**

Mechanical equipment should be integrated into the overall mass of a building and screened behind parapets or recessed into hips, gables, parapets or similar features. Plain equipment boxes are not acceptable.

### **Projections And Recesses.**

- Projections.
  - Buildings along Build-to Lines. Minor portions of a building massing such as arcades, bays, balconies, and other architectural features may vary from the build-to line by plus or minus three (3) feet, while still contributing to the required build-to percentage.
  - Buildings along Setback Lines. Special architectural features, such as bay windows, decorative roofs and miscellaneous entry features may project up to three (3) feet into front setbacks and public right-of-ways, provided that they are not less than nine (9) feet above the sidewalk. Trellises, canopies and fabric awnings may project up to five (5) feet into front setbacks and public right-of-ways, provided they are not less than eight (8) feet above the sidewalk.



➤ Recesses: Arcades and Outdoor Dining Areas

A building's first floor may be recessed from the build-to line or front setback for the purpose of an arcade or outdoor dining patio. That is, the required distance between the building and the build-to line or setback would be measured to the front of the arcade, not to the building wall behind the arcade. An arcade should conform to the following dimensions:

- Minimum clear height inside the arcade space: ten (10) feet
- Minimum clear width inside the arcade space: eight (8) feet

**Visual Character.**

- Climatic Response. Building exteriors should provide shelter from the summer sun. Porticos, arcades, and overhanging eaves are particularly appropriate at pedestrian pathways. Garden structures such as trellises and arbors (with or without vines) should be used to provide dappled shade for pedestrian seating areas.
- Awnings. Awnings should be no longer than a single storefront.

**Materials.**

Buildings should support Fullerton traditions and maintain a level of craft in the process of construction. Buildings shall have consistent materials and details on all sides that are visible from public streets and pedestrian pathways.

Along the Main Street, the following guidelines apply:

- Glass.
- Clear glass should be used for windows and doors; mirrored glass is prohibited.
  - Glass curtain walls are discouraged.
- Simulated Materials.
- Materials that are visibly simulated or prefabricated are discouraged.
  - Material changes should not occur at external corners, but may occur at “reverse” or interior corners or as a “return” at least two (2) feet from external corners.
- Proper Application and Detailing.
- Materials should be properly applied and correctly detailed, especially at the base of buildings, along cornices, eaves, parapets or ridge tops, and around entries and windows.

### **Building Type Development Standards And Design Standards.**

The following building type diagrams, Exhibit 3-3 to Exhibit 3-8 contain required development standards and recommended design guidelines by type of use. The standards and guidelines are listed as bullet points and one or two exceptional features of each photograph are noted. The photographs are illustrative and are not meant to require a certain architectural style.

EXHIBIT 3 - 4

RESEARCH AND DEVELOPMENT



*A conical shaped fountain at the entry creates a sense of arrival .*



*A covered walkway connects these buildings creating a sense of spatial organization.*

- Observe setback requirements along Required Streets and Primary Circulation Streets
  - Provide visitor drop-off areas and on-street parking at public building entries
  - Locate parking to the rear of the building away from public view
  - Provide pedestrian connections from parking areas to building entries at public streets
  - Minimize driveway width and pedestrian crossing distances at sidewalk
  - Provide street trees along driveways, drive aisles and pedestrian connections,
  - Screen loading areas, trash enclosures and mechanical equipment from public view with fencing and landscaping
  - Glass Curtain Wall construction and reflective glass is prohibited
- 
- Encourage use of building forms to provide spatial definition to pedestrian connections and building entry areas
  - Consider use of arcades, covered walkways and colonnades to provide spatial organization and definition to pedestrian-oriented areas
  - Emphasize major entries with special massing and architectural treatment
  - Large expanses of blank walls are discouraged along streets

E X H I B I T   3 - 5

S M A L L   O F F I C E



*Parking for this building along a build-to line is located behind the building and in a subterranean garage.*

- Observe build-to lines along Pedestrian Spine and Setbacks along Required Streets and Primary Circulation Streets
- Provide visitor drop-off areas and on-street parking at public building entries
- Provide pedestrian connections from parking areas to building entries at public streets
- Locate parking to the rear of the building away from public vies
- Provide street trees along driveways, drive aisles and pedestrian connections, and in parking lots
- Screen trash enclosures from public view with fencing and landscaping
- Screen mechanical equipment from view
- Glass curtain wall construction and reflective glass -is prohibited



*A visitor drop off area is connected to the entry of this small office complex via stairs and walkways.*

- Encourage architectural expression of building entry features
- Encourage roof forms such as hips, gables or mansards



EXHIBIT 3 - 6

L A R G E   O F F I C E   A N D   I N S T I T U T I O N A L



*The employee parking area is located behind these large offices, and visitor parking and drop-off areas are located near the street.*

- Observe build-to lines where applies
- Provide visitor drop-off areas and on-street parking at public building entries
- Provide pedestrian connections from parking areas to building entries at public streets
- Locate parking to the rear of the building away from public view
- Provide street trees along driveways, drive aisles, and pedestrian connections
- Screen trash enclosures and mechanical equipment from public vies with a fence and landscaping
- Glass curtain wall construction and reflective glass is prohibited
- Minimum 2-story building wall along public streets
- Encourage architectural expression of building entry features

EXHIBIT 3 - 7

ANCHOR AND IN-LINE RETAIL



*The key shop entries are highlighted with special architectural elements.*

- Provide parking drive aisles adjacent to the retail frontage
- Place service and employee parking to rear or sides of anchor building
- Provide street trees along driveways, drive aisles and pedestrian connections
- Screen loading areas and trash enclosures from public view with trellis, fencing and/or landscaping
- Screen mechanical equipment from view



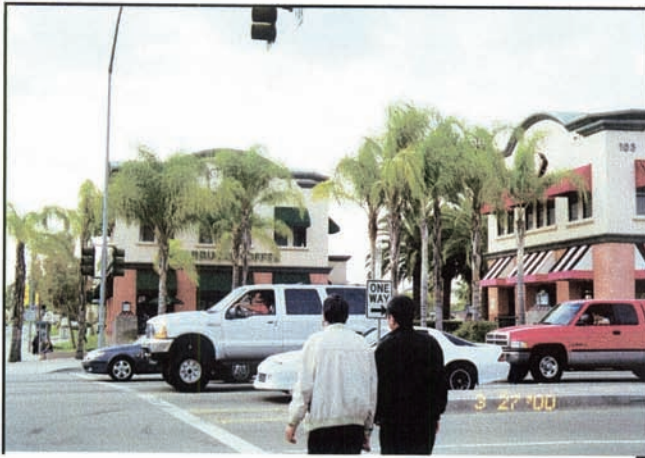
*These shops incorporate a continuous arcade along the storefronts.*

- Express primary entry with higher volume and special building materials and architecture details
- Encourage use of a continuous arcade along the façade of anchor store and require arcade for in-line retail store frontage
- Encourage windows and display cases along pedestrian connections
- Encourage tree plantings using tree wells and grates along retail frontage



EXHIBIT 3 - 8

OFFICE ABOVE RETAIL



*These shops incorporate a continuous arcade along the storefronts and highlight key entries with special architectural elements.*



*This second floor office incorporates a wrap-around balcony that is located above an outdoor dining area.*

- Observe build-to lines where applies
- Provide visitor drop-off areas or on-street parking at public building entries
- Locate parking to the rear of the building away from public view
- Provide pedestrian connections from parking areas to building entries at public streets
- Minimize driveway width and pedestrian crossing distances at sidewalk
- Provide street trees along parking lots, driveways, drive aisles and pedestrian connections
- Screen trash enclosures from public view with fencing and landscaping
- Minimum 2-story building wall along public streets is required
- Screen mechanical equipment from view
- Primary entrance lobby for upper floor uses should be directly accessible from public streets, rather than from surface parking
- Emphasize major building entries with special massing and/or architectural treatment
- Where appropriate, provide outdoor dining terraces with tables, chairs, and other furniture to bring activity to the street
- Integrate signage into architectural design
- Encourage windows and retail displays on facades oriented towards public streets and pedestrian connections
- Consider open balconies for second floor office uses
- Encourage use of roof forms such as hips, gables or mansards

EXHIBIT 3 - 9

RESIDENTIAL ABOVE RETAIL



*The units on the second and third stories of these buildings are sited along a build-to line.  
The variety of ground floor retail and restaurant uses adds life to the street.*

- Observe build-to lines where applies
- Orient retail and residential entries to face public streets and sidewalks
- Provide pedestrian connections from parking areas to building entries at public streets
- Provide visitor drop-off areas and on-street parking at public building entries
- Locate parking to the rear of the building away from public view
- Provide street trees along driveways, drive aisles and pedestrian connections
- Screen trash enclosures from public view with a fence and landscaping
- Residential entries or lobbies shall be accessible from public streets
- Where appropriate, provide outdoor dining terraces with tables, chairs, and other furniture to bring activity to the street where feasible
- Encourage architectural expression of building entry features
- Encourage use of roof forms such as hips, gables or mansards



#### 4 . 3 . 7   P A R K I N G   S T A N D A R D S

Development shall provide the minimum number of parking spaces called for in Table 3-5, and according to the standards below. For the purpose of calculating the required number of parking stalls, floor area is the same as defined for FAR (see Glossary). On street parking shall be counted towards the parking requirement of adjacent buildings on that side of the street.

**T A B L E   3 - 5**

#### M I X E D - U S E   D I S T R I C T   P A R K I N G   S T A N D A R D S

Use	Minimum Parking Spaces Required
Residential care facility for the elderly	1 space for each 5 licensed beds
Day care facilities	1 space per worker on duty
Human service agency	subject to conditional use permit approval
Health club/gym	1 space per 250 square feet
Recreation	subject to conditional use permit approval
Warehousing and storage	1 space per 800 square feet
Anchor Retail	1 space per every 250 square feet
Restaurants: [1]	
With no fixed seating areas	1 space per worker on duty
With 12 or fewer seats	1 per 250 square feet, minimum 6 spaces
With 13 or more seats	1 per 100 square feet
All retail, commercial, or office uses not identified above	1 space per every 250 square feet

[1] *For restaurants with drive-through window(s), the area devoted to the queue for "stacking" cars at the drive-through may be counted towards the required parking area. For example, if the drive-through aisle provides space for five (5) cars in line, five (5) fewer parking stalls are required in the parking lot.*

#### **Shared Parking.**

Parking is encouraged to be shared among different uses within the Mixed-Use District. Where a mix of uses creates staggered peak periods of parking demand, shared parking can use different peak hour parking demands to reduce the total number of off-street parking spaces required to levels below what is required if each use provides separate parking. Retail, office, and entertainment uses should share parking areas and quantities, particularly when located along the Main Street. The Urban Land Institute's Shared Parking Standards, or similar parking demand study, shall be used to calculate the total number of shared parking spaces (Urban Land Institute, Shared Parking. Washington, DC, 1983). Allocation of shared parking between various users shall be based on a recorded reciprocal parking agreement, to be approved by the Director of Development Services.

## **On-Street Parking.**

All boulevard width, required streets in the Mixed-Use District must have on-street parking, as illustrated in the sections of required streets in the Landscape Chapter. Required streets are shown in Exhibit 3-1, the Land Use Map. On-street parking shall be counted towards the parking requirement of the buildings on the same side of the street where the parking is provided, or if the street is divided down the center line. The amount of on-street parking should be maximized.

## **Parking Dimensions.**

Standard parking space dimensions in parking lots shall have a minimum length of nineteen (19) feet including a two (2) foot overhang, which may be planted, and minimum width of nine (9) feet wide. Two-way driveway widths for parking of ten (10) or more spaces shall have a minimum width of twenty-five (25) feet, and turf blocks may be used for any or all of the driveway width. Up to ten (10) percent of required parking may be compact spaces with dimensions of 8.5 feet x 19 feet.

## **Parking Lot Design.**

### Parking Lot Frontage.

Where parking lots are located along required streets or public rights-of-way, a landscaped border within and at the edge of the parking lot should be provided to minimize views of parked cars from the street. The landscaping shall be permanently maintained. The landscaped border should be at least seven (7) feet wide. Along the centerline of the landscaped border, trees should be planted no more than thirty (30) feet apart on-center. In addition, the landscaped border should include a screening feature with a minimum height of thirty-two (32) inches and a maximum height of forty-two (42) inches, such as a short wall, fence, hedge, or equivalent feature.

### Tree Planting.

A minimum of one (1) shade tree per six (6) parking stalls shall be provided throughout all parking areas. Trees should be set into a tree well or landscaped walkway and protected by bollards or tree guards and should be evenly spaced across the parking lot.

### Permeable Paving.

The use of permeable paving, such as turf block or pavers set in sand to reduce surface run-off is encouraged. Where possible, drainage should be directed to planting areas to maximize percolation.

### Bicycle Parking.

Parking for bicycles will be provided pursuant to the direction of the Director of Development Services.

Connecting Walkways.

Large surface parking lots should be visually and functionally segmented into several smaller lots through the use of connecting walkways. See Illustration No. 3-6.

- Parking lots shall have connecting walkways approximately every 300 parking spaces. For example, a parking lot of 800 spaces would have two connecting walkways that divide the parking lot into three (3) roughly equal sections. The 300 space increment is roughly equivalent in size to a city block, a good walkable size.



ILLUSTRATION NO. 3-6

Connecting Walkway Through a Parking Lot

*Walkways through large parking lots provide safe and pleasant pedestrian connections. This walkway has a shade tree canopy and incorporates benches for architectural interest as well as seating.*

- Connecting walkways should link street sidewalks with building entries through parking lots and link parking areas to Main Street.
- Connecting walkways should meet the following minimum requirements:



ILLUSTRATION NO. 3-7

Connecting Walkway

*These two examples (shown above and below) of walkways connecting large parking lots to retail storefronts provide intimate spaces for outdoor dining.*



- Grading and Width. Connecting walkways may be grade separated from the parking lot, with a clear width approximately six (6) feet, not including any parking stall overhang area.
- Landscaping. Connecting walkways should be landscaped with either shade trees or climbing vines on trellises.
- Lighting. Connecting walkways should be equipped with lighting. Standards spaced a maximum of thirty (30) feet apart, and a maximum of ten (10) feet tall are recommended.
- Screening. Any service areas (loading docks/storage areas) adjacent to connecting walkway must be fully screened from view.
- Tree wells in walkways must have a walk-on grid surface.

## **Parking Structures.**

Parking structures or garages may be provided in the Mixed-Use District, subject to the following restrictions:

- They are prohibited along build-to lines.
- They may not exceed four (4) levels.
- Parking structures may not occupy more than twenty-five (25) percent of the frontage along Hughes Drive or any of the required roads shown in Exhibit 3-1, the Land Use Map.
- Parking structures do not count towards the calculation of FAR.
- Mixed-use buildings combining structured parking and retail, office, or other uses are permitted and encouraged.
- Parking structures shall be set back a minimum of twenty (20) feet from the public right of way, and shall be separated from other buildings as shown in Table 3-4.



## 5 . R E S I D E N T I A L   D I S T R I C T

### 5 . 1   I N T E N T

Development of the Residential District provides an opportunity to create new neighborhoods reminiscent of the City of Fullerton's historic, established residential areas. The Residential District is human-scaled and community-oriented. The quality of life in these new neighborhoods is enhanced by local parks, community play fields, and an elementary school as well as proximity to convenient services and shopping. The proximity and mix of uses in the adjacent Mixed-Use District, particularly along the Main Street, create opportunities for residents to walk to shops for daily needs, have a cup of coffee, or pick up lunch to eat in the community park across Hughes Drive.

The quality of life for the existing, surrounding neighborhoods is enhanced with new street, bicycle and pedestrian access to these amenities. The City's recreation trail system is extended along the south side of Pioneer Avenue to connect to the existing trail improvements on Parks Road. A recreation trail link is also provided along Malvern Avenue. Bicycle trails are provided along Gilbert Street, Pioneer Avenue, Parks Road, and Malvern Avenue. In addition, a local trail system is included within Amerige Heights, as illustrated in Section 7, Exhibit 7-4.

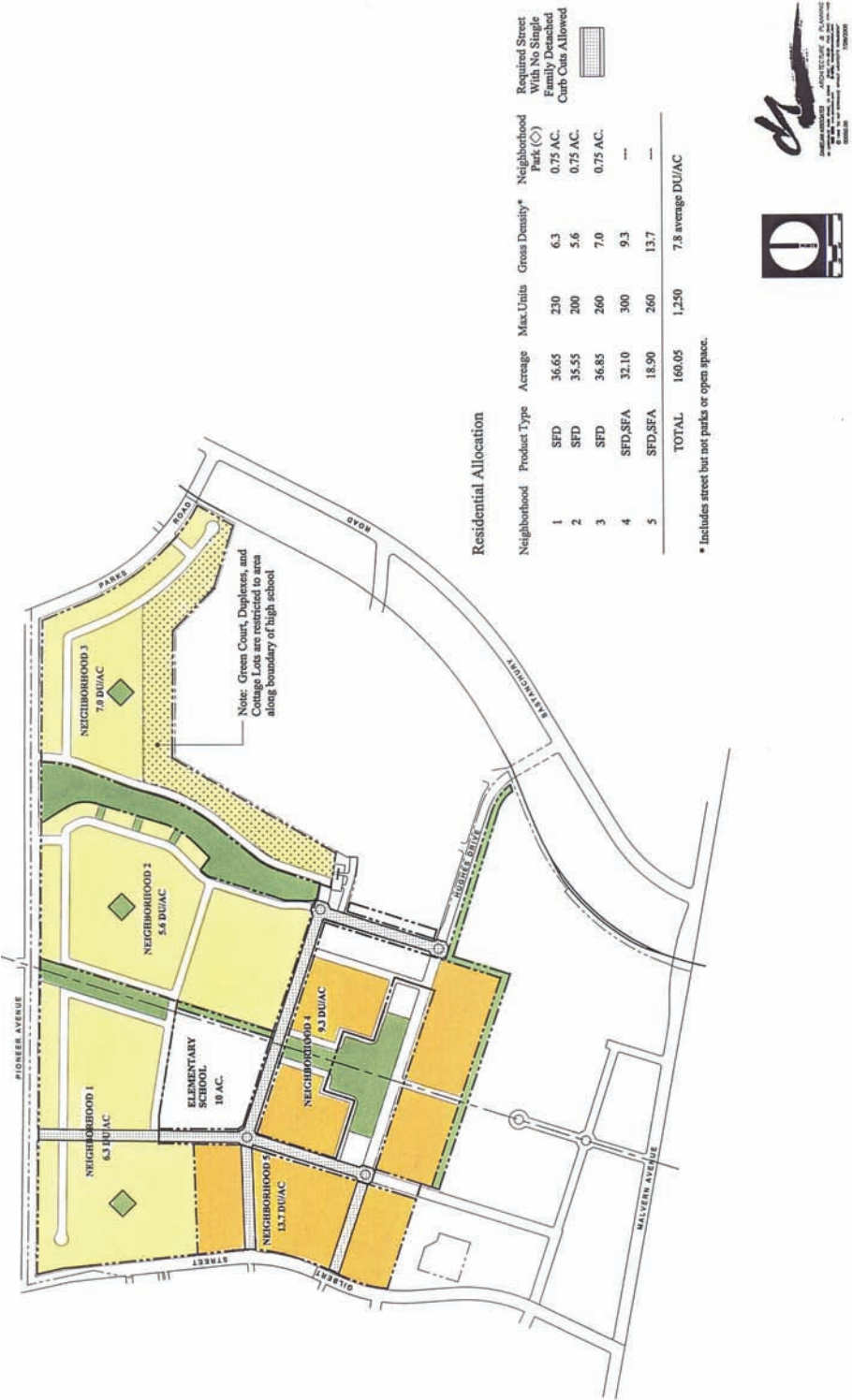
The urban design elements of each neighborhood provide orientation, identity and a sense of community to the plans. Developed as five unique neighborhoods, each neighborhood is distinguished through the use of generous street tree plantings, lighting fixtures in a traditional, historic style, a variety of neighborhood park settings, and a unique open space corridor park. New homes within the neighborhoods shape rich streetscapes by emulating Fullerton's historic residential character; porches and a variety in architecture, detailing and materials will reflect the town's eclectic tradition.

Garages are downplayed by being sited at the rear of the lot or recessed from the front facade. In addition, the neighborhoods provide a variety of lot and unit sizes, providing opportunities for a diverse mix of residents within each area. From garden lots to attached units and special green court single family units, the residential district offers opportunities for every age group and family size.

The Residential District permits up to 1,250 new homes, as well as neighborhood and community parks, open space, and an elementary school. The five (5) neighborhoods are delineated in the Residential Concept Plan, Exhibit 3-10, which shows a vision of the Residential District.

EXHIBIT 3-10

RESIDENTIAL CONCEPT PLAN



## 5 . 2   D E S C R I P T I O N

### 5 . 2 . 1   N E I G H B O R H O O D S

The Residential District is made up of five neighborhoods providing a mixture of housing types, community parks, open space, and a site for a new elementary school. Neighborhood parks and a series of interconnected tree-lined streets provide a special character and open space for each of the neighborhoods. To accommodate grade changes and provide an attractive edge to the plan, landscape buffers line Gilbert Street, Pioneer Avenue, and Parks Road.

The design standards for the five neighborhoods ensure architectural and household diversity by requiring a variety of single-family housing types. Development standards ensure neighborhood livability by requiring that residential streets are lined with entries and porches.

The Specific Plan provides for various building types and lots within the residential neighborhoods, as described below. Where lot coverage is expressed as an average, the average would be calculated by building phase, with no more than a ten (10) percent variation on lot coverage from the expressed average. Average FARs are also calculated by neighborhood building phase.

**Attached Homes** - Attached units are dwellings that share a common wall, regardless of the product type of configuration or the building in which the units are located. The Specific Plan identifies that attached homes may be one of the following product types: townhouse, live/work unit, duplex, tuck-under units, or garden apartment or similar residential land uses.

**Green Court** - Green court units are single family detached homes which face onto a central common, landscaped, open space area (i.e. "green court"). The green court would be typically rectangular in shape, but other configurations are also possible. The court must be bordered by homes on two (2) or three (3) sides. The court provides at least six hundred (600) square feet of open space per home, and should be at least sixty (60) feet wide in all directions.

**Cottage Lot** - Cottage lots range in size from an average minimum of 3,200 square feet to a maximum of 5,000 square feet. The lot width is a minimum of thirty-three (30) feet and a maximum of forty-five (45) feet. The average lot coverage is fifty-five (55) percent and the average FAR would be 0.65. Homes on these lots face or "front on" to a public street. Homes on the corner of two (2) streets may front on or side on to either street. Paired homes, or homes that must be constructed together as a pair in order to comply with building setbacks and required separations, are an allowed type of cottage lots.

**Village Lot** - Village lots range in size from a minimum of 4,500 square feet to a maximum of 6,000 square feet. The lot width is a minimum of forty-five (45) feet and a maximum of fifty-five (55) feet. The average lot coverage is fifty-five (55) percent, and the average FAR is 0.60. The orientation of homes is the same as described for cottage lots.



Accessory living space is allowed over the garages of single family residences on village and garden lots, and could be a maximum of 640 square feet. They are permitted only on lots with side drive or land-accessed detached garages.

Garden Lot - Garden lots are a minimum of 6,000 square feet with no maximum limit. The lot width is a minimum of fifty-five (55) feet and a maximum of seventy-five (75) feet. The average lot coverage is fifty-five (55) percent, and the average FAR is 0.60. The orientation of homes is the same as described for cottage lots. As discussed in "Village Lots" above, accessory living space is permitted on garden lots.

Neighborhoods 1, 2, and 3 in the Residential District lie just south of Pioneer Avenue. Neighborhoods 1 and 2 allow village and garden lot single family homes on lots that are 4,500 square feet or larger. Neighborhood 3 allows cottage lot single family residences on lots ranging in size from a minimum of 3,200 square feet (average) to a maximum of 5,000 square feet. Neighborhood 3 also allows green court homes (a series of detached houses oriented around a small private park for use by the adjacent homeowners) and duplex units. The cottage lot, green court, and duplex homes are only allowed in those areas of Neighborhood 3 that immediately adjoin Sunny Hills High School. Neighborhoods 1, 2, and 3 include north-south aligned linear parks and small neighborhood parks. All homes are required to front on or side on to streets within the project. Homes may only back on to Gilbert Street, Pioneer Avenue, and Parks Road.

Neighborhood 4 wraps around the Central Park. All housing types are allowed except garden lot. The southern portion of Neighborhood 4, south of Hughes Drive, is separated from the Mixed-Use District by a landscaped slope or wall which provides a fifteen (15) to twenty (20) foot elevation change and views to the south. A pedestrian connection is required through the southerly portion of this neighborhood to connect the Mixed-Use District to the residential area.

Neighborhood 5 allows all housing types except garden lot and village lot. Across the five neighborhoods, the housing mixture can meet the needs of a wide range of age groups, family types, and incomes.

### **5 . 2 . 2   C E N T R A L   P A R K   A N D   P U B L I C   S P A C E S**

A sequence of open spaces and community uses, the "Central Park," runs along a north-south axis from Pioneer Avenue to Hughes Drive. (In the southern area, the same axis becomes the Main Street, a retail/mixed-use pedestrian corridor.) A formal linear park steps downhill from Pioneer Avenue, providing pedestrian and bicycle connections from the existing neighborhoods to community play fields and an elementary school.

To the south of the school site is a community park with various active and passive recreation facilities. The community park will be the social crossroads for the residential and commercial areas. The community park includes sites for civic buildings serving the general community, such as a senior activity center, day care,

private school, or community center. The park provides a visual and functional connection and transition from the Residential District to the Mixed-Use District to the south.

To the east of the more formal sequence of open spaces is a natural open space corridor park extending from Pioneer Avenue past Hughes Drive. This park preserves the existing natural character of the drainage way and provides passive recreational activities such as bike paths and pedestrian trails. This park is connected to City owned open space along Bastanchury Road via a system of greenbelts located to the east of "C" Street and along the south side of Hughes Drive (a map showing street designations can be found on Exhibit 7-2, Local Street System). A portion of the existing greenbelt system is owned by the Hughes Corporation. If a public access easement cannot be acquired over this area, that portion of the greenbelt will be relocated to the west side of "C" Street to ensure the greenbelt connects the passive park to Hughes Drive.

Circulation improvements through the site provide an interconnected network of convenient and pedestrian-friendly routes. Hughes Drive and Parks Road (via Pioneer Avenue) connect Gilbert Street to Bastanchury Road. New street connections at Pioneer Avenue and Parks Road provide access from the surrounding community to the retail, employment areas, schools, and parks within the project. Pedestrian and bicycle routes connect all portions of the project to the proposed elementary school at the center. Westbound traffic from the existing Sunny Hills High School, to the east of the site, is routed to Hughes Drive via a new road, in order to avoid passing through the single family neighborhoods.

A 10-acre site west of the Central Park is intended for an elementary school and related sports and recreation facilities, which may also be available for community use. However, if the elementary school is not built, a minimum of half of the site will be used as local park land. The remaining portion may be used as the site for a private school.

### **5 . 3   D E S I G N   &   D E V E L O P M E N T   S T A N D A R D S A N D   G U I D E L I N E S**

#### **Residential Concept Plan.**

Development in each of the five (5) neighborhoods is governed by the Residential Concept Plan, Exhibit 3-10, which specifies the following required standards:

- the location of required streets, including streets for which no driveway curb cuts are allowed;
- the location of landscape buffers;
- the minimum size of required neighborhood parks (but not the location or shape).

### 5 . 3 . 1   S T R E E T   A N D   P U B L I C   I M P R O V E M E N T S T A N D A R D S

#### **Required Streets.**

Within each neighborhood, a framework of streets is required as is shown on the Land Use Map, Exhibit 3-1. There are two (2) types of required streets:

- Required streets on which no driveway curb cuts are allowed; Curb cuts are allowed on these streets only for handicapped access at corners and to connect lanes to the street. Garages for residential units on these streets must be sited at the rear of the lot and accessed from lanes.
- Required streets with no prohibitions on curb cuts.

This basic framework of streets provides the required connections between and through the neighborhoods. An interconnected street system, in effect a grid pattern, permits local traffic to arrive at local destinations with a minimum distance and time, and to facilitate alternative modes of access, including bicycles and walking.

Streets sections for the project are described in more detail in the Landscape and Circulation Chapters.

## Lanes.

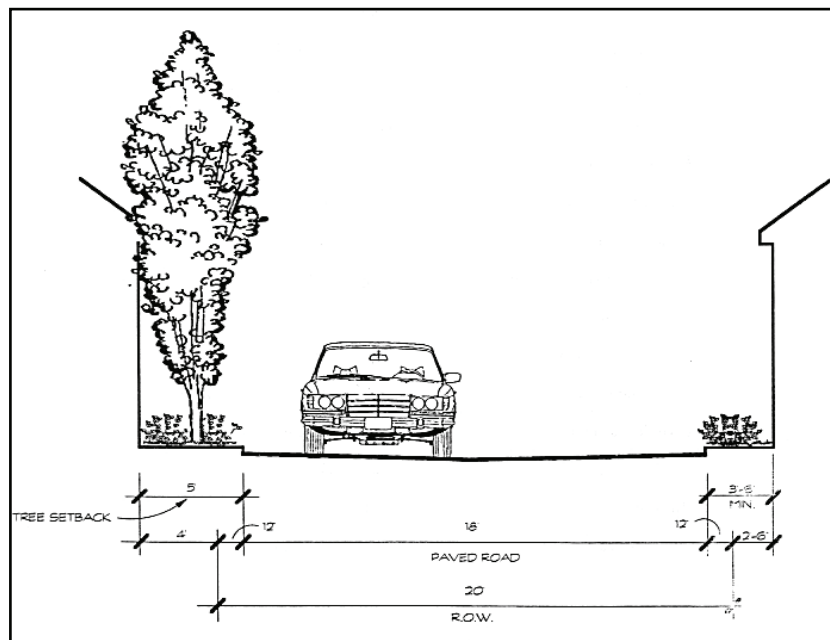
Lanes allow garage access from the rear, avoiding the need for driveway curb cuts on the main roads, and allowing housing to front onto main streets. Lanes are required to serve residential units located on streets for which no driveway curb cuts are allowed. They are also required for all green court single family and all attached units, and must have an eighteen (18) foot right of way. Lanes have street lighting, described in more detail in the Circulation and Master Landscape Plan Chapters. Trash cans may not be stored in lanes and must be stored in an area screened from view.

Lanes are private, owned and managed collectively by a homeowners association, but are not included in the calculation of FAR or lot coverage for residential units. Rear setbacks for units backing onto lanes are measured from the outside edge of the eighteen (18) foot lane.

Lane-accessed garages must be set back a minimum of three (3) feet from the rear property line, resulting in a twenty-five (25) foot separation between garages across a lane to allow automobiles to back up. The two-way connection of a lane to the street may be as narrow as eighteen (18) feet wide, in the portion where no backing up is required from garages. See Exhibit 3-11.

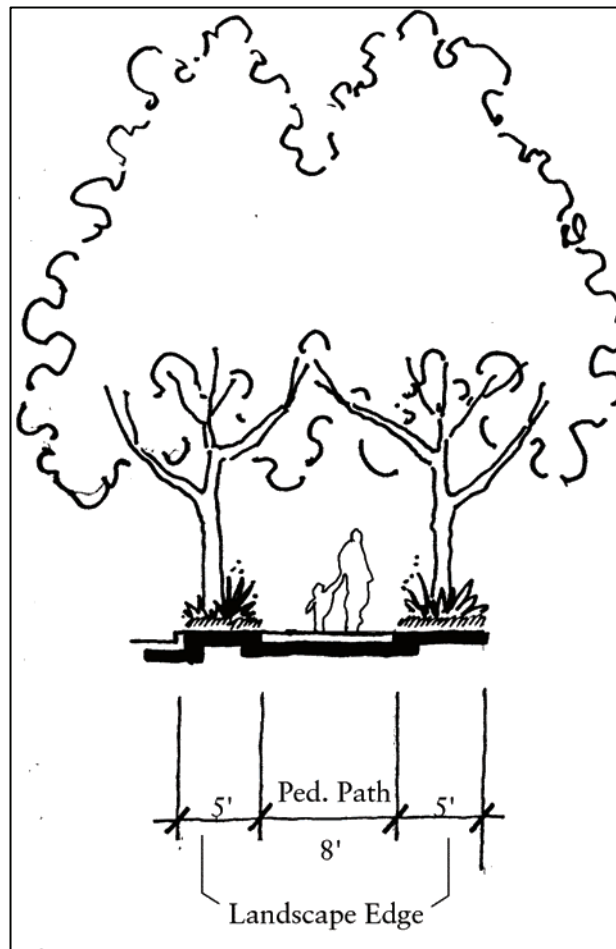
### EXHIBIT 3 - 11

#### L A N E S



## Cul-de-Sacs and Non-Required Streets.

Home builders will provide local streets to supplement the framework of required streets. Through streets are preferred, but loop streets are also permitted. Cul-de-sacs are discouraged unless pedestrian pathways (see Illustration No. 3-8) are used to connect cul-de-sacs back to through- streets or trail systems and to create continuous connections for pedestrians, cyclists, and emergency vehicle access. Cul-de-sacs without pedestrian pathway connections are not permitted unless they have the approval of the Director of Development Services.



### ILLUSTRATION NO. 3-8

#### Section of Pedestrian Pathway

*This section shows minimum required dimensions and planting for pedestrian pathways used to connect cul-de-sacs to through streets and to connect streets to the Linear park in neighborhood 2.*

## **Blocks.**

Residential blocks should generally be of sufficient depth to allow two (2) rows of lots, unless the block is a narrow one (1) with a single row of houses backing onto one of the perimeter streets. Deeper lots are also possible with green court and attached housing types.

## **Landscaped Entries to Residential District.**

Two (2) landscaped entries to the residential neighborhoods from Gilbert Street will be created by requiring two (2) formal, tree-lined entry streets from Gilbert Street to Neighborhood 5, one (1) connecting to Hughes Drive. The entry streets have attached homes, live/work units, cottage lot, or green court houses on both sides. Landscaped gateways at the two (2) entrances in Neighborhood 5 will provide an entrance identity to the neighborhoods.

In addition, the access to the Residential District from the east along Hughes Drive is marked by homes on the south side of Hughes Drive facing the central park and civic use area across the street. The homes provide visual definition and interest for the street and a public "eye" on the park. Traditional residential street frontages with mandatory features such as balconies, porches and entries along Hughes Drive establish human scale and a residential character.

Access to the Residential District from Pioneer Avenue is provided by three (3) required roads, each flanked by landscaped gateway monuments. A pedestrian gateway connection is also provided from Pioneer Avenue to the central park. See Illustration No. 3-8. A final access point is provided from Parks Road.

## Civic Sites Guidelines.

The park area within Residential Neighborhood 4 is flanked on the east and west by two (2) sites for civic buildings such as a day care facility, a small private elementary school, or a senior activity center. The primary facades and entries for civic buildings at these sites should face required streets and sidewalks. Building architectural style should express and highlight entry features. Civic buildings should have two-story height along required streets. Roof forms such as hips, gables or mansards should be encouraged.

Visitor drop-off areas and on-street parking should be provided adjacent to building entries, and parking lots should be located to the rear of the building away from public view. Pedestrian connections should be provided from parking areas to building entries at public streets, and from buildings to community park areas. Driveways, parking lot drive aisles, and pedestrian connections should be landscaped with street trees. Trash enclosures and mechanical equipment must be screened from public view with fences and landscaping.



### ILLUSTRATION NO. 3-9

#### Civic Building Placement

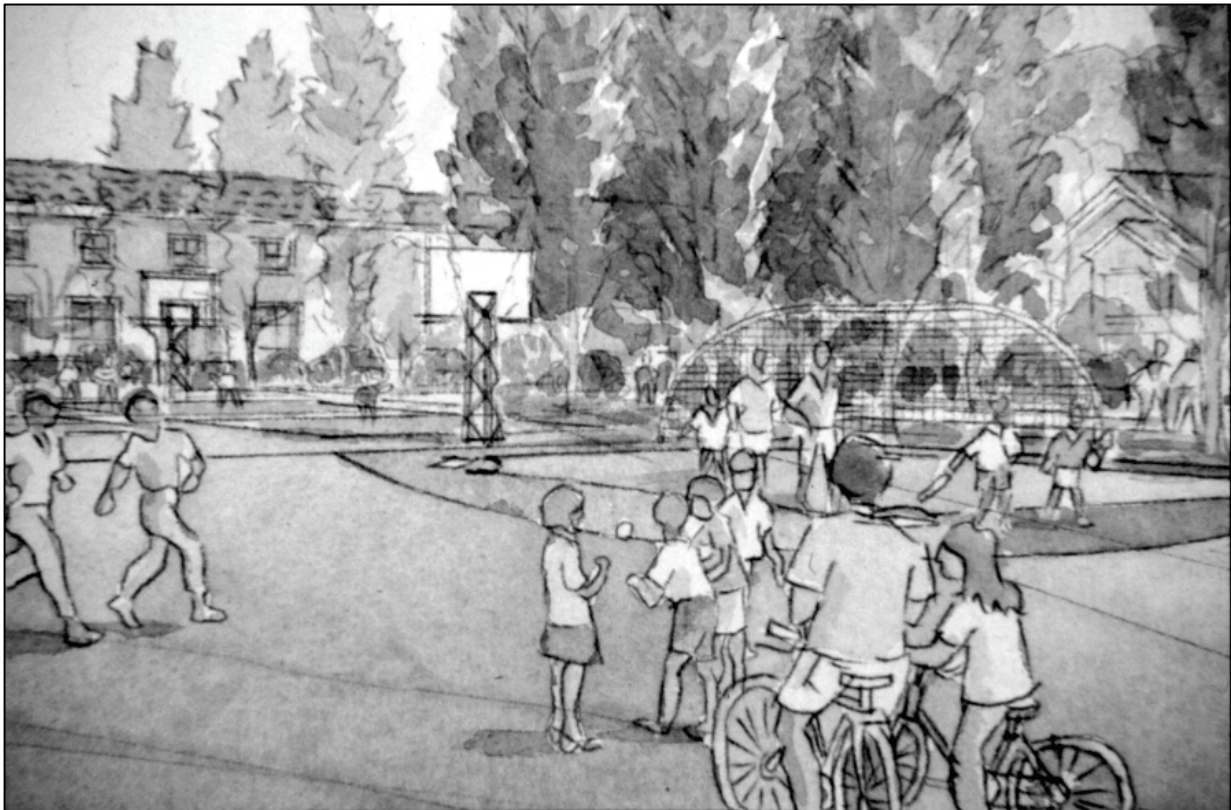
Civic buildings should open onto the street with primary entrances facing the sidewalk, set close or set back behind landscaped plazas or courtyards



## Elementary School Siting and Design Guidelines.

The ten (10) acre site to the west of the central park is intended for an elementary school and related sports and recreation facilities, which also may be available for community use. The school building should face the street and parking for the school should be located behind the building away from public view. Roof forms such as hips, gables or mansards should be encouraged for the design of the school building. Architectural design should be consistent with the other public buildings within the Amerige Heights community.

See Exhibit 3-12 for a possible plan of the elementary school.



### ILLUSTRATION NO. 3-10

#### School Grounds and Playfields

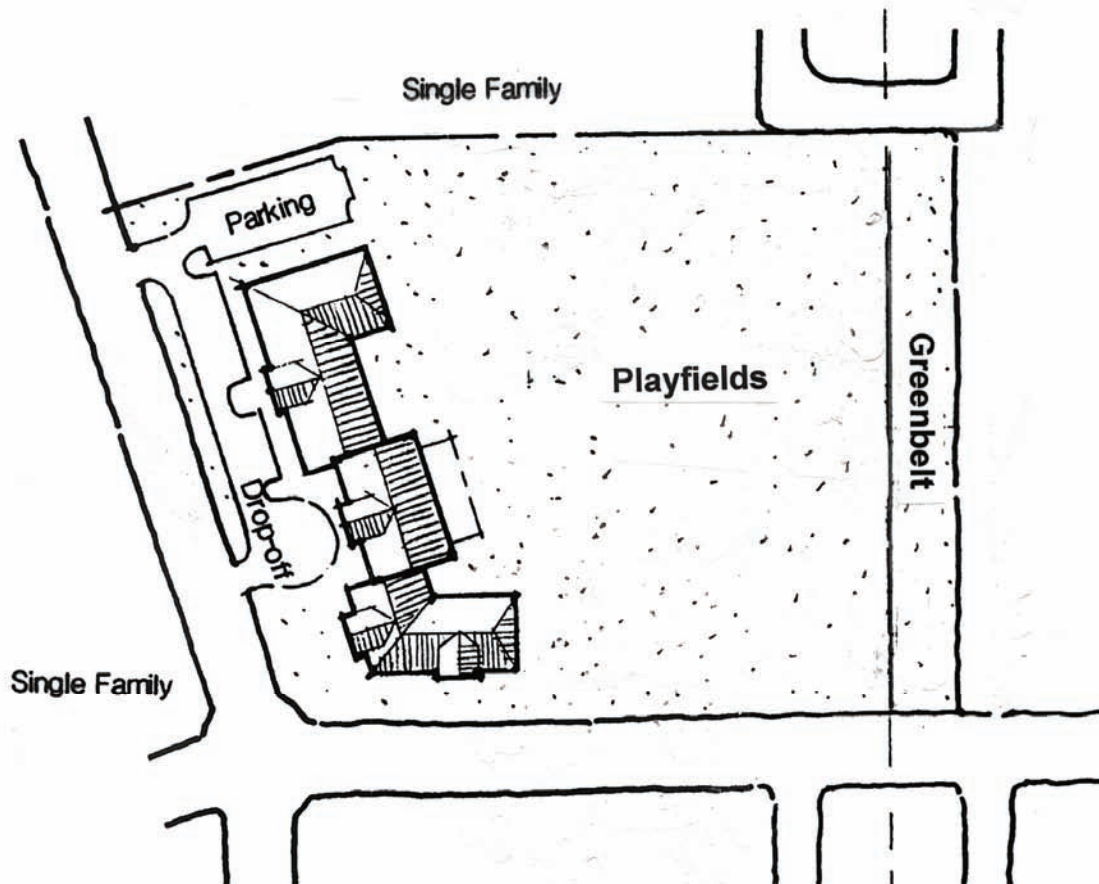
The school grounds and playfields benefit not only the schoolchildren but also the entire Amerige Heights community, by being well-integrated into the neighborhoods as attractive recreation facilities. Homes across the street from the playfields provide informal "surveillance" of activities.

(source: Calthorpe Associates)



EXHIBIT 3 - 12

ELEMENTARY SCHOOL



- Locate play fields to rear of site to provide open space for single family residential
- Locate main area parking away from the corner of "A" and "B" streets
- School building should be located at street corner of site
- Encourage use of roof forms such as hips, gables or mansards for the design of the school building
- Provide architectural design which is consistent with the other public buildings within the Specific Plan

## **Community Park Area.**

The focus of community activity and enjoyment will be created at the Central Park. Civic uses with pedestrian access from both the streets and the park shall frame both (east and west) ends of the community park.

## **Neighborhood Parks.**

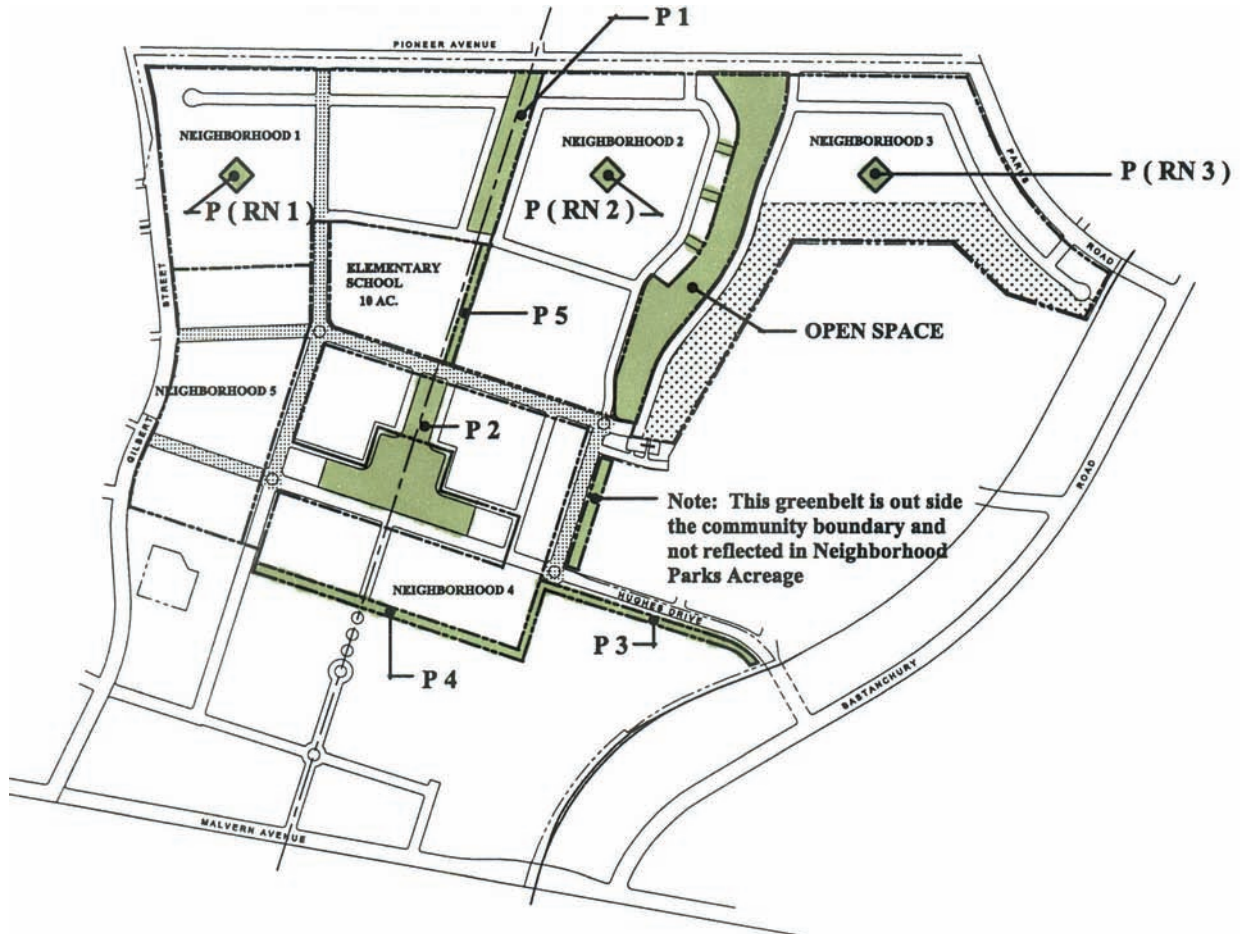
Neighborhood Parks shall be a minimum size of .75 acres. This neighborhood park acreage to be provided for each neighborhood is shown on Exhibit 3-13.

- In Residential Neighborhoods 1, 2 and 3, at least one (1) neighborhood park must be provided in each neighborhood.
- In Residential Neighborhood 4, the Central Park provides adequate park space.
- In Residential Neighborhood 5, the neighborhood park depends on the relative amount of detached and attached housing built, since attached housing has its own open space requirements. If Residential Neighborhood 5 is built as all detached homes, at least one (1) neighborhood park is required. If Residential Neighborhood 5 is built entirely of attached product, the Attached Units' Open Space requirements govern, rather than the neighborhood park requirement.

In no case shall a neighborhood park be located behind residential units away from public view and access. Except for the limited number of homes backing onto the linear natural open space (see Exhibit 6-16 in the Landscape Section), houses must front onto neighborhood parks on all sides, in order to provide activity and informal surveillance. Ideally, public streets should also surround neighborhood parks on all sides. However, it is permissible to have streets on just two (2) sides of a rectangular park, with walkways and lane-loaded or flag-lot homes fronting on the park on the other two (2) sides. See Exhibit 3-14.

EXHIBIT 3 - 13

NEIGHBORHOOD PARKS

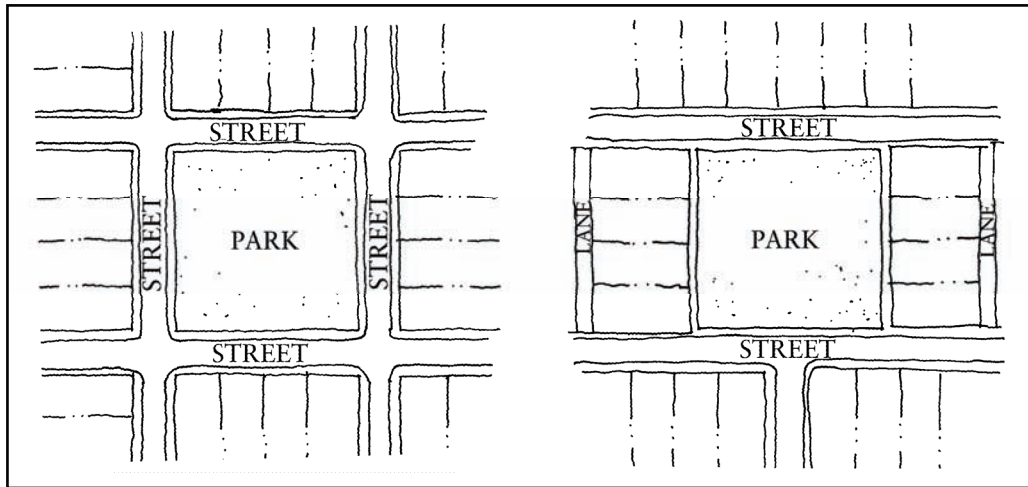


Neighborhood Parks Acreage

P-1	= 2.9 Acres
P-2	= 2.1 Acres
P-3	= 1.5 Acres
P-4	= 2.0 Acres
P-5	= 0.5 Acres
Open Space	= 8.6 Acres
P ( Rn 1 )	= 0.75 Acres
P ( Rn 2 )	= 0.75 Acres
P ( Rn 3 )	= 0.75 Acres
<u>Total:</u>	<u>= 19.85 Acres</u>

EXHIBIT 3 - 14

PREFERRED AND ACCEPTABLE  
CONFIGURATIONS OF STREETS AND  
WALKWAYS AROUND NEIGHBORHOOD PARKS.



PREFERRED:

PARK WITH STREETS  
ON ALL SIDES. ALL  
HOMES FRONT ONTO PARK.

ACCEPTABLE:

PARK WITH STREETS  
ON TWO SIDES, WALKWAYS  
ON OTHER TWO SIDES.  
ALL HOMES FRONT ONTO PARK.

### 5 . 3 . 2   A L L O W A B L E   U S E   S T A N D A R D S

#### Permitted Uses.

Table 3-6 below sets forth the permitted uses within the Residential District.

**T A B L E   3 - 6**  
**P E R M I T T E D   U S E S**

Land Use	Permitted Uses
Single Family and Multifamily Residential Neighborhoods	<ol style="list-style-type: none"> <li>1. Residential uses</li> <li>2. Civic uses</li> <li>3. Schools</li> <li>4. Parks, trails, green belts, etc.</li> <li>5. Roomers and boarders</li> <li>6. Congregate care facilities</li> <li>7. Live/work areas as defined in this Specific Plan</li> <li>8. Home occupations as defined by City Zoning Ordinance</li> <li>9. Home day care facilities in conformance with the City of Fullerton Zoning Code</li> <li>10. Detached garage buildings in conformance with the City of Fullerton Zoning Code</li> <li>11. Utility facilities, including pumps, storage units, and transmission lines required to serve the residential community</li> <li>12. Limited accessory/secondary dwellings</li> <li>13. Temporary real estate sales offices and model homes for a period not to exceed the duration of the construction and sale of homes within the Residential District (sales offices and model homes do not have to be located in the same Neighborhoods for which they are selling homes)</li> <li>14. Satellite dish antenna in conformance with the City of Fullerton Zoning Code</li> <li>15. Roof mounted solar collector panels</li> <li>16. Other compatible uses as determined by Director of Development Services</li> </ol>
Civic	<ol style="list-style-type: none"> <li>1. Public parks and recreation areas</li> <li>2. Private or non-profit recreation facilities</li> <li>3. Public and private schools</li> <li>4. Public buildings including libraries, senior centers, community centers, daycare, fire stations; and other compatible uses as determined by the Director of Development Services</li> </ol>

#### Building Types.

Table 3-7 shows the building types permitted for Residential Neighborhoods 1 through 5. Residential building types are defined by their lot size. However, if a collection of single family detached homes is developed as a condominium project, the project still must meet the intent and purpose of the standards and guidelines (such as setbacks), so that it resembles individually owned homes.

Attached homes may be one of the following product types: townhouse, live/work, duplex, tuck-under, or garden units. Any of these types may be sold as condominiums. Condominium units are required to meet the same standards and guidelines as non-condominium units, including parcel size and open space per unit. The diagrams at the end of this chapter show examples of housing that meet the setbacks and other lot and building requirements.

In the Residential District, live/work products are only allowed along boulevards (the largest street section in the project) in Residential Neighborhoods 4 and 5. The intention is to keep these more active, street-oriented residences on the more active streets. Live/work units are allowed anywhere in the Mixed-Use District.

**TABLE 3 - 7**  
**PERMITTED LOT/BUILDING TYPES BY  
RESIDENTIAL NEIGHBORHOODS**

Building Type	Residential Neighborhood [1]				
	1	2	3[2]	4	5
Attached Units	X	X	√	√	√
Green Court	X	X	√	√	√
Cottage-Lot	√	√	√	√	√
Village-Lot	√	√	√	√	X
Garden-Lot	√	√	√	X	X

[1]     √=Permitted; X=Prohibited

[2]     The only attached units allowed in Residential Neighborhood 3 are duplex units. Cottage lots, duplexes, and green court homes are only allowed adjacent to Sunny Hills High School.

### Accessory Living Spaces.

Accessory living spaces are rooms constructed above a detached garage. They are not counted in the total allowable number of units for the project because they are not permitted to have kitchens. Accessory living spaces are not included in the calculation of floor area ratio (FAR) or in the lot coverage ratio. They may not exceed 640 square feet. They are permitted only on garden lot and village lot single family units with side drive or lane-accessed detached garages.

### 5 . 3 . 3   D E V E L O P M E N T   I N T E N S I T Y   S T A N D A R D S

#### **Residential Lotting.**

As long as development complies with the residential unit limits, development standards, aggregate development limits, urban design requirements, the plan permits the subdivision of residential neighborhoods into a range of block and lot sizes, and permits flexibility with the location of lot lines.

#### **Green Court Open Space.**

The green court single family residential type shall provide a minimum of 600 square feet of common usable open space per unit. This open space shall be counted in the calculation of FAR for each unit. The common open space is usually a landscaped lawn area designated for passive recreation uses. The common open space, or “green court,” shall be located in one area, adjacent to and accessible from the neighborhood street. The open space is to remain open and accessible for the use of all homeowners and their guests. For configurations in which the green court is surrounded on three sides by homes, the green court open space must be at least sixty (60) feet wide.

Individual unit front door entries shall directly face the common space, except in the case of units in the interior corner lots of each complex. Garages shall be accessed from lanes.

#### **Attached Units' Open Space.**

Attached units with a gross density of up to twenty-eight (28) units per acre (which corresponds to the City's R-3 zoning) are required to include 400 square feet of open space plus 200 square feet for each bedroom over one, per unit. This open space is included in the minimum and maximum lot sizes in Table 3-9. Individually-accessed constructed private space such as decks, porches, balconies, and screened patios may count towards no more than one-third of the required open space. The remainder of the open space requirement may be met by individual yards or commonly used open space.

Common outdoor facilities should be visible from unit windows and should accommodate a variety of activities for different age groups, such as a barbecue and common outdoor patio area, a tot lot, sitting gardens, and a recreation or exercise area.

### Residential Unit Limits.

Up to 1,250 dwelling units are permitted in the five neighborhoods of the Residential District, as shown in Table 3-8. The minimum number of units per neighborhood ensures a minimum level of activity and vitality within each neighborhood, while the maximum number ensures that roads, parks, and other public facilities will not be over capacity.

Up to ten (10) percent of the dwelling units in any residential neighborhood may be transferred to another residential neighborhood. Section 8- 3.1 of the Specific Plan identifies the mechanism by which such a transfer of units may be accomplished.

**TABLE 3 - 8**  
**PERMITTED UNIT COUNTS WITHIN  
RESIDENTIAL AREAS**

Residential Area	Total Units	
	Minimum	Maximum
1	147	230
2	126	200
3	172	260
4	110	300
5	185	260
TOTAL:		1,250



Table 3-9 sets forth lot sizes, widths, coverage and floor area ratios for the various lot sizes and housing types included in Amerige Heights. In order to encourage single story development, the Director of Development Services may grant a lot coverage bonus of up to .65.

**TABLE 3 - 9**  
**LOT SIZE AND LOT COVERAGE**

Single-Family Type	Lot Size (sq. ft.)		Lot Width (ft.)		Lot Coverage [1]	FAR [2]
	Min	Max	Min	Max	(Avg)	(Avg)
Attached units [3]	N/A	N/A	15	30	0.75	[4]
Green-Court	2,400	3,600	30	45	0.55	0.65
Cottage-Lot	3,200 [5]	5,000	30	45	0.55	0.65
Village-Lot	4,500	6,000	45	55	0.55	0.60
Garden-Lot	6,000	No limit	55	75	0.55	0.60

- [1] The average for lot coverage will be calculated by residential building phase, with no more than a ten (10) percent variation from the expressed average.
- [2] Average FAR's are calculated by residential building phase.
- [3] Includes the minimum open space per bedroom requirement, as detailed in the section on Attached Units' Open Space.
- [4] The level of development for attached units is governed by setback, height, and lot coverage, as well as open space requirements for open space. There is no FAR for attached units.
- [5] The 3,200 square feet is the average size of lots as calculated per Section 16.02.050 of the Fullerton Municipal Code.

### 5 . 3 . 4   B U I L D I N G   M A S S I N G   A N D   P L A C E M E N T S T A N D A R D S

#### **Mix of Housing Types.**

Varied architectural expressions are typical of traditional neighborhoods that have evolved over time. This variety makes a more interesting streetscape, and also helps to blur distinctions among neighborhoods, thereby accentuating the wholeness of the larger community.

Within each neighborhood, a mix of housing floor plans is required. Each developer of single family detached homes must provide at least three (3) floor plans for each housing type being built. Each floor plan must have a minimum of three different architectural elevations.

See also "Mix of Housing Types" within the following Section 3 - 5.3.5, Architectural Design Guidelines.

## Building Orientation and Front Entries.

All residential units shall be sited such that no front facade “looks” into another unit’s back yard. No lots shall back onto a street within Amerige Heights.

### ➤ Cottage, Village, and Garden Lot Single Family Homes.

#### ▪ Orientation.

Houses must face or "front on" to a public street or park. However, houses at the corner of two required streets can front on or side-on to either street. Houses at the corner of a required street and a non-required street, or at the corner of two non-required streets, may also front-on or side-on to either street.

In some cases, homes are permitted to front onto neighborhood parks without street frontage; see "Neighborhood Parks" in Section 3 - 5.3.1, Streets and Public Improvement Standards and Exhibit 3-14.

#### ▪ Primary Entries.

Primary entries (front doors) shall be on the front facade, visible directly from a public street or pedestrian easement. The primary entry must be recessed no more than six (6) feet back from the face of the primary facade.

### ➤ Green Court Units.

Green court units are required to front on the central, landscaped green. The only exception is for the units at interior corner lots, which do not face directly onto the green. For green court units, the typical configuration is a common space surrounded by homes on three (3) sides. This entire configuration is considered to front onto the street, even though the individual houses do not front onto the street.

### ➤ Attached Housing Types.

Attached units located adjacent to streets must front onto the streets, or may be grouped around a central green in a configuration which as a whole fronts onto the street. Attached units in the center of a block, surrounded by other street-facing attached units, may face onto a central courtyard. When attached units front onto the street, the primary facades and building entries must orient to the street.

### ➤ Accessory Living Space.

Accessory living space, which must be located over garages, may face an internal walkway, driveway, or lane.

## **Front Porches.**

- Single Family Detached Homes. For each type of single family detached residential unit (green court, cottage, village, and garden lot homes) in each neighborhood, front porches are required on a minimum of fifty (50) percent of the units but are highly encouraged on all units. Front porches must have a minimum depth of six feet clear and comprise a minimum of thirty (30) percent of the width of a building's primary front facade (not including the garage) or ten (10) feet clear, whichever is larger.
- Roofs. Front porches shall be covered with a roof that is supported by posts; cantilevered coverings are not permitted.
- Posts and Railings. Front porches shall have posts and rails. Posts and railings on porches shall be substantial in appearance. Posts should be at least six (6) inches in width, while railings should be at least four (4) inches in width (Standard framing materials with the nominal dimension will meet the intent of this requirement). Metal railings may be used when appropriate to a particular design style.
- Porch Setbacks. A porch may be built within the front setback, as long as the porch is set back from the front property line by at least the minimum porch setback identified in Table 3-10.

## **Side Porches and Wrap-around Porches.**

Side porches and wrap-around front/side porches are encouraged at corner lots to help provide interest and variation for the corner side building elevation. Side porches should be at least six (6) feet deep.

## **Projections.**

Bay windows, fireplace elements, and balconies are optional, and may extend into the front setback up to four (4) feet, for a width not more than ten (10) feet.

The maximum extension of a projection into a side yard is two (2) feet.

## **Setbacks.**

Permitted residential setbacks are set forth in Table 3-10 for both the primary residence and the garage. Setbacks are measured from the property line. Single family residence types are further grouped by the location of the unit within the block (at a corner, in the middle of the block, at the corner of a lane and a street, at the corner of two lanes, etc).

### Front Setbacks for Primary Residence.

Front setbacks for cottage, village, and garden lot single-family detached homes are ten (10) to fifteen (15) feet as measured from the front property line. Front setbacks for green court homes are eight (8) to fifteen (15) feet, measured from the common green court area (since the homes do not front directly onto a street). Front setbacks for attached products are eight (8) to fifteen (15) feet.

Front Porch Setbacks.

Porches and stoops and second floor balconies must be set back from the front property line at least by the distance shown in Table 3-10.

Standard Side Setback Configuration.

Side setbacks are governed by either a "minimum setback for each side" of the residence (the typical approach), or by a "minimum separation between buildings on adjacent lots." One (1) of the two (2) side yard columns in Table 3-10 should be chosen to govern building placement for each lot. The "separation between buildings on adjacent lots" option allows wider, more usable side yards on one (1) side of lots.

A developer's lot that shares a side with a lot owned by another developer must meet the "setback for each side" option, since the building placement on the adjacent lot, which belongs to the other builder, cannot be predicted.

If accessory living space is provided above the garage, setbacks for the main residence must be observed.

The only exception to the side yard setback requirements is a paired, duplex home with a common wall, in which case the "minimum setback for each side" is only required on the non-shared side.

Rear Setbacks.

Rear setbacks provide adequate separation between backs of homes. For cottage, village, or garden lot homes with lane-loaded garages, the minimum rear setback for the garage is three and one half (3.5) feet (measured from the edge of pavement), since the lane provides separation between backs of homes. If living space is provided over the garage it must be set back additionally so that a minimum of thirty (30) feet of separation is provided between the upper stories of the homes across the lane. For side drive garages, if living space is provided over the garage, the setback for only that living space may encroach into the rear setback one half the dimension of the residential setback. If the living space encroaches into the setback, any rear facing windows must use obscure glass or clerestory windows with a sill height of at least five (5) feet.

Garage Setbacks.

Lane-accessed garages have a three and one half (3.5) foot minimum rear setback (measured from the edge of pavement) for landscaping between adjacent garage doors and for back-up and turn-around clearance for cars between facing garages.

**T A B L E   3 - 1 0**  
**S E T B A C K S   F O R   R E S I D E N C E S   ( F E E T )**

	Front			Side Yards: choose one column to apply				Rear
Building Type	Distance to front property line			Minimum Setback for Each Side		Minimum Separation between buildings on adjacent lots		
	Min	Max	Porch Min	1st Floor Min	2nd Floor Min	1st Floor Min	2nd Floor Min	Min
MAIN RESIDENCE								
Attached Units [1]:								
1 & 2 story	8	15	4	3	5	6	10	6
3 story	15	20	4	3	5	6	10	6
Green Courts:								
On lane	8	15	6	3	5	6	10	3
At inner corner								3
At street side corner [2]					8	8	16	16
Cottage Lot:								
Central-block lot, side-loaded garage	10	15	8	3	5	6	10	15
Corner lot, side-loaded garage			6	8 at side street, 3 on interior side	10 at side street, 5 at interior side	16	16	15
All lots with lane-loaded garage			8	3	5	6	10	3
Village lot:								
Central-block lot, non-lane garage	10	15	8	5	5	10	10	15
Corner lot, non-lane garage				10 at side street, 5 on interior side	10 at side street, 8 on interior side	10	10	15
All lots with lane-loaded garage				5	5	10	10	3
Garden lot:								
Central-block lot with non-lane garage	10	15	8	5	5	10	10	20
Corner lot, non-lane garage				10 at side street, 5 on interior side	10 at side street, 8 on interior side	10	10	20
All lots with lane-loaded garage				5	5	10	10	3
GARAGE (all residential types)								
Type of Garage	Front			Side (for each side)		Rear		
	Min			Min		Min		
Lane-Accessed	N/A			0		3.5 [4]		
Swing-in	15			3		Same as house		
Side-Drive	40			0		0		
Recessed	20 or 5 [3]			3		Same as house		

(FOOTNOTES ON FOLLOWING PAGE)

<b><u>T A B L E   I V - 1 0</u></b> <b>S E T B A C K S   F O R   R E S I D E N C E S   ( F E E T )</b> <b>( C O N T I N U E D )</b>	
[1]	Side yard setbacks for attached products refer to side yards at a street and between adjacent multi-unit buildings, not to the setbacks between the individual units in one structure. Three story attached units must have a minimum of 15 foot separation between buildings. Three story attached units may require differing front setbacks, which will be addressed in the Architectural Design Guidelines.
[2]	Green court homes at street side corners must face the central green rather than the street. Porches may wrap around to the street side of the house, but the side porch must be set back at least 6 feet from the street right-of-way. The front porch setback is also 6 feet, measured from the front common area.
[3]	Recessed garages shall be set back at least 20 feet from the front property line or at least 5 feet back from the primary residence facade, whichever is a greater distance from the front property line.
[4]	Rear setback for the lane is measured from the edge of the pavement.

### **Building Height Limits.**

Single family detached homes may not exceed two (2) stories plus an attic of less than 500 square feet. Attached units may not exceed three (3) stories. There are no limits on story heights, in order to encourage diversity in housing design.

### **Grading.**

If necessary, grading may be used to provide small, low stepped terraces at street frontages of neighborhood streets running east to west. This placement will create individual gateways to the homes, add interest to the streetscape, and provide views for the residences. If retaining walls are used to provide grade separation along the street side of a lot, whether at the front or side, the wall height above grade shall be limited to thirty-six (36) inches. Additional grade changes may be made up at the rear lot line and at the side yard line.



**ILLUSTRATION NO. 3-11**

Raised Front Yard to Accommodate Grade Changes  
*Use of a modestly-raised front yard to accommodate grade changes at a single family house.*

## Residential Parking Supply.

Development shall provide the minimum number of parking spaces called for in Table 3-11, and according to the standards below.

**TABLE 3 - 1 1**  
**RESIDENTIAL PARKING REQUIREMENTS**

Use	Minimum Parking Stalls Required per unit
Attached units	Same as City zoning standards
Detached, 4 bedrooms or less	2 garage spaces, plus one visitor space
Detached, 5 bedrooms or more	2 garage spaces and one additional on-site space, plus one visitor space

### Parking Dimensions.

Standard residential garage parking space dimensions shall have a minimum length of nineteen (19) feet measured from the garage door and a minimum width of nine (9) feet.

### Visitor Parking.

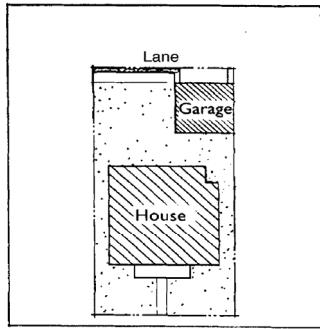
Visitor parking requirements are included in Table 3-11. On-street parking spaces shall count toward visitor parking requirements. The on-street parking spaces shall be "assigned" to the adjacent residence on the same side of the street. In some cases, such as where homes are across the street from parks, the on-street parking on both sides of the street may be counted towards visitor parking, at the discretion of the City. For green court and attached configurations, where several units "share" a length of street frontage, the on-street parking shall be allocated evenly across all units.

### Residential Garages.

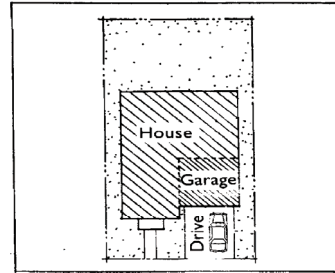
There are four (4) allowable residential garage types for single-family detached homes: recessed, side drive, swing-in, and lane-accessed garages. However, green court residential units must have lane-accessed garages. See Exhibit 3-15. The allowable types are described further below, along with other limits on number of garages.

EXHIBIT 3 - 15

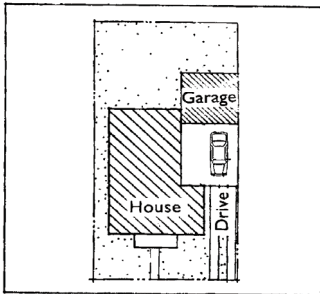
DIFFERENT CONFIGURATIONS OF RESIDENTIAL  
GARAGES



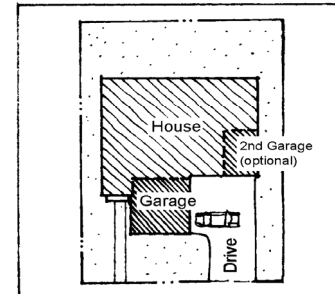
Lane-Loaded Garage  
(may be Detached or Attached)



Recessed Garage



Side Drive Garage  
(may be Attached or Detached)



Swing-in Garage  
(w/ optional recessed garage)

Table 3-12 shows the type of garages that are allowed for each residence type. Conventional, suburban-style garages that are sited in the front facade of the house, at the same building plane as the front door, are prohibited at Amerige Heights.



**T A B L E   3 - 1 2**

**A L L O W A B L E   G A R A G E   T Y P E   B Y   R E S I D E N C E   T Y P E**

GARAGE TYPE	RESIDENCE TYPE				
	Attached Units	Green Court	Cottage Lot (min. 3,200 sf)	Village Lot (min. 4,500 sf)	Garden Lot (min. 6,000 sf)
Lane-accessed	√	√	√	√	√
Side-drive	√	x	√	√	√
Swing-in	x	x	x	x	√
Recessed	x	x	x	√	√

(√ = permitted; x = prohibited)

At least fifty (50) percent of the units of each type of single-family detached house within each neighborhood shall have side drive or lane-accessed garages. In addition, at least twenty-five (25) percent of the houses on each street shall have either side drive or lane-accessed garages. No more than twenty-five (25) percent of the lots on one (1) street may have swing-in garages.

➤ Recessed garages.

Recessed garages are only allowed for village and garden lot units. Recessed garages face and are accessed from a public street, and are attached to the residence. They are set back ("recessed") either twenty (20) feet from the public right-of-way or five (5) feet from the primary residence facade, whichever is a greater distance.

Three-car-wide recessed garages are prohibited. For recessed garages housing three (3) or more cars, tandem parking or a combination of a swing-in garage and a recessed garage must be used; see standards for "Three-Car or Larger Garages" below. Recessed garages on corner lots must be on the interior side of the lot, away from the side street.

Driveways for recessed garages should taper to a maximum of twelve (12) feet at the front property line.

➤ Side-drive garages.

Side-drive garages have a longer driveway which allows the garage to be placed farther back from the street, and can be attached to or detached from the residence structure. The minimum setback is forty (40) feet from the public right-of-way at the front of the residence, as shown in Table 3-10.

Side driveways must be no more than ten (10) feet wide. The driveway may flare to an apron to serve a 2 or 3 car-wide garage.

➤ Swing-in garages.

Swing-in garages are only allowed:

- On garden lots, and
- On up to twenty-five (25) percent of lots on any one street.

Swing-in garages must be configured as follows:

- The swing-in garage may not exceed two (2) cars in width.
- Any additional parking beyond the one (1) or two (2) cars in the swing-in garage must be provided with a one-car-wide recessed car garage. The recessed garage can house two (2) cars through tandem parking.
- The swing-in garage must be set back at least ten (10) feet from the front property line.
- At least thirty (30) percent of the linear length of the swing-in garage's front facade must be windows.
- Swing-in garages are not allowed on corner lots.
- Curb cuts for swing-in garages, including when shared with recessed garages, must not exceed twelve (12) feet in width.

Lane-accessed garages.

Lane-accessed garages are accessible from lanes located to the rear or side of a lot. They can be attached to or separate from the residence structure. Green court units must have lane-accessed garages as shown in Exhibit 3-20.



ILLUSTRATION NO. 3-12

Hollywood Driveways with a Center Planting Strip

*Hollywood driveways, with a center planting strip, are encouraged for driveways.  
This side driveway leads to a rear garage.*

Corner Lot Garages.

For single family homes at street corner lots (see Exhibit 3-16):

- The driveway for a garage accessed from a front street must be on the interior side of the lot, and the garage must be set back at least ten (10) feet from the side street.
- A garage accessed from a side street or lane must be set back ten (10) feet, or more than twenty (20) feet from the side street, and at the rear portion of the lot.

Three-Car or Larger Garages.

Three-car or larger garages for single-family homes are only allowed for garden and village lot homes. Three-car or greater garage parking, if provided, must be supplied in one of the following ways, subject to the further restrictions on types of garages allowed for each type of unit:

- With a 3-car wide (or greater) side-drive garage located behind the house.
- With a 3-car wide (or greater) lane-accessed garage.

- With combination of a one car wide recessed garage (with one (1) space, or two (2) spaces via tandem parking) and a one (1) or two (2) car wide swing-in garage.
- With a one (1) or two (2) car wide swing-in garage and a side-loaded or lane-loaded garage of any width.

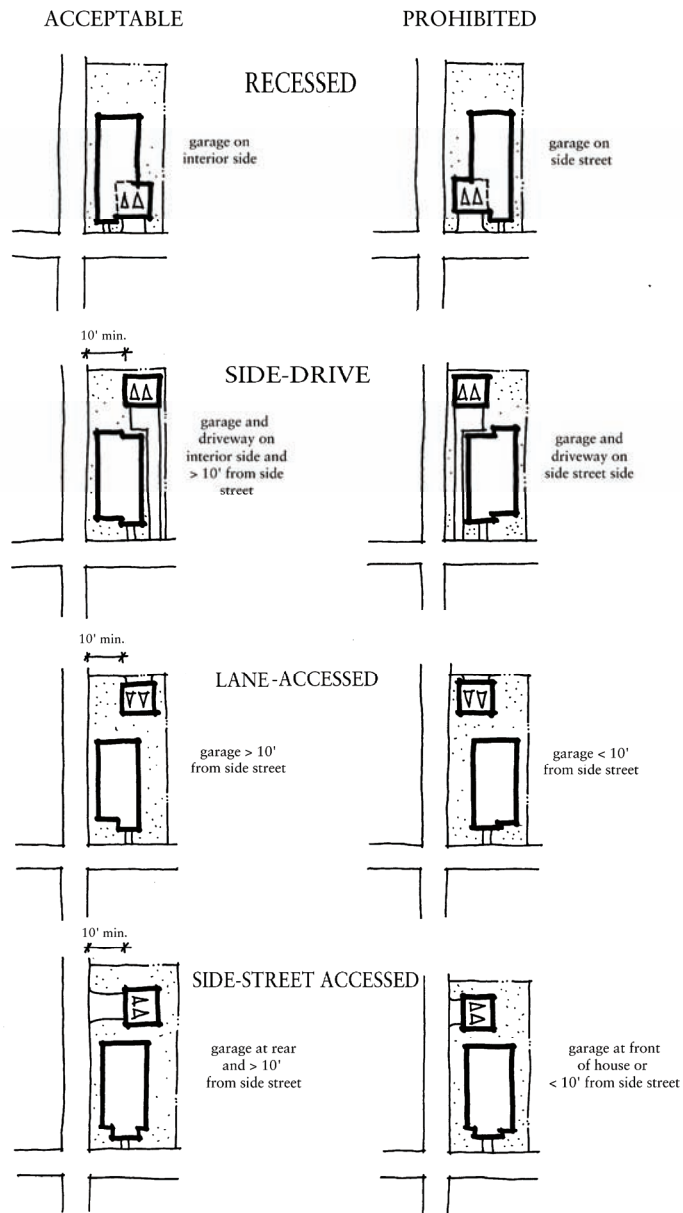
Garages for Attached Units.

All townhouse, live/work, and other attached units shall have side drive or rear lane-accessed garages, (either attached or detached to the residential structure), or rear parking lots. Garages are prohibited at the front of the unit. Driveways into building garages should be designated with piers, gates, vaults or other boundary markers. Two-way driveway widths shall have a minimum width of twenty-five (25) feet.

For attached product parcels, off-street parking lots are allowed on no more than twenty (20) percent of the parcel's street frontage. This ensures that parking will not dominate the streetscape, and will be sited to the rear or interior of parcels.

EXHIBIT 3 - 16

PERMITTED AND PROHIBITED LOCATIONS FOR  
GARAGES AT CORNER LOTS



Garage Door Treatments.

All residential garage doors visible from a street or park shall consist of articulated panels and incorporate at least one of the following features:

- Indoor living space or balcony space built over the garage with clear sight lines between the street and these spaces.
- Strong shadow lines around the garage face created by recessing the door one (1) foot behind the adjacent building plane, or by extending a trellis or bay window at least two (2) feet in front of the garage face.

These features are not required for garages along lanes. Garage doors on lanes shall be roll-up type doors.

Driveway Paving.

Hollywood Drives. Unlike standard side driveways which are entirely paved, Hollywood Drives have a center planted strip. Hollywood Drives may be used on all drives for single family residences.

**5 . 3 . 5      A R C H I T E C T U R A L   D E S I G N   G U I D E L I N E S**

**Architectural Theme and Design Guidelines.**

The intent and goal of architectural standards is to provide guidelines that are reflective of the character of homes historically built in Fullerton. In order for Amerige Heights to successfully emulate the character of Fullerton residences, deliberate study and consideration is warranted. The Amerige Heights planning team will partner with the City of Fullerton and recognized design professionals, as approved by the Director of Development Services, to provide a specific program of architectural themes and design standards for incorporation into homes, hardscape treatments, roadway and lane design, etc. in addition to those general guidelines identified below.

The Fullerton Redevelopment Design Review Board will review the architectural themes and design standards and provide input to the Director of Development Services. The design themes and standards will be approved by City Council and adopted by resolution. No residential tentative tract map (except for financing maps) will be approved before this approval is secured.

## **Mix of Housing Types.**

### All Housing Types.

Variation of roof materials and colors is especially important for creating a blended appearance from a distance. Cottage lots are encouraged surrounding common open spaces.

### Single-Family Units.

A variety of models and facade treatments is required in each neighborhood for each single family detached housing type, as described in Section 3 - 5.3.4, "Mix of Housing Types." Identical facades should be separated by at least three (3) lots, including lots on the opposite side of the street.

## **Transition from Attached Units to Single Family Homes.**

While attached building complexes can adopt a variety of architectural styles, at their perimeter they should harmonize with the surrounding neighborhood type through both site planning and architectural techniques. For example, when townhouse units face single family homes across the street, the townhouses should have individual entries and should match the height, scale, setbacks, and streetscape of the single family homes. When located adjacent to lower density residential areas, attached projects should minimize intrusions on privacy and sun access through careful placement of buildings, windows, decks, patios, and by stepping down building heights.

## **Visual Character / Climatic Response.**

Building design should respond to Southern California's summer sun with deep recesses and overhangs. Entries, particularly the front door, should be protected by a porch. Principal rooms should have windows, whenever possible, on two walls to provide balanced daylighting, and facilitate natural cooling and ventilation. Homes should be oriented so a majority of primary living spaces receive direct sunlight, and incorporate overhangs, awnings or trellises which allow the low winter sun to penetrate the unit, while blocking the high summer sun.

## **Facades.**

- **Single Family Facade Articulation.** All single family residential buildings should be articulated with porches, balconies, or bay windows that face the adjacent street, park, or open space.
- **Attached Unit Facade Articulation.** The facades of attached products should read as a series of distinct vertical building forms or "bays" within a "street wall" configuration that complies with the setback requirements. The overall composition of the main building should highlight proportion and rhythm

among a series of bays and the overall building mass. Pilasters, columns, reveals, fenestration, and other details may be used to achieve this effect.

- The corners of attached buildings should be marked with strong elements such as vertical piers, extra height (a tower), greater massing (thickness, planar orientation, or material change), or different roof form (pitched or flat). Corner butt windows are not allowed.
- Street-facing elevations on attached products shall have additive or subtractive elements at least every fifteen (15) feet, for each floor, to help break up the mass and scale of the facade. Additive elements include dormer windows, porches, bay windows, and exterior stairs. Subtractive elements include carved openings, niches, windows, and doors.

### **Front Doors and Entries.**

- Transparency for Single Family and Attached Units. For all facades that face a required street, primary circulation street, central courtyard, green, or park, at least twenty-five (25) percent of the facade's area should be windows and doors.
- For both single family and attached products, unit entries should be clearly marked through articulation, porches, greater massing or thickness, or recessed entries. Front doors should have a substantial, high-quality appearance. They should include clear glass panes if generous adjacent windows are not provided. Plain doors are discouraged; raised panel doors are encouraged. Front doors should be painted in an accent color.

### **Windows.**

- Single Family Units. To make a safer and more attractive street, it is recommended that the largest window or group of windows of at least one of the following rooms should face the street: living room, dining room, or family room.
- Attached Units. Street-oriented windows should be well articulated. Windows should have a vertical dimension equal to or greater than the horizontal dimension. First floor windows shall be exempt from this requirement. Wood or steel sash windows are recommended; mirror-faced glazing is prohibited.
- For attached units, it is important that residents of individual units be able to survey the street from their units, to help keep "eyes on the street." Therefore, it is encouraged that each unit have at least one balcony, french balcony, deck, or courtyard that looks onto a required street or primary circulation street. Railings on balconies or decks should be opaque from the finished floor to a minimum height of eighteen (18) inches.



## **Roof Form.**

- Single Family Units' Roof Form. All single family residential buildings should have pitched roofs. Flat roofs are prohibited.
- Attached Units' Roof Form. The roof of attached buildings may be sloped or flat. The important aspect is the transition between vertical wall and roof. The cornice should be carefully articulated at this juncture, and integrated with the style of the architectural bay it terminates. A shed roof over upper windows or a stepped plaster parapet are examples of design features. Roofing materials should be either concrete or clay tile, slate, or metal.

## **Side Elevations at Corner Lots.**

The street-side elevation of any residence located at a street corner (including single-family and multi-family units) should have the same level of detail as the front elevation, with multiple windows and variations in roof line and trim. This helps to break up the scale and massing of the unit and provide visual interest along the side street. The side elevation should also have the same materials and finishes as the front elevation, in order to avoid an "applied" look. This guideline also applies to corner units siding on to landscape buffers and gateway entries.

## **Rear Elevations.**

There are no situations in which residences in the project back up onto public streets within the project. However, some units back onto public streets at the perimeter of the project (namely Pioneer Avenue, Parks Road, and Gilbert Street). Where visible from these perimeter streets or lanes, the rear elevations of such homes should have similar materials and finishes and a similar level of detail to the front facade. Rear elevations should be visually broken up with windows and variations in roof line and trim to provide visual interest from the rear street.

## **Quality of Materials.**

New buildings should support Fullerton traditions and maintain a level of craft in the process of construction. The building materials used should be appropriate for the architectural style. For economic reasons, substitutions and comparable materials may be necessary on some buildings; however, the visual aesthetic quality of the material should be equal or greater than the original material. Material changes should not occur at external corners, but should occur at "reverse" or interior corners or as a "return" at least six (6) feet from external corners. Scored plywood (such as "T 1-11") is not permitted.

### **Accessory Living Spaces.**

- The entrance to an accessory living space should be recognizable. A covered porch or covered landing should be placed at the entrance to accessory living space, and should be at least six (6) feet clear in any direction. An arbor or trellis should be constructed at the base of stairs leading to upper-story dwellings.
- The location and direction of windows should minimize the loss of privacy to adjacent residences. Windows within seven (7) feet of an interior property line should use obscured glass or clerestory windows with a sill height of at least five (5) feet.

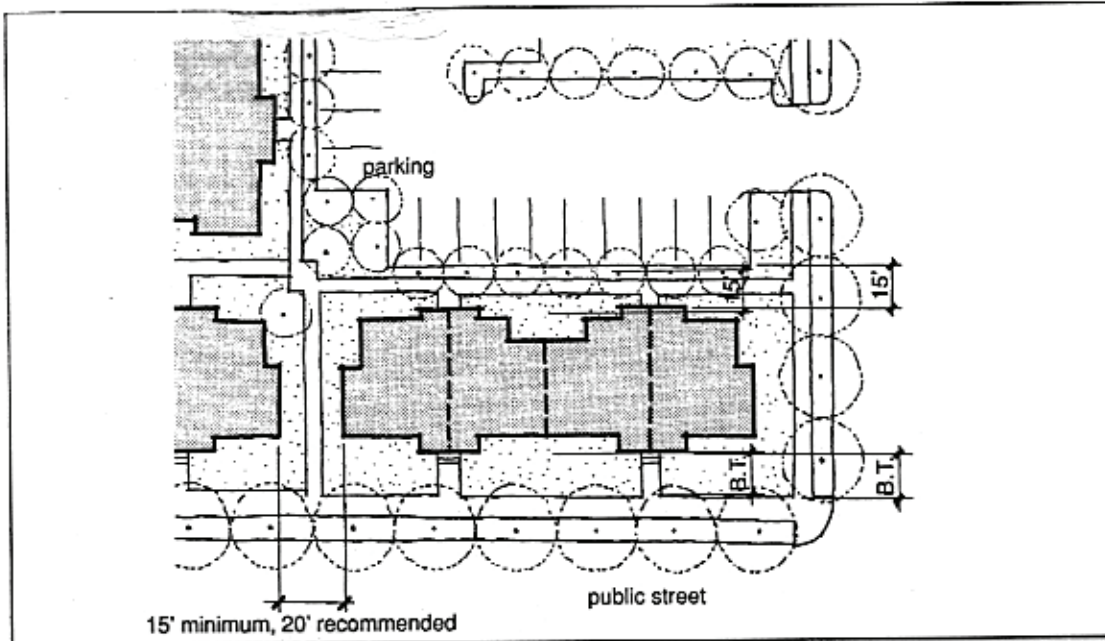
### **Housing Type Illustratives.**

The following housing type diagrams, Exhibit 3-17 to Exhibit 3-38, show the various housing types and clarify some design guidelines and standards that are specific to certain types. All house designs for Amerige Heights must comply with the complete guidelines and standards as defined in this entire document.

All house types are illustrated by representative lot layouts and photographs and/or artists renderings. In addition, for cottage, village, and garden lots exhibits showing a potential lot layout that includes variable lot widths is also included (see Exhibits 3-21, 3-26, and 3-32). These exhibits are included to suggest one additional way to achieve variety and interest in the street scene.

EXHIBIT 3-17

REPRESENTATIVE ATTACHED UNITS



LANE

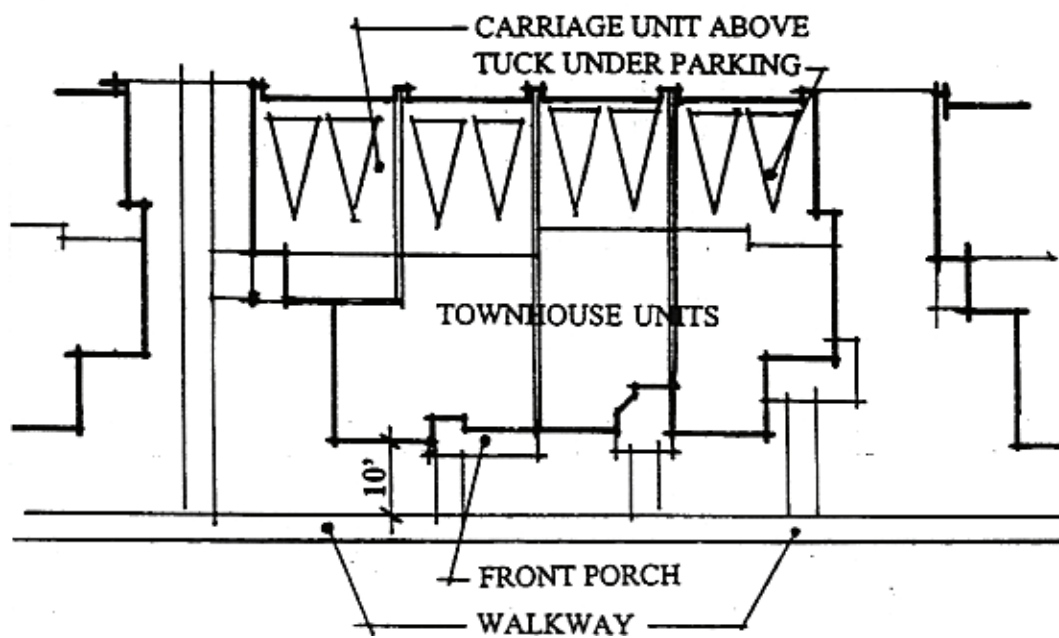


EXHIBIT 3-18

ATTACHED UNITS





EXHIBIT 3-19

SAMPLE GREEN-COURT SINGLE FAMILY  
CONFIGURATION

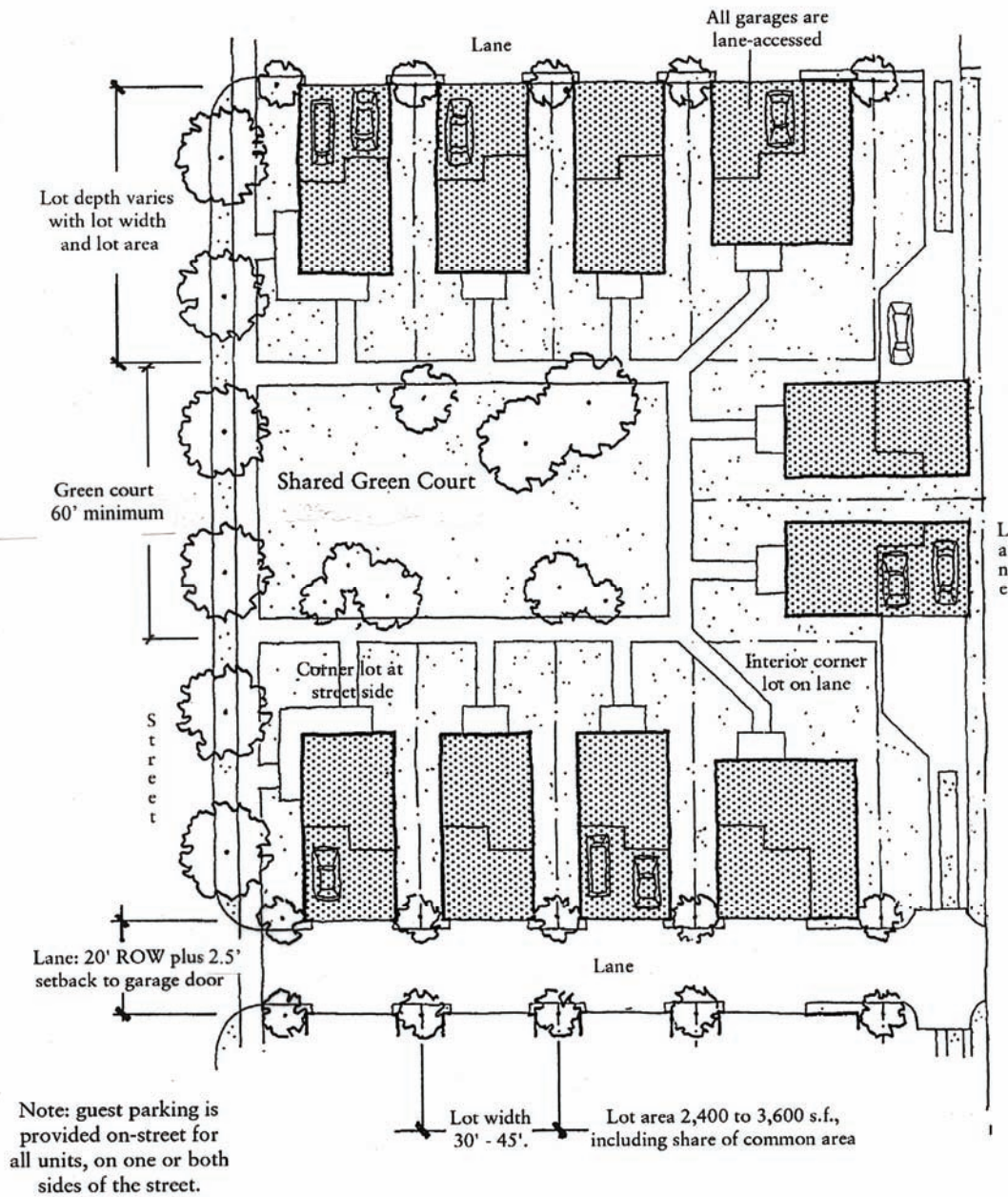


EXHIBIT 3-20

GREEN-COURT



EXHIBIT 3-21

COTTAGE LOT HOMES:  
ONE AND TWO STORY  
VARIED LOT SIZES

3,200 - 4,000 SQ. FT. LOTS

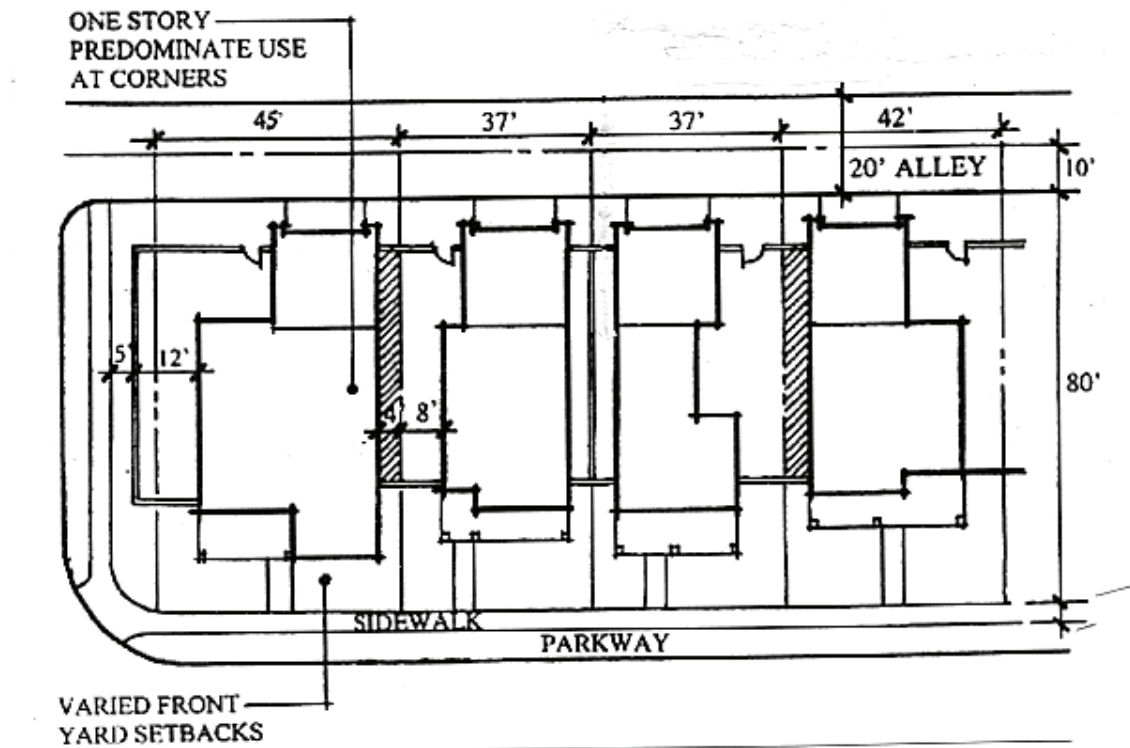




EXHIBIT 3-22

COTTAGE LOT:  
SIDE DRIVE GARAGE  
LANE-LOADED  
PAIRED HOMES

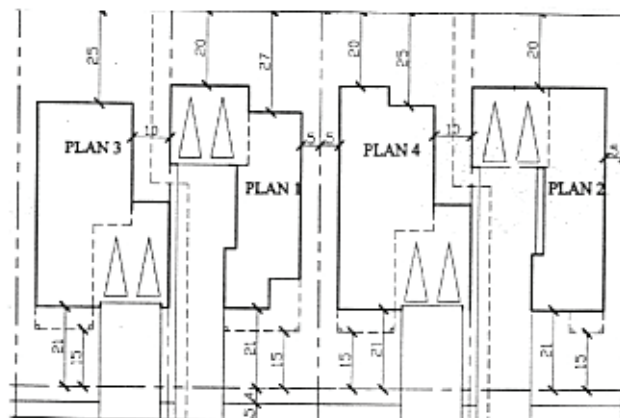
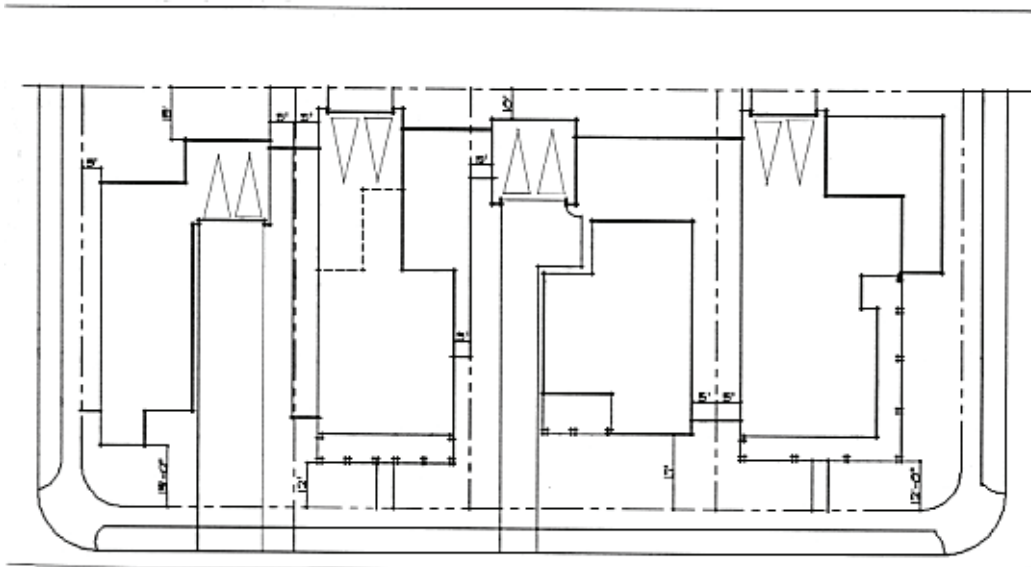




EXHIBIT 3 - 23

COTTAGE LOT:  
LANE - LOADED



EXHIBIT 3 - 24

COTTAGE LOT:  
PAIRED HOMES



EXHIBIT 3-25

COTTAGE LOT HOMES





EXHIBIT 3-26

VILLAGE LOT HOMES:  
ONE AND TWO STORY  
VARIED LOT SIZES  
4,500 - 5,000 SQ.FT. LOTS

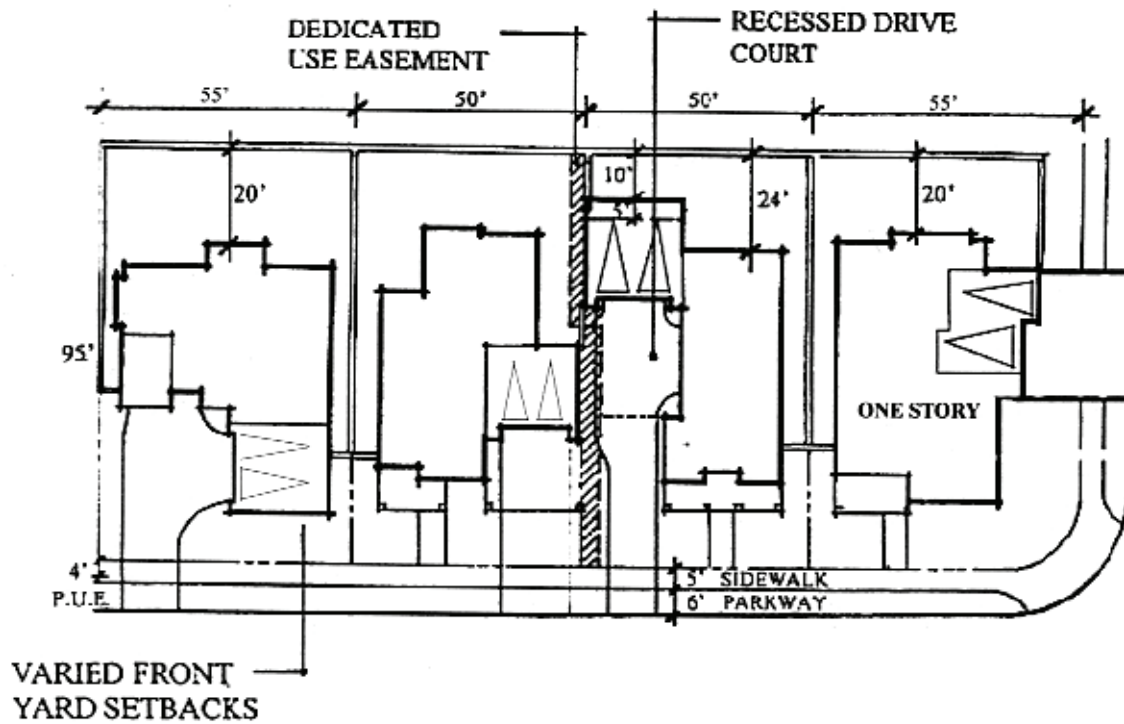


EXHIBIT 3-27

VILLAGE LOT:  
RECESSED GARAGE  
SIDE DRIVE GARAGE  
LANE-LOADED

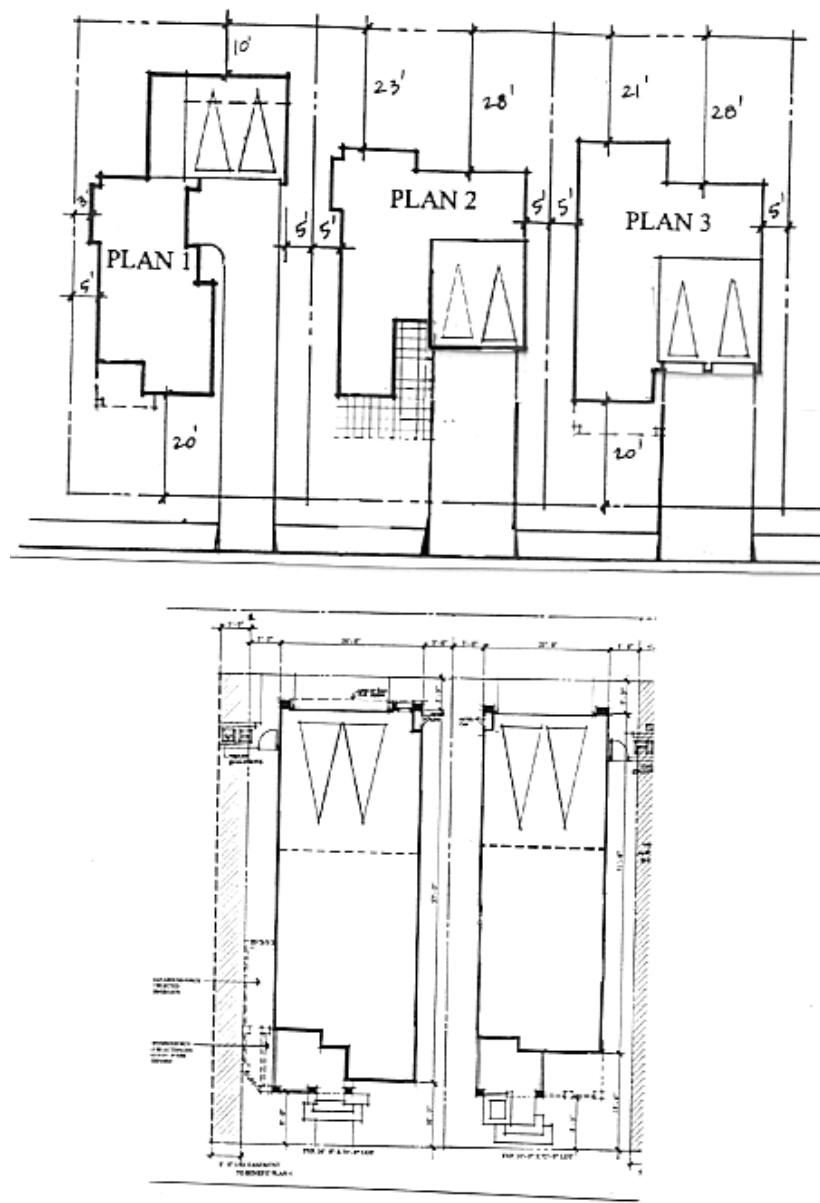


EXHIBIT 3-28

VILLAGE LOT:  
RECESSED GARAGE



EXHIBIT 3-29

VILLAGE LOT:  
SIDE DRIVE GARAGE





EXHIBIT 3-30

VILLAGE LOT:  
LANE-LOADED

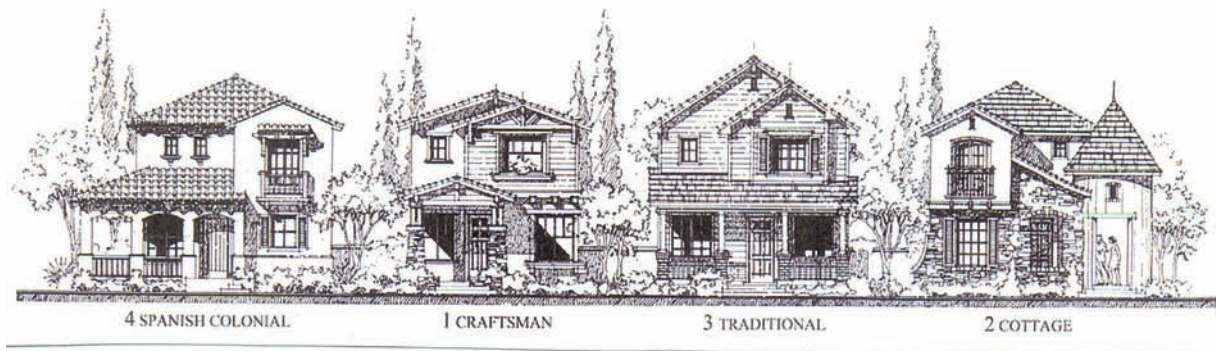




EXHIBIT 3-31

VILLAGE LOT HOMES



EXHIBIT 3-32

GARDEN LOT HOMES:  
ONE AND TWO STORY  
VARIED LOT SIZES  
6,000 - 7,000 SQ. FT.

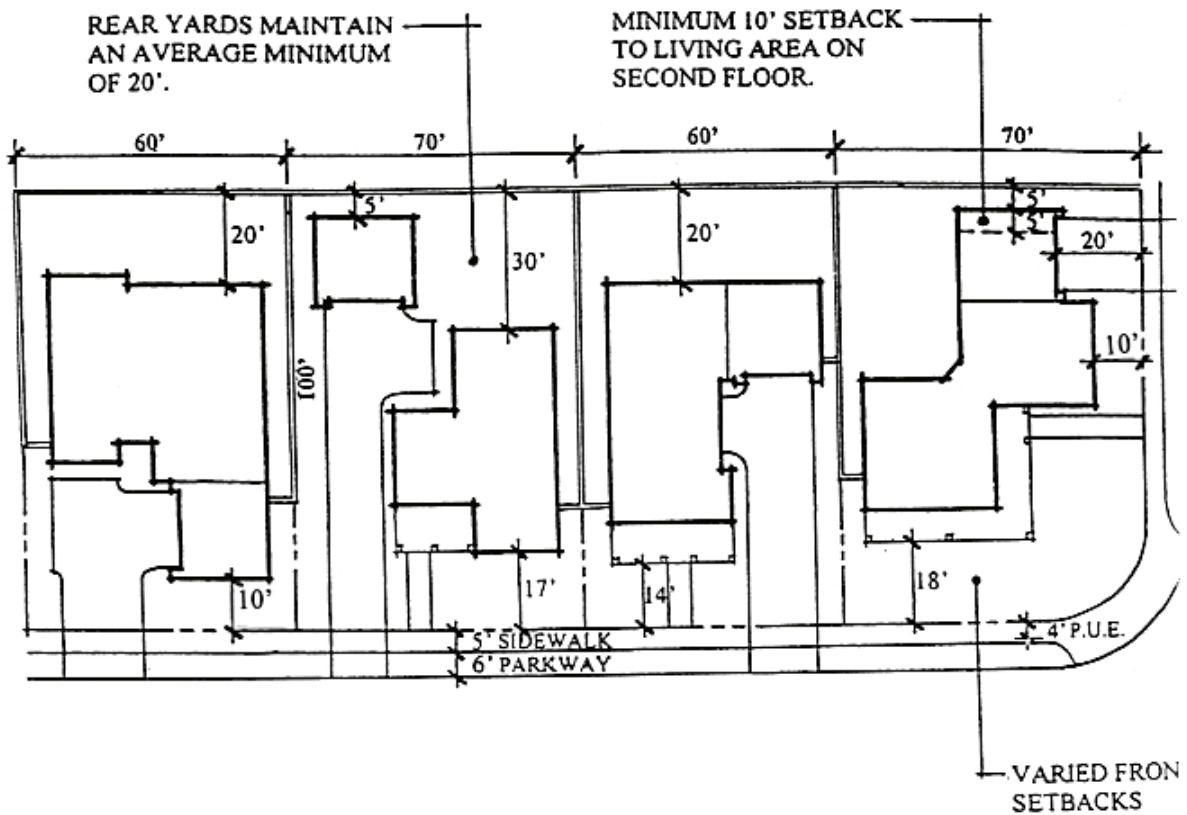


EXHIBIT 3 - 33

GARDEN LOT:  
RECESSED  
SWING-IN AND  
SIDE DRIVE GARAGE

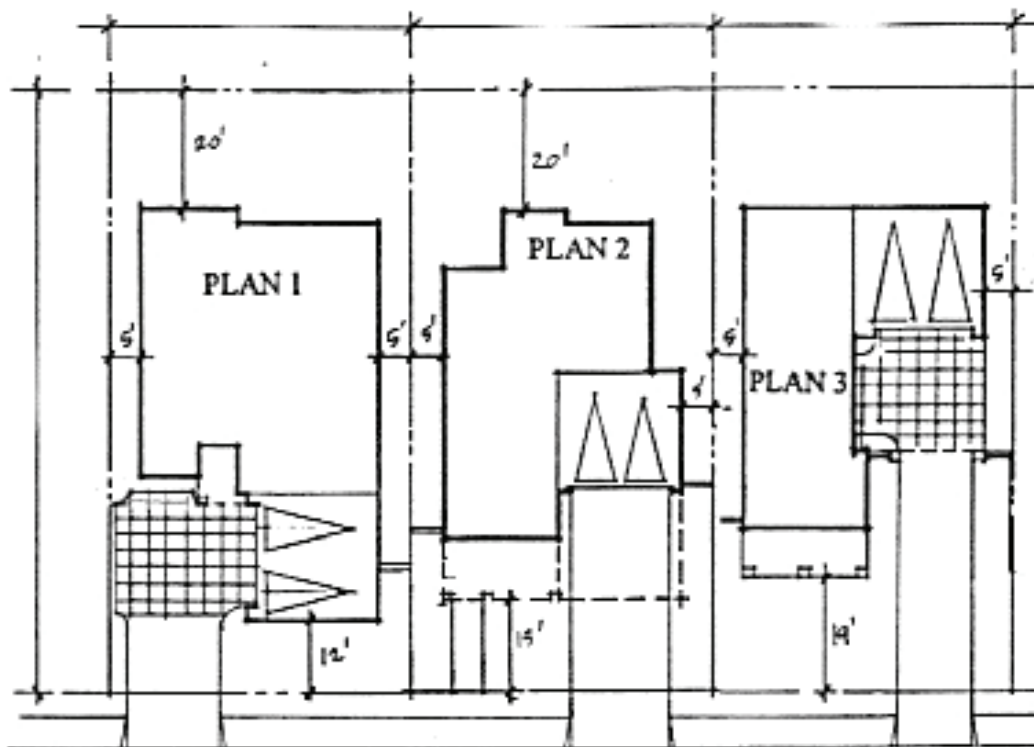


EXHIBIT 3 - 34

GARDEN LOT:

RECESSED GARAGE





EXHIBIT 3 - 35

GARDEN LOT:  
SWING-IN DRIVE



EXHIBIT 3 - 36

GARDEN LOT:  
SIDE DRIVE GARAGE





EXHIBIT 3-37

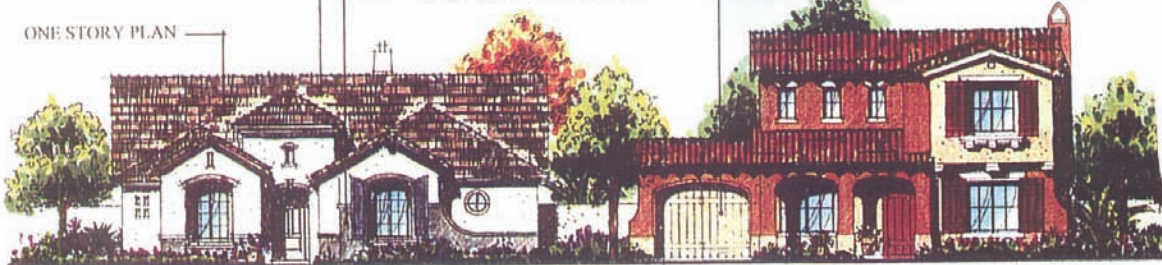
GARDEN LOT HOMES

VARIED LOT WIDTHS ALLOW  
ARCHITECTURAL DIVERSITY

ONE STORY PLAN

SIDE - ON ENTRY GARAGE

REAR LOT GARAGE



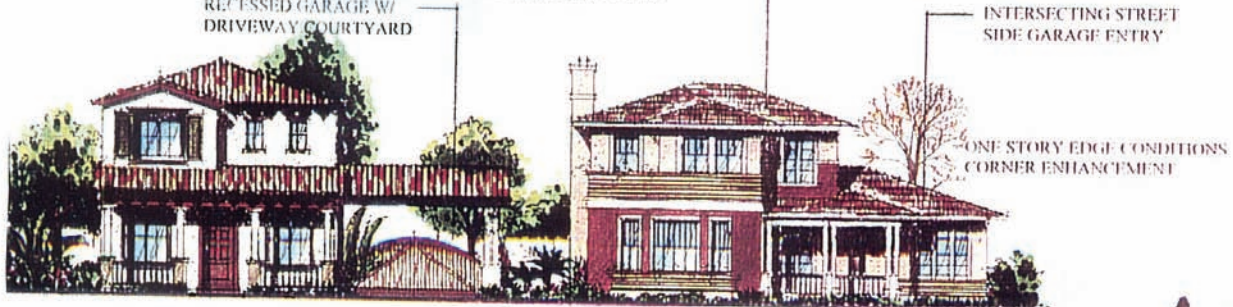
FRENCH COUNTRY

MISSION

RECESSED GARAGE W/  
DRIVEWAY COURTYARD

VARIED ROOF FORMS

INTERSECTING STREET  
SIDE GARAGE ENTRY



SPANISH COLONIAL

PRAIRIE

A M E R I G E   H E I G H T S   S P E C I F I C   P L A N



## SECTION 4

### SIGNAGE PROGRAM

#### 1. SIGNAGE PROVISIONS

**T**he provision of signage within the mixed-use portion of the Amerige Heights community will define and unify the community character of retail, office, light industrial, research, and development land uses. The resulting signage must be a balance between a constant structure and theme and individual identification that naturally occurs in a community built over time.

Consequently, the signage at Amerige Heights is provided as a "Master Signage Program." Such a program establishes a unifying theme and provides regulatory standards to implement the theme. Philosophically, the signage program is intended to represent a city center that was developed as independent uses over time.

Every sign in the Amerige Heights Mixed-Use element will be part of a planned signage program which will be submitted for planning department review and approval in accordance with the criteria set forth in this Plan. The purpose of this section is to set forth permitted sign types and provide general criteria for the Master Signage Program.

The Amerige Heights Master Signage Program is provided to address the signage needs for the retail and research and development portions of the project. These two elements will represent and be provided as independent master signage programs that will incorporate the overall themes and design characteristics of the Amerige Heights neo-traditional concept.

The Master Signage Program will be submitted concurrent with the Site Plans as a required element. The Master Signage Program can, but is not required to address the following types of signs:

- Freestanding signs
- Wall/Canopy signs
- Projecting signs
- Marquee signs

- Under canopy/window/hanging signs
- Major building identification

Upon submittal, the Master Signage Program will be evaluated by the Development Services staff predicated on the following criteria:

- Meets the overall themes and design characteristics of Amerige Heights
- Provides effective and identifiable signage to promote the success of the tenants and users
- Demonstrates high quality design and attractive building materials
- Demonstrates a coordinated and comprehensive approach to the signage program, either eclectic or consistent in design
- Meets the purpose and intent of the Specific Plan in ensuring flexibility with a well thought-out approach of quality and attractiveness

The Master Signage Program will be reviewed and approved as part of the Site Plan, per the City's standard process as provided in the City's Municipal Code.

## **1 . 1   S I G N   M E S S A G E   C A T E G O R I E S**

The project signage program shall address the following categories of information:

- Project and major facilities identification at site entries
- Tenant identification signage
- Regulatory vehicular signage
- Directional vehicular signage
- Street identification
- Informational and directional signage
- Building identification signage
- Site directories and orientation maps
- Service signage
- Parking level and area identification signage
- Building address signage
- Building/site directories

- Elevator identification and fire/life safety
- Office tenant identification signage
- Typical door identification signage
- Restroom, and telephone identification signage
- Operation information signage
- Electronic cinema marquee
- Loading dock information
- Loading dock numbers
- Bus and taxi identification
- Bus and taxi loading and unloading information
- Construction barricade

## **1 . 2   G E N E R A L   C R I T E R I A**

The following design guidelines generally address the design criteria for the signage program.

- Color and typography of signs will be evaluated on the basis of aesthetics and legibility rather than conformance to strict criteria.
- Intermittent lights, bare bulbs, neon, illusions of motion, or other mechanical movement are acceptable only within the interior of the project. Such signage could be used with respect to a theatre, health club, or restaurants.
- Well designed pageantry systems consisting of flags and banners, festoons, flag canopies and related displays will be permitted on the interior of the Mixed-Use element, provided they are consistent with the overall design of the signage plan, and do not create a safety hazard and do not adversely affect adjacent land uses.
- The signage program shall acknowledge approval of carefully worded parking garage signage and on-site circulation directional signage.

## **1 . 3   T E M P O R A R Y   I D E N T I F I C A T I O N   S I G N S**

The temporary identification signs are to provide signage during construction, sale and lease, or future tenant announcement. They must be compatible in design and material. The temporary signs shall be approved in accordance with the provisions of the City Code and can remain for a period consistent with the City Code.

### **Sale or Lease Sign:**

For new construction, one (1) sign per street frontage not to exceed eighty (80) square feet in area advertising the sale, lease, or hire of the site will be allowed. The sign may be illuminated. The sign may not exceed sixteen (16) feet in height.

For the resale of residential property one (1) sign per lot or unit is allowed.

### **Construction Sign:**

One (1) sign not to exceed eighty (80) square feet in area denoting the architects, engineers, contractors, brokers, designers and other related subjects will be allowed at commencement of construction. Said sign will be removed within thirty (30) days after issuance of an occupancy permit for the building or building phase. The sign may be illuminated. The sign shall not exceed ten (10) feet in height.

### **Temporary Future Tenant Sign:**

One (1) sign allowing the identification of future tenants will be allowed. Such signs shall not exceed eighty (80) square feet in area.

## **1 . 4   S U B M I S S I O N   O F   M I X E D - U S E   M A S T E R S I G N A G E   D E S I G N   P R O G R A M**

The project applicant shall submit a planned project signage program for review by the Planning Department in accord with the standard Planning Department procedures and this Plan. Where the City's Code sections are incompatible with the standards provided in the Master Signage Program, the standards set forth in this Master Signage Program shall supercede.

## SECTION 5

### MASTER GRADING PROGRAM & INFRASTRUCTURE

#### 1. MASTER GRADING PROGRAM

##### GEOTECHNICAL BACKGROUND

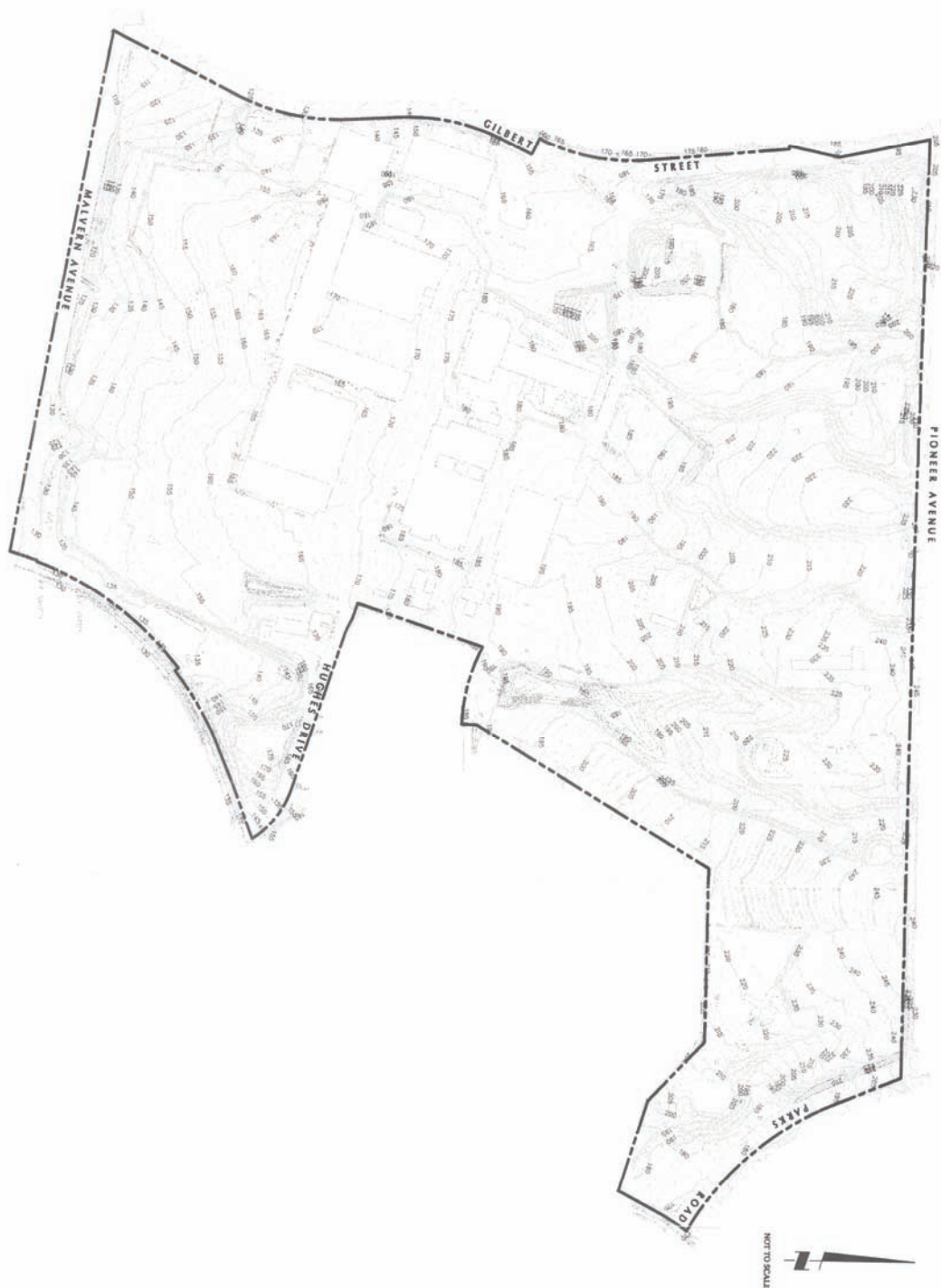
**S**ituated on the southern flank of the West Coyote Hills, the site encompasses a relatively flat to very gently rolling surface. The site is characterized by three northeast to southwest-trending alluvial plains. Relief within the site ranges from 90 to 120 feet, rising from south to north and ranges from 0 to 25 feet, rising from west to east. There are two intermittent drainage courses in the site, both running north to south.

#### 1.2 EXISTING LANDFORM AND PROPOSED GRADING

The existing site was partially developed as a large aerospace engineering and research facility. Approximately half of the site was developed and used (primarily the southern portion). The balance of the site is generally undeveloped and was occasionally used for product testing, employee recreation, or maintained as open space. The landform is generally graded plateaus (for buildings and parking areas) in the southern portion, and gently rolling hills in the northern portion. A natural drainage swale runs from north to south near the easterly boundary with the Sunny Hills High School property. Another drainage course, that is of lesser depth and width, is to the west and also runs from north to south. Culverts were constructed to connect the southerly limits of these with flood control channels south of Malvern Avenue. There is an abrupt rise from Malvern Avenue up to the southern portion of the site, which has been interrupted by graded and paved ramps to allow access to the facility parking areas. See Exhibit 5-1.

EXHIBIT 5-1

EXISTING TOPOGRAPHY



Grading of the site is proposed to achieve the following objectives:

- Provide gently sloping streets for safe internal circulation;
- Provide relatively flat stretches of land for residential development;
- Lower the commercial area vertically (relative to Malvern Avenue) to allow visibility from Malvern Avenue to the proposed commercial facilities, and to allow easier access with ramping less steep than the existing graded and paved ramps;
- Provide graded streets and development areas that drain to storm drain collection systems that convey drainage to existing flood control channels and storm drain pipes;
- Achieve a relative balance between excavation and embankment within the site to reduce the necessity to export and import materials for grading (classified fill material, sand, and gravel).
- Preserve the natural drainage swale in the eastern portion of the site.

The maximum anticipated depth of excavation is approximately 30 feet. Generally, proposed depths of excavation and embankment vary from 0 to 30 feet, with the average depth approximately 8 to 10 feet. See Exhibit 5-2.

## **2 . I N F R A S T R U C T U R E**

### **2 . 1     P R O P O S E D   S T O R M   D R A I N A G E I M P R O V E M E N T S**

Storm drainage facilities proposed to serve Amerige Heights will consist of additional pipelines to convey existing run-off flows from off-site (generally, existing areas to the north) that currently drain through the site, to the Brea Channel located southerly of Malvern Avenue. New pipelines will also be provided to convey run-off within the project to either existing storm drain pipelines, or to discharge directly into the Brea Channel. Facilities will be designed according to City standards, and to meet the requirements of the Orange County Flood Control District. Exhibit 5-3 illustrates the location of these facilities.



EXHIBIT 5-2

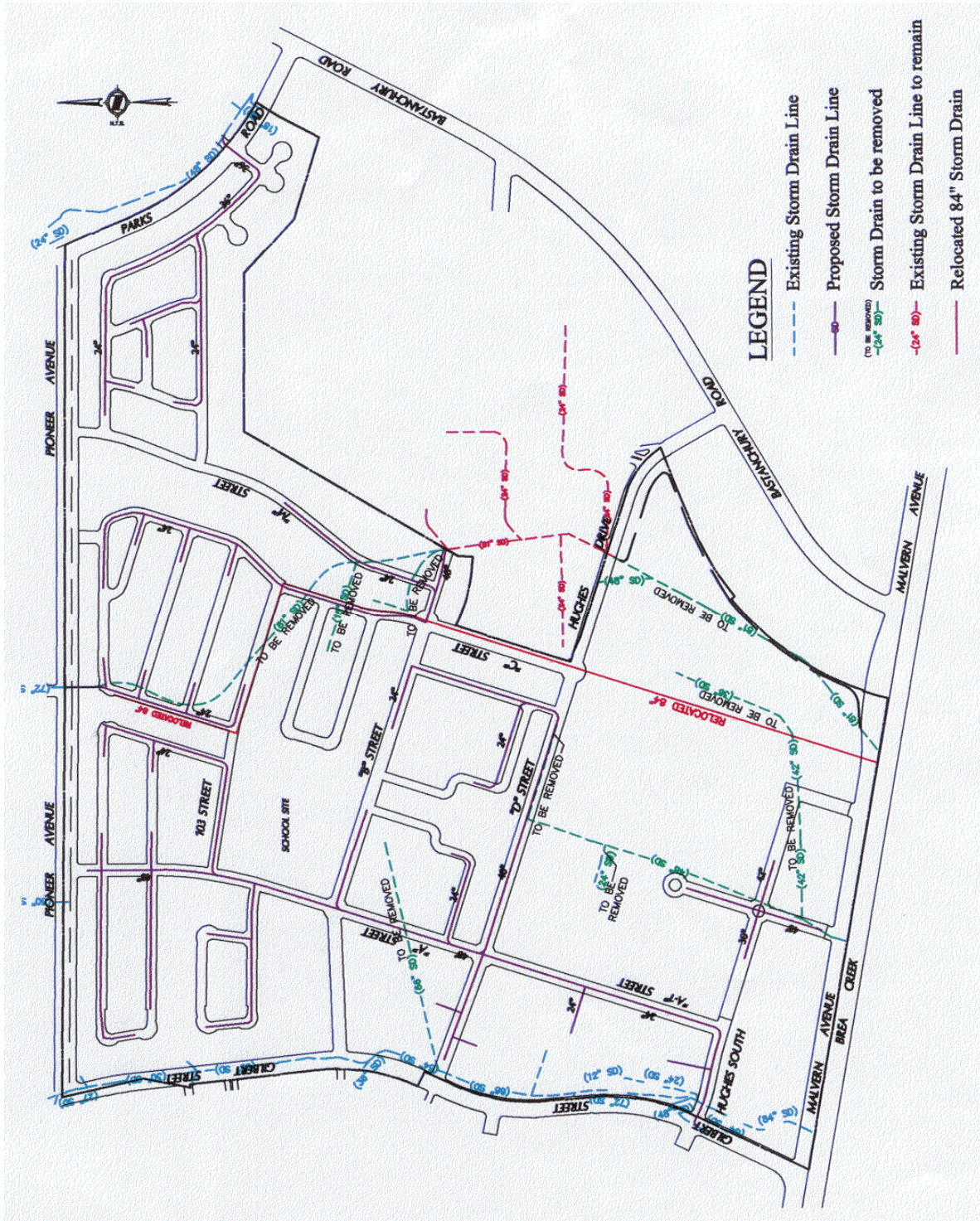
PROPOSED MASS GRADING





EXHIBIT 5-3

PROPOSED STORM DRAIN FACILITIES



## **2 . 2   P R O P O S E D   S E W E R   A N D   W A T E R S Y S T E M   I M P R O V E M E N T S**

Sewer and water facilities proposed to serve Amerige Heights will consist of new pipelines, generally within proposed streets, which will connect to existing pipelines within Malvern Avenue, Gilbert Street, Pioneer Street, and Parks Road. Treatment capacity provided by Orange County Sanitation District (OCSD) is adequate for the proposed project. No upgrades to off-site water facilities (including pumping, storage, and treatment) are anticipated. Exhibit 5-4 and Exhibit 5-5 illustrate the conceptual location of these facilities.



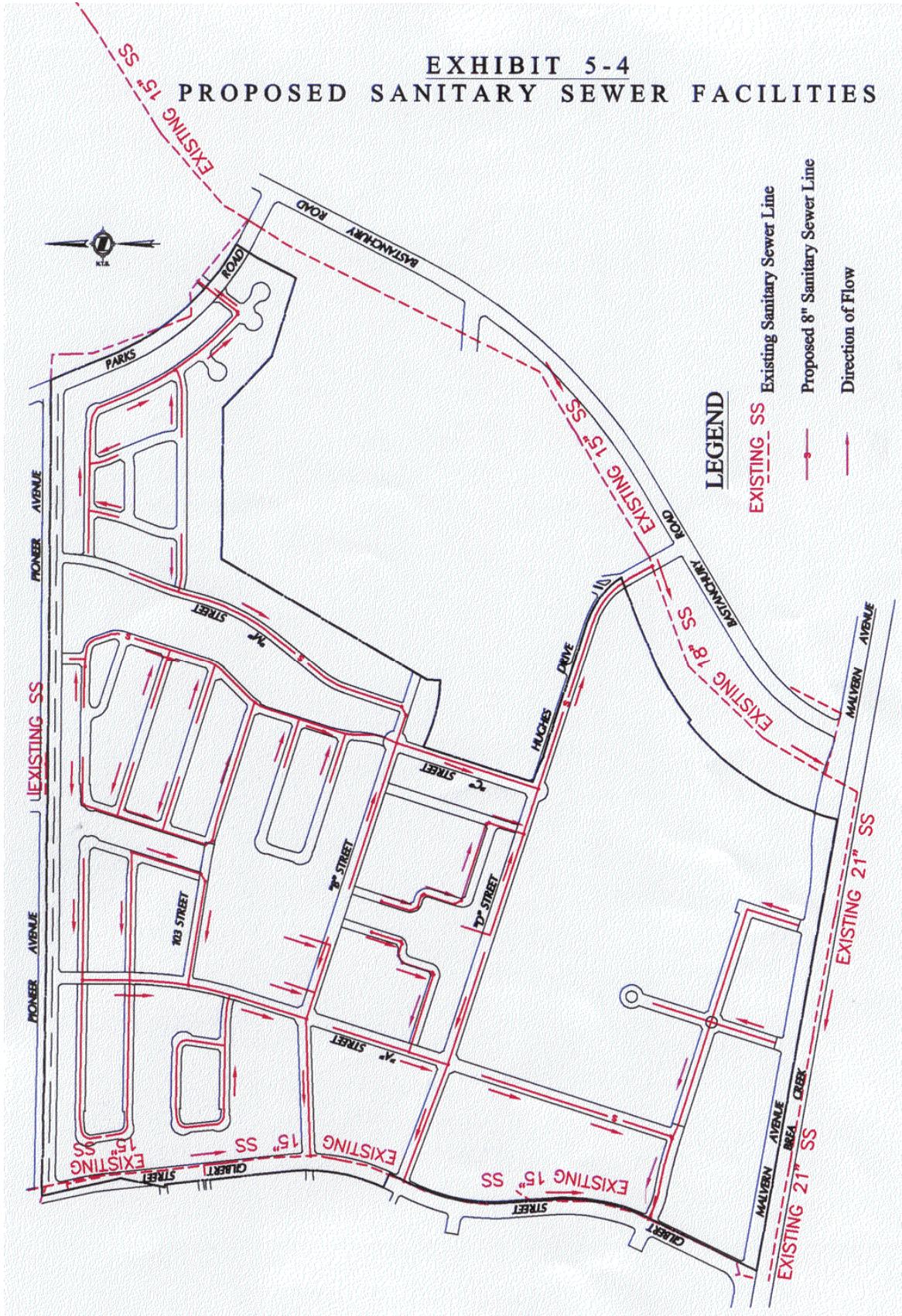
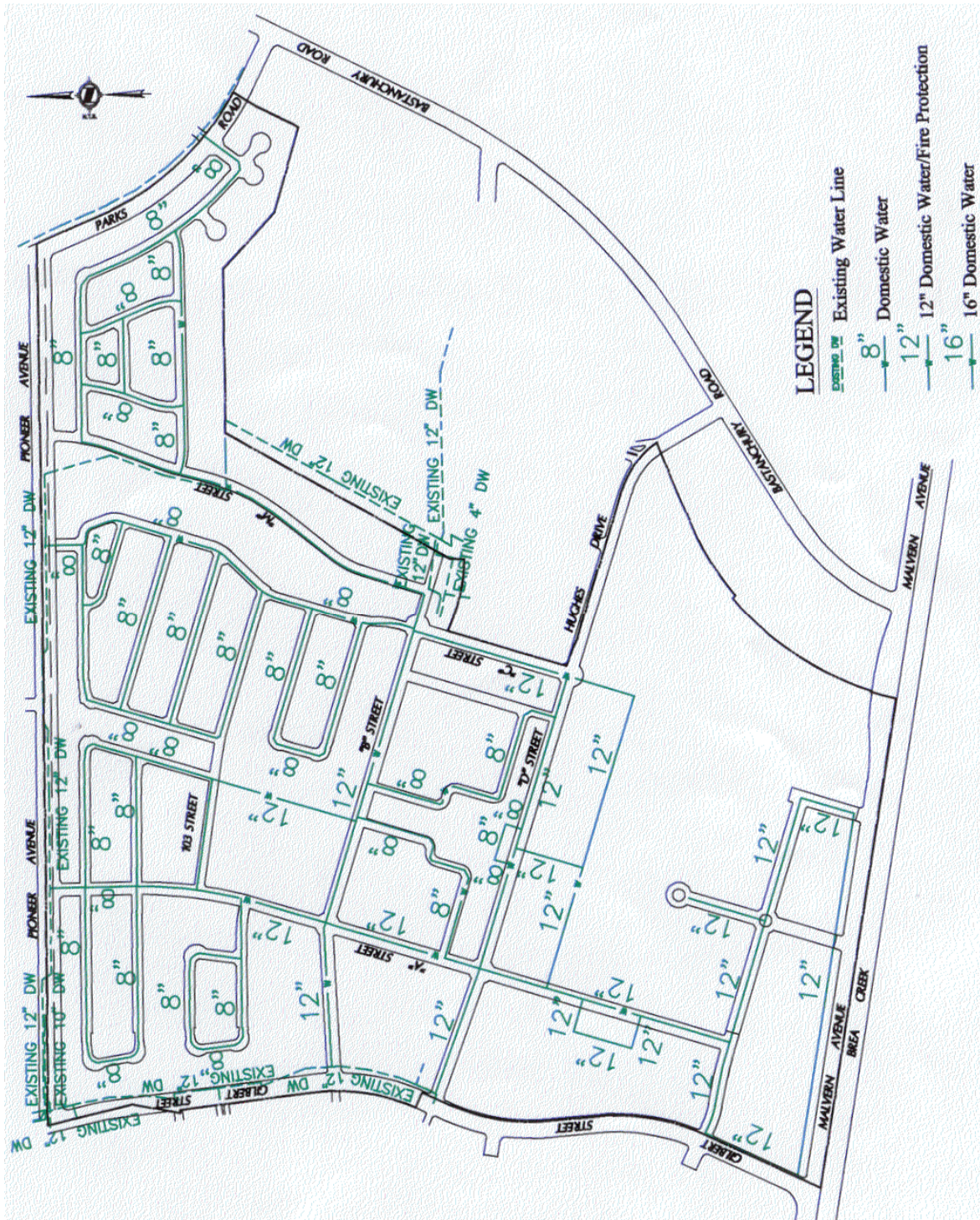




EXHIBIT 5-5

PROPOSED DOMESTIC WATER FACILITIES



### **2 . 3     P R O P O S E D   U T I L I T Y   I M P R O V E M E N T S**

Utility facilities proposed to serve Amerige Heights will be provided by the utility service providers (Southern California Edison, Southern California Gas Company, Pacific Bell, and TCI) according to service application agreements with the project developer. Proposed utility backbone facilities and service lines will be underground (except certain appurtenances, such as switching cabinets, transformers, and other standard structures). Existing transmission lines on the site will be placed underground except for lines 34.5 KVA and above and certain types of fiber optic cables. Exhibit 5-6 illustrates the proposed method for joint trenching of utilities on one or both sides of the street.

### **2 . 4     S T R E E T   L I G H T I N G**

Street lighting will be designed and installed in a manner to replicate ornamental street lighting found in current traditional neighborhoods within the City of Fullerton. Pole heights should not exceed 15 feet. Traditional (historical style) fixtures atop stylized, sculptured poles will be used as opposed to typical suburban cobra-head fixtures extending on arms from tapered concrete poles.

More, smaller lights are preferred to fewer, high-intensity lights. This is in keeping with the overall goal of maintaining the elements of a traditional neighborhood development street in a human scale, and allows for more aesthetic matters, such as allowing people to see the night sky (not possible under large, intensely bright lights).

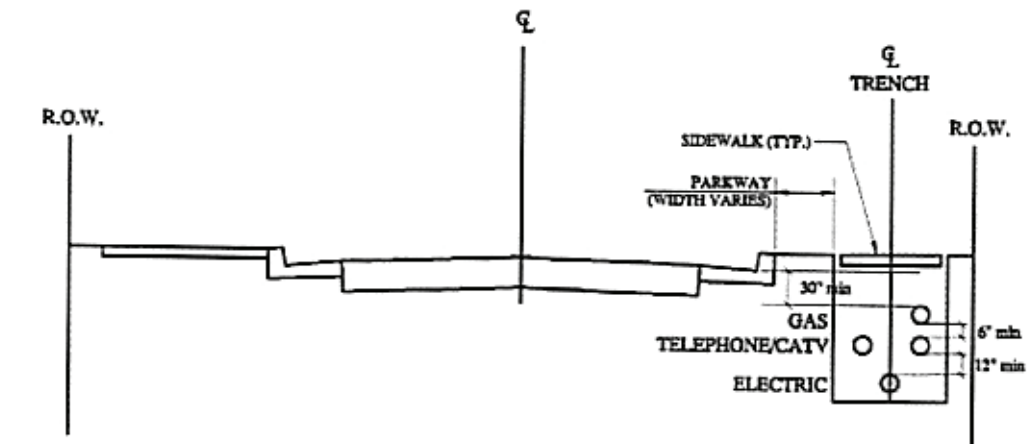
The following elements should be incorporated into the overall lighting plan:

- Light poles 10 to 15 feet in height,
- Lighting sources that provide full-spectrum light so that the illuminated colors seem realistic, similar to the color-corrected lights in downtown Fullerton (i.e., high pressure sodium or mercury vapor lights).
- In some cases, street lighting may be mounted on buildings or fences to replace the need for additional pole-mounted street lights. This will only occur along private streets and lanes.

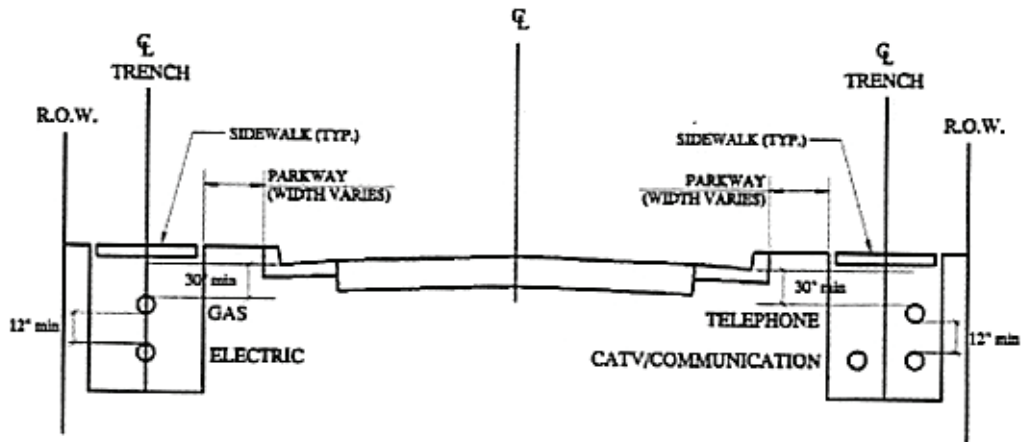
Street light and community light fixtures are illustrated in Section 6, Master Landscape Plan (see Exhibits 6-26 and 6-27).

EXHIBIT 5 - 6

PROPOSED DRY UTILITY COORDINATION



Joint Trench - One Side



Joint Trench - Both Sides



## SECTION 6

### MASTER LANDSCAPE PLAN

#### 1. COMMUNITY LANDSCAPE CHARACTER

**T**he feel and look of a community can be emphasized by the careful planning and layout of the streetscapes, the type and placement of parkway street trees, pedestrian spaces, parks, trail systems, street lights, street signage, and other street furniture. How all the elements work together is what makes a development a community, a community a neighborhood, and a neighborhood a home. The neo-traditional plan for Amerige Heights has been designed to help make these residential neighborhoods connected to the overall community by the design of a more pedestrian friendly environment in part through the use of landscape elements, thus creating a warm and inviting home setting.

The overall intent of the landscape design concept is to create the “back to basics” kind of neighborhood environment associated with living in older, more established areas, similar to Fullerton, Old Pasadena, and Claremont. These areas have a unique charm that is complimented by the design of the streetscapes. Incorporated into the design of Amerige Heights are some of the planning features that are associated with a traditional neighborhood look. These older neighborhoods were more closely designed around a central common green space or “Village Green” which became a community gathering place for special occasions and holiday events. The landscape concept is intended to bring back some of these elements, and to take advantage of the tree lined streets, parks, open space, and trail systems while providing a rich landscape that compliments the style of the architectural feel of Amerige Heights.

The overall architectural character of this development is an eclectic blend of styles, with no one particular architectural style being dominant over others. To compliment this eclectic collection, each neighborhood will be identified by a unique planting palette, with a unifying "signature" street tree. The streetscapes are to be lined with large shade trees, the canopies of which are intended to touch in the center of the streets, and be spaced closely enough together to emulate the quaint urban feel. All streets will have parkways separating the sidewalks from the vehicular traffic on all streets, and the parkways will be sized adequately to accommodate the mature growth of the street trees.



ILLUSTRATION NO. 6-1  
Street Tree Planting

*Street trees should be planted closely together so that they  
grow into a canopy over the roadway.*

## 2 . L A N D S C A P E   C O N C E P T   P L A N

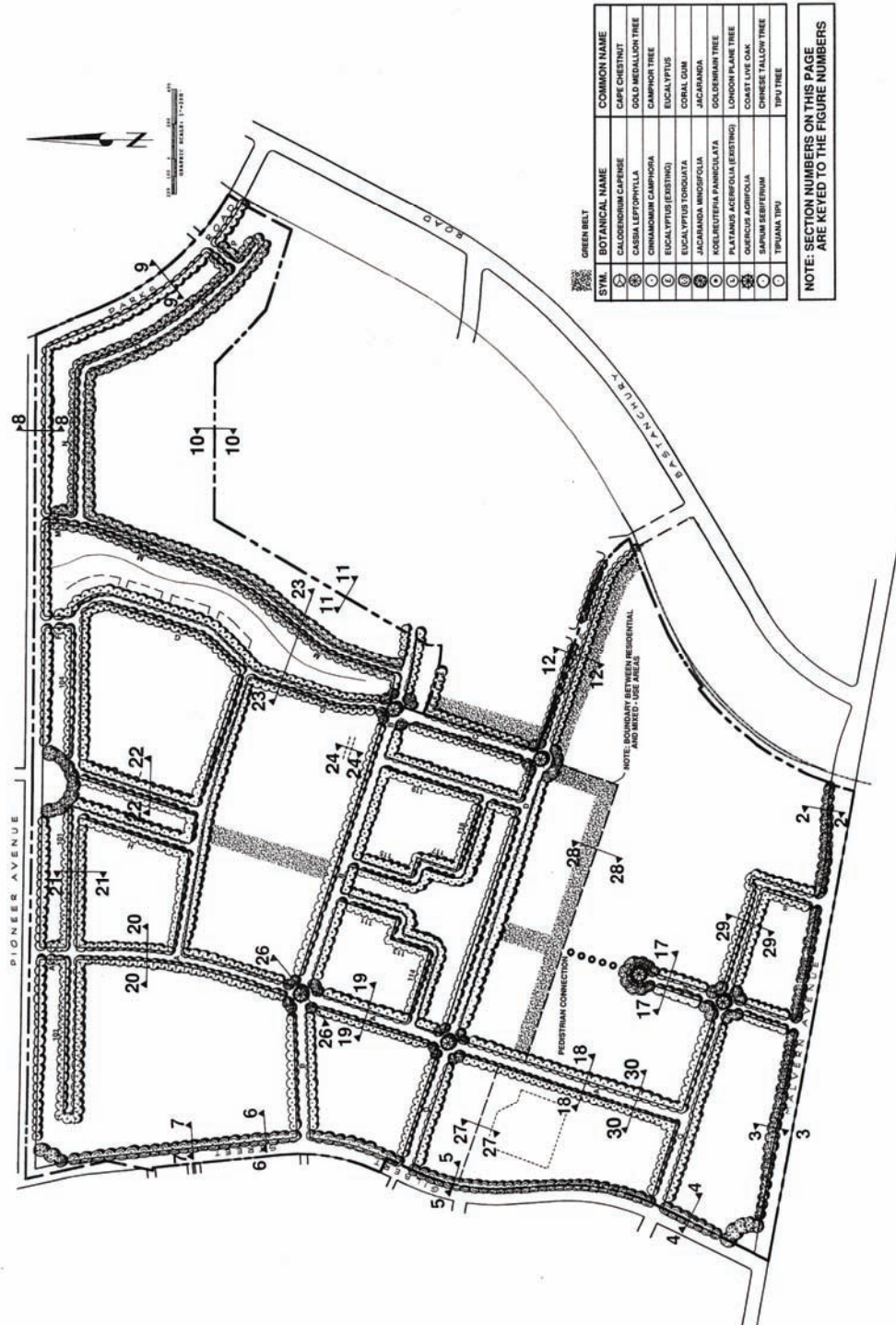
The major streets with street trees are shown on the overall Landscape Concept Plan. The street tree concept is based on a street hierarchy; the required streets within the commercial areas are to receive the same street tree, with the secondary streets receiving a different tree. In the residential areas, each neighborhood is to receive a different type of street tree. This is to help identify each of the neighborhoods from one another, and to lend a small amount of diversity throughout the overall community.

The entry points that lead into this development will have a hierarchy of tree plantings. The Mixed-Use area entries will have one type of accent tree that will be identifiable with the commercial center and will be repeated within the streetscape and parking areas, while the residential entries will have a different type of accent tree that is more residential in scale.

Pedestrian walkways will play a vital role in creating the type of community where walking to schools, parks, and shopping is preferred over driving. The pedestrian experience is to consist of enhanced paving at major street intersections, old time street lights with the “acorn” fixture, street signage that is designed specifically for this project, seating areas, and open plaza areas. This will be most notable within the “Main Street,” the central walkway that leads from the residential neighborhoods to the commercial center.

All of these elements combined together will reinforce the overall eclectic theme of this community. See Exhibit 6-1.

EXHIBIT 6-1  
LANDSCAPE CONCEPT PLAN



## **2 . 1   E X T E R I O R   /   P E R I M E T E R   C O N D I T I O N S**

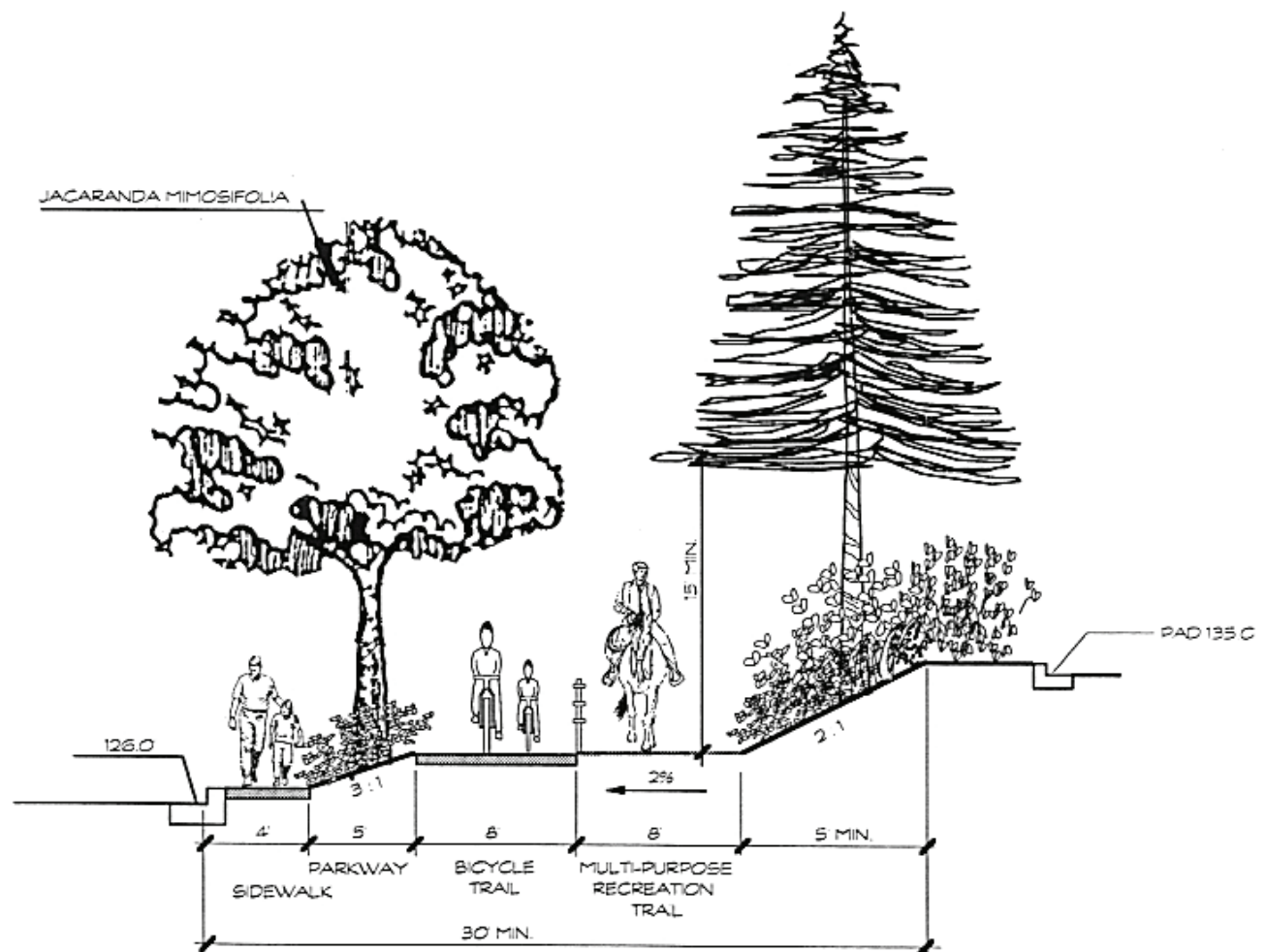
The planting concept for these perimeter streetscapes will continue the City's existing street tree in the parkway. These street trees are intended to create a stately appearance as well as unifying the project with the surrounding area.

The parkways are to be planted with turf or a low ground cover. The slopes and buffer areas that abut these streets are to be planted with a combination of trees, shrubs, and ground cover. The slope areas are to have masses of flowering shrubs in large groups and are to be layered with the taller shrubs closer to the top and middle of the slope. The smaller shrubs are to be massed on the lower third of the slope, closer to the trail. Slopes around the perimeter of the community will be maintained by a homeowners association.

### **2 . 1 . 1   M A L V E R N   A V E N U E**

This street is typified by a multiple purpose recreational trail and a bicycle trail that extends from its intersection with Gilbert Street to the edge of the railroad easement. This sixteen (16) foot wide trail area is to include eight (8) feet of paved area for the bicycle trail and eight (8) feet of unpaved surface for the multipurpose trail. The trails will be separated from the street by a five (5) foot wide parkway. The trail surface will conform to the City of Fullerton's trail specifications. In some situations, the trail will be elevated above the level of the street. See Exhibits 6-2 and 6-3.

EXHIBIT 6 - 2

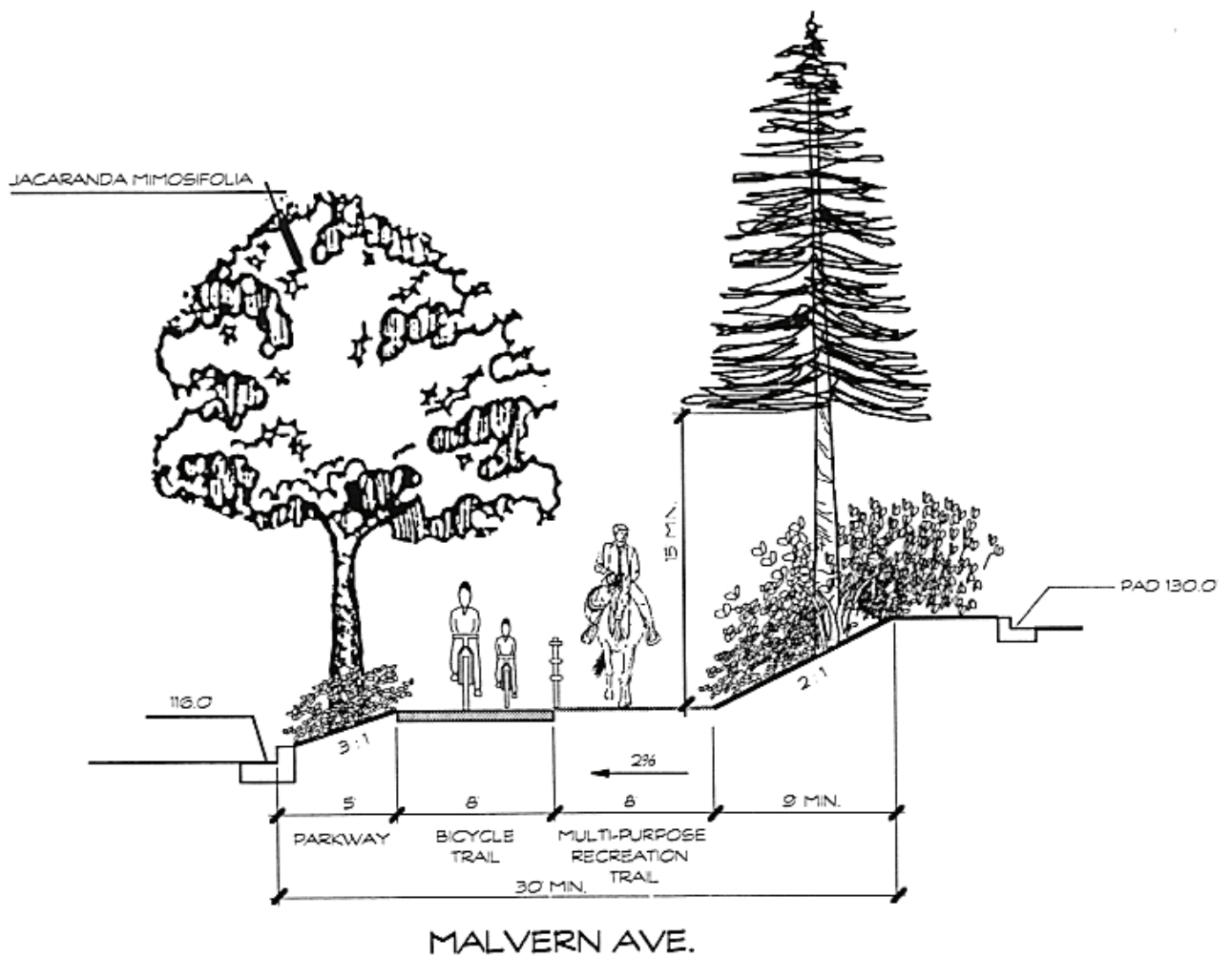


MALVERN AVE.

FIGURE VI - 2

BETWEEN RAILROAD R.O.W. AND "S" STREET

EXHIBIT 6 - 3



MALVERN AVE.

FIGURE VI - 3

BETWEEN "S" STREET AND GILBERT STREET



### 2 . 1 . 2   G I L B E R T   S T R E E T

This street is typified by a minimum twenty (20) foot wide landscaped area along the project boundary. Included within this area is a six (6) foot wide parkway and a five (5) foot sidewalk. Due to the height of the gradient change, in some areas the adjacent slope up to the commercial or residential areas will provide for an even larger landscape separation, reaching widths over fifty (50) feet. In some locations along Gilbert Street the sidewalk may be constructed at an elevation higher than the street. See Exhibit 6-4 to Exhibit 6-7. The street tree in the parkway along Gilbert Street will be a Eucalyptus species (Eucalyptus torquata), consistent with the City's approved street tree for Gilbert Street.

### 2 . 1 . 3   P I O N E E R   A V E N U E

This street is typified by an at-grade center median island and a ten (10) foot wide recreational multi-purpose trail that extends from east of the intersection of Gilbert Street to Parks Road. The trail surface will conform to the City of Fullerton's trail specifications. The widths of the landscape area on either side of the trail may vary. Where applicable, the trail will be depressed below the level of the sidewalk. See Exhibit 6-8. On the north side of Pioneer, the existing Crepe Myrtles will be removed and a landscape buffer will be added. The street tree along Pioneer Avenue will be a Golden Medallion (Cassia leptophylla).

### 2 . 1 . 4   P A R K S   R O A D

This street is typified by an existing multiple purpose trail that extends from the intersection of Pioneer Avenue to the edge of the railroad easement on the east side of the road. See Exhibit 6-9.

## PLANT MATERIAL

The following is a list of proposed plant material and may include, but is not limited to selections from the following:

### Trees

*Grove Trees on Slope - 15 gallon minimum - Randomly spaced to create grove effect. Minimum spacing to be twenty (20) feet apart, maximum spacing to be thirtyfive (35) feet apart. Trees adjacent to the Commercial Area are to be sited so as not to block views of signs.*

Botanical Name	Common Name
Pinus eldarica	Mondel Pine
Melaleuca nesophila	Pink Melaleuca
Liquidambar styraciflua 'Palo Alto'	American Sweet Gum



## A M E R I G E   H E I G H T S   S P E C I F I C   P L A N

Platanus acerifolia	London Plane Tree
---------------------	-------------------

Prunus cerasifera 'Autropurpurea'	Purple Leaf Plum
-----------------------------------	------------------

### **Vines**

*To be planted approximately 10' on center of perimeter walls where applicable - 1 gallon minimum.*

<b>Botanical Name</b>	<b>Common Name</b>
-----------------------	--------------------

Bougainvillea 'San Diego Red'	Bougainvillea
-------------------------------	---------------

Clytostoma callistegoides	Violet Trumpet Vine
---------------------------	---------------------

EXHIBIT 6 - 4

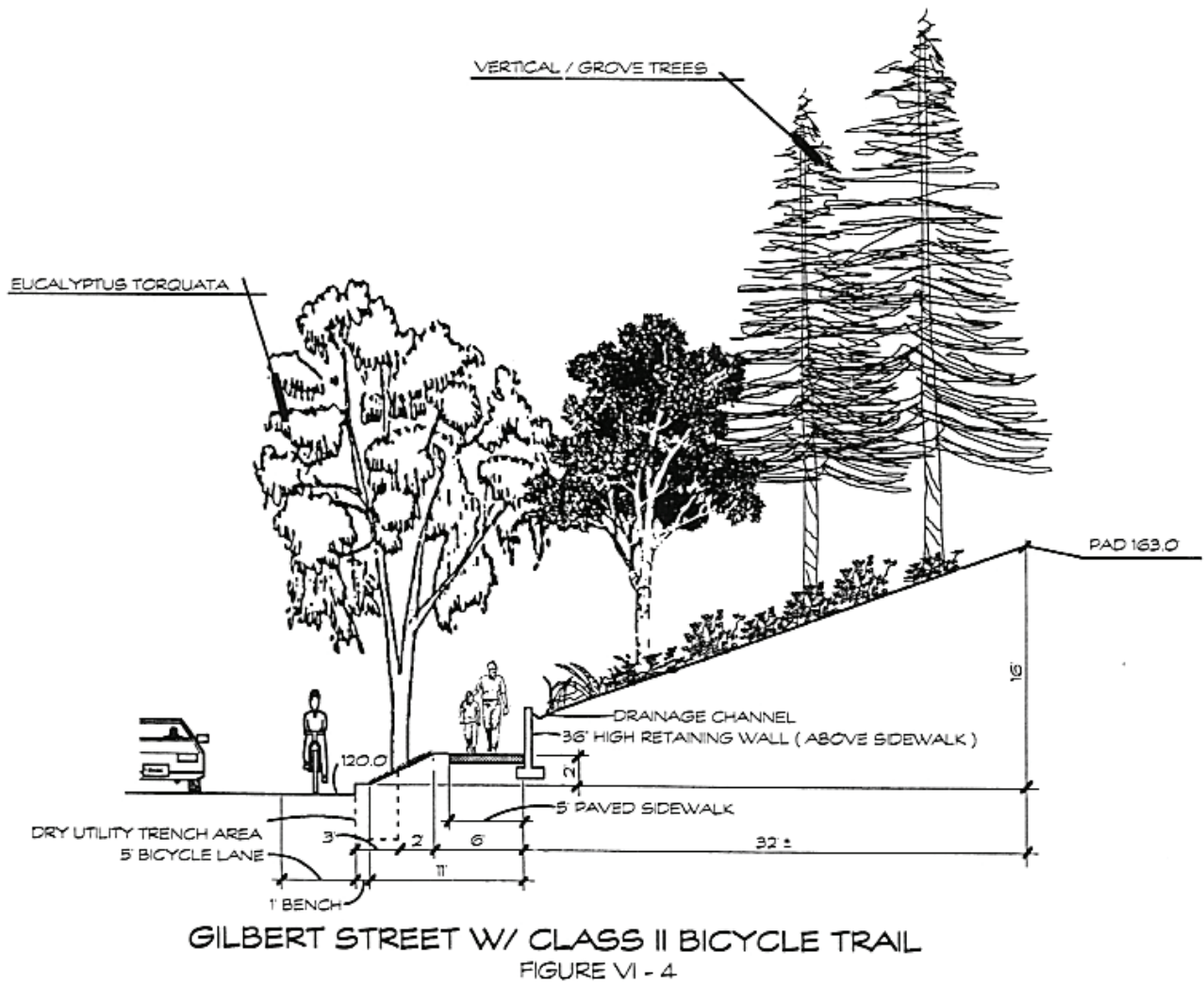
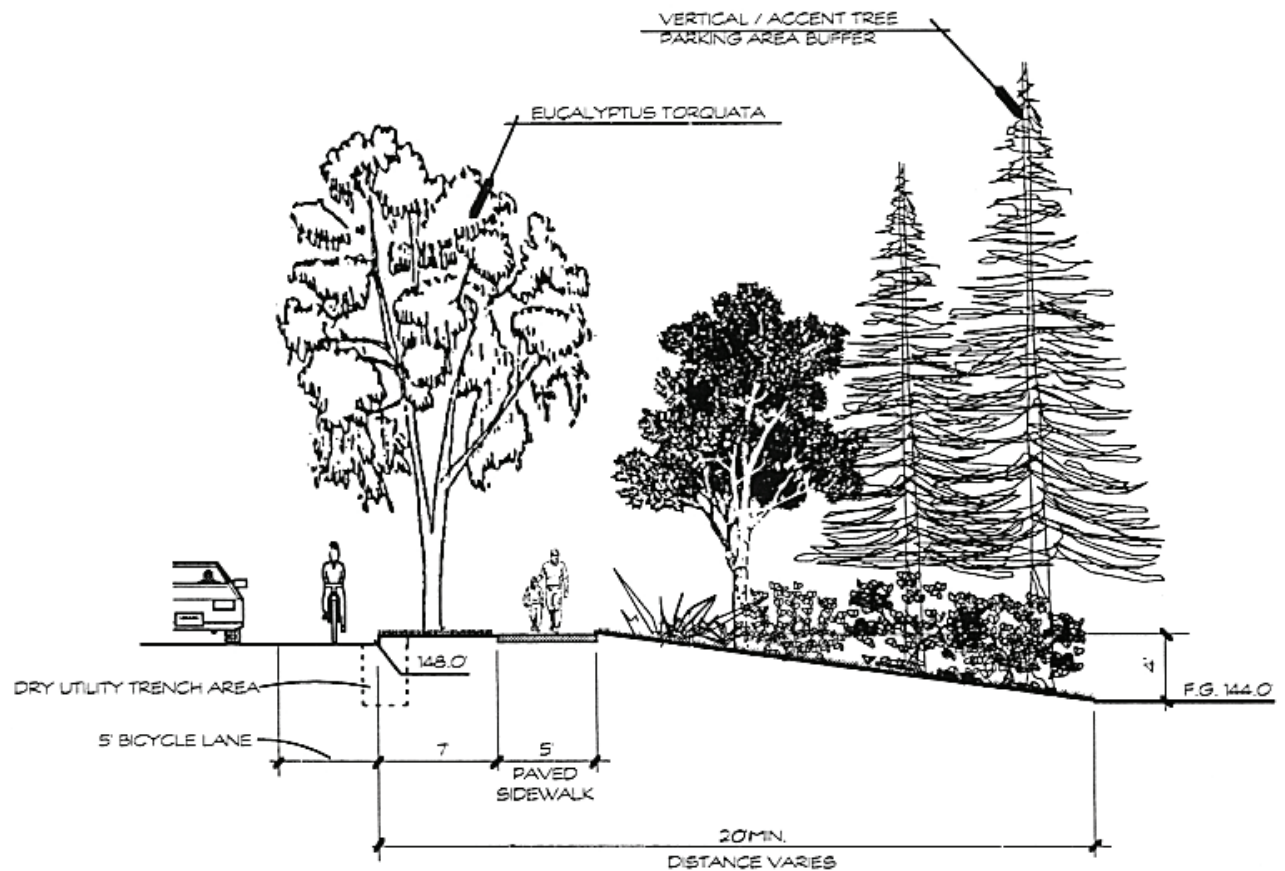


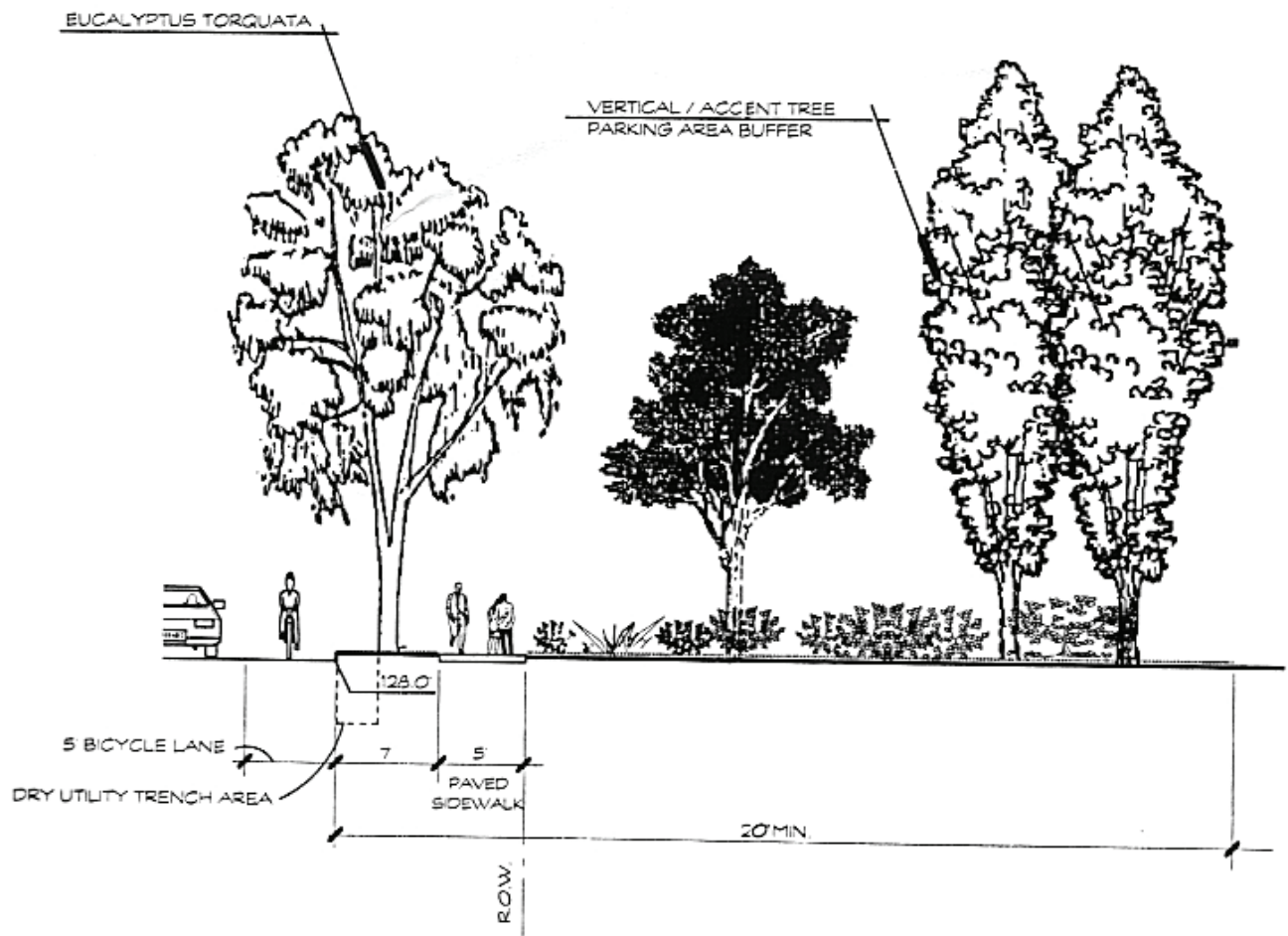
EXHIBIT 6 - 5



GILBERT STREET W/ CLASS II BICYCLE TRAIL

FIGURE VI - 5

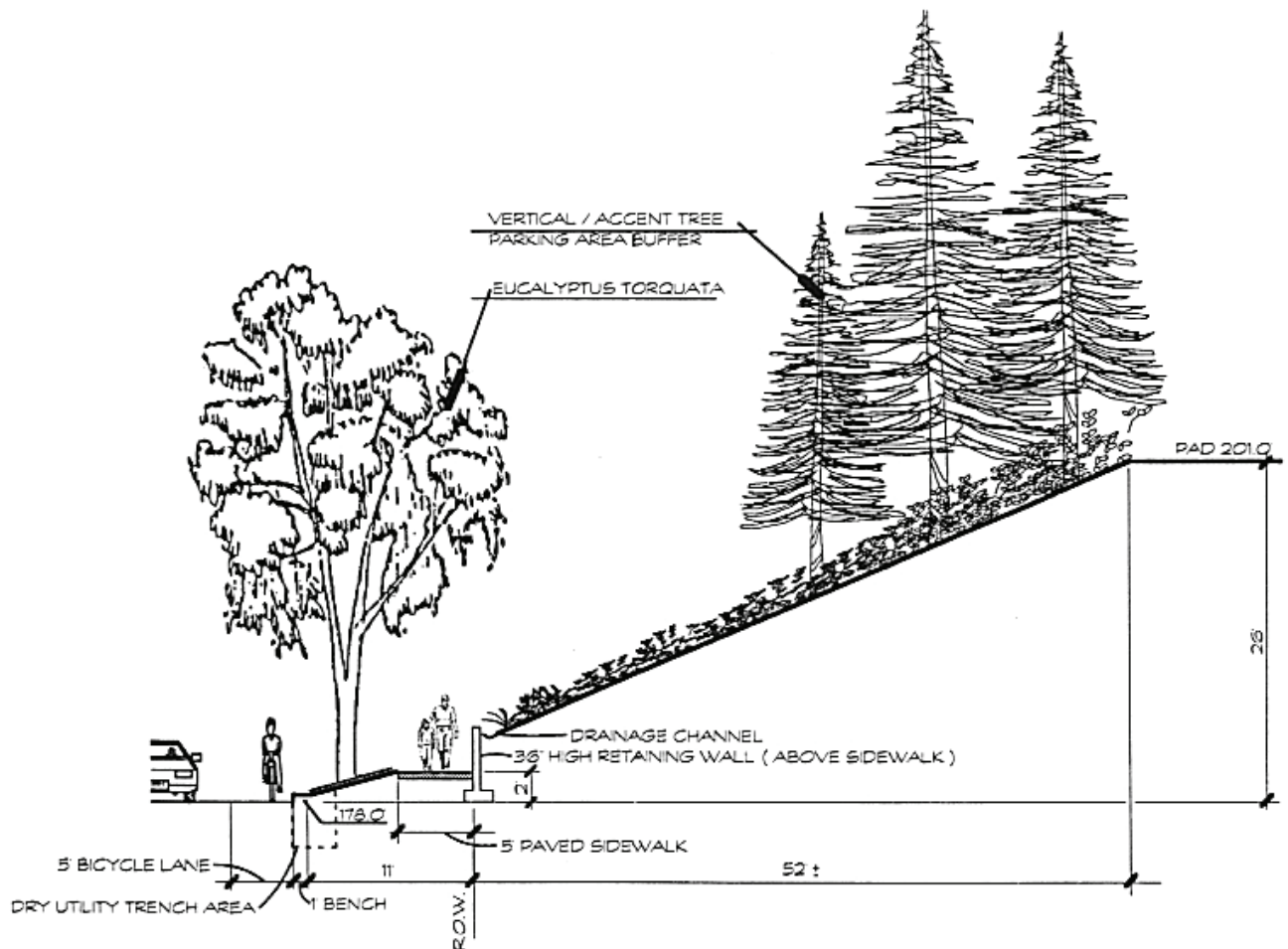
EXHIBIT 6 - 6



GILBERT STREET W/ CLASS II BICYCLE TRAIL

FIGURE VI - 6

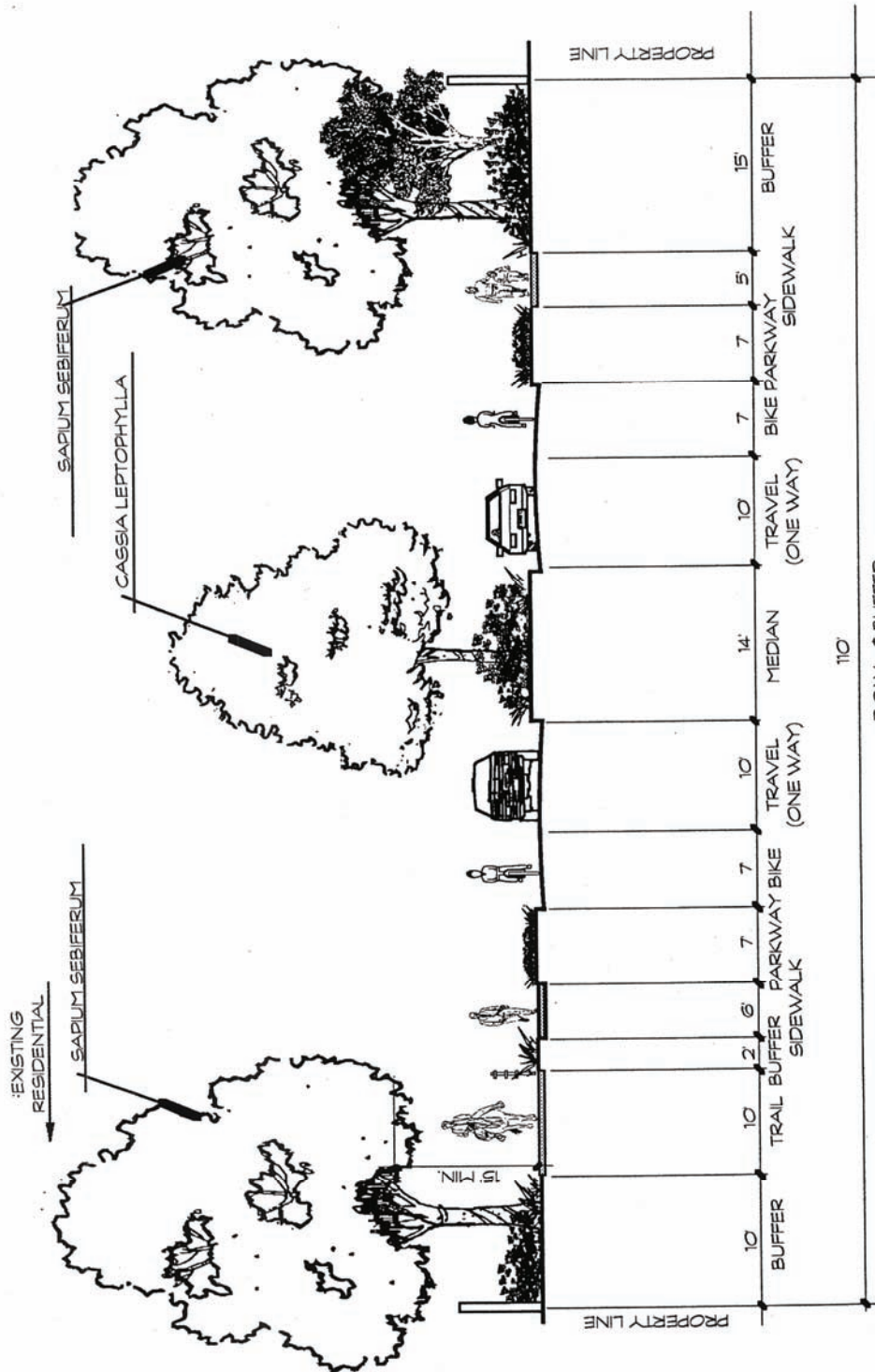
EXHIBIT 6 - 7



GILBERT STREET W/ CLASS II BICYCLE TRAIL

FIGURE VI - 7

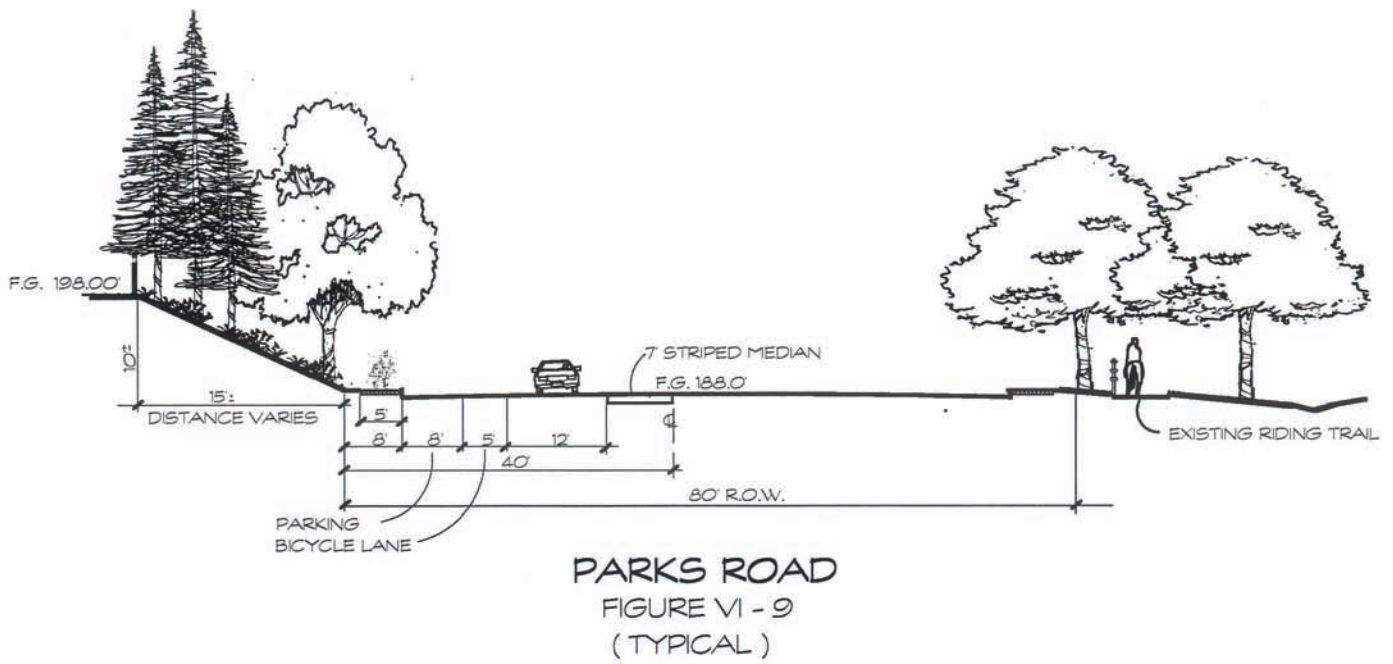
EXHIBIT 6 - 8



PIONEER AVENUE  
FIGURE VI - 8



EXHIBIT 6 - 9





#### **2 . 1 . 5   S U N N Y   H I L L S   H I G H   S C H O O L**

A ten (10) to fifteen (15) foot wide landscaped buffer will separate the existing high school property from the proposed residential areas in Neighborhood 3. Stands of vertical trees *Pinus canariensis* (Canary Island Pine), *Pinus halepensis* (Aleppo Pine), and *Eucalyptus citriodora* (Lemon Scented Gum) will help screen the existing parking areas and tennis courts. A new six (6) to eight (8) foot high masonry wall will be constructed along the property line. This wall will be owned and maintained by a homeowner's association.

Cut off shields will be added to existing light fixtures where necessary to confine direct light to the tennis court area. See Exhibit 6-10 and Exhibit 6-11.

#### **2 . 1 . 6   E X I S T I N G   H U G H E S   F A C I L I T Y**

The streetscape adjacent to the existing Hughes Facility is comprised of *Cupaniopsis anacardioides* (Carrotwood Tree) on one side of the street, and *Platanus acerifolia* (London Plane Tree) on the opposite side. This streetscape planting theme will be retained if possible unless through the grading operation it becomes necessary to remove the London Plane Trees. If this is the case, they will be replaced by Tipu trees (*Tipuana tipu*) at a spacing of one (1) 15 gallon size tree every 25 lineal feet. See Exhibit 6-12.

EXHIBIT 6 - 10

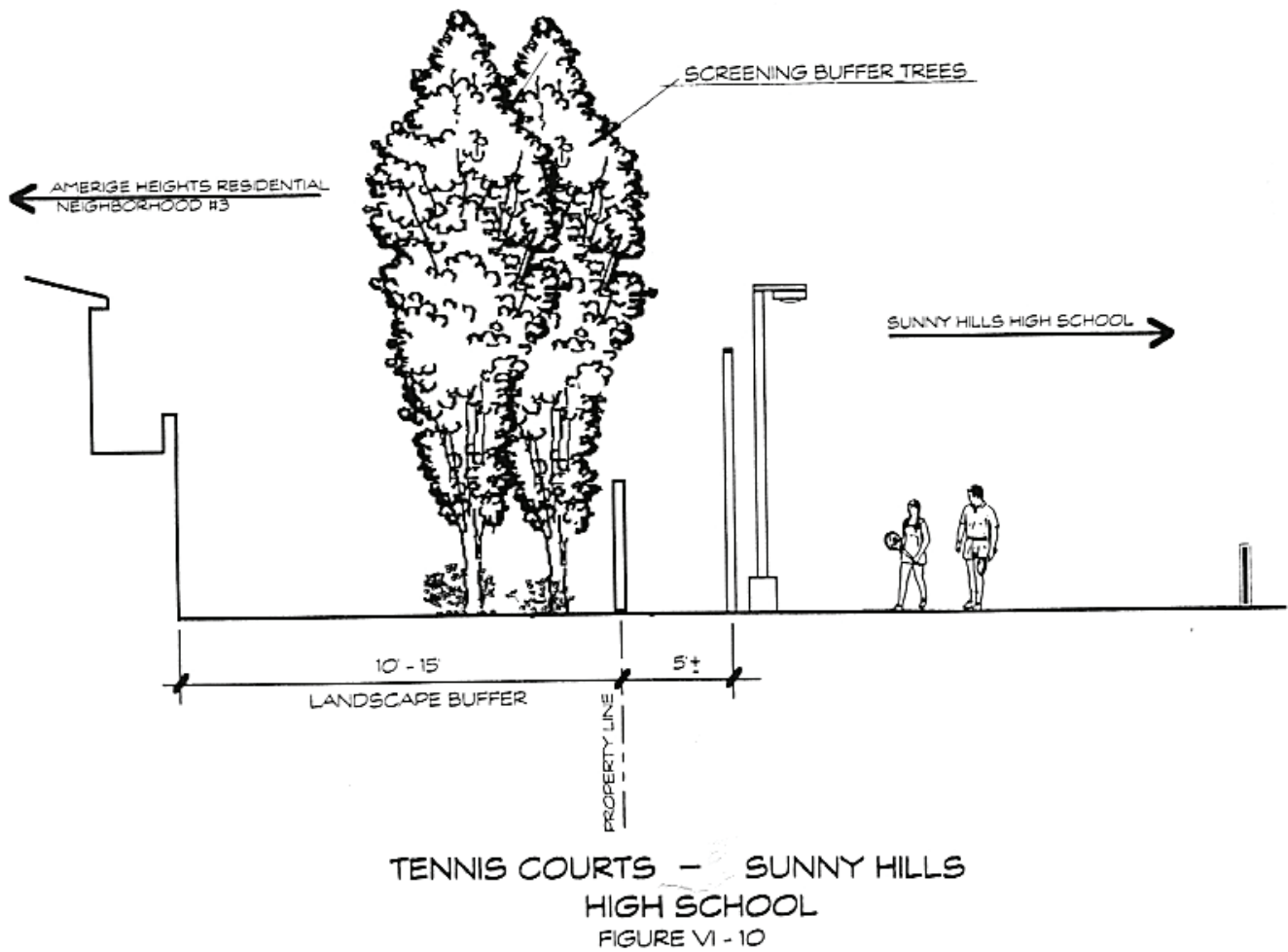
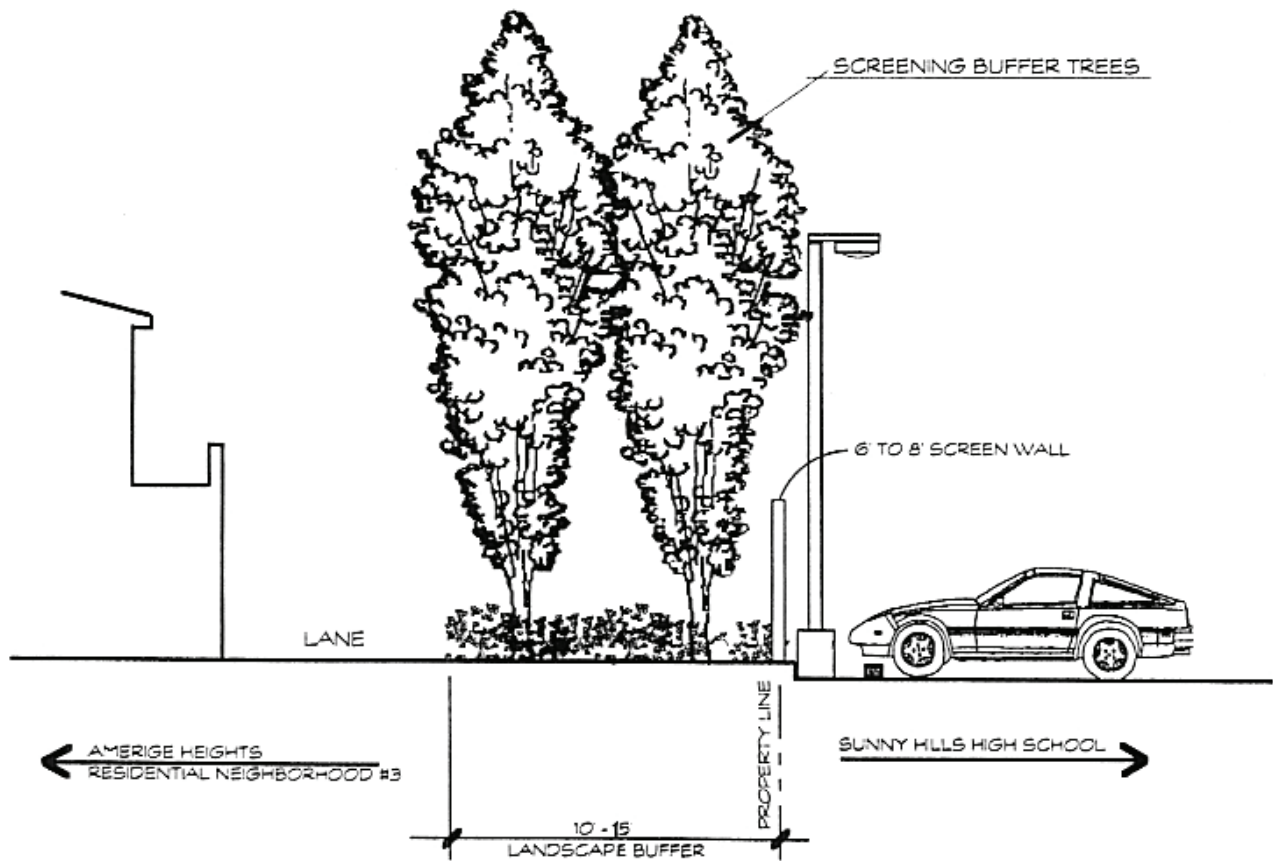


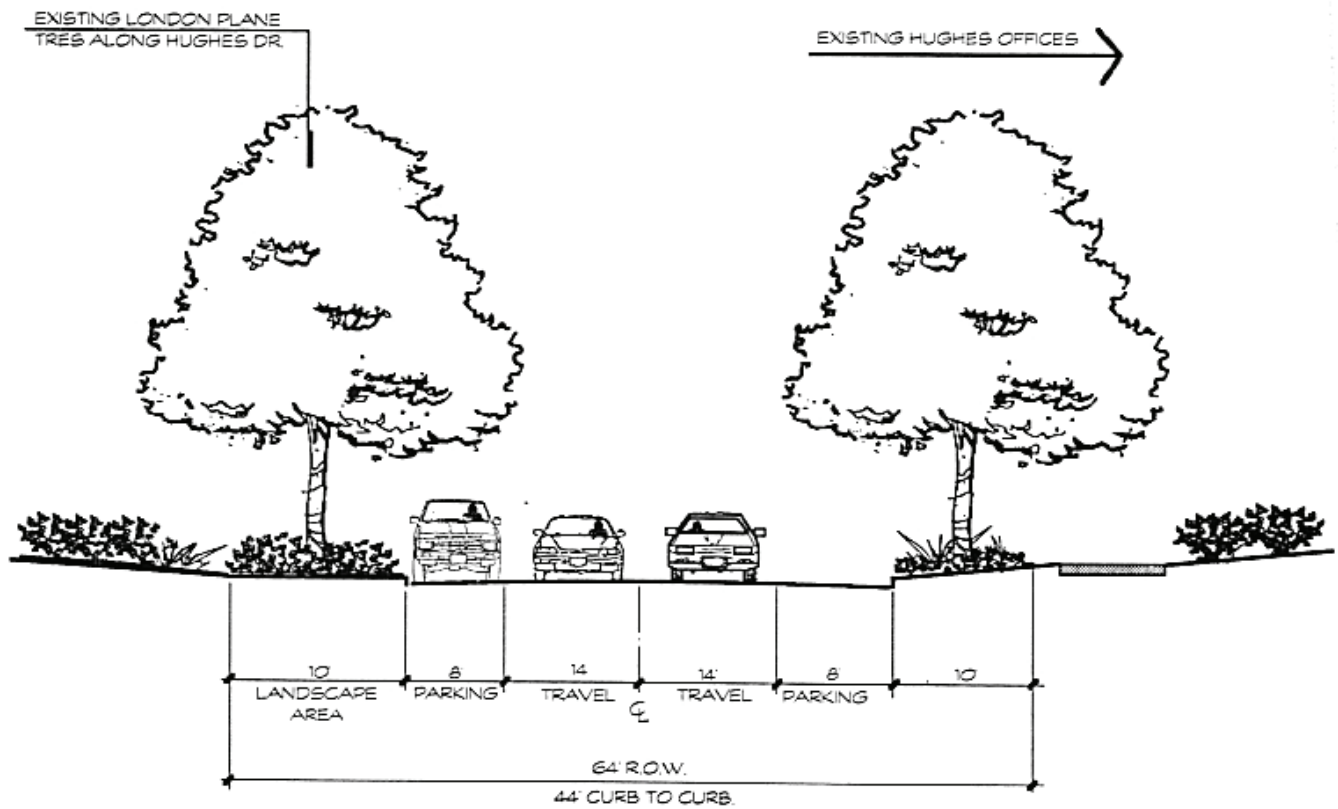
EXHIBIT 6 - 11



PARKING LOT - SUNNY HILLS  
HIGH SCHOOL

FIGURE VI - 11

EXHIBIT 6 - 12



HUGHES DRIVE LOOKING WEST

FIGURE VI - 12

## 2.2 PROJECT ENTRIES

There are two classifications of entries into this project. The first type of entry includes those that enter into the commercial areas off of Malvern Avenue and Gilbert Street. The second type includes those that enter the residential areas off of Gilbert Street, Pioneer Avenue, and Parks Road.

These points of entry into Amerige Heights are identified by a central stone faced obelisk and low battered stone walls of varying heights culminating in two pilasters, one on either side of the sidewalk. The central obelisk could have the logo of the community set into the stonework, which would be illuminated at night. The pilasters would provide a sense of exclusivity and community identification. See Exhibit 6-13 and Exhibit 6-14.

The entry features into the commercial areas will be slightly larger than those for the residential area and may include the appropriate signage needed for the businesses within.

The residential area monuments will be smaller in scale, but will include many of the same design elements as the commercial entry features. The central obelisk may be replaced by a large specimen tree, such as a *Jacaranda mimosifolia* (Jacaranda). This central tree element is to be referred to as a “Landmark Tree.” The landmark tree is intended to symbolize the history of the area and is to appear as though the tree was native to the site and the project was built around it. The “Landmark Tree” is to be repeated in various areas within the project such as the roundabouts, and the various park sites.

### PLANT MATERIAL

The plant material that is to be used for both types of project entries may include, but is not limited to selections from the following:

#### Trees

*24” box minimum size - Planted at a minimum of one (1) tree per forty-five (45) lineal feet of street frontage.*

<b>Botanical Name</b>	<b>Common Name</b>
Jacaranda mimosifolia	Jacaranda
Shinus molle	California Pepper

*Grove Trees Behind Monuments - 15 gallon minimum size - Randomly spaced to create grove effect. Minimum spacing to be fifteen (15) feet apart, maximum spacing to be thirty-five (35) feet apart. Trees adjacent to the Commercial Area are to be sited so as not to block views of signs.*

## A M E R I G E   H E I G H T S   S P E C I F I C   P L A N

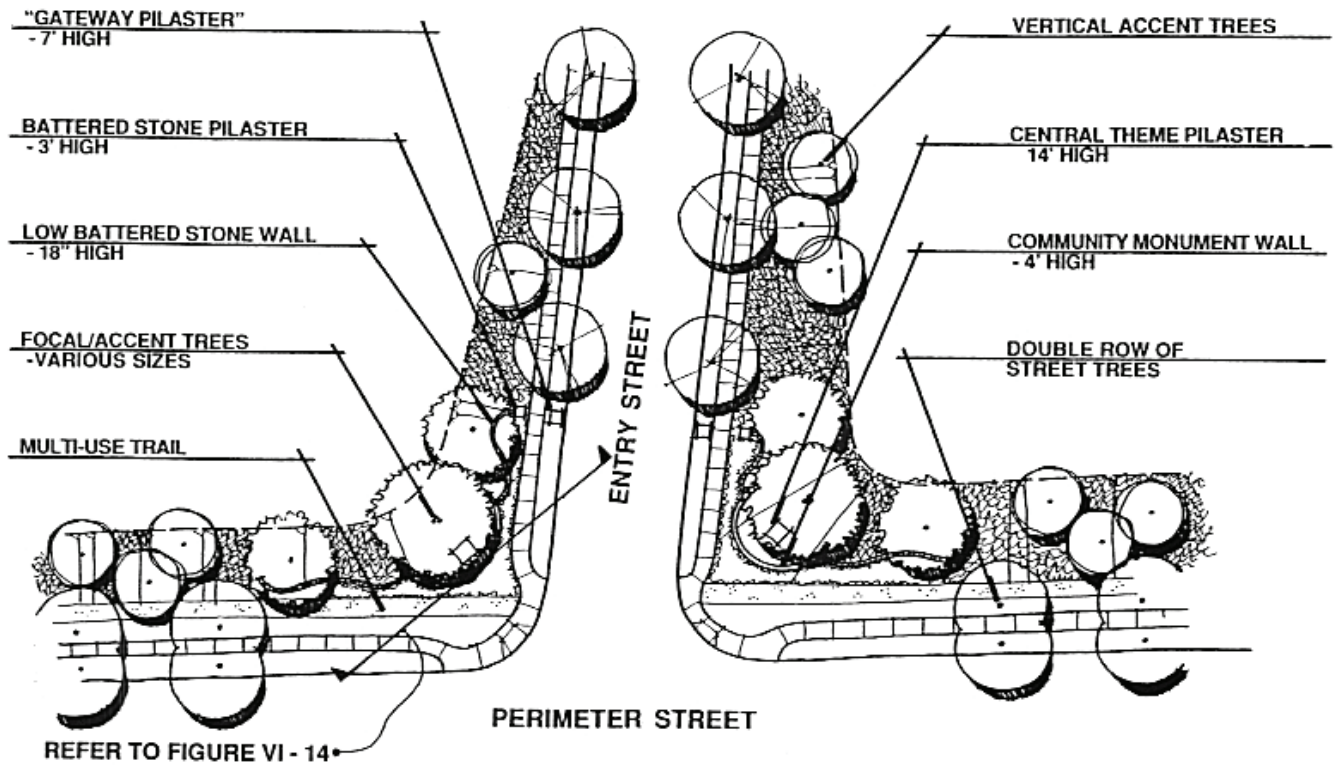
<b>Botanical Name</b>	<b>Common Name</b>
Pinus eldarica	Mondel Pine
Melaleuca nesophila	Pink Melaleuca
Liquidambar styraciflua 'Palo Alto'	American Sweet Gum
Platanus acerifolia	London Plane Tree
Prunus cerasifera 'Autropurpurea'	Purple Leaf Plum

### **Vines**

*To be planted approximately 10' on center of perimeter walls where applicable - 5 gallon minimum.*

<b>Botanical Name</b>	<b>Common Name</b>
Bougainvillea 'San Diego Red'	Bougainvillea
Clytostoma callistegoides	Violet Trumpet Vine

EXHIBIT 6-13



**TYPICAL ENTRY**



EXHIBIT 6 - 14

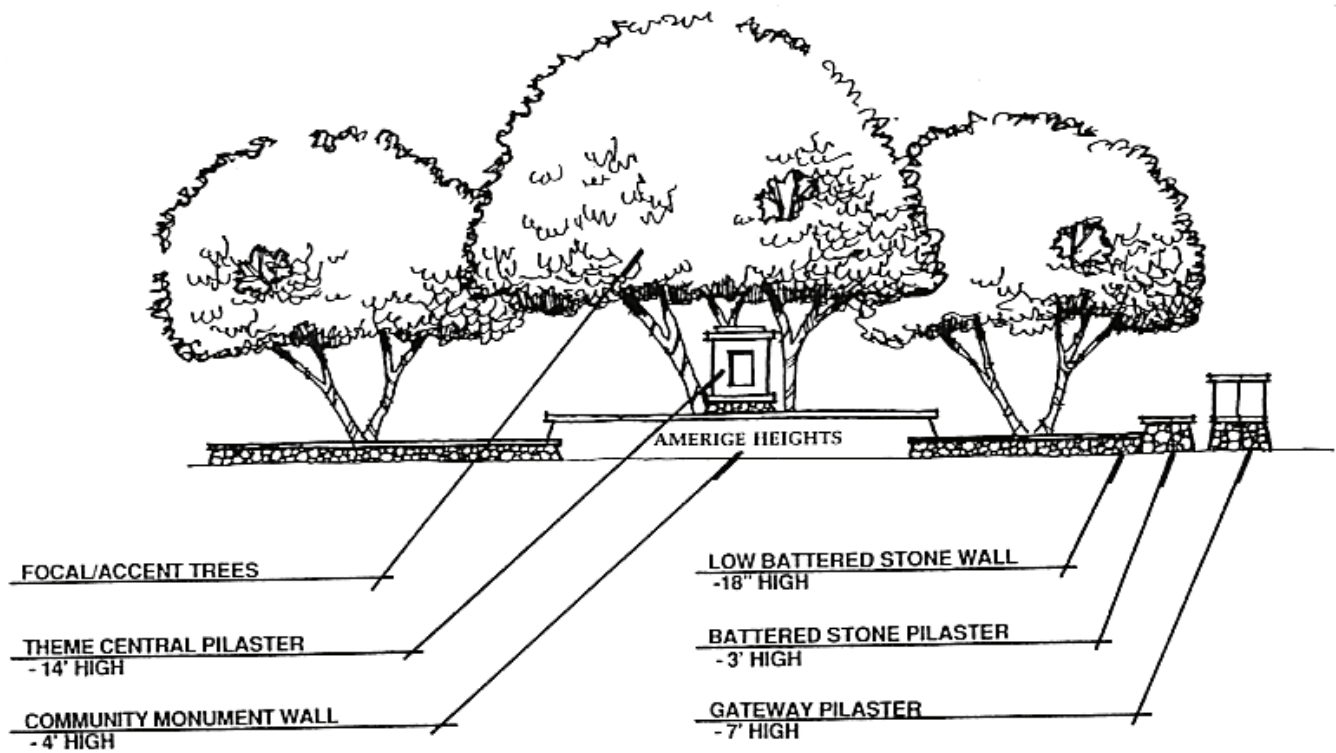


FIGURE VI -14-

**ENTRY MONUMENT**

## 2.3 OPEN SPACES AND PARKS

There are two major open space systems located with Amerige Heights.

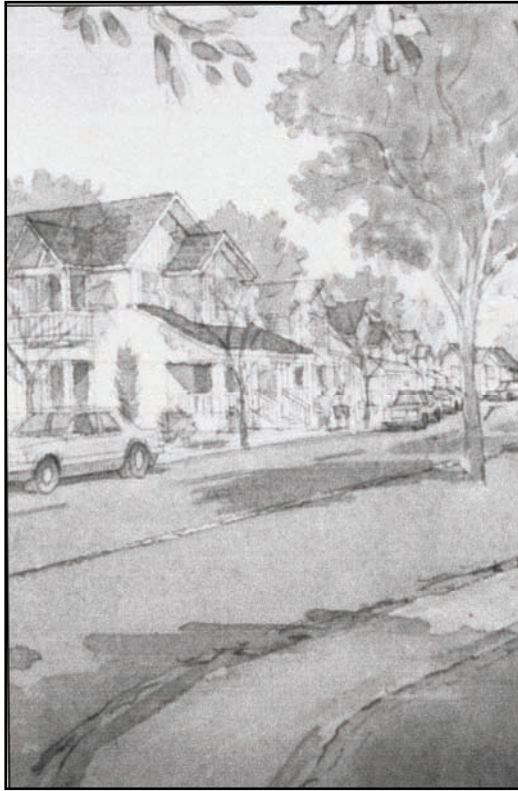


ILLUSTRATION NO. 6-2  
Homes Facing the Park

*(source: Calthorpe Associates)*

### 2.3.1 EAST PARK

The first major open space system is the natural open space area located between Neighborhoods 2 and 3, and bordering the existing Hughes facility. This is to remain a very natural passive use space and is to include a multi-use paved path for hiking, biking, and jogging. This path, located on both sides of the open space, is anticipated to be made of concrete or decomposed granite and will be six feet in width. It will meander along the top of the natural rim of the existing drainage course and will have a series of benches or rest stops along the way. Access to the adjacent Amerige Heights neighborhoods will be provided via pedestrian links to the overall internal trail system. See Exhibit 6-15.

### PLANT MATERIAL

The trees that are to be used for the Open Space and Parks may include, but is not limited to selections from the following:

*Grove Trees Behind Monuments - 15 gallon minimum size - Randomly spaced to create grove effect. Minimum spacing to be fifteen (15) feet apart, maximum spacing to be thirty-five (35) feet apart.*

#### Botanical Name

#### Common Name

Cedrus deodora

Deodar Cedar

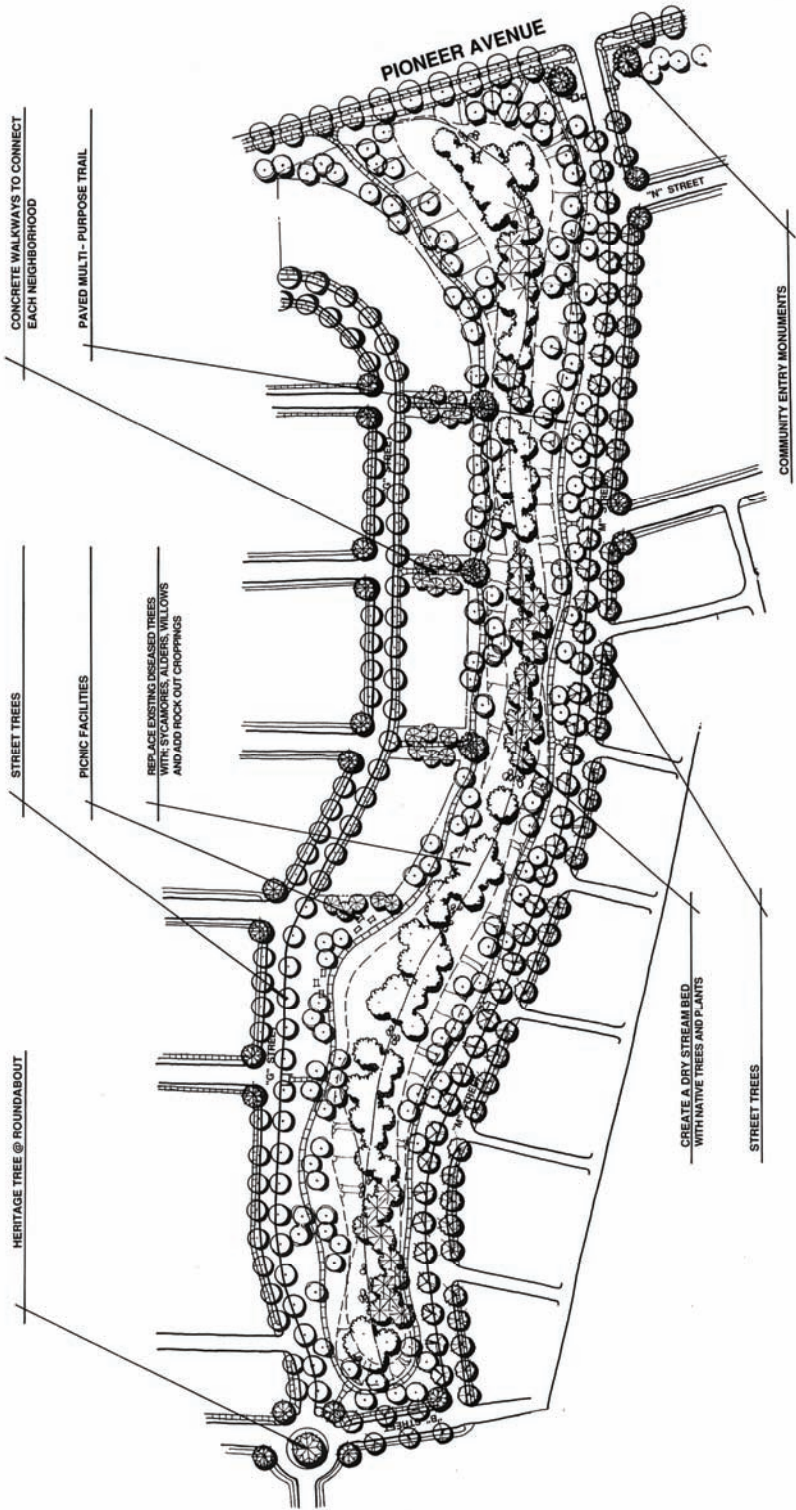
Populus fremontii

"Nevada" Cottonwood

A M E R I G E   H E I G H T S   S P E C I F I C   P L A N

Populus nigra 'halica'	Lombardy Poplar
Alnus rhombifolia	White Alder
Eucalyptus spp.	Eucalyptus
Fraxinus uhdei	Evergreen Ash
Pinus eldarica	Mondel Pine
Pinus halepensis	Aleppo Pine
Melaleuca nesophila	Pink Melaleuca
Liquidambar styraciflua 'Palo Alto'	American Sweet Gum
Platanus racemosa	California Sycamore

EXHIBIT 6 - 15



EAST PARK  
FIGURE VI - 15

## 2 . 3 . 2   C E N T R A L   P A R K

The second major open space system is characterized as the Central Park. This is actually a series of park spaces, some for more active uses, and some for more passive uses that will link the Neighborhoods through the middle of the site down to the Mixed-Use District.

The Central Park begins at Pioneer Avenue, and starts with a “gateway structure.” This structure is to consist of low stone pilasters with a trellis element on top of them that becomes the transition from the perimeter street scene to the internal pedestrian trail system. The trail extends through this section of park and leads to a more formal gazebo / garden structure. This structure will be on a paved surface and will feature picnic tables and benches. The elevation of this structure will be designed to reflect the architectural style of the adjacent neighborhoods. This portion of the park may also include a children’s tot lot with play equipment, and an active sports court (two-half court basketball courts).

This area of the central park is linked to the more southerly portion of central park via a pedestrian path along the eastern boundary of the elementary school site.

The park site between both sections of Neighborhood 4 may include a “Band Stand” reminiscent of those found in the ‘Village Green’ of older communities. This structure would be on a raised platform and would serve as a community gathering place. Summer concerts, holiday and seasonal events, school graduations, etc., are some of the uses for which this facility could be used. It would serve as a community landmark, and would have a distinctive architectural style. See Exhibit 6-16.

The Central Park culminates in an active-use area at the Community Center, which may consist of active hard surface sport courts such as tennis and basketball courts.

### PLANT MATERIAL

The trees that are to be used for the Central Park may include, but is not limited to selections from the following:

*Focal / Accent Trees - 36” box minimum size - in locations of where an accent trees is desirable.*

Botanical Name	Common Name
Jacaranda mimosifolia	Jacaranda
Cinnamomum camphora	Camphor Tree

## A M E R I G E   H E I G H T S   S P E C I F I C   P L A N

*Flowering Accent Trees - 24" box minimum size - Randomly spaced. To be used in areas around Tot Lot, Gazebos, and the Band Stand.*

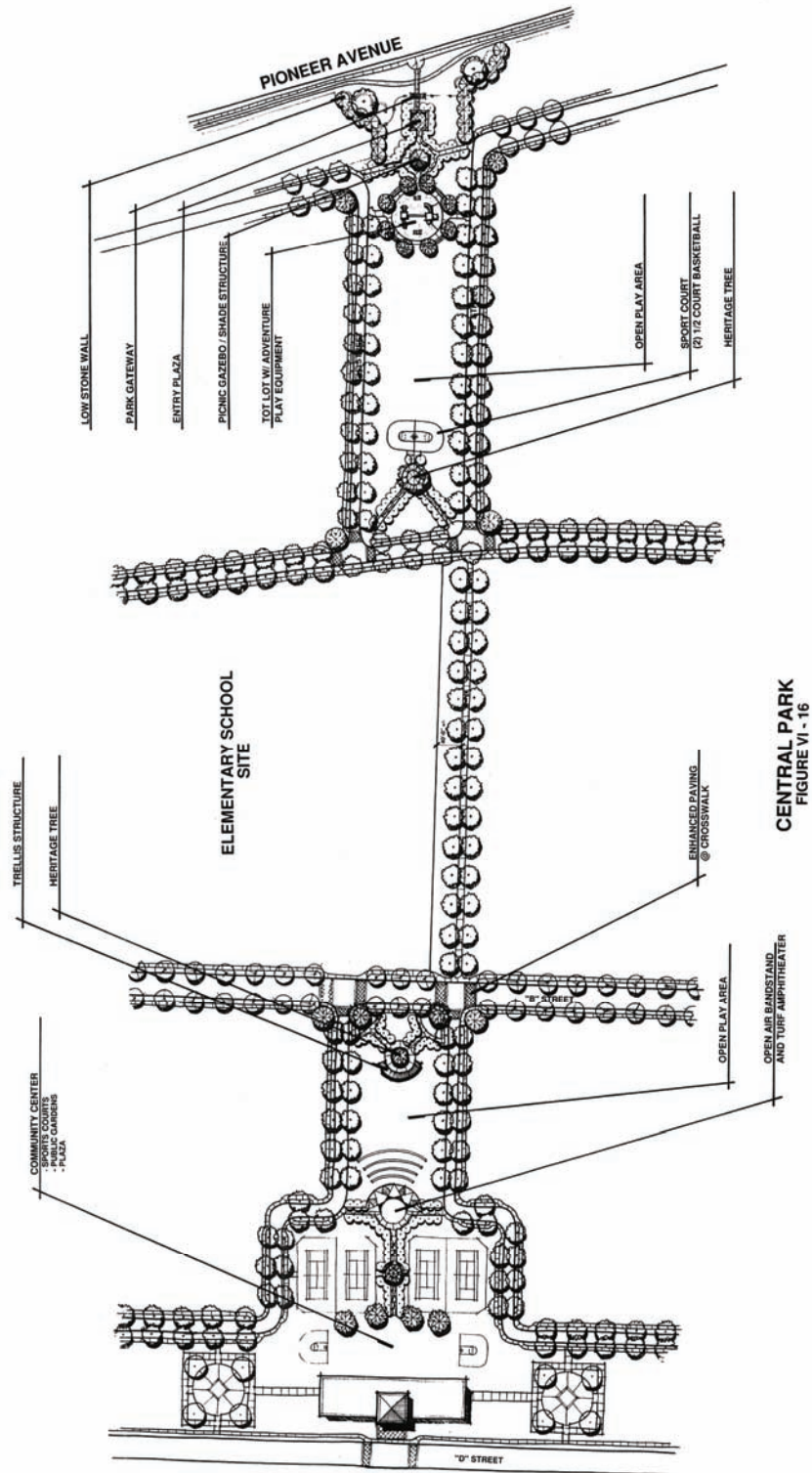
<b>Botanical Name</b>	<b>Common Name</b>
Cassia leptophylla	Gold Medallion Tree
Jacaranda mimosifolia	Jacaranda
Lagerstroemia indica 'Farei'	Crape Myrtle
Pyrus kawakamii	Evergreen Pear
Prunus cerasifera 'Autropurpurea'	Purple Leaf Plum
Sophora japonica	Japanese Pagoda Tree

*Shade Canopy Trees - 15gallon minimum size - Randomly spaced. To be used in areas around Sport Courts, and Picnic Facilities.*

<b>Botanical Name</b>	<b>Common Name</b>
Fraxinus uhdei	Evergreen Ash
Pinus halepensis	Aleppo Pine
Podocarpus gracilior	Fern Pine
Liquidambar styraciflua 'Palo Alto'	American Sweet Gum
Platanus racemosa	California Sycamore



EXHIBIT 6 - 16





### 2 . 3 . 3   N E I G H B O R H O O D   P A R K S

Within each of the Residential Neighborhoods 1,2 and 3 the Specific Plan provides for a small amount of common open space in the form of "pocket parks." These parks are each less than one acre in size. They are designed to provide unstructured play space, similar to a common green. Tot lots may be provided by the home builders, but more active sports courts or fields are discouraged.

## 2 . 4   M I X E D - U S E   D I S T R I C T

### 2 . 4 . 1   S T R E E T   T R E E   P L A N T I N G

The street tree planting shall have a plant palette that provides a unifying element to the diverse commercial site and exemplifies the overall design theme of the community. All street trees adjacent to City maintained streets or sidewalks shall conform to the City's approved tree species list.

The planting along the Main Street and all required streets within the Mixed-Use District will consist of one (1) 15 gallon minimum sized street tree per forty-five (45) lineal feet of street, planted in a more regimented manner than the rest of the overall development. Where it is feasible and practical, a second row of trees is to be planted to provide shade while allowing good visibility to any signage. Accent trees are to be planted on street corners and are to be 24" box minimum size. See Exhibit 6-17 to Exhibit 6-19.

### PLANT MATERIAL

The trees that are to be used for the Commercial / Retail Site may include, but is not limited to selections from the following:

#### Trees

*Theme Tree - 24" box minimum - Planted at major street intersections.*

<b>Botanical Name</b>	<b>Common Name</b>
-----------------------	--------------------

Cedrus Deodora	Deodar Cedar
----------------	--------------

*Canopy Street Trees - 15 gallon minimum - Planted at a minimum of one (1) tree per forty-five (45) lineal feet of street frontage.*

<b>Botanical Name</b>	<b>Common Name</b>
-----------------------	--------------------

Sapium sebiferum	Chinese Tallow Tree
------------------	---------------------

Podocarpus gracilor	Fern Pine
---------------------	-----------

*Grove Trees - 15 gallon minimum - Randomly spaced to create grove effect. Minimum spacing to be twenty (20) feet apart, maximum spacing to be thirty-five (35) feet apart.*

## A M E R I G E   H E I G H T S   S P E C I F I C   P L A N

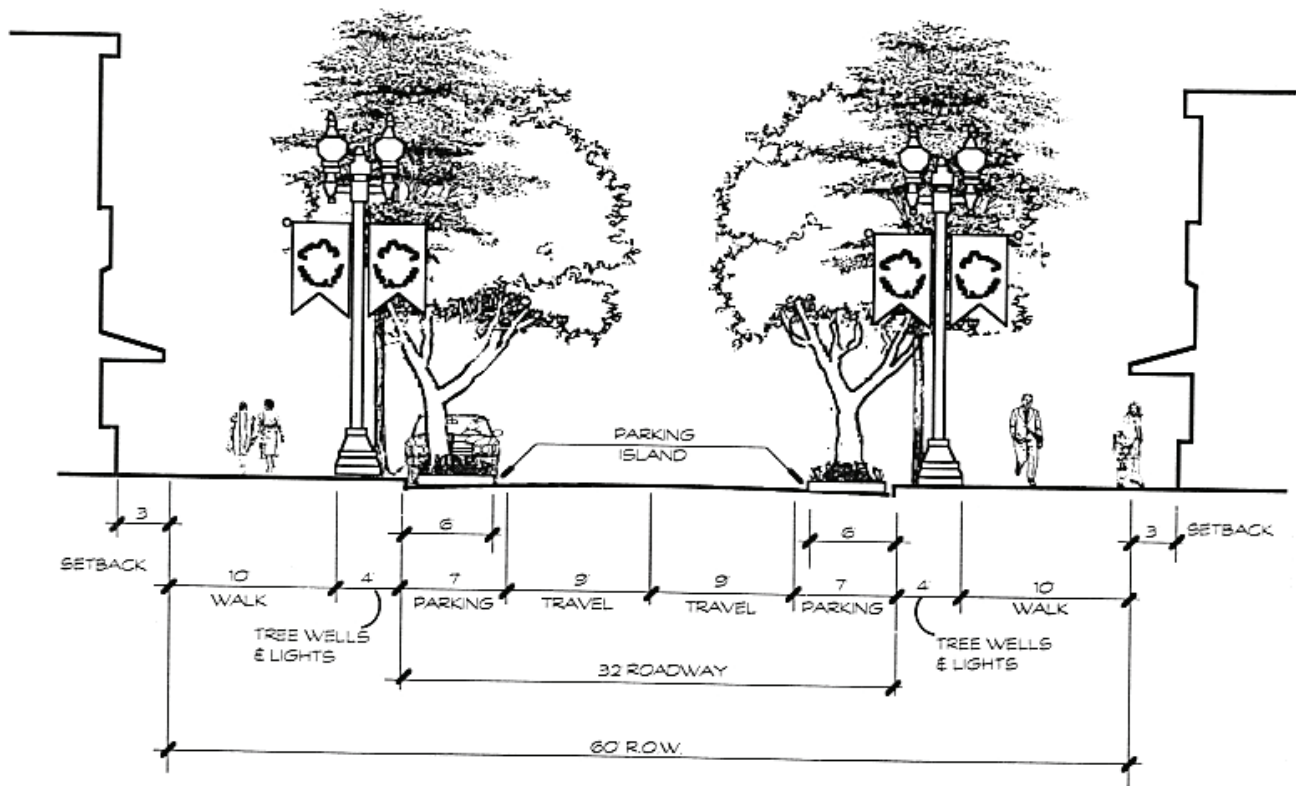
<b>Botanical Name</b>	<b>Common Name</b>
Pinus eldarica	Mondel Pine
Melaleuca nesophila	Pink Melaleuca
Liquidambar styraciflua 'Palo Alto'	American Sweet Gum
Platanus acerifolia	London Plane Tree
Prunus cerasifera 'Autropurpurea'	Purple Leaf Plum

### **Vines**

*To be planted approximately 10' on center of perimeter walls where applicable - 1 gallon minimum (where desirable.)*

<b>Botanical Name</b>	<b>Common Name</b>
Clytostoma callistegoides	Violet Trumpet Vine
Distictis buccinatoria	Trumpet Vine
Gelsemium sempervirens	Carolina Jessamine
Macfadyena unguis-cati	Cat's Claw Vine
Trachelospermum jasminoides	Star Jasmine

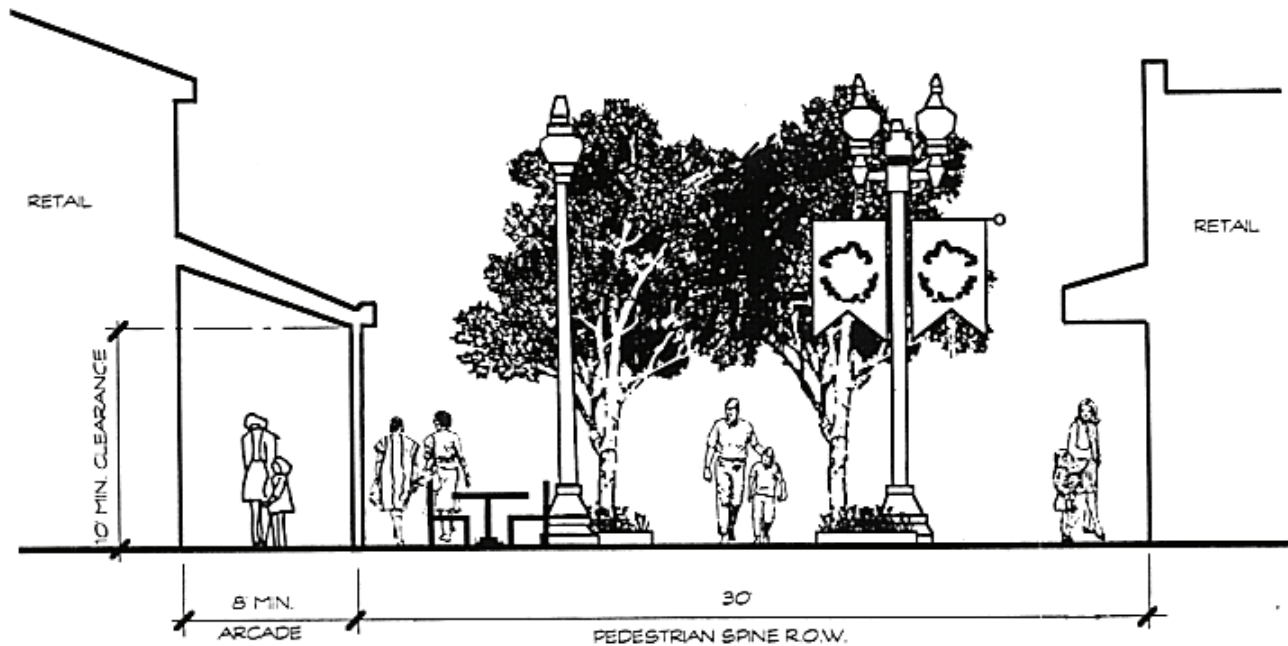
EXHIBIT 6 - 17



MAIN STREET, MIXED-USE DISTRICT  
( AS AUTOMOBILE-ACCESSIBLE ROAD )  
( REFER TO FIGURE VI-17A - PEDESTRIAN ONLY CONNECTION )

FIGURE VI - 17

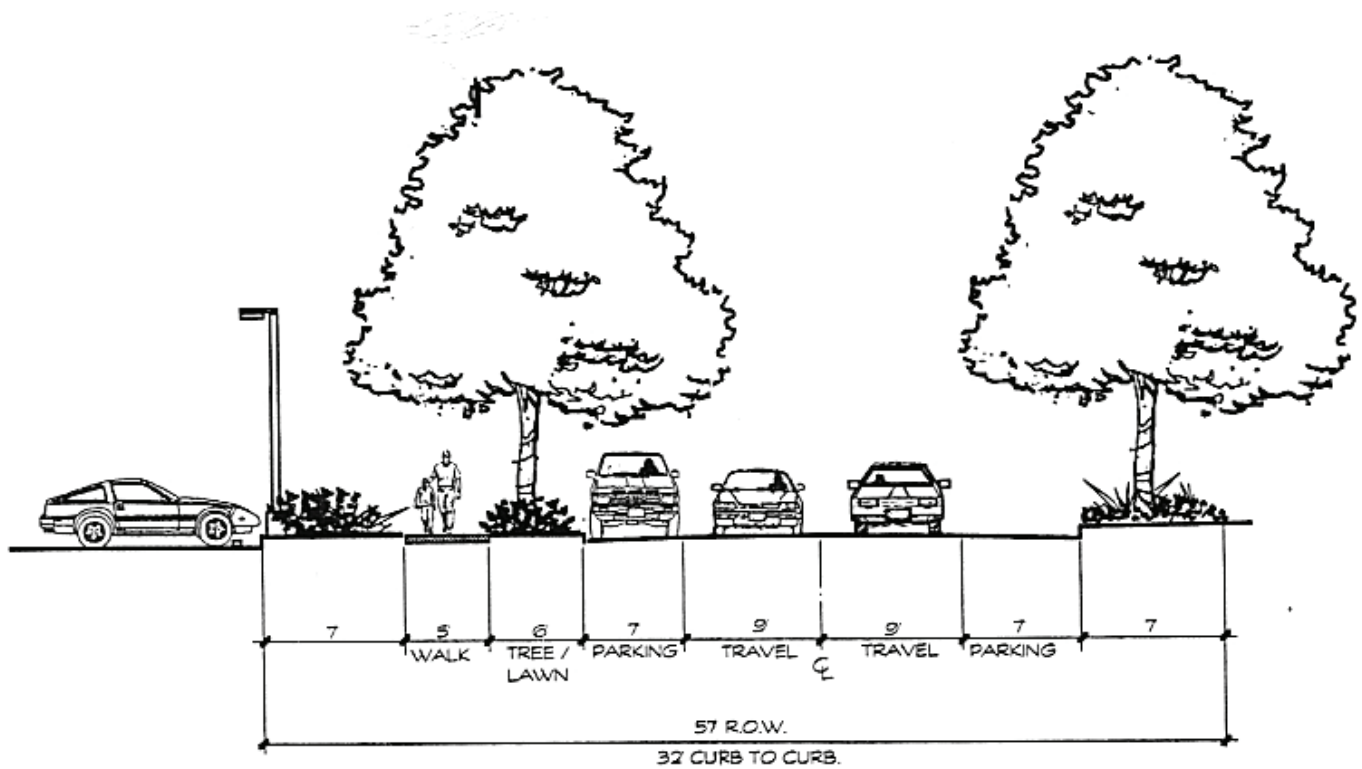
EXHIBIT 6-17A



MAIN STREET, AS PEDESTRIAN-ONLY STREET

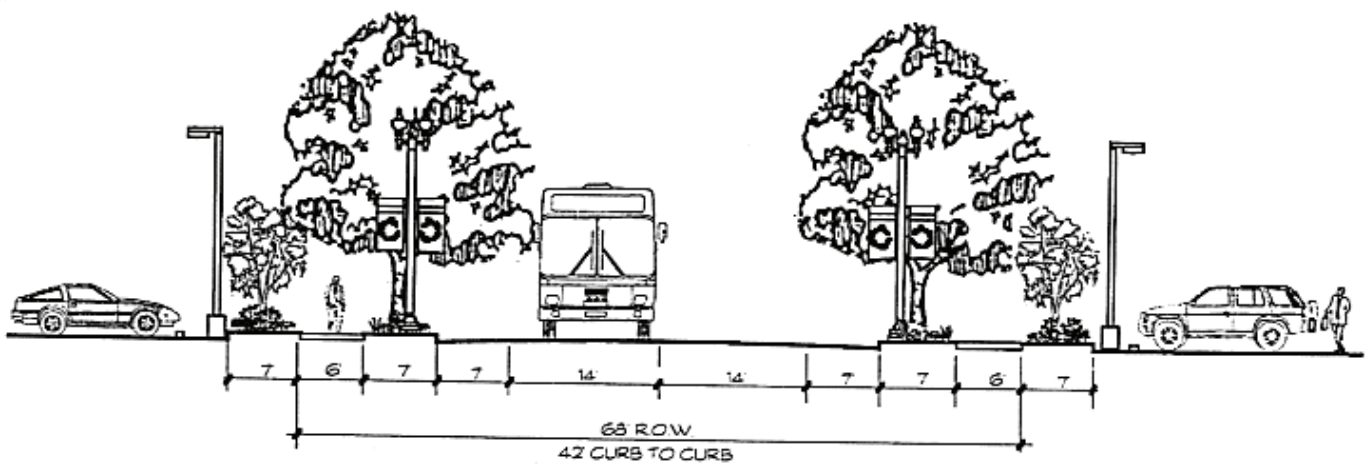
FIGURE VI - 17A

EXHIBIT 6-18



NEIGHBORHOOD STREET IN  
MIXED-USE DISTRICT  
FIGURE VI - 29

EXHIBIT 6 - 19



BOULEVARD IN MIXED USE DISTRICT

FIGURE VI - 30

## 2 . 4 . 2   M I X E D - U S E   D I S T R I C T   P A R K I N G A R E A S

The parking area tree plantings shall have a plant palette that provides a unifying element for the commercial site while providing a maximum amount of shade.

The planting of the parking areas within the commercial center will consist of one (1) 15 gallon minimum sized shade tree for every 6 parking spaces. The planting areas are to be a minimum four (4) feet in width to allow for root development and can be in a raised planter surrounded by six (6) inch high curbing, or can be at grade with the parking area with flush tree grates and trunk guards as approved by the City.

All parking areas are to be buffered with landscaped areas on all sides where feasible. These landscaped areas are to be a minimum width of seven (7) feet and shall incorporate berms or hedges approximately three (3) feet in height to screen the cars from adjacent walkways and roads.

### PLANT MATERIAL

The trees that are to be used for the Commercial / Retail parking areas may include, but is not limited to selections from the following:

#### Trees

*Parking Lot Trees - 15 gallon minimum.*

Botanical Name	Common Name
Gleditsia tricanthos 'Shade Master'	Thornless Honey Locust
Koelreuteria paniculata	Chinese Flame Tree
Lagerstroemia indica 'Farei'	Crepe Myrtle
Liquidambar styraciflua 'Palo Alto'	American Sweet Gum
Pinus eldarica	Mondel Pine
Pistacia chinensis	Chinese Pistache
Platanus acerifolia	London Plane Tree
Ulmus parvifolia 'True Green'	Evergreen Elm



## 2.5 RESIDENTIAL DISTRICT LANDSCAPE GUIDELINES

### 2.5.1 STREET TREE PLANTING

The following street tree program shall be incorporated into the individual neighborhoods to create project identity while reinforcing the overall planting concept for Amerige Heights.

The planting of Required Streets and interior neighborhood streets will consist of one (1) street tree per lot. The home builder is responsible for the final location of the street trees, and in some instances trees may be located in a parkway area between the curb and the sidewalk. Street tree locations are to be adjusted so as not to interfere with street lighting. All street trees are to be fifteen (15) gallon size or larger. See Exhibit 6-20 to Exhibit 6-24.

The design objective for the street tree planting is to achieve a canopy over the street, which will require close spacing of the trees.

The street trees selections for each neighborhood may consist of the following species:

#### Neighborhood 1

Calodendrum capense	Cape Chestnut
---------------------	---------------

#### Neighborhood 2

Koelreuteria paniculata	Chinese Flame Tree
-------------------------	--------------------

#### Neighborhood 3

Pistacia chinensis	Chinese Pistache
--------------------	------------------

#### Neighborhood 4

Cassia leptophylla	Gold Medallion Tree
--------------------	---------------------

#### Neighborhood 5

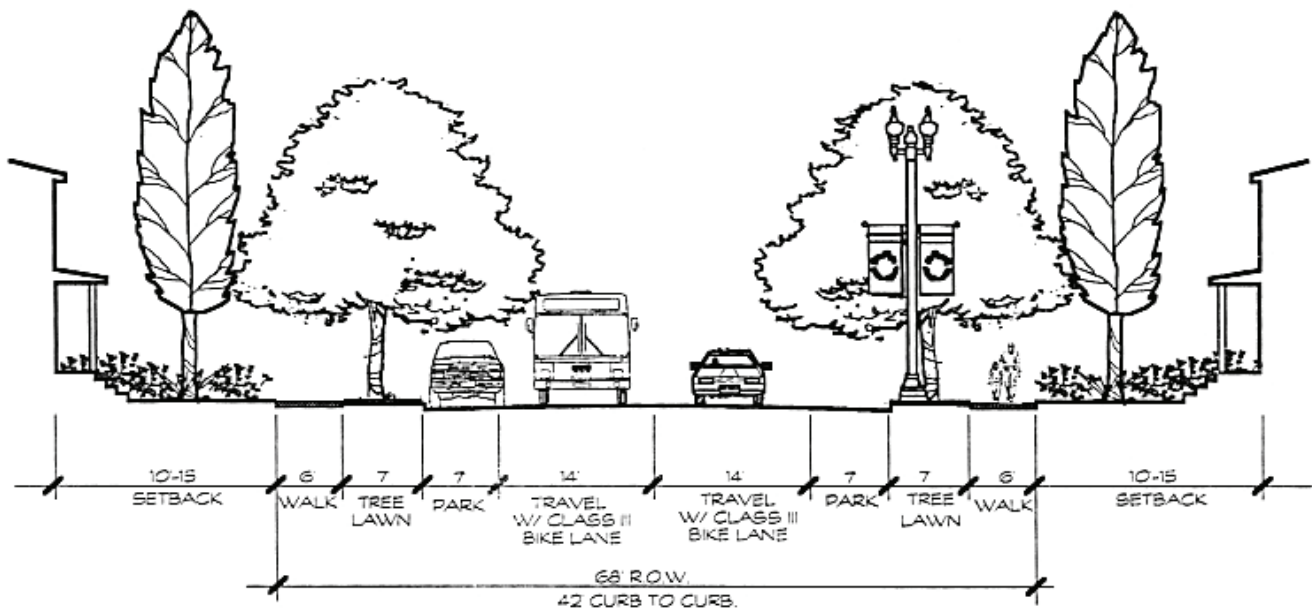
Typuana tipu	Tipu Tree
--------------	-----------

### 2.5.2 BOULEVARD SECONDARY TREES

Along Boulevards in the residential neighborhoods a second tree, located behind the sidewalk at each lot, shall be installed by the home builder. These trees shall be 15 gallon size or larger.

The secondary trees along the Boulevards will be Brachychiton populneus (Bottle Tree), Pittosporum phylliraeoides (Willow Pittosporum), and Tristania laurina (Water Gum). However, the secondary tree must be a consistent variety along the length of the Boulevard in each Residential neighborhood to reinforce the individual neighborhood character established by the street tree. See Exhibit 6-20 to Exhibit 6-24.

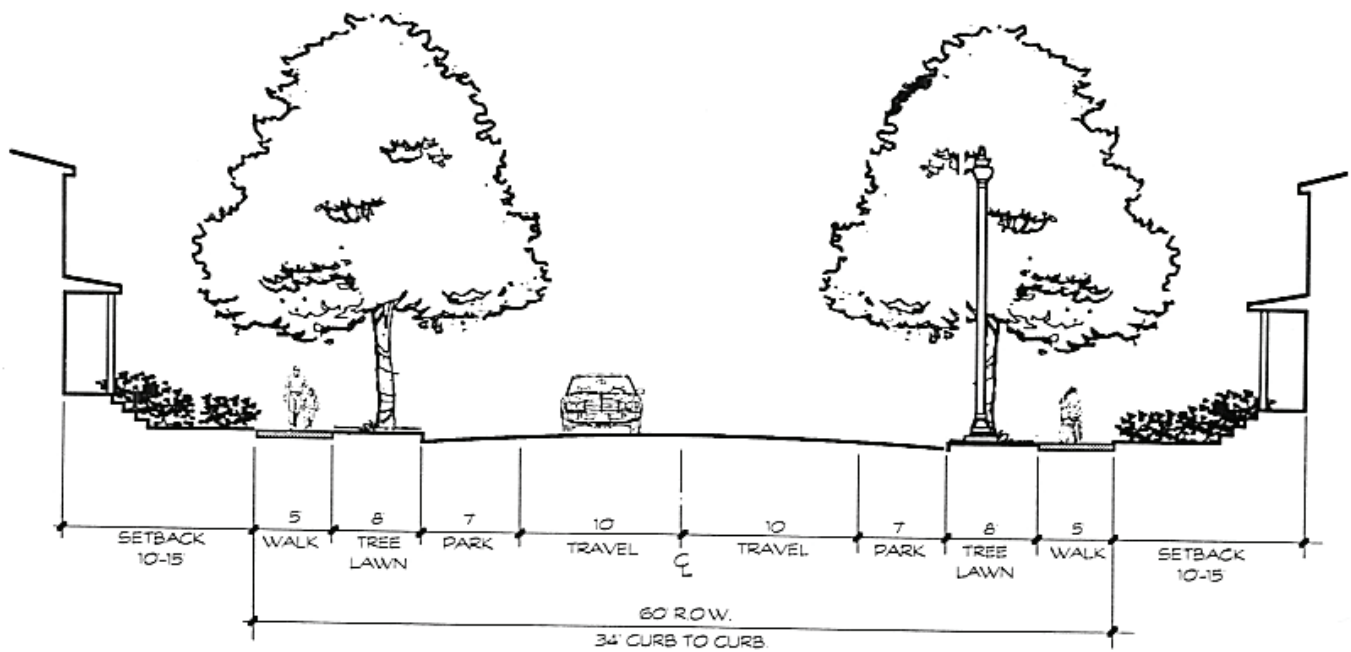
EXHIBIT 6 - 20



BOULEVARD IN RESIDENTIAL DISTRICT

FIGURE VI - 19

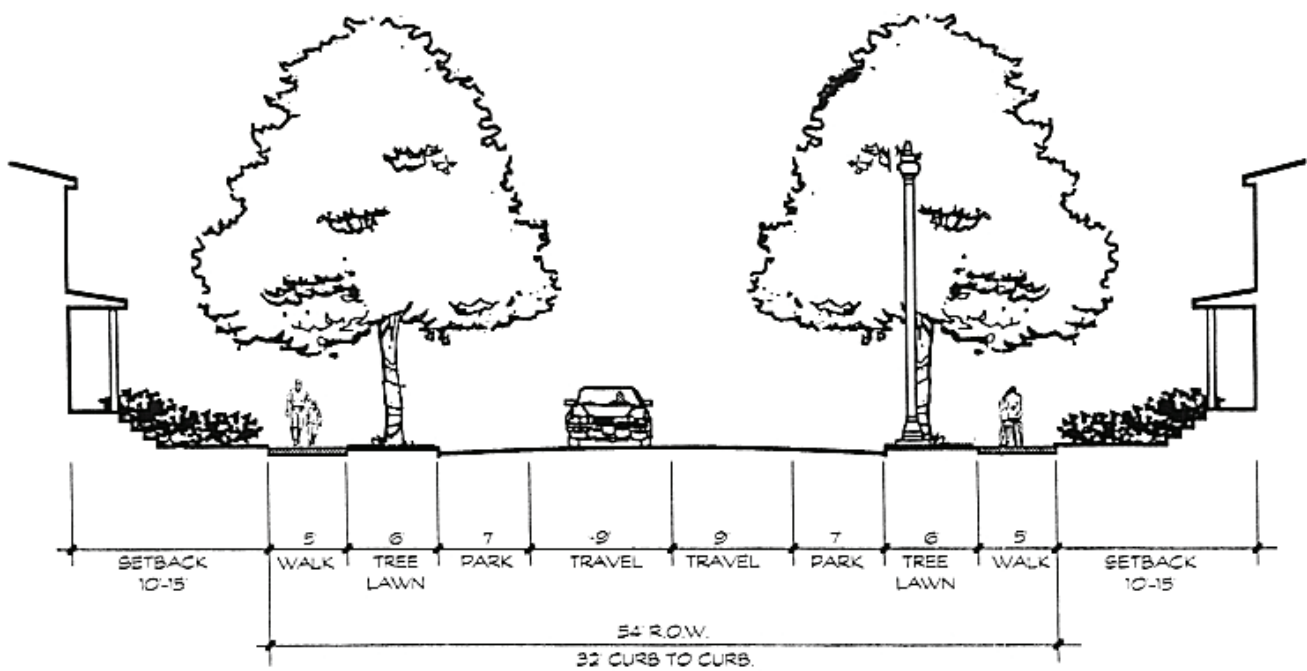
EXHIBIT 6 - 21



CONNECTOR STREET

FIGURE VI - 20

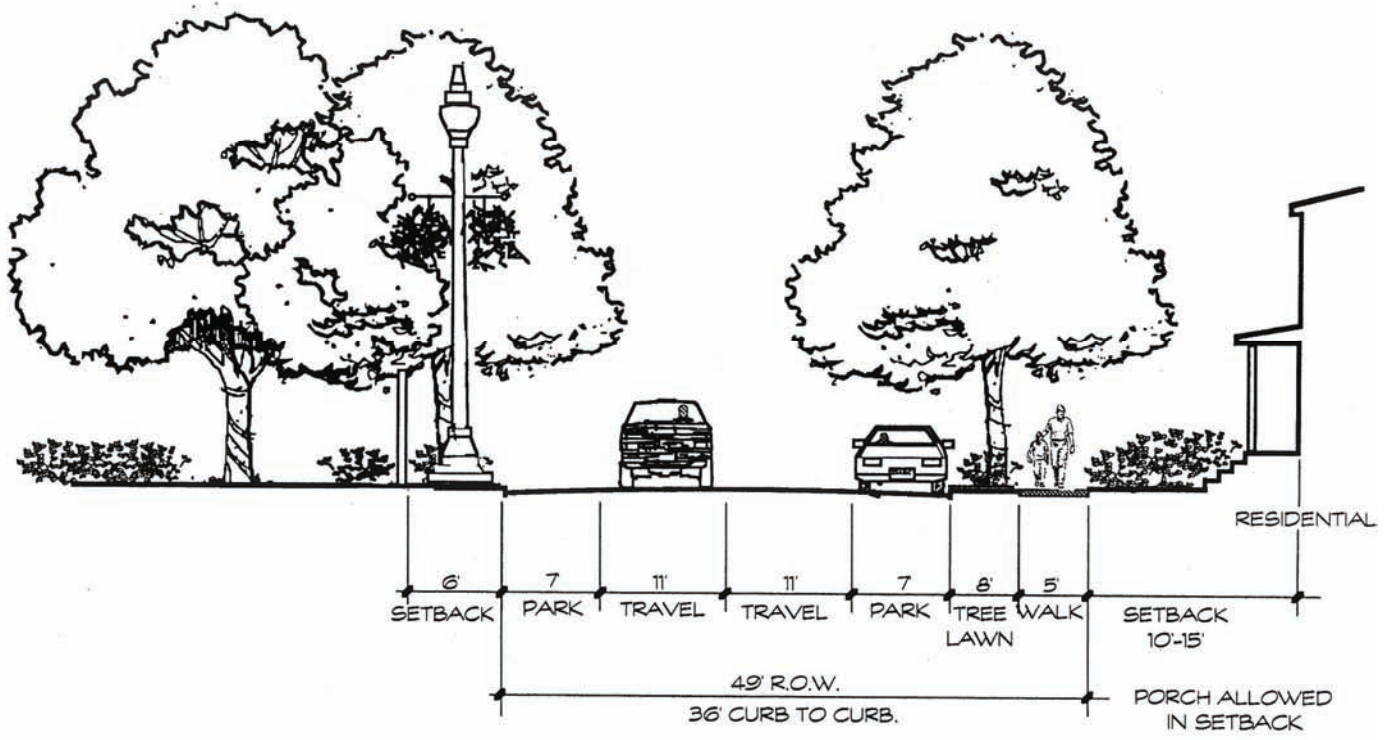
EXHIBIT 6 - 22



NEIGHBORHOOD STREET

FIGURE VI - 21

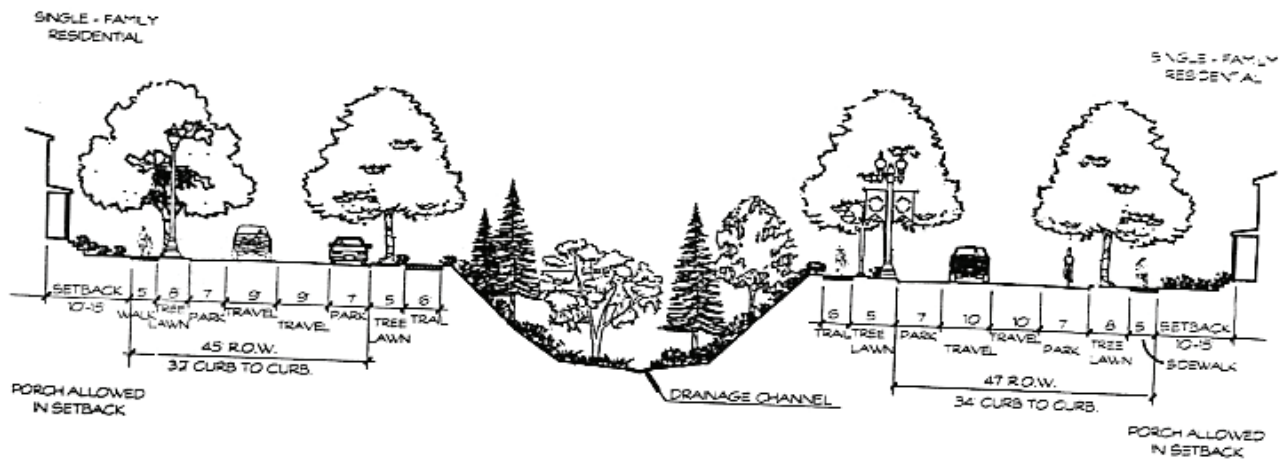
EXHIBIT 6 - 23



NEIGHBORHOOD STREET  
@ CENTRAL PARK

FIGURE VI - 22

EXHIBIT 6 - 24



NEIGHBORHOOD AND CONNECTOR STREETS  
@ EAST PARK  
FIGURE VI - 23

### **2 . 5 . 3   I R R E G U L A R L Y   S H A P E D   L O T   C O N D I T I O N S**

Within this development, there may occur instances of irregularly shaped lot conditions where it is neither feasible nor practical to plant the required 15 gallon street tree between driveways. In these instances the street trees may be relocated to another portion of the streetscape.

Where cul-de-sacs occur and if space allows, it may be desirable to the overall street scene to install an additional street tree so there is a tree on each side of the driveway. This gives the end of the street a sense of balance and provides an adequate tree canopy to cul-de-sac and corner areas.

### **2 . 5 . 4   C O R N E R   L O T   T R E E   A N D   A C C E N T   T R E E L O C A T I O N S**

Accent trees are to be planted on selected project corners where space allows in each of the five neighborhoods. These trees may be the same species used. These trees are to be installed by the home builder, out of the “line of sight” for each intersection within the front yard area of the individual lot that is adjacent to the corner. These trees are to be permanently irrigated off the homeowner’s house meter. This theme tree is to be installed as a 15 gallon size or larger. The corner accent tree is in addition to the required street tree.

Where space does not allow both a street tree and corner accent tree, the street tree will be omitted. The home builder is responsible for using the appropriate horticultural practices in the planting and irrigation around these trees.

## **2 . 6   L A N E   T R E E   P L A N T I N G**

Lane conditions will require one (1) street tree per lot located within the lane frontage. This is in addition to the required street tree that is in the front yard. The lane tree is to be planted in a planter that is to be no less than twenty-five (25) feet square. Lane trees are to be located so as not to interfere with lane lighting. See Exhibit 6-25.

### **PLANT MATERIAL**

The trees that are to be used for the Lane Tree areas may include, but is not limited to selections from the following:



**Trees**

*15 gallon minimum size.*

<b>Botanical Name</b>	<b>Common Name</b>
Arbutus unedo	Strawberry Tree
Agonis flexuosa	Peppermint Tree
Bauhinia variegata	Purple Orchid Tree
Betula pendula	European White Birch
Cassia leptophylla	Gold Medallion Tree
Cupaniopsis anacardioides	Carrotwood tree
Eriobotrya deflexa	Bronze Loquat
Geijera parviflora	Australian Willow
Lagerstroemia indica ‘Farei’	Crape Myrtle
Melaleuca linariifolia	Flaxleaf Paperbark
Melaleuca nesophila	Pink Melaleuca
Metrodsideros excelsa	New Zealand Christmas Tree
Pyrus kawakamii	Evergreen Pear
Quercus ilex	Holly Oak
Rhus lancea	African Sumac
Ulmus parvifolia ‘True Green’	True Green Elm



## 2.7 COMMUNITY LIGHTING AND HARDSCAPE ELEMENT

A unified lighting concept is important to the overall design consistency of Amerige Heights. The following lighting standards shall apply to all outdoor lighting systems within the Specific Plan area. See Exhibits 6-26 and 6-27. Lighting along City maintained streets shall use City Standard fixtures, or similar fixtures to those used in the downtown area.

- Energy conservation, safety, and security shall be emphasized when designing any lighting system.
- All parking lot lighting shall utilize high pressure sodium or mercury vapor lights.
- Parking lot lighting should provide adequate illumination for the safety of visitors while minimizing glare into neighboring residential areas. Fixtures should include a shield directing all illumination downward.
- Special lighting should be encouraged at key entries to indicate points of access.
- Lights for schools and parks should be directed away from residential areas by site orientation and glare shields.
- Tree up lights and/ or ‘moon lighting’ are to be utilized at all “Landmark Tree” locations.

To reinforce the neo-traditional concept of the community and in addition to the thematic street lighting program, unifying hardscape elements will be integrated into the community design. These elements will be incorporated throughout the Residential and Mixed-Use Districts in parks and open spaces, the civic use area, in the commercial area, and if possible at the elementary school. These elements may include special paving materials, textures and colors, street furniture, and decorative elements such as landscape containers and planters.

The types of lighting fixtures proposed in Amerige Heights are addressed in Section 5-2.4.

EXHIBIT 6 - 26

STREET LIGHTS FOR PRIVATE STREETS

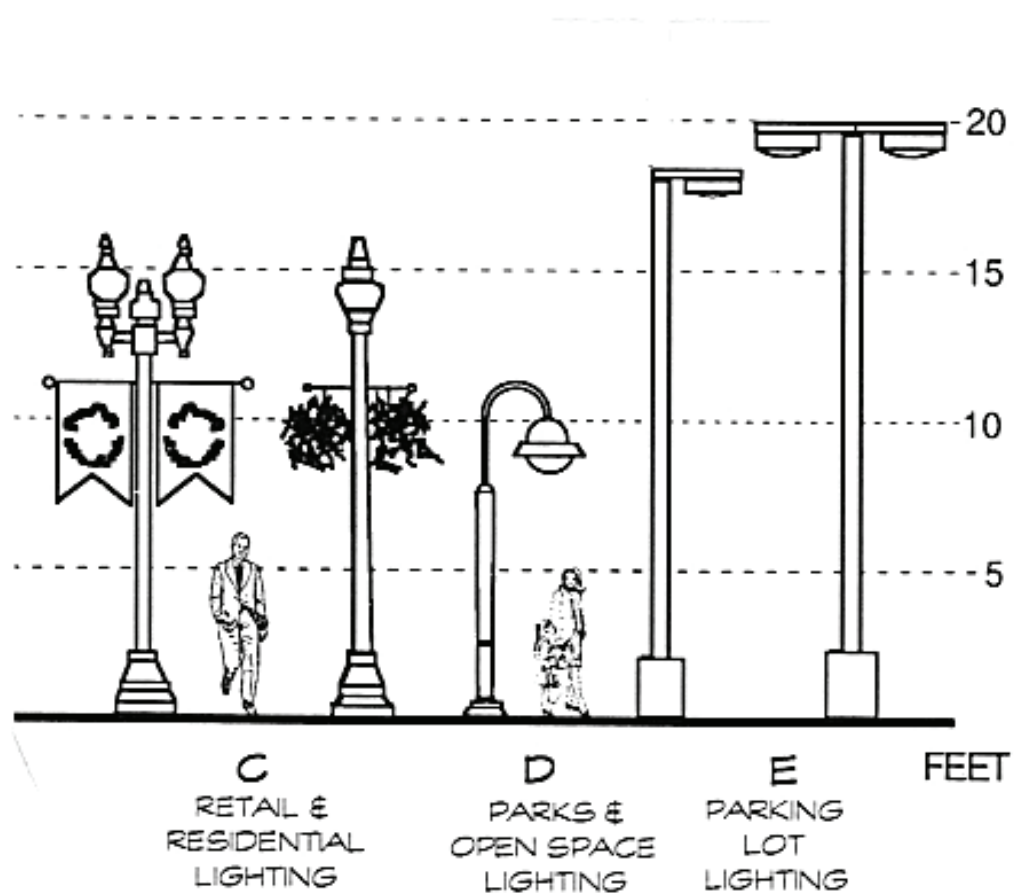


EXHIBIT 6-27

STREET LIGHTS FOR PUBLIC STREETS



## 2.8 R O U N D A B O U T S

The design concept for the roundabouts will incorporate low stone planter walls with low colorful plant massings. These massings will serve as a backdrop to the walls and create a slight mounding effect to the center of the roundabout. Grading in this area will rise slightly to the center point, which will then be anchored by a landmark focal specimen tree. See Exhibit 6-28.

### PLANT MATERIAL

Plant species for these areas will be selected from the following possible list:

#### Trees

*24" box minimum.*

#### **Botanical Name**

Jacaranda acutifolia

Shinus Molle

#### **Common Name**

Jacaranda

California Pepper

#### Shrubs

*Mix of 1 and 5 gallon size.*

#### **Botanical Name**

Agapanthus africanus 'Peter Pan'

Bouganvillea 'Raspberry Ice'

Liriope muscari

Raphiolepis indica 'Ballerina'

Trachelspermum jasminoides

#### **Common Name**

Lily of the Nile

Bouganvillea

Blue Lily Turf

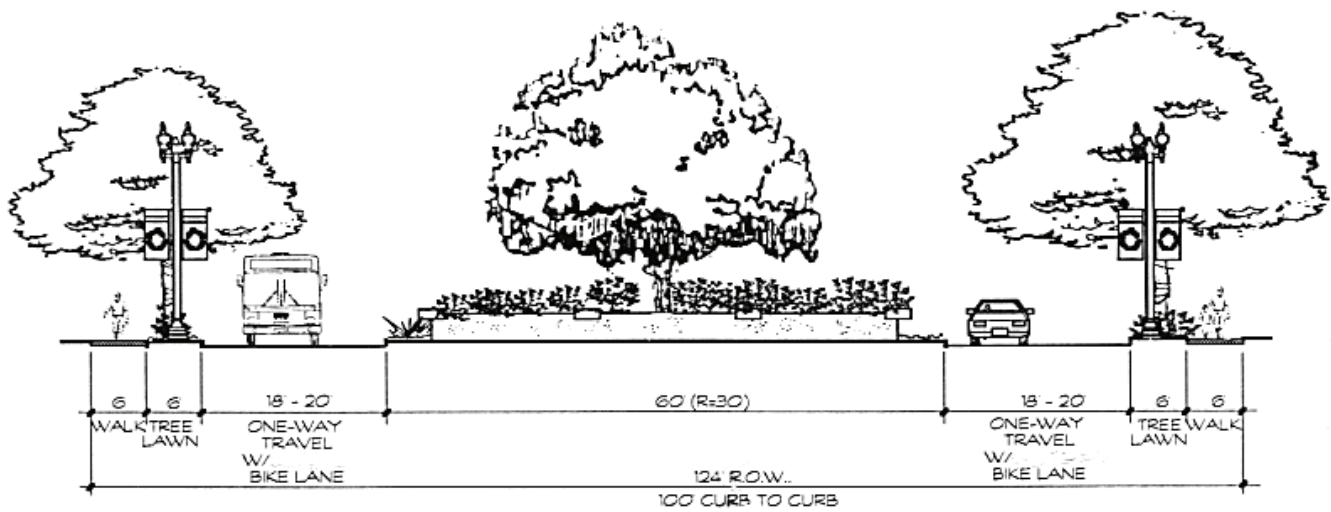
Raphiolepis

Star Jasmine



ILLUSTRATION NO. 6-3  
Design Concept for Roundabouts  
(Source: Calthorpe Associates)

EXHIBIT 6 - 28



ROUNDAABOUT

FIGURE VI - 26



## 2 . 9   B U F F E R S   B E T W E E N   R E S I D E N T I A L A N D   C O M M E R C I A L   A R E A S

The existing 618 Building is located immediately south of Residential Neighborhood 5. The Specific Plan provides for a ten foot wide landscaped buffer on each side of the property line separating these two uses. A six (6) foot to eight (8) foot high screen wall or hedge shall be installed by the homebuilder at the property line.

Residential neighborhood 4 is located to the north of the Main Street in the Mixed-Use District. Due to grading considerations, a slope or retaining wall system will be installed resulting in vertical separation between these land uses. For safety reasons, a wall or fence will be installed at the top of the slope or retaining wall and a minimum three (3) foot setback will be provided between the wall or fence and the sidewalk along the street. Exhibit 6-29 and Exhibit 6-30 illustrate the interface areas between proposed residential and commercial uses.

### PLANT MATERIAL

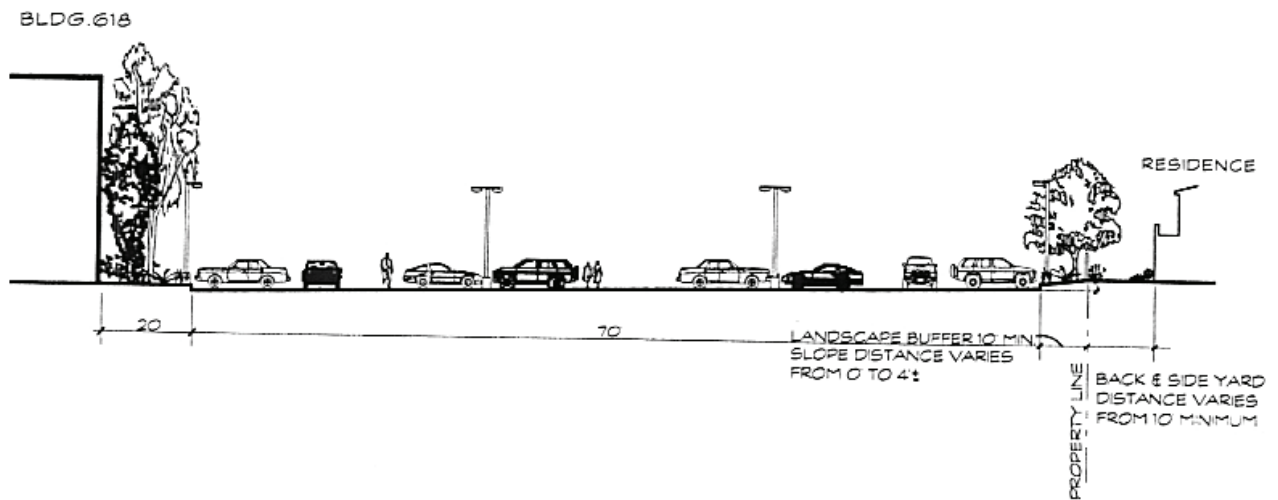
Shrubs to be used for the buffer between the residential and commercial areas may include but are not limited to the following:

#### Shrubs

*Background Shrubs – 1 and 5 gallon combination.*

<b>Botanical Name</b>	<b>Common Name</b>
Calliandra inaequilatera	Pink Powder Puff
Eleagnus pungens	Silverberry
Escallonia fradesi	Escallonia
Euonymus japonica	Evergreen Euonymus
Grevillea noelli	Grevillea
Ilex cornuta ‘Burfordii’	Burford Holly
Ligustrum texanum	Texas Privet
Photinia fraseri	Fraser’s Photinia
Raphiolepis indica ‘Springtime’	India Hawthorne
Pittosporum tobira ‘Variegata’	Variegated Mock Orange
Viburnum tinus	Laurustinus
Xylosma congestum ‘Compacta’	Dwarf Xylosma

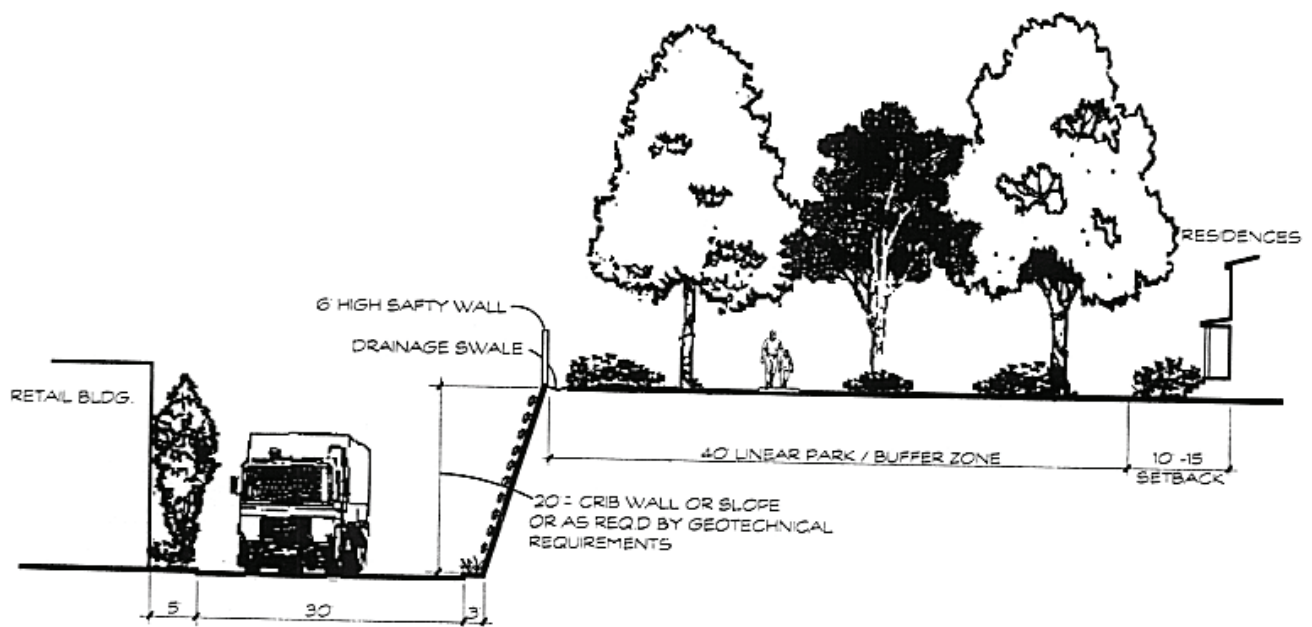
EXHIBIT 6 - 29



BLDG. 618 PARKING LOT TO RESIDENTIAL  
NEIGHBORHOOD #5

FIGURE VI - 27

EXHIBIT 6 - 30



RETAIL LOADING ZONE TO RESIDENTIAL  
NEIGHBORHOOD #4

FIGURE VI - 28

## SECTION 7

### CIRCULATION

#### 1.     R E Q U I R E D   A N D   L O C A L   S T R E E T S Y S T E M S

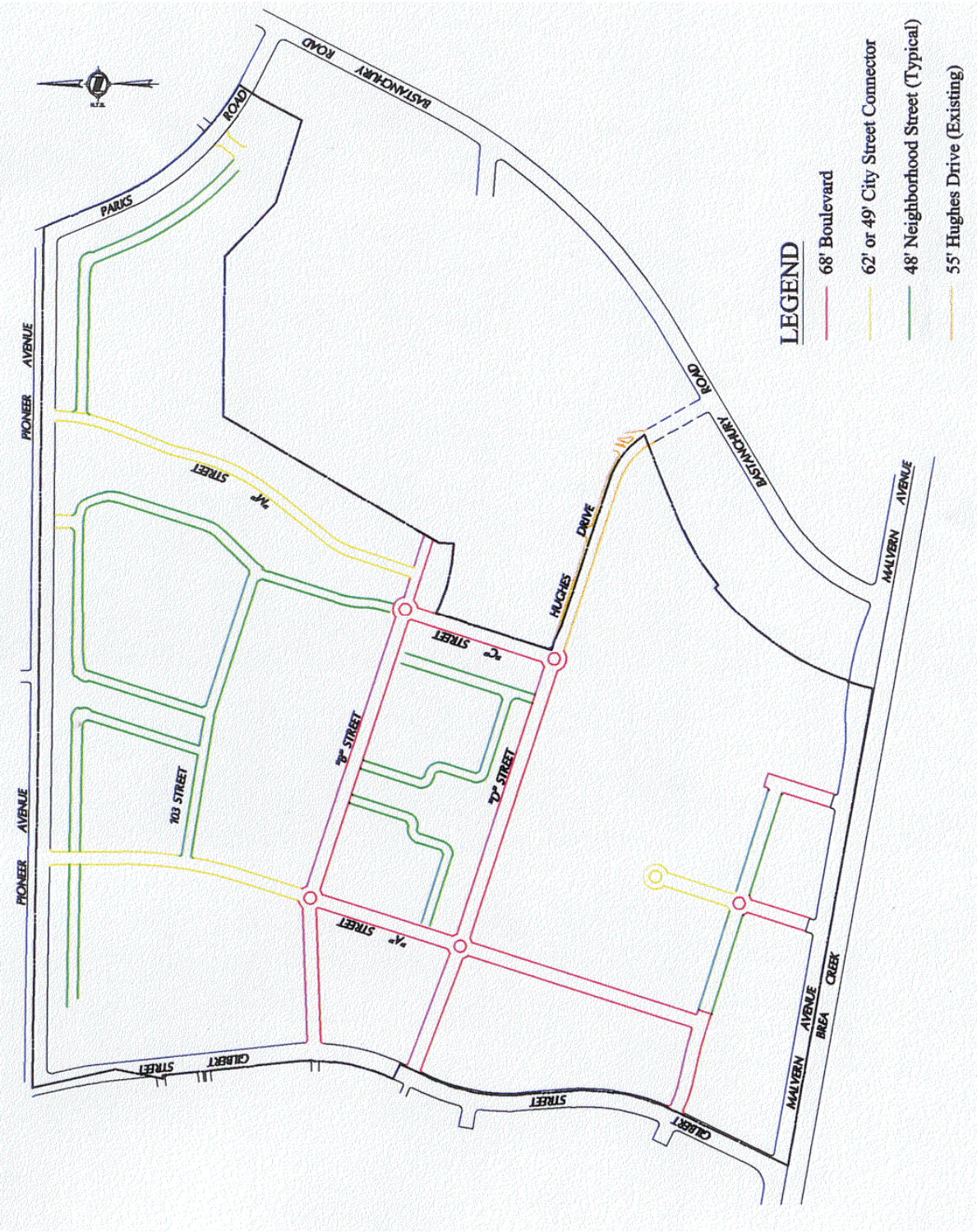
**T**he Amerige Heights development has been designed as a neo-traditional neighborhood with a goal of providing a more friendly, convenient, and easily accessible site which maximizes nonmotorist mobility for residents and visitors. The neo-traditional design allows the possibility of nonmotorist travel and the replacement of some vehicular trips with nonvehicular trips. As is suggested by the neo-traditional concept, gated streets are prohibited in Amerige Heights.

Streets in Amerige Heights are designed to be interconnected, thus providing multiple ways to connect any two locations, and to minimize through traffic. This grid-like pattern furnishes continuous and more comprehensible routes that serve to enhance the benefits of nonvehicular travel.

The site is bordered along the south and west by primary arterials, Gilbert and Malvern Avenues, respectively, and by secondary arterials, Pioneer Avenue and Parks Road along the north. These large streets, both in terms of size and vehicular volumes, are found around and outside the neighborhood. The smaller streets with lower volumes filter motorists and non-motorists in and through the neighborhoods.

The Required Street System can be found on Exhibit 7-1 and shows the basic circulation system for the project. The streets are classified as Boulevard, Connector Street, and Neighborhood Street and have been configured for their particular purpose. Dimensions for each of the required street cross sections, shown on Exhibit 7-5 and Exhibit 7-6, were developed as having “shared” street space. This means that where streets are not striped for separate lanes of travel, traffic, parking, and bicycle travel will occasionally need to share travel space. This concept provides for narrower streets which facilitate and encourage pedestrian movements.

EXHIBIT 7-1  
REQUIRED STREET SYSTEM





The Local Street System is shown on Exhibit 7-2. This exhibit also illustrates the locations of existing and proposed traffic signals. This configuration of streets is one potential layout. Other street configurations are allowed so long as they generally conform to the grid street pattern shown.

At some project entry locations, on-street parking may be prohibited to allow width for additional travel lanes allowing for efficient site ingress and egress. At the direction of the City Traffic Engineer, additional traffic calming devices will be incorporated into the roadways within Amerige Heights. The types of calming devices that might be utilized include speed tables, narrowed roadways at crosswalks, called "chokers", roundabouts, or intentionally incorporated curves or angles in roadways, called "chicanes." In addition to the Required Street System a local street system will be developed to provide access throughout the residential neighborhoods of the project.

Two possible configurations for Main Street are illustrated in Section 6 in Exhibits 6-17 and 6-17A.

### **1 . 1   N E W   S E C O N D A R Y   A C C E S S   R O A D   T O S U N N Y   H I L L S   H I G H   S C H O O L**

A secondary access road will be built connecting the High School to Hughes Drive, to provide an additional ingress/egress point for the school. This also helps keep school traffic from passing through the residential areas.

As planned, the new access point will be located where a Southern California Edison substation facility is sited. Plans are to remove this substation, as it primarily served the former Hughes / Raytheon facilities. If for any reason the substation is not removed, the new access driveway will be shifted slightly to the north and connected to the roundabout at the southern end of Neighborhood 3.

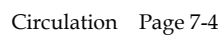
### **1 . 2   P I O N E E R   A V E N U E**

As part of this project, Pioneer Avenue will be improved through to Parks Road as a two-way road with in-street bicycle lanes, a center, landscaped median, and an equestrian trail on one side.

### **1 . 3   P A R K S   R O A D**

As part of this project, the west side of Parks Road will be widened to create a five (5) foot wide, on-street, bicycle lane, a seven (7) foot wide parking lane, and a five (5) foot wide sidewalk. There are existing eucalyptus trees located immediately to the north of the railroad right-of-way in the alignment of Parks Road. These trees will be preserved in a landscape island in the center of Parks Road. Aside from these trees, no planted median is proposed for Parks Road.

**EXHIBIT 7 - 2**  
**LOCAL STREET SYSTEM &  
TRAFFIC SIGNAL LOCATIONS**





#### **1 . 4   P U B L I C   A N D   P R I V A T E   S T R E E T S**

Many streets within Amerige Heights will be privately maintained by a homeowners association or similar entity. Some internal streets will be owned and maintained by the City of Fullerton. The location of these public streets is shown on Exhibit 7-3. All public streets will have a minimum paved width of thirty-six (36) feet. In some instances this will result in a modification to the cross section shown.

EXHIBIT 7-3

PUBLIC AND PRIVATE STREETS



## **2 . T R A I L   S Y S T E M**

### **2 . 1   R E C R E A T I O N A L   T R A I L S**

In remaining consistent with the neo-traditional neighborhood plan, trails for the project have been designed to facilitate and encourage non-vehicular movements. The site is fully accessible to the recreational trails and is bordered on the north along Pioneer and south along Malvern Avenues by City of Fullerton Recreational (or Backbone) Trails.

The site is also bisected by two additional links. One runs from the recreational trail along Pioneer Avenue at the north end of the site to the trail along Malvern Avenue at the south end. This link is centrally located to facilitate access between many of the various site features and invite non-vehicular movements. The second connection is located within the East Park. When this pathway crosses Hughes Drive it turns towards the east and extends to the easternmost project boundary. From that point the link can be connected to Bastanchury.

The alignment of the trails can be found on Exhibit 7-4 and a cross section for the Amerige Heights trail system is shown on the Landscape section figures.

### **2 . 2   B I K E   T R A I L S**

In addition to the recreational trails, Class II bike trails will be provided on the east side of Gilbert Street, the west side of Parks Road, and both sides of Pioneer Avenue. Bike paths will also be provided along each of the “Boulevard” classified streets in the residential neighborhoods. The alignment of these streets allows for simple connectivity to the recreational trails which further encourages bicycle travel to various destinations.

### **2 . 3   P E D E S T R I A N   L I N K S**

All lots and sites within the project area have pedestrian connections and the neighborhoods have been planned in walkable increments. Each street is designed to provide minimum five (5) foot sidewalks along both sides to facilitate access to residential, retail, and office development. With the above-noted recreational trails traversing the site in a north/south direction, the street sidewalks easily connect to it to enhance and encourage pedestrian travel.



EXHIBIT 7 - 4  
TRAIL SYSTEM

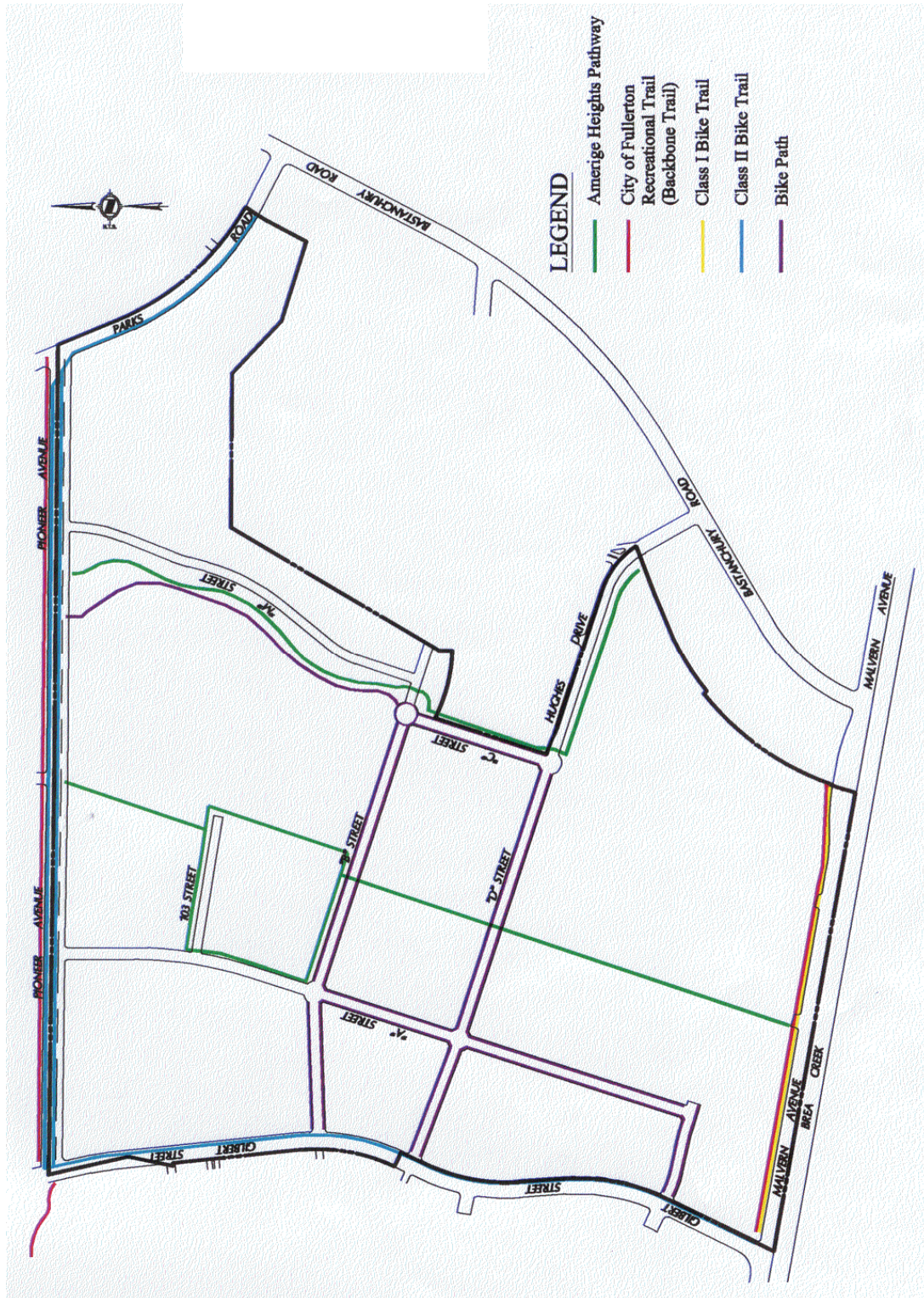
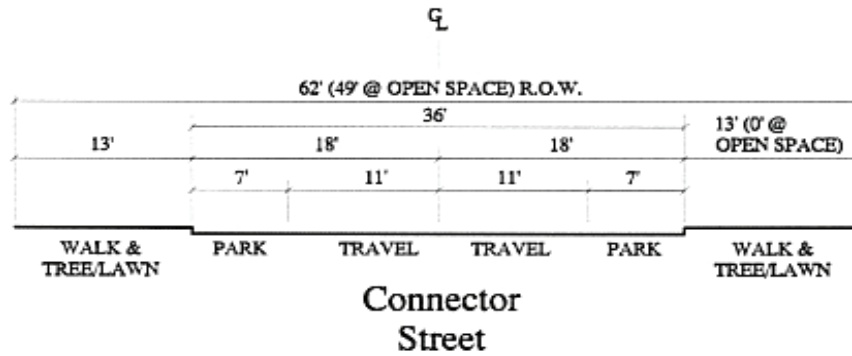
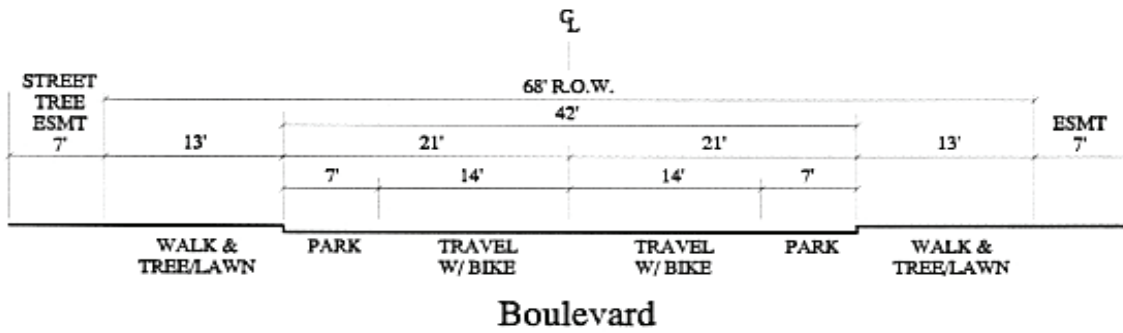


EXHIBIT 7 - 5  
CROSS SECTIONS



(CONTINUED ON FOLLOWING PAGE)



EXHIBIT 7-5 (CONTINUED)  
CROSS SECTIONS

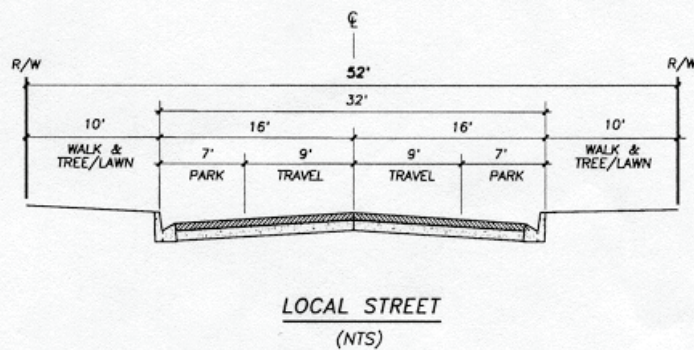
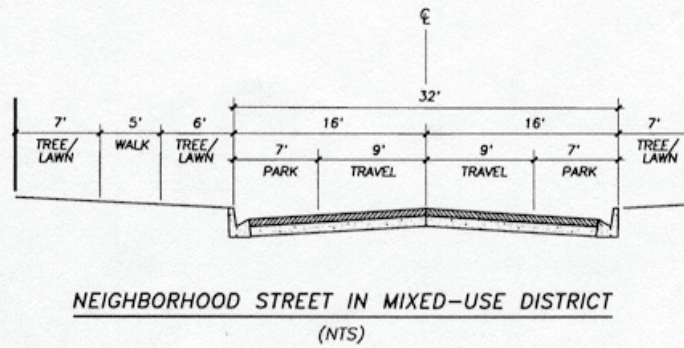
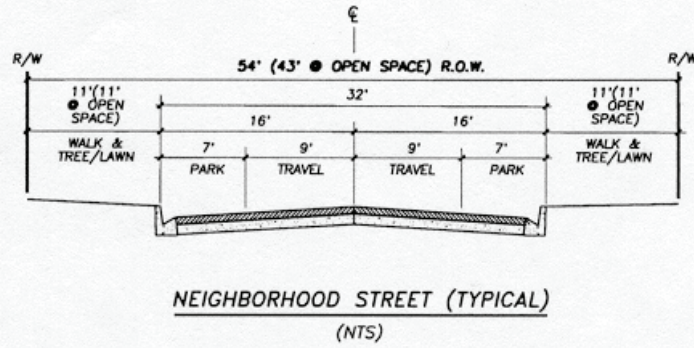


EXHIBIT 7 - 6  
CROSS SECTIONS





## SECTION 8

### IMPLEMENTATION AND AMENDMENT PROCEDURES

**T**he Amerige Heights Specific Plan will be implemented and may be amended, revised or adjusted according to the procedures identified in the following sections. These procedures have been developed:

- To ensure consistency with the adopted Amerige Heights Specific Plan.
- To encourage continuity in design and development of the community.
- To promote the highest standards of site design.
- To assure substantial long-range compliance with the City of Fullerton's General Plan.
- To adapt to special or supplementary development standards that may be necessary from time to time to implement the Amerige Heights Specific Plan.

All previous land use, discretionary or administrative, determinations in the Amerige Heights Specific Plan area are deemed to be legal conforming uses.

#### 1. GENERAL REQUIREMENTS

- Specific uses and areas that are indicated as being located at intersections of streets shall be altered in location to conform with final road alignments without requiring an amendment or adjustment to the Specific Plan.
- After first occupancy of an individual dwelling unit, the site development standards contained in this text shall apply to that dwelling unit and shall only be modified subject to the revision and amendment procedures contained in this section of the Specific Plan.
- When a revision or amendment is proposed to the Specific Plan or when a Site Plan is proposed to establish alternative development standards, the burden of proof shall be on the project proponent to show how the project will provide an equivalent or better building design. Failure by the project proponent to prove that granting of the proposal will result in a better building design than would

result from development of the project in accordance with the baseline standards contained within Section 3 of this Specific Plan shall result in denial of the request.

- Any decision of the Director may be sequentially appealed to the Planning Commission and the City Council. Any decision of the Planning Commission may be appealed to the City Council.

## **2 . I M P L E M E N T A T I O N**

### **2 . 1   P E R M I T T E D   U S E S**

#### **Permitted Uses.**

The following uses are permitted uses pursuant to the Specific Plan and shall not require a Site Plan.

- Residential units developed according to the development standards as set forth in Section 3 of the Specific Plan.
- Accessory uses as defined in Section 3 of the Specific Plan.
- Parks, trails, greenbelts and common areas.
- Civic Uses as identified in Table 4-6, "Permitted Uses."
- Other uses and structures customarily incidental or necessary to residential uses including, but not limited to roads, utility services, and other uses and structures as identified in Table 3-6, "Permitted Uses."

#### **Uses Permitted Subject to Approval of a Site Plan.**

Site Plans shall be approved consistent with the procedure identified in Section 8.2.2 for the following uses:

- Any structure within the Mixed-Use District, including, but not limited to office buildings, light industrial or research and development facilities, retail shopping centers, senior housing developments, or any other use allowed in the Mixed-Use District. Structures which are exempt from this requirement for a Site Plan are those uses incidental to the construction of property including, but not limited to low walls, free-standing signs, utility vaults, etc.

### **2 . 2   S I T E   P L A N S**

Procedures for review of Site Plans shall be in accordance with the following requirements.

- The fee for the site plan review shall be consistent with the City's adopted fee schedule.
- Site plans submitted to the City for review shall include the following information:
  - A plot plan drawn to scale illustrating individual lots, method of access to each lot and showing the dimension of each setback from buildings to lot lines.

- Architectural elevations and floor plans drawn to scale, including descriptions and/or samples of exterior materials and textures.
- A conceptual grading plan, showing areas and height of cut and fill, location and elevation of all pads, relationship of on site grades to immediately adjacent off site grades (edge conditions), and conceptual drainage for the site.
- A preliminary landscape plan, including the proposed plant palette, size of plant materials to be installed and detailing of hardscape materials and textures.
- Site sign locations, size, colors and letter type and size of all proposed signage.
- Such other information as may be needed and deemed appropriate by the Development Services Department.

The Director of Development Services has the authority to administratively review and approve site plans that are consistent with the provisions and intent of the Specific Plan. If the Director cannot find that a site plan is consistent with the Specific Plan, at his discretion, site plans may be referred to the Redevelopment Design Review Committee for action. Decisions of the Director or the Redevelopment Design Review Committee may be appealed to the Planning Commission and the City Council, as specified in the City of Fullerton Municipal Code.

Site Plan approval shall be valid for a period of two (2) years. If construction of a project does not commence within that time period and proceed with due diligence thereafter, either an extension of time for two (2) years shall be granted by the Director of Development Services or the approval of the Site Plan shall terminate and additional review and approval shall be required. An extension shall be approved if it can be demonstrated that the Site Plan is consistent with the City's Zoning and General Plan. Site Plan revisions that are minor in nature or reasonable extensions of time other than those included as conditions of approval on the original Site Plan will be reviewed and decided administratively by the Director of Development Services.

## **2 . 3   C O N D I T I O N A L   U S E S   A N D   V A R I A N C E S**

Applications for all conditional use permits and variances within the Amerige Heights Specific Plan area shall be prepared and processed in accordance with the City of Fullerton Municipal Code.

## **2 . 4   S U B D I V I S I O N   M A P S**

All subdivisions within the Amerige Heights Specific Plan area must comply with the City of Fullerton Municipal Code and State of California Subdivision Map Act.

## **2 . 5   D E S I G N   R E V I E W   P R O C E S S**

This Specific Plan includes design standards and guidelines to provide direction in developing the Amerige Heights community. Additionally, specific Residential Architectural Design Criteria will be developed and adopted by the City prior to project development.

Individual residential projects will be judged against these standards, guidelines and criteria. Those that substantially conform, at the discretion of the Director of Development Services, shall be approved administratively. Those residential projects found not to be in substantial conformance by the Director will be reviewed and decided upon by the Redevelopment Design Review Board.

All development within the Mixed-Use District shall be reviewed by the Redevelopment Design Review Board, and decided upon by the Planning Commission, as these projects require a Site Plan.

## **3 .   S P E C I F I C   P L A N   R E V I S I O N S   A N D A M E N D M E N T S**

All amendments to the Amerige Heights Specific Plan shall comply with the California Government Code, Sections 65500-65507 and Articles 00 and 00 of the Fullerton Municipal Code.

### **3 . 1   A D M I N I S T R A T I V E   R E V I S I O N S**

Revisions to the Specific Plan that serve to implement the intent of the Specific Plan are permitted through the administrative revision process. This section grants authority to the Director of Development Services or designee to administratively act on requests for minor revisions in the implementation of the Specific Plan. Decisions of the Director of Development Services may be appealed to the Planning Commission within ten (10) calendar days after any such action.

The administrative revision process will serve both the public and Amerige Heights Specific Plan community in that it will:

- Minimize City staff, Planning Commission and City Council time spent on minor technical refinements, and;
- Set criteria that will clearly distinguish administrative revisions from a Specific Plan amendment.

The following revisions are permissible through the administrative revision process.

- Changes in the acreage of the Mixed-Use District, Residential District, the Senior Housing Overlay Area within the Mixed-Use District, or any individual Residential Neighborhood not exceeding ten (10)

percent. These changes in acreage may result from final road alignments, final site design, establishment of park and open space boundaries, etc. and are not meant to provide for significant modifications to the land use map.

- Transfer of dwelling units between Residential Neighborhoods provided that no Residential Neighborhood is increased by more than ten (10) percent of its originally approved maximum. Any revision to increase the number of dwelling units in any Residential Neighborhood shall be offset by a corresponding decrease in another Residential Neighborhood so that the total number of dwelling units for the entire Amerige Heights Specific Plan area shall not exceed 1,250 units as provided in the Specific Plan.
- Minor adjustments to development standards, which constitute a reasonable use of property and do not endanger the public health, safety or welfare, are permitted through the administrative process. This section grants authority to the Director of Development Services to administratively act on requests for such minor adjustments.

Administrative adjustments may allow the following:

- A decrease of not more than ten (10) percent of any required setback.
  - A decrease of not more than ten (10) percent of the required building area.
  - An increase of not more than ten (10) percent of the permitted height of a fence or wall, subject to City approval of structural design.
  - An increase of not more than ten (10) percent of the permitted projection of steps, stairways, landings, eaves, overhangs, masonry chimneys or fireplaces into any required building setback, so long as the City's adopted Fire and Building Codes allow.
  - A decrease of not more than ten (10) percent of required parking for any use.
- Other revisions determined by the Director of Development Services that meet the intent of this section.

### **3 . 2   S P E C I F I C   P L A N   A M E N D M E N T S**

The procedures for amending the Amerige Heights Specific Plan will be in accordance with Government Code Section 65453 and the City of Fullerton Municipal Code. Prior to approving any amendment to the Amerige Heights Specific Plan, the City Council shall make the following findings.

- The amendment is compatible with the purpose, intent, and goals of the Amerige Heights Specific Plan.

- The amendment is consistent with the City of Fullerton General Plan.
- The amendment is compatible with and will not have a negative effect on adjacent land uses.

#### **4 .   D E V E L O P M E N T   A G R E E M E N T**

The landowner will enter into a Development Agreement with the City, which will implement certain provisions of the Amerige Heights Specific Plan. A Development Agreement is a legislative act, which is approved by ordinance. Section 65864 et seq. of the California Government Code enables local governments to enter into Development Agreements with persons having a legal or equitable interest in real property for the development of the property.

A Development Agreement represents a “performance” agreement to ensure that the land developer and City mutually accomplish agreed upon responsibilities. The City will grant a long-term right to develop the property as approved by the City Council. Concurrently, development related schedules and operational guidelines should be provided. In exchange, the landowner agrees to provide public improvements, pay fees and assume other defined responsibilities related to the development of the property.

The Government Code requires that the Development Agreement specify:

- The duration of the agreement;
- The permitted uses of the property;
- The density or intensity of use;
- The maximum height and size of proposed buildings; and
- Provisions for reservation or dedication of land for public purposes.

The Development Agreement may include conditions, terms, restrictions and requirements for subsequent discretionary actions, provided that such conditions, terms, restrictions, and requirements shall not prevent development of the land for the uses and to the density or intensity of development set forth in the Agreement. The Agreement may reflect the means by which the community and/or open space facilities will be financed.

Before the Amerige Heights Development Agreement can be approved, a public hearing on the application will be held by the Planning Commission and City Council. Notice of the intent to consider adoption of the Development Agreement shall be given as provided in Sections 65090 and 65091 of the State Government Code in addition to any other notice required by law for the other actions to be considered concurrent with the Development Agreement. The Development Agreement cannot be approved unless the City Council



finds that the provisions of the agreement are consistent with the City of Fullerton's General Plan and the Amerige Heights Specific Plan.

The Development Agreement will give both the landowner and the City certainty with respect to the type of development project which will be implemented on project site. The term of the Development Agreement is expected to be ten years, allowing for a phased development of the site as approved by the City, and consistent with principles of sound planning and economic conditions.

## **5 . F I N A N C I N G M E C H A N I S M S**

With respect to public cost revenue, all development costs are expected to be paid for with private funds and a publicly bonded Community Facilities District (CFD), Landscape Lighting and Maintenance District, and/or an Assessment District. A separate public cost revenue study is part of the application.

A Community Facilities District (CFD) may be formed by a public entity to pay for the cost of facilities and services within its jurisdiction and to authorize the issuance of bonds secured by the special taxes. Under the Mello-Roos Community Facilities Act of 1982, the City Council or Board of Education of the City/District is authorized to establish a Community Facilities District and act as the legislative body for the proposed district. Subject to approval by a two-thirds vote of the landowners, and compliance with the provisions of the law, the City Council or Board of Education may authorize the issuance of bonds and levy and collection of a special tax within such district to repay such indebtedness. In the City of Fullerton, Fullerton Joint Union High School District and/or the Fullerton School District can form a Community Facilities District(s). The two school districts currently intend to form a CFD with the Fullerton School District as the lead agency.

The repayment of the bonds will be made by an incremental addition to the property tax base of all landowners within the completed project. The bond amounts will be determined based on the estimated costs of land acquisition and construction of the elementary school and other public improvements.

Approval of any financing mechanism involving the City requires a separate action of the Fullerton City Council.

## G L O S S A R Y

**T**he following general definitions of terms shall apply and govern development within the plan. Where terms and standards are not defined here they shall be as defined in the Fullerton Municipal Code.

### **Accessory Living Space.**

Accessory living space is space built over a garage of a single-family residence. These spaces may not exceed 640 square feet and may not include kitchen facilities. These accessory living spaces create additional living space without changing the character and quality of the neighborhood. Accessory living spaces are not included in the calculation of floor area ratio (FAR) for each residential lot and are only allowed over detached garages of village and garden lots.

### **Accessory Uses.**

Accessory uses allowed in the Mixed-Use District include street and sidewalk vendors, outdoor entertainment, special events, temporary signage, sidewalk sales, and similar uses. Other accessory uses may be allowed, subject to the approval of the Director of Development Services.

### **Attached Units.**

Attached units are defined as any dwellings that share a common wall, regardless of the product type or configuration of the building in which the units are located. A variety of types of attached units are allowed within Amerige Heights, including townhouses, duplexes, garden apartments, tuck-under units, and live/work units.

### **Building Height Limits.**

Building height is the vertical height of a building. It is defined by the number of building stories in both the Mixed-Use District and the Residential District. Height for civic and community buildings in the Residential District is also governed by number of stories. The use of number of stories (rather than a fixed number of feet) to regulate building height allows and encourages a greater variation in heights, creating a more interesting streetscape.

## **Build-to Lines.**

Most of the requirements that establish the Main Street are related to build-to lines. Build-to lines are lines which set the location of building walls to provide spatial definition to streets and open spaces. Build-to lines run parallel to streets and establish the portion of a block or property along a right-of-way that must contain building walls built within a certain distance of the public right-of-way.

Build-to lines also set the location for requirements for building height, front-ons, and entries. Standards and guidelines associated with build-to lines are described in greater detail in Section 3- 3.3.4.

## **Building Massing and Placement Standards.**

Build-to lines are a more proactive approach to define streetscapes than the typical approach of minimum and maximum front setbacks. The intention of setbacks is to keep buildings away from the street; the intention of build-to lines is to bring them closer to the street.

## **Building Type.**

The purpose of identifying and specifying building type design features is to illustrate the design standards with typical building configurations. The building types identified in the plan form a representative, but not exhaustive, list. The types cover a range of expected and permitted conditions, providing examples of what to approve during the design review and approval process. Each building type has a plan and axonometric view drawing illustrating the development standards pertaining to that type. Additional building types may be built that meet the intent of the Specific Plan, with the discretion and approval of the Director of Development Services.

## **Civic Land and Civic Uses.**

Civic Land is the land associated with the Central Park / linear axis in the Residential District. These lands are intended to provide open space, recreation, and public/community buildings for the general public use and benefit. The civic land encompasses public parks and active and passive recreation areas with an elementary school and civic uses such as day care centers, private schools and private or non-profit or public recreation facilities. Table 3-6 lists the uses allowed in the civic land area. Civic uses are allowed in both the Mixed-Use and Residential Districts of the community.

### **Cottage Lots.**

Cottage lots are the smallest sized residential building lots for single family detached homes in Amerige Heights. The minimum lot size for cottage lots is an average of 3,200, as calculated in Section 16.02.050 of the Fullerton Municipal Code. The maximum size is 5,000 square feet. Cottage lots have a minimum lot width of 30 feet. Cottage lots may be developed in Neighborhoods 4, 5 and in specified areas within Neighborhood 3.

### **Detached Condominiums.**

While detached homes are usually individually owned, some developers may wish to build them as detached condominiums. If a group of units are developed as detached condominiums without separate lot lines, the project needs to meet the intent of the standards and guidelines so that it looks the same as if they were not condominiums.

### **Elder Care Facilities.**

Developments designed for the purpose of providing housing & care facilities for the elderly are defined as elder care facilities. The developments may include age-restricted housing, assisted living facilities and congregate care facilities.

### **Floor Area Ratio.**

Floor Area Ratio (FAR) is the ratio of habitable floor area to lot area and is a measure of development intensity. For purposes of this Specific Plan, FARs are stated as an average by phase, not the maximum, unless otherwise specified. Habitable floor area is the space contained within the exterior walls of all buildings on a lot, except for the space therein in light courts or open air courtyards and except for the area devoted exclusively to parking motor vehicles (same as City Code). The area devoted to garages, whether attached or detached, driveways, and lanes is not included in the calculation of FAR. Commercial parking garages (which may be built in the Mixed-Use District) do not contribute to the calculation of FAR. Accessory living spaces do not contribute to calculation of FAR. Residential uses located above office or retail uses in the Mixed-Use District do not contribute to the calculation of FAR.

### **Front-On.**

The primary entrance and façade of a building must face onto any required front-on lines. Front-on lines ensure that the "public face" of a building--its primary entrance and façade (rather than the side or rear of the building)--faces and opens onto a street, pedestrian corridor, park, or other important public space in order to provide activity and "eyes on the street" for safety.

## **Garages.**

Garages are spaces that are meant primarily for automobiles and are uninhabited and unheated. Garages have separate setback requirements than residences.

## **Garden Lots.**

Garden Lots are the largest sized residential building lots for single family detached homes in Amerige Heights. They are a minimum of 6,000 square feet and have no maximum size. Garden lots may range in width from 55 to 75 feet. They may be developed in Neighborhoods 1, 2 and 3.

## **Green Court Units.**

Green court units are single family detached homes which face onto a central common, landscaped, open space, a “green court.” The green court is usually roughly rectangular in shape, but other configurations are also possible. The court must be surrounded by homes on two or three sides. The court should be sized to provide at least 600 square feet of open space per home, and should be at least 60 feet wide in all dimensions.

## **Lanes.**

Lanes are privately owned and maintained but publicly-accessible roadways which provide garage access from the rear, eliminating the need for driveway curb cuts on the front street. They are required to serve residential units located on streets for which no driveway curb cuts are allowed, and optional elsewhere. Lanes shall have a paved width of eighteen feet. Lanes do not have sidewalks. A three and one-half (3.5) foot landscaping buffer, identical to the three and one-half (3.5) foot required rear garage setback, is required on both sides of lanes. Where trees are to be installed along the lane, a minimum five (5) foot square tree well shall be provided.

## **Live/Work Units.**

Live/work units are attached residences similar to townhouses, but which allow the occupant to maintain a ground-floor street-front business while maintaining living quarters in the rear of the first floor and upstairs. Live/work units allow a person to run a small business out of his or her home, such as service commercial or professional office uses.

The work area of a live/work unit shall not exceed 350 square feet per business. Live work units are only permitted in Residential Neighborhoods 4 and 5 and only along streets classified as Boulevards on Exhibit 7-1, "Required Street System" in Section 7 of this Specific Plan.

### **Lot Coverage.**

Lot coverage is the ratio of building footprint to lot area. "Building footprint" includes the garage (whether attached to or detached from the main dwelling unit) but excludes driveways, swimming pools, or other structures or surfaces devoted exclusively to recreational use. Lot area is the net land area, including common space for attached products and green courts, but excluding public-right-of-ways. For purposes of this Specific Plan lot coverage is stated as an average, not a maximum, unless otherwise specified.

### **Lot sizes.**

Lot sizes are based on net land area, including commonly-owned open space for green court and attached products, lanes, but excluding public rights-of-way.

### **Lot Width.**

Lot width designates the minimum and maximum permitted lot width range. Lot width is the length of street frontage of the lot, measured parallel to the street.

### **Open Space.**

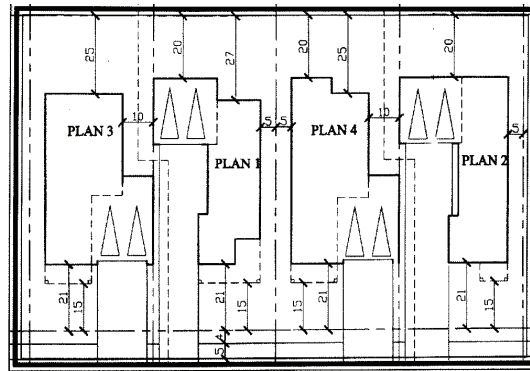
Open Space refers to that portion of a site that has not been covered by building or other structures, streets, parking areas or driveways. Open space areas include, but are not limited to, parks, yards, playgrounds, and common areas. Usable open space means outdoor area on the ground, balcony, deck, porch or roof which is designed, improved, developed and maintained to be used for outdoor living, recreation or garden purposes. Off-street parking, loading, driveways and sidewalks required for site access are not counted in usable open space. Usable open space includes:

- Private usable open space means open space adjacent to a dwelling unit which is designed and reserved for the exclusive use of the occupants of that dwelling.
- Common usable open space means open space accessible to all occupants of a residential complex or neighborhood, such as pedestrian and bicycle paths, common greens, swimming pools and tennis courts.



## Paired Homes.

Paired homes are detached houses that must be built together as a pair in order for each to conform to setback requirements. As the illustration shows, one house is set at the common property line toward the front of the building, and the other house is set at the common property line toward the rear of the building. This ensures adequate separation between buildings.



## Parking Dimensions.

Commercial parking space dimensions shall have a minimum length of nineteen (19) feet, or seventeen (17) feet with a two (2) foot overhang, which may be planted; and a minimum width of nine (9) feet.

## Residential Building Orientation.

The purpose of requiring residential building orientation is to ensure that the site planning and building design facilitates pedestrian access, main entrance visibility from public right-of-way and ground floor activity. Residential buildings must either front-on or side-on to streets within the project. Units are only allowed to back-on to Gilbert Street, Pioneer Avenue, and Parks Road, streets at the perimeter of the project.

**Front-on** building orientation has the primary facade and pedestrian entrance facing the street where they are directly accessible and visible from the street. The front-on condition is required on all required streets, except at the intersection of two required streets, where side-ons are permitted.

**Side-on** building orientation has the side yard (the part of a yard lying between the front and rear yards adjacent to the property line of a lot) facing a street, with the primary facade facing towards another street or a common open space.

**Back-on** building orientations have the rear yard of the lot facing a street.

**Village Lot.**

Village lots are the intermediate sized residential building lots for single family detached development in Amerige Heights. They range in size from 4,500 to 6,000 square feet and range in lot width from forty-five (45) to fifty-five (55) feet. Village lots are allowed in Neighborhoods 1, 2 and 4.