
ITEM #2

OC DEVELOPMENT SERVICES REPORT

- DATE:** December 14, 2022
- TO:** Orange County Planning Commission
- FROM:** OC Development Services/Land Development Division
- SUBJECT:** Public Hearing on Planning Application PA21-0165 to amend the existing Ranch Plan Planned Community – Wide Alternative Development Standards (ADS).
- PROPOSAL:** Rancho Mission Viejo Community Development, LLC requests Planning Commission approval for the following community-wide Alternative Development Standards as revisions and additions to the September 26, 2018 approved Ranch Plan Community-Wide Alternative Development Standards:
- 1) D-3 – Revisions to update referenced OC Zoning Code sections and add in supporting text due to updated Zoning Code Sections
 - 2) D-4(a) – Revision requesting changes to existing side-yard setback requirements, modifications to one existing performance standard and the addition of two new performance standards
 - 3) D-5 – Revision requesting changes to current driveway length requirements
 - 4) D-9 – Revisions to update referenced OC Zoning Code sections and add in supporting text due to updated Zoning Code Sections
 - 5) D-10 - Revisions to update referenced OC Zoning Code sections and add in supporting text due to updated Zoning Code Sections
 - 6) D-11 – Revision requesting to update referenced OC Zoning Code sections, add Multiple-Family Dwellings to this ADS, add Multiple-Family Dwellings performance standards to this ADS, and to clarify walking distance performance standards from a designated parking space to a residential dwelling
 - 7) D-12 – Revisions to update referenced OC Zoning Code sections
 - 8) D-13 – Revisions to update referenced OC Zoning Code sections
 - 9) D-15 - Revisions to update referenced OC Zoning Code sections
 - 10) D-17 – Revisions to update labels of the ADS exhibits and the corresponding references to the ADS exhibits in the ADS text
 - 11) D-18 – New ADS requesting that the Deputy Director of OC Public Works may approve alternatives to off-street parking standards for private recreation facilities rather than the Zoning Administrator;

- 12) D-19 – New ADS to allow a 3-inch minimum to 6-inch maximum side setback from building face to property line (i.e., 6-inches to 12-inches from wall to wall of neighboring dwelling) for a row of three or more Age-Qualified Planned Concept Detached Dwellings
- 13) D-21 – New ADS to allow expanded hours of operation of recreational uses
- 14) D-22 – New ADS to allow non-residential wall signage specifications

ZONING: Ranch Plan Planned Community

GENERAL PLAN: 1B Suburban Residential
6 Urban Activity Center

LOCATION: The project site, the Ranch Plan Planned Community, is located in southeastern unincorporated Orange County. It is located east of I-5, north and south of Ortega Highway near Antonio Parkway/La Pata Avenue, within the 5th Supervisorial District.

APPLICANT: RMV Community Development, LLC
Jay Bullock, Vice President, Planning & Entitlements

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SYNOPSIS:

With regards to Planning Application PA21-0165, OC Development Services recommends Planning Commission approval to revise Alternative Development Standards (ADS) D-3, D-4(a), D-5, D-9, D-10, D-11, D-12, D-13, D-15 and D-17; approve new ADS D-19, D-21, and D-22 within the Ranch Plan Planned Community, and disapprove requested new ADS D-18, as recommended by staff, subject to the attached Findings and Conditions of Approval.

BACKGROUND AND EXISTING CONDITIONS:

In November 2004, the County of Orange approved the Ranch Plan Planned Community (Ranch), which encompasses approximately 22,815 acres located east of I-5, north and south of Ortega Highway at Antonio Parkway /La Pata Avenue, within the 5th Supervisorial District (see The Ranch Plan Planned Community Exhibit, on page 3). As approved, the Ranch Plan Planned Community encompasses 75 percent permanent open space, with development approval of 14,000 dwelling units and 5,200,000 square feet (SF) of non-residential uses allowed within the remaining 25 percent. The area is regulated by the Ranch Plan PC Program Text which addresses the unique characteristics of the property and a development plan for the transition to suburban/urban uses occurring over a 25 to 30-year period.

PROJECT PROPOSAL SUMMARY:

The applicant, Rancho Mission Viejo Community Development, LLC (RMV), requests Planning Commission consideration of proposed revisions to Alternative Development Standards (ADS) D-3, D-4(a), D-5, D-9, D-10, D-11, D-12, D-13, D-15 and D-17 and new ADS D-18, D-19, D-21, and D-22 to be added to the existing Ranch Plan Planned Community-Wide Alternative Development Standards (ADS). The applicant and

County staff have evaluated the Ranch Plan Planned Community guidelines implemented in Planning Areas 1 and 2, and Planning subareas 3.1, 3.2a and 3.2b of the Ranch Plan, and identified several areas where revisions or additions to the Ranch Plan ADS are appropriate.

As assured by Development Agreement (DA) 04-01, the applicant has had the right to develop the Ranch Plan in accordance with the County Land Use Regulations in effect on December 8, 2004. This included the application of the May 2002 OC Zoning Code (ZC) to all existing and proposed development to date. The applicant is now proposing to accept the updated OC ZC adopted on July 28, 2020 as the ZC to be used regarding the development of the Ranch Plan

In accordance with the “Protocol for Addressing New or Modified Land Use Regulations” established in August 2018, the applicant and the County have conducted coordination meetings to discuss the implementation of the updated 2020 ZC. As a result of these meetings, the applicant determined that the updated 2020 ZC would materially affect their rights under the Ranch Plan DA and implementation of the Ranch Plan. However, in coordination with the County, the applicant has established the new and modified ADS proposed with this project as a means of mitigating certain adverse impacts the updated 2020 ZC would have on the Ranch Plan.

With the approval of the proposed ADS, the applicant has indicated that starting on January 1, 2023, the updated 2020 ZC will apply as a modified Land Use Regulation document pertinent to development of the Ranch Plan. In accordance with the 2018 Protocol, the applicant provided a letter (Attachment 2) indicating the applicant’s determination that the 2020 ZC will materially affect the Ranch Plan, but that the material impact can be addressed through the adoption of modified ADS. As the section numbering of the 2020 ZC is different than the 2002 ZC, the zoning code sections, where referenced in the ADS, are to be updated to match the correct 2020 ZC section.

These revisions and additions are intended to advance the community-wide land use vision of the Ranch Plan without compromising public health, welfare and safety. As per General Regulation #25 of the Ranch Plan Planned Community Program Text (PC Program Text, Section I.B, Page 6), a “Planned Community-wide Alternative Development Standards (ADS) document may be adopted by the appropriate governing body or bodies,” and for these community-wide site development standards, the Planning Commission is the appropriate approving authority.

The proposed revised and new Alternative Development Standards (ADS) are briefly summarized as follows:

D-3. Reduced Age-Qualified Parking – Revises the current ADS to reference the 2020 OC Zoning Code sections as opposed to the 2002 Zoning Code and includes related supporting text.

D-4. Planned Concept Detached Dwelling Setbacks – Revises the current ADS as follows:

- For side building separations of eight (8) feet or greater, allow side-yard setbacks to be zero on one side, with the remainder on the other, or the setback of each side property line must be a minimum of four (4) feet; adds exhibit illustrating this;
- Specify that required Usable Private Open Space shall be a minimum of at least six (6) feet and meet the three-to-one (3:1) length to width ratio;
- Modify a performance standard so that ADS D-8 may not be used in combination with this ADS when side separation is less than eight (8) feet.
- Adds two new performance standards to prevent negative impacts to required parking and to ensure that all required site parking is provided off-street and on-site

D-5. **17-Foot Driveways** – Revises the current ADS to indicate that a driveway must be a minimum length of eighteen (18) feet on public streets and eighteen (18) feet on private streets, alleys or motorcourts if a roll-up garage door is not used.

D-9. **Planned Concept Detached Dwellings Parking (Bedroom Count)** – Revises the current ADS to reference the 2020 OC Zoning Code sections and includes related supporting text.

D-10. **Bedroom Definition to Determine Parking Requirements** – Revises the current ADS to reference the 2020 OC Zoning Code sections and includes related supporting text.

D-11. **Single Family Detached On-Street Parking** – Revises the current ADS to:

- -Reference the 2020 OC Zoning Code sections as opposed to the 2002 Zoning Code
- -Add Multiple-Family Dwellings to this ADS
- -Add Multiple-Family Dwellings performance standards to this ADS, including exhibits
- -Add additional project benefits to this ADS due to inclusion of Multiple-Family Dwellings
- -Clarifies that walking distance from a designated parking space to the residential dwelling must be measured from the parking space to the front door, the attached garage that has direct access into the dwelling or, in the case of Multiple Family Dwellings, the elevator(s) serving the unit, whichever is closer

D-12. **Single-Car Garages for Single-Family Detached Homes** - Revises the current ADS to reference the 2020 OC Zoning Code sections.

D-13. **Tandem Parking** - Revises the current ADS to update referenced OC Zoning Code sections.

D-15. **“Off-Site” Garages for Single-Family Detached Homes** - Revises the current ADS to reference the 2020 OC Zoning Code sections.

D-17. **Credit Toward Usable Private Open Space** – Revises the labels of the ADS exhibits and the corresponding references to the ADS exhibits in the ADS text to D17 from D18 to correspond with the correct ADS number.

D-18. **Director Approval of Alternatives to Off-Street Parking Requirements:** New ADS proposing the Deputy Director of OC Development Services rather than the Zoning Administrator approve alternatives to off-street parking standards for private recreation facilities that are to be owned by Rancho MMC, the master homeowner association. Dedicated on-street parking within 100 feet of the facility would also be allowed on private streets under this new ADS.

D-19. **Allowed Building Separation (Air-Gap) for Age-Qualified Planned Concept Detached Dwellings on Fee Simple Lots (3 or more in-a-row):** New ADS to allow a 3-inch minimum to 6-inch maximum side setback from building face to property line (i.e., 6-inches to 12-inches from wall to wall of neighboring dwelling) for a row of three or more Age-Qualified Planned Concept Detached Dwellings. Performance standards have been included to ensure safety, maintenance of the building(s), and protection of the character and feel of a single-family residential neighborhood.

D-21. **Expanded Hours of Operation of Recreation Uses:** New ADS to expand hours of operation of recreational uses to 6:00 a.m. to 10:00 p.m. from 7:00 a.m. to 9:00 p.m.

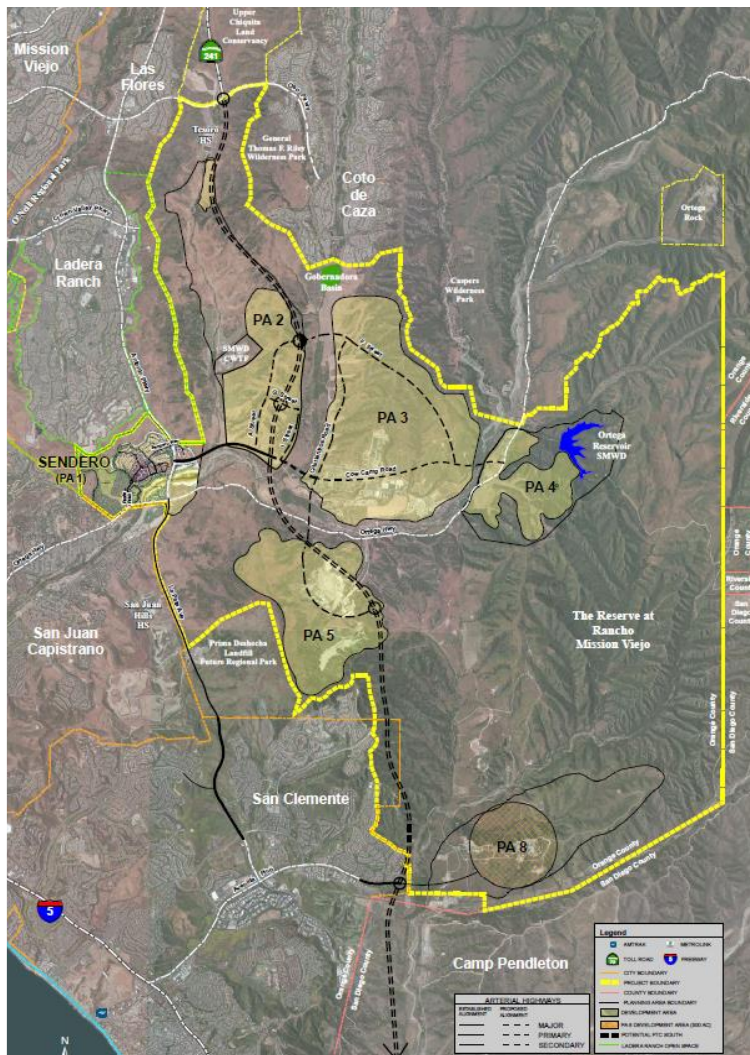
D-22. **Non-Residential Wall Signage Specifications:** New ADS to allow non-residential wall signage specifications per the requirements of the 2020 OC Zoning Code.

Further discussion regarding the proposed ADS is provided under Discussion/Analysis.

SURROUNDING LAND USE:

The 22,683-acre Ranch Plan Planned Community is surrounded on the west by the planned community of Ladera Ranch and the cities of Mission Viejo, San Juan Capistrano and San Clemente. The northern edge of the Ranch Plan Area is bounded by the City of Rancho Santa Margarita and the Las Flores Planned Community; and the southern edge is bounded by Camp Pendleton in San Diego County. Caspers Wilderness Park and the Cleveland National Forest bound the property on its eastern edge. Interstate 5 is located approximately two miles west of the project area.

Below is the Ranch Plan Planned Community Development Map:



REFERRAL FOR COMMENT

A copy of the submittal package was distributed for review and comment to County staff and consultants, including Land Development, Inspection Services, Building & Safety, Development Support, Operations and Maintenance, and the Orange County Fire Authority. Through focused coordination meetings and a collaborative effort with County staff, the applicant adequately addressed all comments.

A Notice of Meeting/Hearing was mailed to all property owners of record within 300 feet of the subject site on December 1, 2022. Additionally, a notice was posted at the site, County Administration South (CAS) Building, at OC Parks/Old County Courthouse, and on the OC Public Works website as required by established public hearing posting procedures. No comments have been received to date.

CEQA COMPLIANCE:

The proposed project is covered by previous CEQA documentation, which includes Final Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; Planning Area 2 Addendum which was certified on March 27, 2013, and Addendum 3.1, certified on February 25, 2015. This finding is appropriate and complies with the intent of CEQA, pursuant to the Orange County Local CEQA Procedures Manual, Section 13.1 for projects where a previous environmental document (i.e. Program EIR 589) is already in place. Further CEQA evaluation and clearances are not required for Site Development Permit PA21-0165.

DISCUSSION/ANALYSIS:

Comparison Development Standards Table

The table below compares the changes between the existing Alternative Development Standard, or in the case of new Alternative Development Standards, the existing requirements per the Ranch Plan PC Text or Zoning Code, to the proposed revised or new Alternative Development Standard.

STANDARD	EXISTING	PROPOSED
D-3. Reduced Age Qualified Parking	References to: <ul style="list-style-type: none"> •Zoning Code Section 7-9-145.3; •County of Orange Zoning Code (Section 7-9-145.3(d)(1)); •ZC 7-9-145.2(a)(1); •Zoning Code Section 7-9-145.5 	References to: <ul style="list-style-type: none"> •Zoning Code Section 7-9-70.3; •County of Orange Zoning Code Table 7-9-70.3 for Attached or detached single-family dwellings; •ZC 7-9-70.3(a)(1); •Zoning Code Section 7-9-70.5(a)
D-4. Planned Concept Detached Dwelling Setbacks	<ul style="list-style-type: none"> •Side: Six (6) foot minimum for one side only, or eight (8) feet aggregate total for both sides. •For side building separations with a minimum of six (6) feet, 	<ul style="list-style-type: none"> •Side not abutting street: Six (6) foot minimum for one side only, or eight (8) foot minimum aggregate total for both sides •For side building separations with a minimum of six (6) feet from face

STANDARD	EXISTING	PROPOSED
	<ul style="list-style-type: none"> •For side building separations of eight (8) feet or greater the property line will be centered; •Required 150 square foot Usable Private Open Space area shall average 8 feet in width. 	<p>of finish to face of finish,</p> <ul style="list-style-type: none"> •For side building separations of eight (8) feet or greater, the setback of the two side property lines will either be at least (4) feet each, or one property line may be zero while the other side property line setback is eight (8) feet or greater •Required 150 square foot Usable Private Open Space area shall average at least eight (8) feet in width, shall be a minimum of at least six (6) feet in width, and shall meet the required three-to-one (3:1) length to width ratio.
<p>D-5. 17-Foot Driveways</p>	<ul style="list-style-type: none"> • “The minimum setback for the point of entry into a garage or carport shall be seven (7) feet or less, or seventeen (17) feet assuming a roll-up garage door) or more from the back of sidewalk or, if there is no sidewalk, from the back of curb. Garage structures may be constructed with no minimum setback from any side or rear property line not abutting a street.” 	<ul style="list-style-type: none"> •The setbacks to the point of entry into a garage or carport shall be: • Private streets, alleys or motorcourts: Seven (7) feet or less, or seventeen (17) feet (assuming a roll-up garage door; eighteen (18) feet required if no roll-up garage door) or more from the back of sidewalk or, if there is no sidewalk, from the back of curb; • Public streets: Minimum eighteen (18) feet <p>Garage structures may be constructed with no minimum setback from any side or rear property line not abutting a street.</p>
<p>D-9. Planned Concept Detached Dwellings Parking (Bedroom Count):</p>	<p>References to:</p> <ul style="list-style-type: none"> •Zoning Code Section 7-9-145.3(d)(2 and 3); •Zoning Code Section 7-9-145 (Off-Street Parking). 	<p>References to:</p> <ul style="list-style-type: none"> •Zoning Code Table 7-9-70.3: Off-Street Parking Requirements for Residential Uses - Two (2) or more dwelling units on one (1) building site (Multifamily). •Zoning Code Section 7-9-70 (Off-street parking and loading regulations).

STANDARD	EXISTING	PROPOSED
D-10. Bedroom Definition to Determine Parking Requirements	<p>References to:</p> <ul style="list-style-type: none"> •Zoning Code Section 7-9-145.3(d)(2); •Zoning Code Section 7-9-145.3(d)(2), •Zoning Code 7-9-23(B) 	<p>References to:</p> <ul style="list-style-type: none"> •Zoning Code Table 7-9-70.3 for Two (2) or more dwelling units on one (1) building site (Multifamily) •Zoning Code Table 7-9-70.3 for Two (2) or more dwelling units on one (1) building site (Multifamily), •Zoning Code 7-9-135
D-11.	<ul style="list-style-type: none"> •Name of ADS currently “Single Family Detached On-Street Parking •Guest parking for Conventional Single-Family Detached Dwellings and Planned Concept Detached Dwellings may be provided on public and private streets, modifying OC Zoning Code Section 7-9-145.3.(d)(4) within the Ranch Plan planned community. 	<ul style="list-style-type: none"> •Name change requested to “Residential Guest Parking” •Multi-Family Residential guest parking, in addition to single-family residential guest parking, may be provided on adjacent private streets, in addition to being provided off-street, and may be up to 300’ walking distance from the unit the guest parking space serves in certain circumstances, modifying OC Zoning Code Section 7-9-70.3.
D-12. Single-Car Garages for Single-Family Detached Homes	<p>References to:</p> <ul style="list-style-type: none"> •Zoning Code Section 7-9-145.3 •Zoning Code Section 7-9-145 	<p>References to:</p> <ul style="list-style-type: none"> •Zoning Code Section 7-9-70.3 •Zoning Code Section 7-9-70.3
D-13. Tandem Parking	<p>References to:</p> <ul style="list-style-type: none"> •Zoning Code Section 7-9-145 •Zoning Code Section 7-9-145 	<p>References to:</p> <ul style="list-style-type: none"> •Zoning Code Section 7-9-70 •Zoning Code Section 7-9-70
D-15. “Off-Site” Garages for Single-Family Detached Homes	<p>Reference to:</p> <ul style="list-style-type: none"> •Zoning Code Section 7-9-145 	<p>Reference to:</p> <ul style="list-style-type: none"> •Zoning Code Section 7-9-70
D-17. Credit Toward Usable Private Open Space	<ul style="list-style-type: none"> •Exhibits D18-1 and D18-2 •Exhibit D18-1 •Exhibit D18-2 	<ul style="list-style-type: none"> •Exhibits D17-1 and D17-2 •Exhibit D17-1 •Exhibit D17-2
D-18. Director Approval of Alternatives to Off-Street Parking Requirements	<p>Section 7-9-70.9(b)(3) of the Orange County Zoning Code requires that requests to alternatives to off-street parking regulations not meeting criteria of Section 7-9-70.9(b)(1)</p>	<p>Proposed to allow alternatives to off-street parking regulations for private recreation facilities to be approved via Site Development Permit to the Deputy Director of OC</p>

STANDARD	EXISTING	PROPOSED
	shall be subject to a Use Permit to the Zoning Administrator.	Public Works.
D-19. Allowed Building Separation (Air-Gap) for Age-Qualified Planned Concept Detached Dwellings on Fee Simple Lots (3 or more in-a-row)	Section III.A.2.d.6)c) of the Ranch Plan PC Text requires a side setback of ten (10) feet minimum for one side only, or ten (10) feet aggregate total for both sides. If utilizing ADS D4-a, side setbacks must be a minimum of six (6) from face-of-finish to face-of-finish of the buildings.	Proposed to exclusively allow 3-inch minimum to 6-inch maximum side setback from building face to property line (i.e., 6-inch to 12-inch wall separations) for a row of three or more Planned Concept Detached Dwellings. Planned Concept Detached Dwelling Units must follow the side setbacks as established in the Ranch Plan PC Text or ADS D-4a if these specific side setbacks cannot be met.
D-21. Expanded Hours of Operation of Recreation Uses	Section III.B.d.4) of the Ranch Plan PC Text requires the hours of operation of recreations uses be limited to 7:00 am to 9:00 pm.	Proposed to allow the hours of operation of recreational uses to be 6:00am to 10:00pm
D-22. Non-Residential Wall Signage Specifications	<p>Ranch Plan Planned Community Text Section III.L.2.b. states that Business or identification wall signs shall be permitted for each business, industrial use or nonresidential use operated on a parcel. Any sign allowed pursuant to this Section shall not exceed one (1) square foot of sign area for each linear foot of building frontage (or portion thereof) for each use.</p> <p>Furthermore, no individual business signage area shall be allowed to total more than one-hundred (100) square feet pursuant to this Section. If the building frontage of any such use is less than twenty-five (25) feet, only one sign, having a maximum area of twenty-five (25) square feet, shall be permitted for each use.</p>	<p>Proposed to allow the following requirements of OC Zoning Code Section 7-9-144.9 (b)(3) included as a reference to PC Text Section III.L.2.b.:</p> <p>Maximum sign area: In Mixed-Use and Commercial Districts, except CN and RP, the maximum allowable, permittable sign area on a lot for permanent signs, exclusive of the area of exempt signs, is as follows:</p> <p>a. Two (2) square foot of sign area is allowed for each linear foot of building frontage, up to a maximum of one hundred fifty (150) square feet for each sign and six hundred (600) square feet for all signs for each entity.</p> <p>b. If the building frontage of any entity is less than fifty (50) feet, only one (1) sign having a maximum area of fifty (50) square feet shall be permitted.</p>

The following sections discuss OC Development Services staff analysis of each revised Alternative Development Standard (ADS). Revisions proposed to existing ADS are shown in ~~strikeout~~ / underline in Attachment 3:

Analysis of revised ADS D-3 - Reduced Age Qualified Parking:

The Ranch Plan ADS D-3 allows modifications to Zoning Code Section 7-9-145.3 regarding parking requirements for Senior Citizen (55+) housing with dedicated garages, both for attached and detached dwellings. ADS D-3 was originally approved by the Orange County Planning Commission on December 14, 2011 and last updated by the Planning Commission on September 26, 2018. The current ADS references the 2002 Zoning Code Section 7-9-145 four times. The proposed revisions to this ADS are to update the zoning code section reference at three locations to Zoning Code section 7-9-70.3 and the fourth location to Zoning Code section 7-9-70.5(a). While the zoning code section numbers are being updated, the new Zoning Code will not change the interpretation or usage of this ADS, see Attachment 3 for redline changes.

Analysis of revised ADS D-4a - Planned Concept Detached Dwellings Setbacks:

The Ranch Plan ADS D-4a further defines Planned Community Program Text Section III.A.2.d.6 setback requirements for Planned Concept Detached Dwellings. ADS D-4a was originally approved by the Orange County Planning Commission on July 24, 2013 and last updated by the Planning Commission on September 26, 2018. The revised ADS now proposes to modify one of the current performance standards to specify when another ADS, ADS D-8 (Planned Concept Residential Lots Greater than 3,000 Square Feet) may not be used in conjunction with ADS D-4a. Also, two new performance standards are proposed to specify when ADS D-8 may be used with ADS D-4a and to ensure that all required parking is provided off-street and on-site. Also, a minor change was made for side building separations of eight (8) feet or greater. This change allows side-yard setbacks to be zero on one side, with the remainder of eight (8) feet or greater on the other side-yard setback, or the side-yard setback must be a minimum of four (4) feet. The change to side building separations of eight (8) feet or greater is equivalent to what was allowed prior to the previous update of this ADS, as it is believed the change will make ADS D-4a easier and simpler to adhere to and follow. An exhibit illustrating the revised eight (8) feet or greater building separation is proposed to be added to the Exhibits portion of the ADS. Additionally, minor changes are proposed to clarify the area that may be counted toward Usable Private Open Space. See the new/revised performance standards in Attachment 3:

Analysis of revised ADS D-5 – 17-Foot Driveways:

The Ranch Plan ADS D-5 allows driveways of seventeen (17) feet in length, if a roll-up garage door is provided, on all alleys, motorcourts, and public and private streets. ADS D-5 was originally approved by the Orange County Planning Commission on December 14, 2011. The proposed revision of the ADS is to increase the minimum required driveway length to eighteen (18) feet when on public streets, matching the requirements of the Zoning Code. This ADS revision is intended to address concerns regarding vehicles parked on shortened driveways encroaching on adjacent sidewalks along public streets. Driveways on private streets, alleys, and motorcourts may still be a minimum of seventeen (17) feet in length if roll-up garage doors are provided, see Attachment 3 for redline changes.

Analysis of revised ADS D-9 - Planned Concept Detached Dwellings Parking (Bedroom Count):

The Ranch Plan ADS D-9 allows parking requirements for Planned-Concept Detached Dwellings to be calculated per the bedroom-count parking generation method. ADS D-9 was originally approved by the Orange County Planning Commission on July 24, 2013 and last updated by the Planning Commission on May 27, 2015. The current ADS references the 2002 Zoning Code Section 7-9-145 twice. The proposed revisions to this ADS are to update the zoning code section reference to 2020 Zoning Code Section 7-9-

70.3 at those two locations. While the zoning code section numbers are being updated, the new Zoning Code will not change the interpretation or usage of this ADS. The two locations in the ADS being updated to 2020 Zoning Code Section 7-9-70.3 also include the name of the updated section in addition to the section number, see Attachment 3 for redline changes.

Analysis of revised ADS D-10 – Bedroom Definition to Determine Parking Requirements:

The Ranch Plan ADS D-10 clarifies what is classified as a bedroom for determining parking requirements. ADS D-10 was originally approved by the Orange County Planning Commission on July 24, 2013. The current ADS references the 2002 Zoning Code Section 7-9-145 twice and section 7-9-23(B) once. The proposed revisions to this ADS are to update the zoning code section reference to 2020 Zoning Code Section 7-9-70.3 at two locations and Section 7-9-135 at the third location. While the zoning code section numbers are being updated, the new Zoning Code will not change the interpretation or usage of this ADS. The two locations in the ADS being updated to 2020 Zoning Code Section 7-9-70.3 also include the name of the updated section in addition to the section number, see Attachment 3 for redline changes.

Analysis of revised ADS D-11 – Single-Family Detached On-Street Parking

The Ranch Plan ADS D-11 allows guest parking for Conventional Single-Family Detached Dwellings and Planned Concept Detached Dwellings to be provided on public and private streets. ADS D-11 was originally approved by the Orange County Planning Commission on July 24, 2013 and last updated by the Planning Commission on September 26, 2018. The revised ADS now proposes to add Multiple Family Dwellings and Multiple Family Dwelling performance standards to this ADS. This revision will clarify guest parking location requirements for multi-family dwellings as was previously done for Conventional Single-Family and Planned Concept Detached Dwellings. Also, existing performance standards are to be revised to clarify walking distance measurements from a designated parking space to the dwelling unit the parking space serves. Additionally, the current ADS references the 2002 Zoning Code Section 7-9-145.3.(d)(4) at one location and will be updated to reflect the appropriate section in the 2020 Zoning Code accordingly. The new/revised performance standards, along with text changes, are shown in Attachment 3 in redline.

Analysis of revised ADS D-12 – Single-Car Garages for Single-Family Detached Homes:

The Ranch Plan ADS D-12 allows single-car garages to serve Planned Concept, Conventional Single-Family Detached, or Duplex Dwellings less than 1,300 square feet in size. ADS D-12 was originally approved by the Orange County Planning Commission on July 24, 2013, modified by the Planning Commission of May 27, 2015, and last updated by the Planning Commission on September 26, 2018. The current ADS references the 2002 Zoning Code Section 7-9-145 twice, both of which are to be updated to reflect the appropriate reference in the 2020 Zoning Code. While the zoning code section numbers are being updated, the new Zoning Code will not change the interpretation or usage of this ADS. The two locations in the ADS being updated to reflect 2020 Zoning Code Section 7-9-70.3 also include the name of the updated section in addition to the section number, see Attachment 3, a redline of the changes.

Analysis of revised ADS D-13 – Tandem Parking:

The Ranch Plan ADS D-13 allows full parking credit for tandem garage spaces in certain circumstances. ADS D-13 was originally approved by the Orange County Planning Commission on July 24, 2013, modified by the Planning Commission of May 27, 2015, and last updated by the Planning Commission on September 26, 2018. The current ADS references the 2002 Zoning Code Section 7-9-145 twice, and both references are proposed to be updated with the appropriate section number of the 2020 Zoning Code. While the

zoning code section numbers are being updated, the new Zoning Code will not change the interpretation or usage of this ADS. The two locations in the ADS being updated to 2020 Zoning Code Section 7-9-70 also include the name of the updated section in addition to the section number, see Attachment 3 for redline.

Analysis of revised ADS D-17 – Credit Toward Usable Private Open Space:

The Ranch Plan ADS D-17 allows ground level patios, decks and yards, and decks and balconies on levels above the ground floor to be credited toward the 150 square foot minimum Usable Private Open requirements for Planned Concept Detached Dwellings. ADS D-17 was originally approved by the Orange County Planning Commission on September 26, 2018. The revised ADS proposes to update the current labels of the ADS exhibits, and the corresponding references to the ADS exhibits in the ADS text in order to correspond with the appropriate ADS number, see Attachment 3 for redlines.

Analysis of new ADS D-18 – Director Approval of Alternatives to Off-Street Parking Requirements:

Requests for reduced parking requirements for projects not specified in Section 7-9-70.9(b)(1) of the OC Zoning Code are currently subject to a Use Permit to be heard by the Zoning Administrator. Proposed ADS D-18 would allow the Deputy Director of OC Development Services, rather than the Zoning Administrator, to approve alternatives to off-street parking standards for private recreation facilities owned and operated by the master homeowners association of the Ranch. Submittal and review of a parking analysis will be required for each facility site development permit. This ADS is proposed to be used only in Planning Subareas 3.1 through 3.6. The following performance standards have been required for ADS D-18:

- This ADS is for private (HOA) recreation facilities only. This ADS does not include public park areas provided under an Irrevocable Offer of Dedication.
- Site Development Permit applications for private recreation facilities shall be accompanied by a parking analysis to determine the parking requirements for each project based on amenities and intended daily operations.
- On a case-by-case basis, on-street parking may be proposed to serve private (HOA) recreational facilities if the parking will be on a public or private street and within 100 feet of the facility project site boundary (on same side of street, and not dedicated to any other use).
- This ADS is only allowed in Planning Subareas 3.1 through 3.6 (as approved and established by PA 3 & 4 Master & Subarea Plans via PA22-0067).

The applicant anticipates the following project benefits:

- The appropriate on-site and on-street parking (if applicable) shall be provided based on each specific project's needs per the parking analysis described above, including detailed analysis of similar private recreation projects in the Rancho Mission Viejo planned community and/or other similar communities.
- Determining "project specific" parking will reduce the potential for under-utilized parking areas, thereby reducing potential excess impervious surface water quality runoff issues and/or excess evaporative emissions issues and/or excess evaporative emissions.

As stated, above, staff does not support this requested ADS, and therefore recommends its disapproval for the following reasons:

- Allowing administrative Deputy Director approval rather than discretionary Zoning Administrator approval for private recreation facility alternative parking requirements is

inconsistent with the intent of the ADS. The purpose of the ADS is to establish alternative development standards from County standards as found in the PC Text, zoning code, subdivision code, Standard Plans, etc., rather than establish alternate discretionary approval processes and methods for select items.

- Changing the approval process to an administrative Deputy Director approval rather than a public hearing before the Zoning Administrator would reduce transparency and eliminate the opportunity for public input. Surrounding property owners and residents in the Ranch would no longer be notified when reduced parking or on-street parking is proposed for a private recreational facility. While these private recreation facilities are typically established prior to residents moving into the surrounding neighborhoods, should a residential neighborhood be built out and occupied prior to the establishment of an adjacent private recreation facility, the residents would not be notified if reduced or on-street parking was proposed for a private recreational facility under this proposed ADS.
- Allowing for administrative Deputy Director approval rather than discretionary Zoning Administrator approval for private recreation facility alternative parking requirements would be inconsistent with the manner such requests are approved for unincorporated County areas outside of the Ranch. In other words, the ADS would establish a process that is not consistent with the process identified in the Zoning Code. As a result, the following required finding for an Alternative Development Standard cannot be made: “The use, activity or improvement(s) is consistent with the provisions of the Zoning Code.”

Analysis of new ADS D-19 - Allowed Building Separation (Air-Gap) for Age-Qualified Planned Concept Detached Dwellings on Fee Simple Lots (3 or more in-a-row):

Planned Concept Detached Dwellings currently adhere to side building setbacks per the requirements of Ranch Plan PC Program Text Section II.A.2.d.6)c) or, if used, ADS D-4a. This proposed ADS would exclusively allow 3-inch minimum to 6-inch maximum side setbacks from building face to property line (i.e., 6-inch to 12-inch wall separations) for a row of three or more Planned Concept Detached Dwellings in Age-Qualified developments. Planned Concept Detached Dwelling Units must follow the side setbacks as established in the Ranch Plan PC Text or ADS D-4a if these specific side setbacks cannot be met. This ADS is intended to allow for property ownership of separate, individual legal lots of record with a density similar to condominium and townhome developments. This would differ from typical condominium ownership where the individual property owner owns and maintains the inside of the unit while a homeowner’s association owns and maintains the outside of the building(s) and the condominium complex grounds. The following performance standards have been required for ADS D-19:

- a. OC Building Official confirmation that all applicable Building and Fire Codes are met (per compliance with the RMV Air-Gap Construction Protocol details depicted on Exhibit D-19h). 3-inch minimum and 6-inch maximum side setback from the property line (i.e., 6-inch to 12-inch wall separations from building-face-to-building-face) to be verified by Structural Engineer per seismic analysis.
- b. Air-gap wall separations allowed only when two single-story walls are adjacent to the shared property line.
- c. Second story elements are allowed only when located 5 feet or more from the property line.
- d. Compliance with the RMV Air-Gap Construction Protocol details contained in Exhibit D-19h – Air-Gap Construction Details.

- e. No roof-decks shall be located immediately adjacent to each other.
- f. The Rancho Mission Viejo Master Maintenance Corporation (Rancho MMC, the master homeowners association) Covenants, Codes and & Restrictions (CC&Rs) shall address maintenance, repair, easement rights and other issues related to air-gap residences (see Exhibit D-19g)
- g. Usable Project Open Space requirements may not be satisfied by using Section III.A.2.d.8)a)(4), “Sidewalks and adjacent parkway...”
- h. Planned Community Detached Dwellings per site development standards in Section III.A.2.d.6 Minimum Building Setback requirements shall be met for front setbacks, rear setbacks, and non-air-gap side setbacks.
- i. All required trash receptacles are to be provided within the garage, including trash, recycling and the organic material receptacles soon to be required statewide, and shown for each proposed unit as part of the project Site Development Permit plan.
- j. All A/C units shall be shown for each proposed unit as part of the project Site Development Permit plan and shall not be located in the Usable Private Open Space.
- k. Parking shall be consistent with all other PC Text and/or ADS requirements.
- l. The project Site Development Permit plan shall depict convenient and direct external gate access/ingress and egress from each private yard to the sidewalk/street/alley, such as, but not limited to, a secondary pedestrian access path as shown in Exhibit D19-i below.
- m. All units utilizing access as described in Performance Standard “L” shall have the address number of the unit clearly posted on the gate that provides access to/from the private yard of the unit.
- n. This ADS may be used for a maximum of 500 units only in Planning Areas 3 and 4.
- o. A minimum of 200 square feet of Usable Private Open Space per unit is required under this ADS and must be shown on a lot-by-lot basis
- p. ADS D4-a may not be used in combination with this ADS (Planned Concept minimum building setback requirements).
- q. ADS D-8 may not be used in combination with this ADS (lots greater than 3,000 SF).
- r. ADS D-17 may not be used in combination with this ADS (roof decks).
- s. Standard 13-D fire sprinkler systems are required for each unit.
- t. All internal, local streets of any development utilizing this ADS shall be designated as private streets.
- u. Parking reductions, through the use of the Site Development Permit process or ADS, will not be allowed

The establishment of this ADS and its performance standards is the product of County Staff and Ranch Mission Viejo cooperation. The proposed ADS D-19 is a direct result of County and Ranch Mission Viejo collaboration, and is anticipated to result in the following project benefits:

- a. The air-gap composite floor plans (see Exhibits D-19b and D-19e) create an efficient, compact neighborhood layout (see Exhibit D-19i) that will be equivalent to other residential neighborhoods of single-family detached and duplex homes in terms of public health and safety (including emergency access), and general community welfare (including usable private open space and privacy).
- b. Provides a unique housing ownership option not presently available in southern Orange County, with the density of attached housing, the air-gap buildings with no shared walls allow for “fee simple ownership” legal privileges over a real estate property, rather than “air space” condominium ownership.

Analysis of new ADS D-21 – Expanded Hours of Operation of Recreational Use:

Currently, the hours of operation for Recreation uses in Rancho Mission Viejo are 7:00 a.m. to 9:00 p.m. per Ranch Plan PC Program Text Section III.B.d.4). This proposed ADS would allow the hours of operation of recreational uses to expand from 7:00 a.m.-9:00 p.m. to 6:00 a.m. to 10:00 p.m. It should be noted that uses utilizing this ADS shall always comply with the Orange County Noise Ordinance. Also, it should be further noted that all Recreational uses are already subject to a Site Development Permit and/or a Master Area Plan and Subarea Plan. The following performance standards have been required of ADS D-21:

- If outdoor uses are proposed between 9:00 p.m. and 10:00 p.m., sound attenuation of residential uses are required if within 300 feet of proposed outdoor use(s), or per the distance specified in the project acoustical report prepared by the developer/builder, whichever distance is greater.
- No outdoor uses allowed before 7 a.m.

The establishment of this ADS and its performance standards is the product of County Staff and Ranch Mission Viejo cooperation. The proposed ADS D-21 is a direct result of County and Ranch Mission Viejo collaboration, and is anticipated to result in the following project benefit:

- Allowing workout times and meeting times suited to all residents.

Analysis of new ADS D-22 – Mixed Use and Commercial Wall Signage Specifications:

Ranch Plan PC Program Text Section III.L.2.b. “Wall Signs” currently requires that any sign “shall not exceed one (1) square foot of sign area for each linear foot of building frontage (or portion thereof) for each use. Furthermore, no individual business signage area shall be allowed to total more than one-hundred (100) square feet. If the building frontage of any such use is less than twenty-five (25) feet, only one sign, having a maximum area of twenty-five (25) square feet, shall be permitted for each use. Multiple businesses contained within one building shall be allowed separate signage only upon the approval of the Director, PDS, based on unique circumstances that warrant a deviation.”

The proposed ADS provides a reference to the maximum allowable, permissible sign area on a lot for permanent walls signs in Mixed Use (UAC in Rancho Plan community) and Commercial (Neighborhood Center in Ranch Plan community) Districts, per the 2020 OC Zoning Code section 7-9-114.9(b)(3). The following performance standards have been required of ADS D-22:

- Compliance with all other applicable aspects of Ranch Plan PC Program Text Section III.L.
- Illuminated signage shall not face residential units located within 200 feet

The establishment of this ADS and its performance standards is the product of County Staff and Ranch Mission Viejo cooperation. The proposed ADS D-22 is a direct result of County and Ranch Mission Viejo collaboration, and is anticipated to result in the following project benefit:

- Ease of identification of businesses by motorists and pedestrians.

Findings for Alternative Development Standards (ADS)

The Planning Commission is to consider the criteria and make the findings related to consistency with the General Plan, Zoning Code, CEQA, Compatibility, General Welfare of the community, and impacts and public benefits of the proposal prior to final action on the alternative development standards. Per General Regulation #25 of the Ranch Plan Planned Community Program Text, Section I.B, Page 6. The specific findings required of Planning Commission are as follows:

- a. The use or project proposed is consistent with the General Plan.
- b. The use, activity or improvement(s) is consistent with the provisions of the Zoning Code.
- c. The approval of the permit application is in compliance with the requirements of the California Environmental Quality Act.
- d. The location, size, design and operating characteristics of the proposed use will not create significant noise, traffic, or other conditions or situations that may be objectionable, detrimental or incompatible with other permitted uses in the vicinity.
- e. The application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.
- f. The alternative development standard(s) will result in an equivalent or better project in terms of adverse impacts and public benefits to the immediate and surrounding community.

CONCLUSION:

Upon review of the subject submittal, staff has determined that the proposed new and revised Alternative Development Standards, with the exception of new ADS D-18, are in compliance with Ranch Plan Planned Community Program, including the findings required by General Regulation #25. Additionally, the applicant has worked in close cooperation with County staff to ensure that the revised alternative development standards design and characteristics are consistent with the County and Ranch Plan Planned Community development standards. The proposed revised ADS will result in an equivalent or better project in terms of minimizing adverse impacts and the enhancement of public benefits to the immediate and surrounding community.

In conclusion, staff supports the proposed revisions to revised Alternative Development Standards (ADS) D-3, D-4(a), D-5, D-9, D-10, D-11, D-12, D-13, D-15 and D-17, proposed new ADS D-19, D-21 and D-22 to the existing Ranch Plan Planned Community-Wide Alternative Development Standards (ADS) to the Zoning, Subdivision and Planning Issues section. Staff recommends disapproval of proposed new ADS D-18, subject to the attached recommended Findings and Conditions of Approval, and makes a recommendation as follows:

RECOMMENDED ACTION:

OC Development Services / Land Development Division recommends that the Planning Commission:

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that proposed project (PA150043) is covered by Final EIR No. 589, previously certified on November 8, 2004, Addendum 1.0 certified July 26, 2006, Addendum 1.1 certified February 23, 2011, PA2 Addendum certified on March 27, 2013, and Addendum 3.1 certified February 25, 2015, as adequately satisfying the requirements of CEQA;

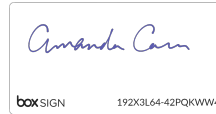
- 3) Approve revisions to Alternative Development Standard (ADS) D-3, D-4(a), D-5, D-9, D-10, D-11, D-12, D-13, D-15 and D-17 and approve new ADSs D-19, D-21 and D-22 for community-wide application within the Ranch Plan Planned Community subject to the attached Findings and Conditions of Approval;
- 4) Disapprove requested new Alternative Development Standard D-18.

Submitted By:



Bea Bea Jiménez, Division Manager
Land Development Division

Concurred By:



boxSIGN 192X3L64-42PQKWW4

Amanda Carr, Deputy Director
OC Development Services

APPENDICES:

- A. Recommended Findings
- B. Recommended Conditions of Approval

ATTACHMENTS:

1. Applicant's Letter of Project Proposal
2. Applicant's Acceptance of 2020 Orange County Zoning Code Letter
3. Alternative Development Standards (Revised with Redlines) D-3, D-4(a), D-5, D-9, D-10, D-11, D-12, D-13, D-15 and D-17 and proposed new ADS D-18, D-19, D-21 and D-22
4. Alternative Development Standards (Clean) D-3, D-4(a), D-5, D-9, D-10, D-11, D-12, D-13, D-15 and D-17 and proposed new ADS D-18, D-19, D-21 and D-22

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Planning Commission on this permit to the Orange County Board of Supervisors within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$500.00 filed at the County Administration South (CAS) Building, 601 North Ross Street, Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to OC Development Services.

APPENDIX A



Appendix A Findings PA21-0165

1	GENERAL PLAN	PA21-0165
That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.		
2	ZONING	PA21-0165
That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the provisions of the Zoning Code, or specific plan regulations applicable to the property.		
3	COMPATIBILITY	PA21-0165
That the location, size, design and operating characteristics of the proposed use will not create unusual conditions or situations that may be incompatible with other permitted uses in the vicinity.		
4	GENERAL WELFARE	PA21-0165
That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.		
5	PUBLIC FACILITIES	PA21-0165
That the approval of the permit application is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).		
6	PREVIOUS PROJECT LEVEL EIR	PA21-0165 (Custom)
That Final Program EIR 589, previously certified on November 8, 2004, Addendum 1.0, certified on July 26, 2006, Addendum 1.1, certified on February 24, 2011, Planning Area 2 Addendum, certified on March 27, 2013, and Addendum 3.1, certified on February 25, 2015, satisfies the requirements of CEQA for the proposed project is approved based on the following findings:		
<p>A. The County of Orange, as Lead Agency, has reviewed and considered the information in the EIR and</p> <ol style="list-style-type: none"> 1. The general environmental setting of the proposed project is adequately described in the EIR. 2. There are no new significant environmental effects beyond those disclosed in the EIR; 3. There are no substantial changes in circumstances that would result in new significant environmental effects; 		

4. The EIR adequately describes alternatives and mitigation measures related to each significant effect identified;

5. There is no new information of substantial importance that was not known or could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified that shows any of the following:

a. The project will have one or more significant effects not discussed in the previous EIR;

b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

c. Mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt them; and,

d. Mitigation Measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt them.

B. The approval of the previously certified Final EIR for the proposed project reflects the independent judgment of the lead agency.

APPENDIX B



Appendix B Conditions of Approval PA21-0165

1	BASIC/ZONING REGULATIONS	PA21-0165
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This approval constitutes approval of the proposed project only to the extent that the project complies with the Orange County Zoning Code and any other applicable zoning regulations. Approval does not include any action or finding as to compliance or approval of the project regarding any other applicable ordinance, regulation or requirement.

2	BASIC/PRECISE PLAN	PA21-0165
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Except as otherwise provided herein, this permit is approved as a precise plan. If the applicant proposes changes regarding the location or alteration of any use or structure, the applicant shall submit a changed plan to the Director, OC Planning, for approval. If the Director, OC Development Services, determines that the proposed change complies with the provisions and the spirit and intent of the original approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.

3	BASIC/COMPLIANCE	PA21-0165
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Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Orange County Planning Commission.

4	INDEMNIFICATION	PA21-0165
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Applicant shall defend with counsel approved by the County of Orange in writing, indemnify and hold harmless the County of Orange, its officers, agents and employees from any claim, action or proceeding against the County, its officers, agents or employees to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents, findings or other environmental determination, by the County of Orange, its Board of Supervisors, Planning Commission, Zoning Administrator, Director of OC Public Works, or Director of Planning concerning this application. The County may, at its sole discretion, participate in the defense of any action, but such participation shall not relieve applicant of his/her obligations under this condition. Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required to pay as a result of such action. The County shall promptly notify the applicant of any such claim, action or proceeding.

5	BASIC/APPEAL EXACTIONS	PA21-0165
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Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.

ATTACHMENT 1



RANCHO MISSION VIEJO

September 22, 2021

Bea Bea Jiménez
Division Manager, Land Development
OC Public Works / OC Development Services
601 Ross Street
Santa Ana, CA 92701

Subject: PA21-0165 New/Modified Alternative Development Standards & PC Text Guidance

Ms. Jiménez,

On behalf of Rancho Mission Viejo (RMV), we hereby request approval of the following Alternative Development Standards (new or modified ADS), and Ranch Plan Planned Community Program Text (PC Text) Guidance items.

The impetus for several of these new and modified ADS, and PC Text guidance items, is to allow RMV and County staff to incorporate updates to the OC Zoning Code. RMV accepts the 2020 Zoning Code based on approval of these new and modified ADS and guidance items **highlighted below in green text below**, based on the assumption that County Counsel and OCPW agree that these highlighted items have already been approved by the Board of Supervisors per the "Land Use Regulations" in Development Agreement No. DA 04-01 (DA) Section 1.2.25, which assures RMV the right to develop the Ranch Plan in accordance with the rules, regulations, policies, etc. of County in effect on December 8, 2004 and that the development will not be affected by new or conflicting ordinances, policies, etc. adopted after the effective date of the Ranch Plan DA (i.e., August 17, 2005).

LOCATION: The project site, the Ranch Plan Planned Community, is located in the southeastern portion of unincorporated Orange County.

BACKGROUND AND EXISTING CONDITIONS: In November 2004, the County of Orange approved the Ranch Plan Planned Community Program Text (PC Text), and the most recent version of the administratively approved PC Text Guidance Document is dated February 6, 2014. General Regulation No. 25 of the PC Text (Section I.B) allows Planned Community-wide Alternative Development Standards. In March 2007 the OC Planning Commission approved the first Ranch Plan Alternative Development Standards, and the most recently amended version is dated September 26, 2018.

PROPOSED NEW ADS:

As allowed by General Regulation #25 of the Ranch Plan Planned Community Program Text (PC Program Text, Section I.B, Page 6), "Planned Community-wide Alternative Development Standards (ADS) document may be adopted by the appropriate governing body or bodies". For the following community-wide site development standards, the Planning Commission, the County Chief Engineer and Orange County Fire Authority are the appropriate approving authorities." The proposed revised Alternative Development Standards (ADS) are briefly summarized as follows, and detailed on the attached draft ADS exhibits:

A-38. **Ranch Plan Version of Standard Plan 1107 Matrix** – New ADS incorporating a summary table into the document to reflect approved ADS modifications to OC Standard Plan 1107 as an aide to both applicants and plan checkers.

D-18. **Director Approval of Alternatives to Off-Street Parking Requirement** – New ADS clarifying that Deputy Director, OC Public Works/OC Development Services has the authority (rather than Zoning Administrator in the following instances) to approve alternatives to off-street parking standards per findings in OC Zoning Code Section 7-9-70.9.

D-19. **Planned Concept Detached Dwellings on Fee Simple Lots (3 or more in-a-row) Allowed Per Air-Gap Building Separation Standards** – New ADS allowing wall separations of less than 1 foot for a row of three or more Planned Concept Detached Dwellings per performance standards.

D-20. **Clarify Walking Distance to Multiple-Family Dwellings** – New ADS modifying Ranch Plan PC Program Text Off-Street Parking III.K to clarify walking distance standards.

D-21. **Expanded Hours of Operation of Recreation Uses** – New ADS modifying Ranch Plan PC Program Text Recreation Site Development Standard III.B.d.4. to allow hours of operation from 6:00am to 10:00pm per performance standards.

D-22 – **Non-Residential Wall Signage Specifications** – New ADS updating criteria to allow business or identification wall signs for each business, industrial or other nonresidential uses.

PROPOSED MODIFIED ADS:

A-19. **Cul-de-Sac with Raised Landscape Median** – Modify ADS to increase the radius from 38-feet to 40-feet per OCFA Guideline B-09, Attachment 7.

D-4a. **Planned Concept Detached Dwellings Setbacks** – Modify ADS D4a performance standard restricting ADS D-8 if side separation is 6 feet to 8 feet, but no restriction if side separation is greater than 8 feet and rear yards are 300 square feet (or twice the current requirement).

D-9. **Planned Concept Detached Dwellings Parking (Bedroom Count)** – Modify ADS to clarify that a full-sized two-car driveway 16 feet wide by 18 feet long (or 17 feet as allowed by ADS D-5) may be counted as satisfying any required and guest parking space requirements for that dwelling unit only.

D-11. **Single Family Detached On-Street Parking** – Modify ADS to clarify:

- **On Street Required Resident Parking:** Conventional SFD & Planned Concept “required resident” parking (in addition to guest parking) is allowed on adjacent residential streets.
- **Guest and Required or Assigned Parking:** In each instance where “Guest” parking is mentioned, also add the words “and required or assigned” to take into account parking spaces required by the bedroom count beyond the required 2 garage spaces.
- **Walking Distance:** Each unit’s assigned spaces and guest spaces may be measured to a front door or garage, but not side yard as the side yard gate is outside of the residence.

G-3. **Private Alley Drives** – Delete ADS per proposed PC Text Guidance (Private Alley Drives).

PROPOSED PLANNED COMMUNITY GUIDANCE TEXT:

Pursuant to Ranch Plan Development Agreement Section 9.6, and consistent with previous February 5, 2009, February 23, 2011, and February 6, 2014, PC Text Guidance approvals, RMV requests that the Deputy Director, OC Public Works/OC Development Services add the following guidance to PC Text for the purpose of aiding staff's and applicants' understanding of the Ranch Plan PC Text, pursuant to Ranch Plan Development Agreement Section 9.6.

1. Second Residential Units

Clarification to PC Text Section III.A.1.b.5 and III.A.2.b.6 that Second Residential Units do not count against Ranch Plan cap of 14,000 dwelling units and that kitchens are allowed.

2. Private Alley Drives

Clarification of the maneuverability standards to define private drives and alleys more specifically within the following sections of the Ranch Plan PC Program Text:

- Section III.A.1.d.8) – Conventional Single-Family Detached Dwellings
- Section III.A.2.d.11) – Planned Concept Detached Dwellings
- Section III.A.3.d.10) – Multiple-Family Dwellings

3. Multiple Family Residential Screening

Clarification of the criteria for compliance with PC Text Section III.A.3.d.14)c) Screening to specify approaches that "... may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements of this subsection."

4. Minimum Size and Width of Local Public Park

Clarification of local public park criteria for compliance with PC Text Section III.A.2.d.8.a0(2) to specify height and width thresholds to determine "If the project is located adjacent to a local public park, and has direct, convenient access thereto, the usable project open space may be reduced from ten percent (10%) to five percent (5%)."

5. Off-Street Parking Requirements

Clarification of PC Text Section III.K.2 to add general mention of parking ADS's augmenting ZC & PC.

6. Zoning Code Reference Updates

Add guidance throughout PC Text referencing applicable updated OC Zoning Code Sections.

GUIDANCE EXAMPLE EXHIBITS:

It is also RMV's hope to agree with OC Land Development on example exhibits from previously approved plans that demonstrate compliance with all applicable Ranch Plan PC Text development regulations, Alternative Development Standards, and checklist items. Both RMV and OC Land Development could propose examples intended as a guide for the benefit of applicants, County staff and consultants, and perhaps the resultant compendium could be attached to PC Guidance Text and/or the SDP and TT Checklists.

CEQA COMPLIANCE: The proposed project is covered by previous CEQA documentation, which includes Final Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; Planning Area 2 Addendum certified on March 27, 2013, and Addendum 3.1, certified on February 25, 2015.

FINDINGS FOR ADS: Per General Regulation #25 of the Ranch Plan Planned Community Program Text, Section I.B, Page 6, the Planning Commission and other decision makers are to consider the following criteria and make the findings related to consistency with the General Plan, Zoning Code, CEQA, Compatibility, General Welfare of the community, and impacts and public benefits of the proposal prior to final action on the alternative development standards:

- a. The use or project proposed is consistent with the General Plan.
- b. The use, activity or improvement(s) is consistent with the provisions of the Zoning Code.
- c. The approval of the permit application is in compliance with the requirements of the California Environmental Quality Act.
- d. The location, size, design, and operating characteristics of the proposed use will not create significant noise, traffic, or other conditions or situations that may be objectionable, detrimental or incompatible with other permitted uses in the vicinity.
- e. The application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.
- f. The alternative development standard(s) will result in an equivalent or better project in terms of adverse impacts and public benefits to the immediate and surrounding community.

Please contact me with any questions if you, or your staff, need any further information.

Sincerely,



Jay Bullock
Vice President, Planning and Entitlement
Rancho Mission Viejo

Attachments:

1. Proposed New & Modified ADS and PC Text Guidance

ATTACHMENT 2



RANCHO MISSION VIEJO

November 22, 2022 Updated November 29, 2022

Bea Bea Jiménez
Division Manager
Land Development
OC Public Works
601 North Ross Street
Santa Ana, CA 92701

Subject: July 28, 2020 OC Zoning Code / Ranch Plan Planned Community

Dear Ms. Jiménez,

Development Agreement No. 04-01 (Ranch Plan DA) provides assurance to Rancho Mission Viejo (RMV) that the Ranch Plan Planned Community may be developed in accordance with the rules, regulations, policies, *etc.* of County in effect on December 8, 2004 (collectively, the “Land Use Regulations,” as more particularly defined by Ranch Plan DA Section 1.2.25) and that development is not to be affected by new or conflicting ordinances, policies, *etc.* adopted after the effective date of the Ranch Plan DA (*i.e.*, August 17, 2005).

On August 9, 2018, RMV and the OC Public Works Director adopted a protocol (Protocol) for addressing, in relevant part, situations where the County proposes to adopt a new or modified Land Use Regulation that could affect the Ranch Plan DA or implementation of the Ranch Plan. Per the terms of the Protocol, RMV has the right to review all new or modified Land Use Regulations proposed by the County and thereafter advise the County as to whether the new or modified Land Use Regulation will – or will not – materially affect the Ranch Plan DA and/or implementation of the Ranch Plan. If RMV determines that the new or modified Land Use Regulation will have a material effect on the Ranch Plan DA and/or Ranch Plan, the Protocol sets forth a procedure for RMV and the County to follow to resolve RMV’s concerns.

On July 28, 2020, the Board of Supervisors adopted an updated version of the Orange County Zoning Code (the Updated Code). As discussed with County representatives prior to and following the Board’s 2020 action, the Updated Code contains modified development standards that, if applied to the Ranch Plan, would materially affect RMV’s rights under the Ranch Plan DA and implementation of the Ranch Plan, particularly regarding parking. Whereupon, and in accordance with the Protocol, representatives of RMV and the County commenced discussions for the purpose of resolving the concerns identified by RMV. Said discussions have led to the following resolution pathways that are currently being pursued by the County:

- Adopt PA21-0165 – establishing new and modified Alternative Design Standards (ADS) that would mitigate certain adverse impacts of the Updated Code upon the Ranch Plan, particularly regarding parking; and
- Adopt PA22-0148 – updating the Ranch Plan Planned Community Text Guidance Document (PC Guidance) to clarify certain items and further mitigate conflicts between the Ranch Plan and the Updated Code

In short: The Updated Code represents a modified Land Use Regulation that will materially affect RMV's rights under the Ranch Plan DA and its implementation of the Ranch Plan, particularly regarding parking. If the County is desirous of applying the Updated Code to the Ranch Plan, then RMV deems PA21-0165 and PA22-0148 to be necessary and vital conditions precedent. Therefore, if the County completes its approval of the abovementioned ADS and PC Guidance documents **by the end of December 2022, on January 1, 2023**, the County may accept this letter as RMV's signification that the County may proceed to apply the Updated Code as a modified Land Use Regulation document pertinent to development of the Ranch Plan (per DA Protocol Part One, Section B.1a). However, in the absence of the County's adoption of PA21-0165 and PA22-0148, **consistent with DA Section 1.2.25** RMV will not accept the Updated Code as a new or modified Land Use Regulation that is applicable to the Ranch Plan.

Please note that this letter pertains only to the July 28, 2020 Zoning Code Update and the County's required adoption of the above-identified ADS and PC Guidance. This letter may not be construed or applied in any way that would limit, affect or change any other Land Use Regulations that are applicable to the Ranch Plan and guaranteed / vested by the Ranch Plan DA.

Should you and/or your staff have any questions or need any further information, please contact me at your earliest convenience.

Sincerely,



Jay Bullock
Vice President, Planning and Entitlement
Rancho Mission Viejo

ATTACHMENT 3

D-3. **Reduced Age Qualified Parking**

Per the approval of the Planning Commission, allow the following modifications to Zoning Code Section 7-9-~~70.3 145.3~~ regarding parking requirements for Ranch Plan Age Qualified (55+) housing. An additional detailed parking analysis would only be required if an applicant requests deviations from the following parking standards.

- a. **Requirements for Age Qualified Dwellings with Dedicated Garages:**
 - i. **Conventional Single-Family Detached Dwellings**
 - ii. **Planned Concept Detached Dwellings**
 - iii. **Multiple-Family Dwellings**

This modification to the Off-Street Parking Regulations of the County of Orange Zoning Code Table 7-9-~~70.3 145.3(D)(1)~~ for Attached or detached single-family dwellings requires a two-car garage (unless expressly allowed otherwise – e.g., ADS D-12) for each single-family Age Qualified detached dwelling unit.

At least 75% of all Age Qualified Dwelling two-car garages must be side-by-side. The remaining 25% may be end-to-end (tandem) garages, with both spaces counted fully towards meeting the two-spaces-per-unit requirement.

Each Age Qualified attached dwelling unit (more than one dwelling per building site) requires two spaces along with an additional 0.2 guest spaces per unit.

Conventional Single Family and Planned Concept Detached Dwelling projects in compliance with this ADS are also to be in compliance with County Standard Plan 1107, as modified to allow local streets with residential frontage and driveways on both sides, but parking on one side only:

- 28-foot wide streets (curb-face to curb-face) with traffic levels of up to 200 average daily trips (ADT).
- 30-foot wide streets (curb-face to curb-face) with traffic levels of from 200 to 500 average daily trips (ADT).

Performance Standards:

- Age Qualified (55+) dwellings only, as defined by the Ranch Plan PC Program Text Section IV (Senior Citizen Housing).
- Two parking spaces required per dwelling (no driveway space required) per one of the following methods:
 - Conventional side-by-side garage, per ZC 7-9-~~70.3 145.3~~(a)(1)
 - Tandem garage up to a maximum of 25% of dwelling units within each Age Qualified project area as stated above.
 - Single-car garage serving single-family detached dwellings of less than 1,300 square feet, plus a second required parking space that shall be provided either in a driveway (minimum 18 feet in length), or on-street or off-street within 200 feet, as allowed by ADS D-12.
- At the tentative tract map level (and site development permit level for Planned Concept Detached Dwellings and Multiple-Family Dwellings) the applicant must demonstrate to Land Development staff that 0.2 required guest parking spaces per dwelling are provided either in a driveway (at least 18' length behind back-of-sidewalk), or on-street within 200' of the dwelling. This parking tabulation shall be based on 22-foot long parallel parking space lengths, ~~as required by Zoning Code Section 7-9-145.5 design requirements~~, working within the constraints of 16-foot

wide driveway aprons, fire hydrants, corner curb returns, etc.

- ADS D-5 (17-Foot Driveways) may not be used in combination with ADS D-3 due to required driveway length.
- ADS D-13 (Tandem Parking) may not be used in combination with ADS D-3 due to different methods and numbers in calculating tandem parking.

Project Benefits:

- A residential village ambiance with less uninterrupted hardscape.
- Less pavement results in better water quality through percolation (due to less impervious surface) and a more livable micro-climate (less heat gain due to pavement near homes).
- Equivalent ease of circulation and traffic safety.
- Equivalent access for fire and emergency vehicles

b. **Parking Requirements for Age Qualified Multiple-Family Dwellings Without Dedicated Garages:**

- Multiple-Family Dwellings served by Parking in Common**
- Independent Units in Continuing Care Retirement Community (CCRC) Projects**

For all Age Qualified multiple-family dwellings without dedicated garages, this proposed Alternative Development Standard would require 1.25 parking spaces per dwelling unit, which includes guest, visitor and staff parking.

Performance Standards:

- Age Qualified (55+) dwellings only, as defined by the Ranch Plan PC Program Text Section IV (Senior Citizen Housing).

D-4a. **Planned Concept Detached Dwellings Setbacks:** *(MODIFY)*

Per the approval of the OC Planning Commission, allow the following modifications to further define Planned Community Program Text Section III.A.2.d.6 setback requirements for Planned Concept Detached Dwellings.

61) Minimum Building Setback Requirements:

a) Front:

- i. Where primary (front-door) access is from a street, twelve (12) feet minimum from the back of street curb or three (3) feet from the property line/street right-of-way, whichever is greater; except for garages, which have their own standards.
 1. Unit #1, Exhibit D4a-1: Detached Cluster Configuration with Lane Access
 2. Unit #1, Exhibit D4a-2: Detached Cluster Configuration with Paseo Access
 - ii. Where primary (front-door) access to individual dwelling units is from a private drive or alley, the front setback shall be a minimum of fifteen (15) feet from the centerline of the alley or five (5) feet to the primary accessway, whichever is greater.
 1. Unit #2, Exhibit D4-1: Detached Cluster Configuration with Lane Access
 - iii. Where primary (front-door) access to individual dwelling units is from a motor court; the front, side and rear setbacks are often difficult to determine. In these instances, the wall that includes the front door shall be deemed the "front wall" of that dwelling.
 1. Unit #3, Exhibit D4a-1: Detached Cluster Configuration with Lane Access
 2. Units #2 and #3, Exhibit D4a-2: Detached Cluster Configuration with Paseo Access
- b) Rear: Minimum five (5) feet from property line, or if there is no individual building site property line, from the boundary of the private use common area. Notwithstanding, if the rear setback is adjacent to an alley, then the setbacks shall be three (3) feet to the property line or fourteen (14) feet to the centerline, whichever is more restrictive.
- c) Side not abutting street: Six (6) foot minimum for one side only, or eight (8) foot minimum feet aggregate total for both sides (see exhibit D4a-3). Building separation shall be 6 feet or more from face-of-finish to face-of-finish (see Exhibit D4a-3) and the Site Development Permit criteria for Planned Concept Single Family Detached projects shall be expanded to include the following (as applicable):
- (1) For side building separations with a minimum of six (6) feet from face-of-finish to face-of-finish, at the Site Development Permit and Vesting Tentative Tract Map levels the applicant shall provide ownership and easement details that allow for coordinated landscape, hardscape and drainage.
 - (2) For side building separations of eight (8) feet or greater from face-of-finish to face-of-finish the setback of the two side property lines either shall be

at least (4) feet each, or one side property line setback shall be zero while the other side property line setback shall be eight (8) feet or greater the property line will be centered (see exhibit D4a-3, ~~Figure 2~~) and will comply with (3) below.

- (3) For any side building separation, confirmation that applicable Building and Fire Codes will be met.
 - (4) For any side building separation, review of fencing and window placement pertaining to privacy.
 - (5) Any encroachments into the setback area shall leave a minimum three (3) foot path along the building (excluding roofs and roof eaves).
- d) Side abutting street: Five (5) feet minimum from property line.
- e) Patios: No attached or detached covered patio shall be located closer than three (3) feet to a property line, as measured from the nearest supports for the structure. For a corner lot, the minimum setback from any patio structure (as measured from each street-side property line) shall be increased to five (5) feet. Covered patios may be completely screened, including all exterior walls and ceilings, with fully ventilating screening material.
- f) Projections into required setbacks: Eaves, cornices, chimneys, outside staircases, balconies, media niches and other similar architectural features may project four (4) feet into any required front, rear or side setback or within one (1) foot of the property line, whichever produces the least projection into the setback. Any such projections into the setbacks must be consistent with applicable fire and building codes regarding separation of structures. In addition, where primary (front-door) access to individual dwelling units is from a private drive or alley (Section 1)a.i. above) second-story cantilevered architectural elements not to exceed 50% of the frontage on any given private drive alley, may project three (3) feet into required front setbacks, for a second story front setback of twelve (12) feet from the centerline of the alley.
- g) In conditions where the building separation between two dwelling units is less than 8 feet but equal to or greater than 6 feet from face-of-finish to face-of-finish:
1. Required 150 square foot Usable Private Open Space area shall average at least 8 feet in width, shall be a minimum of at least 6 feet in width, and shall meet the three-to-one (3:1) length to width ratio.
 2. A non-buildable easement is required and additionally shall prohibit:
 - a. Structures that do not require building permits, including, but not limited to, storage sheds.
 - b. Open flames (barbecue, fire pit etc.)

~~In conditions where the building separation between two dwelling units is 6 feet from face-of-finish to face-of-finish (see exhibit D4a-3, Figure 1) as allowed by CRC Table R302.1(2) Footnote "A":~~

- ~~1. Architectural projections are not allowed between the units (i.e., "chimneys, outside staircases, balconies, media niches and other similar architectural features").~~
- ~~2. Rated roof projections of up to 12 inches (roof eaves and fascia) are only allowed to cross a zero-lot line per a non-buildable easement to be depicted on the Vesting Tentative Tract Map and on the Final Tract Map.~~

~~3. Emergency ingress/egress serving bedrooms adjoining zero lot line property to be confirmed at Site Development Permit level of County review.~~

gh) In addition to g) above, in conditions where the building separation between two dwelling units is 6 feet from face-of-finish to face-of-finish:

1. Architectural projections are not allowed between the units (i.e., “chimneys, outside staircases, balconies, media niches and other similar architectural features”).
2. Rated roof projections of up to 12 inches (roof eaves and fascia) are only allowed to cross a zero-lot line per a non-buildable easement to be depicted on the Vesting Tentative Tract Map and on the Final Tract Map.
3. Emergency ingress/egress serving bedrooms adjoining zero lot line property to be confirmed at Site Development Permit level of County review.

~~In addition, where the building separation between two dwelling units is less than 8 feet but equal to or greater than 6 feet from face-of-finish to face-of-finish:~~

- ~~1. Required 150 square foot Usable Private Open Space area shall average at least 8 feet in width, shall be a minimum of at least 6 feet in width, and shall meet the three-to-one (3:1) length to width ratio.~~
- ~~2. A non-buildable easement is required and additionally shall prohibit:~~
 - ~~a. Structures that do not require building permits, including, but not limited to, storage sheds.~~
 - ~~b. Open flames (barbecue, fire pit etc.)~~

Performance Standards:

- Irrigated landscaping required within private drives, alleys and motorcourts.
- Roll-up garage doors with remote-controlled openers.
- Five (5) foot setback from front-doors on private drives, alleys and motorcourts to the primary accessway, which shall be identified on the Site Development Permit and Precise Grading Plan.
- Building separation must comply with California Residential Code.
- Driveways must be at least 18 feet in length or more, or 7 feet or less.
- ADS D-5 (17-Foot Driveways) may not be used in combination with ADS D-4a due to ADS D-4a requiring driveway lengths of 18 feet or more, or 7 feet or less.
- ADS D-8 (Planned Concept Residential Lots Greater than 3,000 Square Feet) may not be used in combination with ADS D-4a to prevent the negative impacts ~~ing~~ to ~~of~~ required parking requirements if side separation is less than 8 feet.
- ADS D-8 may be used in combination with ADS D-4a only if side separation is 8 feet or greater (per ADS D-4a section 1)c)(2) above) and Usable Private Open Space per dwelling unit is at least 500 square feet in size.

- ADS D-9 may not be used, if utilizing ADS D-8 with ADS D-4a, to ensure that all required parking is provided off-street and on-site.

Project Benefits:

- Increased residential density.
- Equivalent ease of circulation and traffic safety.
- Equivalent access for fire and emergency vehicles.

- FRONT
- SIDE
- REAR
- PL.

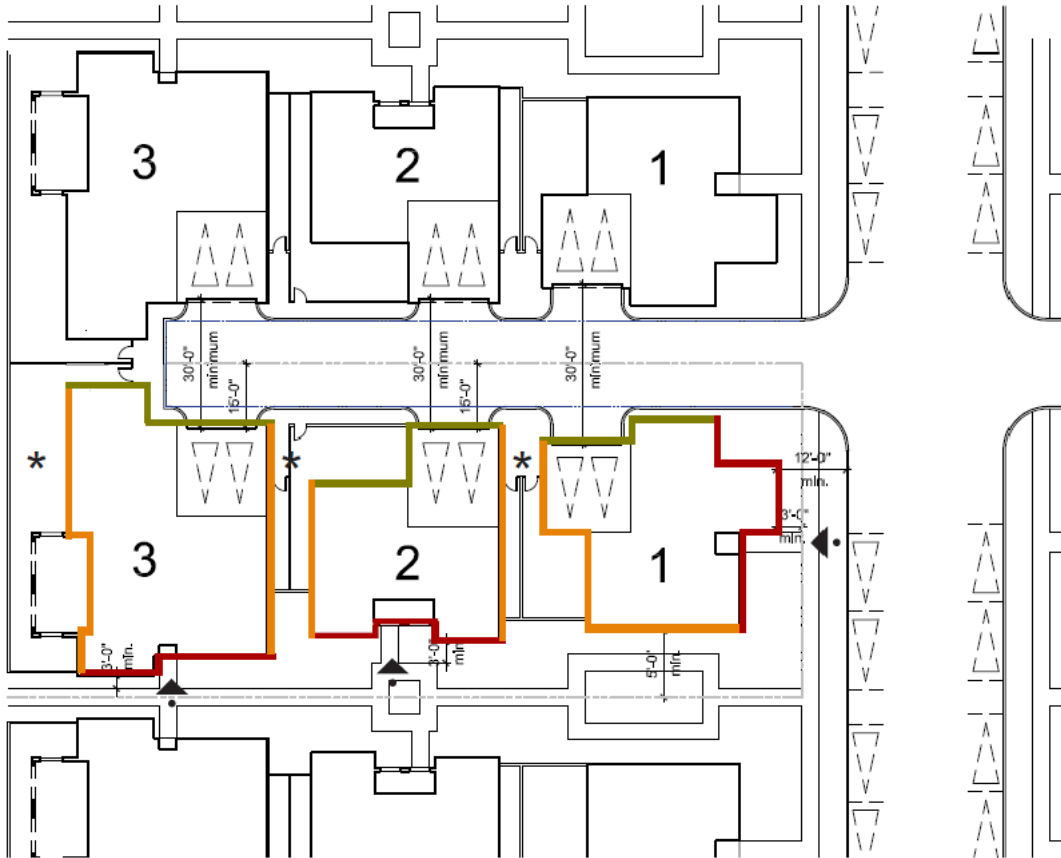


D4a - Detached Cluster Configuration with Lane Access

* Per Ranch Plan Planned Community Program Text Section III.A.2.d.6)c) and Exhibit D4-3

Exhibit D4a-1

- FRONT
- SIDE
- REAR
- P.L.



D4a - Detached Cluster Configuration with Paseo Access

* Per Ranch Plan Planned Community Program Text Section III.A.2.d.6)c) and Exhibit D4-3

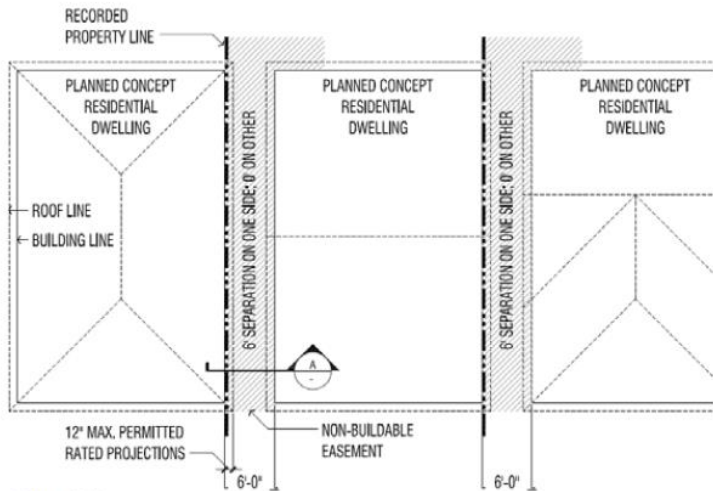
Exhibit D4a-2

Exhibit D-4a-3

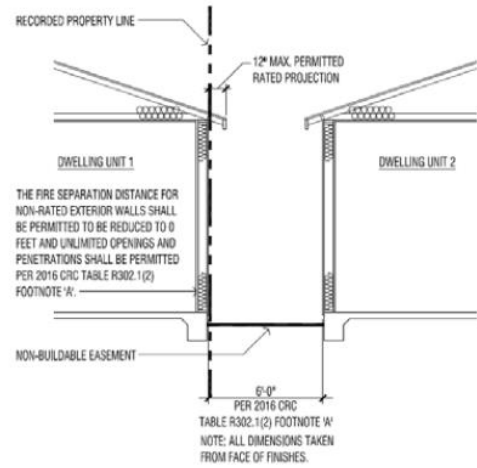
6'-0" Minimum Building Separation

(Per 2016 CRC Chapter 3, Table 302.1(2) Footnote 'A')

*Note: Building separation is from face of finish to face of finish.



Plan View



Section View

8'-0" or Greater Building Separation

Four (4) Feet Setback



Zero Lot Line Setback



8'-0" or Greater Building Separation
(4'-0" minimum fire separation distance)



D-5. **17-Foot Driveways** (*New Modification*)

Per the approval of the Planning Commission, define all residential Garage and Carport Placement minimum setbacks contained in the Ranch Plan PC Text (Driveway requirements in Conventional Single Family Detached Dwellings, Planned Concept Detached Dwellings, Multiple-Family Dwellings, Estate Dwellings, Senior Housing and Home Based Business Enclaves), as follows:

The setbacks to the point of entry into a garage or carport shall be:

- Private streets, alleys or motorcourts: ~~The minimum setback point of entry into a garage or carport shall be~~ Seven (7) feet or less, or seventeen (17) feet (assuming a roll-up garage door; eighteen (18) feet required if no roll-up garage door) or more from the back of sidewalk or, if there is no sidewalk, from the back of curb. ~~Garage structures may be constructed with no minimum setback from any side or rear property line not abutting a street.~~
- Public streets: Minimum eighteen (18) feet

Garage structures may be constructed with no minimum setback from any side or rear property line not abutting a street.

Performance Standards:

- Roll-up garage doors with remote-controlled openers

Project Benefits:

- Increased residential density.

D-9. Planned Concept Detached Dwellings Parking (Bedroom Count):

Parking for Planned Concept Detached Dwellings to be provided per the bedroom-count parking generation method (OC Zoning Code Table 7-9-~~70.3 145.3(d)(2 and 3)~~: Off-Street Parking Requirements for Residential Uses - Two (2) or more dwelling units on one (1) building site (Multifamily)).

Performance Standards:

- Compliance with all other aspects of Ranch Plan PC Program Text Section III.A.2 (Planned Concept Detached Dwellings Site Development Standards), including a density greater than 8.0 dwelling units per acre and lot sizes less than 3,000 square feet (unless modified by ADS D-8).
- Located on a private alley, drive or motor court, not a public residential street.
- For public streets, up to 20% of the total required (non-guest) parking is allowed on the street. However, on-street parking (including both required and guest parking) may not exceed 75% of the street's available parking capacity.
- For private streets, up to 25% of the total required (non-guest) parking is allowed on the street. However, on-street parking (including both required and guest parking) may not exceed 90% of the street's available parking capacity.
- If adjacent surrounding land uses utilize on-street parking to meet their own parking requirements, that on-street parking capacity may not be utilized by the new development. For example, if an adjacent development utilizes 50% of a private street's available parking capacity, then the new development can only utilize the remaining 40% of that private street's available parking capacity.

Project Benefits:

- Increased housing choices in price range affordable to "first-time" and "move-down" homebuyers.
- Equivalent compliance with all aspects of Ranch Plan PC Program Text Section III.K. and OC Zoning Code Section 7-9-~~70.3 145.3(d)(2 and 3)~~: Off-Street Parking and loading regulations).
- Equivalent ease of circulation and traffic safety.
- Equivalent access for fire and emergency vehicles.

D-10. Bedroom Definition to Determine Parking Requirements

Clarification of what is classified as a bedroom, for the purposes of determining parking requirements per OC Zoning Code Table 7-9-~~70.3~~ ~~145.3(d)(2)~~ for Two (2) or more dwelling units on one (1) building site (Multifamily) to apply to all Ranch Plan housing types as follows:

Notes:

1. For purposes of determining parking requirements per OC Zoning Code Section Table 7-9-~~70.3~~ ~~145.3(d)(2)~~ for Two (2) or more dwelling units on one (1) building site (Multifamily), rooms such as dens, studies or sewing rooms may be exempted from being considered a bedroom per performance standards below.
2. This ADS is not a modification to the Zoning Code 7-9-~~135~~ ~~23-B~~ definition of bedroom, nor the Ranch Plan PC Program Text Section IV. Definitions (B), but rather clarification for determination of parking requirements for site development standards for Off Street Parking.

Performance Standards:

- Rooms with less than 70 square foot of interior space shall NOT be classified as a bedroom.
- Rooms with more than 70 square foot of interior space with no closet nor bathroom provided directly opening into a room shall NOT be classified as a bedroom.
- Clearly labeled “Not a Bedroom” on submitted plans.

Project Benefits:

- Provides clarity for applicants and staff when determining required parking.

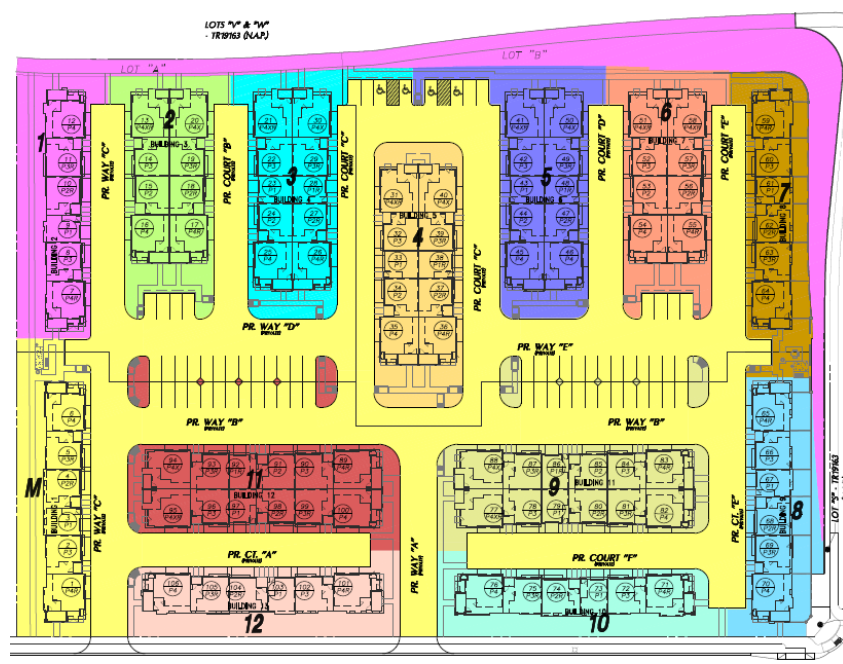
D-11. Residential Guest Single Family Detached On-Street Parking:

~~Residential G~~guest parking for ~~Conventional Single-Family Detached Dwellings and Planned Concept Detached Dwellings~~ may be provided on adjacent public and private streets, in addition to being provided off-street, modifying OC Zoning Code Section 7-9-70.3 145.3(d)(4) within the Ranch Plan planned community.

Performance Standards:

- ~~• Guest parking must be located within 200 feet of the front door of each single-family detached Age Qualified (55+) unit and each Conventional Single-Family Detached Dwelling unit.~~
- For Conventional Single-Family Detached Dwellings, a parking exhibit showing full plotting of parking spaces must be provided as part of the Model Site Development Permit Plans or tentative tract map plans, whichever comes first.
- For Planned Concept Detached Dwellings:
 - Guest parking must be located within 200 feet walking distance of the front door or to an attached garage with direct access to unit, whichever is closer, of each Age Qualified Planned Concept Detached Dwelling.
 - Guest parking must be located within 200 feet walking distance of the front door or to an attached garage with direct access to unit, whichever is closer, of 75% of non-Age Qualified Planned Concept Detached Dwellings.
 - Guest parking may be located within 300 feet walking distance of the front door or to an attached garage with direct access to unit, whichever is closer, of the remaining 25% non-Age Qualified Planned Concept Detached Dwelling units:
 - Only allowed on sidewalks and/or streets sloped less than 5% for the entire traversable path to facilitate ease of use for pedestrians.
 - The 300-foot walking distance for non-Age Qualified Planned Concept Detached Dwelling units is only allowed in Planning Area 3.
 - All required parking spaces, walking distances and, if applicable, the above-mentioned 25% cap will be determined on a unit by unit, tract by tract basis.
 - All required parking spaces must be shown on a parking exhibit for entire project site as part of the Site Development Permit Plans.
- For Multiple Family Dwellings:
 - For developments greater than 22 dwelling units per net acre, all Guest parking must be located within 200 feet of the front door, the elevator(s) serving the units, or to an attached garage with direct access to unit, whichever is closer, with the exception of Non-Age Qualified Multiple Family Dwellings projects that provide a parking lot centralized to the units being served (see next bullet point below).
 - If a Non-Age Qualified Multiple Family Dwellings project provides a parking lot centralized to the units being served (see examples below – Exhibit D-11), 25% of Guest parking may be located within 300 feet of the front door, the elevator(s) serving the units, or to an attached garage with direct access to the unit, whichever is closer, and the remaining 75% of the Guest parking shall be located within 200 feet of the front door, the elevator(s) serving the units, or attached garage of the remaining units. Guest parking proposed per this performance standard shall not be located on public streets.

Exhibit D-11
Examples of Centralized Parking Lot



- If ADS D-12 (Single-Car Garages for Single-Family Detached Homes) is proposed to be used in combination with ADS D-11, all Guest parking for homes served by a single-car garage must be located within 200 feet of the front door of the dwelling or to an attached garage with direct access to unit, whichever is closer.
- If ADS D-13 (Tandem Parking) is proposed to be used in combination with ADS D-11, all Guest parking for homes served by a tandem garage must be located within 200 feet of the front door of the dwelling or to an attached garage with direct access to unit, whichever is closer.

Project Benefit:

- Provides clarity for applicants and staff when determining required parking and the location thereof
- Increased housing choices in price range affordable to “first-time” and “move-down” homebuyers
- Equivalent ease of traffic circulation and traffic safety
- Equivalent access for fire and emergency vehicles

D-12. Single-Car Garages for Single-Family Detached Homes

Single-car garages (a minimum 10 feet in width and 20 feet in length of unobstructed area) are allowed to serve Planned Concept, Conventional Single-family Detached or Duplex (per ADS D-14) dwellings less than 1,300 square feet, including Age Qualified Housing (55+).

Performance Standards:

- Dwelling units of less than 1,300 square feet must still comply with all other aspects of Ranch Plan PC Program Text Section III.K. (Off-Street Parking) and OC Zoning Code Section 7-9-~~70.3~~ ~~445.3~~ (Residential Off-Street Parking Requirements for Residential Uses) – this ADS simply allows one garage space and one uncovered space rather than two covered parking spaces.
- If the garage is served by a public or private street, alley or motorcourt, parking spaces necessary to meet the parking requirements (on-street or off-street) must be provided within 200 feet of the dwelling.
- One driveway parking space in front of a single car garage or a “staggered” garage, 18-foot in length from edge of alley pavement or from back of sidewalk, may be counted toward the unit’s required parking (see Exhibit D-12).
- All required parking spaces must be shown on a parking exhibit for entire project site as part of the Site Development Permit Plans:
 - Guest parking must be located within 200 feet of each unit.
 - For Conventional Single-Family Detached Dwellings, the parking exhibit must be provided as part of the Model Site Development Permit Plans or tentative tract map plans, whichever comes first.
 - For Planned Concept Detached Dwellings, the parking exhibit must be provided as part of the site-wide Site Development Permit plans.
- If ADS D-11 (Single Family Detached On-Street Parking) is proposed to be used in combination with ADS D-12, all guest parking for homes served by a single-car garage must be located within 200 feet of the dwelling.
- ADS D-5 (17-Foot Driveways) may not be used in combination with ADS D-12 because ADS D-12 requires the driveway to be at least 18 feet in length from the back of the sidewalk.

Project Benefits:

- Increased housing choices in price range affordable to “first-time” and “move-down” homebuyers.
- Equivalent compliance with all aspects of Ranch Plan PC Program Text Section III.K. and OC Zoning Code Section 7-9-~~70.3~~ ~~445.3~~ (Off-Street Parking Requirements for Residential Uses).
- Equivalent ease of circulation and traffic safety.
- Equivalent access for fire and emergency vehicles.

D-13. Tandem Parking

Full parking credit allowed for tandem garage spaces (11' x 40') per performance standards below:

Performance Standards:

- Compliance with all other aspects of Ranch Plan PC Program Text Section III.K. and OC Zoning Code Section 7-9-~~70 445~~ (Off-Street Parking [and loading regulations](#)).
- Garage spaces only; no driveway spaces allowed in front of tandem garages.
- Motorcourts and Alleys: Full parking credit allowed for tandem garage spaces in up to 50% of project-wide residential units located off of motorcourts and alleys
- Private Streets: Full parking credit allowed for tandem garage spaces in up to 50% of project-wide residential units located off of private streets, with curb-separate sidewalks (i.e., with parkways) for sight distance purposes.
- Compliance will be determined on a unit by unit, tract by tract basis per a parking exhibit that must be provided as part of the site-wide Site Development Permit plans or tentative tract map plans, whichever comes first.
- ADS D-3a (Reduced "Age-Qualified" Parking) may not be used in combination with ADS D-13 due to different methods and numbers in calculating tandem parking.

Project Benefits:

- Equivalent compliance with all aspects of Ranch Plan PC Program Text Section III.K. and OC Zoning Code Section 7-9-~~70 445~~ (Off-Street Parking [and loading regulations](#)).
- Equivalent ease of circulation and traffic safety.
- Equivalent access for fire and emergency vehicles.

D-15. “Off-Site” Garages for Single-Family Detached Homes

Required covered parking spaces (including the provisions of ADS D-9) serving Conventional Single-Family or Planned Concept residential may be located on a separate building site (see exhibit on following page).

Performance Standards:

- Unattached garages shall be located within 200-foot walking distance of each specific dwelling unit being served.
- Compliance with all other aspects of Ranch Plan PC Program Text Section III.K. and OC Zoning Code Section 7-9-~~70~~ **445** (Off-Street Parking and loading regulations), including but not limited to maneuverability requirements and compliance with California Disabled Access Requirements (ADA).
- Prior to builder “B” tentative tract map approval applicant shall clarify ownership of proposed off-site garage area and compliance with appropriate setbacks through appropriate methods to ensure that the garage remains associated with the appropriate unit and is used as parking (e.g., CC&Rs).

Project Benefits:

- Increased housing choices in price range affordable to “first-time” and “movedown” homebuyers.
- Equivalent ease of circulation and traffic safety.
- Equivalent access for fire and emergency vehicles.

D-17. Credit Toward Usable Private Open Space

Ground level patios, decks and yards, and decks and balconies on levels above the ground floor may be credited toward the 150 square foot minimum Usable Private Open requirements for Planned Concept Detached Dwellings (PC Text Section III.A.2.d.8)b) per the following performance criteria:

Performance Standards:

- A maximum of one-half (50%, or 75 square feet) of the Usable Private Open Space requirements may be credited to a deck or balcony, with the balance provided at ground level.
- A minimum deck or balcony area of 50 square feet shall be utilized to qualify for usage under this ADS.
- In order for decks or balconies to be creditable toward Usable Private Open requirements:
 - Decks located on the roof are creditable, as long as they do not take sole access through a bedroom or bathroom.
 - Balconies or decks located on the 2nd or 3rd story may be creditable only when immediately adjacent to, and accessible from, the public portion of the residence (i.e., great room, living room, family room, dining room and/or kitchen, etc.). Balconies or decks that have any access point to or from a bedroom or bathroom will not be creditable.
 - Decks and balconies shall be open on one side or more to allow for views and must meet a minimum width/length ratio of 2:1.
 - By code roof decks and balconies must be surrounded by a guardrail. Open rail design is encouraged (see examples on Exhibits [D17-1 and D17-2](#) ~~D-18-1 and D-18-2~~).
- Any deck or balcony located above ground level will not be credited toward Usable Private Open Space in Age Qualified Planned Concept projects.

Project Benefits:

- Equivalent compliance with all aspects of Ranch Plan PC Program Text Section III.A.2.d.8)b).
- Potential increase in home values due to views.

Roof Decks | Representative Imagery

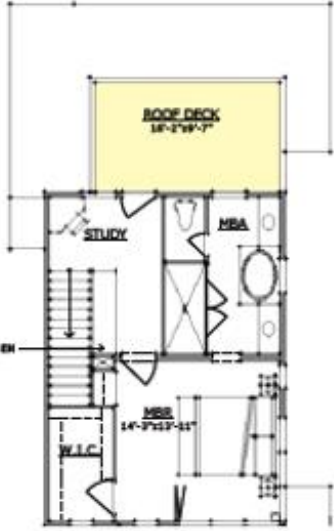


Exhibit D18-1 ⁷

Balconies | Representative Imagery



Exhibit D19-2

D-18. Director Approval of Alternatives to Off-Street Recreational Parking Requirements:
(NEW)

Per the approval of the OC Planning Commission, the Deputy Director, OC Public Works/OC Development Services has the authority (rather than Zoning Administrator in the following instances) to approve alternatives to off-street parking standards per findings in OC Zoning Code Section 7-9-70.9:

- PC Text III.B.3.a: Private recreation facilities that are to be owned and operated by Rancho MMC (the master homeowners association), including, but not limited to, parks, swimming pools, tennis courts, lakes, clubhouses, stables & trails.

Performance standards:

- This ADS is for private (HOA) recreation facilities only.
- Site Development Permit applications for private recreation facilities shall be accompanied by a parking analysis to determine the parking requirements for each project based on amenities and intended daily operations.
- On a case-by-case basis, on-street parking may be proposed to serve private (HOA) recreational facilities if the parking will be on a public or private street and within 100 feet of the facility project site boundary (on same side of street, and not dedicated to any other use).
- This ADS is only allowed in Planning Subareas 3.1 through 3.6 (as approved and established by PA3&4 Master & Subarea Plans PA22-0067).

Project Benefits:

- The appropriate on-site (and off-street parking if applicable) shall be provided based on each specific project's needs per the parking analysis described above, including detailed analysis of similar private recreation projects in the Rancho Mission Viejo planned community and/or other similar communities,
- Determining "project specific" parking will reduce the potential for under-utilized parking areas, thereby reducing potential excess impervious surface water quality runoff issues and/or excess evaporative emissions issues and/or excess evaporative emissions.

D-19. Allowed Air-Gap Building Separation for Age-Qualified Planned Concept Detached Dwellings on Fee Simple Lots (3 or more in-a-row): (NEW)

Per the approval of the OC Planning Commission, allow 3-inch minimum and 6-inch maximum side setback from building face to property line (i.e., 6-inch to 12-inch wall separations) for a row of three or more Planned Concept Detached Dwellings:

Project Benefit:

- a. The air-gap composite floor plans (see Exhibits D-19b and D-19e) create an efficient, compact neighborhood layout (see Exhibit D-19i) that will be equivalent to other residential neighborhoods of single-family detached and duplex homes in terms of public health and safety (including emergency access), and general community welfare (including usable private open space and privacy).
- b. Provides a unique housing ownership option not presently available in southern Orange County, with the density of attached housing, the air-gap buildings with no shared walls allow for “fee simple ownership” legal privileges over a real estate property, rather than “air space” condominium ownership.

Performance Standards:

- a. OC Building Official confirmation that all applicable Building and Fire Codes are met (per compliance with the RMV Air-Gap Construction Protocol details depicted on Exhibit D-19h). 3-inch minimum and 6-inch maximum side setback from the property line (i.e., 6-inch to 12-inch wall separations from building-face-to-building-face) to be verified by Structural Engineer per seismic analysis.
- b. Air-gap wall separations allowed only when two single-story walls are adjacent to the shared property line.
- c. Second story elements are allowed only when located 5 feet or more from the property line.
- d. Compliance with the RMV Air-Gap Construction Protocol details contained in Exhibit D-19h – Air-Gap Construction Details.
- e. No roof-decks shall be located immediately adjacent to each other.
- f. The Rancho Mission Viejo Master Maintenance Corporation (Rancho MMC, the master homeowner’s association) Covenants, Codes and & Restrictions (CC&Rs) shall address maintenance, repair, easement rights and other issues related to air-gap residences (see Exhibit D-19g)
- g. Usable Project Open Space requirements may not be satisfied by using Section III.A.2.d.8)a)(4), “Sidewalks and adjacent parkway...”
- h. Planned Community Detached Dwellings per site development standards in Section III.A.2.d.6 Minimum Building Setback requirements shall be met for front setbacks, rear setbacks, and non-air-gap side setbacks.
- i. All required trash receptacles are to be provided within the garage, including trash, recycling and the organic material receptacles soon to be required statewide, and shown for each proposed unit as part of the project Site Development Permit plan.
- j. All A/C units shall be shown for each proposed unit as part of the project Site Development Permit plan and shall not be located in the Usable Private Open Space.
- k. Parking shall be consistent with all other PC Text and/or ADS requirements.
- l. The project Site Development Permit plan shall depict convenient and direct external gate access/ingress and egress from each private yard to the sidewalk/street/alley, such as, but not limited to, a secondary pedestrian access path as shown in Exhibit D19-i below.
- m. All units utilizing access as described in Performance Standard “L” shall have the address number of the unit clearly posted on the gate that provides access to/from the private yard of the unit.
- n. This ADS may be used for a maximum of 500 units only in Planning Areas 3 and 4.

- o. A minimum of 200 square feet of Usable Private Open Space per unit is required under this ADS and must be shown on a lot-by-lot basis
- p. ADS D4-a may not be used in combination with this ADS (Planned Concept minimum building setback requirements).
- q. ADS D-8 may not be used in combination with this ADS (lots greater than 3,000 SF).
- r. ADS D-17 may not be used in combination with this ADS (roof decks).
- s. Standard 13-D fire sprinkler systems are required for each unit.
- t. All internal, local streets of any development utilizing this ADS shall be designated as private streets.
- u. Parking reductions, through the use of the Site Development Permit process or ADS, will not be allowed.

Exhibit D-19a – Single Level Elevations



Exhibit D-19b – Single Level Floorplans:



Exhibit D-19c – Single Level Roof Plans:

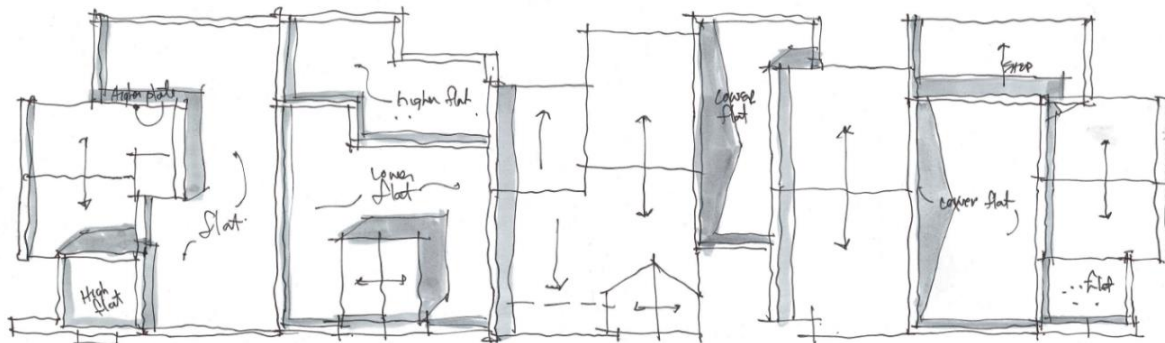


Exhibit D-19d – Two Story Option Elevations



Exhibit D-19e – Two Story Option Floorplans:



Exhibit D-19f – Two Story Option Roof Plans:

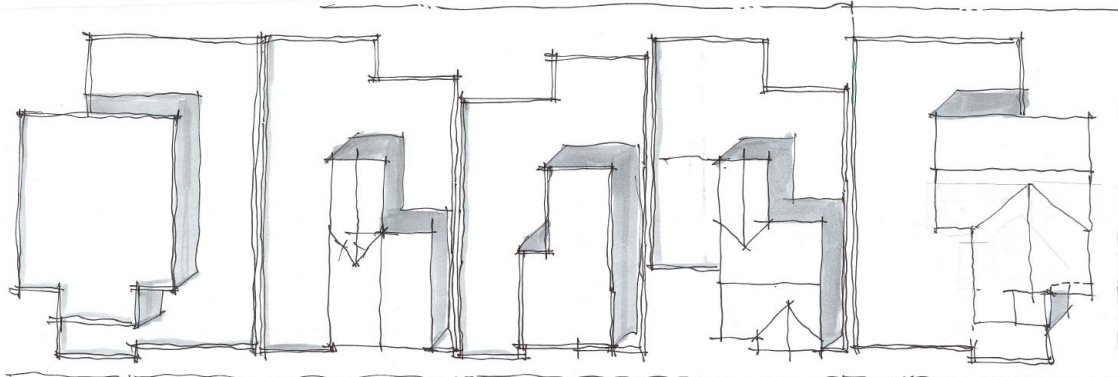


Exhibit D-19g – Master CC&Rs – Draft Air Gap Supplemental Declaration Insert

Proposed Addition to form of Supplemental Declaration for Clarification:

Rancho Mission Viejo Master Maintenance Corporation (Rancho MMC, the master homeowners association) would add a supplement to the relevant provisions in the Master Covenants, Codes and & Restrictions (Master CC&Rs) to clarify the obligations related to Air Gap residences:

- A. **Disclosure regarding Connected Residences.** Lots ___ to ___ of Tract No. _____ are designated as residential Lots, as defined in the Master Declaration. The Residences on these Lots are free-standing structures each located on a separate, individual Lot. The Residences are approximately 6 to 12 inches apart with no shared walls. The Residences are connected at the front and back by weather-sealed control-joints over the space between them. The control-joints, weather-proofing Improvements and attachment devices that connect the two Residences are the “**Shared Features**”. The Residences attached by the Shared Features are “**Connected Residences**”. All of the provisions of the Master Declaration applicable to Lots in general apply to each of the Lots in this Phase. Each Lot Owner will be responsible for maintaining, repairing and replacing all Improvements on the Owner’s Lot. In addition, each Lot Owner has the responsibility for maintaining the Shared Features and working with the Owners of the other Connected Residences to ensure that their Residences are properly maintained.

Additional Restrictions Include:

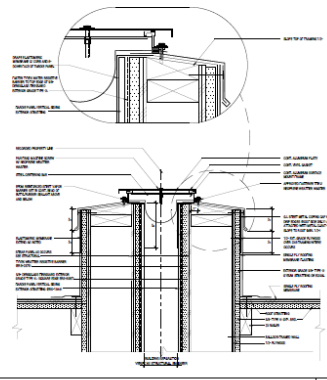
- 1. Shared Features.** The cost of reasonable maintenance, repair and replacement of the Shared Features shall be shared equally by the Owners of the Connected Residences. If Shared Features are destroyed or damaged, the Owner of either Connected Residence may restore the Shared Features to their undamaged condition, unless another design has been approved by the Aesthetics Review Committee and agreed to by the Owners of both Connected Residences. An Owner who negligently or willfully causes a Shared Feature to require maintenance work, repair or replacement shall bear the whole cost of the necessary maintenance along with the whole cost of any work required to repair any damage to the Connected Residences caused by the Owner’s negligent or willful actions. The right of any Owner to contribution from any other Owner under this Subsection is appurtenant to each Owner’s Lot and passes to such Owner’s successors in title. If an Owner fails to cooperate, the other Owner is entitled to proceed to enforce the Master Declaration. Rancho MMC is not obligated to maintain the Shared Features nor enforce this provision.
- 2. Termite Eradication.** Each Owner is responsible for preventing and eradicating termites and other wood-destroying pests and organisms within the Owner’s Residence. Each Owner is responsible for eradicating infestations within the Owner’s Residence upon detection. The Owners of the Connected Residences may work together to have all of the Connected Residences fumigated at the same time. If, for any reason, a Connected Residence cannot be fumigated concurrently with the others, other pest control methods must be used.
- 3. Easements and Cooperation.** Each Owner shall have the easement rights described and reserved for Owners in the Master Declaration, Section 7.8. Such provisions allow Owners of Connected Residences easements and entry rights on adjacent property in order to perform maintenance and repair, and reciprocal easements for drainage of water over, across and upon adjacent Lots. The Owners of Connected Residences are obligated to cooperate with each other to address issues affecting the Connected Residences.

B. Proposed Disclosure for Buyers:

The Residence you are purchasing is a separate free-standing structure connected to the adjacent Residence only by weather-sealed control-joints. All of the provisions of the Master Declaration applicable to Lots apply to each of the Lots in this Phase. The Supplemental Declaration for your Residence includes additional restrictions addressing this style of Residence. In your purchase of this Residence, consider the following:

1. **Maintenance.** You are responsible for maintaining all of your home, including the roof, structure, walls and floor. There is a 4-to-8-inch gap between your home and the neighbor's home. You must not pierce that gap. You and your neighbor share responsibility for maintaining the weather-sealed control-joints that connect your homes. However, if you are negligent or deliberately damage it, you must pay to repair or replace it. Each homeowner must maintain their own structure and (if necessary) they must work together to maintain (i) the walls facing each other within the 6" to 12" gap or (ii) the Shared Features. You must first contact the Owner of the Connected Residence and allow them 30 days to respond. If they don't respond within the 30 days you must notify them of the date and time of the repairs and the access required from their home. You must repair all damage done to their home resulting from the repairs.
2. **Pest Control/Termite Tenting.** Because your home is so close to your neighbor's home, you may not be able to 'tent' your home unless your neighbor also tents his or her home, but your neighbor is not obligated to agree to tent. There are effective alternatives to tenting. You may be required to use one of these alternatives, even if it is more expensive than tenting. Many pest control companies offer annual pest control contracts that include regular inspection and control of termites. You may wish to enter into such a contract on close of escrow as a preventative measure.
3. **Damage to Neighboring Homes.** Because your home is so close to the neighboring home, it is possible that something from your home could damage the neighbor's home. For example, water could leak from your home and flood, possibly into the space between the homes. If you caused the leak because you were negligent or did something deliberately, you will be responsible for repairing both your home and your neighbor's home. The cost may or may not be covered by your homeowners insurance. If a leak occurs and there is no negligence or deliberate conduct, then each owner will be responsible for repairing his or her own property.
4. **Easements/Entry Rights.** The Master Declaration reserves easements over your home and your neighbor's home for a variety of reasons including:
 - Maintenance and repair of utility services
 - Drainage
 - Maintenance and repair of any improvement installed by the master developer or homebuilder
 - Encroachments
 - Accommodating settling, minor engineering and construction variances and overhanging architectural features.If your neighbor needs to enter your home to perform work, you must allow your neighbor to do that. The neighbor must not damage your property and must do the work at an agreed to time. You have the same rights to enter your neighbor's home, if you need to.
5. **Cooperation.** As you can see from this summary, you must only purchase this home if you are willing to be considerate of your neighbor and if you are willing to work with your neighbor to maintain shared improvements and address shared concerns.

Exhibit D-19h – Air-Gap Construction Details



EXPANSION DETAIL AT PARAPET TO PARAPET

PRODUCT SPECIFICATION

- EXPANSION JOINT HARDWARE TO BE BY JOINT MASTER EXPANSION JOINT SYSTEM.
- ALL PRODUCT SUBSTITUTIONS TO BE APPROVED BY THE COUNTY OF ORANGE C.B.D.
- MAINTENANCE, SERVICEABILITY AND INSPECTION OF THE EXPANSION HARDWARE SHALL BE ADMINISTERED BY THE HOA/HOME OWNERS ASSOCIATION.
- ALL SHEET METAL FLASHING TO BE SLOTTED.
- ONE HOUR WALLS: ALL FACE LAYERS WITHIN THE AIR GAP SHALL HAVE JOINTS TAPED WITH STEEL TAPE OR FIBER MESH TAPE AND FASTENED HEAD.

2016 C.R.C. CODE COMPLIANCE

R3 OCCUPANCY

SECTION 11.2.1.1 RESIDENTIAL GROUP R

R-3 RESIDENTIAL OCCUPANCE WHERE THE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE AND NOT CLASSIFIED AS GROUP R-1, R-2, R-2.1, R-3.1, R-4 OR 1 INCLUDING BUILDINGS THAT DO NOT CONTAIN MORE THAN TWO DWELLING UNITS.

18 TYPE CONSTRUCTION

MFR-100 FIRE SPRINKLER SYSTEM

R313.2 ONE- AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS

AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS.

R313.2.1 DESIGN AND INSTALLATION

AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313.3 OR NFPA 130.

R302.1 EXTERIOR WALLS

CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION R313.3 SHALL COMPLY WITH TABLE R302.1(2).

WALLS = 0 FEET FIRE SEPARATION DISTANCE = 1 HOUR- TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 WITH EXPOSURE FROM THE OUTSIDE

PROJECTIONS = LESS THAN 3 FEET = NOT ALLOWED

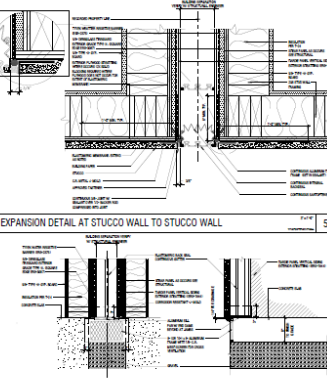
OPENINGS IN WALLS = LESS THAN 3 FEET = NOT ALLOWED

PENETRATIONS = LESS THAN 3 FEET = COMPLY WITH SECTION R302.4

R302.3 TWO-FAMILY DWELLINGS

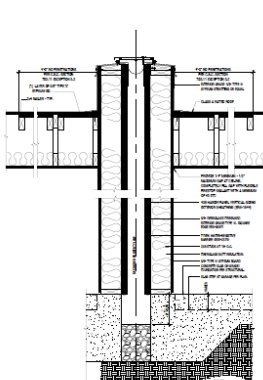
DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY WALL AND FLOOR ASSEMBLIES HAVING NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING WHERE TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263. FIRE-RESISTANCE-RATED FLOOR/CEILING AND WALL ASSEMBLIES SHALL EXTEND TO AND BE TIGHT AGAINST THE EXTERIOR WALL AND WALL ASSEMBLIES SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF ROOF DRAUGHTING.

GENERAL NOTES AND SPECIFICATIONS



EXPANSION DETAIL AT STUCCO WALL TO STUCCO WALL

EXPANSION DETAIL AT GRADE TERMINATION



PROPERTY LINE WALL AT FOUNDATION

EXTERIOR WALL ELEMENT	FIRE RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	1 hour minimum in accordance with ASTM E119 or UL 263 with exposure from the outside	0 feet
Projections	Fire-resistance rated	3 feet ¹
	Not allowed	0 feet
Openings in walls	Fire-resistance rated	1 foot on the outside ²
	Not allowed	0 feet
Penetrations	Not allowed	< 3 feet
	Unlimited	0 feet
	Comply with Section R302.4	< 3 feet
	None required	3 feet ³

TABLE R302.1(2) EXTERIOR WALLS—DWELLINGS AND ACCESSORY BUILDINGS WITH AUTOMATIC RESIDENTIAL FIRE SPRINKLER PROTECTION

¹ For 0 to 3 feet.

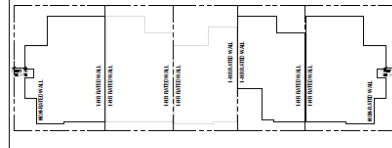
² For 0 to 3 feet.

³ For exposure distance for untested exterior walls and other projections shall be permitted to be reduced to 0 feet, and untested exterior openings and penetrations shall be permitted, when the distance for untested exterior walls is 0 feet or more in walls with the opposite side of the property line.

⁴ The seal and fire resistance rating shall be permitted to be reduced to 0 feet on the outside of the space if fireblocking is provided from the wall top plate to the underside of the roof sheathing.

⁵ The seal and fire resistance rating shall be permitted to be reduced to 0 feet on the outside of the same provided that gable roof openings are not sealed.

NOTE: FIRE SEPARATION DISTANCE MEASURED TO FACE OF WALL PROJECTIONS.



SITE PLAN - SINGLE STORY AIR GAP PRODUCT ON A FREE SIMPLE TRACT MAP

WHA

RMV PROTOTYPE AIR GAP DWELLING UNITS CALIFORNIA RANCHO MISSION VILLO

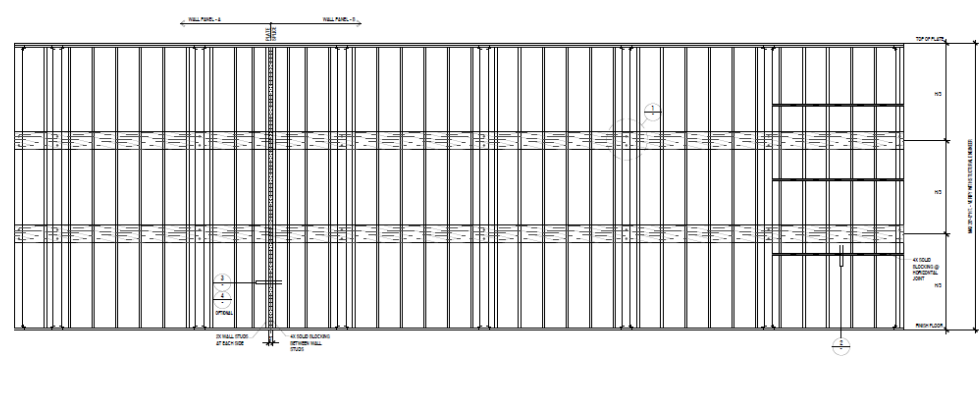
REVISIONS

NO.	DATE	DESCRIPTION

PARTY WALL EXHIBIT: SINGLE STORY WOOD CONSTRUCTION AIR GAP PRODUCT

NO.	DATE	DESCRIPTION

08/15/19 A1.0



TYPICAL SINGLE STORY WALL ELEVATION

WHA

RMV PROTOTYPE AIR GAP DWELLING UNITS CALIFORNIA RANCHO MISSION VILLO

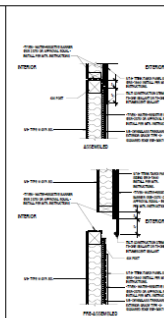
REVISIONS

NO.	DATE	DESCRIPTION

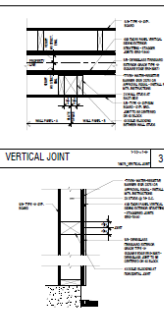
PARTY WALL EXHIBIT: SINGLE STORY WOOD CONSTRUCTION AIR GAP PRODUCT

NO.	DATE	DESCRIPTION

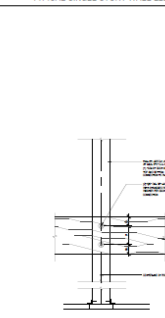
08/15/19 A2.0



VERTICAL JOINT - OPTION A



HORIZONTAL JOINT



LEDGER TO FULL HEIGHT POST CONNECTION

WHA

RMV PROTOTYPE AIR GAP DWELLING UNITS CALIFORNIA RANCHO MISSION VILLO

REVISIONS

NO.	DATE	DESCRIPTION

PARTY WALL EXHIBIT: SINGLE STORY WOOD CONSTRUCTION AIR GAP PRODUCT

NO.	DATE	DESCRIPTION

08/15/19 A2.0

Exhibit D-19h – Air-Gap Construction Details (continued)

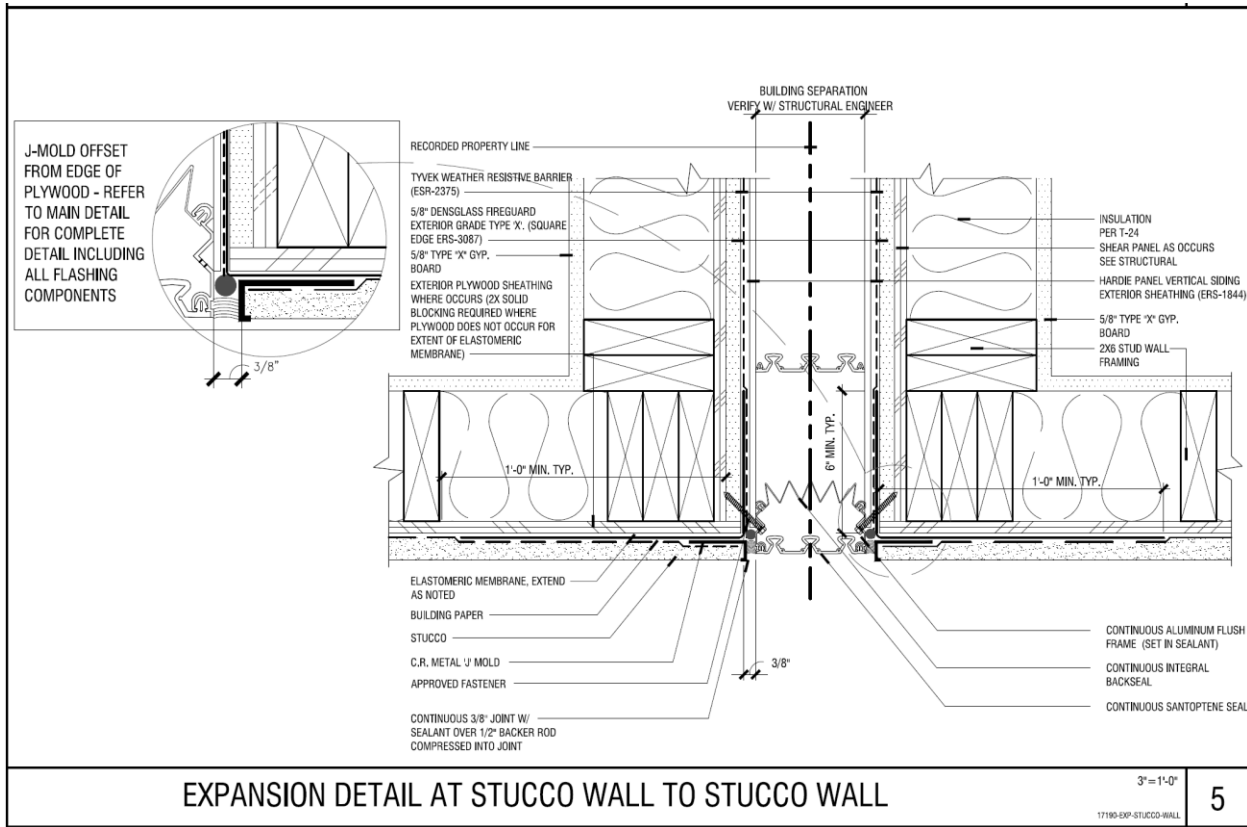
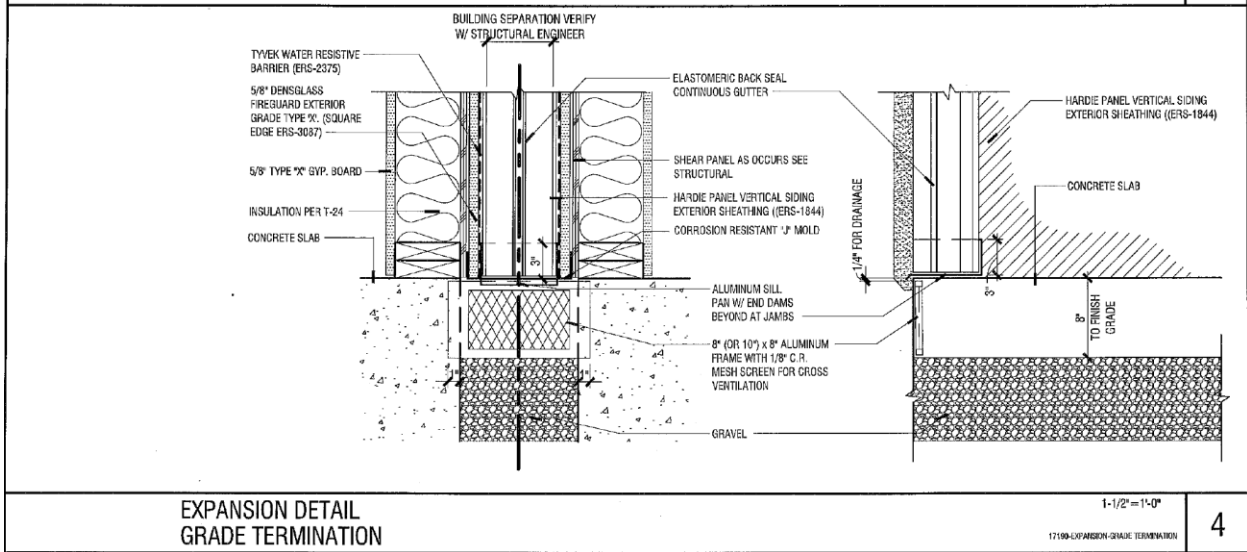


Exhibit D-19h – Air-Gap Construction Details (continued)

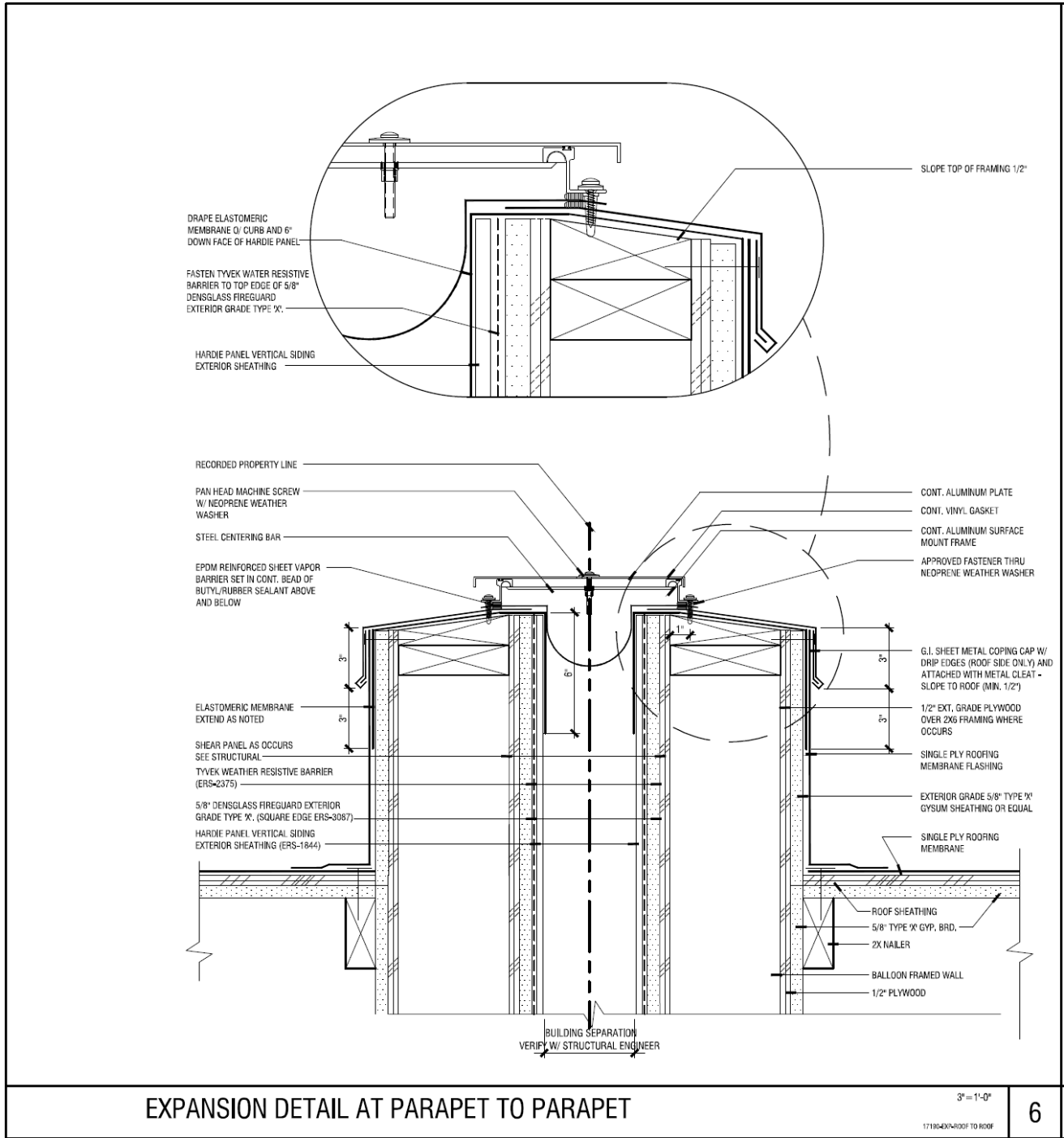


Exhibit D-19i – Air-Gap Prototype Plotting Study (Conceptual)



D-21. Expanded Hours of Operation of Recreation Uses: *(NEW)*

Per the approval of the OC Planning Commission, modify Ranch Plan PC Program Text Recreation Site Development Standard III.B.d.4. to allow hours of operation from 6:00am to 10:00pm.

Project Benefits:

- Allowing workout times and meeting times suited to all residents

Performance standards:

- If outdoor uses are proposed between 9:00pm and 10:00pm, sound attenuation of residential uses are required if within 300 feet of proposed outdoor use(s), or per the distance specified in the project acoustical report prepared by the developer/builder, whichever distance is greater.
- No outdoor uses allowed before 7am

D-22. Mixed Use (UAC) and Neighborhood Center (Commercial) Wall Signage Specifications: *(NEW)*

Per the approval of the OC Planning Commission, allow a reference within Ranch Plan PC Program Text Section III.L.2.b. "Wall Signs" to the following requirements of the current OC Zoning Code Section 7-9-114.9(b)(3):

Maximum sign area: In Mixed-Use [UAC in Ranch Plan community] and Commercial [Neighborhood Center in Ranch Plan community] Districts ... the maximum allowable, permittable sign area on a lot for permanent signs, exclusive of the area of exempt signs, is as follows:

- a. Two (2) square foot of sign area is allowed for each linear foot of building frontage, up to a maximum of one hundred fifty (150) square feet for each sign and six hundred (600) square feet for all signs for each entity.*
- b. If the building frontage of any entity is less than fifty (50) feet, only one (1) sign having a maximum area of fifty (50) square feet shall be permitted.*

Performance Standards:

- Compliance with all other applicable aspects of Ranch Plan PC Program Text Section III.L:
- Illuminated signage shall not face residential units located within 200 feet

Project Benefits:

- Ease of identification of businesses by motorists and pedestrians.

ATTACHMENT 4

D-3. Reduced Age Qualified Parking

Per the approval of the Planning Commission, allow the following modifications to Zoning Code Section 7-9-70.3 regarding parking requirements for Ranch Plan Age Qualified (55+) housing. An additional detailed parking analysis would only be required if an applicant requests deviations from the following parking standards.

- a. **Requirements for Age Qualified Dwellings with Dedicated Garages:**
 - i. **Conventional Single-Family Detached Dwellings**
 - ii. **Planned Concept Detached Dwellings**
 - iii. **Multiple-Family Dwellings**

This modification to the Off-Street Parking Regulations of the County of Orange Zoning Code Table 7-9-70.3 for Attached or detached single-family dwellings requires a two-car garage (unless expressly allowed otherwise – e.g., ADS D-12) for each single-family Age Qualified detached dwelling unit.

At least 75% of all Age Qualified Dwelling two-car garages must be side-by-side. The remaining 25% may be end-to-end (tandem) garages, with both spaces counted fully towards meeting the two-spaces-per-unit requirement.

Each Age Qualified attached dwelling unit (more than one dwelling per building site) requires two spaces along with an additional 0.2 guest spaces per unit.

Conventional Single Family and Planned Concept Detached Dwelling projects in compliance with this ADS are also to be in compliance with County Standard Plan 1107, as modified to allow local streets with residential frontage and driveways on both sides, but parking on one side only:

- 28-foot wide streets (curb-face to curb-face) with traffic levels of up to 200 average daily trips (ADT).
- 30-foot wide streets (curb-face to curb-face) with traffic levels of from 200 to 500 average daily trips (ADT).

Performance Standards:

- Age Qualified (55+) dwellings only, as defined by the Ranch Plan PC Program Text Section IV (Senior Citizen Housing).
- Two parking spaces required per dwelling (no driveway space required) per one of the following methods:
 - Conventional side-by-side garage, per ZC 7-9-70.3 (a)(1)
 - Tandem garage up to a maximum of 25% of dwelling units within each Age Qualified project area as stated above.
 - Single-car garage serving single-family detached dwellings of less than 1,300 square feet, plus a second required parking space that shall be provided either in a driveway (minimum 18 feet in length), or on-street or off-street within 200 feet, as allowed by ADS D-12.
- At the tentative tract map level (and site development permit level for Planned Concept Detached Dwellings and Multiple-Family Dwellings) the applicant must demonstrate to Land Development staff that 0.2 required guest parking spaces per dwelling are provided either in a driveway (at least 18' length behind back-of-sidewalk), or on-street within 200' of the dwelling. This parking tabulation shall be based on 22-foot long parallel parking space lengths, working within the constraints of 16-foot wide driveway aprons, fire hydrants, corner curb returns,

etc.

- ADS D-5 (17-Foot Driveways) may not be used in combination with ADS D-3 due to required driveway length.
- ADS D-13 (Tandem Parking) may not be used in combination with ADS D-3 due to different methods and numbers in calculating tandem parking.

Project Benefits:

- A residential village ambiance with less uninterrupted hardscape.
- Less pavement results in better water quality through percolation (due to less impervious surface) and a more livable micro-climate (less heat gain due to pavement near homes).
- Equivalent ease of circulation and traffic safety.
- Equivalent access for fire and emergency vehicles

b. **Parking Requirements for Age Qualified Multiple-Family Dwellings Without Dedicated Garages:**

- Multiple-Family Dwellings served by Parking in Common**
- Independent Units in Continuing Care Retirement Community (CCRC) Projects**

For all Age Qualified multiple-family dwellings without dedicated garages, this proposed Alternative Development Standard would require 1.25 parking spaces per dwelling unit, which includes guest, visitor and staff parking.

Performance Standards:

- Age Qualified (55+) dwellings only, as defined by the Ranch Plan PC Program Text Section IV (Senior Citizen Housing).

D-4a. Planned Concept Detached Dwellings Setbacks: (MODIFY)

Per the approval of the OC Planning Commission, allow the following modifications to further define Planned Community Program Text Section III.A.2.d.6 setback requirements for Planned Concept Detached Dwellings.

1) Minimum Building Setback Requirements:

a) Front:

- i. Where primary (front-door) access is from a street, twelve (12) feet minimum from the back of street curb or three (3) feet from the property line/street right-of-way, whichever is greater; except for garages, which have their own standards.
 - 1. Unit #1, Exhibit D4a-1: Detached Cluster Configuration with Lane Access
 - 2. Unit #1, Exhibit D4a-2: Detached Cluster Configuration with Paseo Access
- ii. Where primary (front-door) access to individual dwelling units is from a private drive or alley, the front setback shall be a minimum of fifteen (15) feet from the centerline of the alley or five (5) feet to the primary accessway, whichever is greater.
 - 1. Unit #2, Exhibit D4-1: Detached Cluster Configuration with Lane Access
- iii. Where primary (front-door) access to individual dwelling units is from a motor court; the front, side and rear setbacks are often difficult to determine. In these instances, the wall that includes the front door shall be deemed the "front wall" of that dwelling.
 - 1. Unit #3, Exhibit D4a-1: Detached Cluster Configuration with Lane Access
 - 2. Units #2 and #3, Exhibit D4a-2: Detached Cluster Configuration with Paseo Access

b) Rear: Minimum five (5) feet from property line, or if there is no individual building site property line, from the boundary of the private use common area. Notwithstanding, if the rear setback is adjacent to an alley, then the setbacks shall be three (3) feet to the property line or fourteen (14) feet to the centerline, whichever is more restrictive.

c) Side not abutting street: Six (6) foot minimum for one side only, or eight (8) foot minimum aggregate total for both sides (see exhibit D4a-3). Building separation shall be 6 feet or more from face-of-finish to face-of-finish (see Exhibit D4a-3) and the Site Development Permit criteria for Planned Concept Single Family Detached projects shall be expanded to include the following (as applicable):

- (1) For side building separations with a minimum of six (6) feet from face-of-finish to face-of-finish, at the Site Development Permit and Vesting Tentative Tract Map levels the applicant shall provide ownership and easement details that allow for coordinated landscape, hardscape and drainage.
- (2) For side building separations of eight (8) feet or greater from face-of-finish to face-of-finish the setback of the two side property lines either shall be

at least (4) feet each, or one side property line setback shall be zero while the other side property line setback shall be eight (8) feet or greater (see exhibit D4a-3) and will comply with (3) below.

- (3) For any side building separation, confirmation that applicable Building and Fire Codes will be met.
 - (4) For any side building separation, review of fencing and window placement pertaining to privacy.
 - (5) Any encroachments into the setback area shall leave a minimum three (3) foot path along the building (excluding roofs and roof eaves).
- d) Side abutting street: Five (5) feet minimum from property line.
- e) Patios: No attached or detached covered patio shall be located closer than three (3) feet to a property line, as measured from the nearest supports for the structure. For a corner lot, the minimum setback from any patio structure (as measured from each street-side property line) shall be increased to five (5) feet. Covered patios may be completely screened, including all exterior walls and ceilings, with fully ventilating screening material.
- f) Projections into required setbacks: Eaves, cornices, chimneys, outside staircases, balconies, media niches and other similar architectural features may project four (4) feet into any required front, rear or side setback or within one (1) foot of the property line, whichever produces the least projection into the setback. Any such projections into the setbacks must be consistent with applicable fire and building codes regarding separation of structures. In addition, where primary (front-door) access to individual dwelling units is from a private drive or alley (Section 1)a.i. above) second-story cantilevered architectural elements not to exceed 50% of the frontage on any given private drive alley, may project three (3) feet into required front setbacks, for a second story front setback of twelve (12) feet from the centerline of the alley.
- g) In conditions where the building separation between two dwelling units is less than 8 feet but equal to or greater than 6 feet from face-of-finish to face-of-finish:
1. Required 150 square foot Usable Private Open Space area shall average at least 8 feet in width, shall be a minimum of at least 6 feet in width, and shall meet the three-to-one (3:1) length to width ratio.
 2. A non-buildable easement is required and additionally shall prohibit:
 - a. Structures that do not require building permits, including, but not limited to, storage sheds.
 - b. Open flames (barbecue, fire pit etc.)
- h) In addition to g) above, in conditions where the building separation between two dwelling units is 6 feet from face-of-finish to face-of-finish:
1. Architectural projections are not allowed between the units (i.e., "chimneys, outside staircases, balconies, media niches and other similar architectural features").
 2. Rated roof projections of up to 12 inches (roof eaves and fascia) are only allowed to cross a zero-lot line per a non-buildable easement to be depicted on the Vesting Tentative Tract Map and on the Final Tract Map.
 3. Emergency ingress/egress serving bedrooms adjoining zero lot line property to be confirmed at Site Development Permit level of County review.

Performance Standards:

- Irrigated landscaping required within private drives, alleys and motorcourts.
- Roll-up garage doors with remote-controlled openers.
- Five (5) foot setback from front-doors on private drives, alleys and motorcourts to the primary accessway, which shall be identified on the Site Development Permit and Precise Grading Plan.
- Building separation must comply with California Residential Code.
- Driveways must be at least 18 feet in length or more, or 7 feet or less.
- ADS D-5 (17-Foot Driveways) may not be used in combination with ADS D-4a due to ADS D-4a requiring driveway lengths of 18 feet or more, or 7 feet or less.
- ADS D-8 (Planned Concept Residential Lots Greater than 3,000 Square Feet) may not be used in combination with ADS D-4a to prevent the negative impacts to required parking if side separation is less than 8 feet.
- ADS D-8 may be used in combination with ADS D-4a only if side separation is 8 feet or greater (per ADS D-4a section 1)c)(2) above) and Usable Private Open Space per dwelling unit is at least 500 square feet in size.
- ADS D-9 may not be used, if utilizing ADS D-8 with ADS D-4a, to ensure that all required parking is provided off-street and on-site.

Project Benefits:

- Increased residential density.
- Equivalent ease of circulation and traffic safety.
- Equivalent access for fire and emergency vehicles.

- FRONT
- SIDE
- REAR
- PL.

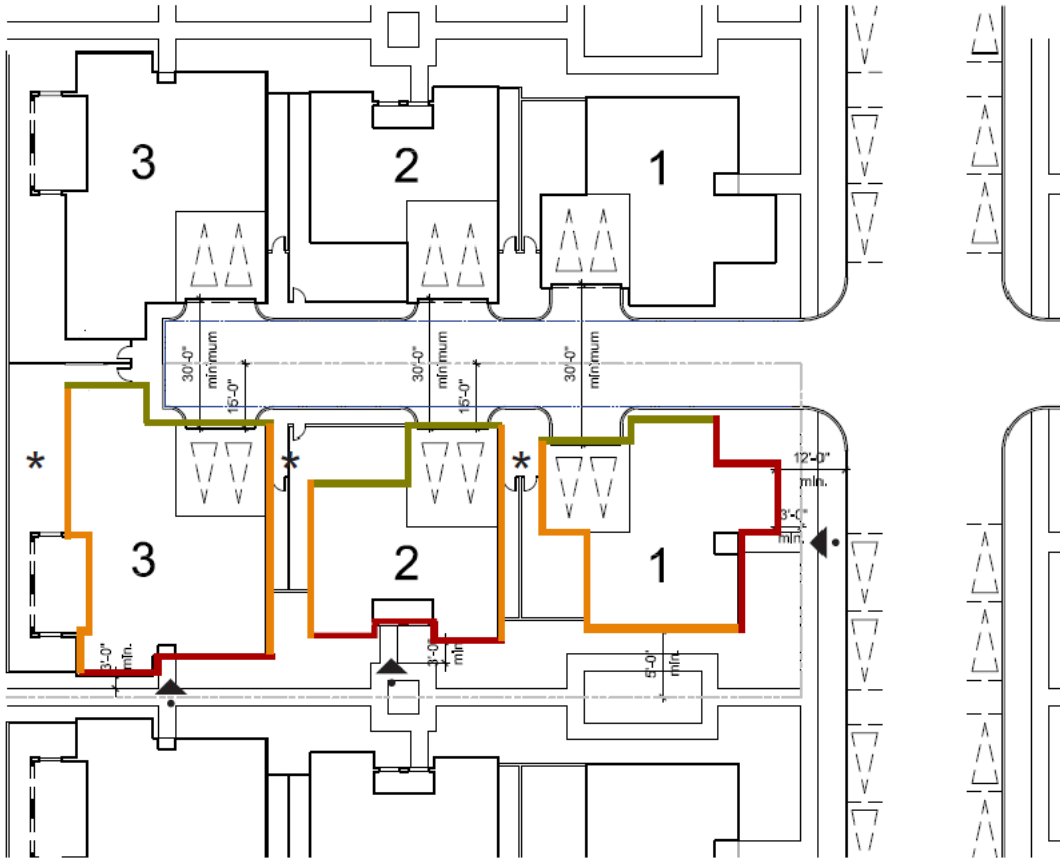


D4a - Detached Cluster Configuration with Lane Access

* Per Ranch Plan Planned Community Program Text Section III.A.2.d.6)c) and Exhibit D4-3

Exhibit D4a-1

- FRONT
- SIDE
- REAR
- P.L.



D4a - Detached Cluster Configuration with Paseo Access

* Per Ranch Plan Planned Community Program Text Section III.A.2.d.6)c) and Exhibit D4-3

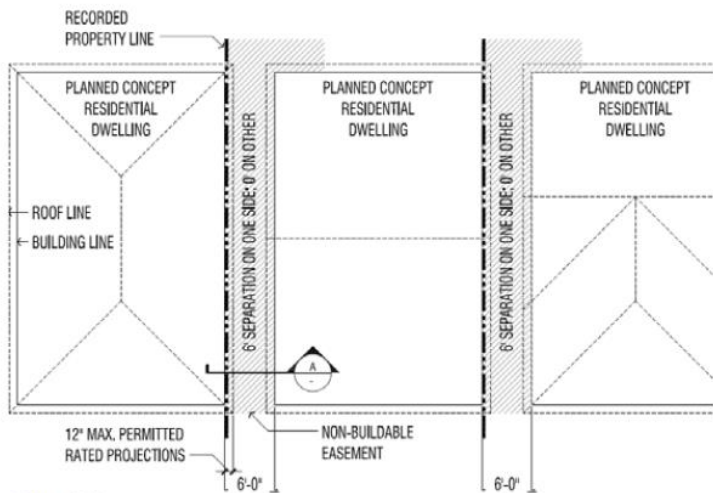
Exhibit D4a-2

Exhibit D-4a-3

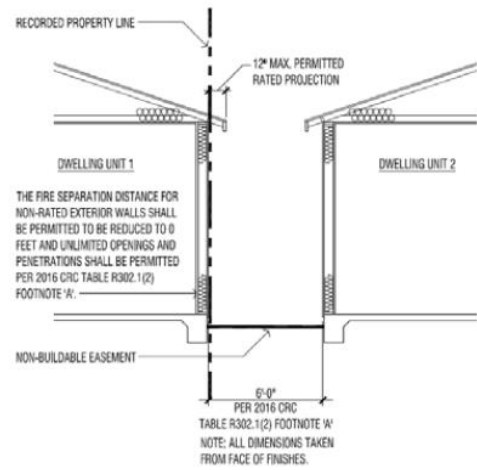
6'-0" Minimum Building Separation

(Per 2016 CRC Chapter 3, Table 302.1(2) Footnote 'A')

*Note: Building separation is from face of finish to face of finish.



Plan View



Section View

8'-0" or Greater Building Separation

Four (4) Feet Setback



Zero Lot Line Setback



D-5. **17-Foot Driveways** (*New Modification*)

Per the approval of the Planning Commission, define all residential Garage and Carport Placement minimum setbacks contained in the Ranch Plan PC Text (Driveway requirements in Conventional Single Family Detached Dwellings, Planned Concept Detached Dwellings, Multiple-Family Dwellings, Estate Dwellings, Senior Housing and Home Based Business Enclaves), as follows:

The setbacks to the point of entry into a garage or carport shall be:

- Private streets, alleys or motorcourts: Seven (7) feet or less, or seventeen (17) feet (assuming a roll-up garage door; eighteen (18) feet required if no roll-up garage door) or more from the back of sidewalk or, if there is no sidewalk, from the back of curb.
- Public streets: Minimum eighteen (18) feet

Garage structures may be constructed with no minimum setback from any side or rear property line not abutting a street.

Performance Standards:

- Roll-up garage doors with remote-controlled openers

Project Benefits:

- Increased residential density.

D-9. Planned Concept Detached Dwellings Parking (Bedroom Count):

Parking for Planned Concept Detached Dwellings to be provided per the bedroom-count parking generation method (OC Zoning Code Table 7-9-70.3: Off-Street Parking Requirements for Residential Uses - Two (2) or more dwelling units on one (1) building site (Multifamily).

Performance Standards:

- Compliance with all other aspects of Ranch Plan PC Program Text Section III.A.2 (Planned Concept Detached Dwellings Site Development Standards), including a density greater than 8.0 dwelling units per acre and lot sizes less than 3,000 square feet (unless modified by ADS D-8).
- Located on a private alley, drive or motor court, not a public residential street.
- For public streets, up to 20% of the total required (non-guest) parking is allowed on the street. However, on-street parking (including both required and guest parking) may not exceed 75% of the street's available parking capacity.
- For private streets, up to 25% of the total required (non-guest) parking is allowed on the street. However, on-street parking (including both required and guest parking) may not exceed 90% of the street's available parking capacity.
- If adjacent surrounding land uses utilize on-street parking to meet their own parking requirements, that on-street parking capacity may not be utilized by the new development. For example, if an adjacent development utilizes 50% of a private street's available parking capacity, then the new development can only utilize the remaining 40% of that private street's available parking capacity.

Project Benefits:

- Increased housing choices in price range affordable to "first-time" and "move-down" homebuyers.
- Equivalent compliance with all aspects of Ranch Plan PC Program Text Section III.K. and OC Zoning Code Section 7-9-70.3: Off-Street Parking and loading regulations).
- Equivalent ease of circulation and traffic safety.
- Equivalent access for fire and emergency vehicles.

D-10. Bedroom Definition to Determine Parking Requirements

Clarification of what is classified as a bedroom, for the purposes of determining parking requirements per OC Zoning Code Table 7-9-70.3 for Two (2) or more dwelling units on one (1) building site (Multifamily) to apply to all Ranch Plan housing types as follows:

Notes:

1. For purposes of determining parking requirements per OC Zoning Code Section Table 7-9-70.3 for Two (2) or more dwelling units on one (1) building site (Multifamily), rooms such as dens, studies or sewing rooms may be exempted from being considered a bedroom per performance standards below.
2. This ADS is not a modification to the Zoning Code 7-9-135 definition of bedroom, nor the Ranch Plan PC Program Text Section IV. Definitions (B), but rather clarification for determination of parking requirements for site development standards for Off Street Parking.

Performance Standards:

- Rooms with less than 70 square foot of interior space shall NOT be classified as a bedroom.
- Rooms with more than 70 square foot of interior space with no closet nor bathroom provided directly opening into a room shall NOT be classified as a bedroom.
- Clearly labeled "Not a Bedroom" on submitted plans.

Project Benefits:

- Provides clarity for applicants and staff when determining required parking.

D-11. Residential Guest Parking:

Residential guest parking may be provided on adjacent public and private streets, in addition to being provided off-street, modifying OC Zoning Code Section 7-9-70.3 within the Ranch Plan planned community.

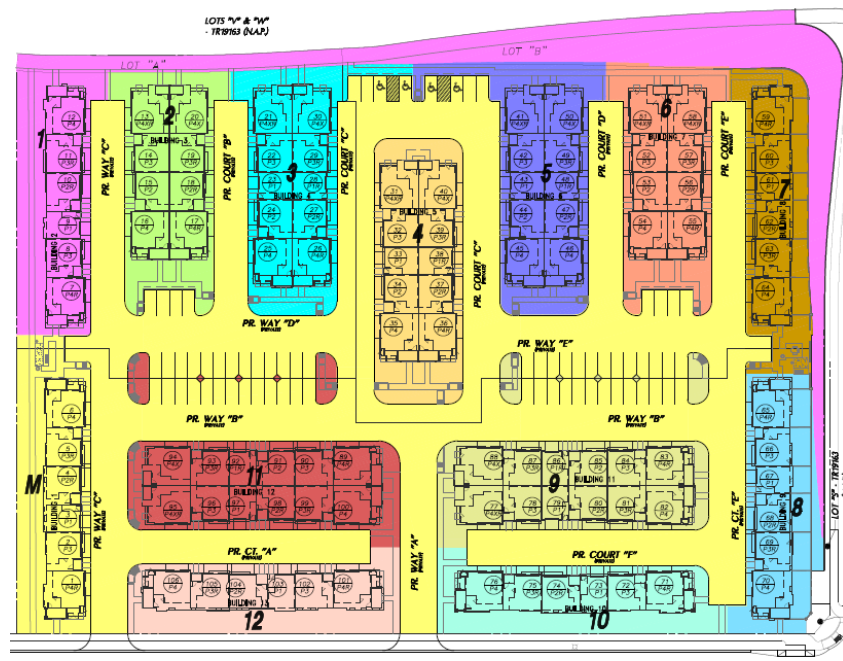
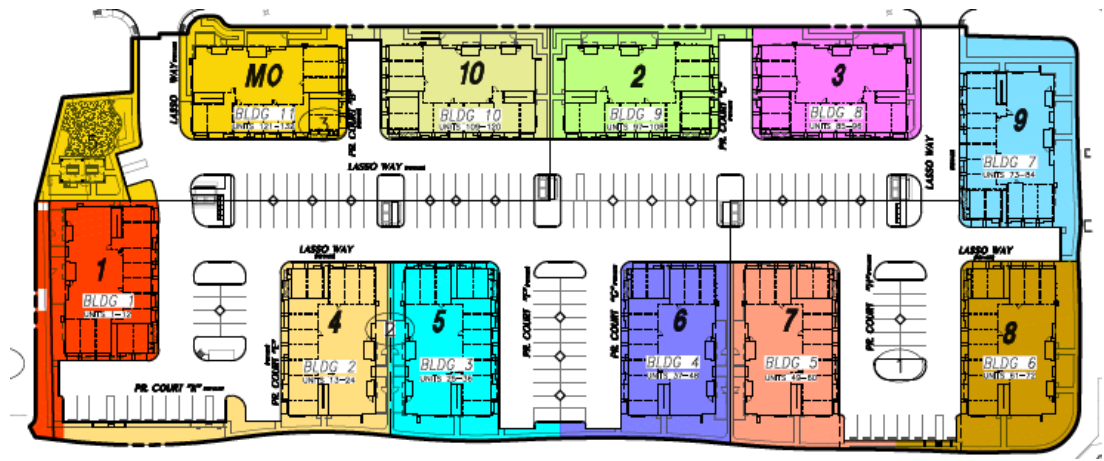
Performance Standards:

- For Conventional Single-Family Detached Dwellings, a parking exhibit showing full plotting of parking spaces must be provided as part of the Model Site Development Permit Plans or tentative tract map plans, whichever comes first.

- For Planned Concept Detached Dwellings:
 - Guest parking must be located within 200 feet walking distance of the front door or to an attached garage with direct access to unit, whichever is closer, of each Age Qualified Planned Concept Detached Dwelling.
 - Guest parking must be located within 200 feet walking distance of the front door or to an attached garage with direct access to unit, whichever is closer, of 75% of non-Age Qualified Planned Concept Detached Dwellings.
 - Guest parking may be located within 300 feet walking distance of the front door or to an attached garage with direct access to unit, whichever is closer, of the remaining 25% non-Age Qualified Planned Concept Detached Dwelling units:
 - Only allowed on sidewalks and/or streets sloped less than 5% for the entire traversable path to facilitate ease of use for pedestrians.
 - The 300-foot walking distance for non-Age Qualified Planned Concept Detached Dwelling units is only allowed in Planning Area 3.
 - All required parking spaces, walking distances and, if applicable, the above-mentioned 25% cap will be determined on a unit by unit, tract by tract basis.
 - All required parking spaces must be shown on a parking exhibit for entire project site as part of the Site Development Permit Plans.

- For Multiple Family Dwellings:
 - For developments greater than 22 dwelling units per net acre, all Guest parking must be located within 200 feet of the front door, the elevator(s) serving the units, or to an attached garage with direct access to unit, whichever is closer, with the exception of Non-Age Qualified Multiple Family Dwellings projects that provide a parking lot centralized to the units being served (see next bullet point below).
 - If a Non-Age Qualified Multiple Family Dwellings project provides a parking lot centralized to the units being served (see examples below – Exhibit D-11), 25% of Guest parking may be located within 300 feet of the front door, the elevator(s) serving the units, or to an attached garage with direct access to the unit, whichever is closer, and the remaining 75% of the Guest parking shall be located within 200 feet of the front door, the elevator(s) serving the units, or attached garage of the remaining units. Guest parking proposed per this performance standard shall not be located on public streets.

Exhibit D-11
Examples of Centralized Parking Lot



- If ADS D-12 (Single-Car Garages for Single-Family Detached Homes) is proposed to be used in combination with ADS D-11, all Guest parking for homes served by a single-car garage must be located within 200 feet of the front door of the dwelling or to an attached garage with direct access to unit, whichever is closer.
- If ADS D-13 (Tandem Parking) is proposed to be used in combination with ADS D-11, all Guest parking for homes served by a tandem garage must be located within 200 feet of the front door of the dwelling or to an attached garage with direct access to unit, whichever is closer.

Project Benefit:

- Provides clarity for applicants and staff when determining required parking and the location thereof
- Increased housing choices in price range affordable to “first-time” and “move-down” homebuyers
- Equivalent ease of traffic circulation and traffic safety
- Equivalent access for fire and emergency vehicles

D-12. Single-Car Garages for Single-Family Detached Homes

Single-car garages (a minimum 10 feet in width and 20 feet in length of unobstructed area) are allowed to serve Planned Concept, Conventional Single-family Detached or Duplex (per ADS D-14) dwellings less than 1,300 square feet, including Age Qualified Housing (55+).

Performance Standards:

- Dwelling units of less than 1,300 square feet must still comply with all other aspects of Ranch Plan PC Program Text Section III.K. (Off-Street Parking) and OC Zoning Code Section 7-9-70.3 (Off-Street Parking Requirements for Residential Uses) – this ADS simply allows one garage space and one uncovered space rather than two covered parking spaces.
- If the garage is served by a public or private street, alley or motorcourt, parking spaces necessary to meet the parking requirements (on-street or off-street) must be provided within 200 feet of the dwelling.
- One driveway parking space in front of a single car garage or a “staggered” garage, 18-foot in length from edge of alley pavement or from back of sidewalk, may be counted toward the unit’s required parking (see Exhibit D-12).
- All required parking spaces must be shown on a parking exhibit for entire project site as part of the Site Development Permit Plans:
 - Guest parking must be located within 200 feet of each unit.
 - For Conventional Single-Family Detached Dwellings, the parking exhibit must be provided as part of the Model Site Development Permit Plans or tentative tract map plans, whichever comes first.
 - For Planned Concept Detached Dwellings, the parking exhibit must be provided as part of the site-wide Site Development Permit plans.
- If ADS D-11 (Single Family Detached On-Street Parking) is proposed to be used in combination with ADS D-12, all guest parking for homes served by a single-car garage must be located within 200 feet of the dwelling.
- ADS D-5 (17-Foot Driveways) may not be used in combination with ADS D-12 because ADS D-12 requires the driveway to be at least 18 feet in length from the back of the sidewalk.

Project Benefits:

- Increased housing choices in price range affordable to “first-time” and “move-down” homebuyers.
- Equivalent compliance with all aspects of Ranch Plan PC Program Text Section III.K. and OC Zoning Code Section 7-9-70.3 (Off-Street Parking Requirements for Residential Uses).
- Equivalent ease of circulation and traffic safety.
- Equivalent access for fire and emergency vehicles.

D-13. Tandem Parking

Full parking credit allowed for tandem garage spaces (11' x 40') per performance standards below:

Performance Standards:

- Compliance with all other aspects of Ranch Plan PC Program Text Section III.K. and OC Zoning Code Section 7-9-70 (Off-Street Parking and loading regulations).
- Garage spaces only; no driveway spaces allowed in front of tandem garages.
- Motorcourts and Alleys: Full parking credit allowed for tandem garage spaces in up to 50% of project-wide residential units located off of motorcourts and alleys
- Private Streets: Full parking credit allowed for tandem garage spaces in up to 50% of project-wide residential units located off of private streets, with curb-separate sidewalks (i.e., with parkways) for sight distance purposes.
- Compliance will be determined on a unit by unit, tract by tract basis per a parking exhibit that must be provided as part of the site-wide Site Development Permit plans or tentative tract map plans, whichever comes first.
- ADS D-3a (Reduced "Age-Qualified" Parking) may not be used in combination with ADS D-13 due to different methods and numbers in calculating tandem parking.

Project Benefits:

- Equivalent compliance with all aspects of Ranch Plan PC Program Text Section III.K. and OC Zoning Code Section 7-9-70 (Off-Street Parking and loading regulations).
- Equivalent ease of circulation and traffic safety.
- Equivalent access for fire and emergency vehicles.

D-15. **“Off-Site” Garages for Single-Family Detached Homes**

Required covered parking spaces (including the provisions of ADS D-9) serving Conventional Single-Family or Planned Concept residential may be located on a separate building site (see exhibit on following page).

Performance Standards:

- Unattached garages shall be located within 200-foot walking distance of each specific dwelling unit being served.
- Compliance with all other aspects of Ranch Plan PC Program Text Section III.K. and OC Zoning Code Section 7-9-70 (Off-Street Parking and loading regulations), including but not limited to maneuverability requirements and compliance with California Disabled Access Requirements (ADA).
- Prior to builder “B” tentative tract map approval applicant shall clarify ownership of proposed off-site garage area and compliance with appropriate setbacks through appropriate methods to ensure that the garage remains associated with the appropriate unit and is used as parking (e.g., CC&Rs).

Project Benefits:

- Increased housing choices in price range affordable to “first-time” and “movedown” homebuyers.
- Equivalent ease of circulation and traffic safety.
- Equivalent access for fire and emergency vehicles.

D-17. Credit Toward Usable Private Open Space

Ground level patios, decks and yards, and decks and balconies on levels above the ground floor may be credited toward the 150 square foot minimum Usable Private Open requirements for Planned Concept Detached Dwellings (PC Text Section III.A.2.d.8)b) per the following performance criteria:

Performance Standards:

- A maximum of one-half (50%, or 75 square feet) of the Usable Private Open Space requirements may be credited to a deck or balcony, with the balance provided at ground level.
- A minimum deck or balcony area of 50 square feet shall be utilized to qualify for usage under this ADS.
- In order for decks or balconies to be creditable toward Usable Private Open requirements:
 - Decks located on the roof are creditable, as long as they do not take sole access through a bedroom or bathroom.
 - Balconies or decks located on the 2nd or 3rd story may be creditable only when immediately adjacent to, and accessible from, the public portion of the residence (i.e., great room, living room, family room, dining room and/or kitchen, etc.). Balconies or decks that have any access point to or from a bedroom or bathroom will not be creditable.
 - Decks and balconies shall be open on one side or more to allow for views and must meet a minimum width/length ratio of 2:1.
 - By code roof decks and balconies must be surrounded by a guardrail. Open rail design is encouraged (see examples on Exhibits D17-1 and D17-2).
- Any deck or balcony located above ground level will not be credited toward Usable Private Open Space in Age Qualified Planned Concept projects.

Project Benefits:

- Equivalent compliance with all aspects of Ranch Plan PC Program Text Section III.A.2.d.8)b).
- Potential increase in home values due to views.

Roof Decks | Representative Imagery

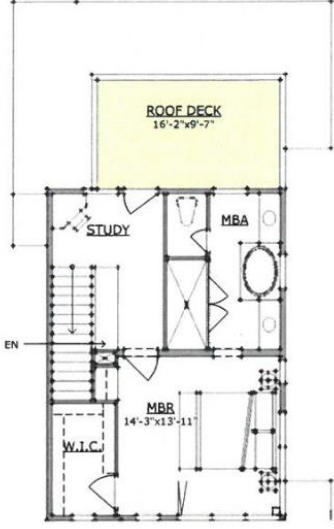


Exhibit D17-1

Balconies | Representative Imagery



Exhibit D17-2

D-18. Director Approval of Alternatives to Off-Street Recreational Parking Requirements:
(NEW)

Per the approval of the OC Planning Commission, the Deputy Director, OC Public Works/OC Development Services has the authority (rather than Zoning Administrator in the following instances) to approve alternatives to off-street parking standards per findings in OC Zoning Code Section 7-9-70.9:

- PC Text III.B.3.a: Private recreation facilities that are to be owned and operated by Rancho MMC (the master homeowners association), including, but not limited to, parks, swimming pools, tennis courts, lakes, clubhouses, stables & trails.

Performance standards:

- This ADS is for private (HOA) recreation facilities only.
- Site Development Permit applications for private recreation facilities shall be accompanied by a parking analysis to determine the parking requirements for each project based on amenities and intended daily operations.
- On a case-by-case basis, on-street parking may be proposed to serve private (HOA) recreational facilities if the parking will be on a public or private street and within 100 feet of the facility project site boundary (on same side of street, and not dedicated to any other use).
- This ADS is only allowed in Planning Subareas 3.1 through 3.6 (as approved and established by PA3&4 Master & Subarea Plans PA22-0067).

Project Benefits:

- The appropriate on-site (and off-street parking if applicable) shall be provided based on each specific project's needs per the parking analysis described above, including detailed analysis of similar private recreation projects in the Rancho Mission Viejo planned community and/or other similar communities,
- Determining "project specific" parking will reduce the potential for under-utilized parking areas, thereby reducing potential excess impervious surface water quality runoff issues and/or excess evaporative emissions issues and/or excess evaporative emissions.

D-19. Allowed Air-Gap Building Separation for Age-Qualified Planned Concept Detached Dwellings on Fee Simple Lots (3 or more in-a-row): (NEW)

Per the approval of the OC Planning Commission, allow 3-inch minimum and 6-inch maximum side setback from building face to property line (i.e., 6-inch to 12-inch wall separations) for a row of three or more Planned Concept Detached Dwellings:

Project Benefit:

- a. The air-gap composite floor plans (see Exhibits D-19b and D-19e) create an efficient, compact neighborhood layout (see Exhibit D-19i) that will be equivalent to other residential neighborhoods of single-family detached and duplex homes in terms of public health and safety (including emergency access), and general community welfare (including usable private open space and privacy).
- b. Provides a unique housing ownership option not presently available in southern Orange County, with the density of attached housing, the air-gap buildings with no shared walls allow for “fee simple ownership” legal privileges over a real estate property, rather than “air space” condominium ownership.

Performance Standards:

- a. OC Building Official confirmation that all applicable Building and Fire Codes are met (per compliance with the RMV Air-Gap Construction Protocol details depicted on Exhibit D-19h). 3-inch minimum and 6-inch maximum side setback from the property line (i.e., 6-inch to 12-inch wall separations from building-face-to-building-face) to be verified by Structural Engineer per seismic analysis.
- b. Air-gap wall separations allowed only when two single-story walls are adjacent to the shared property line.
- c. Second story elements are allowed only when located 5 feet or more from the property line.
- d. Compliance with the RMV Air-Gap Construction Protocol details contained in Exhibit D-19h – Air-Gap Construction Details.
- e. No roof-decks shall be located immediately adjacent to each other.
- f. The Rancho Mission Viejo Master Maintenance Corporation (Rancho MMC, the master homeowner’s association) Covenants, Codes and & Restrictions (CC&Rs) shall address maintenance, repair, easement rights and other issues related to air-gap residences (see Exhibit D-19g)
- g. Usable Project Open Space requirements may not be satisfied by using Section III.A.2.d.8)a)(4), “Sidewalks and adjacent parkway...”
- h. Planned Community Detached Dwellings per site development standards in Section III.A.2.d.6 Minimum Building Setback requirements shall be met for front setbacks, rear setbacks, and non-air-gap side setbacks.
- i. All required trash receptacles are to be provided within the garage, including trash, recycling and the organic material receptacles soon to be required statewide, and shown for each proposed unit as part of the project Site Development Permit plan.
- j. All A/C units shall be shown for each proposed unit as part of the project Site Development Permit plan and shall not be located in the Usable Private Open Space.
- k. Parking shall be consistent with all other PC Text and/or ADS requirements.
- l. The project Site Development Permit plan shall depict convenient and direct external gate access/ingress and egress from each private yard to the sidewalk/street/alley, such as, but not limited to, a secondary pedestrian access path as shown in Exhibit D19-i below.
- m. All units utilizing access as described in Performance Standard “L” shall have the address number of the unit clearly posted on the gate that provides access to/from the private yard of the unit.
- n. This ADS may be used for a maximum of 500 units only in Planning Areas 3 and 4.

- o. A minimum of 200 square feet of Usable Private Open Space per unit is required under this ADS and must be shown on a lot-by-lot basis
- p. ADS D4-a may not be used in combination with this ADS (Planned Concept minimum building setback requirements).
- q. ADS D-8 may not be used in combination with this ADS (lots greater than 3,000 SF).
- r. ADS D-17 may not be used in combination with this ADS (roof decks).
- s. Standard 13-D fire sprinkler systems are required for each unit.
- t. All internal, local streets of any development utilizing this ADS shall be designated as private streets.
- u. Parking reductions, through the use of the Site Development Permit process or ADS, will not be allowed.

Exhibit D-19a – Single Level Elevations



Exhibit D-19b – Single Level Floorplans:



Exhibit D-19c – Single Level Roof Plans:

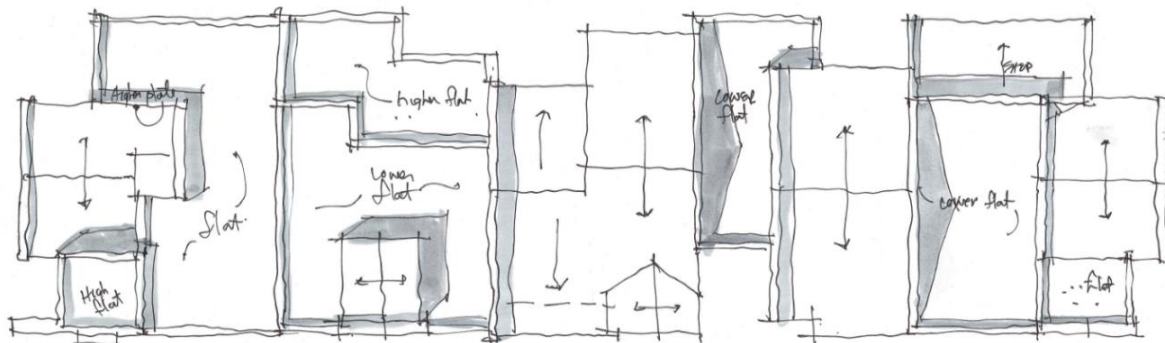


Exhibit D-19d – Two Story Option Elevations



Exhibit D-19e – Two Story Option Floorplans:



Exhibit D-19f – Two Story Option Roof Plans:

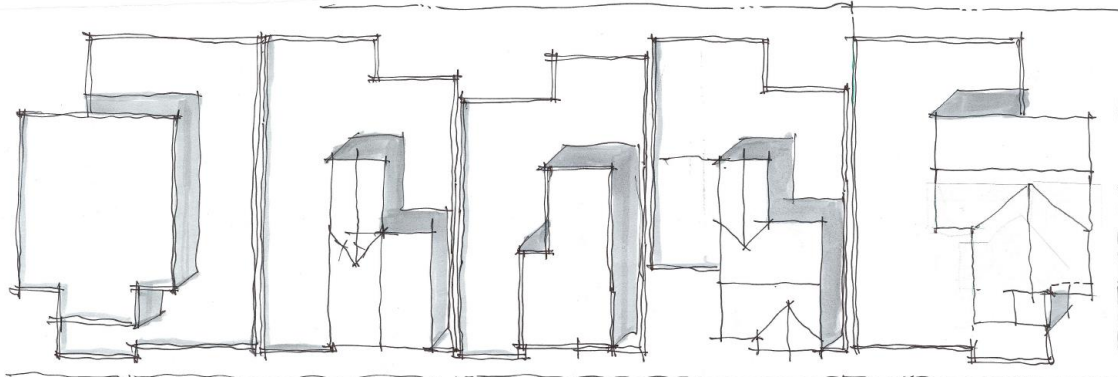


Exhibit D-19g – Master CC&Rs – Draft Air Gap Supplemental Declaration Insert

Proposed Addition to form of Supplemental Declaration for Clarification:

Rancho Mission Viejo Master Maintenance Corporation (Rancho MMC, the master homeowners association) would add a supplement to the relevant provisions in the Master Covenants, Codes and & Restrictions (Master CC&Rs) to clarify the obligations related to Air Gap residences:

- A. **Disclosure regarding Connected Residences.** Lots ___ to ___ of Tract No. _____ are designated as residential Lots, as defined in the Master Declaration. The Residences on these Lots are free-standing structures each located on a separate, individual Lot. The Residences are approximately 6 to 12 inches apart with no shared walls. The Residences are connected at the front and back by weather-sealed control-joints over the space between them. The control-joints, weather-proofing Improvements and attachment devices that connect the two Residences are the “**Shared Features**”. The Residences attached by the Shared Features are “**Connected Residences**”. All of the provisions of the Master Declaration applicable to Lots in general apply to each of the Lots in this Phase. Each Lot Owner will be responsible for maintaining, repairing and replacing all Improvements on the Owner’s Lot. In addition, each Lot Owner has the responsibility for maintaining the Shared Features and working with the Owners of the other Connected Residences to ensure that their Residences are properly maintained.

Additional Restrictions Include:

1. **Shared Features.** The cost of reasonable maintenance, repair and replacement of the Shared Features shall be shared equally by the Owners of the Connected Residences. If Shared Features are destroyed or damaged, the Owner of either Connected Residence may restore the Shared Features to their undamaged condition, unless another design has been approved by the Aesthetics Review Committee and agreed to by the Owners of both Connected Residences. An Owner who negligently or willfully causes a Shared Feature to require maintenance work, repair or replacement shall bear the whole cost of the necessary maintenance along with the whole cost of any work required to repair any damage to the Connected Residences caused by the Owner’s negligent or willful actions. The right of any Owner to contribution from any other Owner under this Subsection is appurtenant to each Owner’s Lot and passes to such Owner’s successors in title. If an Owner fails to cooperate, the other Owner is entitled to proceed to enforce the Master Declaration. Rancho MMC is not obligated to maintain the Shared Features nor enforce this provision.
2. **Termite Eradication.** Each Owner is responsible for preventing and eradicating termites and other wood-destroying pests and organisms within the Owner’s Residence. Each Owner is responsible for eradicating infestations within the Owner’s Residence upon detection. The Owners of the Connected Residences may work together to have all of the Connected Residences fumigated at the same time. If, for any reason, a Connected Residence cannot be fumigated concurrently with the others, other pest control methods must be used.
3. **Easements and Cooperation.** Each Owner shall have the easement rights described and reserved for Owners in the Master Declaration, Section 7.8. Such provisions allow Owners of Connected Residences easements and entry rights on adjacent property in order to perform maintenance and repair, and reciprocal easements for drainage of water over, across and upon adjacent Lots. The Owners of Connected Residences are obligated to cooperate with each other to address issues affecting the Connected Residences.

B. Proposed Disclosure for Buyers:

The Residence you are purchasing is a separate free-standing structure connected to the adjacent Residence only by weather-sealed control-joints. All of the provisions of the Master Declaration applicable to Lots apply to each of the Lots in this Phase. The Supplemental Declaration for your Residence includes additional restrictions addressing this style of Residence. In your purchase of this Residence, consider the following:

1. **Maintenance.** You are responsible for maintaining all of your home, including the roof, structure, walls and floor. There is a 4-to-8-inch gap between your home and the neighbor's home. You must not pierce that gap. You and your neighbor share responsibility for maintaining the weather-sealed control-joints that connect your homes. However, if you are negligent or deliberately damage it, you must pay to repair or replace it. Each homeowner must maintain their own structure and (if necessary) they must work together to maintain (i) the walls facing each other within the 6" to 12" gap or (ii) the Shared Features. You must first contact the Owner of the Connected Residence and allow them 30 days to respond. If they don't respond within the 30 days you must notify them of the date and time of the repairs and the access required from their home. You must repair all damage done to their home resulting from the repairs.
2. **Pest Control/Termite Tenting.** Because your home is so close to your neighbor's home, you may not be able to 'tent' your home unless your neighbor also tents his or her home, but your neighbor is not obligated to agree to tent. There are effective alternatives to tenting. You may be required to use one of these alternatives, even if it is more expensive than tenting. Many pest control companies offer annual pest control contracts that include regular inspection and control of termites. You may wish to enter into such a contract on close of escrow as a preventative measure.
3. **Damage to Neighboring Homes.** Because your home is so close to the neighboring home, it is possible that something from your home could damage the neighbor's home. For example, water could leak from your home and flood, possibly into the space between the homes. If you caused the leak because you were negligent or did something deliberately, you will be responsible for repairing both your home and your neighbor's home. The cost may or may not be covered by your homeowners insurance. If a leak occurs and there is no negligence or deliberate conduct, then each owner will be responsible for repairing his or her own property.
4. **Easements/Entry Rights.** The Master Declaration reserves easements over your home and your neighbor's home for a variety of reasons including:
 - Maintenance and repair of utility services
 - Drainage
 - Maintenance and repair of any improvement installed by the master developer or homebuilder
 - Encroachments
 - Accommodating settling, minor engineering and construction variances and overhanging architectural features.If your neighbor needs to enter your home to perform work, you must allow your neighbor to do that. The neighbor must not damage your property and must do the work at an agreed to time. You have the same rights to enter your neighbor's home, if you need to.
5. **Cooperation.** As you can see from this summary, you must only purchase this home if you are willing to be considerate of your neighbor and if you are willing to work with your neighbor to maintain shared improvements and address shared concerns.

Exhibit D-19h – Air-Gap Construction Details

EXPANSION DETAIL AT PARAPET TO PARAPET

PRODUCT SPECIFICATION

- EXPANSION JOINT HARDWARE TO BE BY JOINT MASTER EXPANSION JOINT SYSTEM.
- ALL PRODUCT SUBSTITUTIONS TO BE APPROVED BY THE COUNTY OF ORANGE C.B.D.
- MAINTENANCE, SERVICEABILITY AND INSPECTION OF THE EXPANSION HARDWARE SHALL BE ADMINISTERED BY THE HOA/HOME OWNERS ASSOCIATION.
- ALL SHEET METAL FLASHING TO BE SLOTTED.
- ONE HOUR WALLS: ALL FACE LAYERS WITHIN THE AIR GAP SHALL HAVE JOINTS TAPPED WITH STEEL PAPER TAPE OR FIBER MESH TAPE AND FASTENED HEADS TREATED FOR ONE HOUR RATED ASSEMBLY AS REQUIRED PER CBC SECTION 2508.5.

2016 C.R.C. CODE COMPLIANCE
R3 OCCUPANCY
SECTION 11.2.1.1 RESIDENTIAL GROUP R
R3 RESIDENTIAL OCCUPANCY WHERE THE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE AND NOT CLASSIFIED AS GROUP R-1, R-2, R-2.1, R-3, R-4 OR 1 INCLUDING BUILDINGS THAT DO NOT CONTAIN MORE THAN TWO DWELLING UNITS.
18 TYPE CONSTRUCTION
18A: 120 FIRE SPRINKLER SYSTEM
R313.2 ONE- AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS
 AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS.
R313.2.1 DESIGN AND INSTALLATION
 AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D.
R302.1 EXTERIOR WALLS
 CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION R313.3 SHALL COMPLY WITH TABLE R302.1(2).
WALLS = 0 FEET FIRE SEPARATION DISTANCE = 1 HOUR-TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 WITH EXPOSURE FROM THE OUTSIDE
PROJECTIONS = LESS THAN 3 FEET = NOT ALLOWED
OPENINGS IN WALLS = LESS THAN 3 FEET = NOT ALLOWED
PENETRATIONS = LESS THAN 3 FEET = COMPLY WITH SECTION R302.4
R302.3 TWO-FAMILY DWELLINGS
 DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY WALL AND FLOOR ASSEMBLIES HAVING NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING WHERE TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263. FIRE-RESISTANCE-RATED FLOOR/CEILING AND WALL ASSEMBLIES SHALL EXTEND TO AND BE TIGHT AGAINST THE EXTERIOR WALL AND WALL ASSEMBLIES SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF ROOF DRAUGHTING.

EXPANSION DETAIL AT STUCCO WALL TO STUCCO WALL

GENERAL NOTES AND SPECIFICATIONS

TABLE R302.1(2)
EXTERIOR WALLS—DWELLINGS AND ACCESSORY BUILDINGS WITH AUTOMATIC RESIDENTIAL FIRE SPRINKLER PROTECTION

EXTERIOR WALL ELEMENT	FIRE RESISTANCE RATING		SEPARATION DISTANCE
	MINIMUM	MAXIMUM	
Walls	Fire-resistance rated	3 hour	0 feet
	Not fire-resistance rated	Not allowed	3 feet ^a
Projections	Fire-resistance rated	1 hour on the exterior ^b	2 feet ^c
	Not fire-resistance rated	Not allowed	0 feet
Openings in walls	Not allowed	N/A	<3 feet
	Unlimited	0 hours	3 feet ^d
Penetrations	All	Comply with Section R302.4	<3 feet
		None required	3 feet ^e

^a For 3 feet = 36 in.
^b For fire-resistance-rated walls, the maximum depth of any protrusion shall be limited to 1/4 inch, and protrusions shall be limited to 1/4 inch.
^c For fire-resistance-rated walls, the maximum depth of any protrusion shall be limited to 1/4 inch, and protrusions shall be limited to 1/4 inch.
^d The total area for penetrations shall be limited to 10 percent of the area of the wall.
^e The total area for penetrations shall be limited to 10 percent of the area of the wall.

EXPANSION DETAIL GRADE TERMINATION

PROPERTY LINE WALL AT FOUNDATION

SITE PLAN—SINGLE STORY AIR GAP PRODUCT ON A FREE SIMPLE TRACT MAP

TYPICAL SINGLE STORY WALL ELEVATION

VERTICAL JOINT - OPTION A

HORIZONTAL JOINT

LEDGER TO FULL HEIGHT POST CONNECTION

WHA

RMV PROTOTYPE AIR GAP DWELLING UNITS CALIFORNIA RANCHO MISSION VILLO

REVISIONS

NO.	DATE	DESCRIPTION

PARTY WALL EXHIBIT: SINGLE STORY WOOD CONSTRUCTION AIR GAP PRODUCT

NO.	DATE	DESCRIPTION

08/15/19 A1.0

WHA

RMV PROTOTYPE AIR GAP DWELLING UNITS CALIFORNIA RANCHO MISSION VILLO

REVISIONS

NO.	DATE	DESCRIPTION

PARTY WALL EXHIBIT: SINGLE STORY WOOD CONSTRUCTION AIR GAP PRODUCT

NO.	DATE	DESCRIPTION

08/15/19 A2.0

Exhibit D-19h – Air-Gap Construction Details (continued)

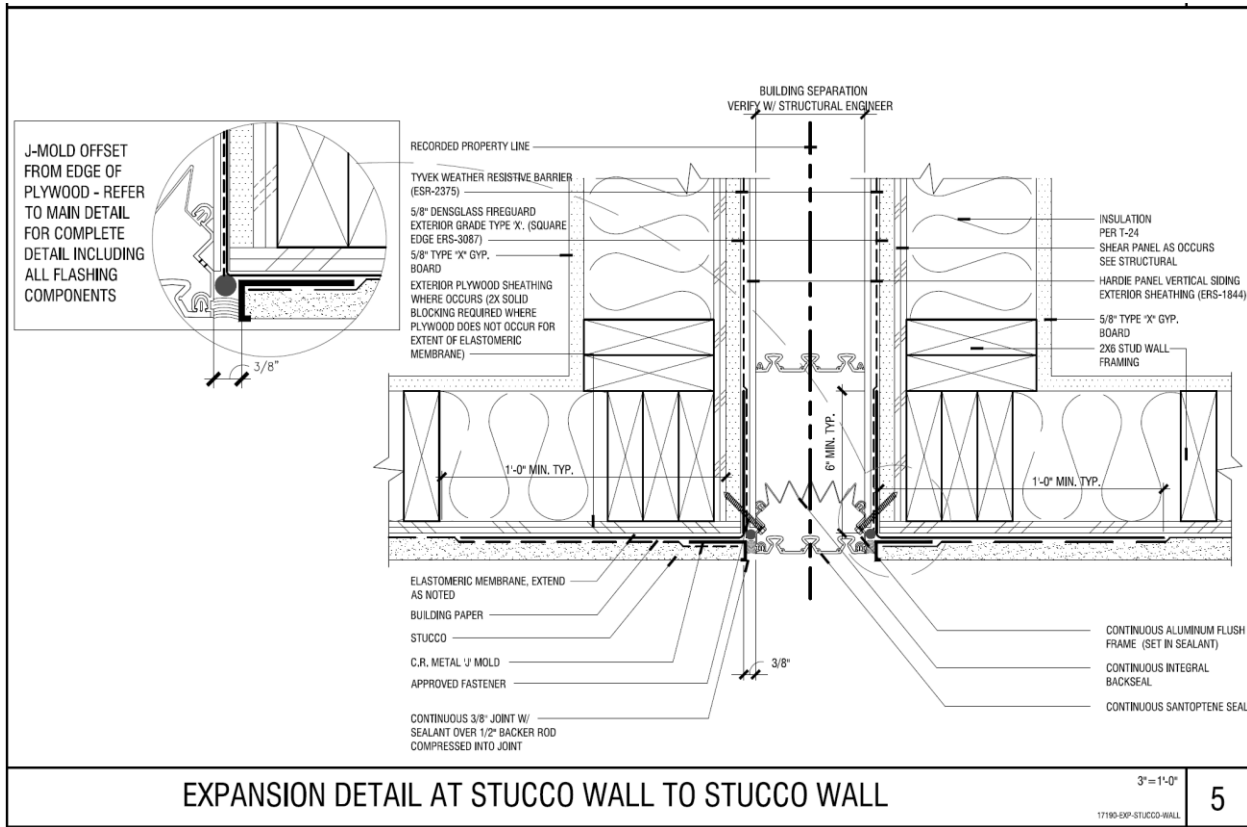
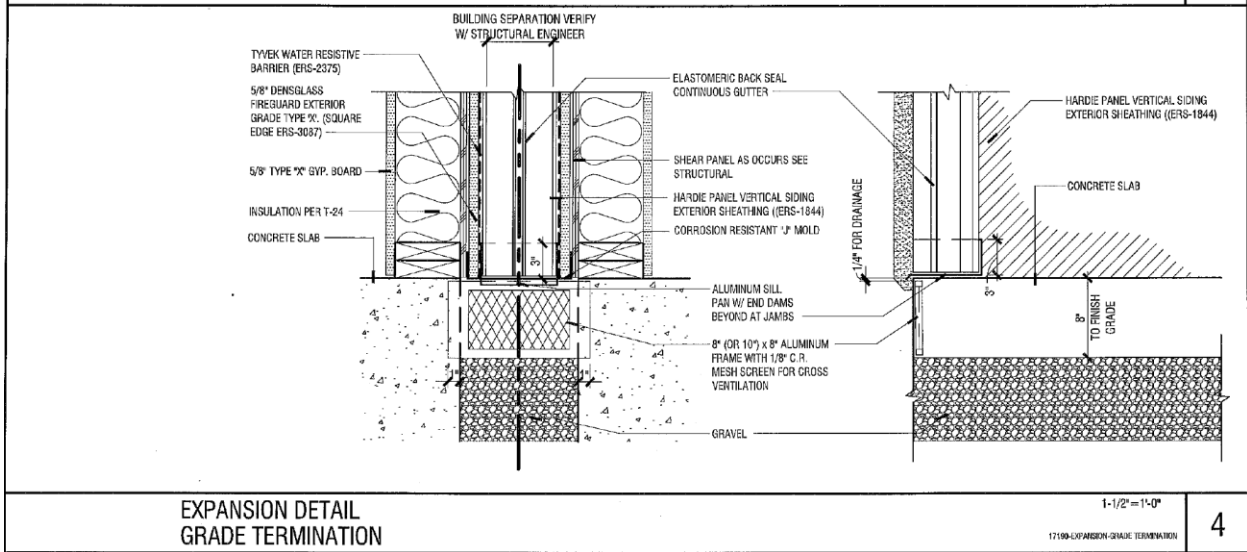


Exhibit D-19h – Air-Gap Construction Details (continued)

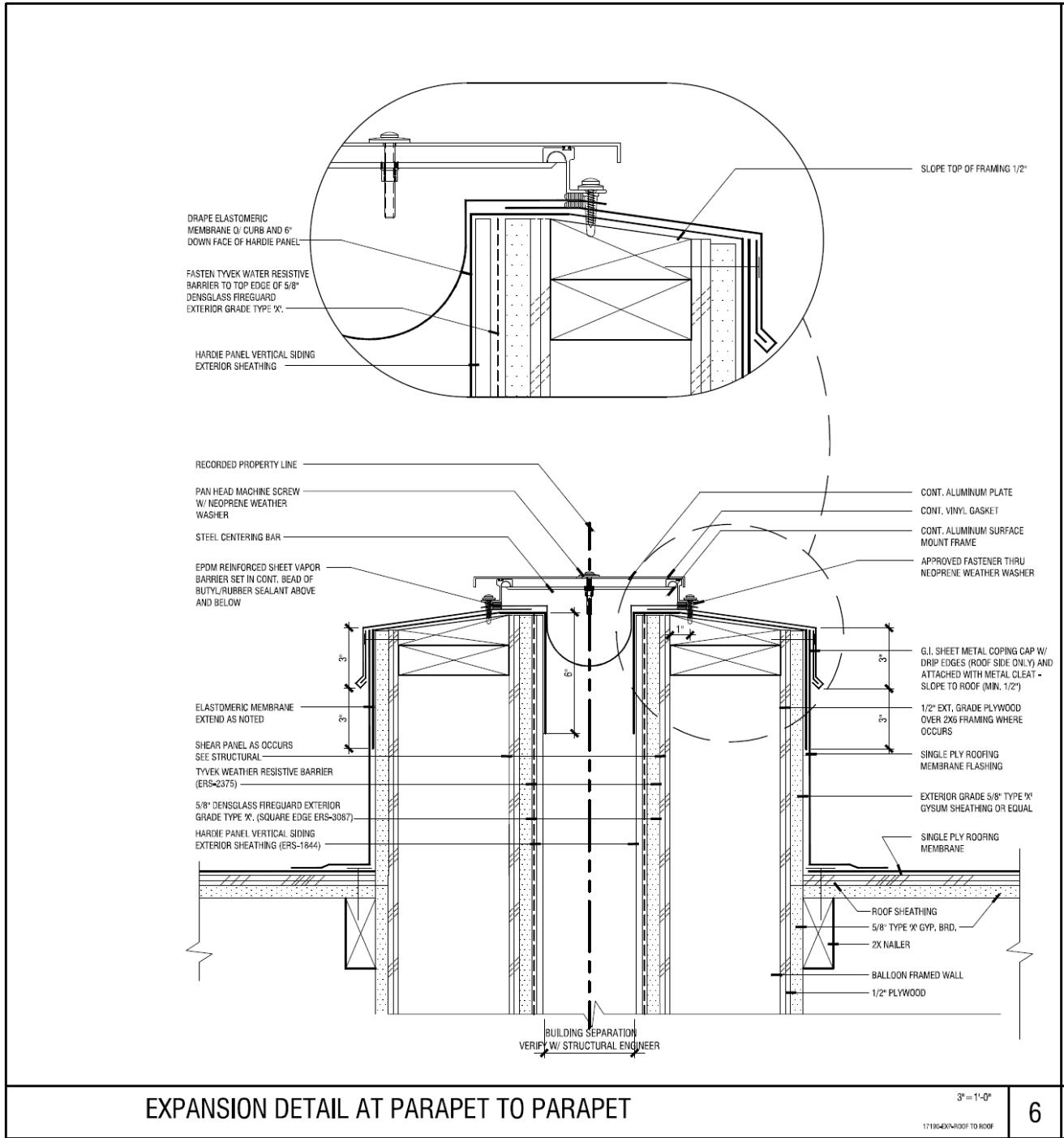


Exhibit D-19i – Air-Gap Prototype Plotting Study (Conceptual)



D-21. Expanded Hours of Operation of Recreation Uses: *(NEW)*

Per the approval of the OC Planning Commission, modify Ranch Plan PC Program Text Recreation Site Development Standard III.B.d.4. to allow hours of operation from 6:00am to 10:00pm.

Project Benefits:

- Allowing workout times and meeting times suited to all residents

Performance standards:

- If outdoor uses are proposed between 9:00pm and 10:00pm, sound attenuation of residential uses are required if within 300 feet of proposed outdoor use(s), or per the distance specified in the project acoustical report prepared by the developer/builder, whichever distance is greater.
- No outdoor uses allowed before 7am

D-22. Mixed Use (UAC) and Neighborhood Center (Commercial) Wall Signage Specifications: *(NEW)*

Per the approval of the OC Planning Commission, allow a reference within Ranch Plan PC Program Text Section III.L.2.b. "Wall Signs" to the following requirements of the current OC Zoning Code Section 7-9-114.9(b)(3):

Maximum sign area: In Mixed-Use [UAC in Ranch Plan community] and Commercial [Neighborhood Center in Ranch Plan community] Districts ... the maximum allowable, permissible sign area on a lot for permanent signs, exclusive of the area of exempt signs, is as follows:

- a. Two (2) square foot of sign area is allowed for each linear foot of building frontage, up to a maximum of one hundred fifty (150) square feet for each sign and six hundred (600) square feet for all signs for each entity.*
- b. If the building frontage of any entity is less than fifty (50) feet, only one (1) sign having a maximum area of fifty (50) square feet shall be permitted.*

Performance Standards:

- Compliance with all other applicable aspects of Ranch Plan PC Program Text Section III.L:
- Illuminated signage shall not face residential units located within 200 feet

Project Benefits:

- Ease of identification of businesses by motorists and pedestrians.