

LADERA PLANNED COMMUNITY
PROGRAM TEXT

OCTOBER 17, 1995

REVISED JULY 30, 2003
PLANNED COMMUNITY STATISTICAL SUMMARY
AMENDED BY ORANGE COUNTY PLANNING COMMISSION

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SECTION I

GENERAL PROVISIONS AND REGULATIONS

1. All construction and development within the Planned Community shall comply with applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing codes, the Grading and Excavation Code, the Subdivision Code, and Sign Code, as currently adopted by the Board of Supervisors. In case of a conflict between the specific provisions of any such code and these regulations the provisions of those codes shall prevail.
2. The setback and building height requirements shall be as specified by each land use district of the P.C. Program. The methods used for determining building setbacks and building heights shall be the same as those used in the Zoning Code.
3. All building sites shall comply with the provisions of Section 7-9-126 of the Zoning Code, "Building Site Requirements."
4. If an issue, condition or situation arises or occurs that is not sufficiently covered or provided for in the P. C. Program so as to be clearly understandable, the Director, EMA, shall determine which regulations are applicable, as authorized by Section 7-9-20 of the Zoning Code. Those regulations of the Zoning Code that are applicable for the most similar use, issue, condition or situation shall be used by the Director, EMA, as guidelines to resolve the unclear issue, condition or situation.

5. All conditions, requirements and standards, indicated graphically or in writing as part of any approved discretionary permit or detail plan granted by authority of these regulations shall have the same force and effect as these regulations. Any use or development established as a result of such approved permit or plan but not in compliance with all such conditions, requirements, or standards shall be in violation of this P. C. Program. The provisions of Section 7-9-154 of the Zoning Code, "Enforcement Provisions," are applicable to this P. C. Program.
6. If any portion of these requirements is, for any reason, declared by a court of competent jurisdiction to be invalid or ineffective, in whole or in part, such decision shall not affect the validity of the remaining portions thereof. The Board of Supervisors hereby declares that it would have enacted these regulations and each portion thereof irrespective of the fact that any one or more portions be declared invalid or ineffective.
7. The meaning and construction of words, phrases, titles and terms used in this P. C. Program shall be the same as provided in Section 7-9-21 of the Zoning Code except as otherwise provided herein.
8. When any section of the Zoning Code states that the regulations of that section, or that the uses permitted by that section, are applicable to all districts or all buildings sites, or language to that effect, those regulations are also applicable to each planned community. If any of the provisions in this planned community are in conflict with the provisions of any such Zoning Code section, the provisions of the Zoning Code section shall prevail.
9. The provisions of Section 7-9-145 of the Zoning Code, "Off-street Parking," are applicable to this planned community except where otherwise expressly listed as exceptions in the P.C. Text.

10. All discretionary actions permitted or required in this planned community shall be consistent with the types of permits listed in Section 7-9-150 of the Zoning Code, and all such actions shall be processed in compliance with the procedures set forth in Section 7-9-150.
11. An Annual Monitoring Report (AMR) shall be prepared and submitted in the fall of each year to the County Administrative Office and the Environmental Management Agency. The submittal of an AMR is required for conformance with the Growth Management Program of the Land Use Element of the Orange County General Plan and the County's Annual Development Monitoring Program. The Board of Supervisors, in the annual adoption of the Development Monitoring Program, may identify a significant imbalance between development projections and planned infrastructure or in the proportionate development of residential, commercial and employment land uses. The Board of Supervisors may then defer subdivision approval within the planned community until approaches capable of resolving imbalances are proposed to and approved by the Board of Supervisors. The AMR will be the project proponent's opportunity to demonstrate mitigation measures and implementation strategies which will ensure adequate infrastructure for the community.
12. The P.C. Development Map and Statistical Table may be revised to increase or decrease the number of dwelling units in a planning area in accordance with the provisions contained in Section X, so long as the total number of dwelling units permitted for the entire planned community does not exceed 8,100. A revision to the P.C. Development Map and Statistical Table shall be processed concurrently with an area plan or tentative subdivision map where said plan or map proposes to increase the total number of dwelling units indicated for a planning area. No amendment to this P.C. Text, Statistical Summary or Zoning Map shall be required solely for the purpose of changing the number of estimated dwelling units or acreage assigned to a planning area as indicated on the P.C. Development Map and Statistical Table.

13. Density/Area Per Unit:

- a. The dwelling unit density permitted in any residential planning area, as designated on the Development Map and Statistical Table of the planned community, shall apply to the entire planning area and shall not be literal to any division thereof.
- b. Computation of acreage for determining density shall be based on gross acres within a planning area.

14. Planning Area Boundaries:

- a. Except as otherwise indicated, dimensions are measured from centerlines of streets.
- b. Boundaries not dimensioned on the P.C. Development Map shall be established by the area plan map processes.

15. The following interim uses are permitted in all planning areas of the planned community prior to such time as an area plan is approved for that planning area:

- a. Farming including all types of agriculture and horticulture, grazing, poultry and squab farms and small animal farms excepting kennels.
- b. Riding and hiking trails.
- c. Parks, playgrounds and athletic fields, public and private.
- d. Apiaries, upon the following conditions:

- (1) No occupied hives shall be closer than one-hundred fifty (150) feet to any street or highway.
 - (2) No occupied hives shall be closer than four-hundred (400) feet to any existing dwelling not on the premises or the premises of another apiary, unless the written consent of the owner of such dwelling is secured.
 - (3) No occupied hives shall be closer than fifty (50) feet to any property lines common to other property lines other than property lines of another apiary.
- e. Except in open space planning areas, grading and excavation for borrow/disposal purposes, subject to the provisions of the County Grading Manual and County Zoning Code.
- f. Temporary overhead utility structures.
- g. Temporary surface drainage storage.
16. Stockpiling and rock crushing when performed incidental to grading activities will be permitted within the planned community inside and outside of the area of immediate development when it is approved in conjunction with an area plan, tentative map or site plan, except in open space planning areas.
17. Tentative subdivision maps, area plans and site development permit abutting an open space planning area shall be adopted as precise plans and shall contain the following additional information, either on the map or on an accompanying graphic or text:

- a. Urban Edge Treatment describing the interface treatment area between the urban and open space uses in a manner consistent with the General Plan and Resource Management Plan, as applicable, including any fuel breaks or fuel modification zones.
 - b. Open Space Dedication in accordance with any offer of dedication required by conditions of approval for the planned community.
 - c. Additional Information which the Director, EMA, deems necessary to ensure consistency with the General Plan, Resource Management Plan and any conditions of approval for the planned community. Any substantial deviation from the approved maps or plans, as determined by the Director, EMA, shall require approval of revised maps or plans.
18. Local park sites will be provided in accordance with the provisions of the Orange County Local Park Code as contained in the Park Implementation Plan for the Ladera.
 19. Temporary special community events, such as parades, pageants, community picnics, athletic contests, swim meets, and other similar uses, may be permitted in any planning area by approval of the Director, EMA, in accordance with Section 7-9-136.11 of the Zoning Code.
 20. All permanent electric transmission lines less than 66 K.V. shall be subsurface throughout the Ladera Planned Community.

CONDITIONS OF APPROVAL

1. BASIC

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 Board of Supervisors.

2. FISCAL IMPACT REPORT

Prior to the approval of an Area Plan or Tentative Tract Map (except for financing purposes), the landowner shall submit a Fiscal Impact Report (FIR) to EMA Manager of Advance Planning that shall provide an analysis of the fiscal impact of the development of the Ladera Planned Community on the County General fund using the County's fiscal impact methodology in effect at the time of the submittal. Upon review of the FIR by EMA Manager of Advance Planning and Manager of Financial and Management Services in consultation with the County Administrative Office the landowner shall enter into an agreement with the County to mitigate any negative fiscal impacts occurring as a result of the Ladera Planned Community as deemed appropriate by the County.

3. ANNUAL MONITORING REPORT

An Annual Monitoring Report (AMR) shall be prepared and submitted each year by the landowner to the Environmental Management Agency/Advance Planning Division. The submittal of an AMR for the planned community is required for conformance with the Growth Management Program of the Land Use Element of the Orange County General Plan and the County's annual Development Monitoring Program (DMP). The Board of Supervisors, in the annual adoption of the Development Monitoring Program, may identify a significant imbalance between proposed development and planned infrastructure or in the proportionate development of residential, commercial, and employment land uses. The Board of Supervisors may then defer subdivision approval within the Planned Community until approaches capable of resolving imbalances are proposed and approved by the Board of Supervisors. The AMR will be the landowner's opportunity to demonstrate mitigation measures and implementation strategies which shall ensure adequate infrastructure for the planned community.

4. COVENANTS, CONDITIONS AND RESTRICTIONS

Prior to the recordation of any final tract map (except for financing purposes), CC&Rs or other methods, including the establishment of a property owners association or other entity

which will guarantee the provision at no cost to the County of any extended services and any private services required, shall be submitted to and approved by the Director, EMA and County Counsel, and shall then be recorded prior to the issuance of any certificates of use and occupancy.

5. LAW ENFORCEMENT

Prior to recordation of a final parcel/tract map (except for financing purposes), the applicant shall enter into a Public Facilities Implementation and Security Agreement with the County of Orange that provides for the following:

- a. Payment of the project's pro rata share of the cost of sheriff facilities and equipment needed to serve the project.
- b. Facilities costs may include the pro rata share of land acquisition, construction, furnishing and equipment for new facilities or upgrading and refurbishing existing facilities.

6. FIRE PROTECTION

Prior to recordation of a final parcel/tract map (except for financing purposes), the applicant shall enter into a Fire Facilities Implementation and Security Agreement with the Orange County Fire Authority that provides for the following:

- a. Payment of the project's pro rata share of the cost of fire facilities and equipment needed to serve the project.
- b. Facilities costs may include the pro rata share of land acquisition, construction, furnishings, equipment and apparatus for new facilities as well as the provision for temporary facilities if necessary.

- c. Provision within the agreement to eliminate or minimize any negative fiscal impact the project may have on the fire fund if a project induced shortfall is projected to exist at the time a temporary or permanent fire station(s) is operational.

7. LIBRARY FACILITIES

Prior to recordation of a final parcel/tract map (except for financing purposes), the applicant shall enter into a Public Facilities Implementation and Security Agreement with the County of Orange that provides for the following:

- a. Payment of the project's pro rata share of the cost of library facilities and equipment needed to serve the project.
- b. Facilities costs may include the pro rata share of land acquisition, construction, furnishing and equipment for new facilities or upgrading and refurbishing existing facilities.

8. DEVELOPMENT FEES

Prior to any final map recordation (except for financing purposes), the project proponent shall participate on a pro rata basis in a program, if adopted by the Board of Supervisors, to fund capital improvements necessary to establish adequate South County public facilities that provide general County services to the area subject to the approval of the Director, EMA in consultation with the County Administrative Office. Such improvements may include land acquisition, design and construction of facilities and equipment. The proponent shall receive credit toward their facilities obligation for any land acquisition, construction, equipment, furnishings or collections to the extent that they are included in the program.

9. OPEN SPACE

The area shown as Category 5 - Open Space on Exhibit 1-3 entitled "Proposed General Plan Land Use Amendment," of EIR 555 shall be preserved as permanent open space by the

landowner. Prior to the approval of the first Area Plan, the landowner shall enter into an agreement with the County identifying the method of open space preservation, the eventual ownership of the property, the precise acreage of the approximately 1,600 acre open space area, the proposed uses of the open space, including agricultural uses determined to be consistent with NCCP, the protection of natural resources, the provision for public access consistent with resource protection and the phasing of open space preservation areas consistent with development phasing.

10. DRAINAGE

Prior to the approval of any area plan, the applicant shall submit a Master Plan of Drainage for the Ladera Planned Community to the Manager, Subdivision and Grading Division, for review and approval in consultation with the Manager, Flood Program Division.

11. NPDES PERMIT

Prior to issuance of grading permits, the applicant shall obtain coverage under the NPDES statewide Industrial Stormwater Permit for General Construction Activities from the State Water Resources Control Board. Evidence that this requirement has been met shall be submitted to the Manager, Subdivision and Grading.

12. URBAN RUNOFF MANAGEMENT

Concurrent with the preparation of the Area Plans for the land development area, the applicant shall design, and receive approval by the Director, EMA, for an urban runoff management plan. The urban runoff management plan shall contain, at a minimum, the following measures to mitigate stormwater runoff quality into Trabuco, San Juan, and Horno creeks:

- a. Incorporate applicable construction notes recommended in the Countywide Drainage Area Management Plan (DAMP) New Development Appendix. -

- b. Incorporate other applicable measures from the State Municipal Best Management Practices (BMP) Manual, as necessary.
- c. Develop a long-term, post-construction water quality management plan, describing commitments to install and maintain structural facilities and to conduct non-structural BMPs consistent with the DAMP New Development Appendix.
- d. Include flood control improvements whose design is sensitive to surface water quality management, where possible.

13. **ELECTRIC/MAGNETIC FIELDS**

Prior to sale, lease, or rental of any habitable structure adjacent to an electric transmission line/substation greater than 65 KV or electric public utility right-of-way, the applicant/owner shall provide to each prospective purchaser, lessee, or tenant a notice and statement of acknowledgment that the property may be subject to exposure to low level electric and magnetic fields ("EMF"). The form and method of distribution of said notice and statement of acknowledgment shall be as approved by the Manager, Environmental and Project Planning, and in the following format:

"Electrical power lines are located near this project and as with all power lines, the voltage and current associated with those lines produce electric and magnetic fields (EMF). Recent studies on EMF, as reported in newspaper articles and other publications, indicate some disagreement among experts as to whether a low level health risk exists for long-term exposure very near to the power lines. Each buyer is encouraged to make whatever inquiries into this matter as may be personally desired. The pamphlets "Questions and Answers About Electric and Magnetic Fields" and "Electric and Magnetic Fields From 60 Hertz Electric Power: What Do We Know About Possible Health Risks?" are available from Southern California Edison."

14. COASTAL SAGE SCRUB

Prior to the issuance of a grading permit that may result in the removal of or impact to Coastal Sage Scrub vegetation, the applicant shall provide proof that the appropriate Federal approvals required for impacts to Coastal Sage Scrub and compliance with the Federal Endangered Species Act have been obtained from the U.S. Fish and Wildlife Service, in a manner meeting the approval of the Manager, Environmental and Project Planning in consultation with the Manager, Subdivision and Grading Division.

15. COASTAL SAGE SCRUB

As required by participation in the Natural Community Conservation Planning/Coastal Sage Scrub (NCCP) agreement signed by the County on May 1, 1992, prior to the issuance of a grading permit, the project applicant shall provide an accounting summary in acres or portions thereof, of coastal sage scrub scheduled to be impacted by removal through grading meeting the approval of the Manager, Environmental and Project Planning Division. No grading will occur within the Natural Community Conservation Plan (NCCP) enrolled area except as in a manner meeting the approval of the Manager, Environmental and Project Planning.

16. RESOURCE MANAGEMENT PLAN

Prior to approval of Area plans for the land development area, a Resource Management Plan (REMP) shall be submitted to and approved by the Director of Planning. The REMP shall contain procedures and performance standards that must be executed to protect, replace, or manage biological resources affected or potentially affected by construction and occupation of the development. The REMP shall contain a summary of mitigation milestones that will identify the schedule for completion, and the party or parties responsible for their implementation. The REMP shall include, but not be limited to, sub-measures A through Q of Mitigation Measure 26 of EIR 555.

17. FIRE HAZARD

Prior to the recordation of any applicable final tract/parcel map, a note shall be placed on the map meeting the approval of the Fire Chief that the property is in a (high/very high) fire hazard due to wildland exposure.

18. FUEL MODIFICATION PLAN

Prior to the issuance of any grading permits, a fuel modification plan and program shall be submitted and approved by the Fire Chief. Contact the Wildland Fire Defense Planning Section at 744-0498 for requirements and clearance of this condition. The plan shall indicate the proposed means of achieving an acceptable level of risk to structures by vegetation. Include the method (mechanical or hand labor) for removal of flammable vegetation and the planting of drought tolerant fire resistant plants. The approved fuel modification plan shall be installed prior to the issuance of building permits, under the supervision of the Fire Chief, and completed prior to the issuance of any use and occupancy permits. The CC&Rs shall contain provision for maintaining the fuel modification zones including the removal of all dead and dying vegetation and the inspection and correction of any deficiencies in the irrigation system three times a year.

19. GEOLOGY REPORT

Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the Manager, Subdivision and Grading Division, for approval. The report shall include the information and be in a form as required by the Grading Manual.

20. GROWTH MANAGEMENT

Building permit issuance shall be phased in accordance with any Board of Supervisors approved growth management phasing plan pertaining to the timely provision of public services and facilities. A valid Board of Supervisors approved development agreement pertaining to the property which includes a development phasing plan shall satisfy the requirements of this condition. This condition shall be noted on the final map.

21. VECTOR CONTROL

Prior to the issuance of any preliminary grading permits, the Manager, Environmental Health, shall be requested to initiate the survey process of the tract site to determine if vector control measures are necessary. If warranted, such measures shall be conducted by the developer in a manner meeting the approval of the Manager, Environmental Health.

22. ARCHAEO/PALEO

Prior to the approval of each Area/Subarea Plan or recordation of any final tract/parcel map (except for financing purposes), applicable County EMA Standard Conditions pertaining to archaeological and paleontological surveys, tests, reports, investigations, salvage, excavations and observance of grading activities in compliance with Board of Supervisors, Resolution 77-866 shall be placed on each Area/Subarea Plan or Tract/parcel map in a manner meeting the approval of the Manager, Harbors, Beaches and Parks/Program Planning.

23. TRANSPORTATION

Within 60 days of delivery by the County of Orange ("County") to the landowner of completed right-of-way documents, including maps and deeds, for the Antonio Parkway alignment from its existing terminus south of Oso Parkway to Ortega Highway, the landowner shall make an irrevocable offer of dedication to the County of Orange of the right-of-way consistent with said right-of-way documents. The right-of-way offer shall include provisions to ensure access to existing agricultural and commercial uses.

24. TRANSPORTATION

Prior to the approval of the first Area Plan, landowner at it's cost, shall participate in a study to prepare and implement a Back Country Road Fee Program (BCRFP). The County shall coordinate said fee program development with the affected cities. The Ladera Planned Community ("Project") shall participate on a pro rata share basis in said program which shall memorialize Project's responsibilities toward:

- a. Crown Valley Parkway from its existing terminus in Mission Viejo to the easterly Planned Community (PC) boundary;
- b. Crown Valley Parkway from the easterly PC boundary to the FTC;
- c. Off-site circulation improvements required of this Project as identified in the May, 1995 Traffic Study, or refinements to this study pursuant to conditions of development approval.
- d. Crown Valley Parkway modifications including but not limited to any necessary widening, within the Cities of Mission Viejo and Laguna Niguel; and
- e. Antonio Parkway, including all bridges, from its existing terminus south of Oso Parkway to Ortega Highway.

Said pro rata share determination may consider exclusion of costs directly associated with roadway improvements necessary to specifically accommodate trash trucks utilized exclusively for trash importation. It may include the cost of access to ranch land for agricultural and commercial uses and the cost to prepare the BCRFP.

25. TRANSPORTATION

In order to maintain acceptable level of service (LOS) pursuant to the Project's Traffic Study, the following Phasing Plan for circulation improvements is required. Unless otherwise constructed by the County, the following circulation improvements shall occur consistent with the development milestones listed below:

a. Prior to issuance of any building permit:

- (1) A construction contract shall be awarded for either Antonio Parkway or Crown Valley Parkway as a four-lane road, consistent with County's arterial highway design standards, from the existing terminus of each to the future intersection of Crown Valley Parkway and Antonio Parkway.**

b. Prior to the issuance of any building permit in excess of 2,601 dwelling units (d.u.):

- (1) Landowner shall irrevocably offer right-of-way to County for Crown Valley Parkway from the eastern boundary of the City of Mission Viejo to Antonio Parkway.**
- (2) A construction contract shall be awarded for both Antonio Parkway and Crown Valley Parkway as four-lane roads, consistent with County's arterial highway design standards, from the existing terminus of each to the future intersection of Crown Valley Parkway and Antonio Parkway.**

c. Prior to the issuance of any building permit in excess of 5,001 d.u.:

- (1) A construction contract shall be awarded for Antonio Parkway as a six-lane road from its existing terminus to Ortega Highway, unless a traffic study approved by the County, in coordination with the Orange County Transportation Authority (OCTA), demonstrates that segments of Antonio Parkway can accommodate General Plan buildout traffic as a four-lane facility.**

- (2) A construction contract shall be awarded for Crown Valley Parkway as a six-lane road from its existing terminus to the intersection of Crown Valley Parkway and Antonio Parkway.
 - (3) Landowner shall enter into an Agreement with the County, subject to the approval of the Director, Environmental Management Agency (EMA), that identifies the means by which County will receive the right-of-way for Crown Valley Parkway between Antonio Parkway and the FTC.
- d. Prior to issuance of any building permit in excess of 7,000 d.u.:
- (1) Landowner shall enter into an Agreement with County, subject to the approval of the Director of EMA, that identifies the means by which Crown Valley Parkway will be constructed between the easterly PC boundary and the FTC. Said construction of roadway improvements may be included in the future Back Country Road Fee Program and, if so included, shall be the obligation of the fee program participants pursuant to the provisions of said fee program.

Project's obligation to the above arterial improvements, or alternative improvements, shall be consistent with its pro rata traffic share obligation as contained in the May, 1995 Traffic Study, or refinements to this study pursuant to conditions of development approval, or as set forth under the subdivision map process.

The Phasing Plan may be refined or modified by subsequent Area Plan traffic studies providing that the refinements or modifications to the Phasing Plan shall maintain adequate level of service standards for the Project area and that said refinements or modifications shall not result in any new roadway obligations beyond those identified in these Conditions of Approval.

26. TRANSPORTATION

Prior to, or concurrent with, approval of every Area Plan, Landowner shall prepare a traffic study to update Project's Phasing Plan consistent with Condition No. 25 and the County's Growth Management Plan (GMP). The Phasing Plan shall:

- a. Identify Project's obligation toward road phasing improvements and development milestones which provide assurances that the Project implementation is consistent with the County's Congestion Management Program (CMP) and GMP level of service policies;
- b. Evaluate the effects of, and provide appropriate mitigations for either the advancement or delay of any previously committed circulation improvements assumed in the May, 1995 Traffic Study for the Antonio Parkway Roadway Alignment and Land Use Plan and in a Circulation Phasing Plan as required in Condition No. 25; and
- c. Include refinement to any circulation milestones linked to building permits.

27. TRANSPORTATION

Prior to the approval of the first Area Plan for the proposed land development plan, Landowner shall enter into an Agreement with the County of Orange to memorialize a fair share funding mechanism through a more detailed traffic design study to fund or provide financial security for improvements at locations listed below. The land use assumptions for the Cities of Mission Viejo and Laguna Niguel will be re-evaluated and the County shall coordinate these assumptions and study with the affected jurisdictions. The fair share Agreement will establish a total financial participation cap for both short-range and long-range time periods and will provide a mechanism to verify that the fair share improvements are still necessary in subsequent phases based on an updated traffic study. The total financial participation can be modified to reflect additional improvements needed to mitigate traffic impacts or deletions of improvements no longer necessary, as determined by the County in

coordination with the affected city or cities, provided that the total financial participation cap is not increased. If improvements are found to be unnecessary or other improvements are found to be more effective, as identified by the County in coordination with the affected city or cities, alternative mitigation measures can be determined.

SHORT RANGE (YEAR 2000)

<u>Arterial/Intersection</u>	<u>Improvement</u>
Marguerite Parkway & Felipe Road (Mission Viejo)	Signal Modification for right-turn overlap (NBR)
Cabot Road & La Paz Road (Laguna Hills)	Add 2nd NBL, Restripe NB movements to include separate NBR, shared NBT/NBR
I-5 NB Off-Ramps at Oso Parkway (Mission Viejo)	Add 2nd NBR
I-5 NB Ramps at Avendia Pico (San Clemente)	Change NBR to free NBR (City of San Clemente project - This Project does not have fair share obligation)

LONG RANGE (YEAR 2020)

<u>Arterial/Intersection</u>	<u>Improvement</u>
Jeronimo Road & Alicia Parkway (Mission Viejo)	2nd SBL, 2nd EBL, 2nd WBL

Trabuco Road & Alicia Parkway (Mission Viejo)	2nd SBL
Marguerite Parkway & Trabuco Road (Mission Viejo)	2nd NBL
Marguerite Parkway & Felipe Road (Mission Viejo)	2nd SBL, exclusive 2nd WBL
Marguerite Parkway & Crown Valley Parkway (Mission Viejo)	4th EBT, 2nd WBR, add NBR
Greenfield Drive & Crown Valley (Laguna Niguel)	2nd WBR, Restripe SBT to share SBL/GBT
Cabot Road & Crown Valley Parkway (Laguna Niguel)	Change SB lane deployment
Cabot Road & La Paz Road (Laguna Hills)	2nd WBL, add SBR
Antonio Parkway & Crown Valley Parkway (Unincorporated/Laderas PC)	Add third intersection to Project area
I-5 SB off-ramps at Alicia Parkway (Laguna Hills)	4th lane on SB ramp
I-5 NB ramps at Ortega Highway (San Juan Capistrano)	Change WB lane deployment

I-5 SB ramps at Avery Parkway
(Mission Viejo/Laguna Niguel)

Further evaluation of feasible mitigation
is required

Ortega Highway between La Pata
Avenue & Avenida Siega
(San Juan Capistrano)

Widen to 4 lanes

Forbes Road & Crown Valley Parkway
(Laguna Niguel)

Mitigation to be determined through
future design study

EBL - eastbound left

SBR - southbound right

SBL - southbound left

WBR - westbound right

WBL - westbound left

NBR - northbound right

NBL - northbound left

EBR - eastbound right

SBT - southbound through

EBT - eastbound through

The County shall deliver all monies or financial security received from landowner for said fair share intersection improvement obligations to the affected city jurisdiction which then assumes the obligation to implement said intersection improvements. Provisions for Ortega Highway right-of-way widening shall be credited to the landowner's pro rata obligation.

28. TRANSPORTATION

Notwithstanding the roadway implementation program contained herein, no building permit in excess of 7,000 d.u. shall be issued until a construction contract for the FTC from Oso Parkway to I-5 is awarded, except if a traffic study prepared by the landowner and approved by the Director of Transportation, EMA demonstrates that alternative roadway capacity to the FTC is provided. The study shall also evaluate any proposed increase in dwelling units above 7,000 d.u. that can be accommodated as a result of provision of alternative capacity.

29. **TRANSPORTATION**

Prior to approval of an Area Plan, the landowner shall develop an onsite circulation network that would alleviate congestion at the intersection of Antonio Parkway and Crown Valley Parkway. This plan shall evaluate the provision of a third intersection, to be located between the proposed internal loop road and Antonio Parkway which would serve the land development area. The roadway would need to be constructed south to connect with Antonio Parkway and provide for similar capacity as identified in the Ladera Planned Community Traffic Study.

30. **TRANSPORTATION**

Prior to the approval of the first tentative tract map, except for financing purposes, the Santa Margarita Company shall enter into an Agreement with the City of Mission Viejo to participate on a fair share basis for the funding of improvements to Crown Valley Parkway as outlined in Condition No. 24 and in the Crown Valley Corridor Study, adopted by the City of Mission Viejo in 1990.

31. **TRANSPORTATION**

Prior to completion of Antonio Parkway to Ortega Highway, the landowner shall prepare a traffic operations study to evaluate four intersections on Ortega Highway between Antonio Parkway and I-5. Said study shall address access and egress delays, median storage, sight distance, and the need for signalization. The funding of any improvements recommended as a result of the traffic operations evaluation shall be determined in conjunction with the study. The traffic operations evaluation shall address the following four intersections:

- a. Calle Entradero
- b. Via Cordova

c. Via Cristal

d. Avenida Siega

The landowner shall receive credit for costs exceeding its fair share for said study, as determined by the County. The cost for the study shall not exceed \$30,000. Said credit shall be applied towards the landowner's fair share improvements obligation for impacts related to the Ladera development project.

32. **TRANSPORTATION**

Prior to the approval of each Site Development Permit that includes non-residential uses, the landowner shall submit a summary of the individual and combined square footage of all non-residential development categorized by use proposed in that site plan in a manner meeting the approval of the Manager of EMA, Transportation Planning.

33. **TRANSPORTATION**

The Project lies within the Foothill/Eastern Transportation Corridor (F/ETC) area of benefit. The landowner shall pay fees in accordance with said adopted program.

34. **TRANSPORTATION**

Prior to the issuance of the first building permit for any non-residential use within the Project's urban activity center, the landowner shall develop a Transportation Demand Management (TDM) program meeting the approval of the Manager, EMA, Traffic Engineering, which identifies the Project's trip reduction strategies consistent with the County's Transportation Demand Ordinance. Such plan shall not include vacancy percentages of office/commercial uses toward credit in the trip reduction objectives and shall seek to reduce daily peak hour employee-related trips by 15 percent. The plan shall address Project's compliance with an approved OCTA Park and Ride Plan. (All Planning Areas)

35. TRANSPORTATION

Each Area Plan shall contain, to the satisfaction of the Manager of EMA, Transportation Planning, a pedestrian and bicycle circulation component, showing access to regional bikeways, riding and hiking trails, parks, schools, shopping areas, bus stops and/or other public facilities.

SECTION II

DEFINITIONS

For the purpose of carrying out the intent of this Planned Community, words, phrases and terms shall be deemed to have the meaning ascribed to them in the following sections covering definitions. In construing the provisions of this text, specific provisions shall supersede general provisions relating to the same subject.

When not inconsistent with the context, words used in the present tense include the future; words in the singular number include the plural; those in the plural number include the singular; the word "or" indicates that the connected items or provisions may apply singly or in any combination, and the word "and" indicates that all connected items or provisions shall apply.

The word "article" shall refer to Title 7, Division 9, Articles 1 and 2 of the Codified Ordinances of the County of Orange, which is the Comprehensive Zoning Code of which this text is a part.

The word "Board" or "Board of Supervisors" shall mean the Orange County Board of Supervisors, which is the governing body of the county.

The word "City" shall mean any city situated in the County of Orange.

The word "County" shall mean the County of Orange.

The word "Commission" shall mean the Planning Commission.

The words "Director", "Approved by the Director" or "Director, EMA" shall mean the Director of the Environmental Management Agency of the County of Orange, acting in person or through a subordinate to whom the authority to act has been delegated.

The initials "EMA" shall mean the Environmental Management Agency of the County of Orange.

The word "shall" is mandatory; and the word "may" is permissive.

The word "State" shall mean the State of California.

The word "used" includes the words "arranged for," "designed for," "occupied for" or "intended to be occupied for."

The words "Zoning Code" or "Code" shall mean the Comprehensive Zoning Code of the County of Orange, including zoning district maps and planned community development plan maps and texts adopted pursuant to or as an amendment to Section 7-9-48, and of which this Planned Community is a part.

NOTE: Definitions preceded by an asterisk (*) are either different than or in addition to, the definitions contained in the Orange County Zoning Code.

DEFINITIONS (A)

Abutting: Having a common boundary except that parcels having no common boundary other than a common corner shall not be considered abutting.

Accessory building: A subordinate building located on a building site, the use of which is customarily ancillary to that of a main building or to the use of the land.

Accessory use: A use ancillary to the principal use of the land or building site, or to a building or other structure located on the same building site as the accessory use.

Administrative Office: A place of business for the rendering of service or general administration, but excluding retail sales.

Alley: A public or private way not more than twenty (20) feet wide permanently reserved as a secondary means of access to abutting property.

***Apartment/apartment house:** Any building or portion thereof which is designed, built, rented, let or hired out to be occupied as the home of residence of three (3) or more families living independently of each other.

***Architectural Features:** Towers, gables, spires, chimneys, flag poles, and architectural elements which are not habitable structures.

***Area Plan:** A plan showing the relationship of proposed uses within at least an entire Planning Area as indicated on the Development Plan Map.

***Attached single family dwelling:** See definition of "dwelling unit."

***Automobile repair specialty shop:** A retail and service place of business engaged primarily in repair, and sale of goods and services for automotive vehicles including brake, muffler and tire shops and their accessory uses.

Automobile service station: A retail place of business engaged primarily in the sale of motor fuels and supplying those incidental goods and services which are required in the day-to-day operation of automotive vehicles and the fulfilling of motorists' needs.

DEFINITIONS (B)

Building: A structure having a roof supported by columns or walls.

***Building height:** The vertical distance measured from the ground-level at finish grade to the top of the building, not including architectural features such as chimneys, bell towers, etc. On a sloping site, height shall be measured per the Zoning Code. Architectural features may exceed this limit by up to ten (10) feet. Architectural features proposed which exceed the limit by more than ten (10) feet are subject to the site plan procedures described in Section XII for the approval of the Planning Commission.

Building line: An imaginary line on a building site specifying the closest point from an ultimate right-of-way line or a property line where a main building may be located. It may be a line shown as such on a map entitled "Precise Plan of Highway Alignment" or any other officially adopted precise plan, and any amendments thereto. If no such precise plan has been adopted, the building line shall be a line as specified on the chart entitled "Building Lines" in Section 7-9-127.1 of the County of Orange Zoning Code. When computed from the Building Lines Chart, the building line shall be at the required distance from, and measured at right angles to, the ultimate right-of-way line or property line.

Building site: A parcel or contiguous parcels of land which was established in compliance with the building site requirements of the County of Orange Zoning Code.

***Building site area:** The total area, measured horizontally as a level plane, of the land within the boundaries of a building site, not including any public street right-of-way, pedestrian or vehicular easement and not including any portion which does not meet applicable district regulations when a building site is divided by such a right-of-way easement.

***Building site coverage:** The area of the land within the perimeter of all structures located on the building site (not including the area under unenclosed eaves and unenclosed post-supported overhangs, patios, courtyards, arcades, swimming pools) and including covered and uncovered off-street parking facilities, divided by the building site area.

DEFINITIONS (C)

Commercial coach: A vehicle, with or without motive power, designed and equipped for human occupancy for industrial, professional or commercial purposes.

Commercial recreation: Any use or activity where the primary intent is to provide amusement, pleasure or sport, but which is operated for financial gain. It includes establishments where food and beverages are sold as a secondary or ancillary use, but does not include restaurants, night clubs and cocktail lounges.

***Common area - commercial:** The total area within a unified shopping center, town center, or business park that is not designed for rental to tenants and which is available for common use by all tenants or groups of tenants and their invitees; examples: parking and its appurtenances, malls, sidewalks, landscaped areas, public toilets, and service facilities. Lot lines of individual owners may bisect common areas.

***Common area - residential:** The area within a residential development that is not designed as a residential building site, which is owned in common by homeowners in the development, and which is available for common use or enjoyment by all property owners in the development and their invitees; example: common parking facilities, recreation areas, landscaped areas, open space areas, and natural areas.

Community care facility: Any facility which may or may not require a State license to provide nonmedical residential care or day care for children, adults, or both, including physically handicapped and mentally incompetent persons. This includes child day care facilities/day care nurseries and family day care homes.

***Community facility:** A commercial or noncommercial use established primarily to serve the population of the community in which it is located.

***Community information center:** A temporary or permanent structure principally used as an information pavilion and/or temporary real estate sales office for the first sale of homes in the Ladera Planned Community including parking and related facilities.

***Community service commercial facility:** A service commercial use established primarily to serve the needs of the immediate population of the community in which it is located, including but not limited to day care centers, nursery schools, commercial or community recreation centers and facilities.

***Conservation areas:** Lands which require preservation in a natural state, together with those other compatible uses such as passive recreation (such as viewpoints); limited active recreation (such as hiking and equestrian trails); areas required for scientific study and interpretation; and those public service facilities and utilities absolutely required for public safety, health and welfare.

***Conventional single family dwelling:** See definition of "dwelling unit."

DEFINITIONS (D)

Day (care) nursery: A.k.a. child day care facility and day care center. Any facility operated by a person, corporation or association used primarily for the provision of nonmedical daytime care, training, or education of more than six (6) children under eighteen (18) years of age at any location other than their normal place of residence, excluding any children normally residing on the premises.

***Density:**

- a. Gross density: The number of dwelling units per gross acre (see definition of gross acres).
- b. Net density: The number of dwelling units per net acre (see definition of net acres).

***Development:** Residential, commercial, industrial, community facility or other construction, including necessary grading, together with the land upon which the buildings or structures are constructed.

***Development unit:** A portion of a development plan or tentative tract map within which all lots and amenities are constructed or developed at one time as a unit of the overall proposed development and which complies with the requirements for a building site.

Dwelling Unit: One or more rooms in a structure including a kitchen of any size, designed for occupancy by one family for living and sleeping purposes, and including a mobile home when such mobile home bears an insignia of approval issued by the California Department of Housing and Community Development or a housing seal number from the Federal Department of Housing and Urban Development (HUD).

For purposes of this document, four types of dwelling units are defined:

- a. **Conventional single family detached:** A residential development wherein each dwelling unit is detached, is situated on a lot of record and the units are constructed at a net density of less than nine (9) dwelling units per net acre and have a minimum lot size of three thousand (3000) square feet.
- b. **Single family attached:** A residential development wherein each dwelling is attached to one or more other dwellings and each dwelling is located on a separate building site. Single family attached dwellings may include a variety of types of ownership
- c. **Planned concept detached:** A subdivision of detached dwellings, which if built on separate building sites are at a net density of nine (9) dwelling units per net acre or greater, or are built with more than one dwelling unit per building site at any density.

- d. **Multiple family:** A residential structure wherein the number of permitted dwelling units per building site is two (2) or more and may include a variety of types of ownership including rental units.

DEFINITIONS (F)

Floor area, gross: The total horizontal floor area of all floors of a building, including the exterior walls thereof, measured in square feet; excepting that for commercial, and administrative office or industrial buildings or building complexes, areas used in common such as covered malls, walkways, patio areas and entries open to and directly connecting with outside areas, mechanical rooms, etc., shall not be included when calculating off-street parking requirements.

Floor area ratio: Numerical value obtained by dividing the gross floor area of all buildings located on a building site by the building site area.

DEFINITIONS (G)

***Golf clubhouse:** A building constructed and operated primarily for social and recreational purposes related to the game of golf, including incidental accessory uses and structures.

***Gross acres:** The total acreage of the building site including, but not limited to building site areas, streets, driveways, private recreation areas, ordinance required local park land, open space area, easement areas, and slopes.

DEFINITIONS (H)

Hotel: Any building or portion thereof with access provided through a common entrance, lobby or hallway to six (6) or more guests rooms which are rented on a weekly basis or less and which have cooking facilities in less than twenty-five percent (25%) of the guest rooms.

DEFINITIONS (L)

***Local agency:** An agency for the local performance of governmental or proprietary function within limited boundaries. "Local Agency" does not include the state, a city, or a county. "Local Agency" does include, but is not limited to, school districts, sanitary and sanitation districts, and water districts.

Lot: Any area identified as a lot or parcel on a recorded final map, parcel map, record of survey recorded pursuant to an approved division of land, certificate of compliance or lot line adjustment. A lot is not necessarily a building site.

DEFINITIONS (M)

Master Plan of Arterial Highways: A component of the Transportation Element of the Orange County General Plan designating adopted and proposed routes for all commuter, secondary, primary and major highways within the County of Orange.

Motel: A building or group of buildings containing six (6) or more guest rooms rented on a weekly basis or less and which have cooking facilities in less than twenty-five percent (25%) of the guest rooms.

***Multiple family dwelling:** See definition of "dwelling unit."

DEFINITIONS (N)

***Net Acres:** The acres remaining after subtracting other land uses such as parks, other peripheral open space, schools or collector and arterial roads and after subtracting slopes greater than ten (10) feet in height from the total gross acres.

***Net residential area:** The area of land remaining in a project, measured in acres or square feet, after deduction of the area contained in public and private street and highway rights-of-way, schools, parks, flood control works, off street parking areas, slopes greater than ten (10) feet in height within the project boundary and any other use, easement or incumbrance which prevents the surface use of the property for a building site or construction of structures.

***Net useable acres (nonresidential):** The area of land remaining in a project, measured in acres or square feet, after deduction of the area contained in public and private street and highway rights-of-way, schools, parks, flood control works and any other use, easement or encumbrance which limits the surface use of the property, slopes greater than ten (10) feet in height required to level the site, and required screening and landscaping. The area needed to satisfy the off-street parking requirements is included within the net useable acres.

DEFINITIONS (O)

***Open space, useable project:** Open space intended for common use by all occupants of a project without any slopes in excess of twenty percent (20%). Such open space may include structures and impervious surfaces such as tot lots, swimming pools, basketball courts, tennis courts, picnic facilities, greenbelts with walkways and bicycle trails, and child care facilities. No more than twenty-five percent (25%) of the open space requirement may be made up of curb adjacent sidewalks.

***Open space, useable private:** Open space intended for exclusive use of individual homeowners and their guests. This private useable open space may be fenced, shall be adjacent to the residence which it serves and shall not include slopes in excess of twenty percent (20%).

DEFINITIONS (P)

***Planned concept detached dwelling:** See definition of "dwelling unit".

***Planning Area:** An area of land which is depicted on the Planned Community Development Map and which is described in the Statistical Summary.

***Planning subareas:** Divisions of Residential Planning Areas provided for purposes for providing more refined planning analysis containing five hundred (500) dwelling units or less.

***Project boundary:** The lines which divide the project from the street right-of-way or, if not abutting a street, the lines which divide the project from adjacent ownerships (exclusive of peripheral landscape lots).

DEFINITIONS (S)

***Second residential unit:** Dwelling units located on the same building site as the principle dwelling unit, either attached or detached, not to exceed a maximum size of thirty percent (30%) of the existing living area when attached to the main residential building or a maximum of twelve hundred (1200) square feet in floor area when detached.

***Setback area:** The area between the building line and the project boundary, or when abutting a street, the ultimate right-of-way line.

***Shared Parking:** The shared use of off-street parking facilities by more than one type of land use. The same parking spaces are counted to satisfy the off street parking requirements of more than one land use, e.g., use of the same parking facility to satisfy the off-street parking requirements of a church and an office building.

***Sign:** Any visual communication used to advertise, promote, command, or inform, including but not limited to words, symbols and illustrations, together with all parts, materials, frame and background.

"Sign" and "advertising device" shall not include the following for purposes of this code.

- a. Official notices issued by any court or public body or officer.
- b. Notices posted by any public officer in performance of a public duty or by any person in giving any legal notice.
- c. Intra-community directional signs, warning or informational signs or structures required or authorized by Federal, State or County authority.
- d. The flag of the State of California or of the United States of America, or any official flag of any other state, country, county or community.

(Note: Specific sign definitions are contained within Section IX of this code.)

***Special outdoor gathering:** A limited, temporary commercial or noncommercial event sponsored by a service group, homeowners association, property owners association, or other community organization, including but not limited to the following: parades, sporting events and athletic contests, community picnics, vehicle races, pageants, outdoor programs, civic/cultural activities, and other similar uses.

***Structure:** That which is erected or constructed having a fixed location and extending more than thirty (30) inches above the finished grade. An edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner. A mobile home, except when used as a temporary use with its weight resting at least partially upon its tires, is a structure for the purposes of this definition. Business signs, tennis court fences, and other fences around unenclosed outdoor recreation facilities shall not be considered as a structure for purposes of these Planned Community District Regulations.

SECTION III

RESIDENTIAL PLANNING AREAS

A. PURPOSE & INTENT

The purpose of these provisions is to regulate the planning and development of the residential planning areas. These regulations provide for a variety of residential uses and also allow for community facilities and structures accessory to the main residential uses. It is the intent of these regulations to be responsive to changing community needs and goals and to allow and encourage innovative community design and neighborhood mix.

Four distinct product types are discussed in this document; conventional single family detached, single family attached, planned concept detached and multiple family dwellings. Each product type has distinguishing features, such as the dwellings' relationships to each other (detached v. attached), the number of dwellings per building site (single family attached v. multiple family) and the density of development (conventional single family detached v. planned concept detached). All product types are fully defined under "dwelling units" in Section II. Development standards for each of the four product types are outlined in Chapter H of this Section.

To be consistent with the Orange County General Plan, the ultimate control for residential development is the maximum number of dwelling units permitted in each residential category as indicated on the Planned Community (P.C.) Development Map and Statistical Table. All Planning Areas shall be developed within the maximum dwelling units indicated in the Statistical Table, as revised. The P.C. Development Map and Statistical Table may be revised in accordance with Section X. Development standards for residential projects shall be as described in this Section except that alternative site development standards may be established by approval of an Area Plan or Site Development Permit per Sections XI or XII.

B. PRINCIPAL PERMITTED USES

1. Public and private utilities regulated by state law and exempt from local land use review.

C. PRINCIPAL PERMITTED USES SUBJECT TO AN AREA PLAN

1. Conventional single-family detached dwellings.
2. Attached single-family dwellings.
3. Public and private neighborhood or community non-commercial recreation centers and facilities including, but not limited to swimming pools, tennis courts, lakes, clubhouses, stables and trails.
4. Uses and structures customarily incidental or necessary to residential uses including, but not limited to garages, public and private parks, trails, greenbelts and common areas.
5. Golf courses and ancillary uses such as water reservoirs, maintenance and storage facilities.

D. PRINCIPAL PERMITTED USES SUBJECT TO AN AREA PLAN AND SITE DEVELOPMENT PERMIT

1. Planned Concept Detached Dwellings.
2. Multiple family dwellings.

3. Second residential units.
4. Mobile home developments and stock cooperatives.
5. Community facilities, in accordance with the requirements of Section VII.
6. Public use and public utility buildings, structures, and facilities including but not limited to electrical, water, sewage, telephone and telegraph, and their storage, distribution, treatment or production facilities, except as exempt by state law.
7. Golf course clubhouse facilities.
8. Commercial recreation uses and facilities. Also, restaurants, cocktail lounges, and lodges on the same or separate building sites as the main recreation use or complex.
9. Any other accessory use or structure, located on a separate building site, which is compatible with, customarily incidental to, or necessary to the uses listed in Subsections C and D above.
10. Neighborhood center uses in the locations indicated on the Development Map.
11. Any other uses as determined by the Planning Commission to be consistent with the purpose and intent of these regulations.

E. TEMPORARY USES PERMITTED

1. Uses permitted per Section 7-9-136 of the Zoning Code, including the following:
 - a. Non-commercial coaches.

- b. Christmas tree sales.
 - c. Public display of fireworks.
 - d. Halloween pumpkin sales.
 - e. Model home sales complexes.
 - f. Special outdoor gatherings, such as fairs, carnivals, rodeos, and large athletic, religious, or entertainment events, except as covered by section 7-9-136.11. Such activities may be approved via a site development permit, which may be renewed annually, so long as the event remains in the same location and consists of substantially the same design and operational nature.
2. Other similar uses which are indicated on an approved Area Plan, or found to be consistent with the purpose and intent of this Section by the Planning Director.

F. ACCESSORY USES PERMITTED

The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use in the same building site.

- 1. Uses permitted per Section 7-9-137 of the Zoning Code, including:
 - a. Garages and carports.
 - b. Swimming pools.
 - c. Fences and walls.

2. Signs per Section IX.
3. Non-commercial keeping of pets and animals per Section 7-9-146.3 of the Zoning Code.
4. Home occupations per Section 7-9-146.6 of the Zoning Code.
5. Any other accessory use or structure which the Director, EMA, finds consistent with the purpose and intent of this planning area.

G. PROHIBITED USES

The following uses are specifically prohibited.

1. The storage of vehicles, equipment, or products unless related to a commercial activity permitted in residential planning areas.
2. The keeping of pets or animals for any commercial purpose.

H. SITE DEVELOPMENT STANDARDS

All residential development shall be subject to the following regulations except as otherwise established by an approved Area Plan or Site Development Permit per Sections XI or XII.

After first occupancy of an individual dwelling unit, the site development standards contained in this section and any applicable area plan or Site Development Permit shall apply to that dwelling unit and shall only be modified subject to the variance procedure contained in the Orange County Zoning Code section 7-9-150.1.

1. CONVENTIONAL SINGLE - FAMILY DETACHED DWELLINGS

- a. Net density: Less than (9) dwelling units per net acre.
- b. Minimum lot size: Three thousand (3000) square-feet.
- c. Building site width: No minimum.
- d. Building height: Thirty-five (35) foot maximum. Architectural features, appropriately screened mechanical units, and chimneys which do not exceed ten percent (10%) of the roof area, nor exceed the height limit by more than ten (10) feet will be permitted.
- e. Building site coverage: No maximum.
- f. Building setbacks:
 - (1) Front: Five (5) feet minimum from any front property line abutting a street; except for garages, which have their own standards.
 - (2) Side: Ten (10) feet minimum for one side only, or ten (10) feet aggregate total for both sides.

The side yard set back may vary in width from the front to the back of the lot, so long as the aggregate is maintained at ten feet and the structure is at no point closer than eight (8) feet to another building.

Side abutting street: five (5) feet minimum from property line.

- (3) Rear: minimum ten (10) feet from property line to building.

- (4) Patios: No attached or detached covered patio shall be located closer than three (3) feet to a property line measured from the nearest supports for the structure except the street-side property line of a corner lot, in which case a minimum distance of five (5) feet shall be maintained.
- (5) Projections into required setbacks: Eaves, cornices, chimneys, outside staircases, balconies 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 is the least projection into the setback. These setbacks must be consistent with applicable fire and building codes regarding separation of structures.
- (6) Accessory buildings including second residential units and detached garages shall be located in accordance with the setbacks permitted for the main building; (except as provided in sections 7-9-137.1 of the Zoning Code.)
- (g) Alleys provided as a second access to a dwelling: Maximum paved width shall be twenty (20) feet. No parking shall be allowed. Garage door faces fronting on alleys shall be set back to provide a minimum unobstructed clearance of twenty-eight (28) feet.
- (h) Garage and carport entry setback: The minimum setback for the point of entry into a garage or carport shall be five (5) feet or less, or seventeen (17) feet or more, from the back of sidewalk or, if there is no sidewalk, from the back of curb.
- (i) Fences and walls, maximum height:
 - (1) Within areas where main buildings may be placed: same as the main building height limit.

- (2) Within front setback area: three and one half (3-1/2) feet maximum, except on flag lots where the maximum height may be six (6) feet within that portion of the front setback area abutting the area where a six (6) foot high fence is permitted on the abutting lot, when such area is not adjacent to the garage driveway. Sound attenuation barriers may exceed six (6) feet as required by the Director, EMA.
- (3) Within other setback areas (except alleys): the maximum height shall be six (6) feet, except that this maximum may be exceeded when higher walls are required by the Director, EMA, for the purpose of noise mitigation or other health and safety measures.
- (4) Along alleys: Seven (7) feet maximum height.
- (j) Off-Street parking: Off-street parking shall be provided as required by the provisions of Section VIII.

2. ATTACHED SINGLE FAMILY DWELLINGS:

- (a) Building site area: Two thousand (2,000) square foot minimum.
- (b) Building site width: No minimum.
- (c) Building height: Thirty-five (35) foot maximum. Architectural features appropriately screened mechanical units and chimneys which do not exceed ten percent (10%) of the roof area, nor exceed the height limit by more than ten (10) feet will be permitted.
- (d) Building site coverage: No maximum.

(e) Building setbacks:

- (1) From any property line abutting a street: Five (5) feet minimum.**
- (2) From any side or rear property line not abutting a street: No minimum.**
- (3) Patios: No attached or detached covered patio shall be located closer than three (3) feet to a property line except the street side property line of a corner lot, in which case a minimum distance of five (5) feet shall be maintained. Covered patios may be completely screened, including all exterior walls and ceilings, with fully ventilating screen.**
- (4) Projections into required setbacks: Eaves, cornices chimneys, outside staircases, balconies and other similar architectural features may project four (4) feet into any required front, rear or side setback or within two (2) feet of property line, whichever is least projection. These setbacks must be consistent with applicable fire and building codes regarding separation of structures.**
- (5) Miscellaneous Provisions and Exceptions: Attached accessory buildings shall be considered as a part of the main buildings; detached accessory buildings shall be located in accordance with the setbacks required for the main building, except as provided by section 7-9-137.1 of the Zoning Code.**

- (f) Alleys provided as a second access to a dwelling: Maximum paved width shall be twenty (20) feet. No parking shall be allowed. Garage faces fronting on alleys shall be set back to provide an unobstructed clearance of twenty-eight (28 feet).**

- (g) **Garage and carport setback:** The minimum setback for the point of entry into a garage or carport shall be five (5) feet or less, or seventeen (17) feet or more from the back of sidewalk or, if there is no sidewalk, from the back of curb.
- (h) **Fences and walls, maximum height:**
 - (1) Within areas where main buildings may be placed: same as main building height limit.
 - (2) Within front setback area: Three and one half (3-1/2) feet maximum, except on key lots where the maximum height may be six (6) feet within that portion of the front setback area on the abutting lot, when such area is not adjacent to the garage driveway. Sound attenuation barriers may exceed six (6) feet where required by Director, EMA.
 - (3) Within other setback areas (except alleys): The maximum height shall be six (6) feet, except that this maximum may be exceeded when higher walls are required by the Director, EMA, for the purpose of noise mitigation or other health and safety measures.
 - (4) Along alleys: Seven (7) feet maximum height.
- (i) **Off-street parking:** Off-street parking shall be provided as required by the provisions of Section VIII.

3. **PLANNED CONCEPT DETACHED DWELLINGS**

- a. **Building site area:** No minimum.

3. **PLANNED CONCEPT DETACHED DWELLINGS**

- a. **Building site area:** No minimum.
- b. **Net density:** Nine (9) dwelling units per net acre or greater.
- c. **Access:** Each residential unit shall either:
 - (1) Abut a public street, having a recorded right of access for vehicles and pedestrians, and enjoy practical and physical access to such street, for a minimum width of ten (10) continuous feet; or
 - (2) Have a recorded right of access for vehicles and pedestrians for a minimum continuous width of twenty (20) feet (sixteen (16) feet paved) via street or other vehicular accessway, and enjoy practical and physical access, from the building site to a public street.
- d. **Open space:**
 - (1) **Usable project open space:** A minimum of ten percent (10%) of the net residential area of the project is to be reserved as convenient, accessible and usable open space.

This requirement may be reduced based on any of the following criteria:

- (a) If the amount of usable private open space is increased from the minimum of one hundred-fifty (150) square feet to five hundred (500) square feet or greater, the amount of usable project open space may be reduced from ten percent (10%) to five percent (5%).
- (b) If the project is located adjacent to and has direct, convenient access to a public local park, the usable project open space may be reduced from ten percent (10%) to five percent (5%).

- (c) If the project provides a tot lot of a minimum size of seven hundred and fifty (750) square feet within the usable project private open space, the amount may be reduced from ten percent (10%) to five percent (5%).
 - (d) Sidewalk and adjacent parkway open space areas may be counted as usable project open space up to twenty-five percent (25%) of the requirement if the sidewalk is separated from the curb by a landscaped parkway and the total parkway width averages no less than twelve (12) feet including sidewalk.
- (2) Usable private open space: One hundred-fifty (150) square foot minimum per dwelling unit. The ratio of length to width may be no more than three to one (3:1).
- e. Lot width: No minimum.
- f. Building height: Thirty-five (35) feet maximum. Architectural features, appropriately screened mechanical units and chimneys which do not exceed ten percent (10%) of the roof area, nor exceed the height limit by more than ten (10) feet will be permitted.
- g. Building site coverage: Sixty percent (60%) maximum for each development unit if there is more than one unit per lot and no maximum for individual lots.
- h. Building setbacks:
 - (1) Front: Twelve (12) feet minimum from back of street curb except for garages, which have their own standards.

- (2) Side: Ten (10) feet minimum for one side only, or ten (10) feet aggregate total for both sides.

The side yard set back may vary in width from the front to the back of the lot for units on a separate building site, so long as the aggregate is maintained at ten feet and the structure is at no point closer than eight (8) feet to another building.

Where there is more than one unit per building site, buildings may be no closer together at any point than eight (8) feet.

Side abutting street: Five (5) feet minimum from property line.

- (3) Rear: Minimum five (5) feet from property line, or if there is no property line, the boundary of the private use common area.
- (4) Patios: No attached or detached covered patio shall be located closer than three (3) feet to a property line or, if there is no individual lot, three (3) feet to the edge of the private useable open space, measured from the nearest supports for the structure except the street-side property line of a corner lot, in which case a minimum distance of five (5) feet shall be maintained.
- (5) Projections into required setbacks: Eaves, cornices, chimneys, outside staircases, balconies 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 is the least projection into the setback. These setbacks must be consistent with applicable fire and building codes regarding the separation of structures.

- (6) Detached accessory buildings including second residential units and detached garages shall be located in accordance with the setbacks permitted for the main building (except as provided in sections 7-9-137.1 of the Zoning Code).
- i. Private street and driveway standards (not including alleys). Private streets and driveways shall be established in accordance with the following standards:
 - (1) Driveways serving four (4) or less dwelling units, shall have no parking within the travel way and shall have a minimum paved width twelve (12) feet for one-way traffic or twenty (20) feet for two-way traffic.
 - (2) Streets or driveways used primarily for access to garages or carports for more than four (4) dwelling units and with no parking within the travel way: Minimum paved width twelve (12) feet for one-way traffic or twenty-four (24) for two-way traffic.
 - (3) Streets and driveways where on-street parking will be limited to one side only: Minimum paved width twenty-eight (28) feet.
 - (4) Streets and driveways with on-street parking permitted on both sides: Minimum paved width thirty-six (36) feet.
- j. Alleys provided as a second access to a dwelling: Maximum paved width shall be twenty(20) feet. No parking shall be allowed. Garage faces fronting on the alley shall be set back to provide an unobstructed clearance of twenty-eight feet.
- k. Garage and carport placement: The minimum setback for the point of entry into a garage or carport shall be five (5) feet or less, or seventeen (17) feet or more from the back of sidewalk or, if there is no sidewalk, from the back of curb.

1. Fences and walls, maximum height:

- (1) Along the boundary of the project: Seven and one-half (7-1/2) feet except within intersection areas where the maximum height is three and one-half (3-1/2) feet.
- (2) Within areas where main buildings may be placed: (Six (6) feet or as otherwise determined by the site plan.)

m. Off-street parking: Off-street parking shall be provided as required by the provisions of Section VIII.

4. MULTIPLE FAMILY DWELLINGS

- a. Building site area: Five thousand (5,000) square feet minimum.
- b. Building site area per unit: One thousand (1,000) square feet minimum
- c. Building site width: No minimum.
- d. Building height: Thirty-five (35) feet maximum. Architectural features, elevators, appropriately screened mechanical units and chimneys which do not exceed ten percent (10%) of the roof area, nor exceed the height limit by more than ten (10) feet will be permitted.
- e. Building site coverage: Sixty percent (60%) maximum.

- f. **Building setbacks:** Ten (10) feet minimum from any boundary line of the project; twenty (20) feet minimum if a certain boundary line of the project is also the property line of an adjacent residential project. If an offsite landscaped greenbelt or trail separates two residential projects, the ten (10) foot setback shall be applied. Minimum distance between buildings internal to the project shall be fifteen (15) feet.
- g. **Patios within private useable open space:** No attached or detached covered patio shall be located closer than three (3) feet to the edge of the private useable open space measured from the nearest supports for the structure. Covered patios may be completely screened, including all exterior walls and ceilings, with fully ventilating screen.
- h. **Accessory building setbacks:** Twenty (20) feet from the back edge of the sidewalk, or curb if there is no sidewalk.
- i. **Garage and carport placement:** The minimum setback for the point of entry into a garage or carport shall be five (5) feet or less, or seventeen (17) feet or more from the back of sidewalk or, if there is no sidewalk, from the back of curb.
- j. **Off-street parking:** Off-street parking shall be provided as required by the provisions of Section VIII.
- k. **Open space:**
 - (1) **Project open space:** A minimum of ten percent (10%) of the net area of the project is to be reserved as convenient, accessible and usable open area (as defined in Section II).

This requirement may be reduced based on any of the following criteria:

- (a) If the project is located adjacent to and has direct, convenient access to a public local park, the usable project open space may be reduced by from ten percent (10%) to five percent (5%).
- (b) If the project provides a tot lot of a minimum size of seven hundred fifty (750) square feet within the usable project private open space, the amount may be reduced by from ten percent (10%) to five percent (5%).
- (c) Sidewalk and adjacent parkway open space areas may be counted as usable project open space up to twenty-five percent (25%) of the requirement if the sidewalk is separated from the curb by a landscaped parkway and the total parkway width averages no less than twelve (12) feet including sidewalk.

(2) Private open space: No minimum.

l. Signs: Signs shall be permitted in accordance with the provisions of Section IX.

m. Trash and storage areas: All storage, including carton containers or trash shall be shielded from view within a building or area enclosed by a wall not less than six (6) feet in height.

n. Screening:

- (1) Abutting residential areas: Screening shall be provided along all building site boundaries where the premises abut areas zoned for residential. Except as otherwise provided below, the screening shall have a total height of not less than six (6) feet and not more than seven (7) feet.
- (2) Parking areas abutting highways: All parking areas abutting highways shall be screened. Except as otherwise provided below, the screening shall have a total height of not less than thirty-six (36) inches and not more than forty-two (42) inches.
- (3) Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary line, is higher or lower than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements of this section.
- (4) Screening as referred to in (1), (2) and (3) above, shall consist of one or any combination of the following:
 - (a) Walls including retaining walls: A wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material a minimum of four (4) inches thick.
 - (b) Berms: A berm shall be constructed of earthen materials and it shall be landscaped.

- (c) **Fences, solid:** A solid fence shall be constructed of wood, or other materials a minimum nominal thickness of two (2) inches and it shall form an opaque screen.
 - (d) **Landscaping:** Vegetation, consisting of evergreen or deciduous trees or shrubs.
- (5) **Mechanical equipment:** Mechanical equipment placed on any roof such as, but not limited to, air conditioning, heating, ventilating ducts and exhaust, shall be screened on all sides to a height that, at a minimum, is equal to the height of the mechanical equipment. Ventilation and exhaust ducts shall be painted to match the roof material.
- o. **Landscaping:** Landscaping, consisting of evergreen or deciduous trees, shrubs, ground cover, or hardscape shall be installed and maintained subject to the following standards.
 - (1) **Boundary landscaping abutting arterial highways** is required to an average depth of fifteen (15) feet with a minimum depth of five (5) feet.
 - (2) **Boundary landscaping abutting public streets, other than arterial highways,** is required to an average depth of ten (10) feet with a minimum depth of five (5) feet.
 - (3) **Separation:** Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least four (4) inches higher than the adjacent vehicular area or in some manner be protected from vehicular damage.

- (4) Irrigation: Permanent automatic watering facilities shall be provided for all landscaped areas.
- (5) Maintenance: All landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary and the regular watering of all plantings, as necessary.

4. RECREATION USES

- a. Building site area: No minimum.
- b. Building height: Thirty-five (35) feet maximum, excluding architectural features. Architectural features may be a maximum of forty-five (45) feet. Architectural features, elevators, appropriately screened mechanical units and chimneys which do not exceed ten percent (10%) of the roof area, nor exceed the height limit by more than ten (10) feet will be permitted.
- c. Building site coverage: Fifty percent (50%) maximum.
- d. Building setbacks: All buildings and structures shall be set back from all building site lines a distance equal to the height of the building or structure, but not less than twenty (20) feet minimum.
- e. Off-street parking requirements: Off-street parking shall be provided as required by Section VIII.
- f. Signs: Signs shall be permitted in accordance with Section IX.

- g. **Lighting:** All lighting, exterior and interior, shall be designed and located to minimize power consumption and to confine direct rays to the premises.
- h. **Trash and storage area:** All storage, including cartons, containers and trash, shall be shielded from view within a building or area enclosed by a masonry wall not less than six (6) feet in height.
- i. **Screening:** Due to the open space character of many of the permitted uses, the following standards may not be appropriate in all cases, and alternative standards may be established by the approved Area Plan or Site Development Permit.
 - (1) **Abutting residential areas:** A screen shall be installed along all site boundaries where the premises abut residential uses. Except as otherwise provided below the screening shall have a total height of not less than six (6) feet and not more than seven (7) feet. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest elevation.
 - (2) **Streets and Intersections:** Screening along all streets and intersections shall be a minimum of thirty-six (36) inches and a maximum of forty-two (42) inches within twenty (20) feet of the intersection of:
 - (a) A vehicular accessway or driveway and a street.
 - (b) A vehicular accessway or driveway and a sidewalk.
 - (c) Two or more vehicular accessways, driveways or streets.

- (3) **Parking areas abutting highways:** Screening shall be installed along all parking areas abutting a highway. Except as otherwise provided, the screening shall have a total height of not less than thirty-six (36) inches and not more than forty-two (42) inches. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest elevation.
- (4) Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary line, is lower than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with additional screening to satisfy the screening requirements of this section.
- (5) Screening as referred to above shall consist of any one or any combination of the following:
 - (a) **Walls:** A wall shall consist of concrete or similar type of solid masonry material a minimum of four (4) inches thick.
 - (b) **Berms:** A berm shall be constructed of earthen materials and it shall be landscaped.
 - (c) **Fences, solid:** A solid fence shall be constructed of wood or other materials a minimum nominal thickness of two (2) inches and it shall form an opaque screen.
 - (d) **Landscaping:** Vegetation, consisting of evergreen or deciduous trees or shrubs.

- (6) **Mechanical equipment:** Mechanical equipment placed on any roof on all sides to a height that, at a minimum, is equal to the height of the mechanical equipment. Ventilating and exhaust ducts shall be painted to match the roof material.

j. **Landscaping:** Due to the open space character of many of the permitted uses, the following standards may not be appropriate in all cases. Landscaping, consisting of trees, shrubs, and ground cover shall be installed and maintained subject to the following standards unless alternative standards are established by the approved Area Plan or Site Development Permit.

- (1) **Boundary landscaping** is required for a minimum depth of fifteen (15) feet behind curb for all property abutting arterial highways except for the area required for street openings and the area within ten (10) feet on either side of street openings.
- (2) An additional amount, equal to at least ten (10) percent of the net area of the parcel, is required and a minimum of fifty percent (50%) of such landscaping shall be located in the area devoted to parking.
- (3) **Separation:** Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least four (4) inches higher than the adjacent vehicular area or in some manner be protected from vehicular damage.
- (4) **Irrigation:** Permanent automatic watering facilities shall be provided for all landscaped areas, where appropriate.

SECTION IV

OPEN SPACE PLANNING AREAS

A. PURPOSE AND INTENT

Portions of the Ladera Planned Community are planned for open space uses. Except for community facilities and necessary urban infrastructure, such as, but not limited to, arterial highways, transportation corridors, utilities and flood control or water quality protection facilities, all development in open space planning areas will be of a natural, recreational or agricultural nature.

The regulations provided in this chapter are intended to provide for the protection of valuable environmental features, and for outdoor recreation and education.

Area Plans shall not be required for open space planning areas, since permitted uses are generally limited to amenities of a natural, or recreational nature. Certain uses permitted in open space planning areas shall be subject to Area Plan or Site Plan review.

B. PRINCIPAL PERMITTED USES

1. Infrastructure service facilities or extensions necessary for the development of adjacent urban areas, typically outside the purview of the landowner, including but not limited to the following:
 - a. Utility transmission lines and switching facilities.
 - b. Water reservoirs (open or enclosed).
 - c. Water reclamation lakes and ponds.

2. Resource mitigation sites, for the preservation or replacement of native, riparian or other biological habitat, as approved by the appropriate regulatory agency (e.g. Army Corps of Engineers, Department of Fish and Game and/or the County of Orange).
3. Archaeological and paleontological investigations/excavations or natural resource study sites.
4. Roads which are a part of the Master Plan of Arterial Highways or which provide access to other allowed uses.
5. Infrastructure service facilities or extensions necessary for the development of adjacent urban areas, including but not limited to the following:
 - a. Flood control facilities.
 - b. Retention/detention basins for water quality enhancement purposes.
6. Grading for mitigation of geological hazards or temporary grading associated with urban development resulting in revegetated slopes, per Zone Code section 7.9-139.
7. Fuel modification areas required by the Manager, Orange County Fire Protection Service in consultation with the Managers, Harbors, Beaches and Parks/Program Planning and Environmental/Project Planning Division.
8. Public or quasi-public uses including but not limited to the following:
 - a. Public and private parks, greenbelts and common areas.
 - b. Pedestrian, bicycle and equestrian trails.

- c. Rest stops.
- d. Nature study areas.

C. PRINCIPAL PERMITTED USES SUBJECT TO AN AREA PLAN

- 1. Community Facilities, in accordance with the requirements of Section VII.
- 2. Public or private golf courses.
- 3. Other uses which are found to be consistent with the purpose and intent of this chapter by the Planning Commission.

D. PRINCIPAL PERMITTED USES SUBJECT TO SITE PLAN REVIEW

Commercial and/or non-profit recreational and recreational support uses, including but not limited to the following:

- 1. Museums and nature study centers.
- 2. Communication transmitting, reception and relay facilities.
- 3. Commercial Recreation.
- 4. Other similar open space and passive or active recreation uses which are found to be consistent with the purpose and intent of this chapter by the Planning Commission.

E. TEMPORARY PERMITTED USES

1. Uses permitted per Section 7-9-136 of the Zoning Code, including the following:
 - a. Commercial and non-commercial coaches.
 - b. Christmas tree sales.
 - c. Public displays of fireworks.
 - d. Halloween pumpkin sales.
 - e. Special Gatherings - Special outdoor gatherings, such as fairs, carnivals, rodeos, and large athletic, religious, or entertainment events, except as covered by section 7-9-136.11. Such activities may be approved via a site development permit, which may be renewed annually, so long as the event remains in the same location and consists of substantially the same design and operational nature.
2. Other similar uses which are indicated on an approved Area Plan, or found to be consistent with the purpose and intent of this Section by the Planning Director.

F. SITE DEVELOPMENT STANDARDS

The following standards shall apply except as otherwise established by the approved Area Plan or Site Plan per Sections XI or XII.

1. Building site area: No minimum.

2. **Building height:** Thirty-five (35) feet maximum, excluding architectural features. Architectural features may be a maximum of forty-five (45) feet. Architectural features, elevators, appropriately screened mechanical units and chimneys which do not exceed ten percent (10%) of the roof area.
3. **Building site coverage:** Fifty percent (50%) percent maximum.
4. **Building setbacks:** All buildings and structures shall be set back from all building site lines a distance equal to the height of the building or structure, but not less than twenty (20) feet minimum.
5. **Off-street parking requirements:** Off-street parking shall be provided as required by Section VIII.
6. **Signs:** Signs shall be permitted in accordance with Section IX.
7. **Lighting:** All lighting, exterior and interior, shall be designed and located to minimize power consumption and to confine direct rays to the premises.
8. **Trash and storage area:** All storage, including cartons, containers and trash, shall be shielded from view within a building or area enclosed by a masonry wall not less than six (6) feet in height and must be covered to prohibit animal intrusion.
9. **Screening:** Due to the open space character of many of the permitted uses, the following standards may not be appropriate in all cases, and alternative standards may be established by the approved Area Plan or Site Plan.

- a. **Abutting Residential Planning Areas:** A screen shall be installed along all site boundaries where the premises abut residential planning areas. Except as otherwise provided, the screening shall have a total height of not less than six (6) feet and not more than seven (7) feet. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest elevation.
- b. **Streets and Intersections:** Screening along all streets and intersections shall be a minimum of thirty-six (36) inches and a maximum of forty-two (42) inches within twenty (20) feet of the intersection of:
 - (1) A vehicular accessway or driveway and a street.
 - (2) A vehicular accessway or driveway and a sidewalk.
 - (3) Two or more vehicular accessways, driveways or streets.
- c. **Parking areas abutting highways:** Screening shall be installed along all parking areas abutting a highway. Except as otherwise provided, the screening shall have a total height of not less than thirty-six (36) inches and not more than forty-two (42) inches. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest elevation.
- d. **Notwithstanding the requirements listed above,** where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary line, is lower than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with additional screening to satisfy the screening requirements of this section.

- e. Screening as referred to above shall consist of any one or any combination of the following:
 - (1) Walls: A wall shall consist of concrete or similar type of solid masonry material a minimum of four (4) inches thick.
 - (2) Berms: A berm shall be constructed of earthen materials and it shall be landscaped.
 - (3) Fences, solid: A solid fence shall be constructed of wood or other materials a minimum nominal thickness of two (2) inches and it shall form an opaque screen.
 - (4) Landscaping: Vegetation, consisting of evergreen or deciduous trees or shrubs.
 - f. Mechanical equipment: Mechanical equipment placed on any roof such as, but not limited to, air conditioning, heating, ventilating ducts and exhaust, shall be screened on all sides to a height that, at a minimum, is equal to the height of the mechanical equipment such that the equipment is not visible from any abutting street or residential area.
10. Landscaping: Due to the open space character of many of the permitted uses, the following standards may not be appropriate in all cases. Landscaping, consisting of trees, shrubs, and ground cover shall be installed and maintained subject to the following standards unless alternative standards are established by the approved Area Plan or Site Plan.

- a. **Boundary landscaping is required for a minimum depth of fifteen (15) feet along all property lines abutting arterial highways except for the area required for street openings and the area within ten (10) feet on either side of street openings.**
- b. **An additional amount, equal to at least ten percent (10%) of the net area of the parcel, is required and a minimum of fifty percent (50%) of such landscaping shall be located in the area devoted to parking.**
- c. **Separation: Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least four (4) inches higher than the adjacent vehicular area or in some manner be protected from vehicular damage.**
- d. **Irrigation: Permanent automatic watering facilities shall be provided for all landscaped areas, where appropriate.**

SECTION V

URBAN ACTIVITY PLANNING AREA

A. PURPOSE AND INTENT

The purpose of these provisions is to regulate the planning, design and development of urban activity centers within the Ladera Planned Community. These urban activity areas provide for the community's commercial, civic, cultural, professional service, and office needs in a location easily accessible from the residential neighborhoods. This proximity to surrounding residential areas is designed to minimize commuter work trips and vehicle miles traveled, thus helping to reduce air quality and traffic impacts.

It is the intent of this section to permit a variety of commercial, office, and light industrial uses and facilities supportive of the local community. These regulations permit retail, service commercial, and business uses of a neighborhood as well as community and regional variety. Also permitted are residential uses (restricted to a maximum of two hundred (200) dwelling units) on the same or separate building site from other permitted uses.

B. PRINCIPAL PERMITTED USES SUBJECT TO AN AREA PLAN

1. Public use and public utility buildings, structures, and facilities including but not limited to telephone, telegraph, water, and electrical, including their storage, distribution, treatment or production facilities except as exempt by state law.

C. PRINCIPAL PERMITTED USES SUBJECT TO AN AREA PLAN AND SITE DEVELOPMENT PERMIT

The following uses are permitted in the Urban Activity Planning Areas:

1. Retail commercial businesses.
2. Service commercial businesses.
3. Administrative, professional and business offices.
4. Residential uses on the same or a separate building site from other permitted uses.
5. Government, offices and institutional uses.
6. Cultural facilities, such as but not limited to the following:
 - a. Museums.
 - b. Theaters.
 - c. Libraries.
 - d. Art Galleries.
 - e. Music Halls.
 - f. Convention Centers.

- g. Historical, religious and charitable organization facilities.
- 7. Private clubs and lodge halls.
- 8. Cafes, restaurants, bars and cocktail lounges.
- 9. Commercial recreation uses.
- 10. Cable television facilities.
- 11. Community facilities (in accordance with Section VII).
- 12. Community service facilities (in accordance with Section VII).
- 13. Light manufacturing plants and facilities.
- 14. Assembly plants and facilities.
- 15. Research laboratories and facilities.
- 16. Product development facilities.
- 17. Testing laboratories and facilities.
- 18. Service industries including but not limited to the following:
 - a. Repair, maintenance or servicing of appliance, component parts, etc.
 - b. Tooling and small machine shops.

- c. Testing shops.
 - d. Photo finishing and photographic processing facilities.
 - e. Blueprinting, reproduction and copying services, photo-engraving, printing, publishing and bookbinding.
 - f. Dry cleaning and laundry plants.
 - g. Automobile repair specialty shops.
- 19. Industries engaged in distribution, storage and warehousing.
 - 20. Construction industries such as general contractors and specialty contractors, etc., together with their accessory and incidental office uses.
 - 21. Caretakers' quarters (one per building site, not to exceed 1,500 square feet of living area).
 - 22. Storage Facilities, including but not limited to the following:
 - a. Boat storage.
 - b. Recreation vehicle storage.
 - 23. Motion picture, video, television and recording studios.
 - 24. Service commercial, as support for the permitted industrial uses, including but not limited to the following:

- a. Banks and other financial institutions.
 - b. Barber shops.
 - c. Beauty salons.
 - d. Restaurants, food service facilities and cocktail lounges.
 - e. Health and athletic facilities.
 - f. Travel agencies.
- 25. Churches and other places of worship.
 - 26. Hotels and motels.
 - 27. Accessory structures or uses which are customarily incidental or necessary to the permitted main uses.
 - 28. Any other similar use which is found compatible with the purpose and objectives of this section and which is indicated on an approved Area Plan or Site Development Permit approved by the Planning Commission.

D. TEMPORARY USES PERMITTED

- 1. Uses permitted per Section 7-9-136 of the Zoning Code, including the following:
 - a. Commercial and non-commercial coaches.

- b. Christmas tree sales.
 - c. Halloween pumpkin sales.
 - d. Public fireworks displays.
 - e. Special outdoor gatherings, such as fairs, carnivals, rodeos, and large athletic, religious, or entertainment events, except as covered by section 7-9-136.11. Such activities may be approved via a site development permit, which may be renewed annually, so long as the event remains in the same location and consists of substantially the same design and operational nature.
2. Other similar uses which are indicated on an approved Area Plan, or found to be consistent with the purpose and intent of this Section by the Planning Director.

E. ACCESSORY USES PERMITTED

The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use in the same building site.

- 1. Uses per section 7-9-137 of the Zoning Code when compatible with the base district.
- 2. Signs associated with a permitted use subject to Section IX.
- 3. Any other accessory use or structure which the Director, EMA, finds consistent with the purpose and intent of this chapter.

F. PROHIBITED USES

Notwithstanding Sections B through D above, the following uses are specifically prohibited.

1. Adult entertainment businesses.

G. SITE DEVELOPMENT STANDARDS

The following standards shall apply except as otherwise established by the approved Area Plan or Site Plan.

1. Building site area. No minimum.
2. Building site width and depth. No minimum.
3. Building height limit. As established by the Area Plan and Site Development Permit.
4. Building setbacks. All setbacks shall be measured from the ultimate right-of-way line and interior property lines.
 - a. Adjacent to residential Planning Area or building site: Twenty (20) feet minimum, plus an additional one (1) foot for each one (1) foot above thirty-five (35) feet in height.
 - b. Adjacent to Urban Activity building sites: No minimum.
 - c. Adjacent to an arterial highway: Twenty (20) feet minimum.

5. Off-street parking requirements: Off-street parking shall be provided as required by the provisions of Section VIII.
6. Signs: Signs shall be permitted in accordance with Section IX.
7. Lighting: All lighting, exterior and interior, shall be designed and located to confine direct rays to the premises.
8. Loading: All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets, highways and Residential Planning Areas.
9. Trash and storage areas: All storage, including cartons, containers or trash, shall be shielded from view within a building or area enclosed by a wall not less than six (6) feet in height. No such area shall be located within fifty (50) feet of any Residential Planning Area unless it is fully enclosed.
10. Enclosed uses: All uses permitted together with their resulting products shall be contained entirely within a completely enclosed structure, except for off-street parking and loading areas, areas for sale of nursery stock, automobile washing areas, outdoor dining areas, permitted temporary uses or other similar uses indicated on the approved Area Plan or Site Plan.
11. Screening: (Required screening is not counted as a part of Net Usable Acres.)
 - a. Abutting Residential Planning Areas: An opaque screen shall be installed along all site boundaries where the premises abut Residential Planning Areas. Except as otherwise provided below, the screening shall have a total height of not less than six (6) feet and not more than seven (7) feet.

- b. Streets and intersections: Screening along all streets and boundaries shall have a height of not less than thirty-six (36) inches nor more than forty-two (42) inches within twenty (20) feet of the point of intersection of:
 - (1) A vehicular accessway or driveway and a street.
 - (2) A vehicular accessway or driveway and a sidewalk.
 - (3) Two or more vehicular accessways, driveways or streets
- c. Parking areas abutting arterial highways. A screen shall be installed along all parking areas abutting highways. Except as otherwise provided below, the screening shall have a total height of not less than thirty-six (36) inches and not more than forty-two (42) inches.
- d. Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary line is lower than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with additional screening to satisfy the screening requirements of this section.
- e. Screening as referred to in a, b, and c above, shall consist of one or any combination of the following:
 - (1) Walls including retaining walls: A wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material a minimum of four (4) inches thick.

- (2) Berms: A berm shall be constructed of earthen materials and it shall be landscaped.
 - (3) Fences, solid: A solid fence shall be constructed of wood or other materials and minimum nominal thickness of two (2) inches and it shall form an opaque screen.
 - (4) Landscaping: Vegetation, consisting of evergreen or deciduous trees or shrubs.
- f. Mechanical equipment: Mechanical equipment placed on any roof such as, but not limited to, air conditioning, heating, ventilating ducts and exhaust shall be screened from view from any abutting street or highway and any abutting area zoned for residential uses within the Ladera Planned Community.
12. Landscaping: Landscaping, consisting of a combination of evergreen or deciduous trees, shrubs, ground cover, or hardscape shall be installed and maintained subject to the following standards (required landscaping is not counted as a part of Net Usable Acres):
- a. Boundary landscaping abutting arterial highways is required to an average depth of fifteen (15) feet within a minimum depth of five (5) feet.
 - b. Boundary landscaping abutting public streets, other than arterial highways, is required to an average depth of ten (10) feet with a minimum depth of five (5) feet.

- c. An additional amount, equal to at least five percent (5%) of the net usable area of the parcel, is required and a minimum of fifty percent (50%) of such landscaping shall be located in the area devoted to parking.
 - d. Separation: Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least four (4) inches higher than the adjacent vehicular area or shall in some manner be protected from vehicular damage.
 - e. Irrigation: Permanent automatic watering facilities shall be provided for all landscaped areas.
 - f. Maintenance: Required landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing lawns, weeding, removal of litter, fertilizing replacement of plants when necessary and the regular watering of all plantings.
13. Residential Development: There shall be a maximum of two hundred (200) dwelling units permitted in Urban Activity Planning Areas as indicated in the Statistical Table of the Ladera Planned Community Development Plan.
- a. On separate building site: Residential units shall be developed in accordance with the appropriate residential development standards contained in Section III.
 - b. On same building site with other permitted uses: Residential units shall be developed in accordance with the Urban Activity Planning Areas development standards.

14. **Environmental pollution control.** Any permitted business or industrial use shall be performed or carried out entirely within a building that is designed and constructed so that the enclosed operations and uses do not cause or produce a nuisance to adjacent sites, such as but not limited to the following: radio frequency interference, sound, vibration, electromechanical disturbance, electromagnetic disturbance, radiation, air pollution, dust, emission of toxic or nontoxic matter.

SECTION VI

NEIGHBORHOOD CENTER REGULATIONS

A. PURPOSE AND INTENT

The purpose of these provisions is to regulate the design and development of neighborhood commercial projects in the Ladera Planned Community. It is an objective of this section to permit a variety of compatible uses and facilities supportive of the local community. These regulations permit retail and service commercial uses of a neighborhood variety, and are meant to be consistent with a mixed-use development concept. No more than a total of twenty-five (25) acres of Neighborhood Center uses shall be allowed in the Ladera Planned Community without amendment of the P.C. Development Plan and Statistical Summary by the Planning Commission.

B. PRINCIPAL PERMITTED USES SUBJECT TO SITE DEVELOPMENT PERMIT

The following uses are permitted in Neighborhood Centers subject to a Site Development Permit.

1. Retail commercial businesses.
2. Service commercial businesses.
3. Administrative, professional and business offices.
4. Cultural facilities, such as museums, meeting rooms, etc.
5. Cafes, restaurants, bars and cocktail lounges.
6. Commercial recreation.

7. Automobile service stations, including sale of petroleum products, tires, batteries and related automotive accessories; minor automobile maintenance repair, washing and lubricating services and convenience stores ("mini-markets") offering incidental food, packaged goods, and convenience items to the motoring public.
8. Community facilities provided in, and subject to the requirements of Section VII, including public use and public utility buildings, structures and facilities.
9. Day Care nurseries.
10. Any other similar use which is found compatible with the purpose and objectives of this chapter and which is indicted on an Area Plan or Site Development Permit approved by the Planning Commission.

C. TEMPORARY USES PERMITTED

Certain temporary uses, permitted per Section 7-9-136 of the Zoning Code, including the following:

- a. Commercial and non-commercial coaches.
- b. Christmas tree sales.
- c. Halloween pumpkin sales.
- d. Public fireworks displays.

- e. Special outdoor gatherings, such as fairs, carnivals, rodeos, and large athletic, religious, or entertainment events except as covered by section 7-9-136.11. Such activities may be approved via a site development permit, which may be renewed annually, so long as the event 4 remains in the same location and consists of substantially the same design and operational nature.
- f. Any other similar use which is found compatible with the purpose and objectives of this chapter and which is indicated on an Area Plan or Site Development Permit as approved by the Planning Director.

D. ACCESSORY USES PERMITTED

The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use in the same building site.

- 1. Uses per section 7-9-137 of the Zoning Code when compatible with the base district.
- 2. Signs associated with a permitted use subject to Section IX.
- 3. Any other accessory use or structure which the Director, EMA, finds consistent with the purpose and intent of this chapter.

E. PROHIBITED USES

Notwithstanding Sections B through D above, the following uses are specifically prohibited.

- 1. Adult entertainment businesses.
- 2. Automobile body and paint shops.

F. SITE DEVELOPMENT STANDARDS FOR ALL USES EXCEPT SERVICE STATIONS (see Section G)

The following standards shall apply except as otherwise established by the approved Area Plan or Site Development Permit per Sections XI or XII.

1. Building site area: No minimum.
2. Building site width and depth: No minimum.
3. Building height limit: Thirty-five (35) feet maximum. Architectural features, elevators, appropriately screened mechanical units and chimneys which do not exceed ten percent (10%) of the roof area, nor exceed the height limit by more than ten (10) feet will be permitted.
4. Building setbacks: Twenty (20) feet minimum from all property lines abutting Residential Planning Areas.
5. Off-street parking requirements: Off-street parking shall be provided as required by the provisions of Section VIII.
6. Signs: Signs shall be permitted in accordance with Section IX.
7. Lighting: All lighting, exterior and interior, shall be designed and located to confine direct rays to the premises.
8. Loading: All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets, highways and Residential Planning Areas.

9. **Trash and storage areas:** All storage, including cartons, containers or trash, shall be shielded from view within a building or area enclosed by a wall not less than six (6) feet in height. No such area shall be located within fifty (50) feet of any Residential Planning Area unless it is fully enclosed.
10. **Enclosed uses:** All uses permitted together with their resulting products shall be contained entirely within a completely enclosed structure, except for off-street parking and loading areas, areas for sale of nursery stock, automobile washing areas, outdoor dining areas, permitted temporary uses or other similar uses indicated on the approved Area Plan or Site Plan.
11. **Screening:**
 - a. **Abutting Residential Planning Areas:** An opaque screen shall be installed along all site boundaries where the premises abut Residential Planning Areas. Except as otherwise provided below, the screening shall have a total height of not less than six (6) feet and not more than seven (7) feet.
 - b. **Streets and intersections:** Screening along all streets and boundaries shall have a height of not less than thirty-six (36) inches nor more than forty-two (42) inches within twenty (20) feet of the point of intersection of:
 - (1) A vehicular accessway or driveway and a street.
 - (2) A vehicular accessway or driveway and a sidewalk.
 - (3) Two or more vehicular accessways, driveways or streets

- c. **Parking areas abutting arterial highways.** A screen shall be installed along all parking areas abutting highways. Except as otherwise provided below, the screening shall have a total height of not less than thirty-six (36) inches and not more than forty-two (42) inches.
- d. **Notwithstanding the requirements listed above,** where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary line is lower than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with additional screening to satisfy the screening requirements of this section.
- e. **Screening as referred to in a, b, and c above,** shall consist of one or any combination of the following:
 - (1) **Walls including retaining walls:** A wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material a minimum of four (4) inches thick.
 - (2) **Berms:** A berm shall be constructed of earthen materials and it shall be landscaped.
 - (3) **Fences, solid:** A solid fence shall be constructed of wood or other materials and minimum nominal thickness of two (2) inches and it shall form an opaque screen.
 - (4) **Landscaping:** Vegetation, consisting of evergreen or deciduous trees or shrubs.

- f. **Mechanical equipment:** Mechanical equipment placed on any roof such as, but not limited to, air conditioning, heating, ventilating ducts and exhaust shall be screened on all sides to a height that, at a minimum, is equal to the height of the mechanical equipment. Ventilation and exhaust ducts shall be painted to match the roof material.
- 12. **Landscaping:** Landscaping, consisting of a combination of evergreen or deciduous trees, shrubs, ground cover, or hardscape shall be installed and maintained subject to the following standards (required landscaping is not counted as a part of Net Usable Acres):
 - a. **Boundary landscaping abutting arterial highways** is required to an average depth of fifteen (15) feet within a minimum depth of five (5) feet.
 - b. **Boundary landscaping abutting public streets, other than arterial highways,** is required to an average depth of ten (10) feet with a minimum depth of five (5) feet.
 - c. **An additional amount, equal to at least five percent (5%) percent of the net usable area of the parcel, is required and a minimum of fifty percent (50%) of such landscaping shall be located in the area devoted to parking.**
 - d. **Separation:** Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least four (4) inches higher than the adjacent vehicular area or shall in some manner be protected from vehicular damage.
 - e. **Irrigation:** Permanent automatic watering facilities shall be provided for all landscaped areas.

- f. **Maintenance:** Required landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing lawns, weeding, removal of litter, fertilizing replacement of plants when necessary and the regular watering of all plantings.

G. SITE DEVELOPMENT STANDARDS FOR SERVICE STATIONS

The following standards shall apply except as otherwise established by the approved Area Plan or Site Development Permit. These development standards are in addition to those established by the base district.

- 1. **Building site area:** No minimum.
- 2. **Building height:** Twenty-five (25) feet maximum.
- 3. **Building site coverage:** Fifty percent (50%) maximum.
- 4. **Building setbacks:**
 - a. **From ultimate street right-of-way lines.** Seventeen (17) feet minimum.
 - b. **From interior property lines.** Twenty-five (25) feet from any property line abutting an area designated for residential uses. Ten (10) feet from property lines abutting areas designated for commercial or industrial uses.
- 5. **Off-street parking requirements:** Off-street parking shall be provided as required by Section VIII.
- 6. **Signs:** Signs shall be permitted in accordance with Section IX.

7. **Lighting:** All lighting, exterior and interior, shall be designed and located to confine direct rays to the premises.
8. **Trash and storage areas:** All storage, including cartons, containers or trash, shall be shielded from view within a building or area enclosed by a wall not less than six (6) feet in height. No such area shall be located within fifty (50) feet of any residential Planning Area unless it is fully enclosed.
9. **Screening:** All screening and landscaping shall be as established by the approved Area Plan or Site Development Permit.
10. All service stations shall be designed in a "reverse" mode so that mechanical bays will face away from public streets.
11. No portion of a service station site will be utilized for automobile storage other than for the temporary parking of an automobile being serviced or for the temporary use of employees during working hours.
12. Hours of operation, including hours for loading, shall be included in the site development permit application.

SECTION VII

COMMUNITY FACILITY REGULATIONS

A. PURPOSE AND INTENT

The purpose of these regulations is to provide for those nonresidential uses which are customarily established within a community in order to provide residents and employees with necessary community support services. Typical community facilities to be established within Ladera Planned Community include but are not limited to public utilities, public safety buildings, educational facilities, churches, child care and recreational facilities.

Some of the community facilities established by this chapter are considered to be of a routine or minor nature and shall not require Area Plan or Site Development Permit approval. Other permitted community facility uses must be more closely monitored to ensure compatibility with surrounding land uses and shall require an approved Area Plan or Site Development Permit prior to their establishment. When an Area Plan or Site Development Permit is required, it may be used to establish or modify site development standards per Sections XI and XII of this text.

It is intended that the community facilities established by this chapter be permitted within any planning area of the Ladera Planned Community.

B. PRINCIPAL PERMITTED USES SUBJECT TO AN APPROVED AREA PLAN

1. Private recreation centers and facilities including, but not limited to parks, swimming pools, tennis courts, lakes, clubhouses, stables and trails.
2. Flood control facilities.

3. Intra-community directional signs, future facility signs.
4. Riding, hiking and bicycle trails.
5. Any other similar community facility use, found by the Planning Commission to be consistent with the purpose and intent of this Section and which is indicated on the approved Area Plan.

C. PRINCIPAL PERMITTED USES SUBJECT TO AN APPROVED AREA PLAN AND SITE DEVELOPMENT PERMIT

1. Community facilities and community services including but not limited to the following:
 - a. Community centers.
 - b. Civic and cultural facilities.
 - c. Commercial recreation facilities.
 - d. Churches.
 - e. Fire stations, sheriff/police facilities and libraries.
 - f. Private schools.
 - g. Child care facilities.

- h. Community information centers including sales and real estate information facilities.
 - i. Security facilities and structures (private).
 - j. Maintenance facilities and structures (private).
 - k. Congregate care and congregate living facilities.
 - l. Helistops/heliports (site plan must be approved by the Planning Commission).
 - m. Public or quasi-public utility facilities and accessory storage and maintenance areas.
- 2. Communication transmitting, reception and relay facilities.
 - 3. Any other similar community facility use found by the Planning Commission, to be consistent with the purpose and intent of this Section and which is indicated on an approved Site Development Permit.

D. TEMPORARY USES PERMITTED

- 1. Uses permitted per Section 7-9-136 of the Zoning Code, including the following:
 - a. Commercial and non-commercial coaches.
 - b. Christmas tree sales.
 - c. Halloween pumpkin sales.

- d. Special outdoor gatherings, such as fairs, carnivals, rodeos, and large athletic, religious, or entertainment events, except as covered by section 7-9-136.11. Such activities may be approved via a site development permit, which may be renewed annually, so long as the event remains in the same location and consists of substantially the same design and operational nature.
2. Other similar uses which are indicated on an approved Area Plan or found to be consistent with the purpose and intent of this Section by the Planning Director.

E. SITE DEVELOPMENT STANDARDS

The following standards all apply except as otherwise established by an approved Site Plan:

1. Building site area. No minimum.
2. Building height limit. Same as district in which the use is established.
3. Building setbacks.
 - a. From any front or side property line abutting a street: Ten (10) feet minimum.
 - b. From any side or rear property line not abutting a street: Ten (10) feet minimum.
 - c. Setbacks adjacent to parks and open space areas may be further reduced subject to approval by the Zoning Administrator.
4. Off-street parking. Off-street parking shall be provided in accordance with the requirements of Section VIII.

5. **Signs.** Signs shall be permitted in accordance with Section IX.
6. **Trash and storage area.** All storage, including cartons, containers and trash shall be shielded from view within a building or area enclosed by a masonry wall not less than six (6) feet in height. No such area shall be located within fifty (50) feet of any Residential Planning Area unless it is fully enclosed.
7. **Screening.**
 - a. **Abutting Residential Planning Areas.** A screen shall be installed along all site boundaries where the premises abut areas zoned for residential uses. Except as otherwise provided, the screening shall have a total height of not less than six (6) feet nor more than seven (7) feet.
 - b. **Streets and Intersections.** Screening along all streets and boundaries shall be a minimum of thirty-six (36) inches and a maximum of forty-two (42) inches in height within twenty (20) feet of the intersection of:
 - (1) A vehicular accessway or driveway and a street.
 - (2) A vehicular accessway or driveway and a sidewalk.
 - (3) Two or more vehicular accessways, driveways or streets.
 - c. **Parking areas abutting streets and highways.** A screen shall be installed along all parking areas abutting a street or highway. Except as otherwise provided, the screening shall have a total height of not less than thirty-six (36) inches and not more than forty-two (42) inches.

- d. Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary line, is higher or lower than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements of this section.
- e. Screening as referred to in a., b. and c. above shall consist of one or any combination of the following:
 - (1) Walls including retaining walls: A wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material a minimum of four (4) inches thick.
 - (2) Berms: A berm shall be constructed of earthen materials and it shall be landscaped.
 - (3) Fences, solid: A solid fence shall be constructed of wood or other materials a minimum nominal thickness of two (2) inches and it shall form an opaque screen.
 - (4) Landscaping: Vegetation, consisting of evergreen or deciduous trees or shrubs.
- f. Mechanical equipment. Mechanical equipment placed on any roof, such as but not limited to, air conditioning, heating, ventilating ducts and exhaust, shall be screened from on all sides to a height that, at a minimum, is equal to the height of the mechanical equipment. Ventilation and exhaust ducts shall be painted to match the roof materials.

8. **Landscaping.** Landscaping, consisting of evergreen or deciduous trees, shrubs, and ground cover shall be installed and maintained subject to the following standards:
 - a. **Boundary landscaping** is required to be consistent with the underlying zoning.
 - b. **Separation.** Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least four (4) inches higher than the adjacent vehicular area or in some manner be protected from vehicular damage.
 - c. **Watering.** Permanent automatic water facilities shall be provided for all landscaped areas, where appropriate.
 - d. **Maintenance.** All landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary and the regular watering of all planting.
9. **Lighting.** All lighting shall be designed and located to confine direct rays to the premises.

SECTION VIII

OFF STREET PARKING REGULATIONS

A. PURPOSE AND INTENT

These regulations are established to provide for the on-site, off-street parking of motor vehicles that are attracted by the use or uses on the premises. The parking facilities for motor vehicles required by this section are assumed to be the minimum which will be required by the various land use categories. It is intended that these regulations will result in the installation of properly designed parking facilities of sufficient capacity to reduce traffic congestion, provide safe and convenient facilities for motorists and pedestrians, and generally provide for the parking of motor vehicles at locations other than on streets.

B. GENERAL REQUIREMENTS

Except as otherwise specified below, off-street parking shall be in accordance with Section 7-9-145, Off-Street Parking Regulations of the Zoning Code, which is adopted by the references as a part of this section. Should the developer adopt more stringent parking requirements than those outlined in the Zoning Code, the more restrictive shall take precedence.

1. Location of off-street parking. Required parking spaces and garages shall be located conveniently close to the use or uses they serve.
2. Pursuant to energy conservation and air quality goals promulgated by State and Federal agencies, whenever, in the opinion of the Planning Commission, a commercial center, office business park use or residential use or project is designed to encourage and facilitate the internal circulation of public transit vehicles and the on-site, convenient and safe loading and unloading of passengers, a reduction in the number

of parking spaces required by Section 7-9-145 may be permitted upon the approval of an Area Plan or Site Development Permit by the Planning Commission as provided by Sections XI and XII.

Among others, the following are examples of facilities which may justify a reduction in required off-street parking:

- a. Community tram/bus system.
 - b. Preferential bus lanes and bus stops.
 - c. Dial-a-ride.
 - d. Internal tram/people mover system.
 - e. Park and ride facilities.
 - f. Disincentives to individual vehicle use.
3. Shared or joint use parking. Shared or joint use parking facilities, either on or off-site, may be approved in conjunction with and as part of the approval of an Area Plan or Site Development Permit when the hours of operation of the uses do not conflict.
 4. Common area parking. Common area parking may be approved by Area Plan or Site Development Permit review.
 5. Accessory buildings which include a residential unit shall provide one additional uncovered parking space, per Zoning Code Section 7-9-146.5.

**C. EXCEPTIONS OR MODIFICATIONS OF OFF-STREET PARKING
REGULATIONS**

The provision of this section and Section 7-9-145 of the Zoning Code are intended to meet the minimum design needs for off-street parking under most conditions. Where, because of the nature of the use involved or other relevant circumstance, the requirements of this section are considered to be excessive, exceptions and modifications to these provisions and those of Section 7-9-145 of the Zoning Code may be approved in accordance with the following procedure, provided such exceptions and modifications are consistent with the purpose and intent of this section:

1. Any property owner, his authorized agent, or a public agency may apply for exception to, or modification of, the off-street parking regulations as set forth in Section 7-9-145 of the Zoning Code.
2. Exceptions to, or modifications of, the off-street parking regulations shall be permitted subject to the approval of an Area Plan approved by the Planning Commission or Site Development Permit by the Zoning Administrator.
3. Area Plans or Site Development Permit which include a request for exceptions to, or modifications of, the off-street parking regulations shall be processed in accordance with the provisions of Sections XI and XII.

SECTION IX

SIGN REGULATIONS

A. PURPOSE AND INTENT

The purpose of this section is to establish standards for the uniform regulation of signs throughout the Ladera Planned Community.

The intent of this section is to permit adequate signage for those uses which need it and to prevent unnecessary and unsightly signs which mar the beauty and disrupt the function of the community.

The following regulations shall apply to all residential and nonresidential uses in the Ladera Planned Community.

B. DEFINITIONS

Area of a sign: The entire area within which a single continuous perimeter of not more than eight (8) straight lines enclose the extreme limits of writing, representation, emblem or any figure of similar character, together with any material or color forming any integral part of the display or used to differentiate such sign from the background against which it is placed, provided that in the case of a sign designed with more than one exterior surface, the area shall be computed as including only the maximum single display surface which is visible from any ground position at one time.

The supports, uprights or structures on which any such sign is supported shall not be included in determining the sign area unless such supports, uprights or structure are or is designed in such a manner as to form an integral background of the display.

*Automobile service station sign: A sign or signs displaying the name and/or product and mandatory pricing information.

*Face of a sign: The surface, or that portion of a sign that is visible from a single point as a flat surface or a plane and considered as such, together with the frame and the background.

*Height of a sign: The greatest vertical distance measured from the ground level directly beneath the sign to the top of the sign. On a sloping site, the height shall be measured from the horizontal mid-point below the center of the sign.

*Sign class: A classification of signs by their use and purpose. The following sign classes are used in this code:

*Advertising devise/display: Any contrivance, statue, or structure, other than a sign, used to attract attention or make anything known for the purpose of promoting (either directly or indirectly) the use of products or services of any person or business, including but not limited to a balloon, flag, pennant, or light.

Business sign: A sign displaying information pertaining to goods or services offered or produced by the business located on the property, but not including advertising devices or advertising displays. Business signs may include the identifying name of the business.

*Combination sign: Any sign incorporating any combination of the features of freestanding, projecting and roof signs.

*Community event bulletin board: A ground, pole, kiosk or wall sign advertising a special community event or event of community-wide interest or significance.

***Community facility identification sign:** A ground, pole or wall sign located on the facility site containing only the name of the facility and (if desired) identifying symbol.

***Community identification sign:** A ground, pole or wall sign within the boundaries of a development or subdivision containing only the name and (if desired) identifying symbol of the community, residential development or subdivision.

***Construction sign:** A sign stating the names of those individuals or firms directly connected with the construction or development project, their addresses and their telephone numbers.

***Freestanding sign:** An independent sign permanently affixed in or upon the ground, and which is neither attached to nor a part of the building.

- a. **Ground sign:** A freestanding sign mounted on a fence, or a freestanding wall, or a solid base as distinguished from support by a pole or poles.
- b. **Pole sign:** A freestanding sign directly supported by a pole or poles with airspace between the grade level and the sign face.

***Future facility sign:** A temporary community facility identification sign pertaining to a community facility proposed for the construction or under construction.

***Illuminated sign:** A sign which has characters, letters, figures, designs or outlines externally or internally illuminated by electric lights or luminous tubes.

***Intra-community directional sign:** A sign established to direct motorists or pedestrians to communities, neighborhoods, events, or facilities within the Ladera Planned Community.

***Model home sign:** A sign pertaining only to matters related to a model home within a recorded subdivision within which the sign is located.

***Monument sign:** A freestanding sign attached to the ground along its entire base.

***Outdoor advertising structure or sign:** A sign placed for the purpose of advertising products or services that are not produced, stored or sold on the property upon which the sign is located.

***Planned community travel direction sign; planned community reassurance sign:** A sign which informs the viewer as to route or direction of travel in order to arrive at the community or a specific place in the community to which it pertains. It shall state or represent only the geographic area within the unincorporated area of the County of Orange in which the community is located, the name and type of the community or specific place in the community travel directions and mileage information.

***Price sign:** A sign limited to the name or identification of items or products for sale on the premises, and the price of said items or products.

***Projecting sign:** A sign other than a wall sign suspended from or supported by a building or structure and projecting therefrom.

***Real estate sign:** A temporary sign advertising the sale, lease or rent of the property upon which it is located, and the identification of the person or firm handling such sale, lease or rent.

***Roof sign:** A sign erected wholly upon or above the roof of a building, or structure. A theater marquee shall not be construed as a roof sign.

***Wall sign:** A sign attached to, erected on, or otherwise affixed to the exterior wall of a building or structure in such a manner that the face of the sign is approximately parallel to the exterior wall of the building.

C. GENERAL REQUIREMENTS

1. Any illuminated sign or lighting device shall employ only lights permitting a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating or moving lighting or lights. In no event shall an illuminated sign or light device be so placed or so directed as to permit the beams and illumination therefrom to be directed or beamed upon a public street, highway, sidewalk or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance.
2. No sign shall be erected which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP," "LOOK," "DANGER" or any other words, phrases, symbols or characters in a manner to interfere with, mislead or confuse traffic.
3. Any sign which no longer directs, promotes, or advertises a bonafide business, lessee, owner, product or activity conducted on the premises where such sign is displayed must be removed within thirty (30) days.

D. USES PERMITTED

Signs shall be established as part of an approved Area Plan, Site Plan or a Sign Program when required or permitted by the Site Development Standards.

The following standards shall apply except as otherwise specified by an approved Area Plan, Site Plan, or Sign Program.

1. Freestanding signs:

a. Temporary Signs:

- (1) Future facility signs disclosing future construction on the site on which the sign is located, denoting the architect, engineer, contractor, etc. where construction, repair or renovation is in progress, or advertising the sale, lease or rental of the property, shall not exceed a vertical height of sixteen (16) feet, a horizontal length of ten (10) feet, nor a total area of fifty (50) square feet.
- (2) Planned community travel direction signs or directional billboards shall not exceed a vertical height of sixteen (16) feet or a total area of eighty (80) square feet.
- (3) Planned community reassurance signs shall not exceed a vertical height of eight (8) feet nor a total area of twenty-four (24) square feet.
- (4) Onsite and offsite signs in connection with temporary sales offices established for the first sale of lots, model homes and/or model homes sales offices, as indicated on the approved Site Plan shall comply with the following:
 - (a) In addition to the requirements of Section XII, applications for such signs shall be accompanied by drawings drawn to scale indicating the type, size, sign copy, colors, method and intensity of illumination, height, sign area, and location of all signs proposed.

- (b) Such signs shall not exceed a vertical height of sixteen (16) feet, a horizontal length of ten (10) feet, nor a total area of eighty (80) square feet.

b. Permanent Signs:

- (1) (a) One (1) or more identification ground sign(s) may be permitted as accessory to a main use for each building site. The maximum sign area for each sign shall not exceed fifty (50) feet. Building sites with a street frontage in excess of one hundred (100) feet shall be allowed a maximum of two (2) such signs at each entry drive to a parcel. One (1) additional sign may be permitted at a secondary off street entry. Not more than three (3) such signs shall be allowed per street frontage. Building sites with a street frontage between fifty (50) and one hundred (100) feet shall be allowed a maximum of two (2) such signs at each primary off street entry drive to a parcel. Not more than two (2) such signs shall be allowed per street frontage. If the street frontage of any site is less than fifty (50) feet, only one (1) sign having a maximum area of fifty (50) square feet shall be permitted. Where a building site abuts more than one (1) street, one (1) or more additional such identification sign(s) shall be permitted on each additional street frontage. Refer to street frontage limitations outlined above.

- (b) In addition to the requirements of Section XII, applications for ground signs shall be accompanied by scale drawings indicating the size, sign copy, colors, method and intensity of illumination, height, sign area, and general location of all signs on the building site.
- (2) Community facility identification signs must comply with the requirements of Section XII. Applications for such signs shall be accompanied by drawings drawn to scale, indicating the type, size, sign copy, colors, method and intensity of illumination (if appropriate), height, sign area and location. Such signs shall not exceed a vertical height of sixteen (16) feet, nor a total area of one hundred (100) square feet.
- (3) Community identification signs must comply with the requirements of Section XII. Applications for such signs shall be accompanied by drawings drawn to scale, indicating the type, size, sign copy, colors, method and intensity of illumination (if appropriate), height, sign area and location. Such signs shall not exceed a vertical height of sixteen (16) feet, nor a total area of one hundred (100) square feet.

Note: Adequate assurance that a method or procedure shall be provided which guarantees the continued maintenance of the sign or signs and the removal of such sign or signs upon expiration or revocation of the sign permit shall be required as a condition of approval of a Site Plan or Sign Program in connection with community identification signs.

- (4) Community event bulletin board signs shall not exceed a vertical height of sixteen (16) feet, nor a total area of one hundred (100) square feet.

2. Wall Signs:

Business or identification wall signs shall be permitted for each business (multiple dealerships contained within one building do not constitute separate business for purposes of applying this section), industrial or nonresidential use and shall not exceed one (1) square foot of sign area for each linear foot of frontage of the building, or portion thereof. The total aggregate sign area for such signs shall not exceed one hundred (100) square feet for each such use. 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.

3. Automobile service station signs:

- a. Option No. 1: One (1) service station identification ground sign which incorporates pricing information may be located along each street frontage abutting the site. The sign shall not exceed five (5) feet in height, ten (10) feet in length and a total of fifty (50) square feet in area. A maximum of two (2) such ground signs shall be allowed per parcel or service station.
- b. Option No. 2: Two (2) signs, one of which displays service station identification, the other which displays pricing information, shall be located along each street frontage abutting the site. These signs shall be identical in design and in height. Each sign shall not exceed five (5) feet in height. The signs must be positioned adjacent to one another with no more than twelve (12) inches of space between them. The total combined area for the signs

shall not exceed fifty (50) square feet. A maximum of two (2) such identification signs and two (2) such pricing signs shall be allowed per parcel or service station.

4. Interior and courtyard signs:

Signs located within malls, courts, arcades or other enclosed areas, where such signs are not visible from any point on the boundary of the premises, are permitted without limitation to size and number.

5. Sign programs:

Sign programs for shopping centers, commercial centers and other uses required to comply with the Site Plan review procedures of Section XII shall comply with Sections 1 through 4 above except as otherwise specified by the approved Sign Program.

- a. A Sign Program is intended to encourage incentive and latitude in order to achieve variety and appealing design.
- b. In addition to the requirements of Section XII, the application for a Sign Program shall be accompanied by the following documents:
 - (1) Coverage area: A map drawn to scale, delineating the site proposed to be included within the Sign Program.
 - (2) Building elevations: Drawings and/or sketches indicating the exterior surface details of all structures on the site.

- (3) Signage: Drawings of a uniform scale shall be used to indicate the sign copy size, color, materials, method and intensity of illumination, height, sign area and general location of all signs.

E. USES PROHIBITED

1. Outdoor advertising signs or structures, except as provided in this text.
2. Roof signs.
3. Freestanding signs, except as provided in this text.
4. Advertising devices and advertising displays, including vehicles used as advertising devices and displays, except as approved as a part of a planned sign program or site development permit.
5. Rotating, revolving, flashing or moving signs, or signs which contain moving parts or signs which are not illuminated to a constant intensity.
6. Signs on bus benches or bus shelters.

SECTION X

P.C. DEVELOPMENT MAP AND STATISTICAL TABLE

A. PURPOSE AND OBJECTIVE

The purpose of the P.C. Development Map and Statistical Table is to provide for the detailed breakdown of development statistics by individual planning areas. The P.C. Development Map and Statistical Table is part of the overall P.C. Program, which is adopted by ordinance and thereafter amended by resolution. It is intended that the P.C. Development Plan and Statistical Table provide a convenient and simple mechanism through which development statistics (e.g., dwelling unit transfers, planning area boundaries, community facility locations, etc.) can be amended over the course of project phasing. Any amendment to the P. C. Development Map and Statistical Table which is consistent with the P.C. Zoning Map and P.C. Statistical Summary shall not require a zone change or amendment to the other portions of the P.C. program in accordance with the provisions of this chapter and Section 7-9-103 of the Orange County Zoning Code.

B. AUTHORITY AND SCOPE

The authority for the P.C. Development Map and Statistical Table is established by Section 7-9-103.8 of the Zoning Code. The scope and content of the P.C. Development Map and Statistical Table is set forth in Section 7-9-103.8 of the Zoning Code and is supplemented by this chapter and the Planned Community Manual on file with the Director, EMA. It is specifically intended by such adoption that the development standards herein shall regulate all development within the Ladera Planned Community. In case where sufficient direction for interpretation of these regulations is not explicit, the Orange County Zoning Code shall provide direction.

C. CONTENT

The P.C. Development Map shall cover all the territory included within the boundaries of the P.C. Zoning Map. Each planning area shall be identified by letter, number or symbol. Each planning area will correspond to only one land use category with the possible exception of Zoning Code overlay districts and P.C. overlay land use categories.

The P.C. Development Map shall contain the following information:

1. The exterior planned community boundaries which shall be consistent with the P.C. Zoning Map.
2. Boundaries and location of each regulatory zoning district.
3. Title block (planned community name and date drawn); graphic scale and north arrow, and vicinity drawings.
4. Existing and proposed freeways, arterial highways, and commuter collector streets as shown on the MPAH.
5. General location of proposed local parks and community facilities such as schools, libraries, fire stations, and sheriff stations.
6. Precise location of any applicable overlay zoning districts.
7. Detailed statistical table regarding proposed land use categories, densities or intensities, and acreage for each regulatory zoning district. Terminology shall be consistent with the P.C. text and statistics shall be consistent with the Statistical Summary.

For purposes of graphic readability, the content requirements established above may be presented on two or more maps. For example, one map may be prepared to display land use planning and regulatory features and another map may be prepared to display physical site features. All information, however, will be presented on a base map showing exterior and planning area boundaries for easy reference.

The Statistical Table required by C.13. above shall be presented on the P.C. Development Map or, if required for readability, shall be prepared on a separate accompanying sheet. The Statistical Table shall provide for quick reference to the following information for each regulatory zoning district.

1. Designated regulatory district.
2. Acreage.
3. Maximum number of permitted dwelling units.
4. Range of residential density categories.
5. Maximum net acres of residential and non-residential uses and total gross acres.
6. Minimum acres of open space.

The totals for maximum number of dwelling units, maximum number of acres of non-residential uses and minimum acres of open space shall be consistent with the P.C. Zoning Map and Statistical Summary.

D. PROCEDURES AND AMENDMENTS

1. The P.C. Development Map and Statistical Table shall initially be adopted by resolution of Board of Supervisors concurrent with the initial adoption of the overall P.C. Program. Thereafter, it may be amended by the procedures outlined below.
2. The P.C. Development Map and Statistical Table is intended to eliminate the need for Board action in order to accomplish refinement to the precise development program. Such refinements may include (a) transfer of dwelling units from one planning area to another; (b) determination of precise planning area boundaries; (c) selection of optimum sites for the location of community facilities; or (d) determination of precise acreages resulting from a more detailed level of engineering. Generally, the Planning Commission shall be the approving authority for amendment to the P.C. Development Map and Statistical Table. When the project associated with the map or statistical revision is to be approved by an entity other than the Planning Commission, the Director, EMA, shall be the approving authority for amendment to the P.C. Development Map and Statistical Table as identified in #6, below.
3. Prior to the approval of discretionary actions including area plans, tentative subdivision maps, and site development permits, the approving authority shall find that the subject discretionary action is consistent with the P.C. Development Map and Statistical Table.
4. Any revisions to increase the number of units in any planning area shall be offset by a corresponding decrease in other planning areas in order that the total number of units for the Ladera Planned Community is not changed.

5. Any revision proposing to increase or decrease the number of acres assigned to a planning area (as a result of a planning area boundary refinement) shall be offset by a corresponding increase or decrease of acreage to the affected, adjacent planning areas(s) as identified in Zone Code Section 7-9-103.8. Such adjustments are considered a necessary and routine result of the more refined planning process and shall not require an Area Plan so long as a substantial change in policy would not result.
6. Any revision to reallocate the number of dwelling units assigned to land uses from one Planning Area to another Planning Area by more than five percent (5%) shall require an amended Statistical Table, and an Area Plan to be approved by the Planning Commission. Changes of five percent (5%) or less shall require approval of the Director, EMA.
7. Any reallocation of the number of dwelling units between planning subareas with the same planning area shall not require a change to the Development Map.

SECTION XI

AREA PLANS

A. PURPOSE AND OBJECTIVE

The purpose of the Area Plan is to provide a process whereby it can be demonstrated that the intent of conceptual development policies contained in the General Plan will be realized through more precise discretionary actions. Further, the Area Plan is a process for the refinement of planning area boundaries and statistical information on an individual planning area basis. The map and statistical information presented in the Area Plan will typically be the impetus for amendments to the P.C. Development Map and Statistical Table as provided for in Section X.

At a minimum, the Area Plan shall consist of a map and set of statistics describing the location, density and intensity of proposed uses within a planning area. For purposes of providing more detailed levels of planning information, particularly regarding development densities, residential planning areas may be further divided into planning subareas as required by the Director, EMA Planning. Each planning unit shall contain a maximum of five hundred (500) dwelling units. When necessary, additional information may be required to demonstrate consistency with General Plan policies. An Area Plan may be used to establish alternative site development standards in accordance with Section 7-9-150 of the Zoning Code.

B. AUTHORITY AND SCOPE

The authority for the Area Plan process is granted by Section 7-9-150.1(b) of the Zoning Code. The scope of information required for inclusion in an Area Plan is established by this Section.

C. CONTENT

1. The Area Plan shall consist of a map and statistical table providing the following:
 - a. Location, acreage and type of land use for each planning area.
 - b. Location, acreage, density and type of land use for each planning subarea within each planning area.
 - c. Proposed maximum number of dwelling units for each residential planning subarea.
 - d. Proposed maximum number of gross and net acres of non-residential land uses including community facilities.
 - e. Estimated acres of park, recreation, and other open space uses.
 - f. Circulation features, including the MPAH, riding and hiking trails, and pedestrian facilities.
 - g. Concept Grading Plan.
2. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan. Such additional information may include the following:
 - a. Compatibility with existing adjacent land uses.
 - b. Scenic highway treatments.

- c. Proposals for treatment of vegetation, biological resources, or geological features that may be affected.
- d. Other relevant programs, policies and guidelines contained in the General Plan, as may be required for consideration, together with a description of how they are being implemented by the Area Plan.

D. PROCEDURES AND AMENDMENTS

1. Area Plans shall be processed per Section 7-9-150.3(c), Public Hearings, of the Zoning Code. The Planning Commission is the approving authority for all Area Plan applications and amendments.
2. An Area Plan shall cover at least one entire planning subarea. Two or more planning subareas or planning areas may be included within a single Area Plan.
3. An Area Plan shall be approved prior to the approval of a tentative subdivision map or site development permit for any portion of the planning area affected, except as provided in subsections 4 below.
4. The following activities do not require the prior approval of an Area Plan.
 - a. Extension of an offsite road or utility through a planning area to serve adjacent areas being developed, when the extension is consistent with the Orange County General Plan.
 - b. Temporary uses such as, but not limited to, construction offices, relocatable buildings for sales offices, etc.

- c. Minor structural additions to existing uses.
 - d. Signs in accordance with Section IX of this text.
 - e. Recreation uses and trail systems in open space areas, which are consistent with the P.C. Development Map.
 - f. Large-lot subdivisions for the purpose of sale or financing, when such map includes a declaration that the lots created are not building sites.
 - g. Permitted uses within open space planning areas in accordance with Section IV of this text.
 - h. Permitted community facility uses in accordance with Section VII of this text.
 - i. Slope stabilization and related grading.
5. An Area Plan may be used to modify site development standards. The Planning Commission shall be the approving authority for all Area Plans proposing to modify community-wide site development standards. The Planning Commission shall make the following findings prior to final action on the Area Plan.
- a. General Plan. The use or project proposed is consistent with the General Plan.
 - b. Zoning Code. The use, activity or improvements(s) proposed by the application is consistent with the provisions of the Zoning Code.

- c. CEQA. The approval of the permit application is in compliance with the requirements of the California Environmental Quality Act.
 - d. Compatibility. 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. General Welfare. The application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.
 - f. Equivalent or better project. 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.
6. No Area Plan amendment shall be required when units are reallocated between planning subareas contained within a single Area Plan so long as the total number of dwelling units or acreage in the planning area does not change.

SECTION XII

SITE DEVELOPMENT PERMITS

A. PURPOSE AND INTENT

The purpose of a required Site Development Permit is to provide an opportunity for administrative review of detailed plans for all single-family attached, multiple-family residential projects and non-residential projects within the community, and to provide an optional method for establishing alternative site development standards for residential and non-residential uses as provided by Section 7-9-150 of the Zoning Code. Except as otherwise provided by this section or when proposing alternate development standards, the Director, EMA, shall be the approving authority for all site development permits.

B. AUTHORITY AND SCOPE

The authority and scope for site development permits is granted by Section 7-9-150.1(d), Site Development Permits, of the Zoning Code, and is supplemented by the regulations contained in this section.

C. CONTENT

1. The site plan shall consist of the following data when applicable to the project proposal:
 - a. Plot plans drawn to scale, fully dimensioned and easily readable, containing the following:

- (1) Title block (applicant's name and date drawn).
- (2) Scale and north arrow.
- (3) Property lines or building sites, dimensioned.
- (4) Location, acreage, and proposed type of land use for each building site.
- (5) Buildings; existing and proposed use, location and size.
- (6) Number of dwelling units to be developed on each building site.
- (7) Streets/corridor; location and width.
- (8) Easements; location, purpose and width.
- (9) Access (driveways, etc.), existing and proposed.
- (10) Parking areas.
- (11) Signs; location, height, dimensions, and copy if available.
- (12) Fencing (walls); type, location and height.
- (13) Precise location, acreage, and ownership of landscape, natural open space, and recreation areas.
- (14) Landscape and screening areas.

- (15) Topography, existing and proposed (i.e., concept grading plan).
 - (16) Information specified in General Regulation 17, as applicable to the project.
 - (17) Location, width, and treatment of bicycle, pedestrian, and equestrian trails.
 - (18) Location of significant vegetation and an indication of the resources to be altered and the resources to be reserved.
 - (19) Location and treatment of scenic highways.
 - (20) Any additional background and supporting information as the Director, EMA, deems necessary.
- b. Elevations of all structures (including walls and signs), including but not limited to the following:
- (1) All exterior materials.
 - (2) All exterior colors.
 - (3) Building height.
 - (4) If the Site Development Permit is for a residential development, typical elevations shall be provided.

c. Preliminary Landscape Plans - including the following information:

(1) General location of all plant materials, by common and botanical names.

(2) Size of plant materials, where applicable.

2. The above listed materials shall be submitted in the form and number required by the Director, EMA. The Site Plan shall be accepted for filing when the above described materials have been submitted in the required form and number. The Director, EMA, Zoning Administrator or the Planning Commission, as required, shall review and take formal action on the proposal in a timely manner after acceptance.

D. PROCEDURES AND AMENDMENTS

1. A site development permit shall be processed per Section 7-9-150.3(d), Administrative Action except as otherwise specified by this text. Changed plans may also be submitted to the Director, EMA, for approval. If the Director determines that the proposed changed plan is a minor amendment of no significant effect, and complies with the spirit and intent of the original action, he may approve the changed plan without further compliance with Section 7-9-150.

2. A site development permit may be approved which establishes alternative site development standards for residential and non-residential projects and uses. The Zoning Administrator shall be the approving authority for all site development permits proposing to modify site development standards. The Zoning Administrator shall make the following findings as part of its approval of the site development permit:

- a. General Plan. The use or project proposed is consistent with the General Plan.
 - b. Zoning Code. The use, activity or improvement(s) proposed by the application is consistent with the provisions of the Zoning Code.
 - c. CEQA. The approval of the permit application is in compliance with the requirements of the California Environmental Quality Act.
 - d. Compatibility. 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. General Welfare. The application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.
 - f. Equivalent or better project. The alternative development standards(s) will result in an equivalent or better project in terms of adverse impacts and public benefits to the immediate and surrounding community.
3. If the land use regulations provided by this P.C. Program allow a site development permit to authorize a use not specifically identified as permitted by the enabling ordinance, such site development permit shall always require a public hearing before the Planning Commission per Section 7-9-150.3(c).

4. When a project requiring approval of a site development permit is to be developed in phases, a conceptual site development permit may be submitted and processed in accordance with the procedures contained in this section. A conceptual site development permit may contain both specific and general data for the project. An amendment to the conceptual site development permit may be necessary prior to the issuance of building permits in order to fully satisfy the content requirements set forth in subsection C., above.

SECTION XIII

ZONING MAP AND STATISTICAL SUMMARY

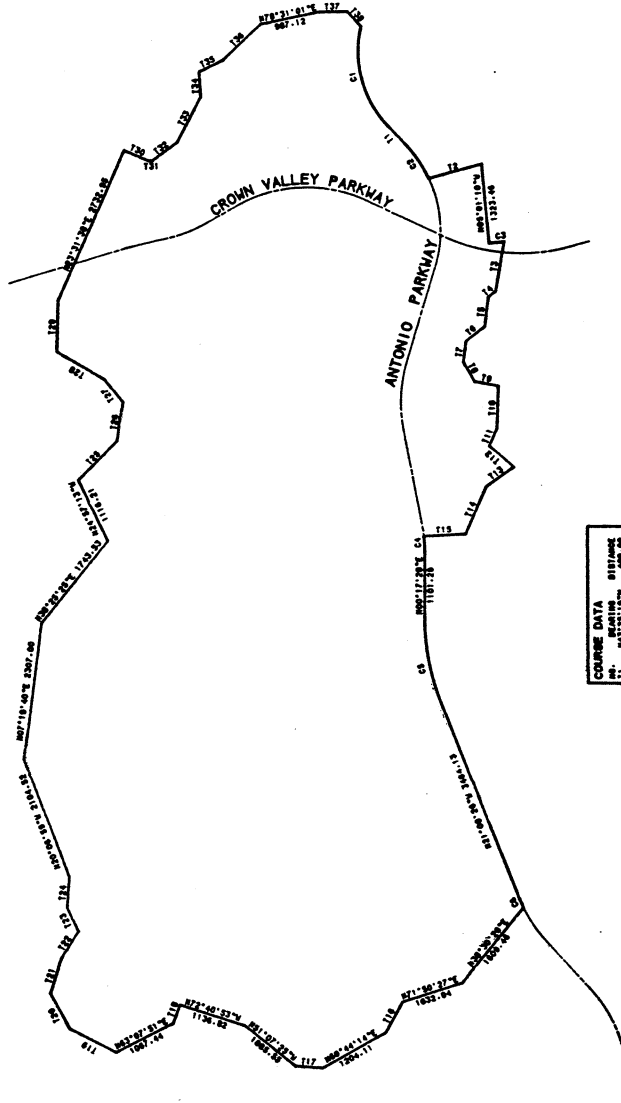
BOUNDARY DESCRIPTION

PLANNED COMMUNITY DEVELOPMENT MAP

AND

STATISTICAL TABLE

LADERA PLANNED COMMUNITY ZONING MAP



CURVE DATA	
STATION	CHORD BEARING
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CURVE DATA	
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STATISTICAL SUMMARY

TOTALS	RESIDENTIAL		URBAN ACTIVITY		COMMERCIAL		OPEN SPACE		PUBLIC FACILITIES		TOTAL	
	MAXIMUM DWELLING UNITS	NET ACRES	NET ACRES	MAX S.F. (1000)	NET ACRES	MAX S.F. (1000)	NET ACRES	MAX S.F. (1000)	SCHOOL	ARTERIAL	NET ACRES	GROSS ACRES
	1,000	1,988	11	854	25	275	82	59	1	40	83	2,390

* NET ACRES AS REFLECTED IN THIS TABLE INCLUDE SLOPES.
 ** TOTAL COMMERCIAL ACREAGE NOT TO EXCEED 25 AC.
 *** TOTAL COMMERCIAL SQ. FT. NOT TO EXCEED 275,000 SQ. FT.
 **** SCHOOL SITE SIZE MAY VARY DEPENDING ON DISTRICT REQUIREMENTS.

88304.33(A)
10-02-95
Revised
10-04-95
10-05-95
10-10-95

**LEGAL DESCRIPTION
FOR
LADERA PLANNED COMMUNITY**

Parcel C of Lot Line Adjustment LL 95-007 in the Unincorporated Territory of the County of Orange, State of California, recorded October 5, 1995 as Instrument No. 19950438155 of Official Records in the office of the County Recorder of said County.

TOGETHER with those portions of Parcels B and D of said Lot Line Adjustment LL 95-007 described as follows:

Beginning at the Southeast corner of said Parcel C, said corner being the beginning of a curve concave Northeasterly having a radius of 2350.00 feet, a radial line to said corner bears South 68°51'34" West; thence Southeasterly 189.27 feet along said curve through a central angle of 4°36'53"; thence South 38°30'20" West 1609.46 feet; thence South 71°50'27" West 1032.04 feet; thence South 28°19'35" West 582.64 feet; thence South 60°44'14" West 1204.11 feet; thence North 85°45'13" West 453.81 feet; thence North 51°07'25" West 1085.55 feet; thence North 72°40'53" West 1136.82 feet; thence South 21°23'53" West 327.56 feet; thence South 63°07'51" West 1067.44 feet; thence North 62°44'08" West 854.43 feet; thence North 27°40'58" West 668.87 feet; thence North 17°11'34" East 609.20 feet; thence North 32°03'51" East 532.58 feet; thence North 24°46'49" West 438.71 feet; thence North 4°08'40" East 521.19 feet; thence North 20°06'59" West 2104.52 feet; thence North 7°19'40" East 2307.00 feet; thence North 38°25'25" East 269.13 feet to an angle point in the Westerly line of said Parcel C; thence along said Westerly line and the Southerly line of said Parcel C, the following courses: South 7°19'40" West 2403.72 feet, South 20°06'59" East 2198.92 feet, South 4°08'40" West 513.24 feet, South 24°46'49" East 511.95 feet, North 89°59'53" East 4885.00 feet, North 28°03'59" East 685.92 feet and North 89°59'53" East 1870.00 feet to the point of beginning.

ALSO TOGETHER with that portion of said Parcel B described as follows:

Beginning at the Southerly terminus of that certain course shown as "N 05°01'10" W 1453.50' " for a portion of the Easterly line of said Parcel C; thence North 5°01'10" West 130.04 feet along said Easterly line to a point on a non-tangent

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10-02-95
Revised
10-04-95
10-05-95
10-10-95

curve concave Northerly having a radius of 3000.00 feet, a radial line to said point bears South 2°36'47" East; thence leaving said Easterly line, Easterly 243.63 feet along said curve through a central angle of 4°39'11"; thence South 9°36'11" West 180.48 feet to a point on said Easterly line, said Easterly line being a non-tangent curve concave Northerly having a radius of 3000.00 feet, a radial line to said point bears South 5°49'35" West; thence Westerly 203.08 feet along said curve and said Easterly line through a central angle of 3°52'43" to the point of beginning.

ALSO TOGETHER with that portion of said Parcel B described as follows

Commencing at the Northwestern terminus of that certain course shown as "N 43°25'19" W 305.80' " for a portion of the Easterly line of said Parcel C, said terminus being also the beginning of a tangent curve concave Northeasterly having a radius of 2350.00 feet; thence Northwesterly 746.98 feet along said curve, being also said Easterly line, through a central angle of 18°12'44" to the TRUE POINT OF BEGINNING, a radial line to said point bears South 64°47'25" West; thence continuing Northwesterly and Northerly 1289.56 feet along said curve and said Easterly line through a central angle of 31°26'28" to the Northerly line of said Parcel B; thence South 41°43'07" East 185.09 feet along said Northerly line to a point on a non-tangent curve concave Easterly having a radius of 1800.00 feet, a radial line to said point bears North 76°17'30" West; thence leaving said Northerly line, Southerly 1140.20 feet along said curve through a central angle of 36°17'37" to the true point of beginning.

EXCEPTING therefrom that portion of said Parcel C described as follows:

Beginning at the Easterly terminus of that certain course shown as "N 78°31'01" E 378.05' " for a portion of the general Northerly line of said Parcel C; thence along said general Northerly line, the following courses: North 20°16'46" East 215.48 feet, North 64°09'26" East 718.64 feet and South 41°43'07" East 519.66 feet; thence leaving said general Northerly line, South 89°14'24" West 470.43 feet to the Easterly prolongation of that certain course described above as "N 78°31'01" E 378.05' "; thence South 78°31'01" West 609.08 feet along said prolongation to the point of beginning.

ALSO EXCEPTING therefrom that portion of said Parcel C described as follows:

Beginning at the Northerly terminus of that certain course shown as "N 17°23'18" E 1951.69' " for a portion of the Easterly line of said Parcel C; thence along said Easterly line, the following courses: South 17°23'18" West 1951.69 feet, South

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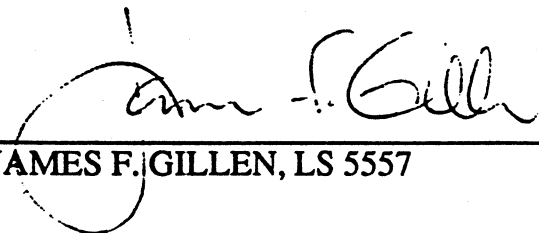
70°29'36" East 538.25 feet, South 17°36'32" East 1357.38 feet and South 53°53'50" West 396.54 feet; thence leaving said Easterly line, North 48°22'53" West 528.25 feet; thence North 23°01'01" East 316.44 feet; thence North 2°03'20" East 705.26 feet; thence North 78°16'17" West 396.24 feet; thence North 29°32'52" West 369.27 feet; thence North 7°00'28" East 347.38 feet; thence North 51°09'30" East 398.09 feet; thence North 6°49'21" East 495.55 feet; thence North 50°13'21" East 157.27 feet; thence North 9°36'11" East 655.05 feet to a point on said Easterly line, said Easterly line being a non-tangent curve concave Northerly having a radius of 3000.00 feet, a radial line to said point bears South 5°49'35" West; thence Easterly 160.63 feet along said curve and said Easterly line through a central angle of 3°04'04" to the point of beginning.

ALSO EXCEPTING therefrom that portion of said Parcel C described as follows:

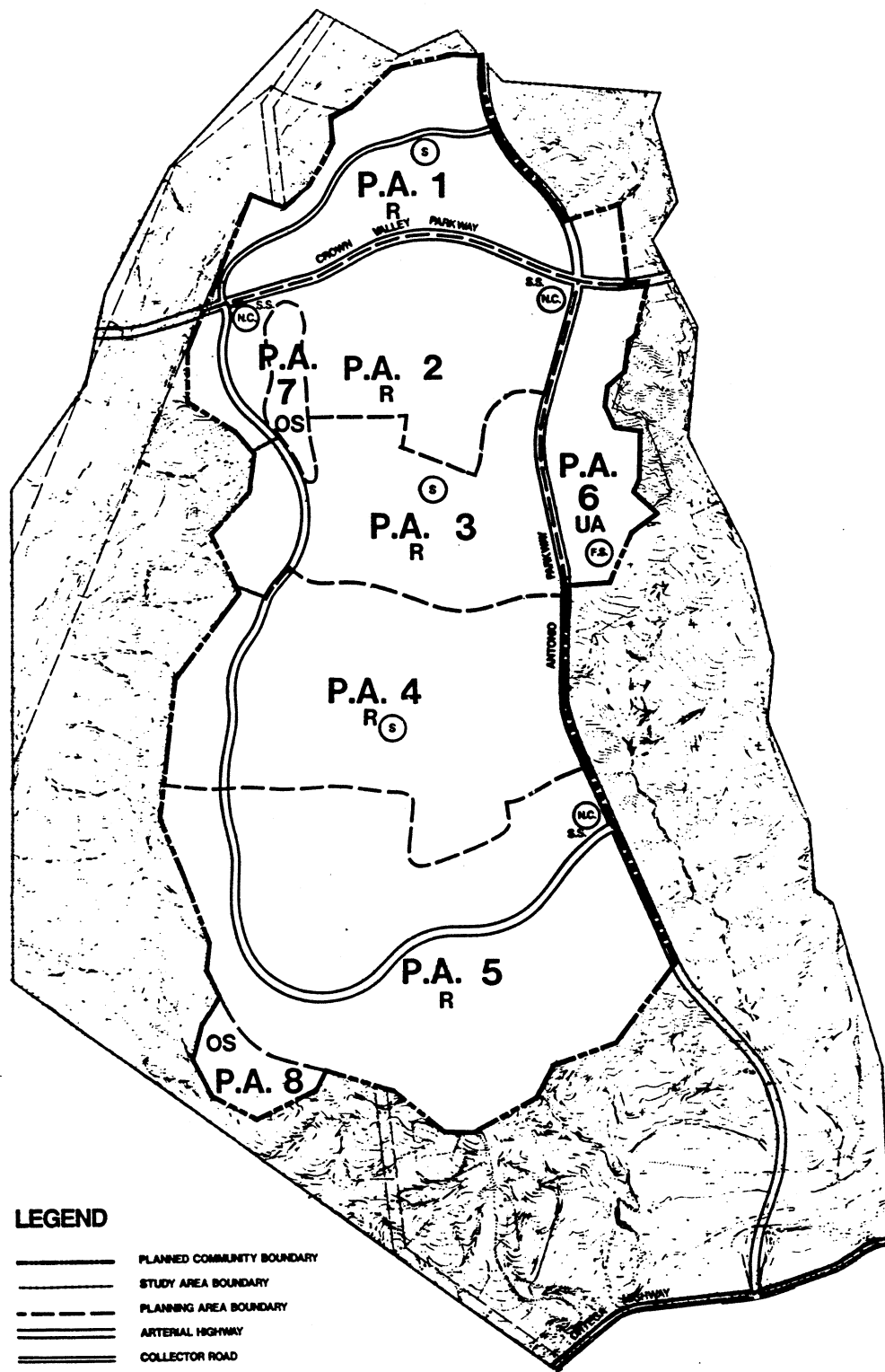
Beginning at the Northwestern terminus of that certain course shown as "N 43°25'19" W 305.80' " for a portion of the Easterly line of said Parcel C, said terminus being also the beginning of a tangent curve concave Northeasterly having a radius of 2350.00 feet; thence Northwesternly 746.98 feet along said curve, being also said Easterly line, through a central angle of 18°12'44" to a point of cusp with a tangent curve concave Northeasterly having a radius of 1800.00 feet, a radial line to said point bears South 64°47'25" West; thence leaving said Easterly line, Southerly 654.60 feet along said curve through a central angle of 20°50'12" to a point of tangency with the Northwesternly prolongation of that certain course described above as "N 43°25'19" W 305.80' "; thence South 43°25'19" East 94.20 feet along said prolongation to the point of beginning.

Contains an area of 2390.008 acres, more or less.

Subject to covenants, conditions, reservations, restrictions, rights of way and easements, if any, of record.


JAMES F. GILLEN, LS 5557





LEGEND

	PLANNED COMMUNITY BOUNDARY		OPEN SPACE
	STUDY AREA BOUNDARY		RESIDENTIAL
	PLANNING AREA BOUNDARY		URBAN ACTIVITY
	ARTERIAL HIGHWAY		
	COLLECTOR ROAD		
P.A. 3	PLANNING AREA NO.		
	NEIGHBORHOOD CENTER / COMMERCIAL		
	FIRE STATION		
	SCHOOL		
	SERVICE STATION		

LADERA PLANNED COMMUNITY DEVELOPMENT PLAN

PLANNING AREA	RESIDENTIAL			URBAN ACTIVITY		COMM.		OPEN SPACE		PUBLIC FACILITIES			TOTALS		COMMUNITY PROFILE	
	MAXIMUM DWELLING UNITS	* NET ACRES	NET DENSITY	NET ACRES*	MAX. SF. (000)	NET ACRES	MAX. SF. (000)	OPEN SPACE NET ACRES	LOCAL PARK NET ACRES*	COMMUNITY FACILITIES NET ACRES*	*** SCHOOL NET ACRES	ARTERIAL ROADS NET ACRES*	GROSS ACRES	GROSS DENSITY	CATEGORY	RANGE
1	1140	221	5.2						7		10	11	249	4.6	141	MEDIUM DENSITY (3.5-5.0 DU/AC.)
2	1880	333	5.6			**	**		11			17	386	4.9	141	MEDIUM DENSITY (3.5-5.0 DU/AC.)
3	1670	289	5.8						10		20	10	329	5.1	142	MEDIUM DENSITY (5.0-6.5 DU/AC.)
4	1650	472	3.5						11		10	10	503	3.3	133	MED. LOW DENSITY (3.0-3.5 DU/AC.)
5	1560	674	2.4			**	**		20			27	721	2.2	131	MED. LOW DENSITY (2.0-2.5 DU/AC.)
6	200			111	854					1		8	120	1.3	6.0	URBAN ACTIVITIES CENTERS
7								42					42		5.1	REC.
8								40					40		5.1	REC.
TOTALS	8100	1989		111	854	25	275	82	59	1	40	83	2390			

* NET ACRES AS REFLECTED IN THIS TABLE INCLUDE SLOPES.

** TOTAL COMMERCIAL ACREAGE NOT TO EXCEED 25 AC.
TOTAL COMMERCIAL SQ. FT. NOT TO EXCEED 275,000 SQ. FT.

*** SCHOOL SITE SIZE MAY VARY DEPENDING ON DISTRICT REQUIREMENTS.

LADERA PLANNED COMMUNITY STATISTICAL TABLE

Ladera Planned Community Statistical Table

Planning Areas	1	2	3	4	5	6	7	8	Totals
Residential									
Maximum Dwelling Units	1,294	1,262	3,030	1,775	507	232			8,100
Net Acres*	270	261	571	528	359				1,989
Net Density	4.8	4.8	5.3	3.4	1.4				
Urban Activity									
Net Acres*						111			111
Maximum Sq. Ft. (000)						854			854
Commercial									
Net Acres		25			**				25
Maximum Sq. Ft. (000)		**			**				275
Open Space									
Open Space Net Acres							33	60	93
Local Park Net Acres*	26	11	15	10	2				64
Public Facilities									
Community Facilities Net Acres		4	6	3		1			14
School Net Acres***, *		7	18	7					32
Arterial Roads Net Acres	11	17	10	9	7	8			62
Totals									
Gross Acres	307	325	620	557	368	120	33	60	2,390
Gross Density	4.2	3.9	4.9	3.2	1.4	1.9			

NOTES:

* Net acres as reflected in this table include slopes

** Total commercial acreage not to exceed 25 acres

Total commercial squarefootage not to exceed 275,000 square feet

*** School site size may vary depending on district requirements

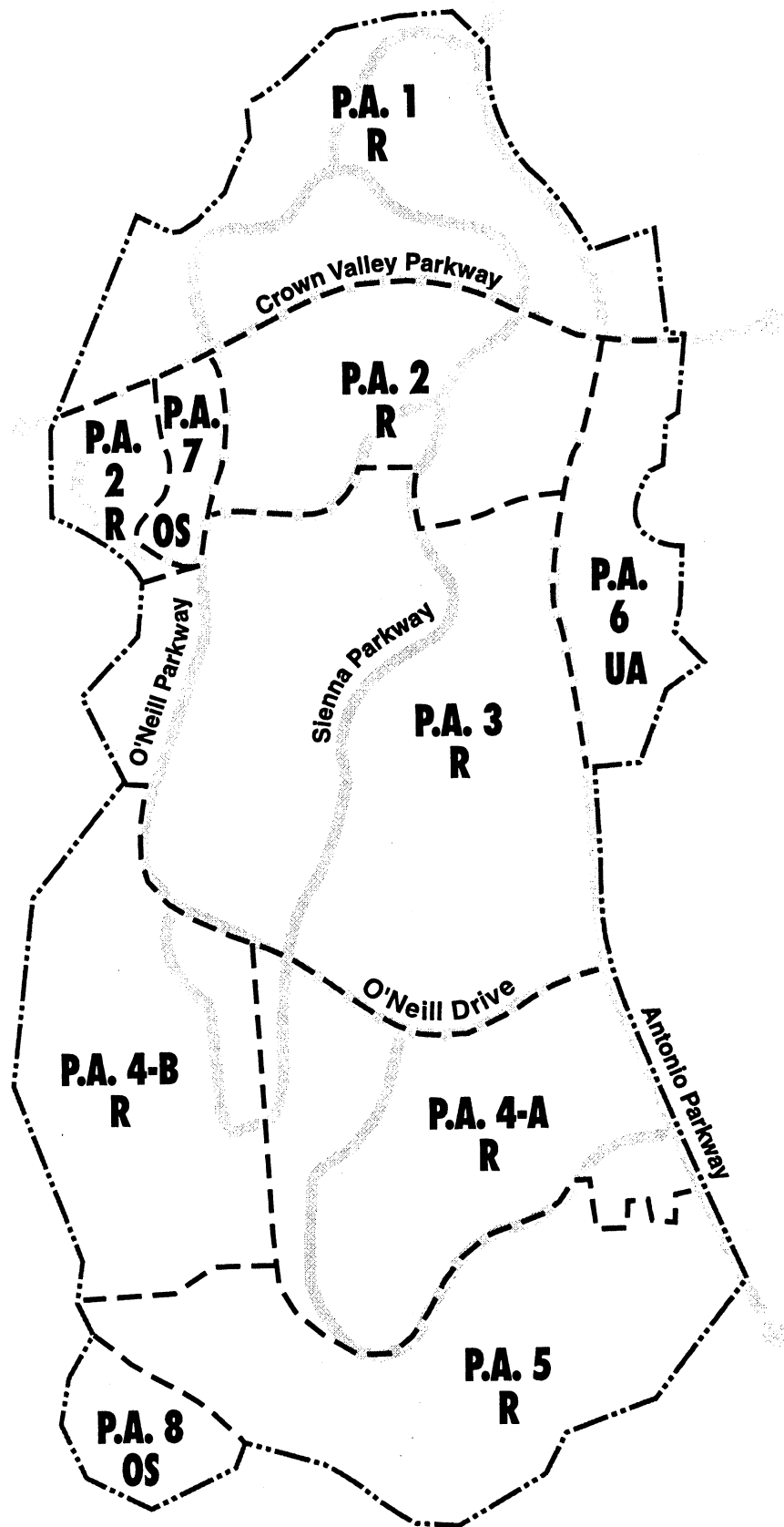
Approved by the Orange County Planning Commission July 30, 2003

N
1" = 2,000'

LADERA RANCH

PLANNED COMMUNITY ZONING LEGEND

- PA PLANNING AREA
- R RESIDENTIAL
- OS OPEN SPACE
- UA URBAN ACTIVITY
- P.C. BOUNDARY
- - - - - PLANNING AREA BOUNDARY



PLANNING AREAS