

*Fountain Valley  
Civic Center  
Specific Plan*

**DRAFT**

February 8, 2012



**Civic Center  
Draft Specific Plan  
Fountain Valley, California**

*Submitted by:*

**The Olson Company  
3010 Old Ranch Parkway Suite 100  
Seal Beach, California 90740**

*Submitted to:*

**City of Fountain Valley  
10200 Slater Avenue  
Fountain Valley, California 92708**

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### Section 1. Executive Summary

#### 1.1 Overview

The Civic Center Specific Plan (Specific Plan) is a plan for a new commercial and residential mixed-use project (Project) on an approximately eight acre infill site (Project Site) located at the southeast corner of Brookhurst Street and Slater Avenue in the City of Fountain Valley.

The regional context and local setting of the Project Site are illustrated on Exhibit 1-1, “Regional Location Map,” and Exhibit 1-2, “Vicinity Map.” The master plan for the Specific Plan is illustrated on Exhibit 1-3, “Illustrative Plan.”

#### 1.2 Specific Plan Purpose

The Specific Plan is a comprehensive plan for the development of residential and commercial uses designed to blend with the character of existing residential neighborhoods, commercial uses, and the Civic Center which are located adjacent to the Project Site. The Specific Plan serves to implement the City’s General Plan, as amended by the City for the Project, and serves as the zoning for the Project Site allowing for development subject to the land use and development regulations established in the Specific Plan. Adoption of the Specific Plan by the City includes adoption of a land use plan, an infrastructure master plan, development regulations, design guidelines, and implementation procedures to

ensure that development of the Project is implemented consistent with the City’s General Plan, as amended.

#### 1.3 Project Summary

The Specific Plan provides for development of a new four-story, 127 room hotel, a new residential community of 88 dwelling units, and designates a site for retail commercial use which allows for development of a police storage facility on a long term interim basis.

Pedestrian mobility is provided within the Project Site through a system of private streets designed to accommodate pedestrians as well as vehicles. Pedestrian connections are provided within the street system between the Project and public library and City Hall located adjacent to the Project Site on the east, and to the existing business commercial uses located adjacent to and north of the Project Site at the corner of Slater Avenue and Brookhurst Street. The Project Site is located adjacent to major public transit routes, providing service to shopping, public parks, and schools within proximity of the Project Site.

#### 1.4 Guiding Principles

Design of the land use plan within the Specific Plan is guided by the following planning principles.

### 1.4.1 A Plan Designed to Blend with the Existing Surrounding Community

The Specific Plan responds to the physical site characteristics found within and around the Project Site. The Specific Plan is designed to complement and blend with the character of existing uses located adjacent to the Project Site. Single-family detached homes will be located along the southerly portion of the Project Site. Development of the Project includes the construction of a landscaped area along the southerly edge of the Project Site to provide a buffer between the Project and existing residential uses to the south. Single-family attached homes are located toward the interior of the Project Site designed at a scale and height to complement and blend with the four-story hotel to be constructed as part of the Project and with existing public facilities located north and east of the Project Site. Access to residential areas of the Project Site is provided from Slater Avenue via Civic Center Drive and from Los Alamos Street located east of the Project Site via a connecting drive.

The hotel commercial use is located adjacent to Brookhurst Street, a General Plan designated Major Arterial and Slater Avenue, a General Plan designated Primary Arterial, and south of existing business commercial land uses located adjacent to Slater Avenue. Access to the hotel is provided from both Brookhurst Street and Slater Avenue. The planning area designated for retail commercial use

is located adjacent to and south of the existing City Police Building located at the corner of Slater Avenue and Civic Center Drive.

### 1.4.2 A Plan for a Livable Residential Community

The Specific Plan establishes a land use plan for development of a livable, residential community served by on-site recreational amenities and existing public community facilities, including City Hall, a public library, and a police facility located adjacent to the Project Site. The Specific Plan promotes walking within the Project Site and provides for pedestrian connectivity to the existing Civic Center and business commercial uses located adjacent to the Project Site. The Project Site is located within walking distance to other public facilities and services, including the City's Mile Square Park located approximately one half mile to the north of the Project Site, public elementary, middle and high schools located within approximately one half mile of the Project Site, and commercial centers located approximately one quarter of a mile north and south of the Project Site. Existing public transit routes and transit stops along Brookhurst Street provide access to public transportation from the Project Site to public schools, Mile Square Park, and commercial services.

The Specific Plan provides for diversity and choice in housing that meet the needs of a variety of lifestyles and economic segments of the marketplace

through the development of up to 88 residential dwelling units in a mix of single-family detached and single-family attached housing.

**1.4.3 A Plan Providing Public Benefits**

The Specific Plan provides for the development of a hotel commercial use which will generate transit occupancy tax revenues to the City.

**1.4.4 A Plan Designed to Address the Objectives of Infill Development**

The Specific Plan is a plan directing development toward an existing community already served by infrastructure which helps to reduce vehicular emissions by providing homes closer to employment and shopping within an established urban area. These locational advantages reduce overall vehicle miles traveled and reduce environmental impacts compared to locations in outlying areas. The following are infill characteristics of the Project.

- The Project Site is served by public roadways and the extension of existing public infrastructure existing at the boundary of the Project Site eliminating the need for construction of additional arterial roadways or regional infrastructure.
- The Project includes construction of a network of private streets to include sidewalks providing pedestrian con-

nectivity to existing adjacent public community facilities and commercial business uses.

- The Project Site is located adjacent to public transit routes with public transit stops within walking distance from the Project Site, providing an alternative means of travel to nearby destinations such as schools, shopping, and recreation.
- High speed communication technology, including wireless technology, available at the time of Project construction will be installed to all homes to provide opportunities for telecommuting, on-line shopping, and other advanced communications activities.

**1.5 Specific Plan Organization and Contents**

The Specific Plan is organized into the following sections in addition to Section 1, Executive Summary.

**SECTION 2  
INTRODUCTION**

The Introduction provides an overview of the Specific Plan and a Project Summary, a description of the Specific Plan purpose and intent, authority and requirements, Specific Plan goals, objectives, and policies, the development approvals required for the Project, and the relationship of the Specific Plan to the City's General Plan and Zoning Code.

**SECTION 3  
PROJECT SETTING AND  
SITE CONDITIONS**

The physical setting of the Project Site is described in this section outlining the existing physical conditions within and surrounding the Project Site and a description of the existing General Plan land use designation and zoning for the Project Site.

**SECTION 4  
LAND USE AND COMMUNITY DESIGN**

This section describes residential planning areas and residential types, commercial land use design guidelines, and the landscape plan for streets, entries, edge conditions, parking areas, and common areas within the Project.

**SECTION 5  
INFRASTRUCTURE AND SERVICES**

This section provides information on circulation improvements, planned backbone water, sewer, and storm drain systems, the grading concept for the development of the Project, and a discussion of public utilities to serve the Project.

**SECTION 6  
DEVELOPMENT REGULATIONS**

Development Regulations contained in this section establish allowable land uses and the standards regulating land use development within the Project Site.

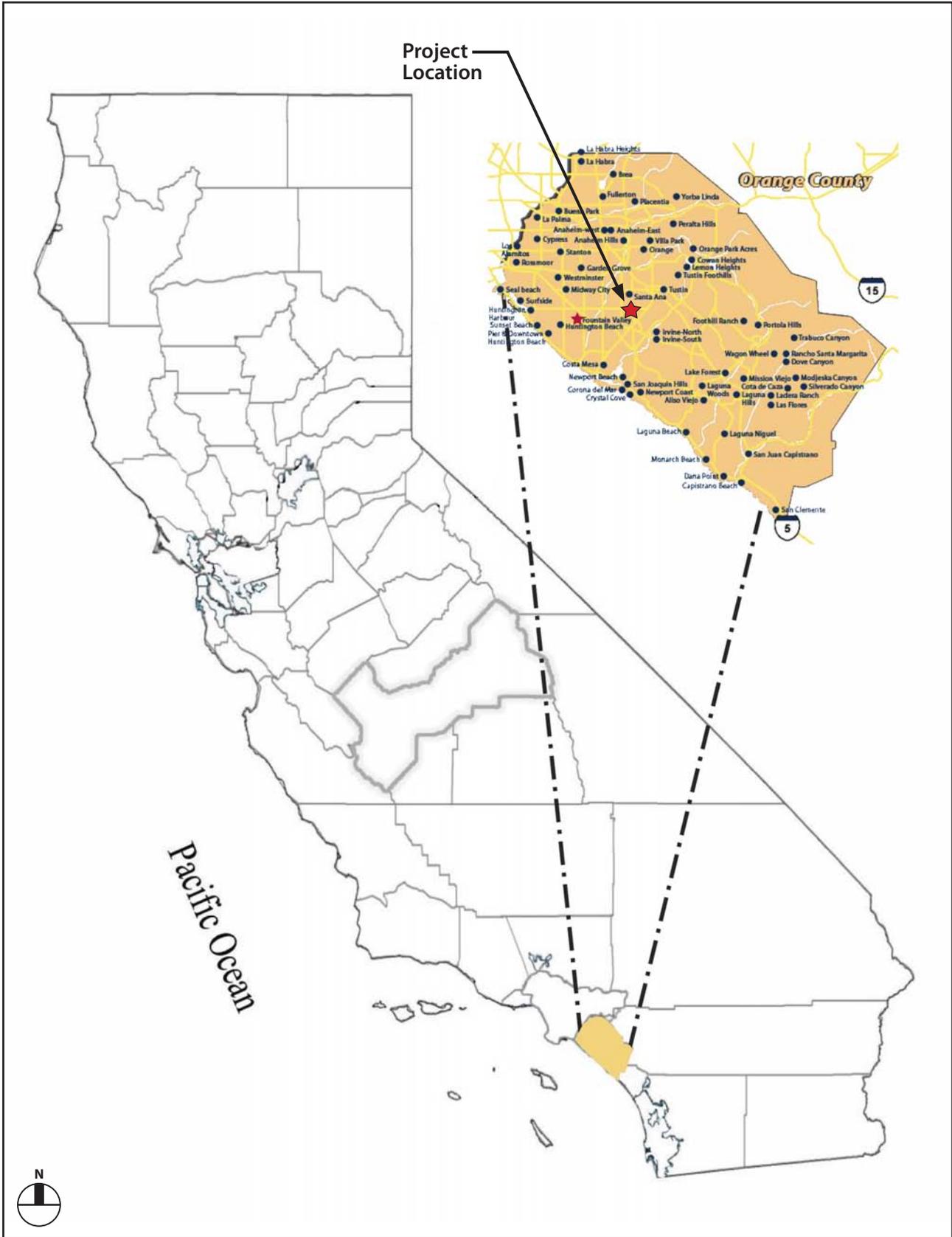
**SECTION 7  
IMPLEMENTATION**

The policies and procedures for the City's review and approval of specific development proposals, within the Project Site are presented in this section. This section provides the methods and procedures for interpreting and amending the Specific Plan as necessary. A summary of Project maintenance responsibilities for new development within the Project Site is provided in this section.

**SECTION 8  
GENERAL PLAN AMENDMENT AND  
GENERAL PLAN CONSISTENCY**

This section includes a detailed discussion of the relationship of the Specific Plan to the City of Fountain Valley General Plan.

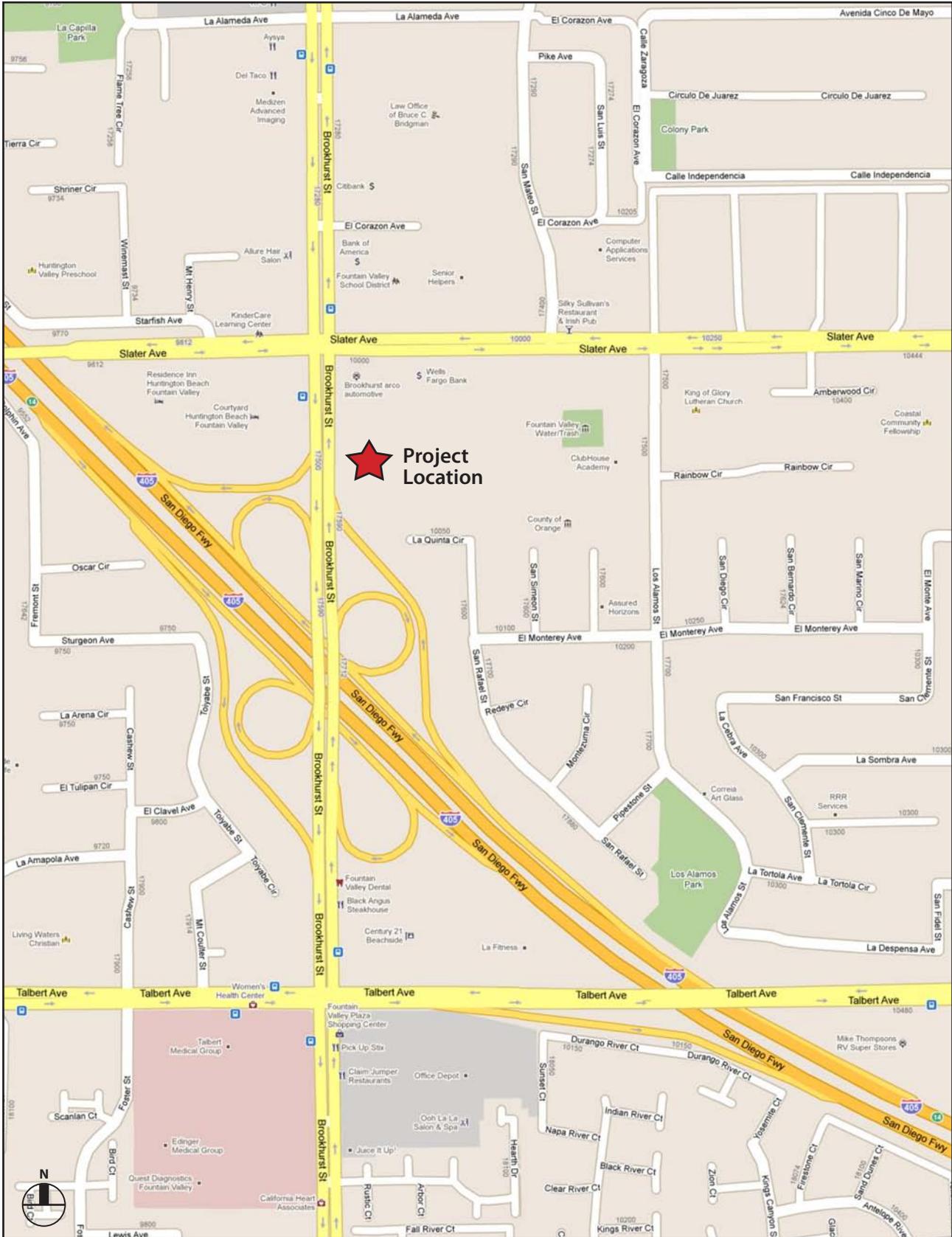
Section 1. Executive Summary



Source: City of Fountain Valley

Exhibit 1-1  
Regional Location Map

# Section 1. Executive Summary



Source: Google Maps, 2010

Exhibit 1-2  
Vicinity Map

# Section 1. Executive Summary



Source: Project Applicant

Exhibit 1-3  
Illustrative Plan



## Section 2. Introduction

### 2.1 Specific Plan Overview

The Specific Plan is a comprehensive plan by the Olson Company (Project Applicant) for development of a new mixed-use residential and commercial project on the approximately eight-acre Project Site located adjacent to the Fountain Valley Civic Center. The Specific Plan ensures that the development of the Project Site is accomplished in a cohesive manner and is adequately served by infrastructure, parks, and services.

The Project Site is located east of Brookhurst Street, south of Slater Avenue, and west of Civic Center Drive. Brookhurst Street is a public transit route providing public transportation from the Project Site to local and regional destinations. The Fountain Valley Civic Center, comprised of a police facility, City Hall, and public library is located north and east of the Project Site. Business commercial uses are located north of the Project Site. Single-family residential uses are located adjacent to the Project Site to the south.

### 2.2 Specific Plan Purpose and Intent

As part of the Project, City approval of the Civic Center Specific Plan General Plan Amendment (GPA) is required to change the General Plan land use design-

ation for the Project Site from General Commercial and Public Facilities to Specific Plan Area. City approval of a corresponding zone change is also required to change the zoning district for the Project Site from C1, “Local Business” and PI, “Public Institutional,” to SP, “Specific Plan.” Approval of a Specific Plan is required to implement the GPA and SP zoning district for the Project Site.

The Specific Plan provides for detailed policies, standards, and criteria for the development of the Project Site, including a land use plan, commercial design guidelines, development regulations, and implementation procedures to ensure the cohesive development of new residential and commercial uses on the Project Site. The Specific Plan ensures that adequate infrastructure and public facilities are available to serve the Project.

The purpose of the Civic Center Specific Plan is to:

1. Establish a comprehensive plan for the development of a mixed-use project on the Project Site.
2. Establish a mechanism for the implementation of the City approved GPA changing the General Plan Land Use designation for the Project Site from General Commercial and Public Facilities to Specific Plan Area.

3. Establish a mechanism for the implementation of a City approved zone change for the Project Site from C1, “Local Commercial,” and PI, “Public Institution,” to SP, “Specific Plan.”
4. Establish a comprehensive set of land use policies and development standards designed to address the unique features of the Project Site and to serve as the zoning regulations to govern development of the Project Site.
5. Establish commercial design guidelines to guide the City’s review and approval of subsequent development applications for hotel and retail commercial land uses including precise plans, landscape plans, grading plans, and building plans.
6. Provide a plan responding to the physical constraints found within and around the Project Site and which is compatible with the character of existing adjacent land use.
7. Provide a plan that ensures development of the Project Site is accomplished in a uniform and cohesive manner.

### 2.3 Specific Plan Background and History

In November 2010, the Project Applicant began an extensive and ongoing community outreach program. The community outreach program has included meetings with the surrounding neighborhoods and with various interest groups in the City. During outreach and informational

meetings held with the community the Project Applicant provided information to the public pertaining to the planning effort, the Specific Plan, and the development proposal. The outreach program conducted by the Project Applicant is planned to continue through the public hearing process for the Specific Plan to assure the community leadership and their constituents that the details of the Project and the Specific Plan are properly conveyed to the community and that the Project Applicant has used its best efforts to address the concerns of the community.

Following submittal by the Project Applicant of a Specific Plan application in February 2011, the application was deemed complete by the City in May 2011. Pursuant to the requirements and guidelines of the California Environmental Quality Act (CEQA), a Notice of Preparation was published in May 2011 informing the public and interested agencies that an Environmental Impact Report (EIR) would be prepared for the Project. The City conducted a public scoping meeting on the Project, June 14, 2011.

### 2.4 Specific Plan Vision

The guiding vision for the Specific Plan is to ensure that a cohesive and well-planned residential community is developed in conjunction with hotel and retail commercial uses which function in harmony with the surrounding environment and which embraces the fundamental tenants of “smart growth,” as set

forth by the Urban Land Institute. These principles of “smart growth” serve as the foundation for the Specific Plan vision as described in this section.

### **1. Create a Range of Housing Opportunities and Choices**

The Specific Plan provides for the development of a variety of housing types. The Project will include up to 88 residential dwelling units, providing a mix of residential single-family detached and residential single family attached housing types to meet the needs of a range of lifestyles and economic segments of the marketplace.

### **2. Create Walkable Neighborhoods**

The Project is designed as a “walkable” community with a pedestrian-friendly private street system designed with sidewalks and landscaped, tree-lined parkways to encourage pedestrian movement. The community is designed as a place where neighbors can visit with one another while walking along shaded streets throughout the community. Residences are planned to front onto streets, enabling residents to have their “eyes on the street,” promoting a safe hometown feel. The private street system within the Project provides pedestrian connectivity within the Project Site and pedestrian mobility between the Project Site and the Civic Center and public library located to the north and east, and to existing local and regional commercial centers located to the north.

### **3. Provide a Variety of Transportation Choices**

The Project Site is located adjacent to Brookhurst Street to the west which provides public transit routes and stops which offer opportunities for alternative means of travel with the potential of reducing the frequency and length of vehicle trips to and from the Project Site. Pedestrian mobility is provided throughout the community within a system of private streets which connect to existing public transit service and public streets located adjacent to the Project Site.

### **4. Encourage Community and Stakeholder Collaboration**

An integral part of the planning effort for the Specific Plan is the continuing community outreach effort initiated by the Project Applicant. The outreach effort undertaken by the Project Applicant yielded input that helped to shape the land use plan and development regulations of the Specific Plan. Features addressed in the Specific Plan include:

- Requirements for construction of a 25-foot-wide edge treatment along the southerly boundary of the residential land use area to include landscaping, a wall, and which may also include drive aisles and parking to provide a buffer between existing residential neighborhoods and planned development of new homes.

- Land use regulations that restrict the type of land use along the southerly boundary of the Project Site to single-family detached residential dwellings.
- Provisions restricting development of single-family attached housing to the northerly and northeasterly portions of the Project Site, compatible with the adjacent Civic Center uses, and the hotel use.
- Provisions prohibiting low bedroom windows facing south in the single-family detached residential area to help provide privacy for the existing adjacent single family residences located south of the Project.
- A circulation system that encourages vehicular access to and from the Project Site from Civic Center Drive, Brookhurst Street, and Slater Avenue to minimize cut-through traffic to the residential street system serving adjacent residential areas located south of the Project Site.
- Requirements for development of private recreational facilities within the community to serve the recreational needs of residents.
- Locating hotel commercial land uses with primary access from Brookhurst Street, a Major Arterial, with additional access provided from Slater Avenue, a Primary Arterial, and from Civic Center Drive.

### **5. Foster Distinctive, Attractive Communities with a Strong Sense of Place**

A strong community identity is established for the Specific Plan through a comprehensive community design that emphasizes livability and walkability. Architectural elements of homes will front streets and common areas wherever possible and combine with landscaping features within streets and drive aisles to form a unified community for residents instilling a sense of place and belonging.

### **6. Make Development Decisions Predictable, Fair, and Cost Effective**

The development of the Project Site pays for the construction of infrastructure including water, sewer, and storm drain improvements to serve the Project, through developer funds.

Maintenance of streets and landscaping within the Project will be provided for through the homeowner association created for the Project.

### **7. Strengthen and Direct Development Toward Existing Communities**

Smart growth directs development towards existing communities already served by infrastructure and encourages “infill” development, seeking to utilize the resources that existing neighborhoods offer. Infill development, such as the Specific Plan, also reduces vehicular emissions by providing homes closer to areas of employment and shopping within an

urban area, rather than in more suburban areas located farther from employment opportunities and shopping centers.

The Project Site is surrounded by substantial existing development and served by existing infrastructure. The Specific Plan includes plans for new infrastructure designed to connect to existing facilities located adjacent to the Project Site. The Project utilizes existing circulation and transportation facilities, thereby reducing the need for additional arterial and major roadway extensions or improvements to serve the Project Site. The land use plan for the Project is oriented to existing business commercial centers, located adjacent to and directly north of the Project Site. Public mass transit routes along Brookhurst Street provide opportunities for alternative modes of travel to reduce the number and length of automobile trips to and from the Project Site. In addition, the proximity of the Project Site within walking to these facilities can help to reduce vehicular trips to and from the Project Site.

### **2.5 Specific Plan Goals, Objectives, and Policies**

The community vision for the Specific Plan is achieved through the implementation of goals, objectives, and policies established as part of the adoption of the Specific Plan. The goals, objectives, and policies identified for the Specific Plan do not change existing City General Plan goals, objectives, and policies adopted for the city as a whole, but rather provide

the foundation for the GPA and serve to implement the vision for the Project. The goals stated below represent vision statements, the objectives which follow each goal provide guidance for implementing the goal, and the policies reflect specific directives to ensure the objectives are met.

#### *Goal 1: Create a Livable Community.*

##### *Objective:*

Implement a land plan for a livable residential community within an established urban setting incorporating land uses adequately served by parks, infrastructure, utilities, and public transit. A livable residential community should include features such as:

- A design that promotes walking.
- A design that ensures compatibility between commercial and residential land uses.
- Opportunities for informal neighborhood interaction.
- Diverse architectural design of a high quality.
- Diversity and choice of housing types that meet the needs of a variety of lifestyles and economic segments of the marketplace.
- Connectivity to public recreational facilities, public transit, and nearby commercial facilities.
- Recreational opportunities located within the community.

### *Policies:*

- a. Provide for compatible and complementary residential and commercial land uses in a well designed community.
- b. Create an aesthetically pleasing and distinctive community identity with a “sense of place” through the establishment of uniform community design criteria which comprehensively address the design of entries, architecture, landscaping, walls, streetscapes, and other features.
- c. Design the Project as a “walkable” community to encourage walking as an alternative to the automobile as a means of travel.
- d. Provide pedestrian connections to existing transit routes to encourage the use of public transit as an alternative to the automobile as a means of travel.
- e. Provide a variety of residential detached and attached housing types to meet the needs of a range of age groups, lifestyles, and income levels.
- f. Link streets together in a manner which connects the community to parks, the Civic Center, and existing public sidewalks to provide opportunities for walking.
- g. Provide that infrastructure and street systems developed to serve the community are linked to existing infrastructure and public roadways.

*Goal 2: Develop a land use plan responding to the existing physical setting and the topography of the Project Site.*

### *Objective:*

Address site features and physical opportunities and constraints including existing surrounding land use as part of the Project design.

### *Policies:*

- a. Provide for adequate storm water collection facilities designed to contain on- and off-site flows affecting the Project Site.
- b. Provide facilities for water quality treatment.
- c. Implement a landscape planting plan using drought tolerant plant materials.
- d. Require appropriate landscaping, hardscape, and walls along the southerly boundary of the Project Site to provide a buffer between the Project and existing adjacent residential neighborhoods.
- e. Provide for a land plan that restricts residential land use along the southerly boundary of the Project Site to single family detached dwellings and require the construction of a buffer area along this boundary as part of the Project.

*Goal 3: Provide for a range of housing types to meet the needs of a variety of economic segments.*

*Objective:*

Anticipate market needs with a land use plan that provides for development of homes that will be marketable within the evolving economic profile of the surrounding region.

*Policies:*

- a. Provide new housing opportunities in the City by designating a variety of residential detached and attached housing types for development to meet the housing needs of a variety of age groups, lifestyles, and income levels.

*Goal 4: Create a fiscally responsible community.*

*Objective:*

- Provide for new infrastructure improvements as part of development of the community to be paid for by the development.
- Create the potential for additional tax revenues to the City.

*Policies:*

- a. Provide for construction of new infrastructure improvements adequate to serve the Project Site as part of the Project at no cost to the existing residents of Fountain Valley.
- b. Provide for a land plan which creates opportunities for development of uses that will enhance tax revenues to the City.

*Goal 5: Design a circulation system serving motorists, and pedestrians.*

*Objective:*

Create a pedestrian friendly circulation system that encourages walking while providing for the safe and efficient movement of automobiles through the community.

*Policies:*

- a. Create a simple and understandable pattern of streets for the community.
- b. Create an inviting pedestrian environment by incorporating sidewalks and landscaped parkways that encourage walking.

*Goal 6: Create a strong community identity for the Project.*

*Objective:*

Implement a community design that establishes a sense of place and a sense of community belonging.

*Policies:*

- a. Provide on-site recreational facilities and amenities, including a private swimming pool and pedestrian connections to the existing public library and Civic Center located adjacent to the Project Site.
- b. Create a strong sense of arrival into the Project through an enhanced Project entry.
- c. Provide for welcoming streetscapes through the use of landscaped streets and residential design which emphasizes building architecture and front

doors relating to the street and which enable residents to have their “eyes on the street.”

*Goal 7: Incorporate sustainable features into all aspects of the community.*

*Objective:*

Implement a plan incorporating the fundamentals of smart growth and sustainability.

*Policies:*

- a. Design homes with opportunities to create home offices, allowing people to work from home and reduce driving time and vehicle emissions.
- b. Require the use of Smart Controller irrigation systems in all common area landscaping.
- c. Design community landscaping on a “hydrozone” basis to group plants according to their water and sun requirements.
- d. Require that the developer and/or homeowners association for the Project provide educational information on recycling to all homeowners and tenants as part of the initial purchase or lease of a home and again thereafter on an annual basis.
- e. Require that during Project construction, the developer use clean-burning diesel fuel, biodiesel fuel, and/or other alternative fuels for heavy construction equipment to reduce construction emissions.
- f. Incorporate drought tolerant plant materials into the landscaping of entries, streetscapes, and public spaces, and encourage homeowners to utilize drought tolerant plant materials in private yard areas.
- g. Require that the Project comply with the City’s Water Efficient Landscape Ordinance.
- h. Develop a planting plan to include canopy trees to achieve natural ventilation and cooling.
- i. Connect residential areas to existing public transit facilities, the public library, Civic Center facilities, and existing retail and service commercial uses through development of a street system that allows for walking as an alternative means of travel to the automobile.
- j. Equip residences with the latest technology for Internet access allowing residents to shop and work online, thereby reducing vehicle trips to employment centers and shopping.
- k. Implement the use of pervious materials as much as possible to minimize heat generating asphalt surfaces and surface runoff of water.
- l. Implement a water quality management plan approved by the City as part of the Project.

### 2.6 Development Plan Summary

The Specific Plan permits the development of residential and commercial uses within an approximately 8-acre Project

Site to be adequately served by new on-site circulation, infrastructure, and recreational facilities.

### 2.6.1 Commercial Land Use

Commercial land use is designated within Planning Area 1, comprising approximately 2.0 acres and Planning Area 3 comprising approximately .11 acres of the Specific Plan. Commercial uses allowed for development in Planning Area 1 include a hotel to be developed with a maximum of 127 rooms and ancillary commercial uses such as a restaurant, spa, and meeting rooms. The maximum permitted height for the hotel is four stories or 50 feet. The Specific Plan includes development regulations and design guidelines for the hotel to ensure quality of design and compatibility between hotel and residential uses within the Project Site.

Retail commercial uses are allowed for development within Planning Area 3. Allowable retail commercial uses for Planning Area 3 include convenience commercial uses such as a coffee shop and/or convenience market to serve the needs of hotel guests and employees, Project residents, and Civic Center employees and visitors. The Specific Plan includes development regulations and design guidelines for retail commercial uses to ensure quality of design and compatibility between commercial uses and residential uses within the Project.

The Specific Plan also allows for development of a police storage facility within Planning Area 3.

### 2.6.2 Residential Land Use

Residential land use is designated within Planning Area 2 comprising approximately 6.03 acres of the Specific Plan. Residential uses may be developed in a range of densities and a variety of residential detached and attached housing types with a total of 88 residential dwelling units allowed within the Project Site. The residential land use designation also allows for the development of private recreation facilities to serve Project residents.

### 2.6.3 Circulation

The Specific Plan includes a street system that provides direct access to the Project Site from Slater Avenue, Brookhurst Street and Civic Center Drive. Additional access to the Project Site is provided from Los Alamos Street located east of the Civic Center and connected to the Project Site by a driveway. Internal streets are designed as private local streets. Private drives and alleys intersecting with private local streets provide access to residential dwellings.

## 2.7 Authority and Requirements of the Specific Plan

State of California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450-57 grants authority to cities and counties to adopt specific plans for purposes of implementing the

goals and policies of their General Plans. The Government Code specifies that specific plans may be adopted either by resolution or by ordinance, and that the specific plan is required to be consistent with the General Plan. The Government Code sets forth the minimum requirements and review procedures for specific plans, including provision of a land use plan, infrastructure and public services plan, criteria and standards for development, and implementation measures. The Government Code also states that specific plans may address any other subjects, which in the judgment of the local agency, are necessary or desirable for implementation of the General Plan.

California Government Code Section 65451 sets forth the minimum requirements and review procedures for specific plans as follows:

A Specific Plan shall include a text and a diagram or diagrams which specify all of the following in detail:

1. The distribution, location, and extent of the uses of land, including open space within the area covered by the plan;
2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;

3. Standards and criteria by which improvements will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable, and
4. A program of implementation measures, including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs 1, 2, and 3 above.
5. The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.

Fountain Valley Municipal Code Chapter 21.46, "Specific Plans," establishes the minimum acreage for a project site subject to a specific plan, the content requirements for a specific plan and the application requirements and review procedures for a specific plan.

The Civic Center Specific Plan is designed to meet the requirements of the State of California Government Code and the Fountain Valley Municipal Code requirements.

### **2.8 Development Approval Components**

The adoption of the Civic Center Specific Plan is one step in a process leading to the development of the Project Site. The components of the development approval process are discussed below.

### 2.8.1 General Plan Amendment

The GPA adopted by the City changing the City's General Plan Land Use Map for the Project Site from CG, "General Commercial," and PF, "Public Facilities," to Specific Plan Area enables the City to implement the land use plan and land use policies as contained in the Specific Plan.

### 2.8.2 Zone Change

Pursuant to the adoption of the GPA, the City approval of a zone change for the Project Site changes the zoning district for the Project Site from C1 (Local Business) and P1 (Public Institutional) to SP (Specific Plan). The SP zoning district is intended to address areas of the City that warrant a comprehensive set of land use policies and standards designed for the unique features of the area. The SP zoning district is consistent with the General Plan Land Use designation for the Project Site of Specific Plan Area. The Fountain Valley Municipal Code states that sites within the SP zoning district shall be developed according to standards adopted within the applicable specific plan designed to address specific site constraints and opportunities, including buffering, traffic, noise and other land use compatibility impacts.

### 2.8.3 Specific Plan

The Civic Center Specific Plan serves as the implementation tool for the General Plan land use designation of Specific Plan Area and Zoning district of SP (Specific Plan) for the Project Site. The Specific

Plan establishes land use development requirements, standards, and guidelines for the Project Site, provides a plan for the installation of adequate infrastructure and public utilities to serve development, and provides procedures for the implementation and administration of the Specific Plan.

### 2.8.4 Subdivision Maps

City approval of tentative and final subdivision maps is required to implement the Specific Plan. Project subdivision maps are required to conform to the applicable provisions of the State of California Subdivision Map Act (Government Code Section 66410 et seq), and City Municipal Code Chapters 21.66 through 21.84, Subdivision Ordinance.

### 2.8.5 Additional Planning Approvals

Additional planning approvals required prior to issuance of construction permits for development of the Project Site include approval of precise plans and conditional use permits for residential, retail commercial, and hotel uses. Approval of a sign permit for the hotel is also required. Approval of a precise plan is required for development of a police storage facility within Planning Area 3 in the event this facility is constructed as part of the Project. As part of the Project a Development Agreement between the Project Applicant and the City will be adopted.

### **2.9 Relationship of the Specific Plan to the City of Fountain Valley General Plan**

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450-65457) permits the adoption and administration of a specific plan as an implementation tool for elements contained in the local general plan. Specific plans must demonstrate consistency in regulations, guidelines, and programs with the goals and policies set forth in the local general plan. The GPA approved by the City prior to the adoption of the Specific Plan changes the General Plan Land Use Plan designation for the Project Site from General Commercial and Public Facilities to Specific Plan Area. The Civic Center Specific Plan is consistent with the City's General Plan, as amended.

### **2.10 CEQA Compliance**

The Civic Center Specific Plan Environmental Impact Report (EIR), certified by the City of Fountain Valley for the Specific Plan and prepared in accordance with the California Environmental Quality Act (CEQA) and City requirements, provides a detailed analysis of potential environmental impacts associated with the development of the Project Site as outlined in the Specific Plan. The EIR includes recommended mitigation measures for the Project and addresses project alternatives.

## **Section 3. Project Setting and Site Characteristics**

### **3.1 Project Setting**

The Project Site comprises approximately 8.62 acres located within an established urban setting and adjacent to existing arterial roadways and public transit routes. The Project Site is located east of Brookhurst Street, south of Slater Avenue, and west of Civic Center Drive in the City of Fountain Valley. Regional access to the Project Site is provided from the San Diego Freeway, (Interstate 405), located approximately 450 feet to the southwest via a freeway off-ramp located at Brookhurst Street. Local access to the Project Site is available from Brookhurst Street, Slater Avenue, located approximately 160 feet to the north, Civic Center Drive located adjacent to the Project Site on the east, and Los Alamos Street located east of the Civic Center and connected to the Project Site via a driveway.

### **3.2 Project Site Characteristics**

#### **3.2.1 Site Land Use**

Existing improvements within the Project Site include a vacant 116,472 square foot, one-story office building, and two City-owned public buildings, one of which is leased to Coastline Community College and one of which is used as a storage facility by the City

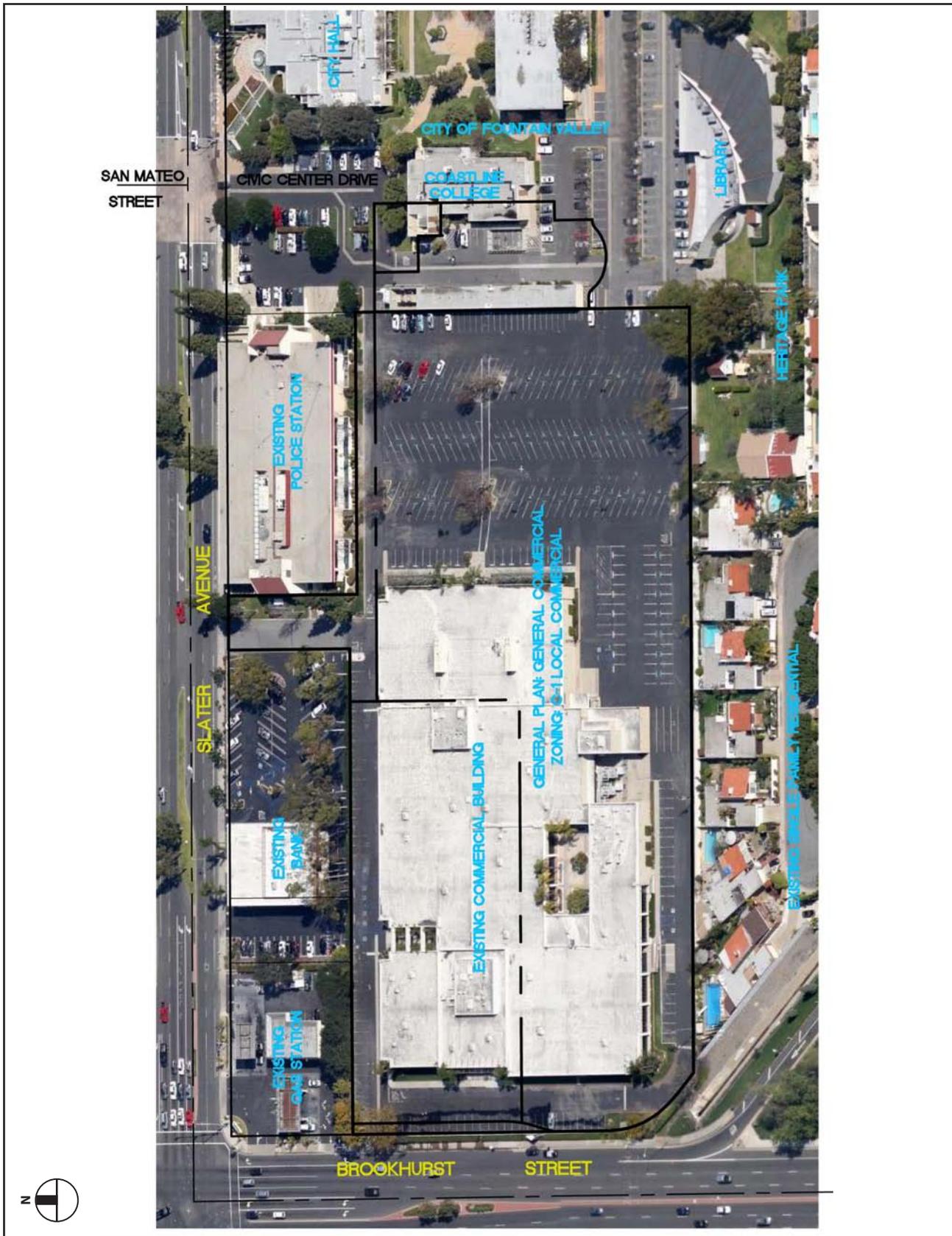
Police Department. The remainder of the Project Site is comprised of paved areas for parking and driveway access to and from the existing buildings. The existing land uses found within the Project Site are illustrated on Exhibit 3-1, “Existing and Surrounding Land Use.”

#### **3.2.2 Surrounding Land Use**

Surrounding urban land uses include a residential community, a City Library and Heritage Park abutting the Project Site on the south, the City of Fountain Valley Police Building and service commercial uses, including an automobile service station and a bank, abutting the Project Site on the north, and the City of Fountain Valley Civic Center adjacent to the Project Site on the east. A hotel facility is located west of Brookhurst Street. Commercial uses, including a restaurant, and service commercial uses are located north of Slater Avenue. Land uses within and surrounding the Project Site are illustrated on Exhibit 3-1, “Existing and Surrounding Land Use.”

#### **3.2.3 Topographic Conditions**

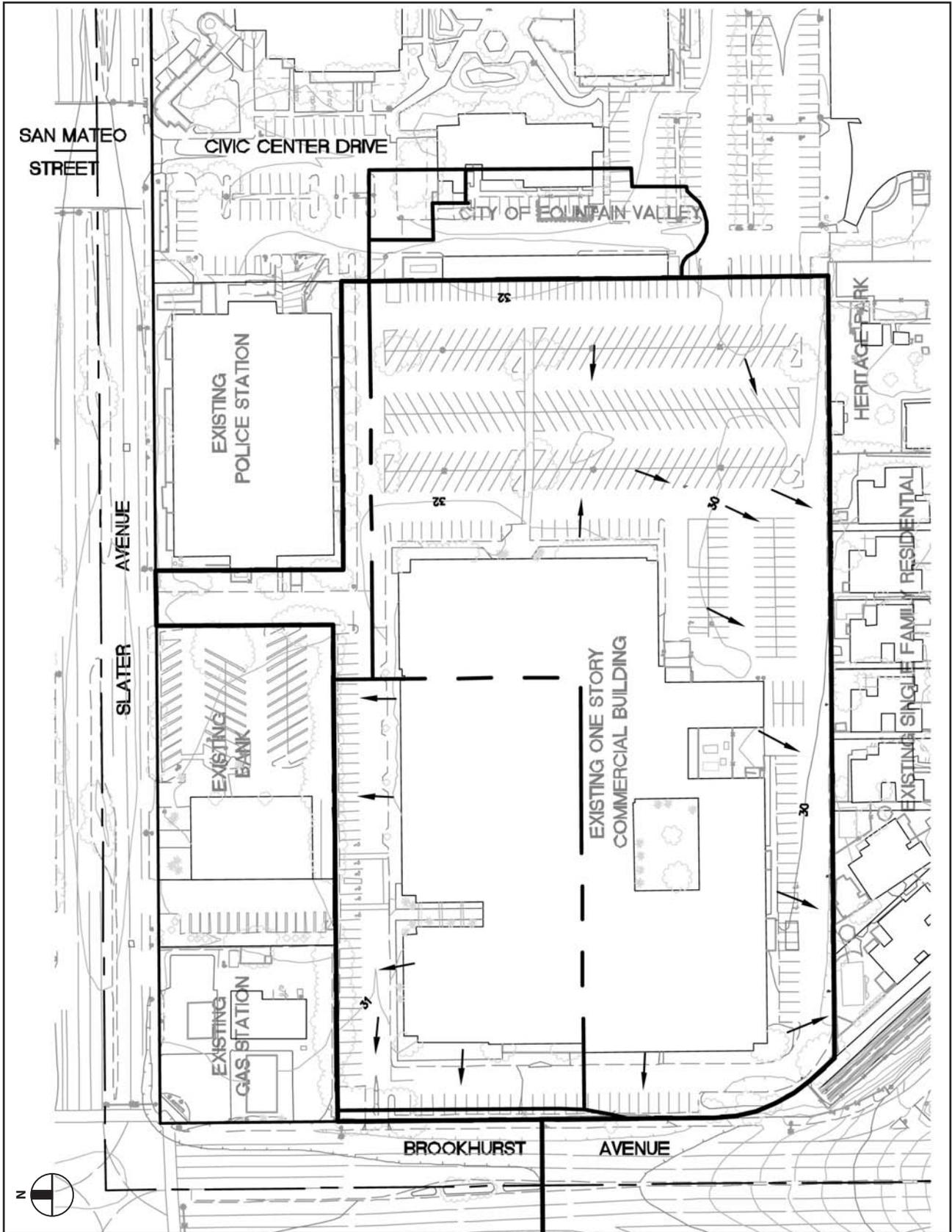
The Project Site is generally level, with a gentle slope in a southwesterly direction, and with the highest elevation at 31.8 feet above Mean Sea Level and the lowest elevation at 29.0 above Mean Sea Level. The existing topography for the Project Site is illustrated on Exhibit 3-2, “Existing Topography.”



Source: Project Applicant

Exhibit 3-1  
Existing and Surrounding Land Use

Section 3. Project Setting and Site Characteristics



Source: Project Applicant

Exhibit 3-2  
Existing Topography

### 3.2.4 Geotechnical Conditions

Preliminary geotechnical studies performed for the Project Site indicate that the nearest fault zone to the Project Site is the Newport-Inglewood Fault, which is located 9 miles to the south and 6 miles off-shore. The next closest fault is the Whittier Fault located approximately 17 miles to the north. There are no designated Alquist Priolo Earthquake Fault Zones within the Project Site. The EIR prepared by the City for the Project includes further analysis of seismic and geologic conditions found within the Project Site and recommends appropriate mitigation measures.

### 3.2.5 Circulation and Access

The Project Site is served by Brookhurst Street, a Major Arterial, located adjacent to the Project Site on the west, by Slater Avenue a Primary Arterial located adjacent to the Project Site on the north, and by Civic Center Drive a local street located adjacent to the Project Site on the east. Access to the Project Site is provided from existing driveways along Brookhurst Street, Slater Avenue, and Civic Center Drive as illustrated on Exhibit 3-1, “Existing and Surrounding Land Use.”

### 3.3 Property Ownerships

Approximately 7.96 acres of the Project Site are owned by the Olson Company and approximately .66 acres are owned by the City of Fountain Valley. Existing ownerships are illustrated on Exhibit 3-3, “Property Ownerships.”

As part of the Project the access drive extending south from Slater Avenue which comprises approximately .42 acres owned by the Project Applicant, will be dedicated to the City for public access purposes. In exchange the City will transfer approximately .55 acres of City owned property located adjacent to Civic Center Drive to the Project Applicant for development purposes. The land exchange between the Project Applicant and the City is illustrated on Exhibit 3-4, “Land Exchange.” The City will grant an access easement across Civic Center Drive to serve as the primary access point to Planning Area 2.

### 3.4 Infrastructure

Existing public infrastructure is located within and adjacent to the Project Site as described below.

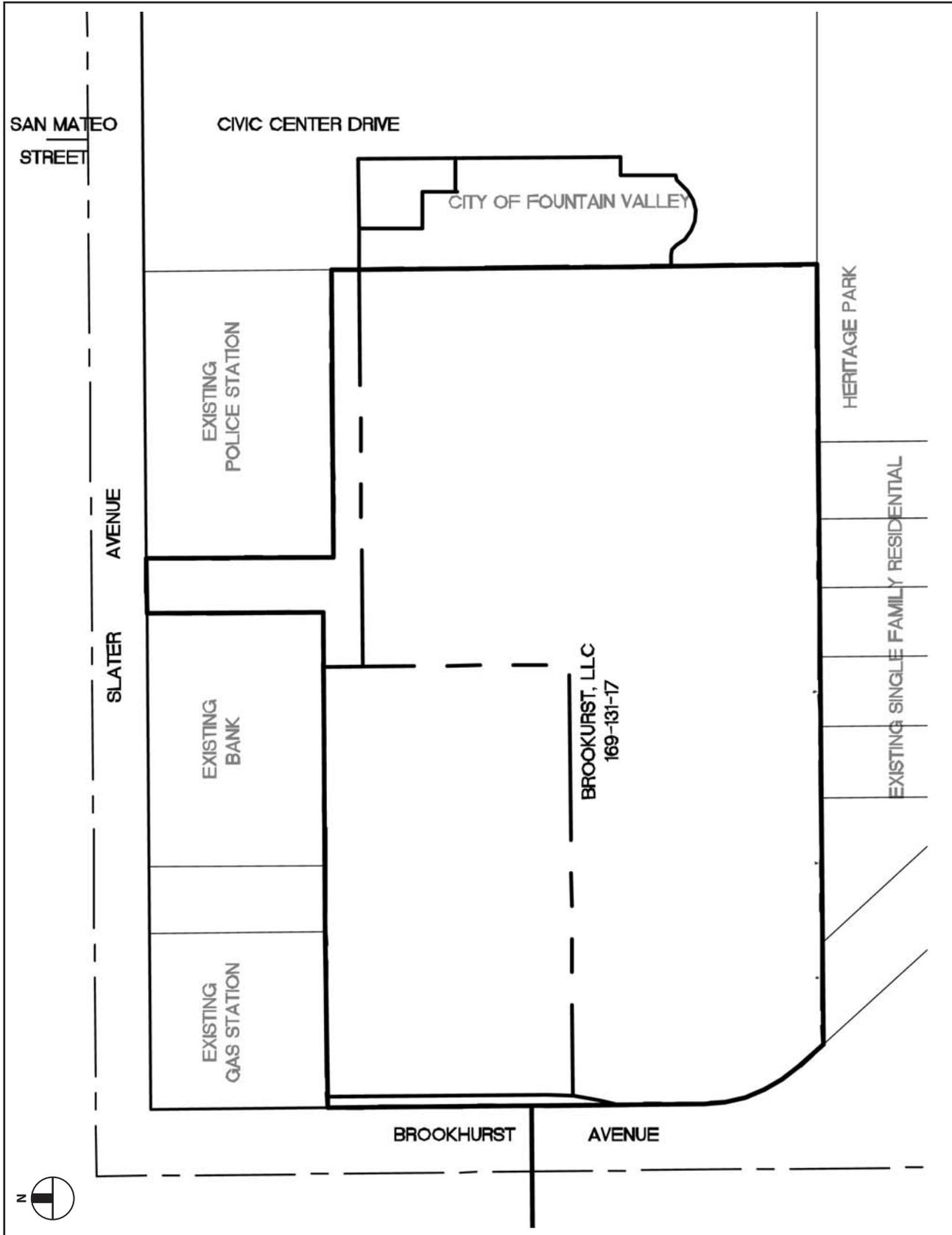
#### 3.4.1 Water

An existing 8-inch City water main is located in Brookhurst Street immediately adjacent to the Project Site with a connection to an existing 12-inch City water main also located in Brookhurst Street. An existing 8-inch City water main extends into the Project Site connecting to a 12-inch City water main located in Slater Avenue.

#### 3.4.2 Sewer

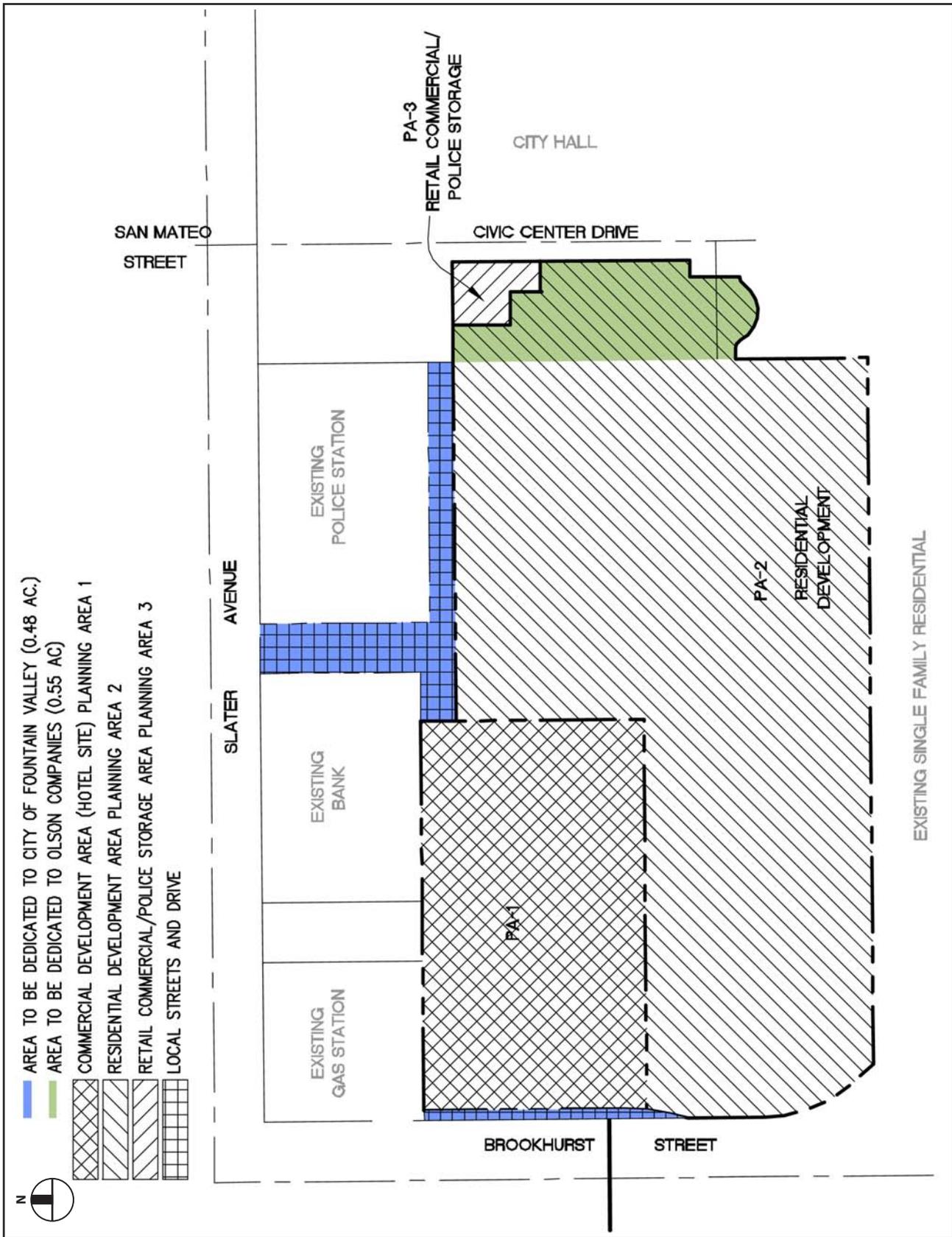
An existing 8-inch City sewer main located within the Project Site extends north and south along the westerly

Section 3. Project Setting and Site Characteristics



Source: Project Applicant

Exhibit 3-3  
Property Ownerships



Source: Project Applicant

Exhibit 3-4  
Land Exchange

boundary of the Project Site and connects to an existing 15-inch City sewer main located in Slater Avenue.

### **3.4.3 Storm Drains**

An existing 48-inch City storm drain is located adjacent to the westerly boundary of the Project Site in Brookhurst Street and collects flows from the north. This storm drain connects to an existing concrete trapezoidal channel located within CalTrans right of way at the southwesterly boundary of the Project Site which provides a means of drainage for the 405 Freeway. Existing storm drain service to the Project Site is provided via an existing 18-inch storm drain that connects to the Brookhurst Street storm drain at the westerly boundary of the Project Site.

### **3.5 General Plan and Zoning**

Approximately 7.96 acres of the Project Site have an existing General Plan Land Use Map designation of General Commercial and are zoned C-1, "Local Commercial." Approximately .66 acres of the Project Site have an existing General Plan Land Use Map designation of Public Facilities and are zoned PI, "Public Institutional." The existing General Plan Land Use Map designation and zoning for the Project Site are illustrated on Exhibit 3-5, "Existing General Plan and Zoning."



Source: Project Applicant

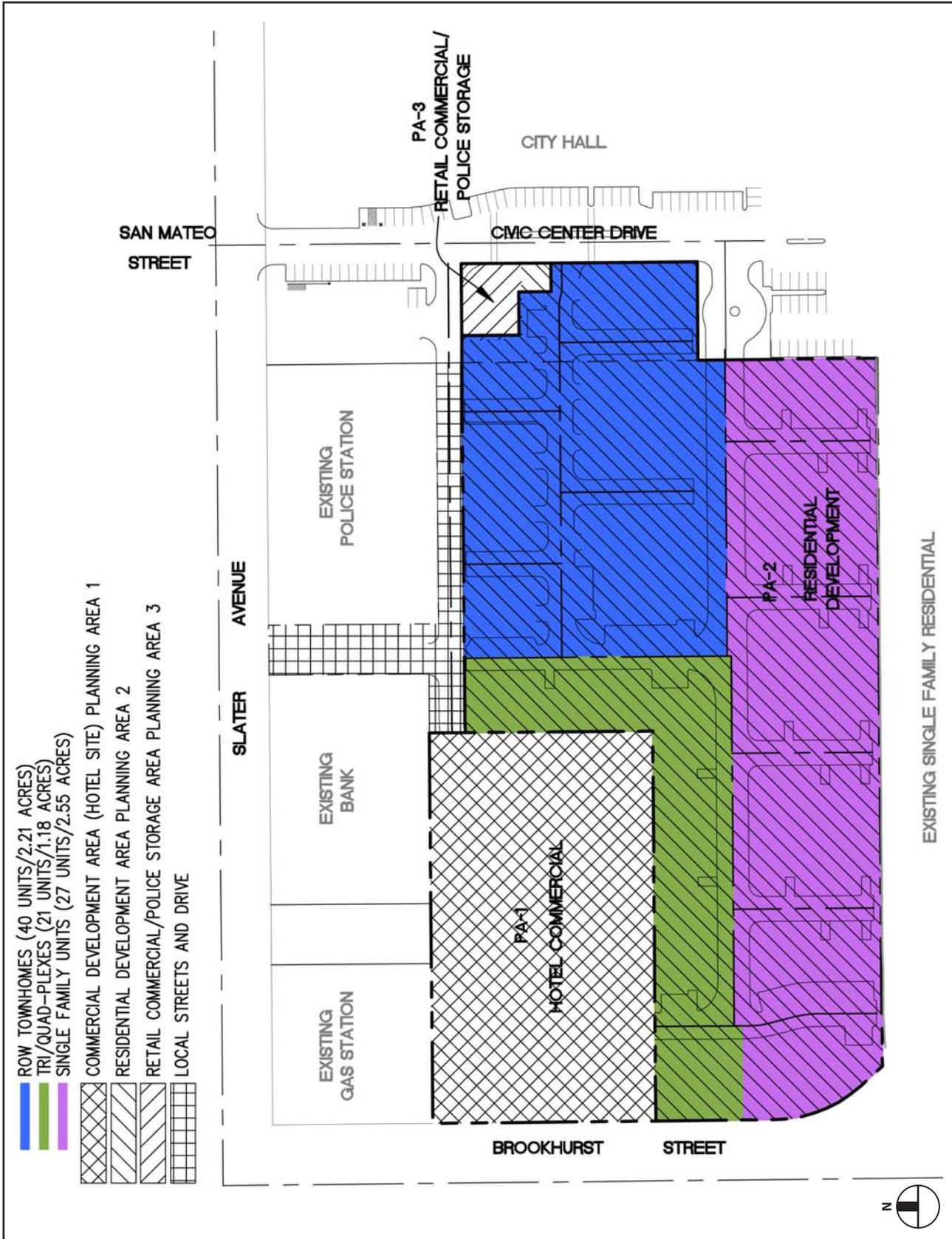
Exhibit 3-5  
Existing General Plan and Zoning

## **Section 4. Land Use and Community Design**

### **4.1 Introduction**

The Specific Plan provides for a land use plan, landscape plan, and commercial design guidelines, which together, ensure that a cohesive design is achieved for a mixed-use residential and commercial community. The land use plan combines hotel commercial and retail commercial land uses with a residential community designed around landscaped streets. The design for residences, streets and community entry forms a cohesive and welcoming sense of place for residents. Commercial design guidelines ensure compatibility of hotel and retail commercial uses as integral components of the community. Streets are designed to encourage walking with landscaping on both sides of street to provide visual interest and enhance the neighborhood experience for pedestrians.

The land use plan for the Project is illustrated in Exhibit 4-1, “Land Use Plan” and further described in Table 4-1, “Land Use Summary.”



Source: Project Applicant

Exhibit 4-1  
Land Use Plan

## Section 4. Land Use and Community Design

Table 4-1 below, “Land Use Summary,” describes the components of the land use plan and a summary of planned development.

<b>Planning Area/ Land Use</b>	<b>Acres</b>	<b>Max. Commercial Square Footage</b>	<b>Max. Dwelling Units</b>
Planning Area 1 - Hotel Commercial Use	2.0	79,000 s.f.	
Planning Area 2 - Residential Use	6.03	–	88
Planning Area 3 - Retail Commercial Use/Interim Police Storage Facility	.11	2,300 max. s.f. retail commercial <sup>(1)</sup>	
Access drive and Brookhurst Street right of way dedication area	.48		
<b>Total</b>	<b>8.62</b>	<b>81,250 max s.f. hotel and retail commercial <sup>(1)</sup></b>	<b>88</b>

*(1) Also applies in the event a police storage facility is constructed in Planning Area 3.*

Table 4-1  
**Land Use Summary**

### 4.2 Commercial Land Use

Commercial land use is allowed within Planning Area 1, comprising approximately 2.0 acres, and Planning Area 3, comprising approximately .11 acres of the Specific Plan.

#### 4.2.1 Planning Area 1

Hotel commercial uses are allowed for development in Planning Area 1 with a maximum area of 79,000 square feet and 127 rooms along with ancillary hotel commercial uses including a restaurant, spa, and meeting rooms.

The maximum permitted height for the hotel is four stories or 50 feet excepting materials used to screen rooftop equipment which may exceed the height limit provided screening materials do not exceed 25% of the total roof area. The Specific Plan includes development regulations and design guidelines for the hotel to ensure quality of design and compatibility between the hotel and residential uses within the Project Site.

#### 4.2.2 Planning Area 3

Retail commercial land use is allowed for Planning Area 3. A police storage facility is also an allowable use within Planning Area 3. The maximum area of any retail commercial use or police storage facility is 2,300 square feet. Retail commercial uses permitted within Planning Area 3 include convenience commercial uses such as a coffee shop, convenience market

or restaurant to serve residents of the Project and employees and visitors to the Civic Center and hotel.

### 4.3 Residential Land Use

Residential land use is allowed for Planning Area 2, comprising, approximately 6.03 acres of the Specific Plan with a maximum of 88 residential dwelling units in a variety of detached and attached housing types permitted within Planning Area 2. The residential land use designation also allows for the development of private recreation facilities to serve Project residents.

Single-family residential detached homes and single-family residential attached homes in a variety of styles and types are permitted. A human scale of architecture within the Project enhances the pedestrian-friendly character of the community. Architectural features such as enhanced entries, a mix of materials and textures, and authentic detailing on elements such as windows and doors, columns, balconies, and lighting combine to create an inviting street scene. Innovative garage designs are incorporated to minimize the visual impact of garage doors from the street. Garage design alternatives include rear loaded residential units and garages accessed from a common court or driveway.

Private recreational facilities are permitted for development in Planning Area 2 to serve Project residents. Recreational

facilities can include a swimming pool, shade structures, cabanas, and barbeque facilities.

The Specific Plan restricts the distribution of residential types to appropriate zones within Planning Area 2 in order to maintain compatibility with adjacent existing land uses. The southerly portion of Planning Area 2 is restricted to development of single-family detached residential dwellings. Requirements for building setbacks and provision of a landscaped area and parking between new homes and the Project Site boundary provide an adequate buffer between new homes and existing single-family residential land uses adjacent to the Project Site on the south. Single-family attached and multi-family dwelling units are permitted only within northerly areas of the Project Site in proximity to existing Civic Center uses and Planning Area 1 designated for hotel development. The residential development zones for Planning Area 2 are illustrated on “Exhibit 4-1, Land Use Plan.”

#### 4.4 Residential Design

The following generally describes the types of residential dwelling units permitted within the Specific Plan.

##### 4.4.1 Single-Family Detached Homes

Residential single-family detached dwelling units are allowed for development within Planning Area 2 in the area designated for “Single Family Units.”

This home type includes an “architecture forward” design, relating the home to the street through the incorporation of enhanced entries, varied wall planes, architectural enhancements of windows, balconies, doors, and other elements as the predominant feature along the front of the home. Garages are located along a common drive to reduce on-street driveway entries and minimize the view of garages from the street. This design provides each home with a private rear yard. Homes will be a maximum of two stories in height. Homes adjacent to the southerly boundary of the Project Site will be oriented with the fronts of homes facing south so that the view of the Project from the adjacent residences to the south will be one of an articulated home front elevation. The architectural character of single-family detached homes permitted with the Specific Plan is illustrated in Exhibit 4-2, “Residential Single Family Homes.”

##### 4.4.2 Single Family Attached – Triplex and Quadplex Homes

Residential single-family attached Triplex and Quadplex dwelling units are allowed within Planning Area 2 within the area designated for “Tri/Quad-Plexes.” Triplex and Quadplex homes are characterized by units designed with living areas located above garages and front entries, terraces, and balconies facing the street. Triplex and Quadplex homes are a maximum of three stories in height with each building incorporating two-story elements and varying roof forms which serve to break up the mass of each building. These

homes include an “architecture forward” design relating the home to the street through the incorporation of enhanced entries, varied wall planes, architectural enhancements of windows, terraces, balconies, and doors, as well as other elements as the predominant feature along the front of the home. The architectural character of Triplex and Quadplex homes permitted with the Specific Plan is illustrated in Exhibit 4-3, “Residential Triplex and Quadplex Homes.”

### **4.4.3 Single-Family Attached – Row Townhomes**

Residential single-family attached Row Townhomes are allowed within Planning Area 2 within the area designated for “Row Townhomes.” Row Townhomes are a traditional building type of attached home designed in a row configuration with garages located to the rear of the building accessed from an alley or common driveway. In certain instances the garage is street facing. Front entries and porches face a common landscaped courtyard or the street. Each Row Townhome module is a maximum of three stories and incorporates two-story elements and varying roof forms that serve to break up the mass of each building.

Row Townhomes are designed to relate the home to the street through the incorporation of enhanced entries, varied wall planes, architectural enhancements of windows, balconies, and doors, as well as other elements as the predominant feature

along the front of the home. The architectural character of Row Townhomes homes to be developed within the Project Site is illustrated in Exhibit 4-4, “Residential Row Townhomes.”



Source: Project Applicant

Exhibit 4-2  
Residential Single-Family Homes



Source: Project Applicant

Exhibit 4-3  
Residential Triplex and Quadplex Homes



Source: Project Applicant

Exhibit 4-4  
Residential Row Townhomes

### 4.5 Street Design

The Specific Plan includes a street system that provides direct access to the Project Site from Slater Avenue and Brookhurst Street and one access point from Civic Center Drive. A Residential Primary Entry Road extending from the community entry at Civic Center Drive through Planning Area 2 is designed with sidewalks and landscaped parkways on both sides of the street. Drives and alleys intersecting with local streets provide access to residential dwellings. Pedestrian mobility through the Project and to destinations adjacent to the Project Site is encouraged with sidewalks provided on both or one side of most streets and with streets connecting to existing public sidewalks located adjacent to the Project Site. The street system provides connectivity within the Project Site and to surrounding service and retail commercial uses, parks, Civic Center facilities, schools, and public transit routes.

### 4.6 Landscape Design

The landscape plan for the Project streets and community entry focuses on establishing a comfortable sense of place for residents and a strong relationship between residential uses and the surrounding existing community. Simplicity is the primary focus of the landscape plan, utilizing a plant palette of appropriate drought tolerant species. The landscape concept for the Specific Plan is illustrated

on Exhibit 4-5, “Conceptual Landscape Plan,” and Exhibit 4-6, “Planting Concept Plan.”

#### 4.6.1 Community Entry

A primary community entry is provided at Civic Center Drive which establishes the design theme for the community through a thematic blend of hardscape and planting elements to create a positive first impression to visitors and residents. The treatment of this entry provides a relaxed yet strong sense of arrival to the community and is designed with welcoming human-scale elements, including enhanced paving, a planter to be planted with a large specimen tree, and sidewalks on both sides of the entry lushly landscaped with large specimen shade trees, shrubs, and groundcover. The landscape treatment for the community entry is illustrated on Exhibit 4-7, “Community Entry.”

#### 4.6.2 Streetscapes

The streetscapes of the Project are treated as critical community spaces by providing inviting spaces for pedestrians and bicyclists. Sidewalks are provided on most streets and large shade trees line each street with shrubs, low groundcovers, and ornamental grasses used to create a relaxed and inviting environment. The planting plan for streets includes meandering drifts of shrubs, grasses, and groves of native and non-native trees. The uniform spacing of trees creates an interesting and inviting pedestrian experience.

rience, while also offering visual interest to motorists and thus encouraging them to reduce driving speed within the community. Private drives and alleys serving residences will be planted with trees and groundcovers to create a welcoming vehicular entrance to residences and to soften the views of drives and alleys from local streets. The streetscape plan for the Project Site is illustrated on Exhibit 4-5, “Conceptual Landscape Plan” and on Exhibit 4-8, “Streetscapes Sections.”

### **4.6.3 Buffering of Adjacent Residential Land Use**

A buffer area of 25 feet in width will be provided between the single-family residential area adjacent to the southerly boundary of the Project Site and the existing residential area located south of the Project site. The buffer area will be comprised of a combination of building setback and a minimum of 10 feet of landscaping to include groupings of canopy trees, shrubs and groundcovers and a minimum of 9 feet of parking.

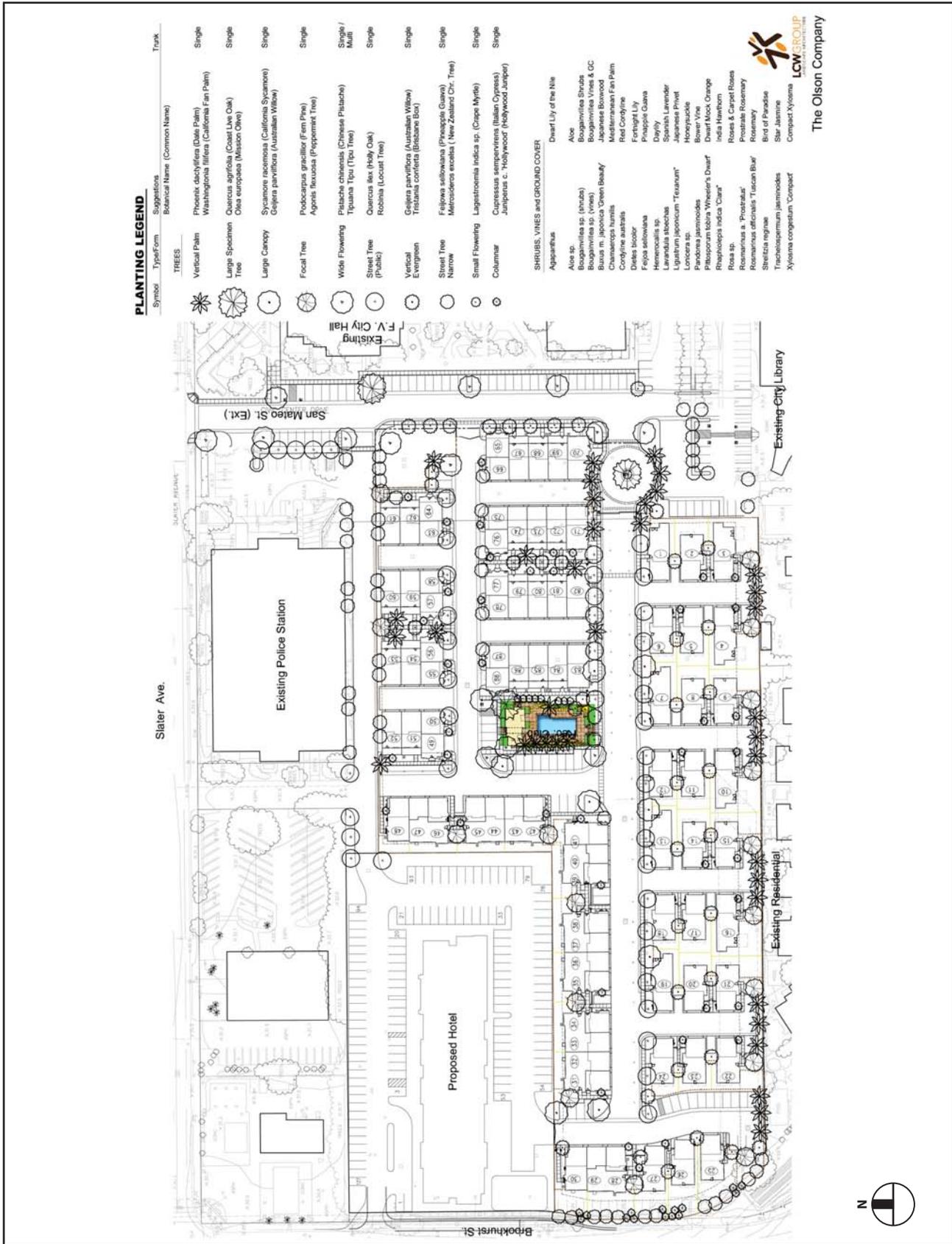
# Section 4. Land Use and Community Design



Source: Project Applicant

Exhibit 4-5  
 Conceptual Landscape Plan

# Section 4. Land Use and Community Design



### PLANTING LEGEND

Symbol	Type/Form	Suggestions	Botanical Name (Common Name)	Trunk
<b>TREES</b>				
[Symbol]	Vertical Palm	Phoenix dactylifera (Date Palm) Washingtonia filifera (California Fan Palm)		Single
[Symbol]	Large Specimen Tree	Quercus agrifolia (Coast Live Oak) Olea europaea (Mission Olive)		Single
[Symbol]	Large Canopy	Sycamore nemorosa (California Sycamore) Gleditsia pumila (Australian Willow)		Single
[Symbol]	Focal Tree	Podocarpus neriifolius (Fern Palm) Agave foenifolia (Peppermint Tree)		Single
[Symbol]	Wide Flowering	Platanus chinensis (Chinese Platanus) Tipuana tipu (Tipu Tree)		Single / Multi
[Symbol]	Street Tree (Public)	Quercus laevis (Holy Oak) Robinia (Locust Tree)		Single
[Symbol]	Vertical Evergreen	Gleditsia pumila (Australian Willow) Triplaris conferta (Balsam Box)		Single
[Symbol]	Street Tree Narrow	Ficus subcordata (Pineapple Guava) Metrosideros excelsa (New Zealand Chr. Tree)		Single
[Symbol]	Small Flowering	Lagotis indica sp. (Cape Myrtle)		Single
[Symbol]	Columnar	Cupressus sempervirens (Italian Cypress) Juniperus c. 'hollywood' (hollywood Juniper)		Single
<b>SHRUBS, VINES and GROUND COVER</b>				
[Symbol]	Agave/iris	Dwarf Lily of the Nile		
[Symbol]	Aloe sp.	Aloe		
[Symbol]	Bougainvillea sp. (shrub)	Bougainvillea Shrub		
[Symbol]	Bougainvillea sp. (vine)	Bougainvillea Vines & CC		
[Symbol]	Bauhinia m. japonica 'Green Beauty'	Japanese Bowwood		
[Symbol]	Chamaecyparis humilis	Mediterranean Fan Palm		
[Symbol]	Cordyline australis	Red Cordyline		
[Symbol]	Delaia bicolor	Fortnight Lily		
[Symbol]	Ficus subcordata	Pineapple Guava		
[Symbol]	Hemicalcatis sp.	Dwarf Lily		
[Symbol]	Ipomoea sp.	Japanese Privet		
[Symbol]	Ligularia japonicum 'Tussock'	Honeysuckle		
[Symbol]	Lonicera sp.	Bower Vine		
[Symbol]	Pandorea jamaicensis	Dwarf Mock Orange		
[Symbol]	Platycodon grandiflorus 'Dwarf'	India Hawthorn		
[Symbol]	Raphanohylepis indica 'Cava'	Roses & Carpet Roses		
[Symbol]	Rosa sp.	Prostrate Rosemary		
[Symbol]	Rosmarinus o. 'Prostratus'	Rosemary		
[Symbol]	Rosmarinus officinalis 'Tuscan Blue'	Star Jasmine		
[Symbol]	Strelitzia reginae	Bird of Paradise		
[Symbol]	Trachicarpum jamaicensis	Compact Xylocarpus		
[Symbol]	Xylocarpus congestum 'Compact'			



Source: Project Applicant

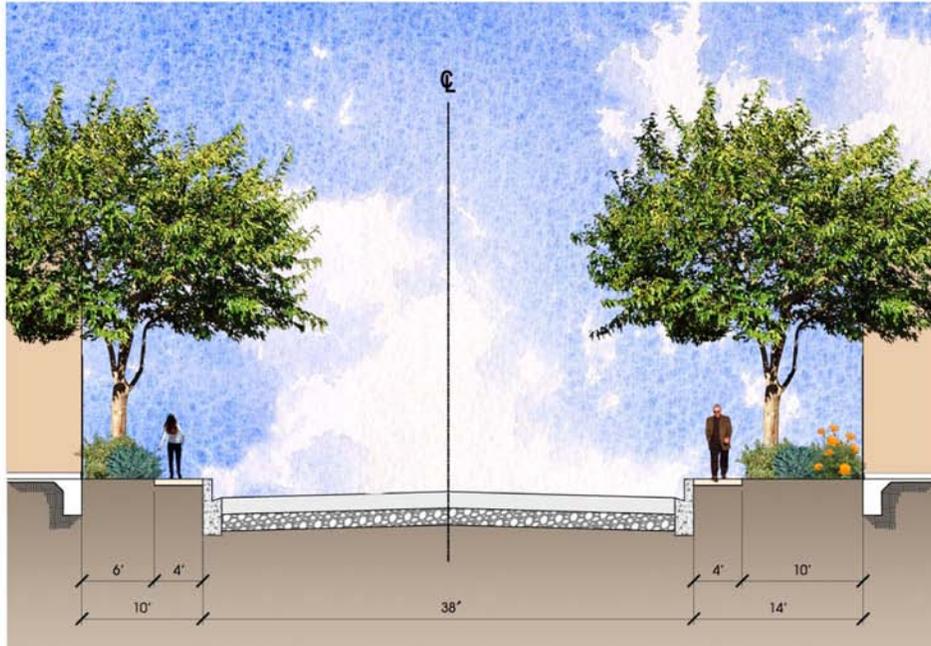
Exhibit 4-6  
Planting Concept Plan

# Section 4. Land Use and Community Design

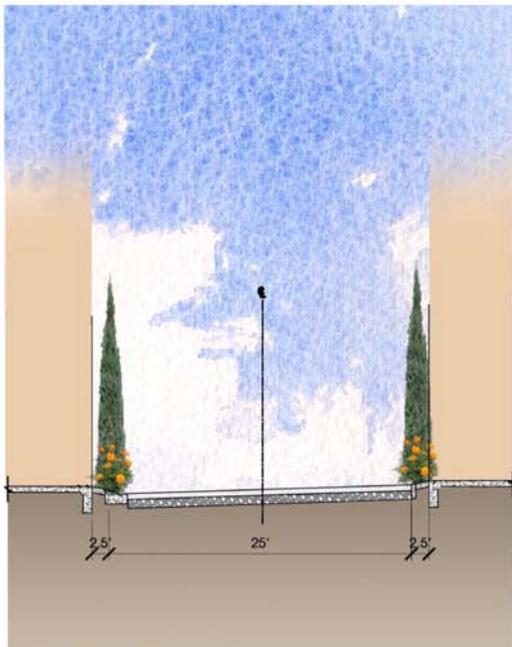


Source: Project Applicant

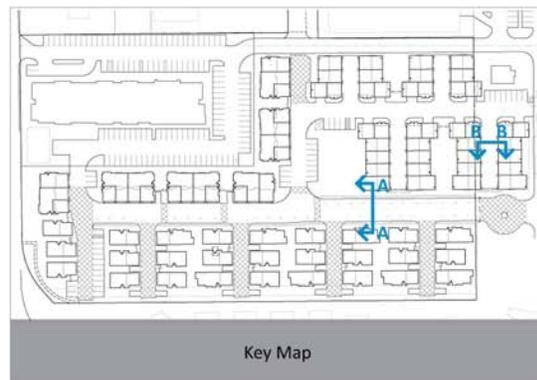
Exhibit 4-7  
Community Entry



AA: Primary Residential Entry Road



B-B: Alley Street Section



Key Map

Source: Project Applicant

Exhibit 4-8  
Streetscapes Sections

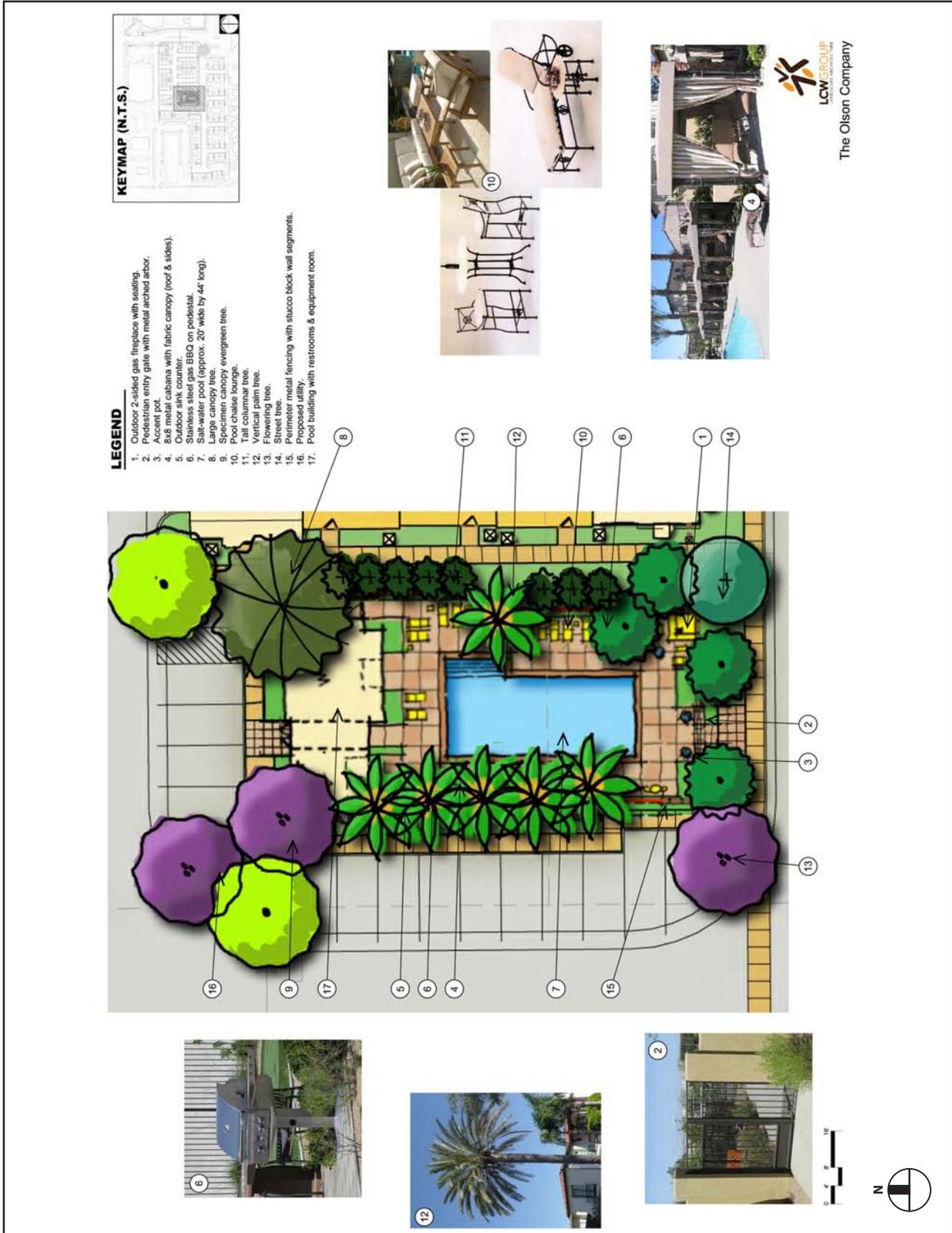
### 4.6.4 Recreation Area

An on-site private community recreation area will be constructed as part of the Project to serve Project residents. The plan for the recreation area includes a pool, restrooms, and outdoor poolside gathering areas. The concept for the recreation area is illustrated on Exhibit 4-9, “Community Recreation Area.”

### 4.6.5 Fences and Walls

A 6 foot high community wall will be constructed along the boundary of the residential area. The community wall will be a stucco finish with pilasters located at intervals along the length of the wall to break up the wall plane and provide visual relief. Within the residential area, wood fences will be constructed between residences and low stucco courtyard walls will be provided for residences. The plan for residential walls and fences is illustrated on Exhibit 4-10, “Residential Wall and Fence Plan.”

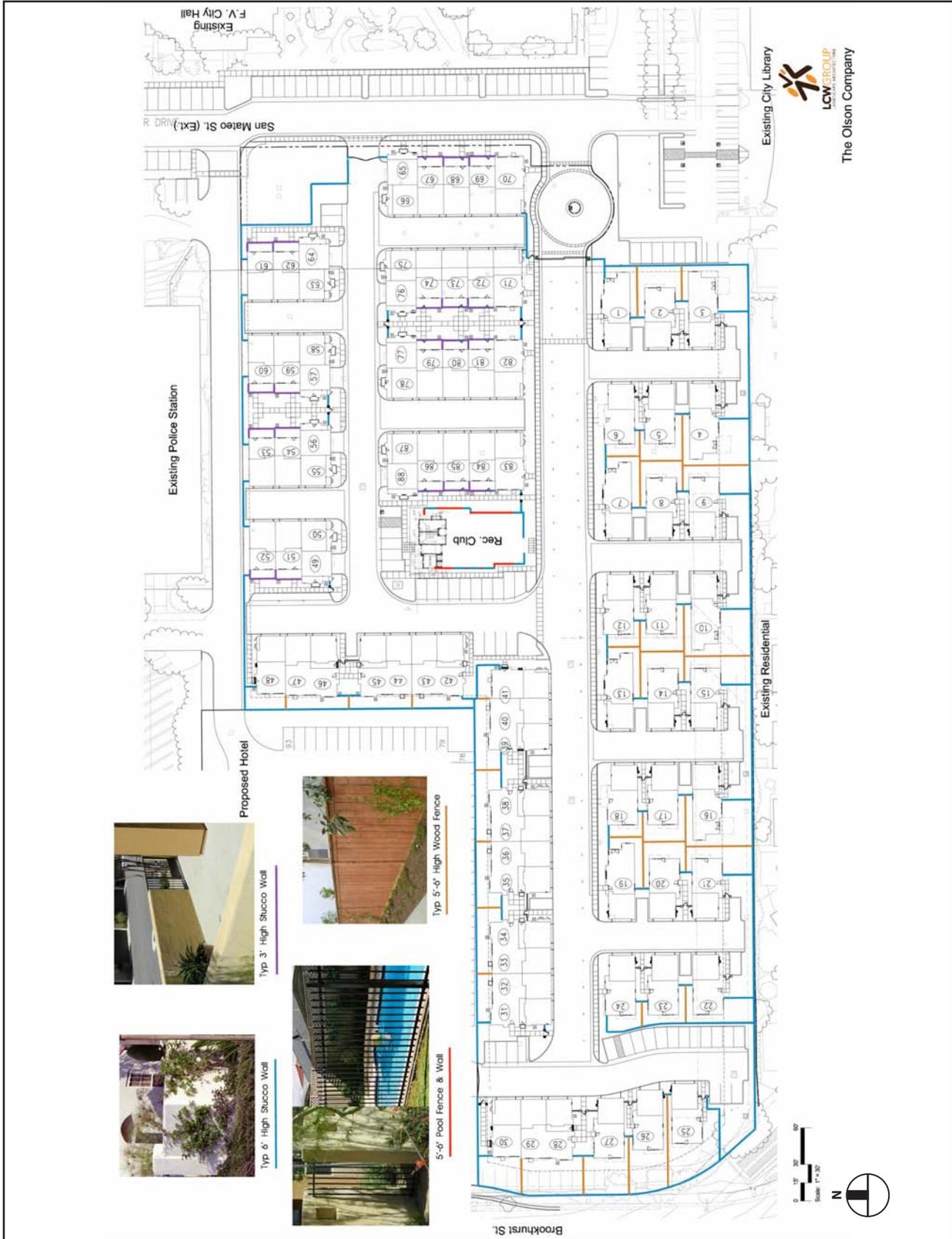
# Section 4. Land Use and Community Design



Source: Project Applicant

Exhibit 4-9  
Community Recreation Area

Section 4. Land Use and Community Design



Source: Project Applicant

Exhibit 4-10  
Residential Wall and Fence Plan

## 4.7 Commercial Design Guidelines

### 4.7.1 Purpose and Intent

The Specific Plan Commercial Design Guidelines (Design Guidelines) are intended to ensure that the character of the hotel and retail commercial land uses envisioned for the Project is implemented. The purpose of the Design Guidelines is twofold:

- To provide design criteria to guide City review of precise plans and architectural plans for a hotel use in Planning Area 1 and future retail commercial land use in Planning Area 3.
- To further the goal of achieving an integrated mixed-use residential and commercial development and to maintain compatibility of land use within the Project Site.

### 4.7.2 Building Orientation

Appropriate building orientation should be considered in both hotel and retail commercial areas to ensure compatibility of commercial and residential land uses and to maximize the commercial potential of the development.

- The hotel building front should be oriented toward the northern boundary of Planning Area 1. All publicly-oriented building facades should be articulated and detailed.
- Loading and service areas should be screened from view with landscaping.

- A buffer area of a distance satisfactory to the City Planning Director should be provided where hotel building elevations abut residential land uses. A minimum planter width of 7 feet is recommended with plantings that will provide 30 feet of height within 5 years.
- Retail commercial buildings should create an inviting place for people to shop and enjoy the outdoor ambiance of the Civic Center. Where feasible, buildings should be oriented to face the Civic Center with easy accessibility to pedestrian areas and convenient automobile access.
- Where feasible, buildings should be oriented to form a pedestrian-friendly exterior space.

### 4.7.3 Building Massing

Appropriate massing of the hotel building is important to maintain a human scale of development and to ensure compatibility with adjacent uses.

- Features that should be considered as part of hotel design to break up building mass include bay windows, stepped elevations, height changes and setback variations along a single-building plane.

### 4.7.4 Parking

- Convenient parking which does not detract from the visual quality of the retail commercial or hotel use should be provided.

- Signage should be used to provide clear directions to parking areas.
- Delivery zones, trash pickup, and other similar services should be located at the side or rear of buildings and as far from residential uses as possible.
- Textured paving should be used to help emphasize pedestrian routes in parking lots, with adjacent plantings and shading whenever possible.
- Where parking is necessary adjacent to residential land use, a generous landscaped buffer or landscaped wall should be provided to separate and screen parking areas.

### 4.7.5 Service Areas

- Service areas, including storage, equipment maintenance and loading areas, should be screened with landscaping and/or architectural elements so that, to the extent feasible, they are not visible from adjacent buildings, streets, and residential use.
- Service areas should be positioned so that service vehicle activities do not disrupt the efficient flow of traffic.

### 4.7.6 Refuse

- Refuse collection areas and other noise-producing activities should be located away from the common property boundary with residential uses.
- All outdoor areas of refuse collection should be enclosed and contained by a solid 6-foot-high perimeter wall with an opaque metal gate, providing visual screening. Materials and finishes for

this enclosure should be compatible with the building architecture of the hotel or retail commercial use.

- Refuse collection areas should be designed to contain all refuse generated on-site and deposited between collections.
- Refuse collection areas should be located within the individual properties or parcels to be convenient for depositing refuse generated on-site as well as to provide clear and convenient access for refuse collection vehicles, thereby minimizing wear-and-tear to on-site and off-site developments.
- Refuse receptacles may require compaction or self-sanitizing devices depending on the type and quantity of refuse generated by the occupants and use of the site.
- All refuse areas should be kept clean, dry and free of odor.
- All “wet-type” refuse containers should be designed to prevent leakage of liquids onto the property.
- The number and size for individual service areas should be evaluated per building type and site at the time of submittal for precise plan review.

### 4.7.7 Site Utilities, Electrical and Mechanical Equipment

- Wherever possible, exterior electrical equipment and transformers should be hidden from view, particularly in areas of prime exposure such as streets, main

entry drives, adjacent buildings and common areas in conformance with utility requirements.

- To the extent permitted by the utility company or other relevant entity, transformers, utility boxes and risers that are visible from any primary visual exposure area should be screened with a solid (noncombustible) enclosure similar to that prescribed for refuse collection areas.
- Whenever possible, refuse containers and transformers should be integrated into the same enclosure and utilities should be grouped together.
- Exterior-mounted electrical, building-mounted equipment should be screened from public view.
- All exterior components of heating, cooling and ventilation systems should be hidden from view within the lot or from adjoining streets, lots and buildings.
- Wherever possible, building parapets should be of a sufficient height to screen roof-mounted equipment so that roof-mounted screening devices are not be required. If building parapets do not provide the required screening, mechanical equipment should be screened by an unobtrusive screening device that appears as an integral part of the overall architectural design, constructed of complementary and durable materials and finished in a texture and color scheme complementary to the overall architectural design.

- Temporary overhead power and telephone facilities are permitted only during construction.
- Transformer enclosures shall be designed of durable materials with finishes and colors used which are compatible and harmonious with the overall architectural character of the commercial areas and shall be landscaped whenever possible.

### 4.7.8 Building Form and Height

Building forms should be simple and well-proportioned resulting in a balanced composition of elements.

- A layering of planes and volumes should be incorporated where possible to provide a rhythm of dynamic building shadows.
- Attention should be given to the detail of building caps, providing shadow lines suggestive of a cornice element where appropriate to the architectural style of the building.
- The use of tower elements or other prominent building features is encouraged to accentuate key elements such as building entries, and pedestrian nodes, plazas or courtyards.
- Roof form and materials should be integrated with the overall character of the development.
- Screening of rooftop equipment should be designed to blend with and be compatible with the style and materials of the roof.

- Although most of the roof area of commercial buildings may be flat, visible elevations should be treated with sloping roof elements, including hips or gable forms to provide articulation and visual interest to the roof.

### 4.7.9 Building Materials and Color

- Exterior materials should include stucco, exterior plaster, brick, wood siding, tile, precast concrete or stone. Exterior materials that appear to be prefabricated are not recommended. Selected materials and detailing should have an enduring appearance. Foam products should be avoided at the pedestrian level.
- Acceptable roof materials include metal standing seam, concrete tile, ceramic tile, slate or slate like materials, and asphalt.
- Accent materials should be used to introduce a variety of textures and scales.
- Structures should relate to adjacent residential land use through the harmonious use of materials and colors.
- Supplementary colors and trim details should be used to provide interest and refinement without undue contrast with the basic theme.
- Materials and colors should be appropriate to the architectural style of the building.
- The use of accent materials at building entries or other focal points are encouraged.

- Durable building materials should be used to ensure the quality of building design over time.

### 4.7.10 Detail Elements

- Building entryways should be clearly identifiable from the perceived “face” of the building to prevent confusion among commercial patrons by incorporating architectural details and elements.
- Appropriate signage and lighting should be provided to further emphasize the building entryways.
- Building facades and entries should be varied and articulated to provide visual interest to pedestrians.
- Design features such as porches, bays, balconies, arcades, and street-level windows, should be incorporated into the design of the buildings, where feasible.

### 4.7.11 Public Spaces

- Pedestrian walkways should be of a material and pattern that will enhance the building design, as well as prevent cracks and breakage.
- Covered shade areas should be provided. These may include extensions of the building, freestanding elements with or without landscaping, shade trees, awnings, trellises, and canopies.

### 4.7.12 Lighting

- Entrances to building should be well-lit and void of any large shrubbery or obstructions to aid in public safety.

- All exterior building lighting should be adequately controlled and shielded to prevent glare and undesirable illumination to adjacent uses or streets.
- Lights should provide a safe, functional and aesthetic design. Enough lighting shall be provided to ensure a safe environment, while at the same time not cause areas of intense light or glare.
- Light fixtures and poles shall be designed and placed in a manner consistent and compatible with the overall site and building design.
- Lighting for pedestrian walkways shall be low profile, low illumination, and have a human scale.
- Parking lot light fixtures should reflect downward and include shields to prevent spillage and glare to adjacent uses.
- Exterior lighting illuminating public areas should be designed to include a hierarchy of fixtures of varying heights, illumination levels, and design features.
- Lighting for commercial entries should be illuminated by concealed, ground-mounted, up-lights.

### **4.7.13 Fence and Wall Design**

- Fences and walls should be built with attractive, durable materials, including wrought iron, tubular steel, textured concrete block, or formed concrete with reveals.
- Fences and walls should be consistent with the architectural style, materials, and designs used in the design of the commercial building.



## Section 5. Infrastructure and Services

A comprehensive plan for infrastructure will be implemented as part of development of the Project. Infrastructure to be constructed as part of the Project includes new streets, water mains, sanitary sewer mains, and drainage and water quality management facilities all of which are designed to connect to existing public streets and infrastructure located adjacent to the Project Site. Existing utility service providers will provide all necessary utilities for the Project. Existing City public services are available to serve the future residents and commercial users of the Project as described in this section.

### 5.1 Circulation

#### 5.1.1 Overview

New private streets will be constructed with connections to existing public streets located adjacent to the Project Site. The street system within the Project consists of a network of existing public drives and new private streets designed to provide a safe environment for pedestrian movement as well as the safe and efficient movement of vehicles. Streets will be in scale with residential and commercial areas and well landscaped in order to encourage safe driving speeds. The Project street system provides connectivity between residential and commercial areas of the Project Site and pedestrian connectivity between the Project Site and

civic center facilities, public transit stops, and commercial uses located adjacent to and within close proximity to the Project Site.

#### 5.1.2 Streets

An existing public entry drive extends south from Slater Avenue through the Project Site and a second existing public entry drive extends through the Project Site between Brookhurst Street and Civic Center Drive. These drives are incorporated into the Project circulation system as internal streets. Civic Center Drive is an existing City owned drive serving the Civic Center which will also provide access to the Project Site via an easement approved by the City for the Project.

Access to the Project Site is also provided from Los Alamos Street, a local street located approximately 500 feet east of the Project Site adjacent to the eastern boundary of the Civic Center. An existing City owned drive which serves the Civic Center extends westerly from Los Alamos Street and connects to the Project entry at the boundary of Planning Area 2 providing public access to the Project Site from Los Alamos Street.

Private local streets will be constructed. A new Residential Primary Entry Road will be constructed from Civic Center Drive extending westerly through the Project Site to serve as main Project spine road from which shorter local streets will intersect to provide access to individual residences. The Residential Primary Entry Road will have a total curb to curb

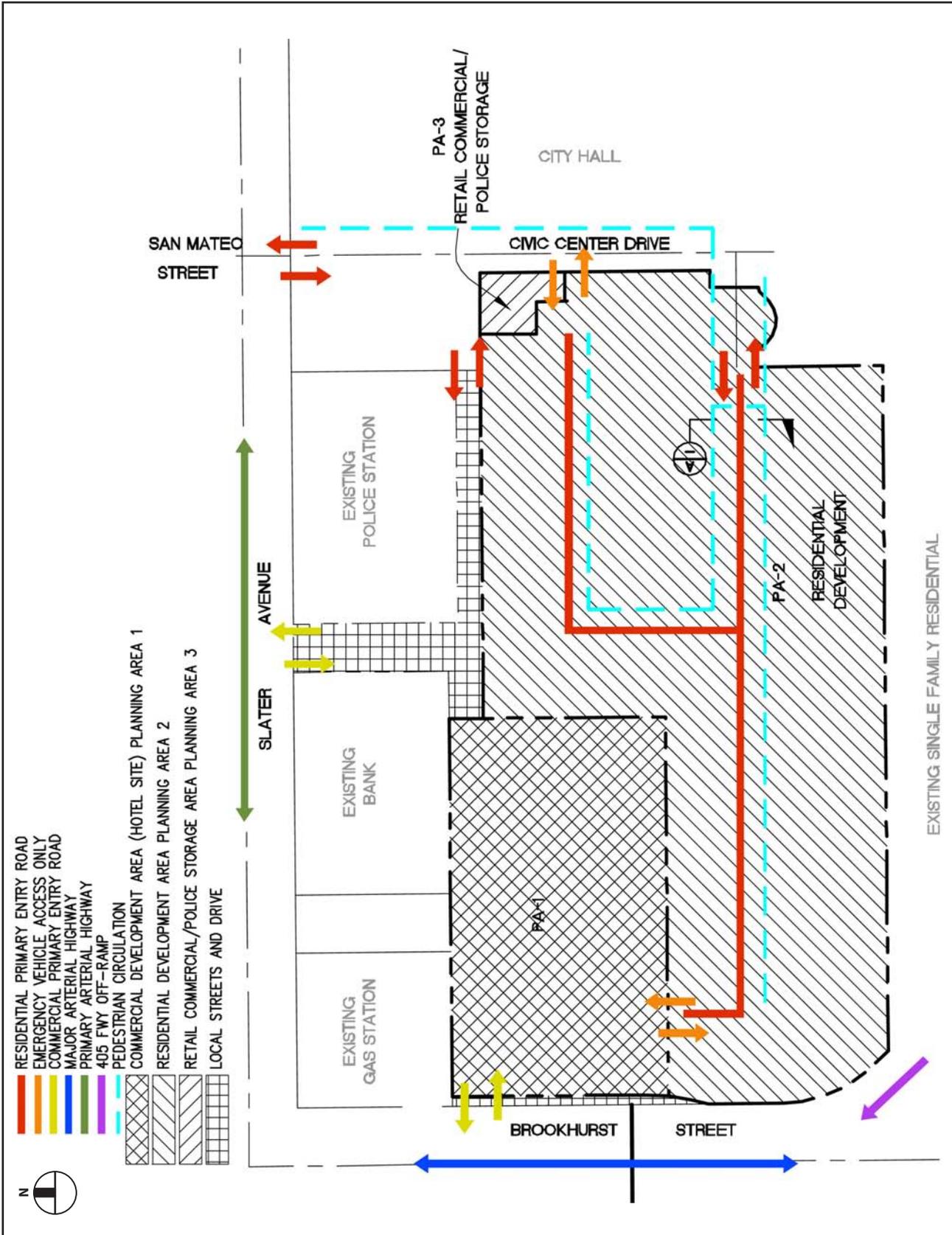
width of 38 feet providing 22 feet for travel area plus an eight foot wide parking lane on each side of the street. A four foot wide sidewalk will be constructed on each side of the street adjacent to the parking lanes. Smaller residential streets serving individual residences will be constructed with varying widths from 25 feet to 32 feet with a sidewalk on one side of the street in some instances. Private alleys providing rear access to residences will be constructed with a total curb to curb width of 25 feet and a minimum distance of 29 to 30 feet provided between residential garage doors.

The circulation system planned as part of the development of the Project is illustrated on Exhibit 5-1, “Master Circulation Plan.” Typical roadway sections for local streets to be constructed as part of the Project are illustrated on, Exhibits 5-2 and 5-3, “Local Street Sections.”

### 5.1.3 Pedestrian Circulation

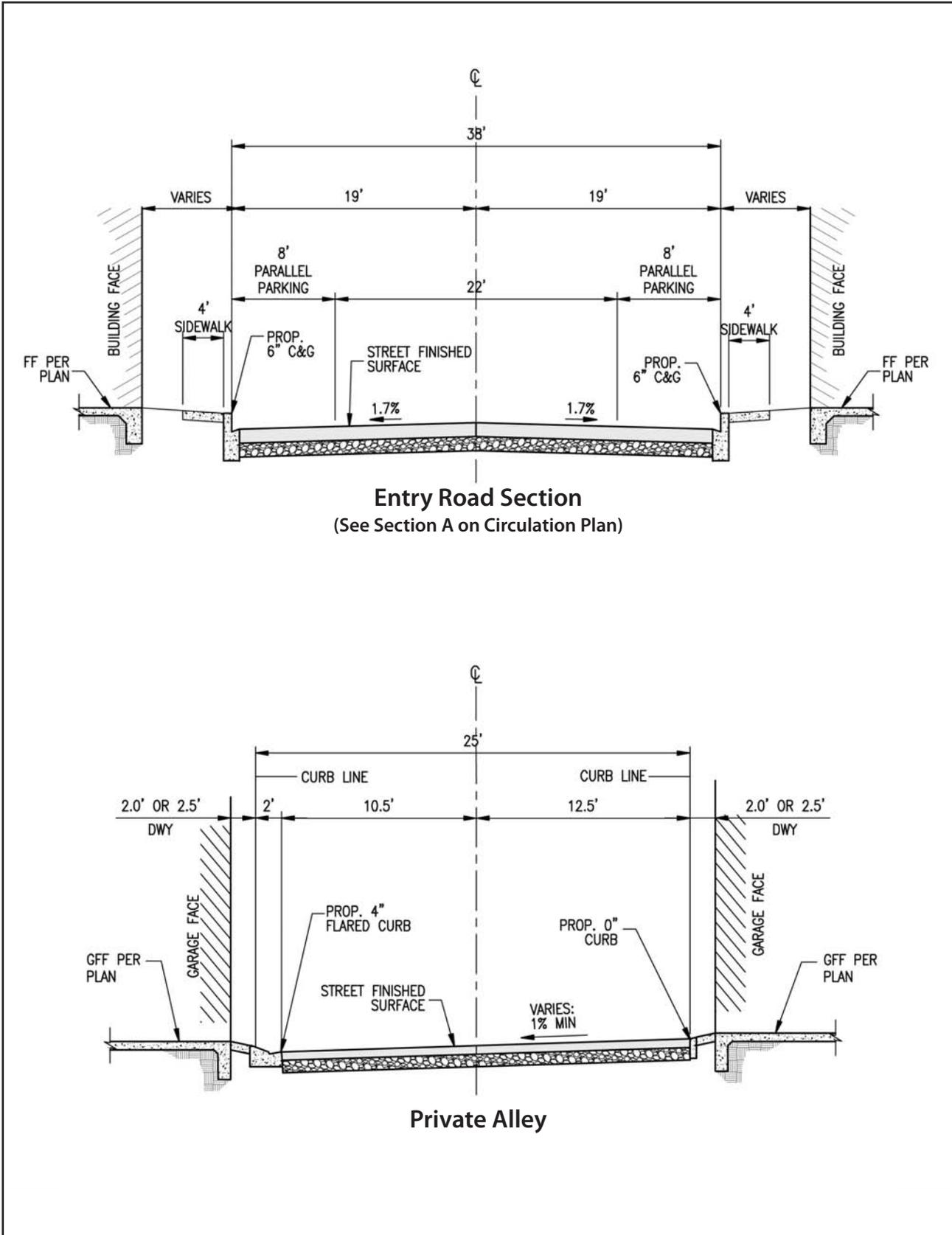
Pedestrian walkways within the Residential Primary Entry Road create a spine for pedestrian mobility through the Project Site. Sidewalks constructed as part of the internal local street system connect to the sidewalks to be constructed on both sides of the Residential Primary Entry Road creating a comprehensive pedestrian circulation system throughout the Project. The plan for pedestrian mobility within the Project is illustrated on Exhibit 5-4, “Pedestrian Mobility Plan.” The Residential Primary Entry

Road provides pedestrian connectivity among the residential and retail commercial planning areas within the Project Site as well as connectivity to off-site public transit routes, civic center facilities and commercial uses located adjacent to and within proximity to the Project Site.



Source: Project Applicant

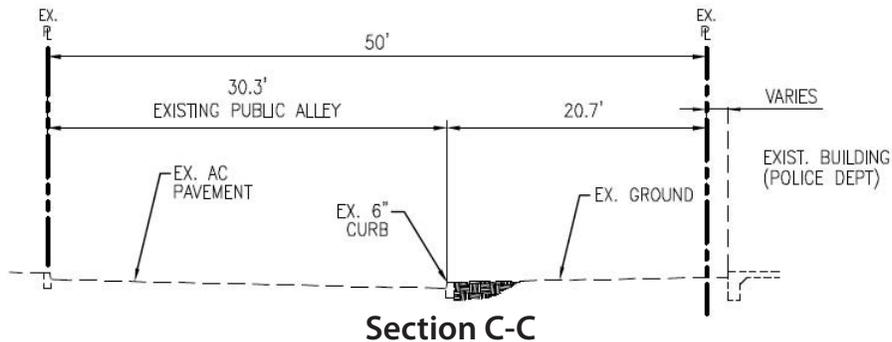
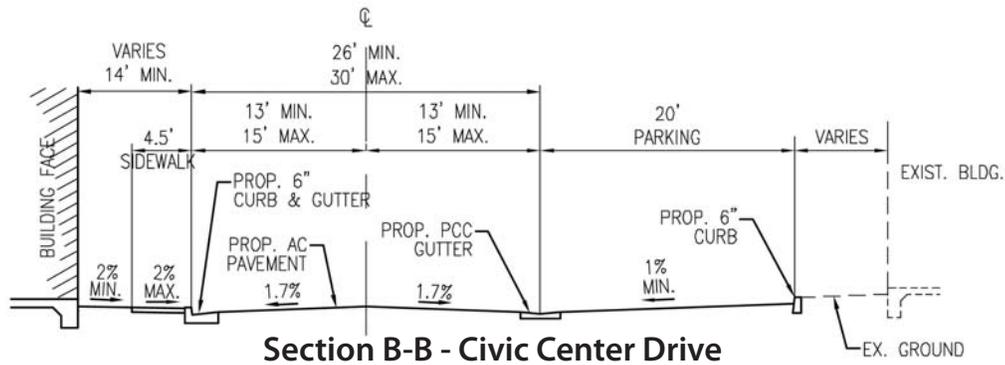
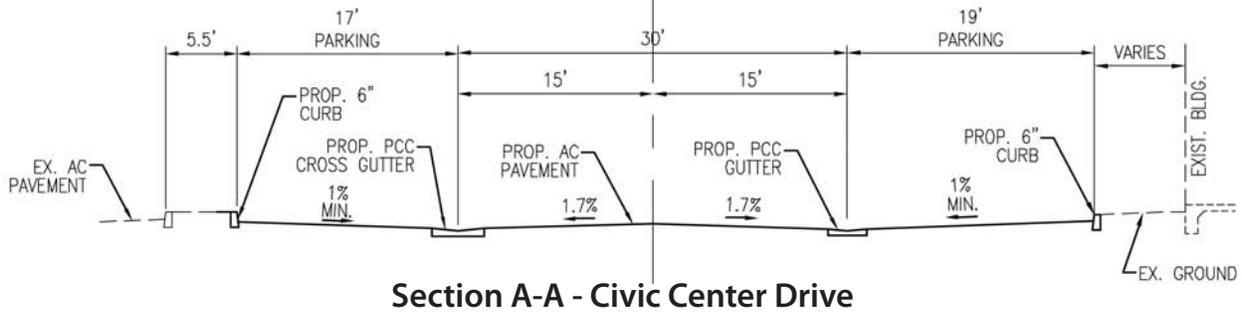
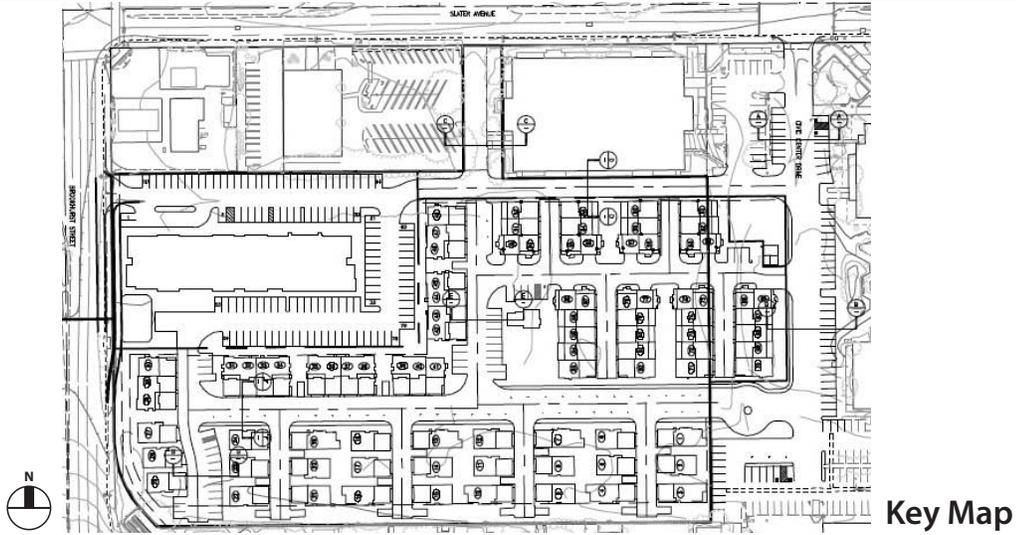
Exhibit 5-1  
Master Circulation Plan



Source: Project Applicant

Exhibit 5-2  
Local Street Sections

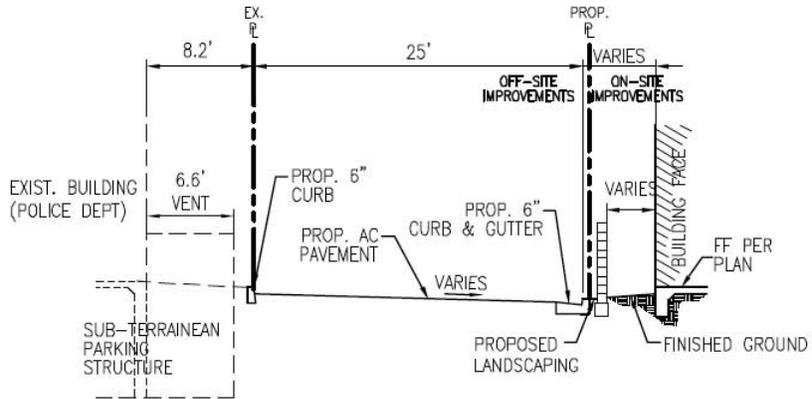
## Section 5. Infrastructure and Services



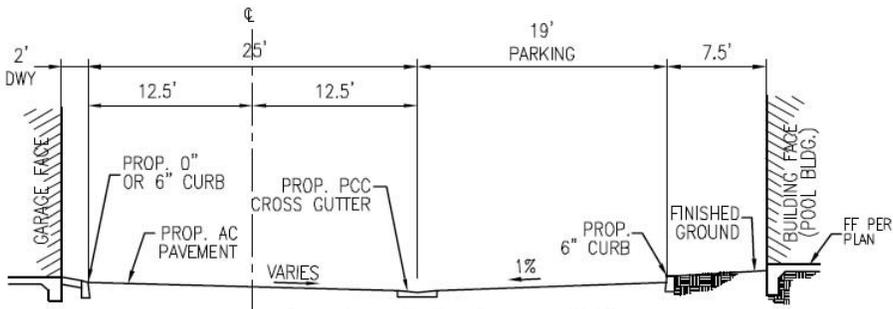
Source: Project Applicant

Exhibit 5-3a  
Street Sections

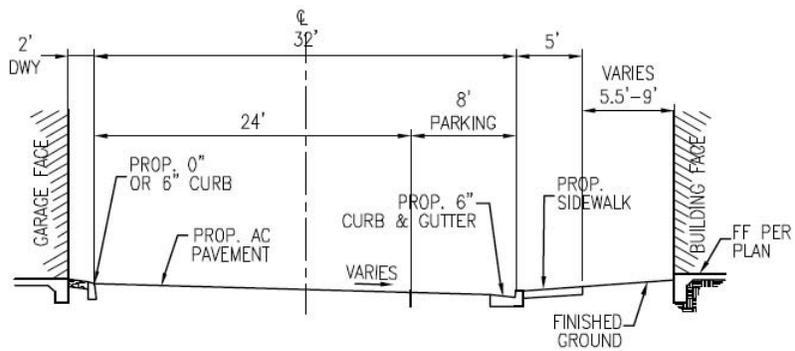
Section 5. Infrastructure and Services



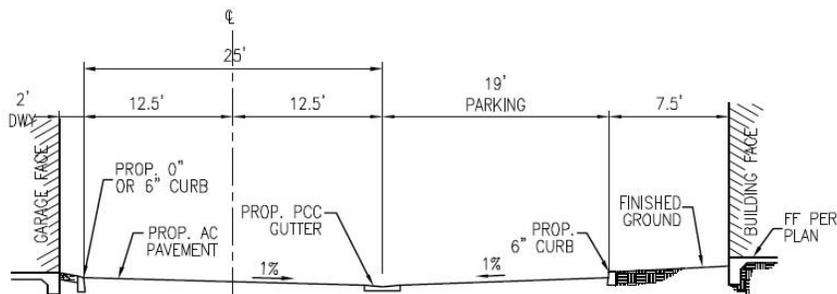
Section D-D - Street "G"



Section E-E - Street "H"



Section F-F - Street "A"

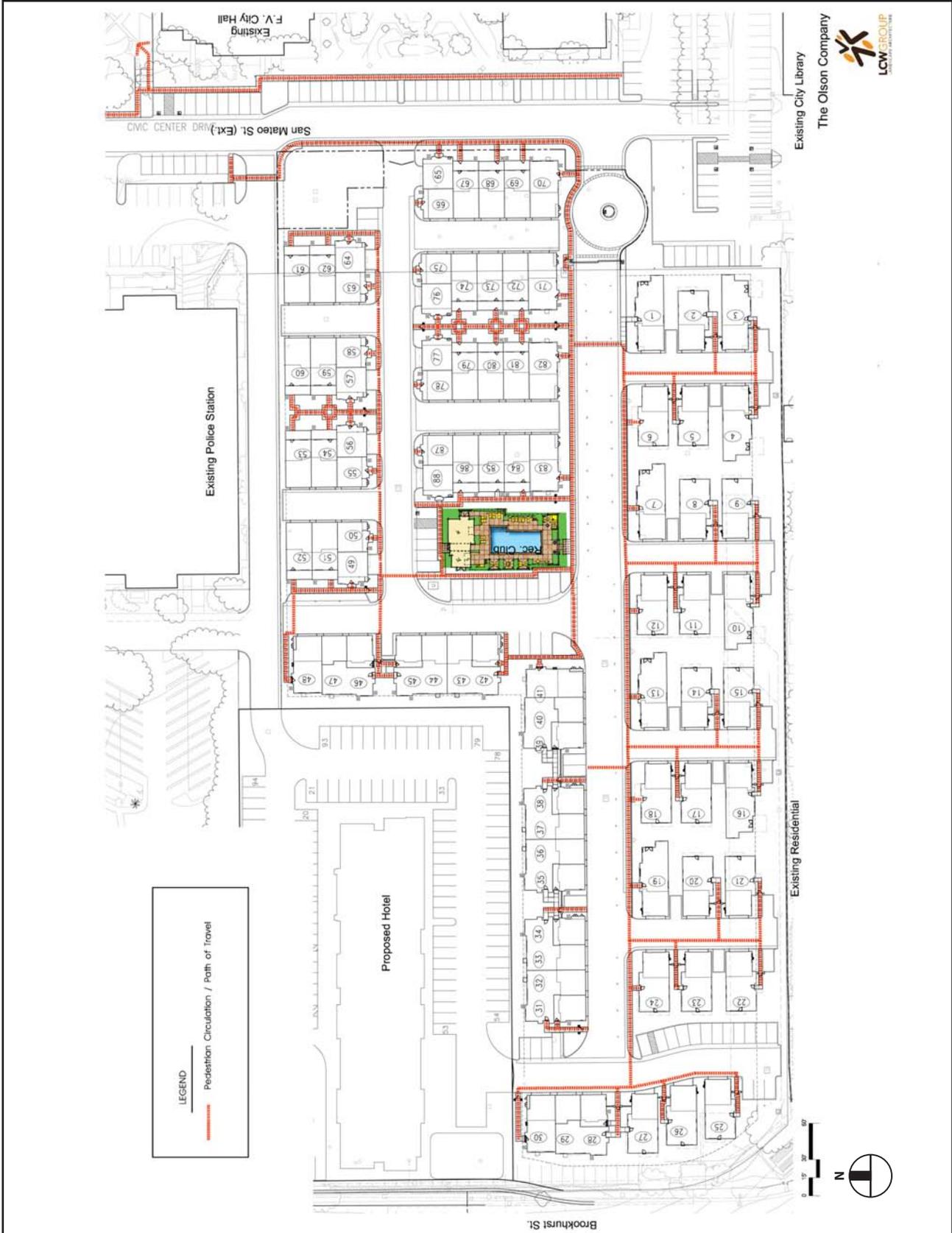


Section G-G - Street "B"

Source: Project Applicant

Exhibit 5-3b  
Street Sections

# Section 5. Infrastructure and Services



Source: Project Applicant

Exhibit 5-4  
 Pedestrian Mobility Plan

## 5.2. Infrastructure

### 5.2.1 Water

Water service for the Project is provided by the City Water Division. Existing water facilities adjacent to the Project Site include an 8 inch City owned water main located in Brookhurst Street, a 12 inch water main also located in Brookhurst Street, and a 12 inch City owned water main located in Slater Avenue. An existing City owned 8 inch water main extends through the Project Site and connects to the existing 12 inch City water main located in Slater Avenue.

On-site water facilities to be constructed as part of the Project include a system of 8 inch mains within local streets and drives which will connect to the existing 8 inch mains located in Brookhurst Street and the existing 8 inch main extending into the Project Site from Slater Avenue to form a looped system. Water service facilities for the Project are illustrated on Exhibit 5-5, “Water Facilities Master Plan.”

### 5.2.2 Sewer

Sanitary sewer service for the Project is provided by the City. An existing 8 inch City owned sewer main is located within the Project Site adjacent to Brookhurst Street and connects to an existing 15 inch City owned sewer main located in Slater Avenue. On-site wastewater flows from the Project are planned to be collected by an on-site system of 8 inch mains to be constructed within the Project

streets designed to the standards of the City of Fountain valley. On-site sewer mains within the Project will connect to the existing 8 inch sewer main located adjacent Brookhurst Street. The Sewer Master Plan for the Project is illustrated on Exhibit 5-6, “Sewer Master Plan.”

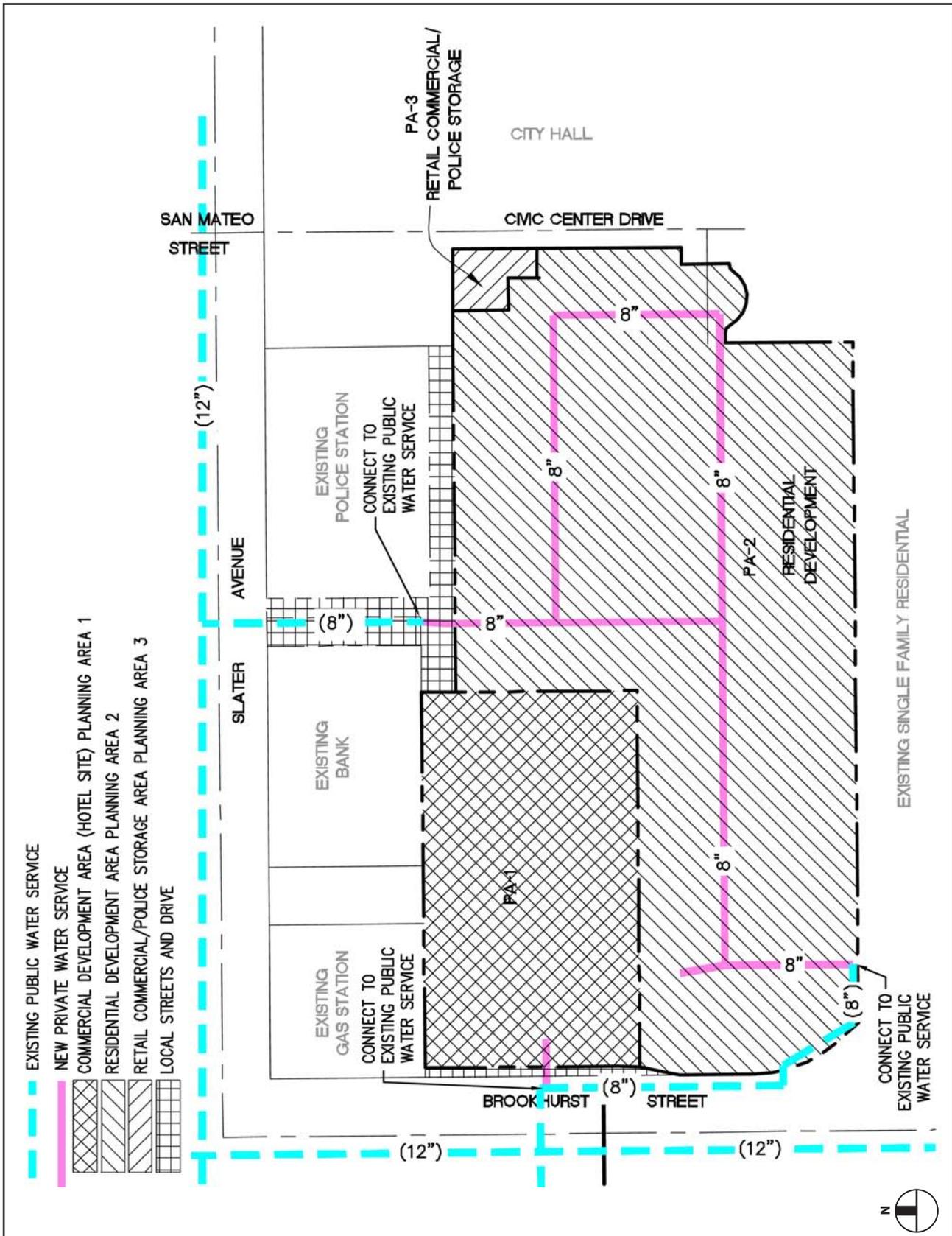
### 5.2.3 Drainage

The City owns an existing 48 inch storm drain located adjacent to the Project Site in Brookhurst Street. This storm drain collects flows from the north and drains to an existing concrete trapezoidal channel located at the southwest corner of the Project Site which conveys flows to the East Valley Channel. An existing 18 inch storm drain located to the west of the Project Site connects to the 48 inch Brookhurst Street storm drain and terminates at the westerly boundary of the Project Site.

New storm drain improvements to be constructed within Project streets will conduct storm water across the Project Site in a westerly direction and into the 48 inch Brookhurst Street storm drain and concrete trapezoidal channel located at the southwesterly corner of the Project Site via a system of new 18 inch and 24 inch on-site storm drains. As part of development of the Project existing drainage patterns will be maintained so that flows to the downstream facilities will remain close to conditions that exist prior to development.

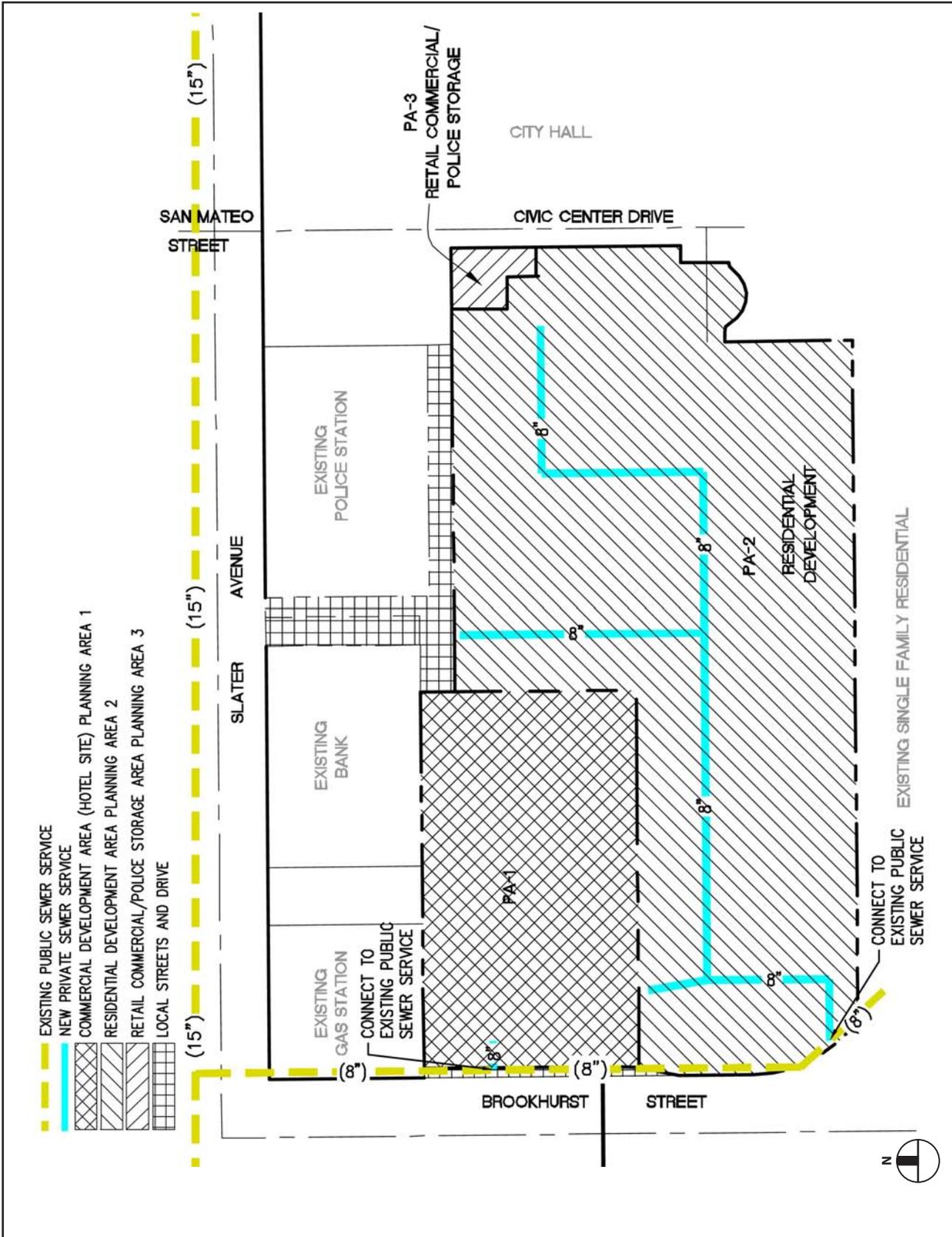
The drainage plan for the Project is illustrated on Exhibit 5-7, “Drainage Master Plan.”

Section 5. Infrastructure and Services



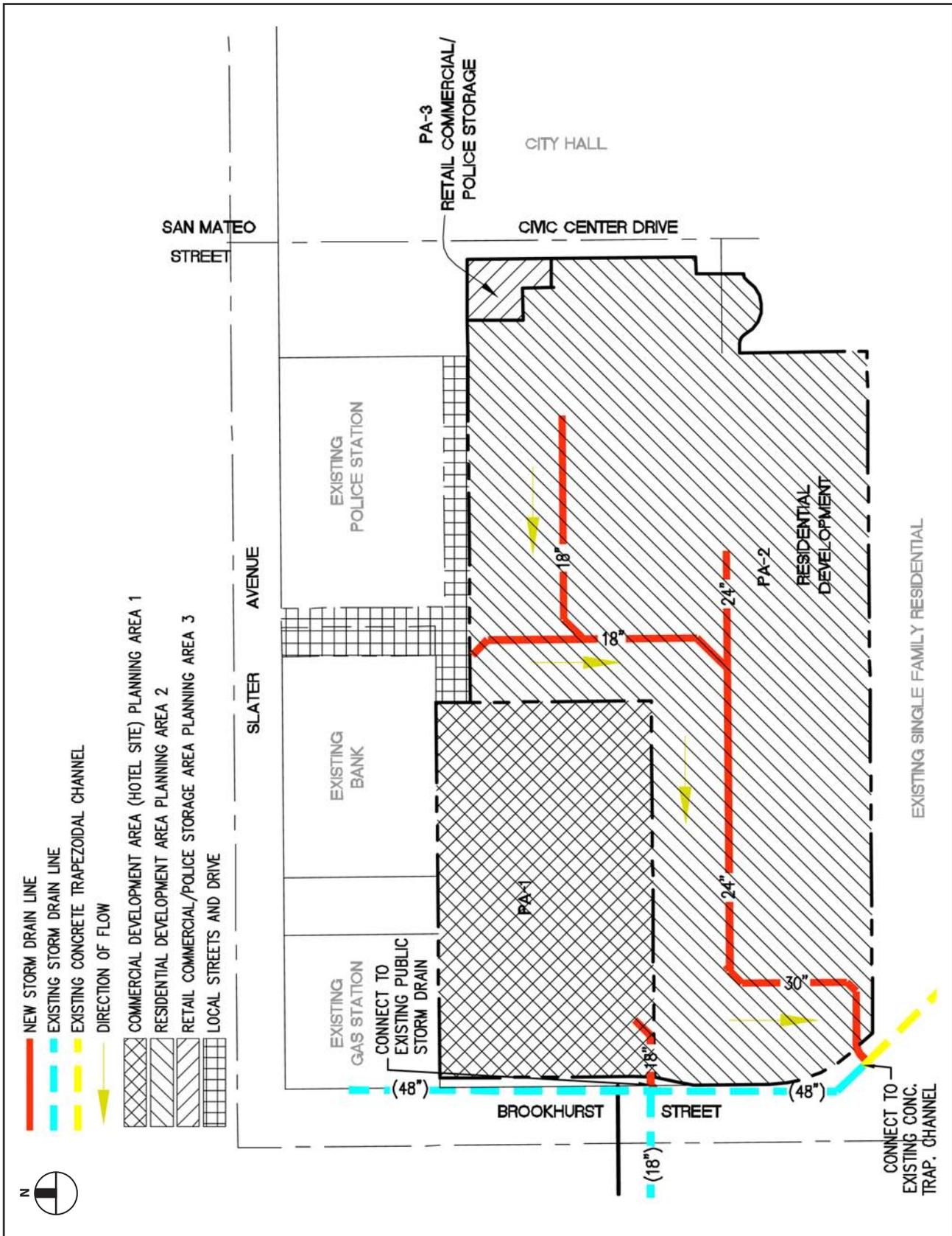
Source: Project Applicant

Exhibit 5-5  
Water Facilities Master Plan



Source: Project Applicant

Exhibit 5-6  
Sewer Master Plan



Source: Project Applicant

Exhibit 5-7  
Drainage Master Plan

### 5.2.4 Water Quality Management

Runoff currently sheet flows generally to low points throughout the Project Site and is collected in 24 inch by 24 inch grate inlets located within the Project Site or within a gutter located along the southerly boundary. The flows are then conveyed by an existing 15 inch storm drain southwest to the existing trapezoidal channel located near the southwest corner of the Project Site. As part of the new drainage system for the Project, this 15 inch storm drain will be abandoned and new 18 inch and 24 inch storm drains will be constructed. Six catch basin inserts will be installed in various locations throughout the Project to collect debris prior to runoff entering the storm drain system. Catch basins will be installed in common areas and landscape areas to collect roof runoff and runoff from hardscape. The new storm drain system to be constructed within Project streets will convey flows to the 48 inch Brookhurst Street storm drain adjacent to the Project Site on the west and the existing trapezoidal channel located near the southwest corner of the Project Site.

As part of the Project a Water Quality Management Plan (WQMP) responsive to the Santa Ana Regional Water Quality Control Board ORDER NO. R8-2009-0030 (NPDES No. CAS618030) and approved by the City will be implemented. The WQMP will include Low Impact Design principles, including site design BMPs, source control BMPs, and treatment control BMPs.

Treatment control BMP's as part of the Project include the following:

- The construction of a Project storm drain system to include the installation of six catch basin inserts located throughout the Project. The catch basin insert system is capable of removing 100% of pollutants occurring from storm run-off.
- The use of pervious concrete in sidewalk construction.
- The use of perforated storm drain lines.

Site design BMP's as part of the Project include the following:

- Reducing the amount of impervious areas (sidewalks and drive aisles) throughout the Project,
- Incorporation of landscaping within paved areas wherever feasible, and
- Directing runoff to grassy or landscaped areas prior to flows entering the on-site storm drain system.

Source Control BMPs as part of the Project include the following:

- Routine structural BMPs including the use of efficient irrigation systems, drought tolerant landscaping materials, and smart controllers, to conserve water usage, the design and construction of trash waste storage areas and storage areas for outdoor materials in a manner which reduces pollution introduction, and the informational stenciling and signing of storm drains.

- Routine non structural BMPs including the distribution of informational materials to residents and tenants regarding storm water quality, sources of pollutants, and measures to reduce pollutants in stormwater, restrictions on activities that contribute to pollution, requirements for common area landscape maintenance practices that limit the use of pesticides and fertilizer, compliance with Title 22 regulations, compliance with local, state, and federal regulations on hazardous materials handling and disposal, implementation of trash management and litter control procedures to reduce pollution of storm water, distribution of pollution control informational materials to employees, regular inspection and maintenance of catch basins, and regular implementation of regular street sweeping to reduce pollutants draining into storm water.

### 5.3 Grading

The Project Site is generally level, with a gentle slope in a southwesterly direction. The highest elevation is approximately 31.8 feet above Mean Sea Level and the lowest elevation is approximately 29.0 feet above Mean Sea Level. Proposed elevations for the Project range from 32.0 feet above Mean Sea Level at the northeast corner of the Project Site to 29 feet Mean Sea Level at the southwest corner of the Project Site. Grading for the Project will generally consist of clearing, grubbing, and moving of surface soils to construct

building pads and driveways. Grading within the Project Site will balance cut and fill for the site. The conceptual grading plan for the Project is illustrated on Exhibit 5-8, “Conceptual Grading Plan.”

### 5.4 Schools

The Project Site is within the boundaries of the Fountain Valley School District, which will serve the K-8 level school age students generated by the Project, and the Huntington Beach Union High School District which will serve the high school age students generated by the Project.

### 5.5 Utilities and Services

#### 5.5.1 Telephone

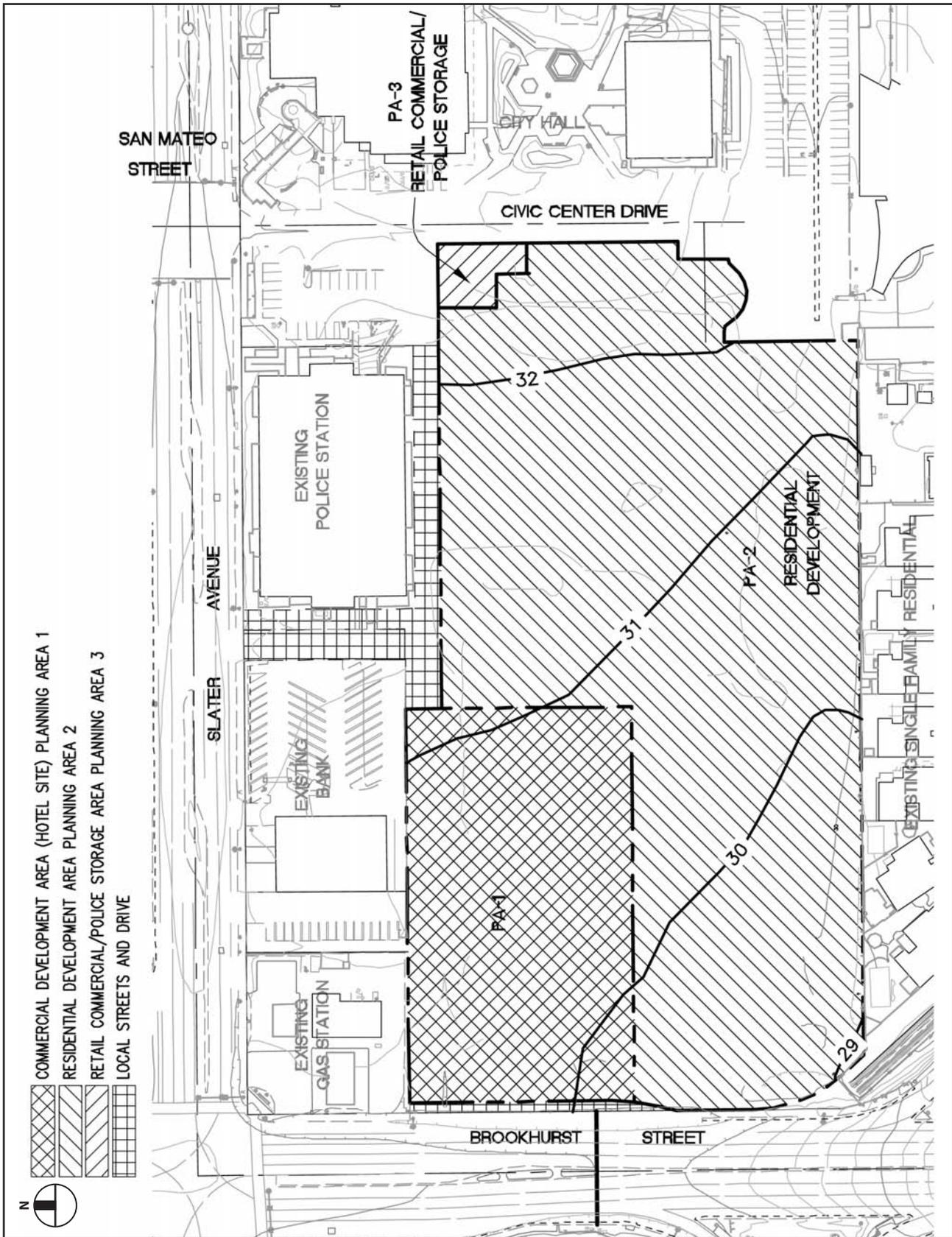
AT&T and Verizon provide telephone service within the City. Telephone service for the Project will be provided by either AT&T or Verizon with all on-site facilities placed underground.

#### 5.5.2 Natural Gas

The Gas Company is the provider of natural gas to the Project Site. Planned on-site gas facilities will be placed underground.

#### 5.5.3 Electricity

Southern California Edison (SCE) provides electricity to the Project Site from existing facilities in the vicinity of the Project Site. Proposed new facilities will be located underground.



Source: Project Applicant

Exhibit 5-8  
Conceptual Grading Plan

### **5.5.4 Technology Wiring**

Residential units within the Project will be equipped with the most currently available technology to provide internet access allowing residents to work and shop from home.

### **5.5.5 Cable**

Time Warner provides cable television services to the area surrounding the Project Site and will provide cable services to the Project.

### **5.5.6 Solid Waste**

Rainbow Trash Disposal Service provides solid waste services for the City of Fountain Valley. This service could be extended to the Project.



## Section 6. Development Regulations

### 6.1 Purpose and Intent

The purpose of this section is to describe the standards and regulations governing development of allowable land uses within the Specific Plan. The provisions contained herein shall regulate development within the Specific Plan. The Specific Plan Development Regulations (Regulations) address general provisions, permitted uses, and development standards for each land use type planned for development within the Project Site.

### 6.2 Applicability

These Regulations shall apply to all development within the Project Site. Application of these Regulations is intended to encourage the most appropriate use of the land, ensure the highest quality of development, and protect the public health, safety, and general welfare. The provisions and development standards contained herein shall take precedence over any conflicting provisions or development standards of the Fountain Valley Municipal Code (FVMC), except in instances where these regulations are incompatible with state or federal regulations in which case the latter shall prevail. Where the Specific Plan is silent, City codes and policies shall apply.

### 6.3 Definition of Terms

The meaning and construction of words, phrases, titles, and terms shall be the same as provided in the FVMC Chapter 21.90.020, "Definitions/Glossary" unless otherwise specifically provided for in the Specific Plan.

### 6.4 General Site Development Regulations

The following provisions shall apply to all land development within the Project Site.

1. **Grading** – Development within the Project Site shall utilize grading techniques as prescribed by the City of Fountain Valley.
2. **Building Modification** – Additions and alterations of any primary structure permitted by the Specific Plan shall match the architectural style of the primary structure and shall be constructed of the same materials, details, and colors as the primary structure.
3. **Utilities** – All new and existing public utility distribution lines shall be subsurface throughout the Project in accordance with the provisions of FVMC Chapter 21.18.111, "Undergrounding of Utilities."
4. **Telecommunications** – All homes and businesses shall accommodate modern telecommunications technology for computer Internet access, phone, fax, and television. Broadband fiber optics cable will be installed to all the properties.

5. **Best Management Practices** – The construction and management of the Project shall incorporate Best Management Practices (BMP's) as described in the Water Quality Management Plan (WQMP) approved by the City for the Project. Site Design BMP's shall include, but not be limited to, reducing impervious surfaces throughout the Project, creating landscape strips and landscaped setback areas that can retain and infiltrate irrigation water and runoff from smaller storm events and the installation of efficient irrigation systems, use of drought tolerant landscaping materials and smart controllers to conserve water usage, and the design and construction of trash waste storage areas and storage areas for outdoor materials. Treatment control BMP's shall include the installation of catch basin inserts located throughout the Project.
6. **Maximum Number of Residential Dwelling Units** – A maximum of 88 residential dwelling units is allowed for development within the Project Site.
7. **Maximum Commercial and Public Storage Area** – A maximum of 79,000 square feet of hotel commercial use is allowed for development within Planning Area 1 and a maximum of 2,300 square feet of retail commercial use is allowed within Planning Area 3. A maximum of 2,250 square feet of police storage facility use is allowed for development as an interim use within Planning Area 3.
8. **Solid Waste/Recycling** – Land use development within the Project Site shall comply with the requirements of FVMC Chapter 21.18.100, "Solid Waste/Recyclable Materials Storage," for the provision and placement of solid waste and recycling receptacles.
9. **Planning Area Boundaries** – Planning Area boundaries are conceptually indicated on Exhibit 4-1, "Land Use Plan." Final Planning Area boundaries shall be determined at the time of subdivision map approval.
10. **Screening** – Screening and buffering of residential and non-residential land uses within the Project Site and screening of equipment and outdoor storage areas, mechanical equipment, and surface parking areas shall be provided for in accordance with the requirement of FVMC Chapter 21.18.080, "Screening and Buffering."
11. **Exterior Lighting** – All exterior lighting within the Project Site shall comply with the requirements of FVMC Chapter 21.18.060, "Exterior Lighting."
12. **Fences and Walls** – All fences, walls, lattice work screens, hedges and dense growth of shrubs or trees constructed within the Project Site shall comply with the requirements of FVMC Chapter 21.18.070, "Fences, Walls, Screens, Hedges, and Shrubs." An eight foot high block wall shall

be constructed on the property line between Planning Areas 1 and 2 and on the property line between Planning Areas 2 and 3.

**13. Landscaping** – The construction of landscaping and irrigation systems and their maintenance shall comply with the requirements of FVMC Chapters 21.20.010 through 21.20.030, 21.20.040 (a) through (d) 1.A, (2) (A) through C and (e), and 21.20.050 through 21.20.080, “Landscaping.” Parking areas for non-residential uses adjoining residential uses shall provide a solid masonry 8-foot high wall and a landscaped buffer area within the nonresidential side of the wall. The following landscaping standards shall apply:

- a. Planning Area 1: A landscaped buffer a minimum of 7 feet in width shall be provided within Planning Area 1 between parking areas and the common property line bordering Planning Area 2. For each one hundred lineal feet of landscaped buffer yard, a minimum of six trees shall be provided.
- b. Planning Area 3: A landscaped buffer a minimum of 5 feet in width shall be provided within Planning Area 3 between the building on Planning Area 3 and the common property line bordering Planning Area 2 where adjacent to residential uses. Within the landscaped buffer area, one tree shall be provided every 15 feet along the length of the landscape buffer.

**14. Parking and Loading** – The design of loading areas and the type, number, and design of parking spaces constructed within the Project Site shall comply with FVMC Chapter 21.22, “Parking and Loading.”

**15. Signs** – All signage within the Project Site shall comply with the requirements of FVMC Chapter 21.24, “Signs.”

**16. Recreational Vehicles** – Recreational Vehicle (RV) storage and parking within the Project Site is prohibited.

**17. Outdoor Dining, Displays, and Sales** – The development standards and regulations as set forth in FVMC Chapter 21.10.050 shall apply to development of outdoor dining, display and sales within Planning Areas 1 and 3.

## 6.5 Development Regulations and Standards – Planning Area 2

### 6.5.1 General

The purpose of the development regulations and standards for Planning Area 2 is to establish the minimum criteria for the development of residential single-family detached, residential single-family attached, and residential stacked flat/multi-family housing types within the Project Site. These development regulations provide criteria allowing for development of a wide variety of detached, attached, and multi-family residential

home types within a maximum allowable density of 15.0 dwelling units per net acre including but not limited to:

- Single Family Dwellings consisting of Residential Single-Family Detached/ Front Loaded or Rear Loaded Dwellings;
- Multi-family Dwellings consisting of Residential Single-Family Attached Row Townhome Dwellings;
- Multi-family Dwellings consisting of Residential Stacked Flat/Multi-family Triplex and Quadplex Dwellings.

### 6.5.2 Permitted Uses and Structures

1. Affordable housing as defined by California Redevelopment Law.
2. Signage pursuant to the provisions of Section 6.4.14, “Signs,” of the Specific Plan.
3. Home businesses pursuant to the provisions of FVMC Chapter 21.42, “Home Occupation Permits.”
4. Residential accessory uses and structures.
5. Residential care home – small.
6. Adult day care – small.
7. Day care – small family day care homes

### 6.5.3 Conditionally Permitted Uses and Structures

1. Multi-family residential dwellings including single family detached condominium dwellings, and single family attached condominium dwellings including row townhomes and stacked flats developed and associated

recreational buildings, recreational facilities including pools, spas, tot lots, and other similar park and recreational facilities.

2. Residential care home – large.
3. Child day care centers.

### 6.5.4 Temporary Uses and Structures

The following temporary uses and structures are permitted within Planning Area 2 subject to approval of a Temporary Use Permit pursuant to the requirements of FVMC Chapter 21.48, “Temporary Use Permits.”

1. Temporary model homes including related facilities such as parking lots, established within the area of an approved residential subdivision solely for the first sale of homes.
2. Construction trailers, parking, offices, and other construction related facilities. These facilities are permitted during the time of construction of any residential area and shall be removed at the time of issuance of the last certificate of occupancy for any residential development phase.

### 6.5.5 Residential Development Standards

The regulations governing development of residential dwelling units within Planning Area 2 of the Civic Center Specific Plan are provided in Table 6-1, “Residential Development Standards.”

## Section 6. Development Regulations

Development Feature	Requirement
Maximum density (1)	15 units per acre.
Maximum number of dwelling units	1 unit per 2,900 sq. ft. of site area.
Minimum separation between residential structures	10 ft. between 2- story structures; 14 ft. between 3- story structures, and 15 ft. between any structure and any adjacent structure which contains 2 and 3 stories in the same building. 30 ft. between garage doors of rear loaded dwellings. 15 ft. between side walls and front or rear of adjacent residential dwellings.
Setbacks required	Minimum setbacks required. See FVMC Chapter 21.18.090 for setback measurement, allowed projections into setbacks, and exceptions to required setbacks.
Front	20 ft.
Side	10 ft. adjacent to Planning Area – 1. 10 ft. from any retail commercial use in Planning Area 3. 5 ft. along northerly property line of PA 2 adjacent to Police Building. 25 ft. from southerly property line of Planning Area 2 adjacent to existing R-1 zoned property located south of Planning Area 2.
Second and third story structures	2-story structures shall be set back from R1 zoned property a minimum of 25 ft. 3-story or taller structures shall be set back from R1 zoned property a minimum of 100 ft.
Rear: Adjacent to Civic Center Drive, easterly boundary, and Planning Area 3	5 ft.
Required Buffer Area	A buffer area of a minimum 25 ft. in width shall be required from the southerly property boundary of Planning Area 2 to the nearest residential structure. The buffer area shall include a wall and landscaping and may include parking and drive aisles. Low south facing bedroom windows are prohibited within single family residential dwellings along the southerly property line.
Height limit (2)	2-story – 25 ft. 3-story – 35 ft.
Site coverage	40%
Minimum floor area per dwelling unit (3)	Studio – 500 sq. ft. 1 bedroom – 750 sq. ft. 2 bedrooms – 950 sq. ft. 3 bedrooms – 1,150 sq. ft. 4 or more bedrooms – 100 sq. ft. for each additional bedroom.

(1) Maximum number of dwelling units allowed per net buildable acre. The actual number of units allowed is determined through the subdivision or land use permit process, as applicable.

(2) Maximum allowed height of structures. See also FVMC Chapter 21.18.050 (Height measurement and height limit exceptions). No architectural features, windows, etc. above 2nd story eave line on a 2- story structure and above 3<sup>rd</sup> story eave on a 3- story structure.

(3) Maximum floor area ratio shall be determined by Planning Commission.

Table 6-1  
**Residential  
Development Standards**

6.6 Development Regulations and Standards – Planning Areas 1 and 3

6.6.1 General

The purpose of the development regulations and standards for Planning Areas 1 and 3 is to establish the minimum criteria for the development of hotel commercial and retail commercial uses within the Project Site.

6.6.2 Allowable Uses and Structures

Those permitted and conditionally permitted uses allowed within Planning Areas 1 and 3 are listed in Table 6-2, “Allowable Land Use, Planning Areas 1 and 3.”

P	Permitted Use		
CUP	Conditional Use Permit Required		
--	Not Allowed		
Land Use	PA -1	PA- 3	
<b>Recreation, Education, and Public Assembly Uses</b>			
Health and fitness center as part of a Hotel Use	CUP	--	
<b>Retail Trade</b>			
Accessory retail sales	P	--	
Alcoholic beverage sales, off-premises	--	CUP	
Alcoholic beverage sales, on-premises	CUP	CUP	
Convenience stores	--	CUP	
Restaurants	CUP	CUP	
<b>Services</b>			
Exterior mounted Automated Teller Machines (ATM)	CUP	CUP	
Child day care center	--	CUP	
Hotels and motels	CUP	--	
Personal services – Accessory use	P	--	
Personal services – Primary use	--	P	
Public Facilities and Structures	P	P	
Storage, personal self service (mini storage)	--	CUP	
<b>Transportation and Communications Uses</b>			
Telecommunications facilities	subject to FVMC 21.28	subject to FVMC 21.28	

Table 6-2  
Allowable Land Use, Planning Areas 1 and 3

**6.6.3 Temporary Uses and Structures**

The following are temporary uses and structures permitted within Planning Areas 1 and 3 subject to approval of a Temporary Use Permit pursuant to the requirements of FVMC Chapter 21.48, “Temporary Use Permits.”

1. Construction trailers, parking, offices, and other construction related facilities. These facilities are permitted during the time of construction of any commercial area and shall be removed at the time of issuance of the last certificate of occupancy for any commercial structure.

## Section 6. Development Regulations

### 6.6.4 Commercial Development Standards

The regulations governing development of commercial land use within Planning Areas 1 and 3 of the Civic Center Specific Plan are provided in Table 6-3, “Commercial Development Standards.”

Development Feature	Requirement by Planning Area (PA)	
	PA 1	PA 3
Minimum gross lot area for new parcels	87,000	4,500
Building Setbacks required	See FVMC Chapter 21.18.090 for setback measurement, allowed projections into setbacks and exceptions to required setbacks.	
Front	20 ft. adjacent to Brookhurst Street	10 ft. (2)
Sides (each)	20 ft. adjacent to PA 2, otherwise 0 ft.	5 ft. adjacent to PA-2, 10 ft. adjacent to street
Rear	20 ft. adjacent to PA 2, otherwise 0 ft.	0 ft. (3)
Structure Height limit (See also FVMC Section 21.18.050, “Height measurement and height exceptions.”)	50 ft./ 4-stories	2-stories - 35 ft.
Floor Area Ratio (FAR) (1)	.91	.50

(1) For purposes of calculating floor area ratio, floor area shall not include carports, garages, parking garages, elevator shafts, mechanical rooms, and exterior patios associated with the use within the same development.

(2) Must maintain corner cutback line-of-site visibility per FVMC 21.18.040.

(3) Electrical room and trash enclosures exempt from setback requirements.

Table 6-3  
Commercial Development Standards

## Section 7. Implementation

### 7.1 Overview

The adoption of the Civic Center Specific Plan by the City follows the certification by the City of the Civic Center Specific Plan EIR and adoption by the City of the Civic Center Specific Plan General Plan Amendment changing the General Plan land use designation for the Project Site from General Commercial and Public Facilities to Specific Plan Area. The City's adoption of a corresponding zone change for the Project Site changes the zoning district for the Specific Plan area from C1, Local Commercial, and PI, Public Institutional, to SP, Specific Plan. Pursuant to the adoption by the City of the Civic Center Specific Plan by ordinance, the Specific Plan serves to implement the City's General Plan, as amended, and implements the zoning district of SP for the Project Site. Following adoption of the Specific Plan, development within the Project Site may proceed pursuant to approval by the City of subsequent planning and development applications, including Precise Plans, Subdivision Maps, Conditional Use Permits, sign permits and any other related applications as determined by the City Planning Director (Director) to be necessary at the time of project application submittal.

### 7.2 Interpretation

Any ambiguity concerning the content or application of the Specific Plan shall be resolved by the Director or the Director's designee, in a manner consistent with the goals, policies, purpose, and intent established in this Specific Plan and in accordance with the provisions of FVMC Chapter 21.02, "Interpretations." The Director may also refer any issue of interpretation to the Planning Commission (Commission) for input or a determination.

### 7.3 Enforcement

All conditions, requirements, and standards, indicated graphically or in writing as part of any approved discretionary permit or detailed plan granted by authority of these regulations, shall have the same force and effect as the Development Regulations contained in Section 6, "Development Regulations," of the Specific Plan. Any use or development established as a result of such approved permit or plan, but not in compliance with all such conditions, requirements, and standards shall be in violation of the Specific Plan. The provisions of FVMC Chapter 21.64, "Enforcement Provisions," shall apply to this Specific Plan.

### 7.4 Severability

If any portion of these regulations is declared to be invalid or ineffective in whole or in part, such decision shall not

affect the validity of the remaining portions thereof. The legislative body hereby declares that they would have enacted these regulations, and each portion thereof, irrespective of the fact that any one or more portions may be declared invalid or ineffective.

### 7.5 Specific Plan as Zoning

Approval of the Civic Center Specific Plan constitutes approval of zoning regulations for the SP zoning district adopted by the City for the Project Site. Approval of the Civic Center Specific Plan includes the approval of the “Land Use Plan,” Exhibit 4-1 and the “Land Use Summary,” Table 4-1, contained within this Specific Plan, which constitute the zoning map and allowable land use distribution for the Project Site. The Land Use Plan designates Planning Area 2 for residential land use and establishes the type and intensity of residential land use within specified geographic areas of Planning Area 2. A maximum number of residential dwelling units permitted for development is established within Table 4-1, “Land Use Summary,” of the Specific Plan. The Land Use Plan designates Planning Area 1 for hotel commercial land use and Planning Area 3 for retail commercial land use and regulates the type and intensity of allowable commercial land use for each Planning Area. The maximum area allowed for hotel commercial, retail commercial and police storage facility uses is established in Table 4-1, “Land Use Summary.” The Specific Plan

contains a plan for the installation of infrastructure and public improvements to serve the Project and includes regulations and commercial design guidelines to govern development of land use within the Project Site.

### 7.6 Implementation of Development Regulations

The adoption of the Civic Center Specific Plan by the City, including the development regulations and requirements described in Section 6, “Development Regulations,” shall take precedence over any conflicting regulations contained within Title 21, Zoning, of the FVMC. In instances where the Specific Plan is silent, the FVMC shall prevail.

### 7.7 Implementation of Design Guidelines

Adoption of the Specific Plan by the City includes adoption of the commercial design guidelines contained in Section 4, “Land Use and Community Design,” of the Specific Plan, which shall be the design criteria by which commercial development projects within the Project Site are reviewed and approved. The Commercial Design Guidelines are intended to be flexible in nature while establishing basic evaluation criteria for the review by the City of subsequent planning and development applications including Precise Plan review, Subdivision review, and review of any other applicable development applications determined by

the Director to be necessary as part of the submittal of project applications for commercial development.

### **7.8 Development Review and Approval Process**

#### **7.8.1 Subdivision Maps**

All development within the Project Site shall be subject to approval of subdivision maps pursuant to the requirements of Chapters 21.66 through 21.84, “Subdivisions,” of the FVMC, the State Subdivision Map Act, the Civic Center Specific Plan, and applicable provisions of the FVMC. Following approval of tentative subdivision maps for development purposes, final maps approved by the City and recorded with the County become the legal documentation defining parcels and lots for conveyance and development within the Project Site.

#### **7.8.2 Precise Plan of Design**

All development within the Project Site shall be subject to approval of a Precise Plan of Design in accordance with the provisions of FVMC Chapter 21.44, “Precise Plan of Design.” Approval of a Precise Plan of Design constitutes approval of site plans, conceptual architecture, and landscaping for a project. Applications for a Precise Plan of Design may be submitted and reviewed concurrently with an application for approval of a subdivision map and/or conditional use permit for the same project.

#### **7.8.3 Conditional Use Permits**

All development projects subject to approval of a Conditional Use Permit (CUP), as specified in Section 6, “Development Regulations,” shall be subject to the application and review procedures contained within FVMC Chapter 21.36, “Conditional Use Permits.” Applications for a CUP may be submitted and reviewed concurrently with an application for approval of a subdivision map and/or a Precise Plan of Design for the same project.

#### **7.8.4 Sign Permits**

All signage within the Project Site shall be subject to the provisions of FVMC Chapter 21.24, “Signs,” and shall be subject to an approved sign permit as required by this Specific Plan.

### **7.9 Substantial Conformance**

The provisions of FVMC Chapter 21.54.020, “Conformance to Approved Plans,” shall apply to the Specific Plan.

### **7.10 Specific Plan Amendments**

Amendments to the Specific Plan may be requested by the applicant or initiated by the City at any time and shall be reviewed pursuant to the provisions of FVMC Chapter 21.46.090, “Implementation and Amendments (Specific Plans.)” In the event the proposed amendment requires supplemental environmental analysis pursuant to CEQA, the entity submitting the application for a Specific Plan

Amendment shall be responsible for the costs associated with preparing the necessary CEQA documentation.

### 7.11 Appeals

Appeals from any determination of the Director or the Planning Commission may be made pursuant to the provisions of FVMC Chapter 21.60, "Appeals."

### 7.12 Compliance with Mitigation Monitoring Plan

All development within the Project Site shall comply with all applicable mitigation measures or incorporate design features as described in the Mitigation Monitoring Program adopted as part of the certified Civic Center Specific Plan EIR.

### 7.13 Maintenance

Public and private improvements constructed as part of development of the Specific Plan area shall be maintained by a combination of public and private entities as described below.

#### 7.13.1 Public Maintenance

Public facilities constructed as part of the Project shall be maintained by either the City or by the appropriate utility service provider and include, but are not limited to, the following:

- All travel areas of public streets within the Project Site.
- Public traffic signals and traffic control signs.

- Public right-of-way improvements adjacent to the Specific Plan area.
- All privately constructed public on-site water facilities, sewer facilities, and drainage facilities within the Project Site.
- Street lighting within rights of way of public streets.

#### 7.13.2 Homeowner Association Maintenance

One or more homeowner associations will be established for the maintenance of private common area improvements constructed within Planning Area 2 the Project Site. The homeowner association(s) shall be responsible for the maintenance of certain private improvements including but not limited to:

- Private streets, drives, and alleys.
- Private traffic control signs.
- Landscaping within the public streets of the community.
- Parkway landscaping within the rights of ways of all streets.
- Graded and ungraded open areas, detention and water quality treatment facilities.
- Private parks and recreational facilities.
- Walkways, community and neighborhood entries and signage, and common areas within residential areas.
- Community walls and fencing.
- Private courts, parkways, and landscaping within the residential areas.

- Common area facing wall surfaces, and internal slopes fronting streets, drive aisles, and alleys.
- Common area landscaping and lighting.
- Private street landscaping and lighting.
- Maintenance of project entry hardscape and landscape.

### **7.13.3 Hotel Commercial and Commercial Property Maintenance**

The property owners of Planning Areas 1 and 3 shall be responsible for maintenance of all private drives, parking areas, landscaping, signs and other private common area improvements constructed within Planning Areas 1 and 3.



## Section 8. General Plan Amendment and General Plan Consistency

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits the adoption and administration of specific plans as an implementation tool for elements contained in the local general plan. Specific plans must demonstrate consistency in regulations, guidelines, and programs with the goals and policies set forth in the general plan.

As part of the Project, the City will consider the approval of a General Plan Amendment changing certain provisions of the City's General Plan to provide for development of the Project changing the General Plan Land Use Plan for the Project Site from General Commercial and Public Facilities to Specific Plan Area. The City's General Plan states that the purpose of a specific plan is to provide detailed policies, standards and criteria for the development or redevelopment of the area it covers.

### 8.1 Land Use

Pursuant to the Civic Center Specific Plan General Plan Amendment, the General Plan land use goals, objectives, and policies for the Project Site shall be those set forth in this Specific Plan. The land use policies adopted as part of the

Specific Plan and the consistency of the Specific Plan with those policies are discussed below.

#### *Goal 1: Create a Livable Community.*

##### *Policies:*

- a. Provide for compatible and complementary residential and commercial land uses in a well designed community.
- b. Create an aesthetically pleasing and distinctive community identity with a sense of place through the establishment of uniform community design criteria which comprehensively addresses the design of entries, architecture, landscaping, walls, streetscapes, and other features.
- c. Design the Project as a "walkable" community to encourage walking as an alternative to the automobile as a means of travel.
- d. Provide pedestrian connections to existing transit routes to encourage the use of public transit as an alternative to the automobile as a means of travel.
- e. Provide a variety of residential detached and attached housing types to meet the needs of a range of age groups, lifestyles, and income levels.
- f. Link streets together in a manner which connects the community to parks, the Civic Center, and public sidewalks to provide opportunities for walking.

- g. Provide that infrastructure and street systems developed to serve the community are linked to existing infrastructure and public roadways.

**Specific Plan Consistency:**

The Civic Center Specific Plan establishes a community design emphasizing livability and walkability. The land use plan combines hotel commercial and retail commercial land uses with a residential community designed around landscaped streets and pedestrian walkways. The design for residences, streets and entries forms a cohesive and welcoming community thus creating a sense of place for residents. Commercial design guidelines ensure compatibility of hotel and retail commercial uses as integral components of the community. Residential areas are connected through a network of pedestrian walks. Architectural elements of homes fronting streets and landscaping features within the streets and entries of the Project form unifying elements instilling a sense of place and belonging for residents. Pedestrian connectivity is a fundamental community design element of the Specific Plan with a street system encouraging walking with tree lined, landscaped parkways. A private recreational facility to include a swimming pool is planned for development within Planning Area 2.

The residential development area provides opportunities for development of a wide range of housing types, addressing a variety of lifestyles and income

levels. The Project provides for development of single-family detached dwellings, single family attached dwellings and multi-family dwellings. The variety of residential styles and types combined with a streetscape that encourages walking and casual resident interaction make the Project a livable community. Architectural features such as enhanced front entries, a mix of building materials and textures, varied wall planes roof forms, and heights within each building and authentic detailing on features such as windows and doors, and balconies, combine to create a human scale of architecture relating to the street.

The Specific Plan restricts the distribution of residential types to appropriate zones within Planning Area 2. The southerly portion of Planning Area 2 is restricted to development of single-family detached residential dwellings with requirements for building setbacks and provision of a landscaped area and parking between new homes and the Project Site boundary, which combined, provide an adequate buffer between new homes and existing single-family residential land uses adjacent to the Project Site on the south. Single-family attached and multi-family dwelling units are permitted only within northerly areas of the Project Site in proximity to existing Civic Center uses and Planning Area 1 designated for hotel development.

*Goal 2: Develop a land use plan responding to the existing physical setting and the topography of the Project Site.*

**Policies:**

- a. Provide for adequate storm water collection facilities designed to contain on- and off-site flows affecting the Project Site.
- b. Provide facilities for water quality treatment.
- c. Implement a landscape planting plan using drought tolerant plant materials.
- d. Require appropriate landscaping, hardscape, and walls along the southerly boundary of the Project Site to provide a buffer between the Project and existing adjacent residential neighborhoods.
- e. Provide for a land plan that restricts residential land use to single family detached dwellings along the southerly boundary of the Project Site, and require the construction of a buffer area along this boundary as part of the Project.

**Specific Plan Consistency:**

New storm drain improvements to be constructed within Project streets will conduct storm water across the Project Site in a westerly direction to existing storm drains and a concrete trapezoidal channel located at southwesterly corner of the Project Site. As part of development of the Project existing drainage patterns will be maintained so that flows

to the downstream facilities will remain close to conditions that exist prior to development.

As part of the Project a Water Quality Management Plan (WQMP) approved by the City will be implemented. The WQMP will include Best Management Practices (BMPs) to include treatment control BMPs, site design BMPs, and source control BMPs.

The construction of landscaping and irrigation systems and their maintenance shall comply with the requirements of FVMC Chapters 21.20.010 through 21.20.030, 21.20.040 (a) through (d) 1.A, (2) (A) through C and (e), and 21.20.050 through 21.20.080, "Landscaping." The Project incorporates the use of a plant palette comprised of drought tolerant plant materials.

The Specific Plan requires that a buffer area of a minimum 25 feet in width be provided from the southerly property boundary of Planning Area 2 to the nearest residential structure. The buffer area shall include landscaping and may include parking and drive aisles. Land use provisions are included that restrict the type of land use along the southerly boundary of the Project Site to single-family detached residential dwellings.

*Goal 3: Provide for a range of housing types to meet the needs of a variety of economic segments.*

*Policies:*

- a. Provide new housing opportunities in the City by designating a variety of residential detached and attached housing types for development to meet the housing needs of a variety of age groups, lifestyles, and income levels.

**Specific Plan Consistency:**

The Specific Plan provides a land use plan for the development of a variety of housing types served by infrastructure to be constructed as part of the Project. The Project will include up to 88 residential dwelling units, providing a mix of residential single-family detached and residential single family attached housing types to meet the needs of a range of lifestyles and economic segments of the marketplace. The Specific Plan provides opportunities for development of new housing within close proximity to employment centers located at the adjacent Civic Center, and business commercial center located north of the Project Site across Slater Avenue. Public transit routes located adjacent to the Project Site provide public transportation from the Project Site to local and regional destinations including employment centers within the City and adjacent areas.

*Goal 4: Create a fiscally responsible community.*

*Policies:*

- a. Provide for construction of new infrastructure improvements adequate to serve the Project Site as part of the Project at no cost to the existing residents of Fountain Valley.
- b. Provide for a land plan which creates opportunities for development of uses that will enhance sales tax revenues to the City.

**Specific Plan Consistency:**

The Specific Plan provides for a master plan of infrastructure to be paid for by the development through developer funds. Development of the Project will generate increased tax revenues to the City including transient occupancy tax revenues as a result of the development of the hotel commercial use, property tax revenues as a result of the increased value of the property after development, and sales tax revenues as a result of the development of retail commercial uses.

*Goal 5: Design a circulation system serving motorists, bicyclists, and pedestrians.*

*Policies:*

- a. Create a simple and understandable pattern of streets for the community.
- b. Create an inviting pedestrian environment by incorporating sidewalks and landscaped parkways that encourage walking.

**Specific Plan Consistency:**

The Specific Plan incorporates existing entry driveways into the Project. One drive extends south from Slater Avenue through the Project Site and a second drive extends through the Project Site between Brookhurst Street and Civic Center Drive. These drives serve as entries to the Project Site and will be made public. As part of the Project, new local streets will be constructed. A new Residential Primary Entry Road will be constructed as a private street extending from Civic Center Drive westerly through the Project Site to serve as a main Project spine road from which shorter local streets will intersect providing access to individual residences. A four foot wide sidewalk will be constructed on each side of the street.

Smaller residential streets serving individual residences will be constructed and most streets will provide a sidewalk on either one or both sides of the street.

The Residential Primary Entry Road provides pedestrian connectivity within the Project Site as well as connectivity to off-site public transit routes and to existing sidewalks located adjacent to the Project Site offering pedestrian connectivity to the public library, Civic Center facilities, and commercial uses located adjacent to and within proximity to the Project Site.

***Goal 6: Create a strong community identity for the Project.***

***Policies:***

- a. Provide on-site recreational facilities and amenities, including a private swimming pool and pedestrian connections to the existing public library and Civic Center located adjacent to the Project Site.
- b. Create a strong sense of arrival into the Project through an enhanced Project entry.
- c. Provide for welcoming streetscapes through the use of landscaped streets and residential design which emphasizes building architecture and front doors relating to the street and which enable residents to have their “eyes on the street.”

**Specific Plan Consistency:**

A strong community identity is established for the Project through a comprehensive community design. Residential architectural elements of homes front streets and landscaping features within the streets and entries of the Project form unifying elements instilling a sense of place and belonging for residents. A primary community entry at Civic Center Drive establishes the design theme for the community through a thematic blend of hardscape and planting elements to create a positive first impression to visitors and residents. The treatment of this entry provides a relaxed yet strong sense of arrival to the community and is designed with welcoming human-scale elements,

including enhanced paving, a planter to be planted with a large specimen tree, and sidewalks on both sides of the entry lushly landscaped with large specimen shade trees, shrubs, and groundcover.

Pedestrian connectivity is a fundamental community design element of the Specific Plan. The local street system encouraging walking through the provision of sidewalks on most streets and tree lined landscaped parkways. Pedestrian connectivity is provided throughout the Project Site and to existing sidewalks located adjacent to the Project Site allowing residents to walk to the public library Civic Center, public parks, schools, and commercial uses located adjacent to and within close proximity to the Project Site. As part of the Project, a private recreational facility will be developed to include a swimming pool and social gathering areas for use of Project residents.

*Goal 7: Incorporate sustainable features into all aspects of the community.*

*Policies:*

- a. Design homes with opportunities to create home offices, allowing people to work from home and reduce driving time and vehicle emissions.
- b. Require the use of Smart Controller irrigation systems in all common area landscaping.
- c. Design community landscaping on a “hydrozone” basis to group plants according to their water and sun requirements.

- d. Require that the developer and/or homeowners association for the Project provide educational information on recycling to all homeowners and tenants as part of the initial purchase or lease of a home and again thereafter on an annual basis.
- e. Require that during Project construction, the developer use clean-burning diesel fuel, biodiesel fuel, and/or other alternative fuels for heavy construction equipment to reduce construction emissions.
- f. Incorporate drought tolerant plant materials into the landscaping of entries, streetscapes, and public spaces, and encourage homeowners to utilize drought tolerant plant materials in private yard areas.
- g. Require that the Project comply with the City’s Water Efficient Landscape Ordinance.
- h. Develop a planting plan to include canopy trees to achieve natural ventilation and cooling.
- i. Connect residential areas to existing public transit facilities, the public library, Civic Center facilities, and existing retail and service commercial uses through development of a street system that allows for walking as an alternative means of travel to the automobile.

- j. Equip residences with the latest technology for Internet access allowing residents to shop and work online, thereby reducing vehicle trips to employment centers and shopping.
- k. Implement the use of non-pervious materials as much as possible to minimize heat generating asphalt surfaces and surface runoff of water.
- l. Implement a water quality management plan approved by the City as part of the Project.

**Specific Plan Consistency:**

The Specific Plan includes development regulations for residential development requiring that all homes be equipped with telecommunications technology for computer internet access, phone, fax, and television with broadband fiber optics cable allowing residents to work and shop at home to reduce vehicle trips. Home occupations are listed as permitted uses within all residential districts. A comprehensive network of sidewalks extends through the community connecting the Project to the public library, the Civic Center and to adjacent existing streets providing sidewalks available for residents of the Project to walk to regional recreational facilities and nearby shopping centers.

The landscaping plan for the Specific Plan includes a planting plan utilizing drought tolerant plant materials for use in the Project. The Specific Plan includes requirements that landscaping constructed as part of the Project comply with the requirements

of FVMC Chapters 21.20.010 through 21.20.030, 21.20.040 (a) through (d) 1.A, (2) (A) through C and (e), and 21.20.050 through 21.20.080, "Landscaping," which include requirements for water efficient landscaping such as use of Smart Controllers and planting on a hydro-zone basis. Mitigation measures included as part of the Project EIR require that during Project construction, the developer use clean-burning diesel fuel, biodiesel fuel, and/or other alternative fuels for heavy construction equipment to reduce construction emissions. Conditions will be included as part of subdivision map approval for the Project requiring that the developer and/or homeowners association for the Project provide educational information on recycling to all homeowners and tenants as part of the initial purchase or lease of a home and again thereafter on an annual basis.

**8.2 Fountain Valley  
General Plan**

The following applicable policies of the Fountain Valley General Plan and Specific Plan consistency with these policies are discussed below.

**8.2.1 Land Use Element**

*Policies:*

*2.1.1 Maintain and continue to enhance high quality mixed use development throughout the City.*

**Specific Plan Consistency:**

The Specific Plan includes a land use plan establishing residential and commercial planning areas in appropriate locations within the Project Site. Single-family detached homes will be located along the southerly portion of the Project Site, and the construction of a buffer along the southerly edge of the Project Site adjacent to existing single family residences is required as part of the Project. Single family attached homes are located toward the interior of the Project Site designed at a scale and height to complement and blend with the four-story hotel to be constructed as part of the Project and with existing public facilities located north and east of the Project Site. New hotel commercial uses are appropriately located adjacent to Brookhurst Street, a General Plan designated Major Arterial and Slater Avenue, a General Plan designated Primary Arterial, and south of existing business commercial land uses located adjacent to Slater Avenue.

The Specific Plan includes development standards and design guidelines applicable to the Project that will regulate the design of residential and commercial uses to ensure that a high quality mixed use

development compatible with the surrounding community is implemented within the Project Site.

*2.2.1 Encourage variety, quality, consistency and innovation in land use practice.*

**Specific Plan Consistency:**

The Specific Plan includes an innovative land use plan for a new mixed use residential and commercial development on an infill site located adjacent to public facilities, public transit routes, and within walking distance to commercial services. Implementation of the Specific Plan will provide for development of a new hotel commercial land use, and a variety of residential home types and styles to address the lifestyle and income levels of varied economic segments of the marketplace. The Specific Plan provides for the potential development of a police storage facility as an interim use on a site designated for retail commercial use which can be redeveloped at a future date for convenience commercial uses to serve Project residents and employees and visitors to the Civic Center and the hotel.

*2.1.3 Promote quality commercial and industrial development.*

**Specific Plan Consistency:**

The Specific Plan includes development regulations and design guidelines for hotel commercial and retail commercial uses allowed as part of the Specific Plan to promote the implementation of a qual-

ity design. Hotel and retail commercial uses will be designed compatible with residential land use through requirements for setback, building heights, screening, buffering, and landscaping and through implementation of guidelines to address building orientation, massing, parking, service areas, and architectural elements and details.

### 8.2.2 Community Design Policies

*Policies:*

*2.6.1 Promote residential, commercial and industrial development which achieves harmony without monotony in the built environment.*

#### Specific Plan Consistency:

Residential land use includes a variety of single family detached and single family attached dwellings designed with varied architectural elements and features that present a variety of building elevations along the street with and a variety of garage configurations designed to minimize the appearance of garages from the street.

The Specific Plan includes development regulations and design guidelines for hotel commercial and retail commercial use to provide that a high quality of design is implemented for these uses and to ensure compatibility of commercial uses and residential uses within the Project Site.

*2.6.2 Encourage planning and design which is people oriented, sensitive to the needs of visitors and residents and functionally efficient for its purpose.*

#### Specific Plan Consistency:

The Specific Plan provides for development of people oriented land uses including a hotel with a maximum of 127 rooms and ancillary hotel commercial uses such as a restaurant, spa, and meeting rooms and retail commercial uses to include convenience commercial uses such as a coffee shop and/or convenience market to serve the needs of hotel guests and employees, Project residents, and Civic Center employees and visitors.

*2.7.1 Encourage creative site planning in residential development offering open space for semi-private, passive and active recreational uses.*

#### Specific Plan Consistency:

The Specific Plan allows for development of private recreational facilities as part of residential land use development. Private recreational facilities can include a pool, spa, and open areas for social gathering.

*2.9.1 Encourage landscaping to enhance streetscapes.*

#### Specific Plan Consistency:

The streetscapes plan for the Specific Plan provides inviting spaces for pedestrians. Large shade trees line each street with shrubs, low groundcovers, and ornamen-

tal grasses used to create a relaxed and inviting environment. The planting plan for streets includes meandering drifts of shrubs, grasses, and groves of native and non-native trees. The uniform spacing of trees creates an interesting and inviting pedestrian experience. Private drives and alleys serving residences will be planted with trees and groundcovers to create a welcoming vehicular entrance to residences and to soften the views of drives and alleys from local streets.

*2.9.4 Buildings shall present fully finished facades on all sides visible from freeways or streets.*

**Specific Plan Consistency:**

The Specific Plan includes residential designs with buildings finished on all façades and which have an “architecture forward” design, relating the home to the street through the incorporation of enhanced entries, varied wall planes, architectural enhancements of windows, balconies, doors, and other elements as the predominant feature along the front of the home.

The Specific Plan includes design guidelines for hotel and retail commercial land use development emphasizing that all publicly-oriented building facades be articulated and detailed.

*2.10.1 Provide pedestrian corridors for convenience and recreation.*

**Specific Plan Consistency:**

The Specific Plan includes a street system which incorporates a spine road with sidewalks on both sides of the street for pedestrian mobility through the Project Site. Other Project streets will be constructed with sidewalks on either one or both sides of the street.

*2.10.2 Enhance pedestrian facilities in non-residential areas.*

**Specific Plan Consistency:**

The Specific Plan includes a circulation master plan which provides pedestrian connections between the hotel commercial land use area and existing sidewalks within arterial roadways located adjacent to the Project Site. The Specific Plan orients the retail commercial land use areas to the adjacent Civic Center Drive with pedestrian access points to Civic Center Drive.

*2.10.3 Provide for transit user safety and convenience.*

**Specific Plan Consistency:**

The Specific Plan includes a circulation master plan which provides safe and convenient pedestrian connectivity via private streets with sidewalks to the public transit routes and stops located along Brookhurst Street and Slater Avenue adjacent to the Project Site.

*2.11.1 Minimize the visual impacts of commercial and industrial surface parking.*

**Specific Plan Consistency:**

The Specific Plan includes requirements that a landscaped buffer a minimum of 7 feet in width shall be provided within Planning Area 1 between parking areas and the common property line bordering Planning Area 2, and that for each one hundred lineal feet of landscaped buffer yard, a minimum of six trees shall be provided. The Specific Plan requires that a landscaped buffer area be provided a minimum of 5 feet in width within Planning Area 3 between the building on Planning Area 3 and the common property line bordering Planning Area 2, where adjacent to residential uses, to include one tree provided every 15 feet along the length of the landscape buffer. The Specific Plan requires that where parking is necessary adjacent to residential land use, a generous landscaped buffer or landscaped wall should be provided to separate and screen parking areas.

*2.11.2 Improve the appearance and convenience of rear parking lots in commercial districts.*

**Specific Plan Consistency:**

The Specific Plan includes commercial design guidelines to improve the appearance of rear parking lots and service areas within the Project. Design guidelines specify that where parking is necessary adjacent to residential land use, a gen-

erous landscaped buffer or landscaped wall should be provided to separate and screen parking areas and that service areas, including storage, equipment maintenance and loading areas, should be screened with landscaping and/or architectural elements so that, to the extent feasible, they are not visible from adjacent buildings, streets, and residential use.

**8.2.3 Circulation Element**

*Policies:*

*3.2.6 Balance accommodations for automobiles, transit, bicycles, and pedestrians in the design of new streets and streetscape improvements.*

**Specific Plan Consistency:**

The Specific Plan includes a circulation master plan that provides direct street access to the Project Site from Slater Avenue and Brookhurst Street and one access point from Civic Center Drive. A Residential Primary Road extending from the community entry at Civic Center Drive through Planning Area 2 is designed with sidewalks and landscaped parkways on both sides of the street. Drives and alleys intersecting with local streets provide access to residential dwellings. Pedestrian mobility through the Project and to destinations adjacent to the Project Site is encouraged with sidewalks provided on most streets and with streets connecting to existing public sidewalks located adjacent to the Project Site. The street system provides connectivity

within the Project Site and to surrounding service and retail commercial uses, parks, Civic Center facilities, schools, and public transit routes.

*3.4.3 Require new developments to mitigate off-site traffic impacts to the maximum extent feasible in order to maintain the City's LOS standard.*

**Specific Plan Consistency:**

The EIR prepared for the Project and certified by the City for the Project includes applicable mitigation measures to ensure that the development mitigates traffic impacts generated as a result of the Project in order to maintain the City's LOS standards to the maximum extent feasible.

*3.4.6 Require that driveway access points onto arterial roadways be limited in number and location In order to ensure the smooth and safe flow of vehicles and bicycles.*

**Specific Plan Consistency:**

The Specific Plan includes a circulation master plan that limits driveway access points onto arterial roadways to one access point from Brookhurst Street, a Major Arterial and one access point from Slater Avenue, a Primary Arterial.

*3.7.2 Promote new development that is designed to facilitate the provision or expansion of transit service, provide on-site commercial/recreational facilities to discourage midday travel, and provide on-site circulation.*

**Specific Plan Consistency:**

On-site pedestrian mobility is provided through the Project and to destinations adjacent to the Project Site with sidewalks and streets connecting to existing public sidewalks located adjacent to the Project Site offering connectivity within the Project Site and to surrounding service and retail commercial uses, parks, Civic Center facilities, schools, and public transit routes to help reduce vehicle trips.

*3.9.3 Maintain existing pedestrian facilities and require new development to provide pedestrian walkways between developments, schools, and public facilities.*

**Specific Plan Consistency:**

The Specific Plan includes a circulation master plan for streets to provide pedestrian walkways connecting the Project to adjacent public facilities. A Residential Primary Entry Road which serves as a main spine road for the Project provides sidewalks on both sides of the street and other streets connecting with the Residential Primary Entry Street provide sidewalks on either one or both sides of these streets. This network of sidewalks within the Project connects to existing

sidewalks in public streets located adjacent to the Project Site and offers pedestrian connectivity from the Project Site to the public library, Civic Center facilities, and commercial uses located adjacent to and within proximity to the Project Site.

*3.10.2 Consolidate parking, where appropriate, to eliminate the numbers of ingress and egress points onto arterials.*

**Specific Plan Consistency:**

The Specific Plan includes a circulation master plan that limits driveway access points onto arterial roadways to one access point from Brookhurst Street, a Major Arterial and one access point from Slater Avenue, a Primary Arterial.

**8.2.4 Conservation Element**

*5.5 Energy*

*Polices:*

*5.5.1 Facilitate the conservation of scarce energy resources.*

**Specific Plan Consistency:**

The Specific Plan includes development regulations to address energy and resource conservation. Regulations include requirements that residential development be equipped with telecommunications technology for computer internet access, phone, fax, and television with broadband fiber optics cable allowing residents to work and shop at home to reduce vehicle trips. Home occupa-

tions are listed as permitted uses within all residential districts. A comprehensive network of streets and sidewalks extends through the community connecting the Project to the public library, Civic Center and to adjacent existing streets providing sidewalks available for residents of the Project to walk to regional recreational facilities and nearby shopping centers thereby reducing automobile usage and gasoline consumption. Water resource conservation is required with the landscaping plan for the Specific Plan including a planting plan utilizing drought tolerant plant materials for use in the Project. The Specific Plan includes requirements that landscaping constructed as part of the Project comply with the requirements of FVMC Chapters 21.20.010 through 21.20.030, 21.20.040 (a) through (d) 1.A, (2) (A) through C and (e), and 21.20.050 through 21.20.080, "Landscaping," which include requirements for water efficient landscaping.

**8.2.5 Noise Element**

*Polices:*

*7.1.1 Incorporate noise considerations into land use planning decisions.*

- a. Establish acceptable limits of noise for various land uses throughout the community. The city adopts the noise standards presented in Figure 7-9 which identify interior and exterior noise standards in relation to specific land uses; particularly residential areas, schools, hospitals, open space preserves and parks. The standards specify the

maximum noise levels allowable for new developments impacted by noise sources operation in public or quasi-public property.

- b. The City may require an environmental and noise impact evaluation for projects if determined necessary by the Environmental Review committee. Should noise abatement be necessary, the city shall require the implementation of mitigation measures based on a detailed technical study.

**Specific Plan Consistency:**

The Project EIR includes mitigation measures to ensure that development of the Project meets the interior and exterior noise standards as established in the General Plan.

**8.2.6 Housing Element**

*Strategies and Actions:*

*Strategy 3.a:*

*Promote the construction of additional dwelling units to accommodate Fountain Valley's share of regional housing needs in accordance with adopted land use policies.*

**Specific Plan Consistency:**

The Specific Plan provides for development of 88 new residential dwelling units in a variety of housing types designed to address various economic segments of the market and to address the City's share of regional housing needs.

*Strategy 3.b:*

*Promote infill housing development on vacant land within existing neighborhoods and recycling of underutilized non-residential parcels.*

**Specific Plan Consistency:**

The Specific Plan is a comprehensive plan for the recycling and redevelopment of an existing developed site for new infill residential uses on a site located east of Brookhurst Street, south of Slater Avenue, and west of Civic Center Drive and served by existing infrastructure and public facilities.

*Strategy 3.c:*

*Promote and encourage the use of innovative construction methods, design standards, lot configurations, and energy conservation techniques which will facilitate the production of quality, affordable and attractive new housing which varies in type, design, form of ownership, and size, and is compatible with abutting development.*

**Specific Plan Consistency:**

The Specific Plan provides opportunities for development of a wide range of for sale housing types, addressing a variety of lifestyles and income levels. The Project provides for development of single-family detached dwellings, single family attached dwellings and multi-family dwellings. Residential single family attached and residential multi-family types include Triplex and Quadplex dwellings which are comparable to stacked flat condomin-

iums and traditional Row Townhomes. Architectural features such as enhanced front entries, a mix of building materials and textures, varied wall planes roof forms, and heights within each building and authentic detailing on features such as windows and doors, and balconies, combine to create a human scale of architecture relating to the street.

The southerly portion of Planning Area 2 is restricted to development of single-family detached residential dwellings with requirements for building setbacks and provision of a landscaped area and parking between new homes and the Project Site boundary, which combined, provide an adequate buffer between new homes and existing single-family residential land uses adjacent to the Project Site on the south. Single-family attached and multi-family dwelling units are permitted only within northerly areas of the Project Site in proximity to existing Civic Center uses and Planning Area 1 designated for hotel development.

Specific Plan development regulations include requirements that residential development be equipped with telecommunications technology for computer internet access, phone, fax, and television with broadband fiber optics cable allowing residents to work and shop at home to reduce vehicle trips. Home occupations are listed as permitted uses within all residential districts.

*Strategy 3.d:*

*Encourage new housing construction for home ownership in a mixture of price ranges.*

**Specific Plan Consistency:**

The Specific Plan provides for the development of a variety of for sale housing types to be constructed as part of the Project. The Project will include up to 88 residential dwelling units, providing a mix of residential single-family detached and residential single family attached housing types to meet the needs of a range of lifestyles and economic segments of the marketplace.

*Strategy 3.e:*

*Promote development of compatible mixed-use projects with residential components at medium to high densities within commercial designations, where determined appropriate.*

**Specific Plan Consistency:**

The Specific Plan provides for development of residential uses at a density of 13.77 dwelling units per net acre consistent with the definition of the Medium Density Residential (up to 15 dwelling units per acre) land use designation of the City's General Plan. The Project Site was zoned for commercial use prior to adoption of the Specific Plan and accompanying GPA and zone change for the Project changing the General Plan land use designation for the Project Site from General Commercial and Public Facilities to Specific Plan Area and changing the

zoning from C1 (Local Commercial) and PI (Public Institutional) to SP (Specific Plan.)

*Strategy 3.f:*

*Utilize Planned Community districts or Specific Plans to authorize and promote a variety of lot sizes and housing types within subdivisions within any remaining large tracts of land.*

**Specific Plan Consistency:**

The Specific Plan authorizes the development of 88 residential dwelling units in a variety of housing types and sizes. Residential single-family detached dwelling units are allowed for development in a design that provides each home with a private rear yard. Row Townhomes are allowed for development in a traditional design with homes designed in a row configuration with garages located to the rear of the building accessed from an alley or common driveway. In certain instances the garage is street facing. Front entries and porches face a common landscaped courtyard or the street. Each Row Townhome module is a maximum of three stories and incorporates two story elements. Quadplex homes are allowed for development in a design characterized by units designed with living areas located above garages and front entries, terraces, and balconies facing the street. Triplex and Quadplex homes are a maximum of three stories in height with each building incorporating two-story elements.