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**FOUNTAIN VALLEY SENIOR CAMPUS  
SPECIFIC PLAN**

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## 1.0 SPECIFIC PLAN SUMMARY

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### 1.1 PURPOSE AND INTENT

The Fountain Valley Senior Campus Specific Plan establishes comprehensive guidance and regulations for the existing and proposed development of approximately 11.19 acres located within the City of Fountain Valley, California. The Specific Plan will carry out the land use plan by the establishment of policies and site development regulations which will replace the current property zoning. This Specific Plan is regulatory, adopted by ordinance, and is consistent with the City of Fountain Valley General Plan. The adoption of the Specific Plan will establish the type, location, intensity and character of development for the ultimate build-out of the Senior Center.

The Specific Plan combines the concepts, procedures and regulations of several documents into one. The Land Use Concept Plan provides for expansion and future development of the project in accordance with anticipated future needs. The Circulation Concept Plan provides for adequate on-site circulation and parking in accordance with the proposed Land Use Concept. Similarly, the Landscape Concept Plan provides for a consistent landscape program for the Senior Campus. The Specific Plan also contains development standards to assure future development fosters compatibility with existing on-site development.

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## **2.0 INTRODUCTION**

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### **2.1 PROJECT LOCATION**

The project area is located in the central portion of Orange County, within the City of Fountain Valley. The City of Fountain Valley is located approximately 30 miles southeast of the City of Los Angeles, west of the Santa Ana River and north of the I-405 (San Diego) freeway. More specifically, the project site is located at the northwest corner of the intersection of Talbert Avenue and Bushard Street, in the southwest portion of the City of Fountain Valley. Refer to exhibit 1 for a regional location map and to exhibit 2 for a vicinity map.

### **2.2 EXISTING SITE CHARACTERISTICS**

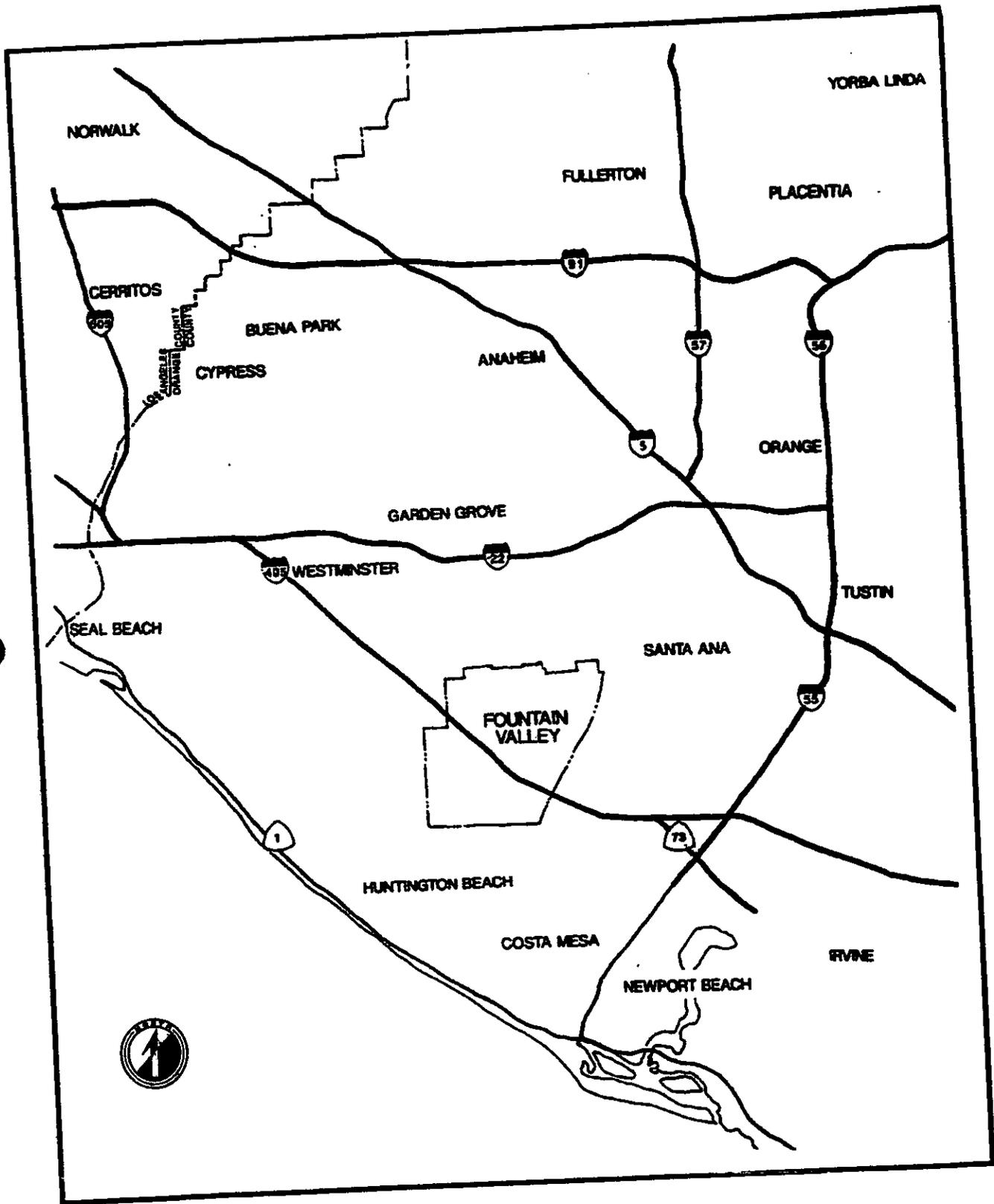
The 11.19-acre project area presently contains an Elementary School and a 1-acre passive park area at the north leased by the City of Fountain Valley. The site was declared surplus by the FVSD in 1989. Refer to Exhibit 3 for more detail on the existing uses in the project area.

The existing school use, which is owned by the Fountain Valley School District, is currently being leased to the Huntington Beach Unified School District for use as temporary classrooms for the 2001/2002 school years. The Huntington Beach Unified School District is remodeling some classrooms at the Fountain Valley High School, thus the District needs alternative classroom space.

### **2.3 CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE**

This Specific Plan has been prepared in accordance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration was prepared for the Specific Plan. It has been determined that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the applicant.

Future development projects which are consistent with the Specific Plan will require either no further environmental documentation or, in special cases, only very focused environmental analysis as documented in Section 15162 (Subsequent EIR's and Negative Declarations) of the CEQA guidelines.



**Figure 1**  
**Local Vicinity Map**

Source: *The Keith Companies*

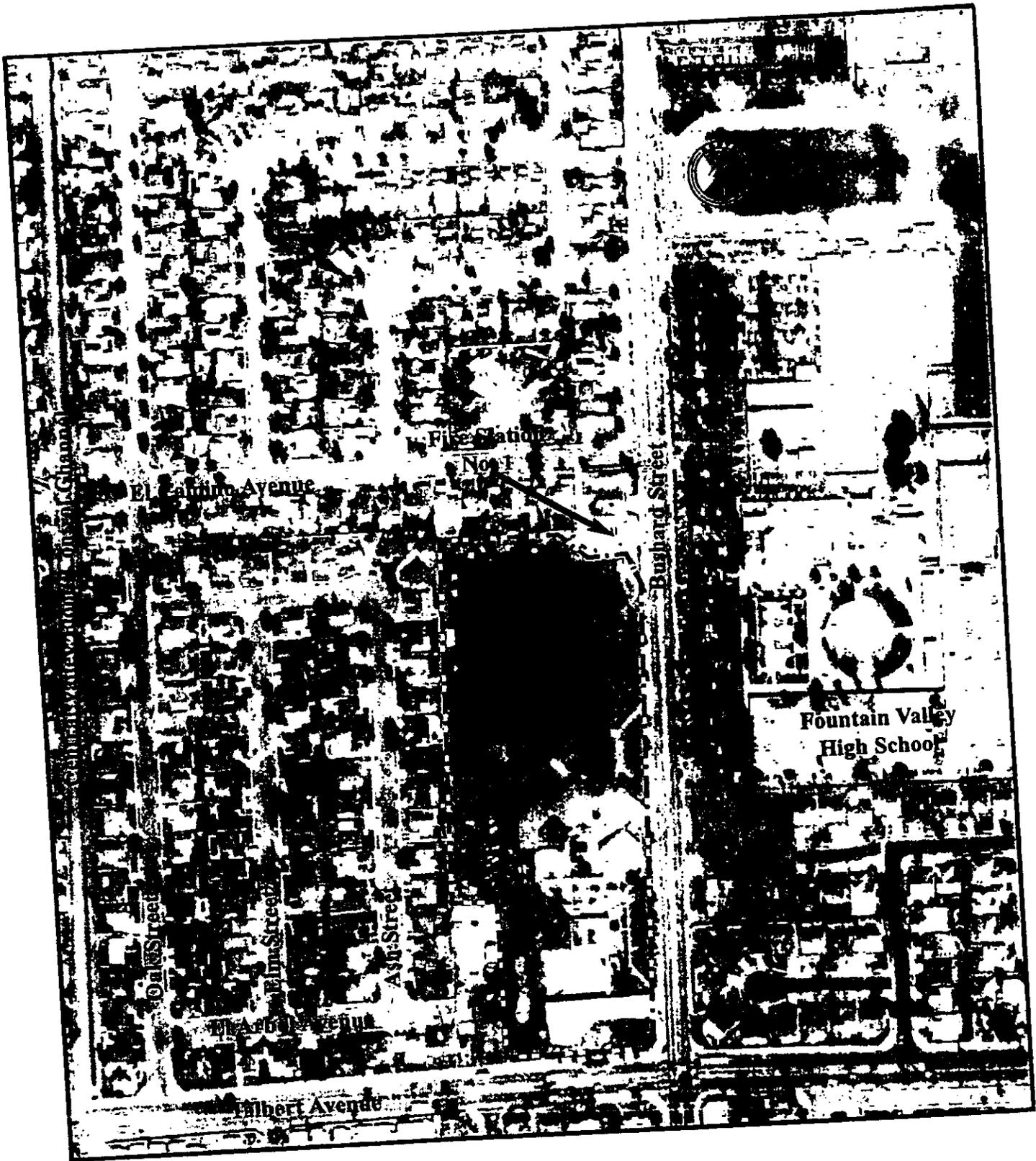
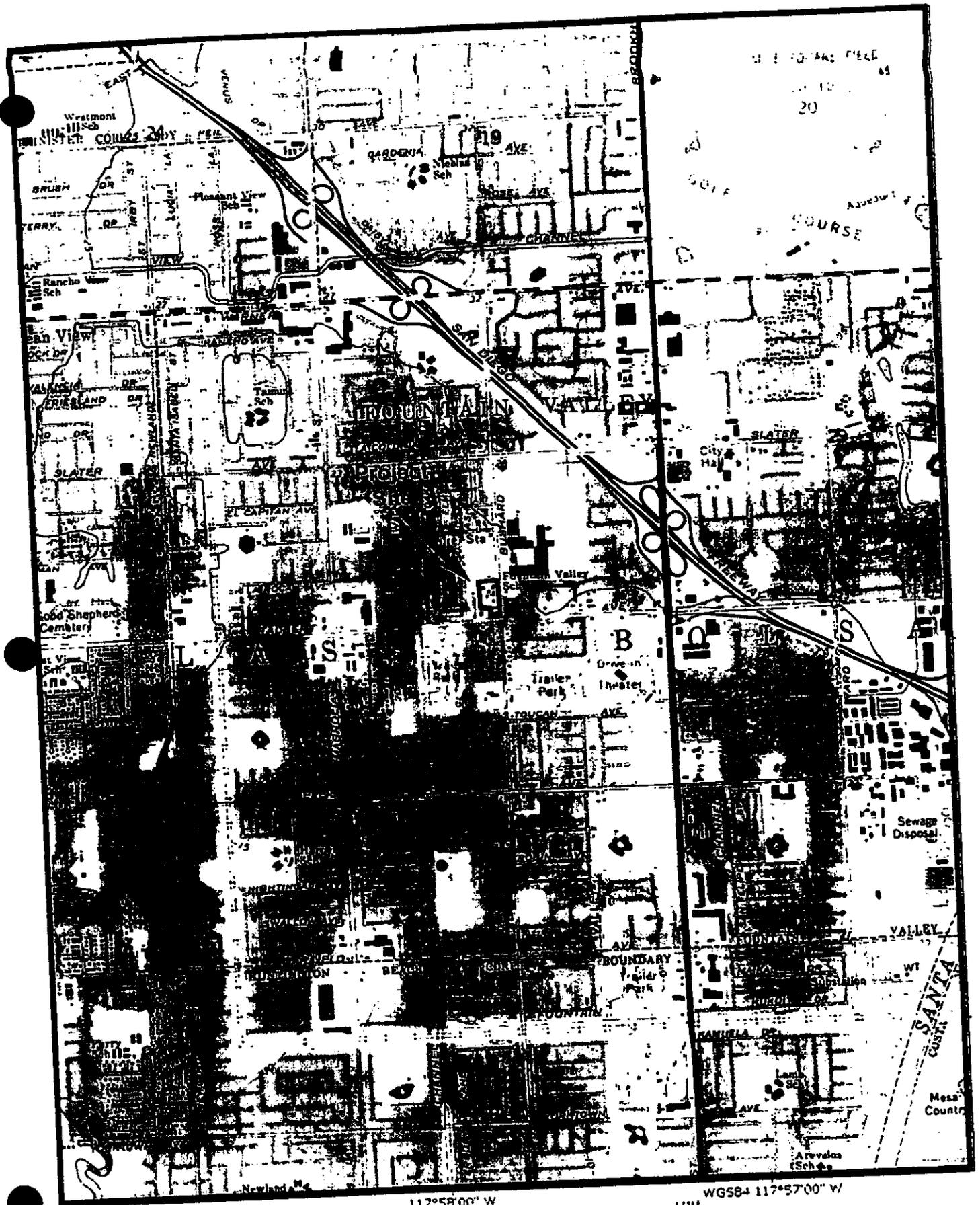


Figure 2  
Aerial Photograph

Source: Eagle Aerial



117°59'00" W  
 T11N  
 125E

117°58'00" W  
 1000 FEET  
 0 1/2 1  
 0 1/2 1  
 Printed from TOPO ©1990 USGS/Edward Fredrickson www.topo.com

WGS84 117°57'00" W

Figure 3  
 TOPO Map

Source: USGS Topographic Map

## 2.4 AUTHORITY AND SCOPE

The Fountain Valley Senior Campus Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. The California Government Code authorizes cities to adopt specific plans by resolution as policy or by ordinance as regulation. Hearings are required by both Planning Commission and City Council after which the Specific Plan must be adopted by the City Council to be in effect.

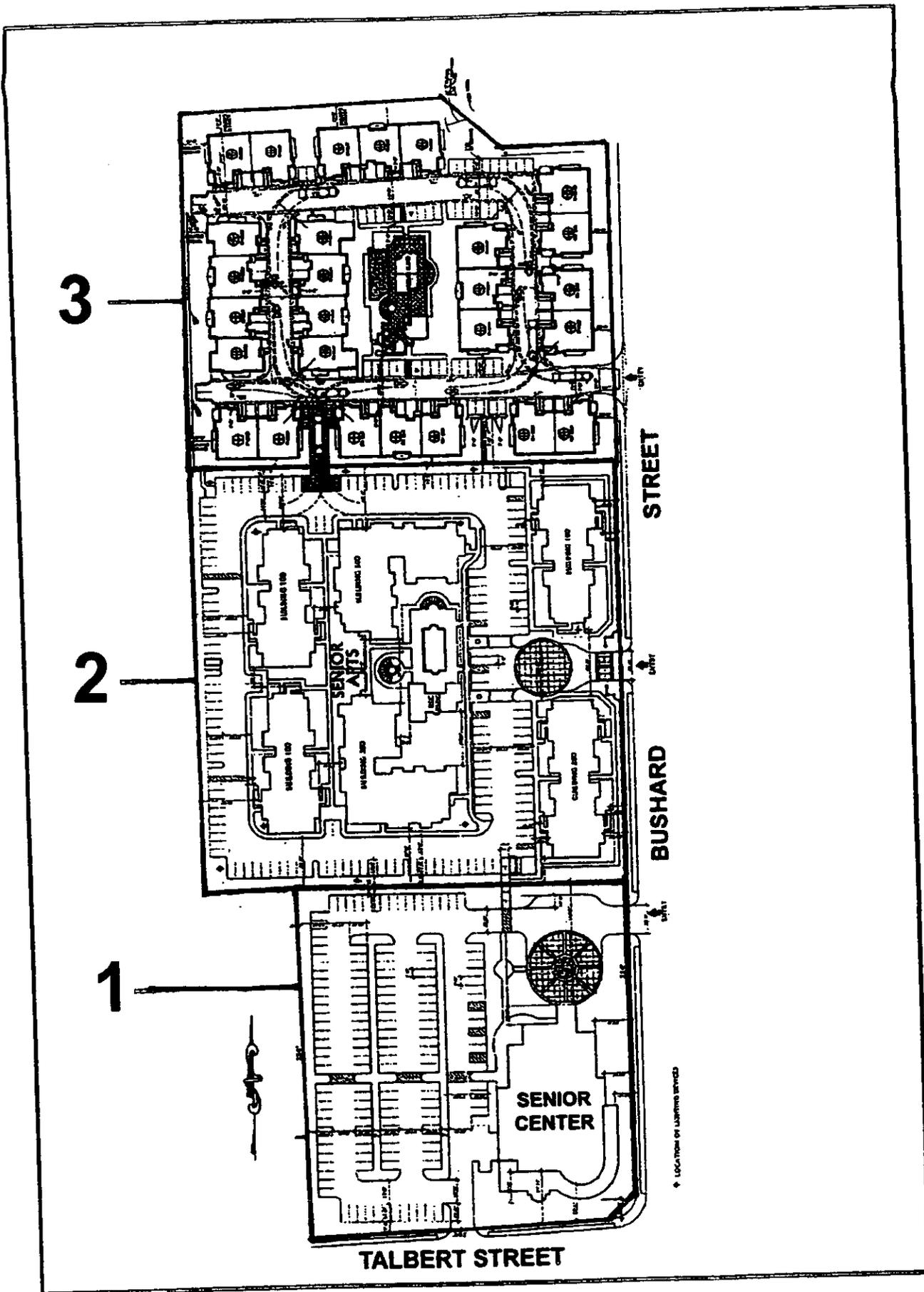
This Specific Plan is a regulatory plan which will serve as the zoning ordinance for the subject property. Proposed development plans, agreements, site plans, tentative tract maps or parcel maps, and any other development approval must be consistent with the Specific Plan. Projects which are found consistent with the Specific Plan will be deemed consistent with the City's General Plan.

## 2.5 PROJECT OBJECTIVES

In preparing this Specific Plan, consideration has been given to existing facilities, potential expansion and/or redevelopment of some existing facilities, additional facilities proposed to be constructed in the immediate future, and long-term future uses. The Specific Plan will serve as a planning tool to implement the physical development of the project area by regulating new development and providing mechanisms to ensure consistent implementation. Recognizing these goals, the following project objectives have been established:

- To continue to meet the needs of the community and region by providing senior recreation facilities, programs and services;
- To promote and encourage affordable housing opportunities for low and moderate income households.
- To plan for future permitted uses which respond to anticipated needs;
- To assure adequate supporting infrastructure exists to service future development;
- To provide a logical and efficient on-site circulation system, including parking to appropriately service facilities;
- To establish a cohesive landscape program which enhances the visual appearance of the senior center;
- To provide development standards in support of Specific Plan concepts; and

- To implement the goals, objectives, and policies of the City of Fountain Valley General Plan.



Source: JBZ Architects

Figure 4  
Senior Campus Composite Site Plan

**TABLE 1**  
**SUMMARY OF FUTURE DEVELOPMENT**  
**FOUNTAIN VALLEY SENIOR CENTER SPECIFIC PLAN**

FUNCTION	SQ. FT. BUILDING	SQ. FT. LAND	ROOMS/UNITS	DEVELOPMENT INTENSITY
PLANNING AREA 1	17,803	2.9 ACRES	N.A.	.14 FAR
SENIOR CENTER				
PLANNING AREA 2	109,500	4.9 ACRES	156 units	32 du/ac*
SENIOR APARTMENTS				
PLANNING AREA 3	110,345	3.8 ACRES	54 units	14.2 du/ac*
SENIOR CONDOMINIUMS	237,648	11.6 ACRES		
<b>TOTAL FUTURE DEVELOPMENT</b>				

\*du/ac - dwelling units per acre

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## 3.0 DEVELOPMENT PROGRAM

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The Specific Plan Development Program contains three major components:

1. A Conceptual Land Use Development Plan;
2. A Conceptual Circulation Plan;
3. A Conceptual Landscape Plan.

Each of these program elements is described in the following discussion with supporting statistical data and graphic exhibits.

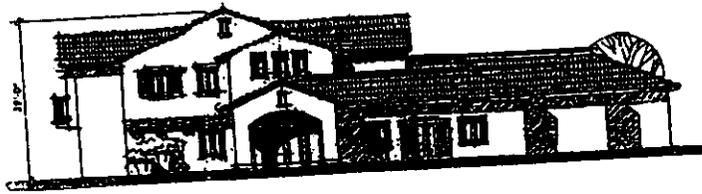
### 3.1 CONCEPTUAL DEVELOPMENT PLAN

The Fountain Valley Senior Campus is comprised of three sections (Refer to Figure 4): the Fountain Valley Senior and Community Center; senior affordable apartments; and senior for-sale condominiums. The area on the corner of Talbert Avenue and Bushard Street, set aside for the Fountain Valley Senior Center, is approximately 2.8 acres in size, and will be the site of a 17,803 square foot, two-story senior community center. The area north of the senior center, set aside for the senior affordable apartments, is approximately 4.6 acres in size, and will be the site of 156 senior affordable apartment units. The area north of the senior affordable apartments, set aside for the senior for sale condominiums, is approximately 3.79 acres in size, and will be the site of 54 for sale condominium units.

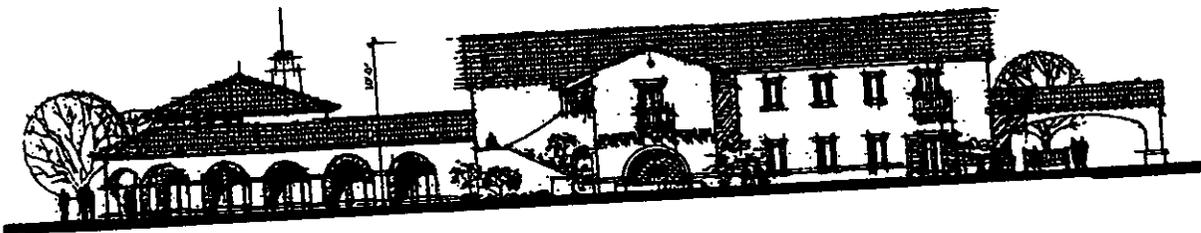
The Conceptual Development Plan which is illustrated in exhibit 4A addresses three general categories of anticipated future development: 1) demolition; 2) senior center construction; 3) apartment and condominium construction. The Fountain Valley Senior Campus has been broken down into Planning Areas to facilitate description of activities anticipated. Areas shown with vertical cross-hatching on Exhibit 4A are planned for immediate development and include the proposed senior center. Areas shown with diagonal cross-hatching are planned for the senior affordable apartments. The shaded gray area is planned for the senior for sale condominiums. Table 1 presents a statistical summary of future development, and illustrates anticipated development intensity.

As illustrated in Table 2, the new facilities proposed as part of the Development Plan represent approximately 237,648 square feet for all Planning Areas. This represents a development intensity of .48 FAR. Construction of the Development Plan is anticipated to occur over an approximate 18 month period, and will likely occur in phased increments.

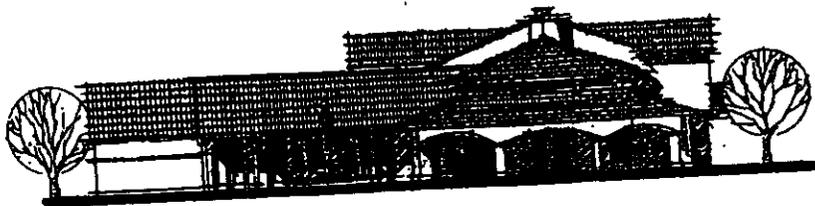




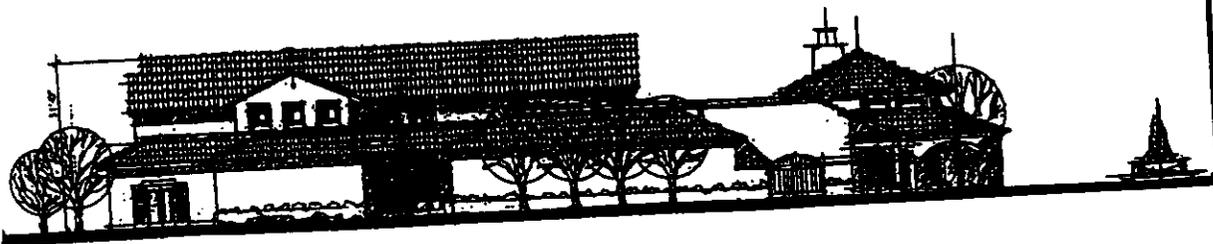
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Figure 6  
Senior Center Elevations

Source: JBZ Architects

The following discussion outlines the character and type of uses anticipated by the Planning Area. Additional detail with respect to permitted uses is contained in Section 4.0.

### **3.1.1 Planning Area 1**

**Planning Area 1** is comprised of approximately 2.8 acres, located west of Bushard Street and north of Talbert Avenue. A 17,803 square foot, 2-story senior community center is proposed to be constructed at the southeast corner of the site. The senior community center will provide senior services and recreational activities for the senior community of Fountain Valley. The community at large can also use the facility on a permit basis. Ingress and egress will be provided from both Talbert Avenue and Bushard Street. The community center will have a reception/information area, and auditorium for multipurpose activities, and exercise room, a billiard room, library and reading room, kitchen and dining room, computer lab, arts and crafts room, senior support and advisory services room and administrative offices. There will be an outdoor patio area adjacent to and south of the building for outdoor seating. The senior center will have a total of 154 parking spaces in a surface parking lot located west of the building.

The architecture and design of the building will be early California/Santa Barbara Mission style with arched features and tiled roof. The colors and materials include light colored stucco, flat paints and adobe tiled roof color. There will be an outdoor fountain at the north end of the facility. Figures 5 and 6 show the ground and second floor plans along with a rendering of the project.

### **3.1.2 Planning Area 2**

**Planning Area 2** is comprised of approximately 4.6 acres, located just north of Planning Area 1. There will be 156 senior affordable apartment units built adjacent to and north of the senior community center. There will be six buildings including four two-story buildings (25' in height) and two 3-story buildings (35' in height). The three story buildings will have elevators. Ingress and egress to the site will be from Bushard Street.

The three-story buildings will be located in the center of this site so as to reduce the visibility of the buildings from the surrounding residential areas north and west of the site. Two of the two-story buildings will be located adjacent to and west of the three-story buildings. The other two two-story buildings are located along the east project boundary adjacent to Bushard Street. Parking for 159 vehicles will be provided around the perimeter of the site. The perimeter parking will serve as a buffer between the residents west of the site and the project residents.

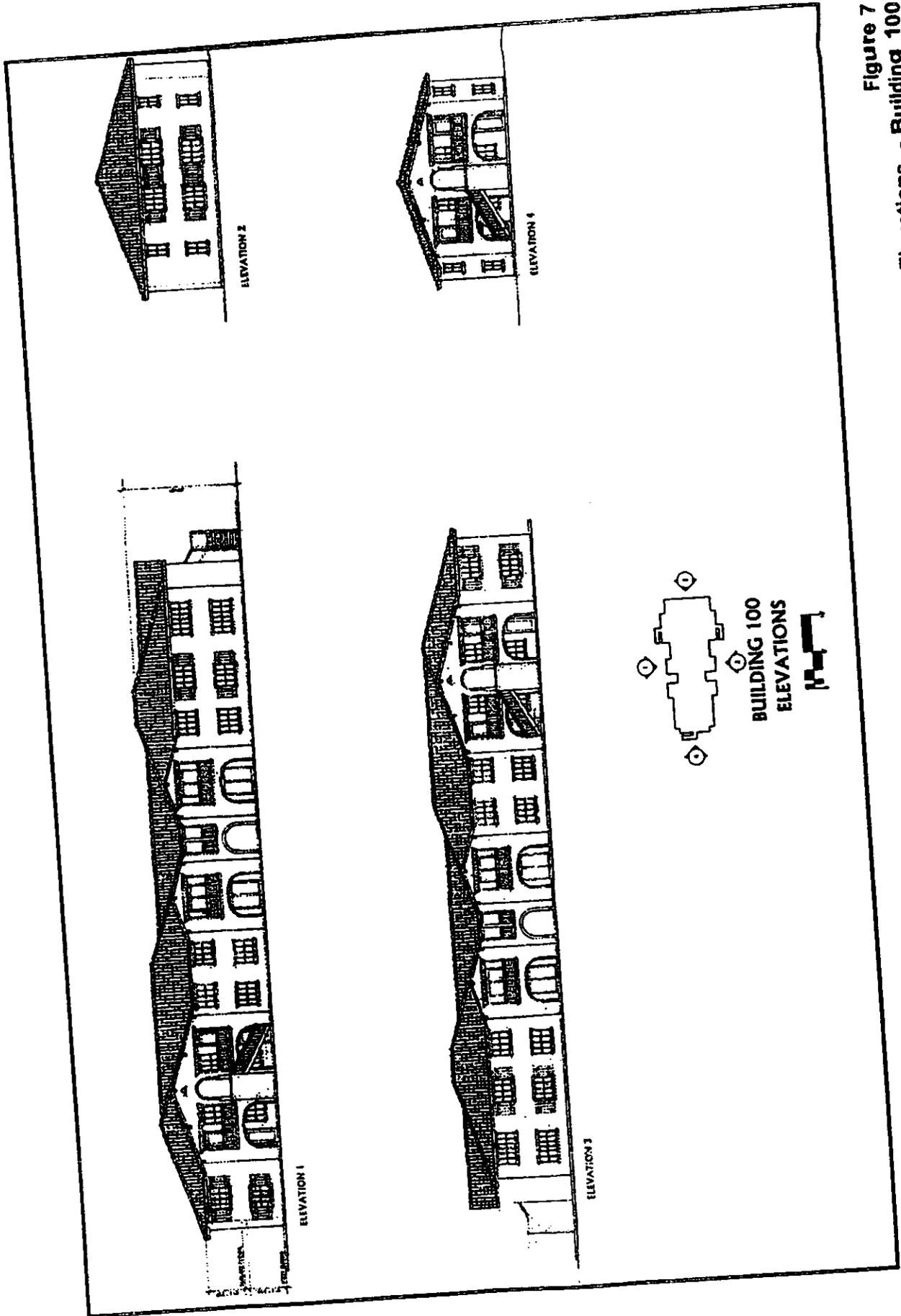


Figure 7  
 Senior Apartments Elevations - Building 100

Source: KD Housing Partners

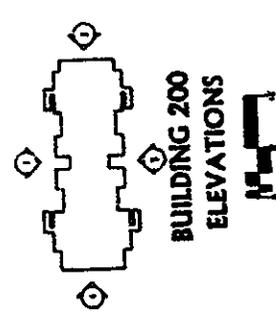
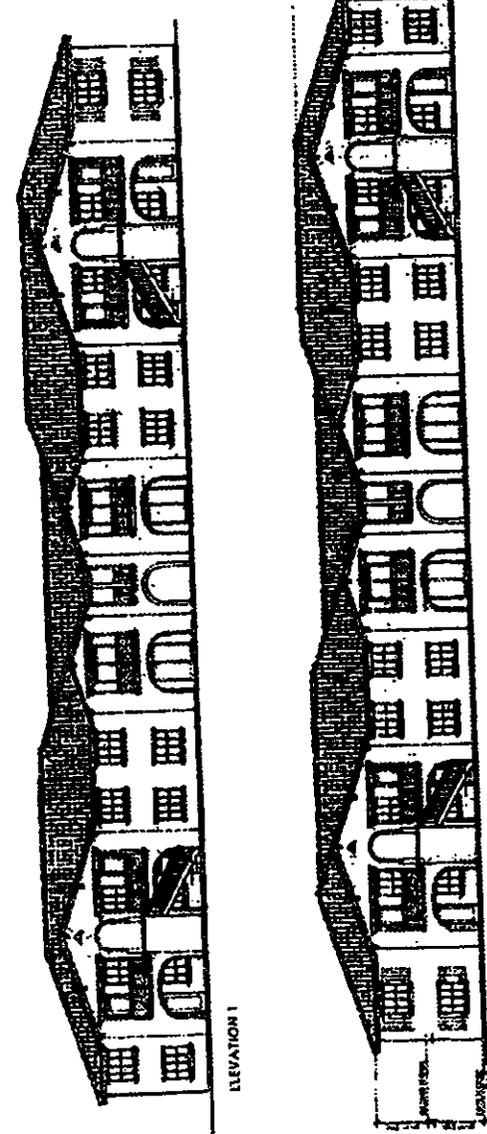
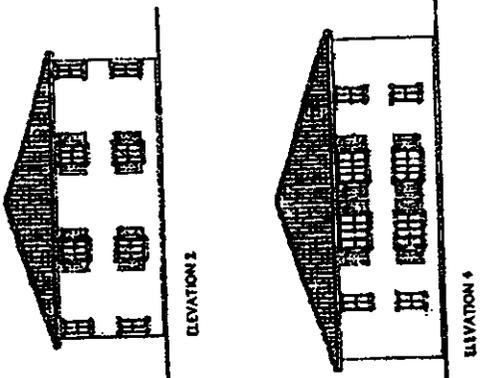


Figure 8  
Senior Apartments Elevations - Building 200

Source: KD Housing Partners

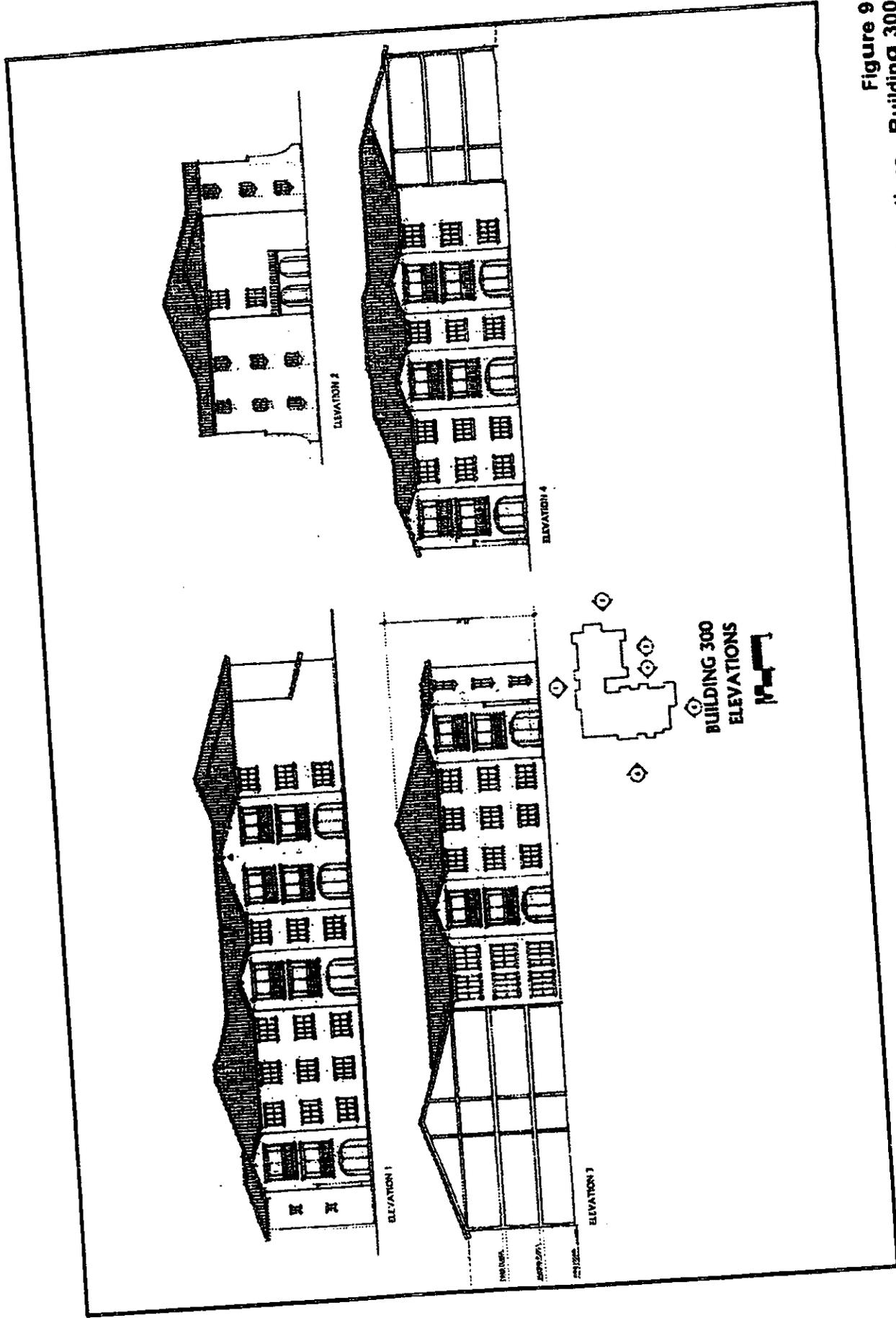


Figure 9  
Senior Apartments Elevations - Building 300

Source: KD Housing Partners

### 3.1.3 Planning Area 3

**Planning Area 3** is comprised of approximately 3.79 acres, located just north of Planning Area 2. There will be 54 senior for sale condominiums built adjacent to and north of the senior affordable apartments. The units will be supplied in ten two-story buildings. Ingress and egress will be provided from Bushard Street. A street will loop through the site and provide entry to each unit as well as garage access to all the units.

The condominium project will include six different unit plans ranging from approximately 1,205 to 1,635 square feet. The units will be spread throughout the site and within each of the buildings. Direct access to the central loop street through the project from each condominium attached garage will be provided. The size and number of bedrooms of the units are shown in Table 2.

**Table 2**  
For Sale Condominium Summary

No. of Bedrooms	No. of Baths	Square Feet/Unit
2	2	1358
3	2	1588
2	2	1205
3	2	1635
2	2	1241
3	2	1591

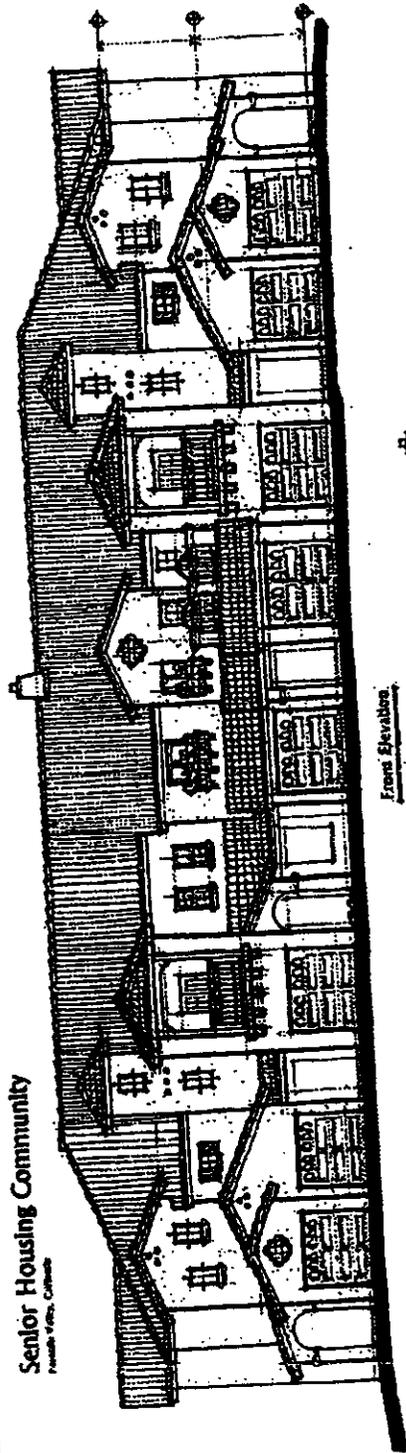
## 3.2 CONCEPTUAL CIRCULATION PLAN

### 3.2.1 Regional Circulation

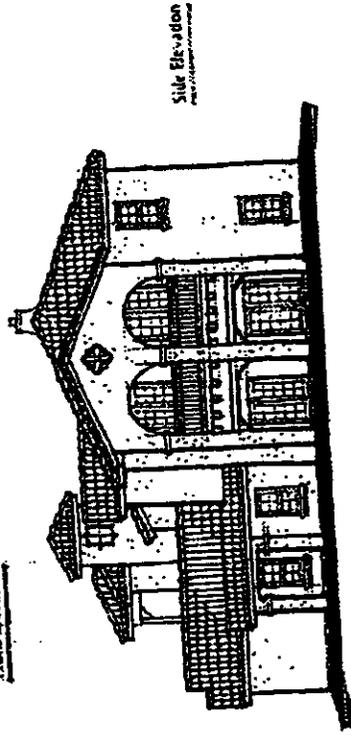
The Fountain Valley Senior Campus Project is located on the northwest corner of the intersection of Bushard Street and Talbert Avenue in the City of Fountain Valley as illustrated in Figure 4. The project will provide one driveway on Bushard Street and a right-turn only driveway on Talbert Avenue into the senior center parking lot, one driveway on Bushard Street into the senior apartments, and one driveway on Bushard Street into the senior condominiums parking lot. To the north of the project site the main driveway of the high school parking lot is signalized.

Bushard Street is a four-lane secondary arterial with on-street parking prohibited, bike lanes, and two-way left-turn pockets at intersections, on-street parking

**Senior Housing Community**  
Purdue Univ. College

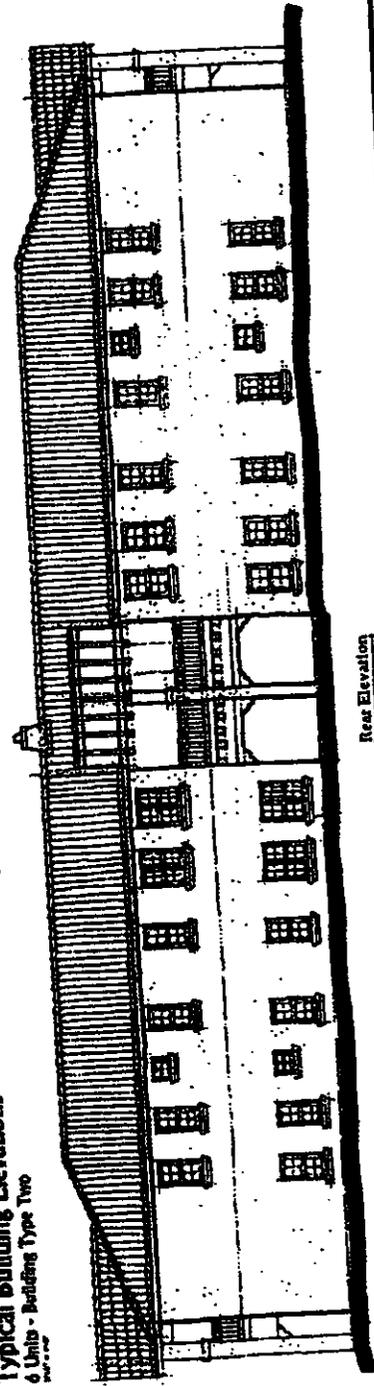


Front Elevation



Side Elevation

**Typical Building Elevations**  
6 Units - Building Type Two



Rear Elevation

**Figure 10**  
**Senior Condominium Amenities**

Source: Architectural Concepts

prohibited, and bike lanes in the project area. The San Diego Freeway (I-405) can be accessed from Talbert Avenue via Brookhurst Street approximately one-half mile east of the project site.

### **3.2.2 Site Access**

As Figure 1 and 3 illustrate, major access to the Fountain Valley Senior Campus is provided by Talbert Avenue and Bushard Street.

There will be four access points to the Fountain Valley Senior Campus. Each of these access points is described briefly below:

- Access Point 1 – A proposed right turn only driveway will be provided on Talbert Avenue into the senior center parking lot.
- Access Point 2 – A proposed access point to the Senior Center will be provided on Bushard Street.
- Access Point 3 – A proposed driveway will be provided on Bushard Street into the senior apartments.
- Access Point 4 – A proposed driveway will be provided on Bushard Street into the senior condominiums parking lot.

### **3.2.3 On-site Circulation**

Both Talbert Avenue and Bushard Street will be collector streets for the Senior Center project. All on-site circulation can be found on Figure 2.

- The Senior Center will have entry and exit access on both Talbert Avenue and Bushard Street.
- The senior apartments will have entry and exit access on Bushard Street.
- The senior condominiums will have entry and exit access on Bushard Street. The internal pedestrian circulation will consist of identified concrete walkways to join all three components of the development.

### **3.2.4 Parking**

Parking will be provided as required in section 4.4.4.19 of this document.

### 3.3 CONCEPTUAL LANDSCAPE PLAN

The intent of the landscape concept for the Fountain Valley Senior Campus Specific Plan is to provide a unifying visual element that continues and strengthens the existing character of landscaping through the senior center, senior apartments, and senior condos. The thematic components of the concept are described below.

#### 3.3.1 Senior Center

A landscaped walking trail will provide pedestrian access for the residents from the senior apartments and the senior condominiums

#### 3.3.2 Senior Apartments

A landscaped walking trail will provide pedestrian access for the residents to the Fountain Valley Senior Center.

West Boundary: Along the west boundary of the senior apartments a 10' landscape buffer composed of trees and other landscaping will be provided between the existing block wall and the parking spaces to provide additional buffer between the project residents and residents to the west.

East Boundary: Along the east boundary of the senior apartments a landscape buffer will be provided between Bushard Street and the apartment buildings. The total front setback will be 23'2" from the property line to the apartments.

#### 3.3.3 Senior Condominiums

A landscaped walking trail will provide pedestrian access for the residents through the senior apartments to the Fountain Valley Senior Center.

West and North Boundary: Along the west boundary of the senior condominiums a 25' landscape buffer composed of trees and other landscaping will be provided between the proposed condominium units and the existing single-family residences to the west.

East Boundary: Along the east boundary of the senior condominiums a 20' landscape buffer will be provided between Bushard Street and the proposed apartment buildings.

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## **4.0 DEVELOPMENT REGULATIONS**

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### **4.1 INTRODUCTION**

The Fountain Valley Senior Campus Specific Plan has been formulated in accordance with the Fountain Valley General Plan. These Development Regulations will serve as the primary mechanism for implementation of the Specific Plan. The purpose of this section is to provide minimum development standards within the Senior Center. Wherever regulations contained in this document conflict with the regulations of the Fountain Valley Municipal Code, the regulations contained herein shall take precedence. The Municipal code shall regulate this development when such regulations are not provided within this document. All development within the boundaries of the Fountain Valley Senior Campus Specific Plan shall comply with all provisions of the Uniform Building Code and other governing local building codes.

### **4.2 NOTES AND DEFINITIONS**

#### **4.2.1 General Notes**

- 1) Water service to and within the Specific Plan area shall be furnished by the City of Fountain Valley and the Metropolitan Water District.
- 2) Sewage Disposal facilities to and within the Specific Plan area shall be provided by City of Fountain Valley and the Orange County Sanitation District.
- 3) Subdivision of property within the Specific Plan area shall be in accordance with the State Subdivision Map Act and the Fountain Valley Municipal Code.
- 4) All development within the Specific Plan area shall comply with the provisions of the development plan text. To the extent that the Development Plan text does not specifically apply, then the general requirements of the City of Fountain Valley Municipal Code shall apply. All construction shall comply with all the provisions of the Uniform Building Code and other governing local codes.

- 5) When any ambiguity occurs between this Development Plan and the Fountain Valley Municipal Code, this Development Plan shall control unless specifically provided otherwise.
- 6) Permissible land uses are those prescribed by the provisions of the Development Regulations, Sections 4.4.1 and 4.4.2.
- 7) All uses shall occur inside enclosed structures.
- 8) All entities potentially generating noxious fumes, toxic substances, flammable materials, radioactive materials and infection wastes will comply with all federal, state, and local regulations, standards and any plan dealing with hazardous materials or infectious wastes that may hereafter be adopted by the City of Fountain Valley.
- 9) Any fire equipment and access shall be approved by the Fountain Valley Fire Department.
- 10) All new buildings shall meet Title 24 requirements for energy conservation. Design of buildings shall take into account the location of building air intake to maximize ventilation efficiency, the incorporation of natural ventilation, and implementation of energy conserving heating and lighting systems.
- 11) Prior to the issuance of building permits for each structure, the applicant shall submit and the Director of Planning and Building shall approve, a plan for pedestrian and handicapped access, including handicapped parking spaces and building access, interior sidewalks, and pedestrian crossings of interior circulation roadways. The provisions for handicapped access shall comply with the requirements of Title 24.
- 12) Setback requirements are as specified in this text. All setbacks shall be determined as the perpendicular distance from the existing street right-of-way line, or property line, to the foundation point of the closest structure, or parking area as specified, less any land which may be required for any future street dedications.
- 13) This Specific Plan may be amended by the same procedure as it was originally adopted. Each amendment shall include all sections or portions of the Specific Plan that are affected by the change. An amendment may be initiated by the City Council. Any such amendment request by the property owner shall be subject to current City Policy and Procedures.

- 14) Standards contained in this Specific Plan shall apply only to new construction or redevelopment identified in the Development Plan. All structures and other improvements existing at the time of Specific Plan adoption shall be considered conforming.
- 15) Prior to the issuance of each building permit, the applicant shall submit for review and approval by the Director of Planning and Building, documentation demonstrating project compliance with the City's Trip Reduction and Travel Demand Management Program (Ordinance No. 1165).

#### **4.2.2 Definitions**

Definitions as contained in Section 21.90 of the Fountain Valley Municipal Code shall apply to the Fountain Valley Senior Campus Specific Plan Area.

### **4.3 DEVELOPMENT PLAN**

#### **4.3.1 Land Use Development Plan**

The Development Plan addresses three general categories of anticipated development: 1) demolition; 2) senior center construction; 3) apartment and condominium construction. The Development Plan is illustrated in Exhibit 4A of this Specific Plan. Table 2 presents a statistical summary of the Development Plan. New facilities proposed represent approximately 237,648 square feet. Construction is anticipated to occur over an approximate 18 month period, and will likely occur in several phased increments.

#### **4.3.2 Conceptual Circulation Plan**

The Conceptual Circulation Plan, illustrated in Exhibit 5 of this Specific Plan provides for site access and parking facilities in support of the Land Use Development Plan.

#### **4.3.3 Conceptual Landscape Plan**

The Conceptual Landscape Plan, illustrated in Exhibit 6 of this Specific Plan, outlines a landscape concept to visually enhance and unify the senior center.

### **4.4 DEVELOPMENT STANDARDS**

The following list of permitted uses applies to Planning Area 1, 2, and 3 which are illustrated in Exhibit 4A. The individual uses listed are not intended to be an exhaustive list. Other compatible related uses may be allowed at the discretion

of the Fountain Valley Planning Department, with a determination of consistency with the intent of this Specific Plan.

#### 4.4.1 Planning Area 1

##### 4.4.1.1 Permitted Uses

1) Senior community center facilities, including, but not limited to:

- Reception/Information area
- Auditorium for multipurpose activities
- Exercise room
- Billiard room
- Library and reading room
- Kitchen and dining room
- Computer lab
- Arts and crafts room
- Senior support and advisory services room
- Administrative offices
- Outdoor patio area

##### 4.4.1.1 Permitted Uses Subject to Conditional Use Permit

#### 4.4.2 Planning Area 2

##### 4.4.2.1 Permitted Uses

1) Senior apartment facilities, including, but not limited to:

- Centrally located recreation area including:
  - i. Recreation building
  - ii. Swimming pool and spa
  - iii. Landscaped patio
- Recreation building including:
  - i. Social meeting area
  - ii. Kitchen facilities
  - iii. Laundry facilities
  - iv. Leasing office
- Apartment units including:
  - i. Full kitchens with dishwashers and refrigerators
  - ii. Walk-in closets
  - iii. Private patios
  - iv. Storage lockers

- v. Individual heating and air conditioning
- vi. Emergency response system

- A landscaped walking trail providing access for the residents to the senior center.
- Apartments shall be limited to seniors 55+ at or below low (120%) mean income levels.

#### **4.4.2.2 Permitted Uses Subject to Conditional Use Permit**

#### **4.4.3 Planning Area 3**

##### **4.4.3.1 Permitted Uses**

1) Senior condominiums, including, but not limited to:

- Centrally located recreation area including:
  - i. Swimming pool and spa
  - ii. Landscaped patio area
  - iii. Handicap accessible mens/womens restrooms
- Condominium units including:
  - i. Attached garage with direct access from the central loop street through the project.
- A landscaped walking trail providing access for the residents to the senior center.
- Condominiums shall be limited to seniors 55+ at or below moderate (120%) mean income levels.

##### **4.4.3.2 Permitted Uses Subject to Conditional Use Permit**

#### **4.4.4 Site Development Criteria**

##### **4.4.4.1 Minimum Residential Unit Size -- Planning Area 2 - Senior Apartments**

The minimum square footage for the senior apartments in Planning Area 2 shall be 460 square feet.

**4.4.4.2 Minimum Residential Unit Size – Planning Area 3 - Senior Condominiums**

The minimum square footage for the senior condominiums in Planning Area 3 shall be 1,200 square feet.

**4.4.4.3 Maximum Building Height – Senior Center**

The maximum building height in Planning Area 1, the senior center, shall be 2 stories (31' in approximate height). A story is defined as occupied floor space, and does not include architectural features such as parapets and similar devices or mechanical equipment penthouses.

**4.4.4.4 Maximum Building Height – Senior Apartments**

The maximum building height in Planning Area 2, the senior apartments, shall be 35'.

**4.4.4.5 Maximum Building Height – Senior Condominiums**

The maximum building height in Planning Area 3, the senior condominiums, shall be 28'.

**4.4.4.6 Maximum Density – Senior Apartments**

The maximum density in Planning Area 2, the senior apartments, shall be 35 units/acre.

**4.4.4.7 Maximum Density – Senior Condominiums**

The maximum density in Planning Area 3, the senior condominiums, shall be 15 units/acre.

**4.4.4.8 Building Setbacks – Senior Center**

- 1) Front: 20'
- 2) Rear: 25'
- 3) Side - Interior: 25'
- 4) Side - Street Frontage: 20'

**4.4.4.9 Building Setbacks – Senior Apartments**

- 1) Front: 20'
- 2) Rear: 25'
- 3) Sides: 25'

**4.4.4.10 Building Setbacks – Senior Condominiums**

- 1) Front: 20'
- 2) Rear: 25'
- 3) Sides: 25'

**4.4.4.11 Building Separation**

A minimum building separation of 10 feet for all new construction shall be provided in all Planning Areas.

**4.4.4.12 Modular Structures**

Temporary modular buildings shall be permitted for up to 90 days subject to the approval of the Director of Planning and Building. Permanent modular buildings will require issuance of a Conditional Use Permit by the Planning Commission.

**4.4.4.13 Lighting**

- 1) All lighting systems shall be designed and maintained in such a manner as to conceal the light source and to minimize light spillage and glare onto adjacent properties.
- 2) Lighting shall be used for the purpose of providing illumination for the security and safety of on-site areas such as parking, loading, shipping and receiving, pathways, and working areas. The design of light fixtures and structural supports shall be architecturally compatible with the surrounding buildings.

**4.4.4.14 Equipment Screening**

All roof, wall, and ground-mounted equipment shall be screened from all sides.

#### **4.4.4.15 Storage Area Screening**

- 1) All storage areas shall be screened from view from surrounding areas. Such screening shall be architecturally integrated with surrounding buildings.
- 2) Storage of materials or equipment shall not exceed screen height.

#### **4.4.4.16 Security Walls and Fences**

- 1) Any wall or fence along a street frontage shall not exceed 6 feet in height and shall be subject to review and approval by the Planning Commission.
- 2) All fencing or walls shall be concrete, masonry or other similar materials, not to exceed a height of 8 feet from the highest finish grade.

#### **4.4.4.17 Utilities**

- 1) All new utilities of 12 KV or less within the project and along adjacent major arterials shall be installed underground.
- 2) All ground mounted utility appurtenants such as transformers shall be located out of public view and adequately screened through the use of berming, landscaping, and concrete or masonry walls.

#### **4.4.4.18 Refuse Collection Areas**

- 1) All outdoor refuse collection areas shall be visually screened from access streets, alleys, and adjoining properties.
- 2) No refuse collection areas shall be permitted between a street frontage and the building line.

#### **4.4.4.19 Parking and Access**

- 1) Off-street parking for the Fountain Valley Senior Campus shall be provided on site.
- 2) Should the Director of Public Works or Traffic Engineer reasonably determine that a parking problem exists on the Campus due to, but no limited to, inadequate parking management, parking lot layout or design, the City maintains the discretion to impose additional development conditions to abate the problem.

- 3) The design and layout of all parking areas shall be subject to the review and approval of the City Traffic Engineer and the Public Works Department.
- 4) Parking lot lighting shall be designed in a manner which minimizes impacts on adjacent land uses. Nighttime lighting shall be limited to that necessary for security and shielded from any adjacent residential area.
- 5) Handicapped access and parking shall comply with the requirements of Title 24, including design and provision of parking spaces, building access, interior sidewalks, pedestrian crossings of interior roadways and similar concerns.
- 6) Requirements of Off-Street Parking

Off-street parking shall be provided in accordance with the following standards in Table 3:

**Table 3**

**OFF-STREET PARKING**

<b>USE</b>	<b>PARKING REQUIREMENTS</b>	<b>PARKING AVAILABLE</b>
SENIOR AND COMMUNITY CENTER	4 SPACES/1,000 SQUARE FEET	154 SPACES
SENIOR APARTMENTS	1 SPACE/UNIT	159 SPACES
SENIOR CONDOMINIUMS	2 SPACES/UNIT – PLUS .25 GUEST SPACES/UNIT	122 SPACES

**4.4.4.20 Landscape Requirements**

- 1) Detailed landscape and irrigation plans for any new development shall be prepared by a licensed Landscape Architect, and reviewed by the City of Fountain Valley Planning Department prior to issuance of any building permit, and installed prior to issuance of Certificate of Use and Occupancy.

- 2) Landscaping and irrigation shall be installed in accordance with the City of Fountain Valley Water Efficient Landscape Policy as outlined in Chapter 21.20 of the Municipal Code.
- 3) All landscaped areas shall be kept free from weeds and debris and maintained in a healthy, growing condition, and shall receive regular pruning, fertilizing, and mowing and trimming. Any damaged, dead, diseased or decaying plant material shall be replaced within thirty (30) days from the date of damage.
- 4) All trees planted within landscape setback areas, project entries, property boundaries, internal street edges, and parking lot edges shall have a minimum size of 24-inch box. All other trees shall be a minimum of 15-gallon size.

#### **4.4.4.21 Hazardous Materials Management**

- 1) A Conditional Use Permit shall be required for uses involving hazardous materials. The nature of the hazardous material and threshold amount of hazardous materials for application of these requirements is described below:
  - Flammable liquid in excess of 180 gallons.
  - Combustible liquid in excess of 500 gallons.
  - Corrosives, oxidizers, and/or flammable solids or gases in excess of 55 liquid gallons, 500 solid pounds, or 3,000 gas cubic feet.
  - Explosives, unstable materials, and/or class 3 or 4 toxics will not be potentially exceptionally hazardous to the area or environment.
- 2) Exterior storage of hazardous/flammable materials shall be subject to the provisions of Ordinance No. 1191 amending Section 21.16.050 of the Fountain Valley Municipal Code.
- 3) All entities potentially generating noxious fumes, toxic substances, flammable materials, radioactive materials, or infectious wastes will comply with all federal, state, and local regulations, standards and any plan dealing with hazardous materials or infectious wastes that may hereafter be adopted by the City of Fountain Valley.
- 4) Noxious odors, fumes and emissions shall be controlled on site.

#### **4.4.4.22 Maintenance**

Property owners are responsible for the maintenance of all buildings, structures, yards, landscaping, signs, parking areas and other improvements in a manner which does not detract from the appearance of the surrounding area.

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## 5.0 SPECIFIC PLAN IMPLEMENTATION

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### 5.1 INFRASTRUCTURE

This section identifies the providers of public facilities necessary to support the proposed level of development, as outlined in Section 3.1 of this Specific Plan.

#### 5.1.1 Water Supply

Water service to the Specific Plan area will be furnished by the City of Fountain Valley and the Metropolitan Water District.

#### 5.1.2 Sewer System

Sewage disposal facilities to the Specific Plan area will be provided by the City of Fountain Valley and the Orange County Sanitation District. Waste treatment facilities will be provided by the Orange County Sanitation District.

#### 5.1.3 Solid Waste

Solid waste disposal, excluding infectious wastes, will be provided by the Rainbow disposal Company, under contract to the City of Fountain Valley.

#### 5.1.4 Drainage

Off-site drainage facilities will be provided by the City of Fountain Valley and the Orange County Flood Control District.

### 5.2 PUBLIC SERVICES

#### 5.2.1 Fire Protection

Fire Protection services are provided to the Specific Plan area by the City of Fountain Valley.

#### 5.2.2 Police Protection

Police Protection services are provided to the Specific Plan area by the City of Fountain Valley.

## **5.3 PERMIT REVIEW AND GENERAL ADMINISTRATION**

### **5.3.1 Permitted Uses**

All uses described as permitted uses are permitted provided a Precise Plan Approval or other development approval has been granted pursuant to the provisions of the City's Zoning Ordinance relating to the granting of a Precise Plan, or other similar approval.

### **5.3.2 Conditional Uses**

All uses described as conditional uses are permitted providing a Conditional Use Permit has been granted pursuant to the provisions of the City's Zoning Ordinances relating to the granting of a Conditional Use Permit.

### **5.3.3 Subdivision**

The City of Fountain Valley Subdivision Ordinance shall apply to all development within the Specific Plan area required to obtain approval of subdivision maps where properties are to be separately financed, sold, leased, or otherwise conveyed. The subdivision process allows for the creation of lots as tentative parcel or tentative tract maps. The review and approval of subdivision maps will set forth the various conditions necessary to ensure the improvement of streets, utilities, drainage features, and other service requirements specified by the City.

### **5.3.4 Environmental Determination**

The process for approval of Precise Plans, Conditional Use Permits and Subdivision Maps are discretionary, not ministerial, and are therefore subject to the requirements of the California Environmental Quality Act (CEQA). However, Mitigated Negative Declaration was prepared as part of this Specific Plan and is applicable to the future development of the Senior Center campus. Therefore, projects consistent with the Specific Plan shall require either no further environmental documentation, or in special cases, only focused environmental analysis and action as documented in Section 15162 of the CEQA guidelines. Future projects determined to be clearly inconsistent with the Specific Plan, will require further environmental documentation.

### **5.3.5 Amendment Procedures**

In accordance with the California Government Code Sections 65453 to 65454, Specific Plans shall be prepared, adopted and amended in the same manner as General Plans, except that Specific Plans may be adopted by resolution or by ordinance. This plan may be amended as necessary in the same manner it was adopted, by ordinance. Said amendment or amendments shall not require a concurrent General Plan amendment unless it is determined by City staff that the proposed amendment would substantively affect the General Plan goals, objectives, policies or programs.

Amendments to the Specific Plan may require preparation of an Environmental Impact Report subject to the provisions of Section 15162 of the California Environmental Quality Act which addresses the preparation of Subsequent Environmental Impact Reports.

### **5.3.6 Applicability of Other Ordinances**

In the event any of the development regulations or guidelines of this Specific Plan conflict with any other applicable provisions of City ordinances or regulations, the Specific Plan shall govern. Otherwise, all development activities, procedures, and land use activities and procedures within the area covered by the Specific Plan shall comply with all City of Fountain Valley ordinances and regulations, including but not limited to those regulation land use and development.

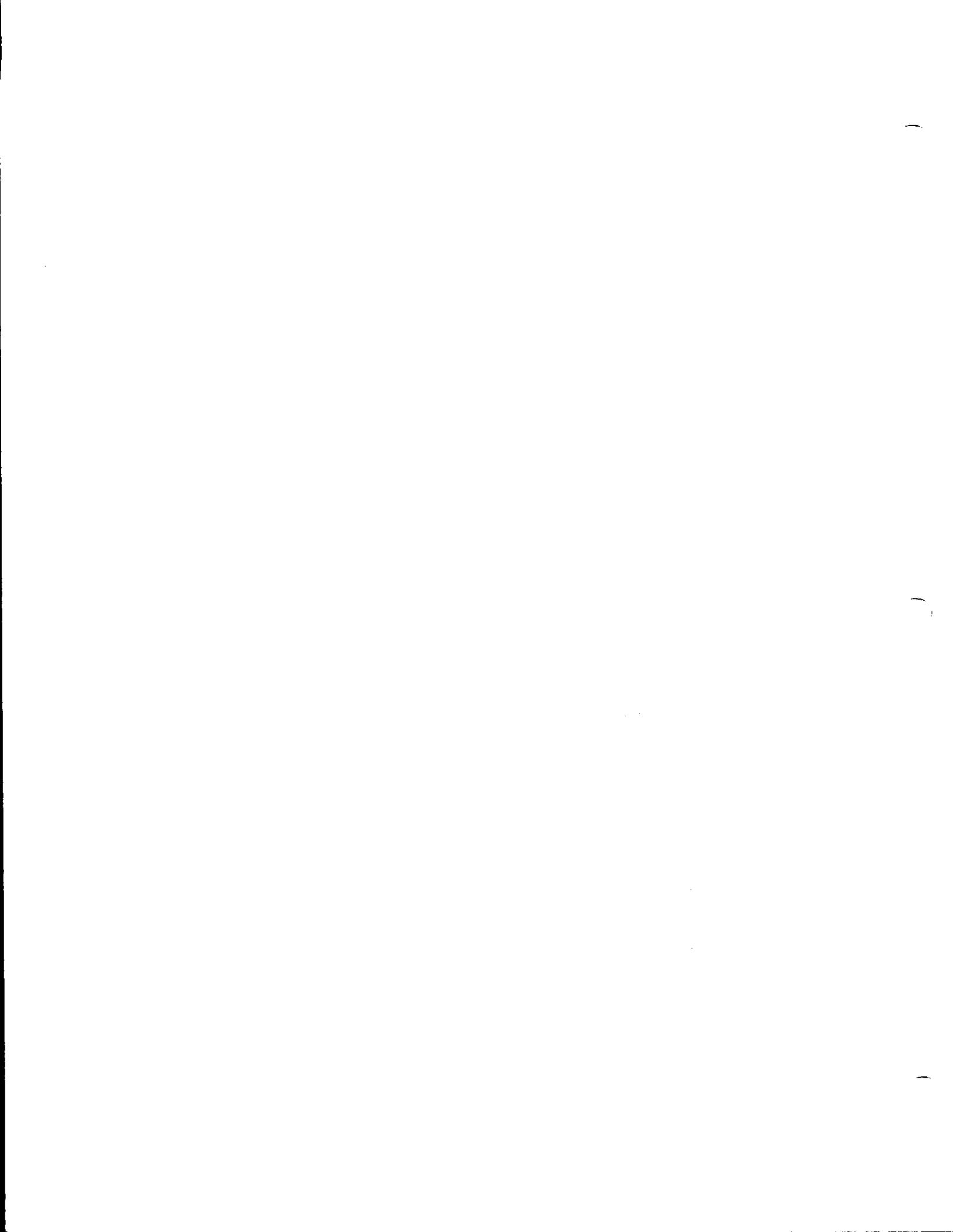
### **5.3.7 General Administration**

- 1) The Fountain Valley Senior Campus Specific Plan shall be administered and enforced by the City of Fountain Valley Planning Department in accordance with the provisions of the City Municipal Code.
- 2) Certain changes to explicit provisions in the Specific Plan may be made administratively by the Planning Director, subject to appeal to the Planning Commission and, subsequently, the City Council. Those changes are as follows:
  - The addition of new information to the Specific Plan maps or text that does not materially change the effect of any regulations or guidelines.
  - Changes to the project infrastructure, such as drainage, water, and sewer systems which do not have the effect of increasing

development capacity in the Specific Plan Area, nor change the concepts of the Plan.

- The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.

3) In addition to the above items, Precise Plan applications which are consistent with the Specific Plan may be approved administratively by the Planning Director. Such approvals may be appealed to the Planning Commission.



RESOLUTION NO. 01-52

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOUNTAIN VALLEY RECOMMENDING ADOPTION OF A SPECIFIC PLAN FOR AN APPROXIMATELY 11.3 ACRE SITE AT THE NORTHWEST CORNER 11.3 ACRE SITE AT THE CORNER OF BUSHARD STREET AND TALBERT AVENUE.**

**WHEREAS, the KD Housing Partners has petitioned the City of Fountain Valley to establish a Specific Plan on the approximately 11.3 acre site at the northwest corner of Bushard Street and Talbert Avenue; and**

**WHEREAS, such petition was processed by the Planning Commission in a time and manner prescribed by State and local law; and**

**WHEREAS, a public hearing was conducted on November 28, 2001 at which time interested persons had an opportunity to testify in support opposition to the proposal.**

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

**SECTION 1:**

**An Initial Study and a Mitigated Negative Declaration were prepared pursuant to the provisions of the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration included a Mitigation Monitoring and Reporting Program, which outlines mitigation measures required to be incorporated into the proposed project. The Planning Commission finds that the proposed mitigation measures will avoid significant environmental impacts created by the project.**

**The Mitigated Negative Declaration was circulated for public review from October 11, 2001 through November 2, 2001. The Fountain Valley Planning Commission has reviewed and considered the Mitigated Negative Declaration, together with all comments received and responses to those comments and hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.**

**SECTION 2:**

**The Planning Commission hereby finds that the proposed Specific Plan area described precisely hereunder in Section 3 would provide for the orderly growth in the City in a manner consistent with Specific Plan land use designation of the General Plan.**

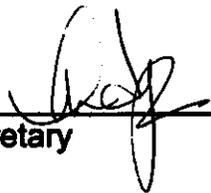


**SECTION 3:**

The Planning Commission hereby recommends to the City Council adoption of a Specific Plan marked Exhibit "A" for the property situated generally the northwest corner of Bushard Street and Talbert Avenue. The proposed Specific Plan boundaries and acreage are depicted on the exhibit attached hereto and made a part of this resolution by reference. That exhibit is marked Exhibit "B", Specific Plan, for identification.

APPROVED AND ADOPTED THIS 28<sup>TH</sup> OF NOVEMBER 2001.

  
\_\_\_\_\_  
Chairperson

  
\_\_\_\_\_  
Secretary

