



ORANGEFAIR SPECIFIC PLAN

FINAL | CITY OF FULLERTON | 9/17/13

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INTRODUCTION

1.1 PURPOSE OF THE PLAN

The intent of the Orangefair Specific Plan is to implement the goals of the Fullerton Plan (the City's General Plan) for the Harbor Gateway Focus Area by accommodating high-quality mixed use development on a 5.74 acre site within the existing 30-acre Orangefair Shopping Center. The Fullerton Plan specifies that:

- To achieve Goal 3 of the Fullerton Plan, that is, a supply of safe housing ranging in cost and type to meet the needs of all segments of the community, and given the City's desire to provide connections among jobs, housing and transportation, the City will continue to permit mixed use development in the C-3 zone and through the development of specific plans.
- The Harbor Gateway Focus Area is appropriate for residential development up to 80 units per acre, as well as commercial development, and, in particular, mixed use, which both of which would locate housing in proximity to commercial development and in proximity to the City's Transportation Center and Downtown.

The purpose of the Specific Plan, consistent with the aims of the General Plan, is to ensure that this area of the City is planned in order to address important community needs (such as housing needs, greenhouse gas reduction and environmental protection), accommodate future demand for services (such as sewer, water, and mobility), anticipate and resolve potential constraints (such as infrastructure capacity), and establish goals and policies for directing and managing growth.

STATUTORY AUTHORITY

California law, specifically, Sections 65450-65457 of the Government Code, empowers cities to employ specific plans to provide for the systematic implementation of the General Plan by linking the implementing policies of the General Plan with the individual development proposals in a defined area.

The Orangefair Specific Plan conforms to the various principles and requirements of State Planning and Zoning Law, Article 8, Specific Plans by providing the following information as required by Sections 65451 (Content of Specific Plans) and 65454 (Consistency with the General Plan):

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
2. The proposed distribution, location, and extent and intensity of major

components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs 1, 2, and 3.
5. A statement of the relationship of the specific plan to the general plan.

HOW TO USE THE PLAN

As adopted by the City of Fullerton, the Specific Plan establishes the amount, type and location of future land uses and development that will be permitted in the Orangefair area. The Plan also provides standards and design guidelines for development and recommends specific actions to implement the plan and financing methods and sources to fund improvements.

When property owners move forward to implement projects located within the Specific Plan area, detailed development plans will be subject to review by the City for consistency with the Specific Plan. Future projects may require additional environmental review depending upon their consistency with the Plan and whether or not they involve components that by themselves may have impacts. Subsequent steps in the development process, including subdivision and other procedures are administered according to the Municipal Code and state law.

The Plan contains the following four components:

- Land Use and Community Design, which establishes the land use pattern and standards and guidelines for uses allowed in plan area;
- Infrastructure Plan, which addresses improvements to the City's mobility network and public services required to accommodate development in the Specific Plan area, as well a
- An Implementation Element, which provides information on the actions needed to implement the Plans, including General Plan and zoning changes, as needed and appropriate, and phasing.

1.2 PROJECT CONTEXT

The Orangefair Specific Plan area is 5.74 acres in size. It is located in the Harbor Gateway area of the City of Fullerton, on Orangefair Avenue between Harbor Boulevard and Lemon Street. It is currently zoned C-2 - General Commercial.

Figure 1.2-1 shows its regional context in the City of Fullerton in northern Orange County, California. Fullerton is located approximately 22 miles southeast of Downtown Los Angeles and 10 miles north of Downtown Santa Ana. It is just north of the 91 Freeway.

Figure 1.2-2 shows the Specific Plan area relationship to the City of Fullerton. It is located near the center of the city and in proximity to a variety of activity, employment and retail centers:

- Downtown and the Fullerton Transportation Center and Metrolink Station are approximately one mile north;
- Fullerton College is 1.3 miles north;
- California State College Fullerton is three miles northeast;
- A major light industrial district is directly east; and
- Three major shopping centers are directly adjacent or within 0.25 mile.

The Specific Plan area is located on the southern portion of the Orangefair Shopping Center. The site is currently occupied by surface parking and by a small one-story building at the northwest corner of Orangefair Avenue and Lemon Street.

Orangefair Shopping Center includes Marshall's, Best Buy, Michael's and Burlington Coat Factory. West of the Orangefair Shopping Center, on the west side of Harbor Boulevard, is a shopping center anchored by Target. North of the Orangefair Shopping Center, north of Orangethorpe Avenue, is the Fullerton Town Center shopping center, which includes an AMC Theater complex, Toys R Us and Office Depot; directly north is Costco.

South of and facing the Specific Plan area on the south side of Orangefair Avenue is a multi-family development, consisting of two-story buildings, on a 10-acre site.

East of the Specific Plan area, west of Lemon Street, is a light industrial district.

Figure 1.2-1 Regional context map shows Specific Plan area's location in northern Orange County.

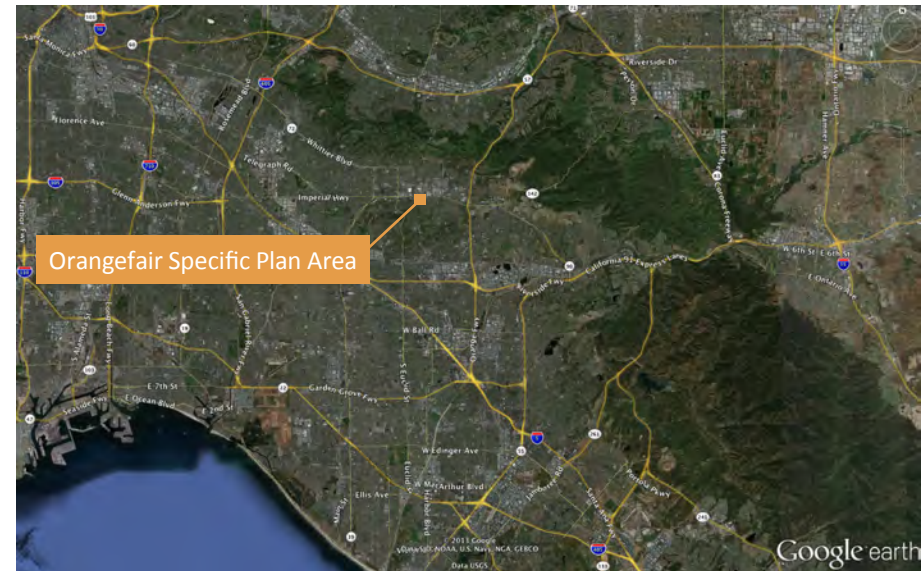


Figure 1.2-2 City context map shows Specific Plan area (A) in relation to the Fullerton Transportation Center (1) and Downtown (2) and approximately one mile north; Fullerton College (3) 1.3 mile north; California State College Fullerton (4) three miles northeast; and the light industrial district (5) directly east. The 91 Freeway is directly south of the Specific Plan Area, with access via Harbor Boulevard and North Lemon Street.

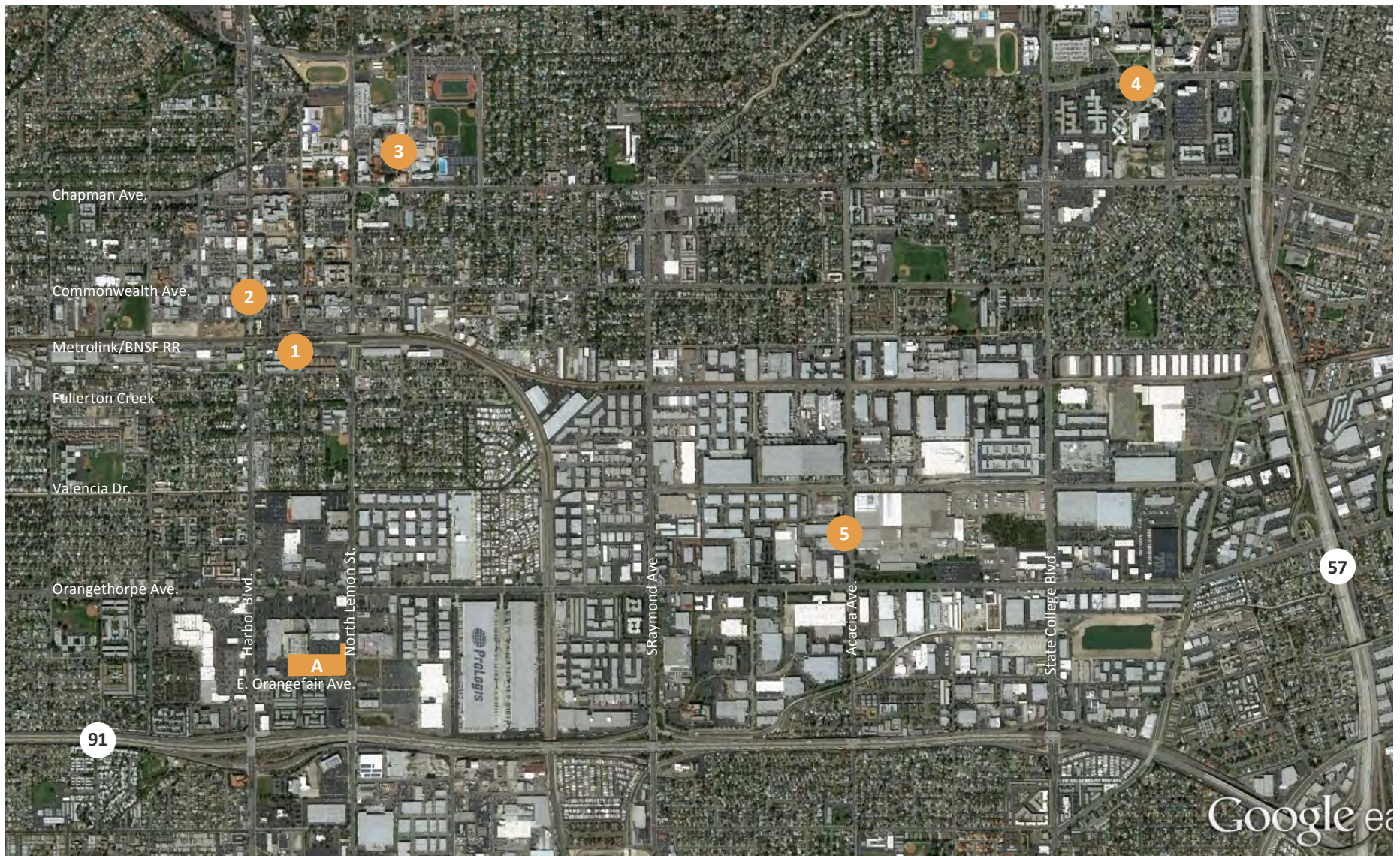
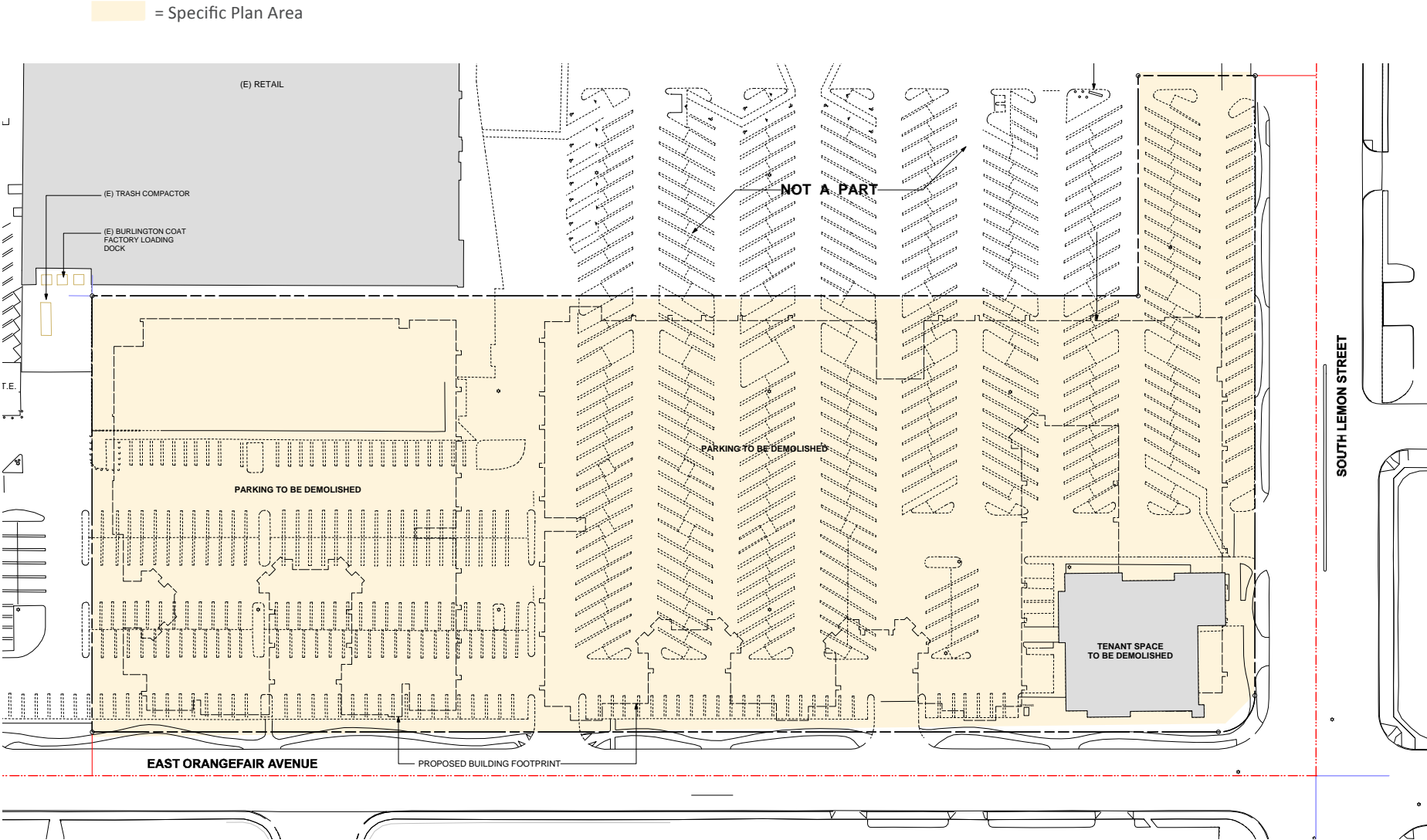


Figure 1.2-3 Orangefair Specific Plan Area with existing land uses.



1.3 RELATIONSHIP TO THE GENERAL PLAN

The Orangefair Specific Plan is entirely within the City of Fullerton. The Orangefair Specific Plan implements the Fullerton Plan (the City's General Plan). The Fullerton Plan provides a comprehensive, long range statement of the community's goals and policies. As provided for in Sections 65450-65451 of the Government Code, the Orangefair Specific Plan ("Specific Plan") provides for the "systematic implementation" of the Fullerton Plan.

The Specific Plan implements the following key policies of the Fullerton Plan:

1. Facilitate the evolution of the Harbor Gateway Focus Areas into the "urban future of Fullerton."
2. Provide a mix of affordable housing types by encouraging mixed use in one of the City's primary activity centers through the use of the specific plan tool.

The Specific Plan implements the following General Plan Goals and Policies.

FOCUS AREAS: THE FOUNDATION FOR FUTURE CHANGE

The Orangefair Specific Plan area is located in Harbor Gateway, one of 12 Focus Areas identified by the Fullerton Plan as geographic areas of the City within which to concentrate change. Figure 1.3-1 is an excerpt from the Fullerton Plan that describes the vision and planning objectives for the Harbor Gateway Focus Area. Figure 1.3-2 shows the 12 Focus Areas. These areas were identified through community-led planning processes as opportunity areas because they generally possess some or all of the following characteristics:

- Currently experience or are anticipated to experience transition in the near future;
- Exhibit special community resources (historic, educational, cultural, etc.);
- Provide a variety of development options or market interest;
- Exhibit potential for enhancement or reinvestment through public or private investment.

The Orangefair Specific Plan will implement the General Plan's vision for Harbor Gateway as a mixed use center with access to Downtown and to the City's Transportation Center by adding new higher density housing in proximity existing retail development and only one mile from the City's Transportation Center and Downtown. Over time, as transit, bicycle and pedestrian connections from Harbor Gateway to the City's Transportation Center and Downtown are enhanced, Orangefair residents will have a variety of active transportation choices, as well as transit service, both within the City and regionally.

Figure 1.3-1 Fullerton Plan Excerpts re: Harbor Gateway Focus Area

Harbor Gateway Focus Area

The Harbor Gateway Focus Area encompasses both sides of Harbor Boulevard from the 91 Freeway north to the railroad tracks. This Focus Area consists of auto-oriented retail development with limited connectivity to the Downtown and adjacent neighborhoods. The Harbor Gateway encapsulates the **urban future of Fullerton**. It is envisioned as Fullerton's primary southern gateway, characterized by high-density development at its southern end and smaller-scale development at its northern end that respects the scale of the surrounding residential and historic area. High density development will consist of residential, commercial and mixed-use with convenient access to regional transportation via the freeway and Transportation Center. Other transportation options will provide connections to Downtown and other destinations within the City. Improvements to the streetscape and a system of wayfinding signage will contribute to the identity of the Harbor Gateway.

Planning Objectives

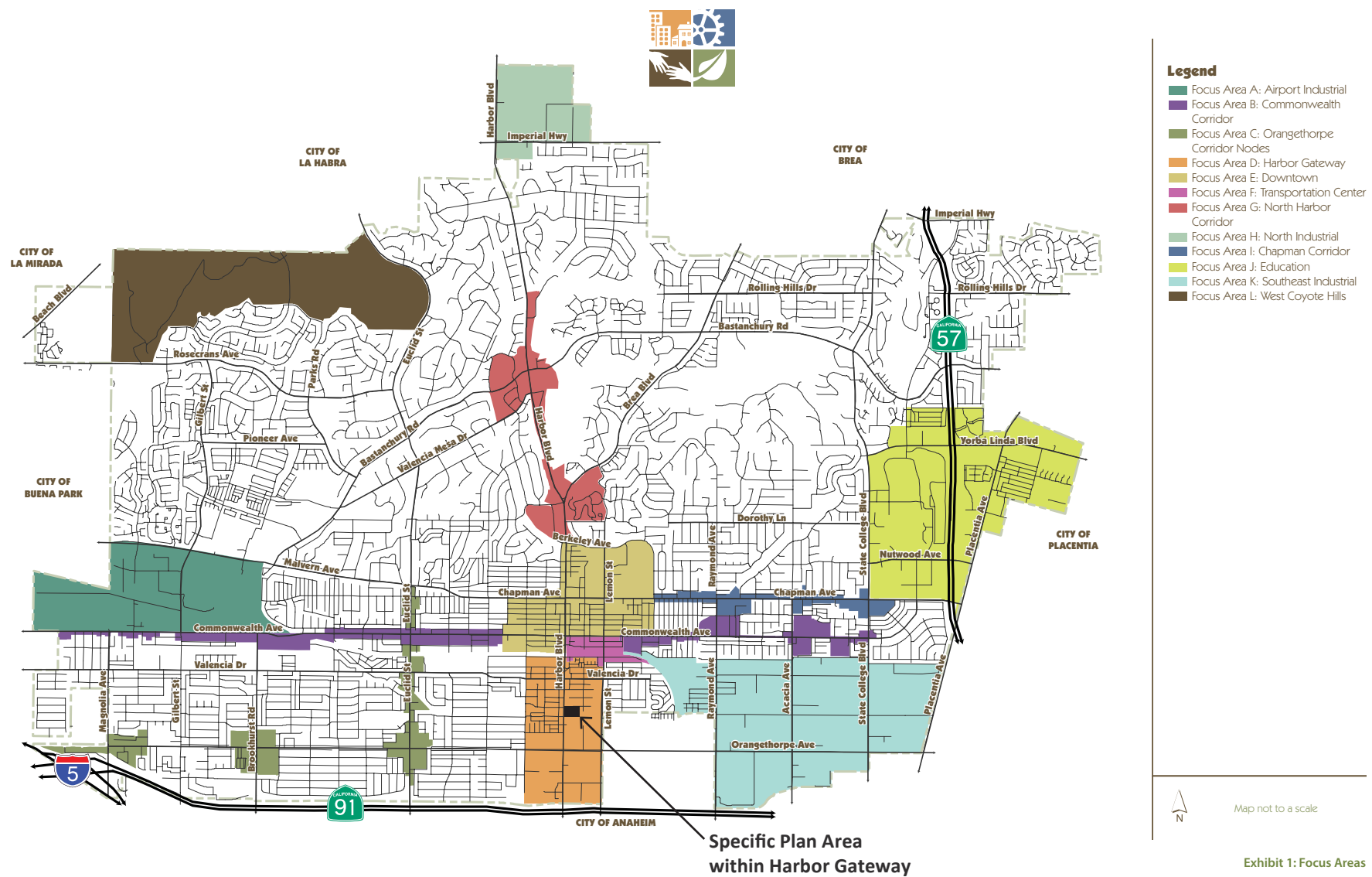
- Increase housing density while providing additional street-adjacent retail and tourist-associated amenities including hotels.
- Preserve the more distinct northern portion of the Harbor Gateway with smaller-scale, neighborhood uses in relation to the surrounding residential and historic area.
- Improve connectivity through multi-modal transportation opportunities, including pedestrian and bicycle crossings across Harbor Boulevard.
- Create a distinct identity for Harbor Gateway through streetscape improvements and wayfinding.
- Provide connectivity to other areas in the City, including the Downtown, Civic Center and Transportation Center.

Table 2: Projected Focus Area Development

Focus Area	Density/ Intensity ¹	Future Potential Community Development Types		Anticipated Level of Change
		Highly Appropriate	Appropriate	
D: Harbor Gateway	up to 80 du/ac; up to 3.0 FAR	Low Density Residential, High Density Residential, Commercial, Urban Center Mixed Use	Office, School, Parks and Recreation	Strategically Improve and Evolve

1. **Strategically Improve and Evolve.** These areas are envisioned to include a variety of changes in current character (or sense of place) and involve most of the Focus Areas. Moderate to significant change will occur through infill, reuse, revitalization and redevelopment. Community-based planning processes will determine the nature of change in areas of the City with this designation.

Figure 1.3-2 Fullerton Plan Focus Areas, including Harbor Gateway.



KEY RELEVANT GENERAL PLAN GOALS AND POLICIES

While the Orangefair Specific Plan is consistent with and implements many of the goals of the Fullerton Plan (listed in Figure 1.3-3), the following highlights key goals and policies of the Fullerton Plan that the Orangefair Specific Plan most directly implements. These goals and policies are in the Community Development and Design, Housing, Mobility and Redevelopment/Revitalization Elements.

Community Development and Design Element

The purpose of the Community Development and Design Element is to enhance the livability of the community and encourage and protect investment in the City by ensuring the highest level of quality in design of the City's physical form.

GOAL 1: Resilient and vital neighborhoods and districts.

P1.4 Connection and Integration of Uses

Improve connections between housing, shops, work places, schools, parks and civic facilities, and integrate uses where possible and appropriate.

P1.5 Maintenance and Improvement of Existing Built Environment

Maintain positive attributes of the built environment and seek continual improvement.

P1.7 Development that Supports Mobility

Promote a development pattern that encourages a network of multi-modal transportation options.

P1.9 Housing Choice

Create housing types consistent with market demand for housing choice.

P1.10 Focus Area Planning

Evaluate ways to contribute to the resiliency and vitality of neighborhoods and districts as part of community-based planning of Focus Areas

P1.11 Compatibility of Design and Uses

Consider the immediate and surrounding contexts of projects to promote positive design relationships and use compatibility with adjacent built environments and land uses, including the public realm.

P1.12 Energy- and Resource-Efficient Design

Encourage energy and resource efficient practices in site and building design for private and public projects.

The Orangefair Specific Plan implements Goal 1 and associated policies by providing for housing that is 1) directly adjacent to commercial development within a key Focus Area which is identified as the “urban future” of Fullerton and 2) within bicycling and walking distance of the City’s Transportation Center, providing access to the regional transit network, and the City’s Downtown. It improves the existing built environment by replacing under-utilized surface parking (a “grayfield”) with new development that increases housing choices and is resource efficient compared with “greenfield” development.

GOAL 2: A positive identity and distinctive image.

P2.7 Relationship to Street

Site and design buildings to create a positive, accessible image along the street and reinforce a vibrant and comfortable public realm.

The Orangefair Specific Plan implements Goal 2 by requiring buildings that are oriented to the street and contribute to a vibrant public realm.

Housing Element

The purpose of the Housing Element is to address housing opportunities for current and future residents of Fullerton.

GOAL 3: A supply of safe housing ranging in cost and type to meet the needs of all segments of the community.

3.4 Facilitate Infill Development

The built-out nature of the City requires the evaluation of land currently developed with existing uses for potential residential development. The City will facilitate infill development within feasible development sites for homeownership and rental units...

3.5 Encourage Mixed Use Development

Due to the limited vacant land resources and the desire of the City to provide connections with jobs, housing, and transportation, the City shall encourage mixed use development to further enhance the viability and success of residential development. Key focus areas shall include the City’s primary activity centers, including the downtown area. The City will continue to permit mixed use development in the C-3 zone and through the development of specific plans.

Figure 1.3-3 Fullerton Plan Goals



The Fullerton Built Environment

- Goal 1:** Resilient and vital neighborhoods and districts.
- Goal 2:** A positive identity and distinctive image.
- Goal 3:** A supply of safe housing ranging in cost and type to meet the needs of all segments of the community.
- Goal 4:** Value and preserve historic resources.
- Goal 5:** A balanced system promoting transportation alternatives that enable mobility and an enhanced quality of life.
- Goal 6:** A bicycle friendly city where bicycling is a safe and convenient alternative to motorized transportation and a recreational opportunity for people of all ages and abilities.
- Goal 7:** Growth and development aligned with infrastructure capabilities.
- Goal 8:** Protection from the adverse effects of noise.



The Fullerton Economy

- Goal 9:** Long-term fiscal strength and stability that has a foundation in local economic assets and adapts to dynamic market conditions.
- Goal 10:** An innovation economy built upon Fullerton's local entrepreneurial spirit and intellectual capital.
- Goal 11:** Revitalization activities that result in community benefits and enhance the quality of life in neighborhoods, districts, and corridors.



The Fullerton Community

- Goal 12:** Proactively addressing public safety concerns.
- Goal 13:** Responsive to public safety needs.
- Goal 14:** An environment with opportunities for community health and wellbeing.
- Goal 15:** Parks, recreational facilities, trails, and programs that promote a healthy community and a desirable quality of life.
- Goal 16:** Broad community participation in cultural activities and visual and performing arts.
- Goal 17:** An exceptional variety and quality of educational opportunities that reach community members throughout their lives.
- Goal 18:** Citizens that are actively involved in shaping the community's future and overall quality of life.



The Fullerton Natural Environment

- Goal 19:** An adequate and safe water supply.
- Goal 20:** A healthy watershed and clean urban runoff.
- Goal 21:** Protection and improvement of air quality.
- Goal 22:** Participation in regional efforts to address climate change and its local impacts.
- Goal 23:** Safe and efficient management of waste.
- Goal 24:** Responsible management of open spaces balanced with the healthy functioning of environmental systems.
- Goal 25:** Responsible management of natural resources.
- Goal 26:** Protection of people, natural and built environments and economy from natural hazards.

3.24 Encourage Sustainability and Green Building Practices

The City has acknowledged the community's concerns regarding the use and conservation of energy resources and embraces the concept of sustainability and "green building" in new and existing housing development...

The Orangefair Specific Plan implements Goal 3 and associated policies by providing additional housing sites in an infill, mixed use setting. Because the Specific Plan area is an existing under-utilized surface parking lot, it can be developed in a more sustainable, resource-efficient manner than a greenfield development site. Because it is near the center of the City and in proximity to commercial development and transit service, residents will be able to live in a more sustainable fashion, relying more on active transportation modes (walking, cycling, and transit use) that generates fewer greenhouse gases.

Redevelopment and Revitalization Element

The purpose of the Redevelopment and Revitalization Element is to encourage public and private cooperative efforts that result in investment in redevelopment areas and improvements in the City's tax base.

GOAL 11: Revitalization activities that result in community benefits and enhance the quality of life in neighborhoods, districts, and corridors.

P11.5 Brownfield and Grayfield Revitalization

Encourage the revitalization of brownfield and grayfield properties to protect the environment, reduce blight and revitalize underutilized properties.

P11.8 Focus Area Revitalization Priority

Prioritize revitalization efforts that are within or adjacent to the City's Focus Areas.

The Orangefair Specific Plan implements Goal 11 and associated policies by revitalizing a grayfield property within the Harbor Gateway Focus area.

Air Quality and Climate Change

The purpose of the Air Quality and Climate Change Element is to protect the health and welfare of the community through policies aimed at improving air quality, reducing greenhouse gas emissions and working toward reducing the potential adverse effects of climate change.

GOAL 22: Participation in regional efforts to address climate change and its local impacts.

P22.1 Motor Vehicle-related GHG Emissions

Support regional and subregional efforts to reduce greenhouse gas emissions associated with transportation through land use strategies and policies, transportation system improvements, and transportation demand management programs.

The Orangefair Specific Plan implements Goal 22 by accommodating new housing in the central part of the City and in proximity to commercial services in a mixed-use setting, where walking, cycling and transit are viable alternatives to driving.

1.4 RELATIONSHIP TO OTHER PLANS AND REGULATIONS

ENVIRONMENTAL CLEARANCE

The Orangefair Specific Plan and proposed development project will require environmental clearance. An initial study will analyze potential environmental impacts of the project. A mitigated negative declaration (MND) is anticipated to be required. It will include measures to mitigate impacts to acceptable levels. The MND will be considered by the City Council prior to adoption of the Specific Plan. A mitigation monitoring program will be required to ensure that mitigation measures are implemented.

GENERAL PLAN REVISION

The current "Commercial" community development type will be changed to "High Density Residential" with this project. The Fullerton Plan describes the High Density Residential Community Development Type as an opportunity for dense urban living within a compact, walkable neighborhood that is served by transit. The Specific Plan implements this policy through its provisions for high density housing within easy walking distance to commercial areas and in close proximity to transit (bus) corridors.

ZONE CHANGE

The current C-2 zoning designation will be changed to Specific Plan District (SPD). The Specific Plan will allow residential development and sets the standards and criteria by which that development may occur. Where conflicts exist between the Specific Plan and the Zoning Code, the Specific Plan will take precedence. Once

zoning is changed to SPD, it will be in conformance with the City's General Plan, which encourages residential development in the Specific Plan area.

MAJOR DEVELOPMENT PROJECT

The proposed project is a Major Development Project per Municipal Code Sections 15.46.040.B and 15.47.040.B, requiring site plan review and design review.

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LAND USE AND COMMUNITY DESIGN

2.1 DEVELOPMENT REGULATIONS AND PROPOSED PLAN

The Specific Plan calls for the re-use of an existing under-utilized parking lot and a small (approximately 8,800 square-foot) building in the Orangefair Shopping Center to accommodate 323 multi-family housing units in two buildings, each with a parking structure that is screened from street view by the residential buildings.

RESIDENTIAL DEVELOPMENT STANDARDS

The provisions of R-5 zone shall apply to residential development in the Specific Plan area, except as noted in Table 2.1-1, which lists Specific Plan residential development standards that vary from R-5 zoning. Refer to Chapter 15.17 of the Zoning Code (Title 15 of the Municipal Code) for all other applicable residential development standards. Appendix A shows the characteristics of the Proposed Project, relative to the Specific Plan standards.

COMMERCIAL DEVELOPMENT STANDARDS

The provisions of C-2 zone shall apply to commercial development in the Specific Plan area, including any leasing office.

Table 2.1-1 Key Residential Development Standards

	R-5 Zone Standard	Specific Plan Standard
Density	Consistent with TFP High Density Residential Community Development Type (Minimum Density 28.1 units/acre)	30 - 60 units/acre
Minimum lot size	30,000 SF	R-5
Minimum lot area/unit	NA	R-5
Maximum lot coverage	60%	70%
Building setbacks on public streets	15'	Average 15'; min. 10'
Window-to-interior lot line per Table 15.17.070.E	5-29'	R-5 except 10' if as specified in footnote ¹
Facing windows on same property per Table 15.17.070.D	12.5-43.5'	R-5
Maximum height	unlimited	R-5
Usable open space:		
<i>Total</i>	79,700 SF ²	R-5
<i>Common (min. 2/3s of total)</i>	53,136 SF	R-5
<i>Private with minimum 6' dimensions</i>	67 SF/unit; total 21,641 SF	av. 67 SF/unit min. 60 sf/unit; total 21,641 SF
Parking standard - residential	2/1-bdrm. unit 2.5/2-bdrm. unit	2/1-bdrm. unit 2/2-bdrm. unit
Resulting number of spaces reserved for residents	722	646

¹ 10 feet where adjacent property within 50 feet of the lot line is open space or surface parking, provided that the surface parking is landscaped per Zoning Code and Section 2.2 of this Specific Plan.

² At 200 SF/1-bedroom unit and 300 SF/2-bedroom unit.

SIGN STANDARDS

The following signs are permitted in the Specific Plan area:

- Two (2) pole signs, each with less than 100 square feet of sign area: one (1) along Lemon Street, which may not exceed 35 feet in height, and one (1) along Orangefair Avenue, which may not exceed 30 feet in height.
- One (1) projecting sign, with less than 100 square feet of sign area, along Lemon Street.
- One (1) parking structure screen on the west façade of the West Building parking structure with up to 10 individual business signs consisting of names, logos and other graphic elements and totalling not more than 1,200 square feet of sign area and not more than 1,200 square feet of images or graphics that do not include words or logos.
- Temporary Signs, On-Site Directions signs, Banners, Pennants and Flags, and Real Estate: For Sale or Lease signs are permitted, subject to provisions of Chapter 15.49 of the Zoning Code.

All other sign types, including Monument Sign, Freeway Signs, Roof Signs and Portable A-Frame Signs, are not permitted in the Specific Plan area.

The provisions of Chapter 15.49, Sign Standards and Regulations, for signs in commercial zones shall apply to signs that are permitted by this Plan within the Specific Plan area, except as noted above.

PROPOSED DEVELOPMENT PROJECT

Figure 2.1-3 is the conceptual site plan of the proposed development. Table 2.1-2 provides a breakdown of the proposed unit mix. The proposed development project includes a total of 323 rental units, of which:

- 147 (46%) are one bedroom/one bath
- 25 (8%) are one bedroom/one bath plus loft
- 112 (34%) are two bedroom/two bath, and
- 39 (12%) are two bedroom/two bath plus loft.

Table 2.1-3 summarizes the lot area, proposed gross building area, and resulting development intensity (Floor Area Ratio). Table 2.1-4 describes proposed parking to be provided in two structures.

Figures 2.1-4 and 2.1-5 are conceptual elevations of the two proposed buildings. The buildings are four to five stories. The fifth story accommodates lofts, providing a variation in roof height that adds interest and avoids a continuous single height roof line. The maximum building height is just under 55 feet. Figures 2.1-6 and 2.1-7 are birds eye views of the proposed project. Figure 2.1-8 contains conceptual renderings of the proposed development.

Figure 2.1-9 is the conceptual landscape plan for the proposed development. The Proposed Project includes five courtyards, open to the street, of which four face south to provide winter sun light, as well as a rooftop open space. Each area will have a distinct identity and amenities:

- The East Building's primary courtyard includes a pool and spa, fire pit and barbecue area;
- The West Building's primary courtyard includes a spa, barbecue area and bocce ball court;
- The other three courtyard provide a children's play area and two areas with raised beds for vegetable, herb and flower gardening;
- The rooftop space is a flexible play field.
- There is also an outdoor exercise area, as well as an indoor fitness center and indoor children's play area.

Figure 2.1-10 shows the calculation of usable common and private open space. Figure 2.1-2 (adjacent) contains illustrative renderings of the pool courtyard.

Figure 2.1-11 shows illustrative views of the Proposed Project's signs.

Figure 2.1-2 Illustrative Views of Proposed Project's Pool Courtyard.

View of East Building's primary courtyard swimming pool.



View of East Building's primary courtyard from Orangefair Avenue.



The site plan illustrates the layout of the East OrangeFair Avenue development. The plan is bounded by East OrangeFair Avenue to the south and South Lemon Street to the east. The development includes a West Building (99 units) and an East Building (224 units). The West Building features a 4th/2nd level parking garage with 250 stalls and a 6th level parking garage with 467 stalls. The East Building features a 6th level parking garage with 467 stalls. The plan also shows various amenities including a community garden, pool amenity/equipment, fitness center, leasing office, and a sky lounge. Landscaping is indicated by green circles and lines. The plan includes a site legend with symbols for centerline of roadway, property line, setback, easement - survey, 1-bedroom residential units, and 2-bedroom residential units.

Site Plan Details:

- West Building (99 Units):**
 - 4th/2nd Level (N) Parking Garage: 250 Stalls
 - 6th Level (N) Parking Garage: 467 Stalls
 - Units: 1A-1, 1A-2, 1A-3, 1A-4, 1A-5, 1A-6, 1A-7, 1A-8, 1A-9, 1A-10, 1A-11, 1A-12, 1A-13, 1A-14, 1A-15, 1A-16, 1A-17, 1A-18, 1A-19, 1A-20, 1A-21, 1A-22, 1A-23, 1A-24, 1A-25, 1A-26, 1A-27, 1A-28, 1A-29, 1A-30, 1A-31, 1A-32, 1A-33, 1A-34, 1A-35, 1A-36, 1A-37, 1A-38, 1A-39, 1A-40, 1A-41, 1A-42, 1A-43, 1A-44, 1A-45, 1A-46, 1A-47, 1A-48, 1A-49, 1A-50, 1A-51, 1A-52, 1A-53, 1A-54, 1A-55, 1A-56, 1A-57, 1A-58, 1A-59, 1A-60, 1A-61, 1A-62, 1A-63, 1A-64, 1A-65, 1A-66, 1A-67, 1A-68, 1A-69, 1A-70, 1A-71, 1A-72, 1A-73, 1A-74, 1A-75, 1A-76, 1A-77, 1A-78, 1A-79, 1A-80, 1A-81, 1A-82, 1A-83, 1A-84, 1A-85, 1A-86, 1A-87, 1A-88, 1A-89, 1A-90, 1A-91, 1A-92, 1A-93, 1A-94, 1A-95, 1A-96, 1A-97, 1A-98, 1A-99
- East Building (224 Units):**
 - Units: 1A-1, 1A-2, 1A-3, 1A-4, 1A-5, 1A-6, 1A-7, 1A-8, 1A-9, 1A-10, 1A-11, 1A-12, 1A-13, 1A-14, 1A-15, 1A-16, 1A-17, 1A-18, 1A-19, 1A-20, 1A-21, 1A-22, 1A-23, 1A-24, 1A-25, 1A-26, 1A-27, 1A-28, 1A-29, 1A-30, 1A-31, 1A-32, 1A-33, 1A-34, 1A-35, 1A-36, 1A-37, 1A-38, 1A-39, 1A-40, 1A-41, 1A-42, 1A-43, 1A-44, 1A-45, 1A-46, 1A-47, 1A-48, 1A-49, 1A-50, 1A-51, 1A-52, 1A-53, 1A-54, 1A-55, 1A-56, 1A-57, 1A-58, 1A-59, 1A-60, 1A-61, 1A-62, 1A-63, 1A-64, 1A-65, 1A-66, 1A-67, 1A-68, 1A-69, 1A-70, 1A-71, 1A-72, 1A-73, 1A-74, 1A-75, 1A-76, 1A-77, 1A-78, 1A-79, 1A-80, 1A-81, 1A-82, 1A-83, 1A-84, 1A-85, 1A-86, 1A-87, 1A-88, 1A-89, 1A-90, 1A-91, 1A-92, 1A-93, 1A-94, 1A-95, 1A-96, 1A-97, 1A-98, 1A-99

Site Legend:

- Centerline of Roadway
- Property Line
- Setback
- Easement - Survey
- 1-Bedroom Residential Units
- 2-Bedroom Residential Units

Table 2.1-2 Proposed Unit Mix

UNIT MIX	NET LEASABLE AREA	NO. OF UNITS	TOTAL LEASABLE AREA PER UNIT TYPE	UNIT DESCRIPTION
UNIT 1A-1	726 s.f.	58 units	42,108 s.f.	1BR 1BA
UNIT 1A-2	722 s.f.	6 units	4,332 s.f.	1BR 1BA
UNIT 1A-3	722 s.f.	1 units	722 s.f.	1BR 1BA
UNIT 1A-4	722 s.f.	3 units	2,166 s.f.	1BR 1BA
UNIT 1A-5	726 s.f.	6 units	4,356 s.f.	1BR 1BA
UNIT 1A-1L	854 s.f.	20 units	17,080 s.f.	1BR 1BA with Loft
UNIT 1A-2L	850 s.f.	2 units	1,700 s.f.	1BR 1BA with Loft
UNIT 1A-4L	850 s.f.	1 units	850 s.f.	1BR 1BA with Loft
UNIT 1A-5L	854 s.f.	2 units	1,708 s.f.	1BR 1BA with Loft
UNIT 1B-1	797 s.f.	47 units	37,459 s.f.	1BR 1BA
UNIT 1B-1L	959 s.f.	16 units	15,344 s.f.	1BR 1BA with Loft
UNIT 1C-1	726 s.f.	10 units	7,260 s.f.	1BR 1BA
TOTAL		172 units		53.25%
UNIT 2A-1	1,035 s.f.	27 units	27,945 s.f.	2BR 2BA
UNIT 2A-2	1,031 s.f.	18 units	18,558 s.f.	2BR 2BA
UNIT 2A-3	1,031 s.f.	11 units	11,341 s.f.	2BR 2BA
UNIT 2A-4	1,031 s.f.	6 units	6,186 s.f.	2BR 2BA
UNIT 2A-5	1,035 s.f.	6 units	6,210 s.f.	2BR 2BA
UNIT 2A-6	1,035 s.f.	14 units	14,490 s.f.	2BR 2BA
UNIT 2A-7	1,035 s.f.	2 units	2,070 s.f.	2BR 2BA
UNIT 2A-1L	1,159 s.f.	9 units	10,431 s.f.	2BR 2BA with Loft
UNIT 2A-2L	1,155 s.f.	6 units	6,930 s.f.	2BR 2BA with Loft
UNIT 2A-3L	1,155 s.f.	4 units	4,620 s.f.	2BR 2BA with Loft
UNIT 2A-4L	1,155 s.f.	2 units	2,310 s.f.	2BR 2BA with Loft
UNIT 2A-5L	1,159 s.f.	2 units	2,318 s.f.	2BR 2BA with Loft
UNIT 2A-6L	1,159 s.f.	5 units	5,795 s.f.	2BR 2BA with Loft
UNIT 2A-7L	1,159 s.f.	1 units	1,159 s.f.	2BR 2BA
UNIT 2B-1	1,164 s.f.	5 units	5,820 s.f.	2BR 2BA
UNIT 2B-2	1,154 s.f.	3 units	3,462 s.f.	2BR 2BA
UNIT 2B-3	1,160 s.f.	3 units	3,480 s.f.	2BR 2BA
UNIT 2B-1L	1,325 s.f.	2 units	2,650 s.f.	2BR 2BA with Loft
UNIT 2B-2L	1,315 s.f.	1 units	1,315 s.f.	2BR 2BA with Loft
UNIT 2B-3L	1,321 s.f.	1 units	1,321 s.f.	2BR 2BA with Loft
UNIT 2C-1	1,092 s.f.	12 units	13,104 s.f.	2BR 2BA
UNIT 2C-2	1,092 s.f.	2 units	2,184 s.f.	2BR 2BA
UNIT 2C-3	1,092 s.f.	3 units	3,276 s.f.	2BR 2BA
UNIT 2C-1L	1,230 s.f.	4 units	4,920 s.f.	2BR 2BA with Loft
UNIT 2C-2L	1,230 s.f.	1 units	1,230 s.f.	2BR 2BA with Loft
UNIT 2C-3L	1,230 s.f.	1 units	1,230 s.f.	2BR 2BA with Loft
TOTAL		151 units		46.75%
TOTAL		323 UNITS	299,440 s.f.	
		AVG unit s.f.	927 s.f.	

Table 2.1-3 Proposed Building Area, Development Intensity (FAR) and Open Space

WEST BUILDING

FLOOR	BUILDING GROSS AREA	COMMON SPACE	RESIDENTIAL UNITS
		NET COMMON AREA	NET LEASABLE RESIDENTIAL AREA
LEVEL 4 (Typical/Loft)	32,545 s.f.	0 s.f.	24,582 s.f.
LEVEL 3 (Typical)	28,845 s.f.	4,735 s.f.	21,264 s.f.
LEVEL 2 (Typical)	28,845 s.f.	4,735 s.f.	21,264 s.f.
LEVEL 1 (Ground)	28,782 s.f.	4,730 s.f.	21,702 s.f.
TOTAL	119,017 s.f.	14,200 s.f.	88,812 s.f.

EAST BUILDING

FLOOR	BUILDING GROSS AREA	COMMON SPACE	RESIDENTIAL UNITS
		NET COMMON AREA	NET LEASABLE RESIDENTIAL AREA
LEVEL 4 (Typical/Loft)	80,223 s.f.	0 s.f.	60,507 s.f.
LEVEL 3 (Typical)	71,718 s.f.	11,631 s.f.	52,965 s.f.
LEVEL 2 (Typical)	71,718 s.f.	11,631 s.f.	52,965 s.f.
LEVEL 1 (Ground)	70,380 s.f.	17,467 s.f.	44,191 s.f.
TOTAL	294,039 s.f.	40,729 s.f.	210,628 s.f.
TOTAL BUILDING AREA	413,056 s.f.	54,929 s.f.	299,440 s.f.

TOTAL BUILDING GROSS AREA	677,388 s.f.
LOT AREA	250,305 s.f.
FAR	1.65

OPEN SPACE	91,173 s.f.	36.00%
DRIVEWAY / OPEN PARKING	18,749 s.f.	7.49%

USABLE OPEN SPACE	PRIVATE	COMMON	
LEVEL 4	8,642 s.f.	4,549 s.f.	
LEVEL 3	8,512 s.f.	0 s.f.	
LEVEL 2	8,853 s.f.	0 s.f.	
LEVEL 1 (GROUND)	9,894 s.f.	51,367 s.f.	
TOTAL	35,901 s.f.	55,916 s.f.	

Table 2.1-4 Proposed Parking to be Provided

WEST BUILDING GARAGE

FLOOR	BUILDING GROSS AREA	COMMON SPACE	NUMBER OF STALLS
LEVEL 4	12,438 s.f.	6,164 s.f.	20 stalls
LEVEL 3	24,674 s.f.		66 stalls
LEVEL 2	24,674 s.f.		66 stalls
LEVEL 1 (Ground)	24,674 s.f.		64 stalls
BASEMENT	12,236 s.f.		34 stalls
TOTAL	98,696 s.f.	6,164 s.f.	250 stalls

EAST BUILDING GARAGE

FLOOR	BUILDING GROSS AREA	COMMON SPACE	NUMBER OF STALLS
LEVEL 6	6,062 s.f.		13 stalls
LEVEL 5	28,904 s.f.		83 stalls
LEVEL 4	28,904 s.f.		83 stalls
LEVEL 3	28,904 s.f.		83 stalls
LEVEL 2	28,904 s.f.		83 stalls
LEVEL 1 (Ground)	28,904 s.f.		78 stalls
BASEMENT	15,054 s.f.		44 stalls
TOTAL	165,636 s.f.	0 s.f.	467 stalls
TOTAL PARKING GARAGE	264,332 s.f.	6,164 s.f.	717 stalls

OPEN PARKING		22 stalls
TOTAL PARKING STALLS		739 stalls

Figure 2.1-4 Conceptual Elevations of East Building



NORTH ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL KEYNOTES

PL - EXTERIOR CEMENT PLASTER PAINTED
SAND 30/30 FINISH U.N.O.
COLORS - 1: EUCALYPTUS TREE ICI #A1895
2: WESTERN NAVAJA ICI #A0084
3: ENGLISH PINEWOOD ICI #A1890
4: PENDULUM ICI #A1911
5: BAROQUE JEWEL ICI #A0602
6: CANVASBACK ICI #A1805 *
7: SMOKED TURQUOISE ICI #A1293
8: BELGIUM LACE ICI #A0106
*HEAVY DASH FINISH
+VERTICALLY SCORED PLASTER

MA-1
CEMENT BLOCK SITE WALL:
ORCO BLOCK - BURNISHED TAN MEDIUM
MT-1
METAL GUARDRAIL PAINTED
COLOR - BLACK SWAN ICI #A1904
MT-2
METAL SCRIM, PAINTED WITH SIGNAGE
DW-1
VINYL DOOR AND WINDOW
DW-2
STOREFRONT ALUMINUM WINDOW SYSTEM



EAST ELEVATION
SCALE: 1/16" = 1'-0"

Figure 2.1-5 Conceptual Elevations of West Building

MATERIAL KEYNOTES

PL - EXTERIOR CEMENT PLASTER PAINTED
SAND 30/30 FINISH U.N.O.
COLORS - 1: EUCALYPTUS TREE ICI #A1895
2: WESTERN NAVAJO ICI #A0084
3: ENGLISH PINWOOD ICI #A1890
4: PENDULUM ICI #A1911
5: BAROQUE JEWEL ICI #A0602
6: CANVASBACK ICI #A1805 *
7: SMOKED TURQUOISE ICI #A1293
8: BELGIUM LACE ICI #A0106
*HEAVY DASH FINISH
+VERTICALLY SCORED PLASTER

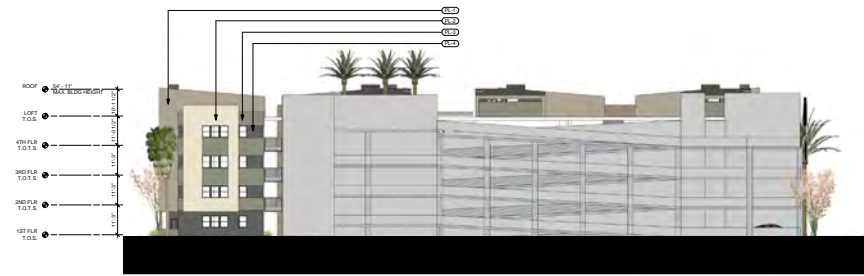
MA-1
CEMENT BLOCK SITE WALL;
ORCO BLOCK - BURNISHED TAN MEDIUM

MT-1
METAL GUARDRAIL PAINTED
COLOR - BLACK SWAN ICI #A1904

MT-2
METAL SCRM, PAINTED WITH SIGNAGE

DW-1
VINYL DOOR AND WINDOW

DW-2
STOREFRONT ALUMINUM WINDOW SYSTEM



NORTH ELEVATION
SCALE : 1/16" = 1'-0"

4



WEST ELEVATION
SCALE : 1/16" = 1'-0"

3



SOUTH ELEVATION
SCALE : 1/16" = 1'-0"

2



EAST ELEVATION
SCALE : 1/16" = 1'-0"

1

Figure 2.1-6 Bird's Eye View of the Proposed Project from the south. Orangefair Avenue is in the foreground; Lemon Street is on the right.



Figure 2.1-7 Bird's Eye View of the Proposed Project from the southeast. Orangefair Avenue is in the foreground; Lemon Street is on the right.



Figure 2.1-8 Views of the Proposed Project from the Street. Conceptual renderings show, clockwise from left: the private entry street (community driveway) and East Building from Orangefair Avenue; the east elevation of East Building from Lemon Street; the north elevation of East Building with retail parking in the foreground; the southeast corner of the East Building from the intersection of Orangefair Avenue and Lemon Street.



Figure 2.1-9 Conceptual landscape plan of proposed development.

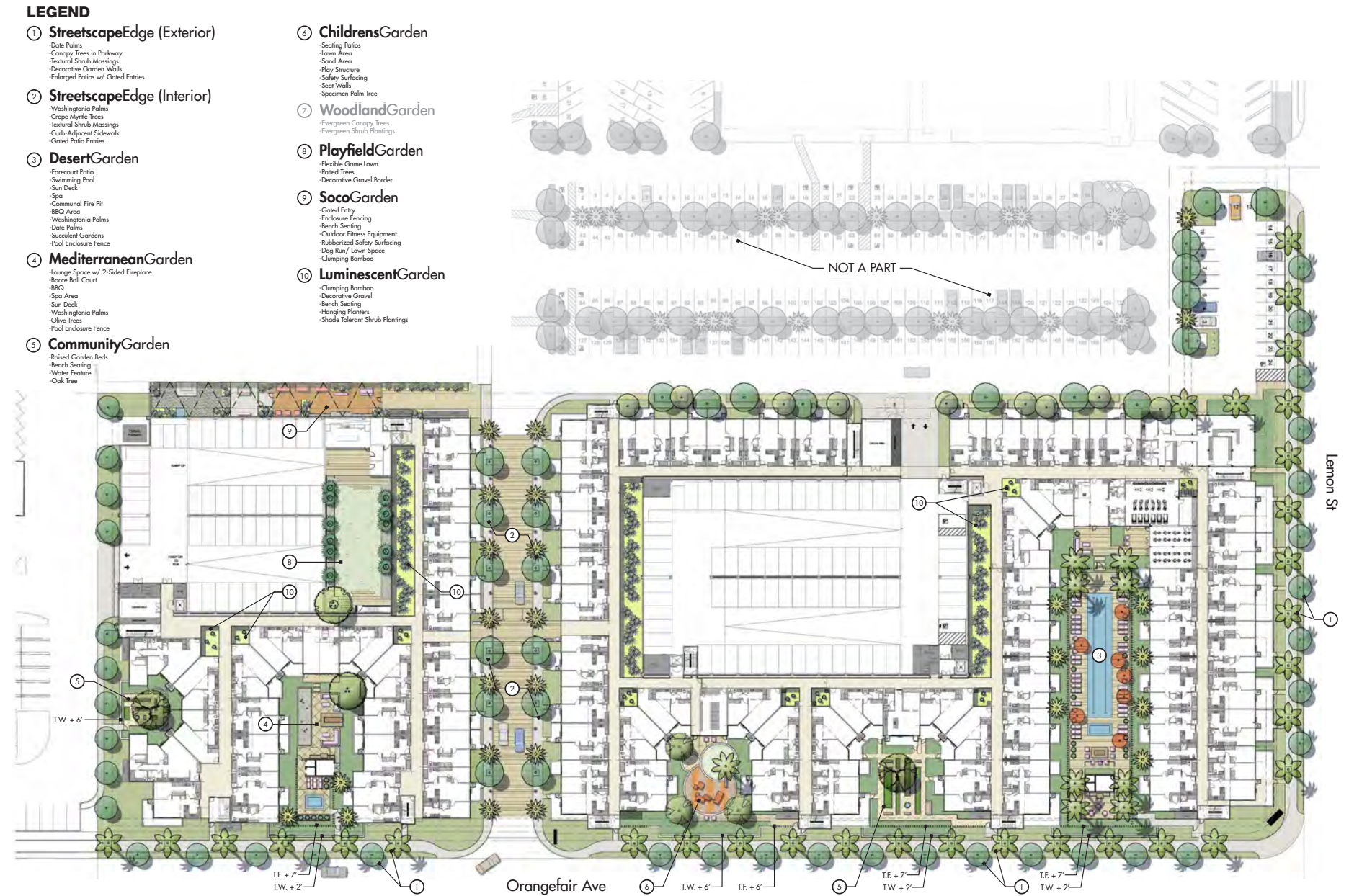


Figure 2.1-10 Orangefair Specific Plan Area and conceptual usable open space.

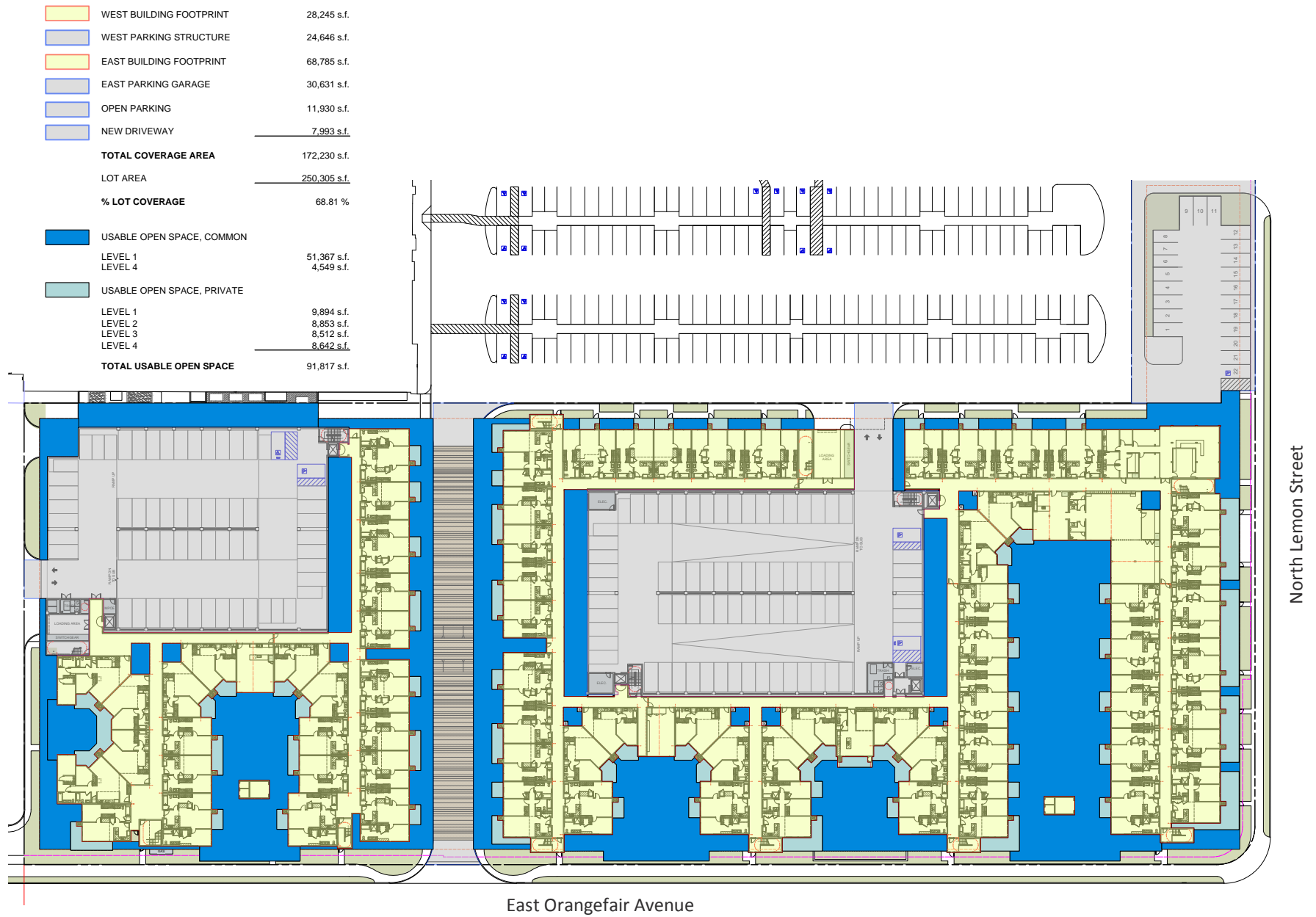
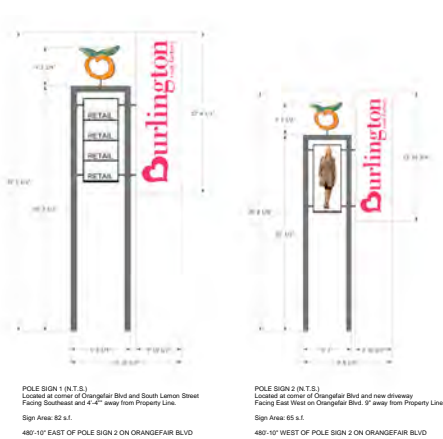


Figure 2.1-11 Illustrative Views of Proposed Project's Signs

Pole Signs.



Projecting Sign

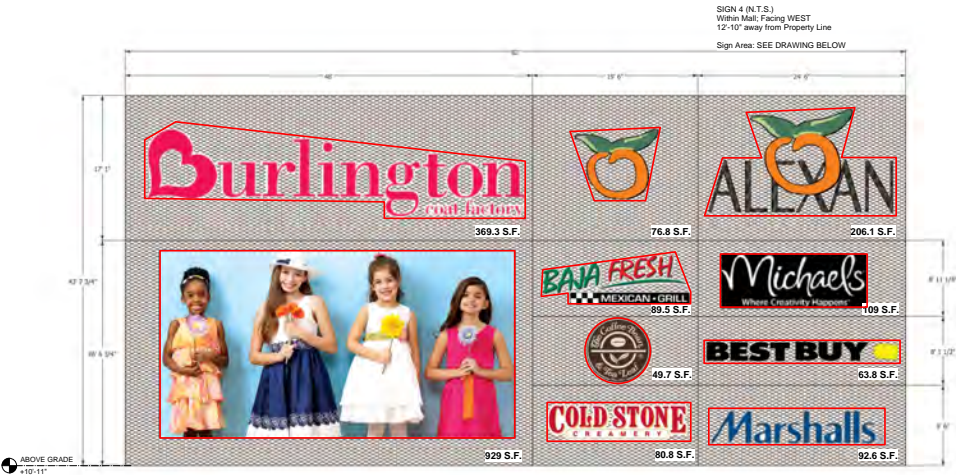


Proposed Signs in Context.



STREET VIEW OF NORTH ELEVATION WITH ADJACENT RETAIL PARKING

Parking Structure Screen Sign. Red outlines show Sign Area.



HARBOR STREET VIEW



EAST ORANGEFAIR VIEW

2.2 DESIGN STANDARDS AND GUIDELINES

SIDEWALKS AND SETBACKS ON PUBLIC STREETS

Design sidewalks as residential parkways that buffer residences from the street.

- S1. Provide minimum eight (8) foot wide sidewalks and minimum four (4)-foot wide setbacks.

Provide a transition between the public and private realms.

- S2. Landscape the required setback between sidewalk and buildings.

SIDEWALKS ON PRIVATE ENTRY STREETS

Design sidewalks to provide an inviting front door to the project.

- S3. Provide a minimum five (5) foot wide walkway between the parkway and landscaped setback on private entry streets, i.e., private streets that provide access from the public street to the residential development and a minimum four (4)-foot wide (preferred six (6)-foot wide) parkway zone along the curb.

ACCESS, PARKING AND LOADING

Encourage the use of alternate modes of transportation by providing incentives for reduced automobile use.

- S4. Provide bicycle parking at a ratio of one space for every 5 units.

Locate parking, loading and vehicular circulation to minimize its visibility.

- S5. Parking and loading shall not be visible from a public street, except a surface parking lot that accommodates up to 25 spaces may be located along and visible from a street.

- S6. Screen surface parking that is visible from a public street (see Landscaping).

Limit the number and width of curb cuts and vehicular entries to promote street wall continuity and reduce conflicts with pedestrians.

- S7. Access parking from an entry street (preferred) or, if not feasible, from a private street or access route accessible from an entry street. It shall not be accessed directly from a public street.

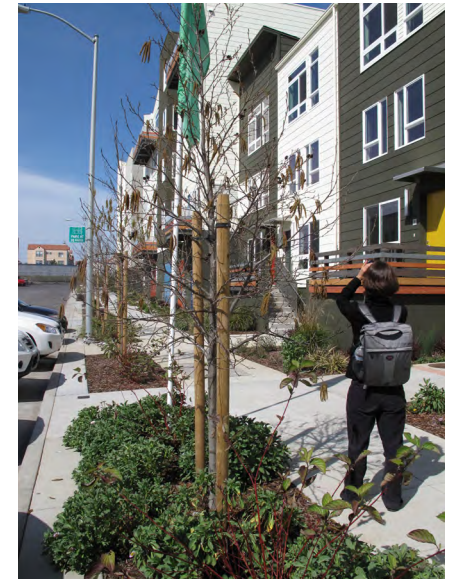
S = standard, that is, a requirement.

G= guideline, that is, a suggestion.

Bold text expresses intent.

Other text and images are explanatory or illustrative.

Appendix A evaluates the proposed project relative to these standards and guidelines.



A landscaped setback adjacent to housing, combined with a well-landscaped parkway, contributes to walkability and livability.



Elevation along Primary Frontage showing no visible parking.



Plan diagram of preferred parking access locations

BUILDING MASSING

Street Wall

The street is often described as “an outdoor room.” Its walls are defined by the façades of its buildings, which create a “street wall.” How building mass is distributed on a site usually has the greatest impact on a project’s overall appearance and on the strength of the Street Wall.

Design building walls that face a public street (“Street Walls”) to define the street and a comfortable scale for pedestrians.

- S8. Locate at least 75% of the building street wall near the required setback along the street.
- G1. Building walls that face the street may, but are not required to, step back above two stories.

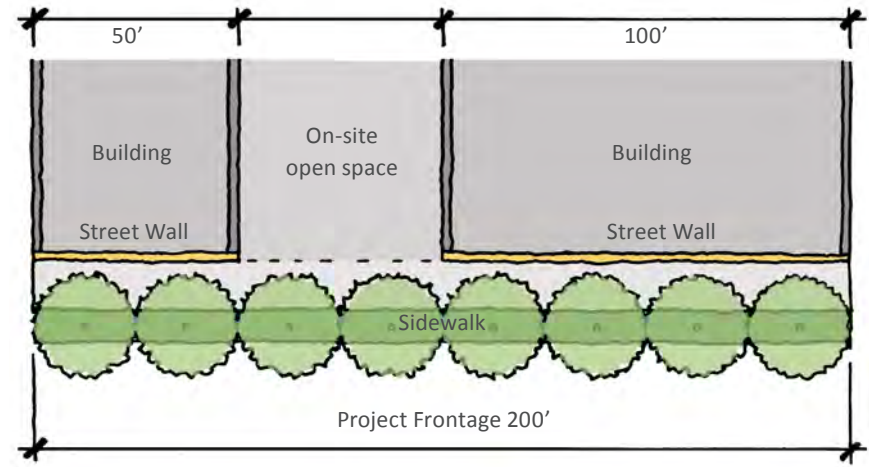
Incorporate well-scaled elements that are sensitive to neighborhood context.

- S9. To avoid monotonous, out-of-scale Street Walls, break large projects, i.e., projects with frontages longer than 200 feet, into a series of appropriately scaled volumes:
 - Break the Project into buildings not more than 200 feet long separated by courtyards or passageways that are open to the sky from sidewalk grade and are at least 15 feet wide to a depth of at least 30 feet from the Street Wall; or
 - Provide a continuous building base (typically one or two stories) with volumes above that are not more than 150 feet long separated by courtyards open to the sky and at least 40 feet wide.

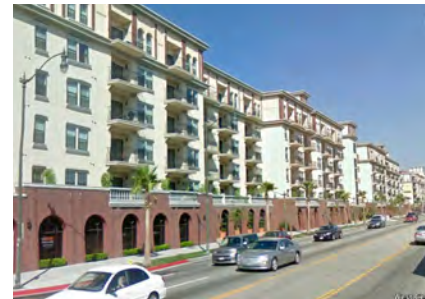
Courtyards

Orient units around courtyards and preferably courtyards open to the street on one side.

- S10. Courtyards occupied by a project’s primary amenities, e.g., swimming pools, barbecue areas and other gathering places, shall have a minimum dimension of 40 feet, and shall be open to the street on one side. Smaller courtyard shall have a minimum dimension of 30 feet and should open to the street on one side if feasible.



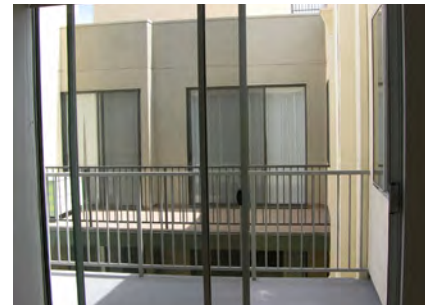
Example. Building Street Wall at back of setback = 75% of project frontage.



Example of an overly long, monotonous Street Wall, which is discouraged.



Example of project broken into several buildings, which is encouraged.



Tight courtyards do not satisfy the need for privacy, light and air between living rooms.

BUILDING FAÇADES

This standard provides a means of evaluating façade design that is both measurable and flexible. The following principles are the backbone of the standard:

- Provide transparent glazing so that activity is visible through the building.
- Establish appropriate and contextual building articulation so that the street wall massing gets broken down into smaller configurations that are not overbearing and allow sun penetration.
- Activate façades with a reasonable level of layering to add texture, visual interest and further break down the scale of large buildings.
- Establish a clear hierarchy between the base, middle and top of a building and clearly delineate the location of the main entrance.
- Design façades with a reasonable level of window detailing to contribute to the quality of the façade.

Transparent glazing and articulation are the most basic design elements that determine the appearance of the façade. Layering, hierarchy and window detailing are supplemental. There is a balance among these elements in each project. For example, as the amount of transparent glazing increases, the amount of building articulation can decrease.

S11. For all new construction, each façade that is visible from a public street shall achieve at least 9 points, of which at least 4 shall be for Transparent Glazing and/or Articulation. Each façade along an interior lot line that is visible from an adjacent property shall achieve at least 7 points. A façade located along an interior lot line facing a blank wall on the adjacent lot, which is within 15 feet of the property line, is not considered to be visible and need not be evaluated. For the evaluation of the Proposed Project see Table 2.2-6 on page 33.

The available points for the five principles are described on the following five pages. The maximum points attainable are 21 per façade. Design elements that double function—for example, in both the layering and the hierarchy categories—may not be counted more than once.



WEST ELEVATION
SCALE: 1/16" = 1'-0"



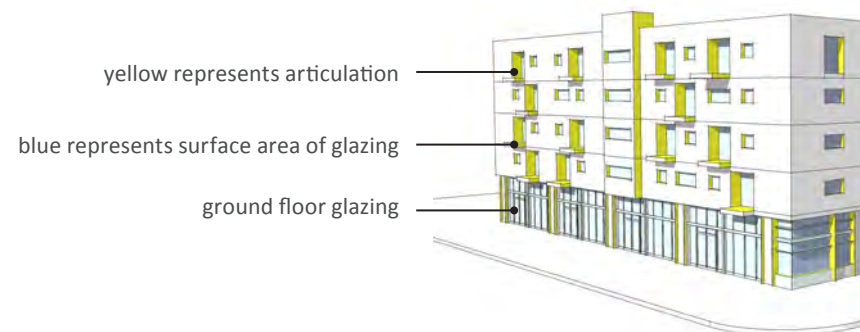
Transparent Glazing

Transparent Glazing is the amount of glass on a building façade through which objects and activities can be seen clearly, without diffusion.

- To qualify as transparent, glazing must have a visible reflectance of 20% or less and a visible light transmittance of 55% or more.
- The percentages in Table 3-__ represent the area of transparent glazing on all floors, divided by the total façade area. They are derived by the same calculation used for California Energy Code (Title 24, Part 6) compliance.
- Opaque glazing (such as back-painted spandrel glass) and other non-transparent glazing may be applied to façades; however, only transparent glazing may earn points.

Reflectivity and transparency. All glazing has natural reflectivity that is perceived to be more or less, depending on the solar orientation, time of day, quality of glass surface, glass tint and presence of interior lighting. Coatings can be applied to glass to increase its performance and/or alter its aesthetics, and, as a result, can increase its reflectivity. Reflectivity may be a desired design concept for an individual project; however, glazing with a visible reflectance higher than 20%, both in and out, is generally discouraged and does not count as transparent glazing.

Glazing color refers to the tint of the glass, which varies widely. There are four recommended colors; clear, low iron (less green than regular clear glass), blue and green. Clear and low iron are particularly encouraged. Darker, saturated tints, such as bronze, evergreen and gray are discouraged. Note that glass may be clear and still meet the California Energy Code requirements.



5 points: more than 40% Transparent Glazing (+4) using clear glass (+1). This façade receives only 2 point for articulation, but a total of 11 points.



5 points: more than 40% Transparent Glazing (+4) using clear glass (+1). This façade receives 0 point for articulation, but a total of 10 points.

Table 2.2-1 Transparent Glazing

	POINTS
Transparent glazing as % of façade area, excluding parking façade:	
Less than 10%	-1
10 - 19%	0
20 - 29%	2
30 - 39%	3
40% or more	4
Color of at least 50% of the above transparent glazing:	
Bronze, evergreen or gray color	-1
Clear or low iron color	1
Maximum possible points	5

Articulation

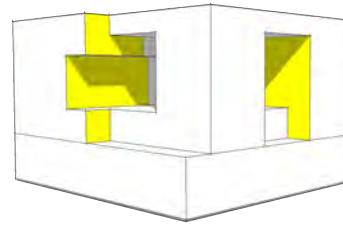
Articulation is the percentage of building façade that is differentiated from a boxy building envelope by elements that project or are recessed from the primary façade.

The articulation percentage is the vertical surface area (that is, more-or-less perpendicular to the building façade and the ground plane) of all recessed or projected volumes that meet the following criteria, divided by the total façade area:

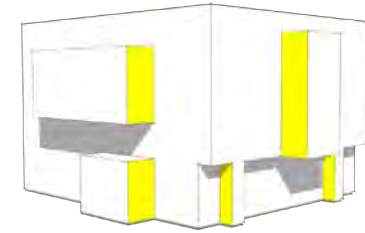
- Recessed and projected volumes must at least 18 inches deep for 1- to 2-story residential buildings and 30 inches deep (36 inches is preferred) for all other buildings to be included.
- For projects comprised of multiple forms (essentially separate buildings), recesses and projections to a depth that equals the gap between building masses are included.
- The following are not included:
 - Balcony platforms, overhangs and lesser variations in volume. (They are addressed in C. Layering.)
 - Guardrails that are not part of the building mass.
 - Parking garage façades.



Articulation Illustrated. Vertical surfaces that count as articulation are yellow.



box with recessed volumes



box with projected volumes



2 points: 25% articulation. This façade receives 3 points for glazing and a total of 11 points.



4 points: 40% articulation.

Table 2.2-2 Articulation

	POINTS
Façade is more than 400' long without a break per S9	-2
Less than 10% articulation	0
10 - 19% articulation	1
20 - 29% articulation or façade is less than 30' long	2
30 - 39% articulation	3
40% or more articulation	4
Maximum possible points	4

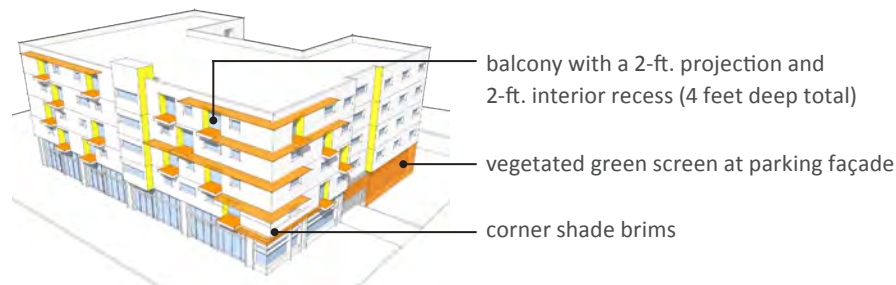
Layering

Layering uses added elements, which are typically functional, to enhance visual interest and to break down the scale of large buildings at the detail level. Layering includes the following elements.

- Overhangs provide shade and are generally purposeful accents.
- Balconies help activate a façade because they allow for permeability in an otherwise solid façade. Balconies are considered layering elements when they are a minimum of 3 feet deep (projected, recessed or combined). Balcony guardrails are required to be of a material other than stucco walls and should be visually permeable rather than solid.
- Decorative screens add color, ornament, vegetation and/or pattern to a façade and sometimes double function as privacy screens or shading elements. Decorative screens that also function as overhangs may not be counted twice for design value points.
- Texture establishes a sense of scale on a façade through the use of dimensional materials (4"x 8" brick, 8"x 16" block, 6" siding etc.) or a mix of complementary materials. Texture does not refer to materials used for overhangs, balconies or decorative screens, only the actual wall material.

The percentages in Table 3- refer to the horizontal surface of overhangs and balconies (that is, the area perpendicular to the building façade and parallel to the ground plane) and the surface area of screens.

Layering Illustrated. With layering (orange) more shadows are cast and dimensional texture is added.



Overhangs, textured façade



Decorative screens, textured façade, balconies

Table 2.2-3 Layering

	POINTS
Upper façade (i.e., façade above the ground floor) contains architecturally integrated balconies, overhangs and/or vertical shading fins for which the cumulative area generally perpendicular to the façade is:	
At least 8% but less than 15% of the upper façade area	1
15% or more of the upper façade area	2
Façade contains architecturally integrated decorative screens (other than overhangs/shade fins counted above) for which the cumulative area generally parallel to the façade is at least 10% of the overall façade area, including parking	1
Façade incorporates dimensional materials and/or 3 or more materials	1
Maximum possible points	5

Hierarchy

Hierarchy establishes a clear delineation between the base, middle and top of a building. Special elements such as roof lines, major entry ways, private entry ways and corner elements provide wayfinding and orient users toward the main entrance. Hierarchical design elements should be used economically. For example, it often makes sense to put development resources toward higher grade construction materials at the ground level (up to 10 feet) where it will be noticed most. Accents at the main entry or building corner will make a big difference if they serve as functional iconographic elements (building marketing) without being literal signage.

- Using a different, more durable architectural treatment at the ground level up to ten feet and creating an identifiable break between the ground floor and upper floors will clarify the “base”, “middle” and “top” of a building and will earn one point. This break may include a change in material, finish, or change in window pattern (or a similar means). It cannot be achieved through surface color alone.
- Materials that qualify for this point include:
 - Stone; brick; tile; precast concrete; glazed, burnished or honed block; and other similar materials
 - Metal panel, curtain wall, frameless glass, and high quality glass storefront wall systems.
 - Stucco, concrete composite panels, standard and split-face concrete block, including painted concrete block, do not qualify.
- Providing a major architectural accent signifying the main entry and/or building corner will earn one point.
- Providing a major architectural accent at the roof to accentuate where the building “meets the sky” will earn one point. To qualify the accent must be visible from street level along at least 50% of the roof line along the Primary Frontage.

Hierarchy Illustrated.

base - different, more durable materials used at ground floor

overhang accent signifies main entry

Below - 3 points: durable masonry used at the ground level, accent at the main entry and corner, and a continuous architectural accent at the roof line

Below right - 2 points: durable materials used at ground level, accents at entry points and corner.

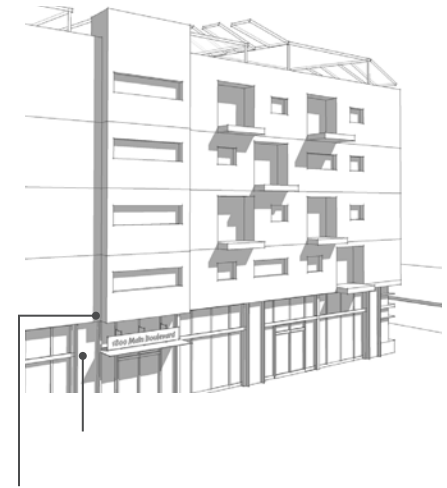


Table 2.2-4 Hierarchy

	POINTS
Different, more durable building material used at ground level (up to at least 10') and identifiable break between ground floor and upper floors	1
Architectural accent signifying main entry or building corner	1
Major architectural accent at roof, including shape of roof or visible landscape at roof, not including accent at main entry or building corner	1
Maximum possible points	3

Windows

Window materials refer to the construction materials used in building the window assembly. Typical materials are PVC, vinyl, wood and aluminum.

- PVC, fiberglass and vinyl frame windows are more economical than wood or aluminum and are energy efficient. However, they shave a shorter life cycle.
- Wood windows are recyclable and use the least amount of energy to manufacture. With proper waterproofing and maintenance, they will perform well over time. When utilized in window assemblies for townhouse building type projects, they will earn one point.
- High-quality anodized aluminum frames, defined as 6063 T-5 alloy at least 0.125” thick for structural frames and 0.062” thick for non-structural frame elements with a thermal barrier, and steel frames have the longest life cycle. Given their high aesthetic value with low maintenance, they will earn one point.

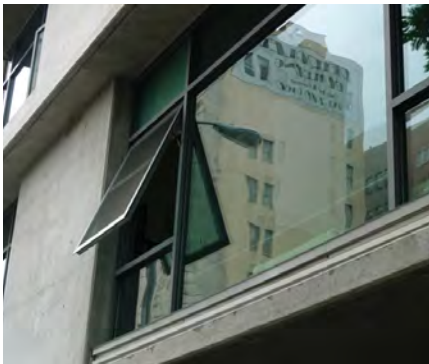
Window depth refers to the recess or projection that a window assembly achieves.

- Window assemblies that are flush with the exterior finish (stucco or cladding) contribute to a flat, boxy appearance and tend to require more regular cleaning. They will earn zero points.
- Window assemblies that are recessed at least 2 inches from the exterior wall plane generate a sense of depth in the building plane and will require less maintenance over time. They will earn one point.
- Window frames that are recessed or projected 6 inches or more will create dramatic shadow lines and even greater sense of depth and will earn two points.

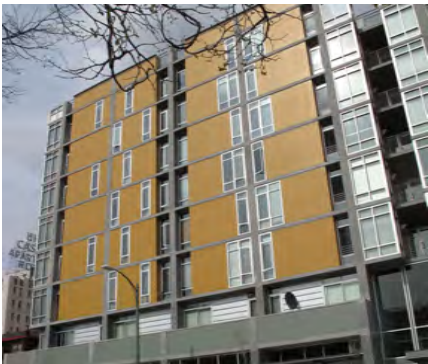
Patterning refers to the variation in window alignment and modules in a façade. On especially long façades (over 100 feet long) the repetition of the same window pattern can be a negatively monotonous feature. Varying window sizes and/or placement or even rotating the same with only a few different window modules can activate a building façade. Innovative patterning and/or variation in window sizes will earn one point.



Aluminum window frames, 6-inch window box effect, innovative window patterning



At least 2 inches of window depth achieved



Playful window patterning

Table 2.2-5 Windows

	POINTS
PVC or vinyl windows	0
High quality aluminum or steel windows (or wood for townhomes)	1
50% of window frames are recessed at least 2 inches from exterior façade	1
25% of window frames are recessed or projected 6 inches or more from exterior façade (shadow-box windows)	1
Innovative window patterning/variation in window frame sizes	1
Maximum possible points	4

GROUND FLOOR FRONTAGE

Residential ground floor space along streets shall be designed to accommodate habitable space and to avoid blank walls and visible parking.

- S12. Residential units shall be provided on the ground floor along the street. They may have either individual entries or patios along the sidewalk. In some locations, it may be desirable to elevate those entries a few feet above sidewalk grade with an entry porch or terrace to provide separation/ buffering from street activity.

Note that, if individual unit entries along the street in a building served by an elevator are primary entries, they must be accessible from the sidewalk, in which case they should be at sidewalk grade. Typically, individual unit entries along the street are secondary entries, which need not be accessible. Private outdoor open space for the unit must be directly accessible from the unit.

- S13. Residential units with individual entries shall include windows on the ground floor that look out onto the street.

Incorporate a pedestrian-oriented scale at the street level.

- G2. Street Wall massing, articulation and detail and street level building entrances, as well as the use of quality materials and decorative details, shall be used to promote pedestrian-scaled architecture along the street.
- G3. Architectural features that reinforce the pedestrian character of the ground Street Wall and/or help define the pedestrian environment along the sidewalk, such as canopies, awnings, and overhangs, are encouraged and should be integral to the architecture of the building.

Don't waste valuable street frontage on "back of house" uses.

- S14. To the extent feasible, do not locate loading docks, electrical transformers, mechanical and other equipment, enclosed stairs, storage spaces, blank walls, and other elements that are not pedestrian-oriented along the street. Screen them from view.



Good example of individual unit's secondary entry several feet above the sidewalk with porch/windows that look onto the street.



Above, example of a well-designed ground floor and setback, free of equipment.



Other habitable ground floor uses that do not have entries on the street should include transparent windows with more landscaping in the setback.

OTHER ARCHITECTURAL ELEMENTS

Materials

Strive for a “timeless design” and employ sustainable materials and careful detailing that have proven longevity. Use high quality, durable materials, especially on ground floor façades that are more visible.

- S15. Detail and finish the underside of exposed elements such as extended balconies and open stairs to the same level as the façade.
- G4. The integration of photovoltaic panels into the design of the building’s façade, roof decks, or garages is encouraged.
- G5. Carefully detail material transitions (where two different materials come together) to look clean and accommodate movement and waterproofing tolerances.
- G6. Use of the following materials is discouraged:
- Stucco that is rough, irregular or coarse-textured finishes like heavy lace, machine dash, or light lace.
 - Standard concrete masonry units (concrete block) at the ground floor.
 - Slumped finish concrete masonry units.
 - Vinyl siding.
 - Low grade aluminum windows, that is, windows that do NOT consist of 6063 T-5 alloy at least 0.125” thick for structural frame and 0.062” thick for non-structural frame elements with a thermal barrier).
 - Applied window mullions, i.e., thin strips applied on/between glass layers.
- G7. Use of the following materials is encouraged:
- Natural stone, precast concrete, and brick (red, gold, or multi-colored).
 - Concrete composite panels, including Trespa, Swisspearl and Hardie Reveal.
 - Concrete with a finished architectural appearance when used as part of a larger architectural design approach.
 - Concrete masonry units that have a glazed, ground (burnished) face or polished face finish, particularly at the ground floor. Heavily textured block, such as split face, may be used to create patterns, provided it is the secondary material comprising not more than 20% of the façade.



High quality detailing and finish on the underside of these balconies.



Example of concrete composite panels, which are encouraged, on a low-rise residential project.



Good example of integrating solar panels into the building design.



Material transitions between corrugated metal, window framing and block wall are detailed with thicknesses that add depth while accommodating movement and waterproofing tolerances.

- Stucco that is smooth or fine to medium-textured, for example, “Santa Barbara”, fine sand (20/30) float, or medium sand (16/20) float finishes.
- Factory finished metal panels (heavy gage only, in corrugated or flat sections) but not artificially resembling natural materials.
- Window frames fabricated of wood or wood with vinyl clad exterior: recycled-content aluminum vinyl clad; steel casement; high quality anodized aluminum (generally 6063 T-5 alloy at least 0.125” thick for structural frame and 0.062” thick for non-structural frame elements with a thermal barrier); vinyl, fiberglass and PVC approved by City Staff; and other durable materials approved by City Staff.
- Ceramic tile to highlight architectural features.
- Metal railings, entry canopies, downspouts/scuppers, garage gates that are of high grade construction.



Example of manufactured wood siding, which is encouraged.



Stone and other high quality materials are concentrated on the ground floor and lobby entrance of this low-rise hotel.

Façade Layering Elements

High-quality well-detailed functional and/or decorative façade layering elements reinforce the overall design concept and give the building scale.

- S16. Balconies shall be a minimum of 50% transparent to avoid creating heavy forms on the façade. Opaque glass can count towards the transparency requirement because it appears much lighter than solid materials like stucco, wood or concrete and, at the same time, provides some screening.
- G8. Sunshades and decorative panels should support the overall design concept and be made of high quality materials detailed in proportion to the building massing. Flimsy or undersized sunshades and decorative panels applied for the sake of adding texture to the exterior are not permitted.
- G9. Canopies, awnings, and overhangs should be constructed with a permanent material consistent with the buildings style.
- G10. Awnings should generally correspond to window openings; awnings that span the length of the building are generally inappropriate.
- G11. Exaggeration of façade layering elements and details or use of generic, applied elements and details, are not appropriate as they create a cartoon-like appearance that is not consistent with quality design.



Visually light, clear glass balconies with high quality metal railing.



The overall architectural palette should apply to all features of the building, including awnings. Here, a family of anodized aluminum is used for lighting, drainage and glazing, as well as awnings.

Lighting

Minimizing Light Pollution, including sky glow, glare and light trespass onto adjacent properties.

- S17. To limit sky glow and glare, use cutoff luminaires in all exterior lighting (excluding low voltage landscape lighting) and shield interior light sources from view.
- G12. Reflective materials or other sources of glare (like polished metal surfaces) should be designed or screened to avoid impacts on views and measurable heat gain on surrounding windows either within or adjacent to a project.

Provide attractive lighting that promotes public safety.

- G13. All exterior lighting (security, building and landscape) should be integrated with the building design.
- G14. Building lighting should relate to the pedestrian and accentuate major architectural features, the street wall and public space of the sidewalk.
- G15. Landscape lighting should be of a character and scale that relates to the pedestrian and highlights special landscape features.
- G16. Interior illumination of ground floor windows that both illuminates window displays and contributes light to the sidewalk is encouraged.
- G17. For commercial projects, consider illuminating the street wall along the Primary Frontage in order to define the street “room,” highlight the building architecture, and provide indirect light onto the street.

Mechanical Equipment

Screening of Unattractive Elements. Most Boulevard projects are viewed directly from adjacent properties where occupants have clear sight lines to roofs and back-of-house functions. It is important that new projects respect their neighbors by screening mechanical equipment and other unattractive elements.

- S18. Mechanical equipment shall be screened from public view by elements that are integrated into the design of the building.
- S19. Penthouses housing mechanical equipment shall be integrated with the buildings architecture, and not appear as foreign structures unrelated to the building they serve.



Lighting is contained within the building, allowing a glow without casting light onto the street and neighbors.



Landscape lighting, combined with façade lighting can add to the vitality of night light.



Rooftop mechanical units are not visible.



Placement of mechanical vents either directly under balcony extensions or integrating in the exterior paneling keeps what is usually an unsightly vent from interrupting the architectural façade.

S20. Antennas and satellite dishes shall not be visible from street level, for example, they can be set back from the edge of the roof. In new construction, cable and/or satellite services shall be provided through a single source that serves the entire complex that serves individual units through wired connections that are hidden within building walls.

S21. In existing buildings, window vents, fans, air conditioning units or other equipment may be installed in windows provided they do not project beyond the window frame or façade. In new construction or additions to existing buildings, such equipment shall not be installed in windows.

Controlling Emissions. Noise, odors and ventilation system exhaust/intake can be managed to reduce discomfort to neighbors.

S22. Ventilation intakes/exhausts shall be located to reduce discomfort to pedestrian along the sidewalk and residents in or adjacent to the project. Typically locating vents more than 20 feet vertically and horizontally from a sidewalk and from operable residential windows and doors and directing the air flow away from the public realm will accomplish this objective.

Integrating Functional Elements. Repetitive elements, like vents and downspouts can contribute to the façade design if they are integrated into the architecture.

G18. Vents and balcony downspouts should not be visible on the exterior wall, unless they are designed as an architectural feature consistent with the proposed style (like terra cotta scuppers on a Mediterranean style building).

Trash and Recycling

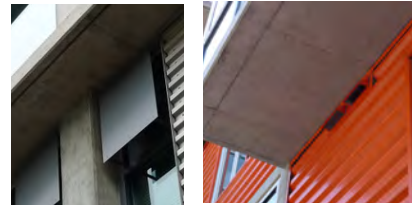
Trash and recycling areas should be accessible to occupants and the trash collector with limited noise, odor and other concerns for both occupants and neighbors.

S23. Trash and recycling rooms shall be located within the parking structure where there is one.

S24. Outdoor trash and recycling areas shall be constructed of concrete block or similar durable material.



Rooftop mechanical units are not visible.



Placement of mechanical vents either directly under balcony extensions or integrating in the exterior paneling keeps what is usually an unsightly vent from interrupting the architectural façade.



Ground level utilities are screened by this patterned glass wall.

ON-SITE LANDSCAPING

Setbacks Along Sidewalks

Use landscape elements to provide a buffer between the public and private realms.

- S25. At least 75% of the required setback area shall be planted. However, required setbacks may contain walkways, stairs, porches, raised planters, seating or outdoor dining, bicycle parking, walls and fences, and similar elements.
- S26. Access ramps in the setback are discouraged. If access ramps are unavoidable, they shall be set back at least 18 inches from the back of sidewalk and the area between sidewalk and ramp shall be 100% planted.
- G19. Raised planters are allowed as they can be used for stormwater treatment and provide seating and visual variation.
- S27. Where surface parking is allowed adjacent to a public sidewalk, provide plant materials or a combination of berms and plant materials in the setback to create a continuous screen 3 feet high.

Locate and screen utilities and mechanical equipment to minimize visibility.

- S28. Where electrical transformers and other equipment are located in a setback adjacent to a sidewalk, they shall be located away from entries and usable outdoor space and shall be screened with landscaping.



Setback treatment vary by district: parkway (top) and surface parking (above).



Seating along the sidewalk setback.



A fence and landscaping screen a stair and porch to a unit entry.



Raised planters in the setback may provide stormwater treatment and a buffer and need not be set back from the sidewalk.



Example of poor equipment location/design.

Fences Along Sidewalks

Where walls and fences are required for security or safety, design them to be integral with the project design and sustainable.

- S29. Walls and fences in the required setback along a public street shall not exceed 42 inches in height above sidewalk grade, except 1) adjacent to ground floor residential uses, where they may be 42 inches above the porch, landing, terrace or other usable area they enclose, provided they are at least 50% transparent, e.g., perforated metal or glass, or 2) adjacent to swimming pools, children's play areas, and other areas where greater height is required for safety.
- S30. All walls and fences, except raised planters, shall be set back from the back of sidewalk to provide at least 24 inches clear in front of the wall or fence footing to accommodate planting.
- S31. Walls shall be constructed of durable, low maintenance materials, e.g., poured-in-place concrete, burnished block or standard block veneered with a durable material, such as tile.
- S32. Fences shall be fabricated of durable materials that are in the same family as or compatible with the project's architectural materials and shall not have outward curved spikes on top.
- G20. Tubular steel or aluminum fences may have traditional vertical pickets, contemporary pickets without a top rail, horizontal slats, or other design that is integrated with the overall project design.

A traditional vertical picket fence should be appropriately proportioned, that is, posts larger than rails, and rails larger than pickets; and should include a double top rail or pickets that extend above the top rail, which may have decorative elements ("spears") on top, or other refinements.

Masonry columns may replace posts.



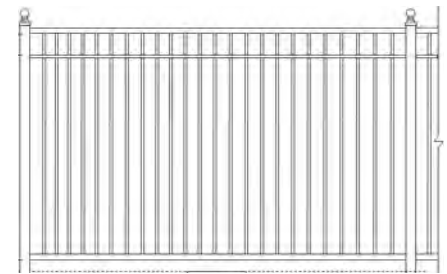
A contemporary vertical picket fence without a top rail feels more transparent.



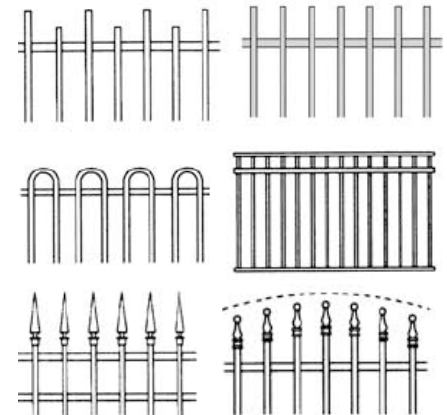
Horizontal metal slats with masonry columns on a masonry base.



A traditional vertical picket fence with decorative top rail.



Traditional vertical picket fence element proportions.



Examples of decorative variations in traditional vertical picket fence design.

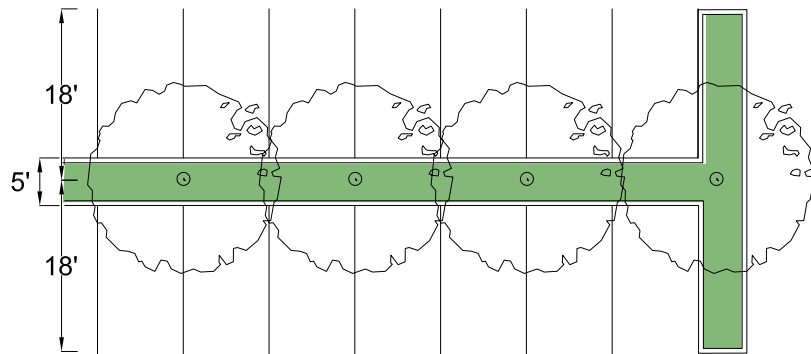
Internal Parking Lot Landscaping

Design the parking lot as a grove of shade trees.

- S33. Plant shade trees in minimum 24" boxes that will achieve the coverage specified in Municipal Code provision 15.17.070.G.2.b.
- S34. Plant groundcover or shrubs, except directly on the rootballs of trees, to meet Municipal Code provision 15.17.070.G.2.

Design the parking lot to infiltrate and/or detain stormwater.

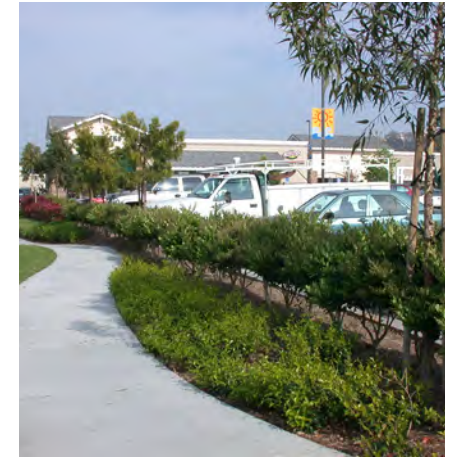
- S35. Where soil conditions permit stormwater infiltration, design the parking lot to detain stormwater within continuous planting areas, which are a minimum of 5 foot wide and are located between all parking bays and around the perimeter of the parking lot. Planting areas shall be:
- Curbless with wheel stops to protect them from vehicles or with curbs that contain breaks at regular intervals to permit runoff to drain into the planting areas;
 - Planted to prevent soil erosion.



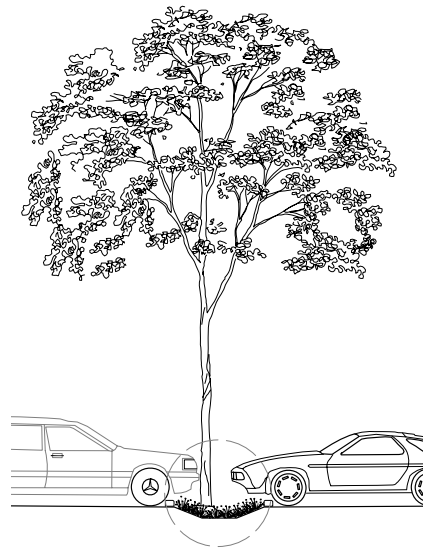
Continuous planting area between bays provide more soil volume for tree roots and make it easier to maintain irrigation. As a result, trees will have a better chance of achieve the height and spread required to shade parked cars and allow for unobstructed views beneath the tree canopy.



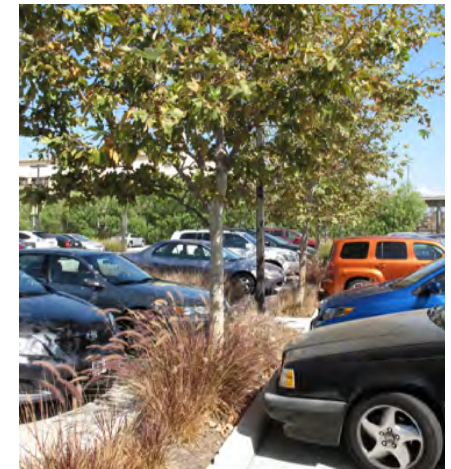
Shade trees and stormwater infiltration in parking lot.



A berm or hedge can screen cars.



Parked cars may overhang the required continuous planting area between bays, so no additional bay width is required.



Cars can overhang the planting area.

Drought-Tolerant, Low-Maintenance Plants

Use native and drought-tolerant plant species to reduce water use and increase wildlife habitat and for migratory species.

- S36. Use plants identified as California Friendly at www.bewaterwise.com) or from City's Landscape Plant List in at least 50% of the site's planted area.
- S37. Install a high-efficiency "smart" irrigation system, which includes a weather-based controller and, where feasible, in-line drip and/or bubblers, rather than overhead spray.
- S38. Where soil conditions permit stormwater infiltration, use permeable paving for at least 25% of all hardscape areas that are located on natural grade.
- G21. The use of Southern California native plant species or cultivars of those species is encouraged.

Functional Use of Plant Materials

Use landscape elements to provide shade and other functional objectives.

- G22. Landscape elements should support an easy transition between indoors and outdoors through such means as well-sited and comfortable steps, shading devices and/or planters that mark building entrances, etc.
- G23. Landscape elements should provide scale, texture and color. A rich, coordinated palette of landscape elements that enhances the Project's identity is encouraged.
- G24. Landscaping should be used to screen or break up the mass of blank walls. Trees and shrubs may be planted in front of a blank wall where there is room or vines may be trained on the wall where space is limited.



A mix of native and other drought tolerant plants.



This landscape requires little supplemental water.

Addition information about drought-tolerant and native plants can be found at the following web sites and books:

[California Native Plant Society at occnps.org](http://occnps.org)
[Theodore Payne Society at theodorepayne.org](http://theodorepayne.org)
California Native Plants for the Garden Carol Bornstein et al.
Landscape Plants for California Gardens Bob Perry
[Tree of Life Nursery at californianativeplants.com](http://californianativeplants.com)
[El Nativo Growers at elnativo.com](http://elnativo.com)
[Las Pilitas Nursery at laspilitas.com](http://laspilitas.com)
[San Marcos Growers at smgrowers.com.](http://smgrowers.com)

SIDEWALKS ON PUBLIC STREETS

Parkways and Tree Wells

Design the parkways to accommodate and support large street trees and to collect storm water.

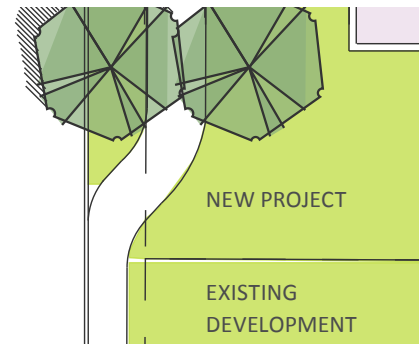
- S39. Provide continuous landscaped parkways that are the width of the required parkway zone (see S1.), except adjacent to bus stops or where City Staff determines they are not feasible.
- S40. Where continuous landscaped parkways are not feasible, provide tree wells that are as large as possible to support healthy trees.
- S41. Where a new Project is adjacent to an existing sidewalk, the walkway and parkway shall transition as illustrated at bottom right.
- S42. The roots of trees planted in the parkway zone shall not be restricted by concrete curbs, root barriers or other means, so that roots may extend throughout the parkway zone and support a large, healthy tree canopy. Linear root barriers along the edge of the parkway zone may be installed.
- G25. Where soil conditions permit stormwater infiltration, collect runoff from the sidewalk in the parkway by depressing the center 2 to 3 feet of the parkway 3-4 inches to form a shallow swale, except within 3 feet of a tree. The elevation of the parkway within 1 foot of the sidewalk pavement should be within a few inches of the sidewalk elevation. If additional stormwater from other locations is directed to the parkway, a means of subsurface storage such as gravel trenches within the parkway should be provided.
- G26. If parkways are designed to collect stormwater from the street as well as from the sidewalk, they should be designed according to the City's stormwater infiltration standards for streets.



Corner curb extension.



Landscaped parkways provide more soil volume for street trees and collect storm water runoff from the sidewalk. In addition, they can be designed to filter storm water run-off from street.



Transition from existing narrow sidewalk to new parkway/walkway.



Large tree wells can provide similar benefits as continuous parkways.

Street Trees and Other Parkway Planting

Plant street trees and other plant materials to optimize tree health.

S43. Plant species/cultivars that will achieve a mature height of at least 30 feet on Arterial Streets and 30 feet on other streets or as approved by City staff.

S44. Plant minimum 36" box trees or as approved by City staff.

S45. Space trees from one another as follows or as approved by City staff:

- Along the length of the street, not more than an average of 40 feet on center in the parkway to provide a more-or-less continuous canopy. Spacing will vary with mature canopy size.
- At least 15 feet between trees in the parkway and trees in the setback. The required spacing may be achieved by staggering the trees.
- At least 8 feet from building walls.

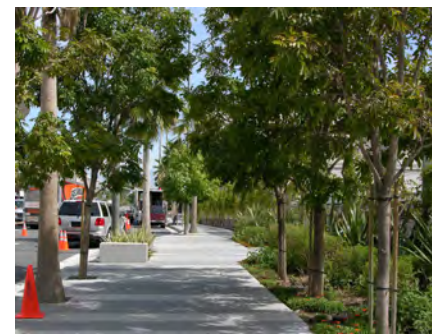
S46. Plant at least 50% of parkway surface area with drought-tolerant groundcover or perennials not more than 24 inches tall on Arterial Streets and not more than 3 feet tall on other streets, except over the rootball of trees, where the surface shall be mulched.

S47. Tree wells shall treated in one of the following ways: planted as described in S46 above; mulched; or covered by a tree grate, provided the tree grate is enlarged over time to accommodate the tree trunk and is approved by City Staff.

S48. Irrigate trees and landscaped parkways with an automatic irrigation system. In-line drip irrigation is preferred. Spray heads or bubblers may also be used provided they adequately irrigate trees and do not directly spray the tree trunks or overspray onto the street or sidewalk.



Example of tree with a large tree well surrounded by permeable paving with gap graded soil to store and infiltrate storm water beneath.



Where trees are planted in double rows, either both rows on the sidewalk or one on the sidewalk and one in a setback, they should be at least 20 feet apart.

3

INFRASTRUCTURE PLAN

3.1 MOBILITY

VEHICULAR ACCESS

Access to parking and loading is provided via driveways from Orangefair Avenue. The driveway or “private entry road” that provides access to the East Building is designed as a local residential street with parkways and street trees along the curb.

The environmental clearance documentation for the proposed project evaluates potential vehicular traffic impacts. The Specific Plan incorporates by reference all recommendations of the traffic study.

TRANSIT

The Specific Plan area is served by three bus lines:

- The 43 bus line, which runs on Harbor Boulevard from the Fullerton Transportation Center south to Costa Mesa, stops at Orangefair Avenue
- The 47 bus line, which runs on Lemon Street from the Fullerton Transportation Center south to Costa Mesa, also stops at Orangefair Avenue
- The 30 bus line, which parallels the 91 Freeway on Orangethorpe Avenue, stops at both Harbor Boulevard and Lemon Street.

These bus lines link the Specific Plan area to locations throughout Orange County via the Countywide bus system and regionally via Metrolink and Amtrak.

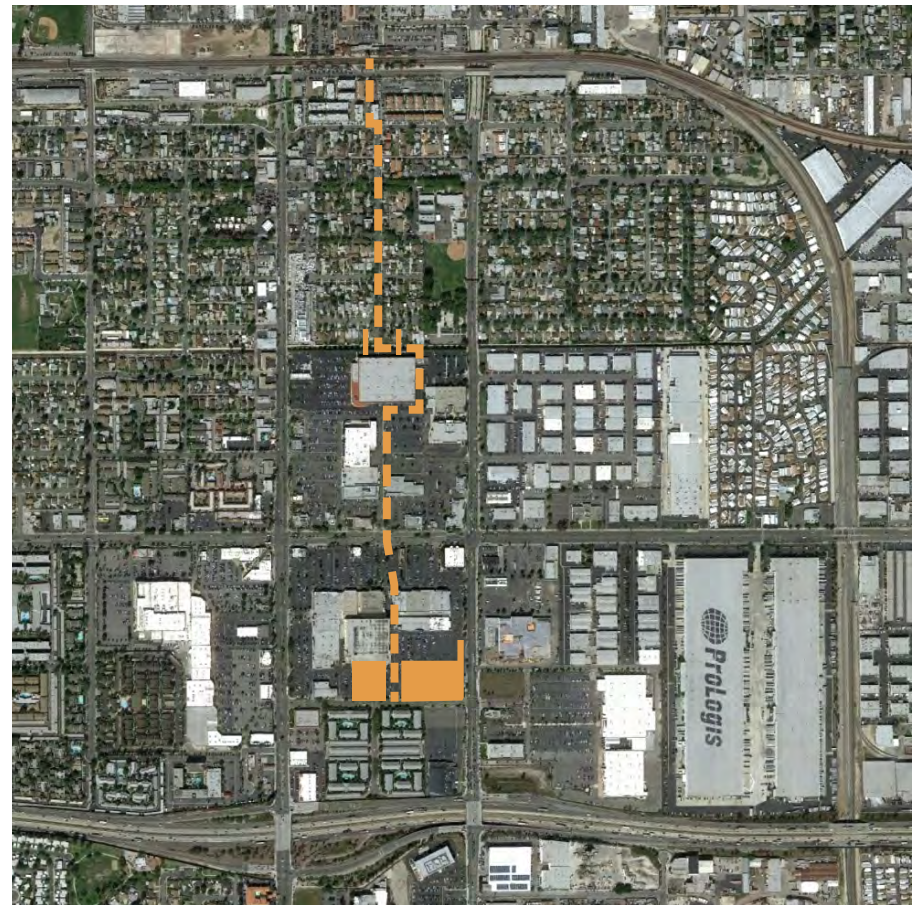
BICYCLES

The Fullerton Plan shows future bicycle facilities (type to be determined) on Lemon Street, which would provide access from the Specific Plan area to the Fullerton Transportation Center and Downtown Fullerton. Without designated bicycle lanes, bicycle access from the Specific Plan area to activity centers in Fullerton remains difficult since there are “super blocks” bounded by arterial streets between Orangefair Avenue and Valencia Street. A longer term option for linking both bicycles and pedestrians to the Transportation Center and Downtown would be to extend the private entry street between the East and West Buildings north as additional infill development occurs or existing buildings are remodelled through the Orangefair Shopping Center, across Orangethorpe Avenue and through the Fullerton Town Center; add a pedestrian/bicycle bridge across the flood control channel to tie into Pomona Avenue, a local street that provides a walkable, bikable link to the Transportation Center. This concept is illustrated in Figure 3.1-1.

PEDESTRIANS

Similar to bicycles, the one-quarter mile super blocks in the vicinity of the Specific Plan area discourage walking. The proposed canopy trees on Orangefair Avenue will provide shade and improve walkability directly adjacent to the Specific Plan area. Similar improvements along other existing streets and the addition of private internal streets through the super blocks will increase walkability in the vicinity of the Specific Plan area.

Figure 3.1-1 Potential pedestrian/bicycle connection to Transportation Center.



3.2 PUBLIC SERVICES

WATER

Water is supplied by the City of Fullerton Water Utility. The developer shall provide water improvement plans that conform to City standards and submit them to the City for plan check and approvals. The Specific Plan area's water supply will tie into the existing eight-inch cast iron water main located in Orangefair Avenue. Figure 3.2-1, Conceptual Infrastructure Plan, shows the location of the water main and conceptual location of lateral water supply lines in the Specific Plan area.

SEWER

The Specific Plan area will be served by the existing City of Fullerton eight-inch VCP sewer line located in Orangefair Avenue. The City sewer lines flow into the Orange County Sanitation District sewer lines and to a County sewage treatment facility.

The developer shall provide sewer improvement plans that conform to City standards and submit them to the City for plan check and approvals. Figure 3.2-1 shows the location of the sewer main and the conceptual location of lateral sewer lines in the Specific Plan area.

STORM DRAINAGE

On-Site Infiltration and Best Management Practices

Storm water runoff will be treated in compliance with the Orange County Water Quality Management Plan (WQMP). LID BMPs will be utilized to provide retention and infiltration of storm water for the 85th percentile storm event. Due to site and geotechnical constraints, drywell BMPs will be used for infiltration. Figure 3.2-2 shows the conceptual locations of the drywells.

The drywells also have a treatment component which removes suspended solids and hydrocarbons from the storm water before infiltration. In addition, storage tanks will be used upstream of the drywells to provide additional retention volume.

Storm Drains

There is no existing storm drain present in the vicinity of the project. All runoff from the site shall drain to the gutter of Orangefair Avenue and Lemon Street. Runoff from the Specific Plan area will flow west on Orangefair Avenue until it enters a catch basin on Orangefair Avenue, just east of Harbor Boulevard. That catch basin is connected to a 54" RCP that flows north in Harbor Boulevard.

SOLID WASTE DISPOSAL

Solid waste disposal and recycling services will be provided by Republic Waste Services of Southern California/MG Disposal (City franchise).

OTHER UTILITIES

The developer has confirmed future service to this site by all dry utility providers, including Southern California Edison (electrical service); Sempra Energy CA (gas service); AT&T (telephone service), Time Warner (cable), and optional satellite dish service if selected by individual residents.

All dry utilities shall be underground.

The complex shall be pre-wired for both cable and centralized satellite dish service. Individual units shall not be permitted to install satellite dishes, cable or other technology on the exterior of the building or in balconies.

EMERGENCY SERVICES

The Specific Plan area will be served by the Fullerton Fire Department and Police Department. All development shall comply with fire department access requirements. The closest fire station is located at 312 E. Commonwealth Avenue.

SCHOOLS

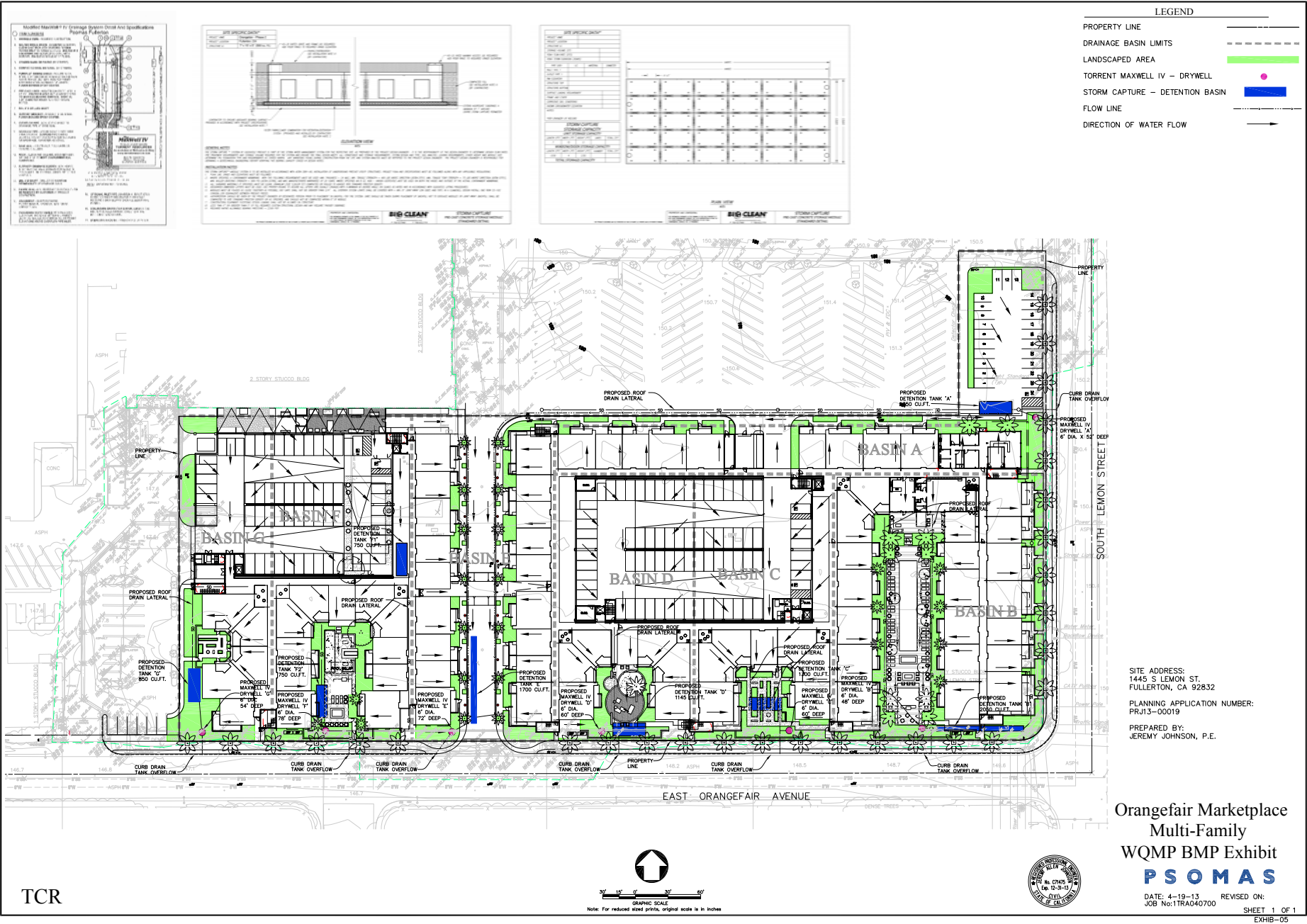
The Specific Plan area is located in the Fullerton School District (Elementary and Junior High School) and the Fullerton Joint Union High School District. Maple Elementary School, Ladera Vista Junior High School and Fullerton High School serve the Specific Plan area.

PARKS AND RECREATION

There are three City of Fullerton neighborhood parks approximately three-quarters of a mile (0.75 mile) from the Specific Plan area.

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Figure 3.2-2 Conceptual drywell, detention and on-site infiltration diagram.



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4

IMPLEMENTATION AND ADMINISTRATION

4.1 PLANS AND PERMITS

The developer shall design and submit plans for all necessary site improvements and building improvements for plan check to the City of Fullerton for approval prior to construction. All plans shall comply with this Specific Plan, as well as with current building codes and other regulations in the City's Municipal Code at the time of submittal. Prior to obtaining any permit, the developer shall be responsible for payment of all inspection, permit and impact fees. The fees will be based on the rates in place at the time the permit is obtained.

4.2 FINANCING AND MAINTENANCE

Upon acquisition of permits, it shall be the responsibility of the developer to pay for all improvements associated with this Specific Plan and with all other required approvals.

The developer shall provide for the long term maintenance of all improvements on site and for improvements in the adjacent public right-of-way that are not maintained by the City of Fullerton.

4.3 PHASING

All public infrastructure on the project site, including storm drains, water, sewer and private streets shall be installed in one phase at the start of construction. Required improvements in the adjacent public right-of-way shall be installed as directed by the City and prior to obtaining a Certificate of Occupancy.

The residential buildings, along with their required parking and on-site amenities, may be constructed at one time or each building and its required parking and on-site amenities may be constructed in separate phases.

4.4 SPECIFIC PLAN AMENDMENTS

This Specific Plan may be amended using the same process by which it was approved. Any proposed modifications to the Specific Plan that would substantially alter its intent, as determined by the Community Development Director, will be considered amendments to be processes pursuant to Government Code Section 65453.

APPENDIX A

PROJECT CONFORMANCE WITH DEVELOPMENT REGULATIONS AND DESIGN STANDARDS AND GUIDELINES

Appendix A evaluates the proposed project relative to the development regulations in Section 2.1 and development standards and guidelines in Section 2.2 of this Specific Plan.

Table A-1 shows the key characteristics of the proposed project relative to the key development regulations in Table 2.1-1.

Table A-2 indicates whether the proposed project conforms to the design standards and guidelines in Section 2.2. “Yes” indicates that the proposed project complies with the standard or guideline; “no” indicates that it does not. “TBD” means that compliance will be determined during the design review process when the proposed project is refined. “NA” indicates that the standard or guideline is not applicable to the proposed project.

Tables A-3 and A-4 document in detail the evaluation of the proposed project relative to Standard 11 Façade Design.

Table A-1 Footnotes:

- ¹ 10 feet where adjacent property within 50 feet of the lot line is open space or surface parking, provided that the surface parking is landscaped per Zoning Code and Section 2.2 of this Specific Plan.
- ² In 4 stacked units, bedroom-to-bedroom windows are 32.5’ apart and living room-to-bedroom windows are 39’ apart, all greater than or equal Zoning Code requirements, which vary by floor.
- ³ At 200 SF/1-bedroom unit and 300 SF/2-bedroom unit.
- ⁴ 739 total spaces minus 646 reserved for residents and 34 to serve the Burlington Coat Factory, leaves 59 spaces for guests, management and public benefit.

Table A-1 Key Residential Development Standards in Table 2.1-1

	R-5 Zone Standard	Specific Plan Standard	Proposed Project
Density	Consistent with TFP High Density Residential Community Development Type (Minimum Density 28.1 units/acre)	30 - 60 units/acre	56.3 units/acre
Minimum lot size	30,000 SF	R-5	250,305 SF
Minimum lot area/unit	NA	R-5	775 SF
Maximum lot coverage	60%	70%	69%
Building setbacks on public streets	15’	Average 15’; min. 10’	Average 15.7’; min. 10.5’
Window-to-interior lot line per Table 15.17.070.E	5-29’	R-5 except 10’ if as specified in footnote ¹	10’ as specified in footnote ¹
Facing windows on same property per Table 15.17.070.D	12.5-43.5’	R-5	49-66’ except as noted in footnote ²
Maximum height	unlimited	R-5	55’
Usable open space:			
<i>Total</i>	79,700 SF ³	R-5	91,817 SF
<i>Common (min. 2/3s of total)</i>	53,136 SF	R-5	55,916 SF
<i>Private with minimum 6’ dimensions</i>	67 SF/unit; total 21,641 SF	av. 67 SF/unit; min. 60 sf/unit; total 21,641 SF	av. 110 SF/unit; min. 60 sf/unit; total 35,901 SF
Parking standard - residential	2/1-bdrm. unit 2.5/2-bdrm. unit	2/1-bdrm. unit 2/2-bdrm. unit	
Resulting number of spaces reserved for residents	722	646	646 ⁴

Table A-2 Proposed Project Conformance with Section 2.2 Design Standards and Guidelines

SIDEWALKS AND SETBACKS ON PUBLIC STREETS		OTHER ARCHITECTURAL ELEMENTS		ON-SITE LANDSCAPING		SIDEWALKS ON PUBLIC STREETS	
S1	yes	s15	yes	S25	yes	S39	yes
S2	yes	G4	?	S26	NA	S40	yes
		G5	yes	G19	?	S41	NA
		G6	yes	S27	?	S42	?
SIDEWALKS AND SETBACKS ON PRIVATE ENTRY STREETS		G7	yes	S28	?	G25	NA
S3	yes	S16	yes	S29	?	G26	NA
		G8	?	S30	?	S43	?
		G9	yes	S31	?	S44	?
ACCESS, PARKING AND LOADING		G10	yes	S32	?	S45	?
S4	yes	G11	yes	G20	?	S46	?
S5	yes	S17	yes	S33	yes	S47	yes
S6	yes	G12	yes	S34	yes	S48	?
S7	yes	G13	yes	S35	NA		
		G14	yes	S36	?		
BUILDING MASSING		G15	yes	S37	?		
S8	yes	G16	NA	S38	NA		
G1	yes	G17	NA	G21	yes		
S9	yes	S18	yes	G22	yes		
S10	yes	S19	NA	G23	yes		
FAÇADE DESIGN		S20	yes	G24	yes		
S11	yes	S21	NA				
		G18	yes				
GROUND FLOOR FRONTAGE		S23	yes				
S12	yes	S24	NA				
S13	yes						
G2	yes						
G3	yes						
S14	yes						

Legend

The call-out to the right of each standard or guideline indicates whether or not the Proposed Project complies with it:

yes = project complies

no = project does not comply

? = compliance will be determined during the project review process

NA = standard or guideline is not applicable to the Proposed Project

Table A-3 Façade Design Evaluation: East Building

South Façade

DESIGN ELEMENT	DETAILS	MARK IF APPLICABLE	POINTS EARNED
TRANSPARENT GLAZING	percentage by façade:	17%	2
	glazing color	CLEAR	
ARTICULATION	façade length (> 400' long?)	cluster of forms at 85' each	3
	percentage by façade:		
	or, façade less than 60' wide	32%	
LAYERING	balconies + overhangs > 8%	10%	2
	balconies + overhangs > 15%	-	
	decorative screens > 10%	-	
	textured façade/3+ materials	textured cement fiberboard, concrete block, metal	
HIERARCHY	different, durable material up to 10'	-	1
	entry/corner accent	-	
	roof accent	roof accent	
WINDOWS	PVC, fiberglass, vinyl	yes	1
	Aluminum or metal (or wood for TH)	no	
	50% windows with 2" recess	no	
	25% windows with 6" recess/projection	yes, 38%	
	innovative patterning	n/a, clustered form <100'	
TOTAL FAÇADE DESIGN POINTS EARNED			9

East Façade

DESIGN ELEMENT	DETAILS	MARK IF APPLICABLE	POINTS EARNED
TRANSPARENT GLAZING	percentage by façade:	31%	4
	glazing color	CLEAR	
ARTICULATION	façade length (> 400' long?)	288'	3
	percentage by façade:		
	or, façade less than 60' wide	34%	
LAYERING	balconies + overhangs > 8%	14%	2
	balconies + overhangs > 15%	-	
	decorative screens > 10%	-	
	textured façade/3+ materials	textured cement fiberboard, concrete block, metal	
HIERARCHY	different, durable material up to 10'	-	1
	entry/corner accent	yes	
	roof accent	limited	
WINDOWS	PVC, fiberglass, vinyl	yes	1
	Aluminum or metal (or wood for TH)	no	
	50% windows with 2" recess	no	
	25% windows with 6" recess/projection	no	
	innovative patterning	yes	
TOTAL FAÇADE DESIGN POINTS EARNED			11

Table A-3 Façade Design Evaluation: East Building - page 2

North Façade

DESIGN ELEMENT	DETAILS	MARK IF APPLICABLE	POINTS EARNED
TRANSPARENT GLAZING	percentage by façade:	33%	4
	glazing color	CLEAR	
ARTICULATION	façade length (> 400' long?)	479'	0
	percentage by façade:	21%	
	or, façade less than 60' wide		
LAYERING	balconies + overhangs > 8%	-	3
	balconies + overhangs > 15%	22%	
	decorative screens > 10%	no	
	textured façade/3+ materials	textured cement fiberboard, concrete block, metal	
HIERARCHY	different, durable material up to 10'	no	1
	entry/corner accent	yes	
	roof accent	no	
WINDOWS	PVC, fiberglass, vinyl	yes	1
	Aluminum or metal (or wood for TH)	no	
	50% windows with 2" recess	no	
	25% windows with 6" recess/projection	no	
	innovative patterning	yes	
TOTAL FAÇADE DESIGN POINTS EARNED			9

Table A-4 Façade Design Evaluation: West Building

South Façade

DESIGN ELEMENT	DETAILS	MARK IF APPLICABLE	POINTS EARNED
TRANSPARENT GLAZING	percentage by façade:	17%	2
	glazing color	CLEAR	
ARTICULATION	façade length (> 400' long?)	cluster of forms at 85' each	3
	percentage by façade:		
	or, façade less than 60' wide	32%	
LAYERING	balconies + overhangs > 8%	10%	2
	balconies + overhangs > 15%	-	
	decorative screens > 10%	-	
	textured façade/3+ materials	textured cement fiberboard, concrete block, metal	
HIERARCHY	different, durable material up to 10'	-	1
	entry/corner accent	-	
	roof accent	roof accent	
WINDOWS	PVC, fiberglass, vinyl	yes	1
	Aluminum or metal (or wood for TH)	no	
	50% windows with 2" recess	no	
	25% windows with 6" recess/projection	yes, 38%	
	innovative patterning	n/a, clustered form <100'	
TOTAL FAÇADE DESIGN POINTS EARNED			9

West Façade

DESIGN ELEMENT	DETAILS	MARK IF APPLICABLE	POINTS EARNED
TRANSPARENT GLAZING	percentage by façade:	31%	4
	glazing color	CLEAR	
ARTICULATION	façade length (> 400' long?)	288'	3
	percentage by façade:		
	or, façade less than 60' wide	34%	
LAYERING	balconies + overhangs > 8%	14%	2
	balconies + overhangs > 15%	-	
	decorative screens > 10%	-	
	textured façade/3+ materials	textured cement fiberboard, concrete block, metal	
HIERARCHY	different, durable material up to 10'	-	1
	entry/corner accent	yes	
	roof accent	limited	
WINDOWS	PVC, fiberglass, vinyl	yes	1
	Aluminum or metal (or wood for TH)	no	
	50% windows with 2" recess	no	
	25% windows with 6" recess/projection	no	
	innovative patterning	yes	
TOTAL FAÇADE DESIGN POINTS EARNED			11