

Plano Trabuco Townhomes Specific Plan



City of Rancho Santa Margarita

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PLANO TRABUCO TOWNHOMES SPECIFIC PLAN A Planned Neighborhood

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Executive Summary

INTRODUCTION

The Plano Trabuco Townhomes Specific Plan addresses an infill parcel of approximately 1.84 acres in the City of Rancho Santa Margarita within easy walking distance of a shopping center and public transit. The property is located on the east side of Plano Trabuco Road immediately north of the Trabuco Marketplace shopping center and south of the Trabuco Highland Apartments. Two single family detached homes border the property on the east. (See Exhibits 1 and 2)

The overall planning goal for the project is to create a neighborhood with a strong sense of place and community. This is achieved by designing a neighborhood that encourages social interaction between residents, creates a neighborhood identity through a strong architectural character, and creates attractive landscape and hardscape elements. Some of the ways the site plan encourages social interactions are:

- Residents sharing landscaped walks to their front doors and many front doors facing each other.
- Including small gathering areas at the end of the walks to invite neighbors to sit and talk outdoors.
- The provision of a neighborhood park with play equipment for small children and picnic and seating areas for residents to gather.
- The use of special pavement to identify pedestrian walkways.
- Opening the project to Plano Trabuco Road to encourage connections with the rest of the city.

The objectives for the Specific Plan are as follows:

- Provide for-sale housing for young families and first time home buyers as well as move down buyers.
- Create a cohesive residential neighborhood.
- Ensure compatibility with existing uses bordering the project area.
- Achieve sufficient density to create a strong sense of neighborhood.
- Provide pedestrian accessibility and mobility to encourage alternative modes of travel.

- Reduce the cost of home ownership by installing high efficiency materials and appliances.
- Maintain traditional “Santa Barbara” and “Spanish” architecture.

DESIGN FEATURES

In keeping with the overall planning goal and the above objectives and the constraints of the property, the Plano Trabuco Townhomes Specific Plan has incorporated the following features:

- Attached single family townhomes in triplex buildings with all four-sided architecture
- Front yards designed and maintained as common area “paseos” with enhanced landscaping and hardscape and shaded seating.
- An “outdoor room” designed for each dwelling unit—a covered, second floor balcony or deck, partly inset and partly projected.
- Compatibility with the homes along the eastern edge by locating the park at the end of the entry drive adjacent to the end of Hemingway Court. The neighboring homes will share in the openness and views provided by the park. Furthermore, the building setback of the new homes is almost twice the distance of the existing homes. New 36” box tree plantings in the project’s setback will screen the upper portions of the new homes. The trees will be planted in a planting area elevated 2 feet above the adjacent grade.
- A neighborhood park with tot lot, shade structure, picnic tables and outdoor kitchen.
- Attractive front yards facing Plano Trabuco Road.
- Guest parking dispersed throughout the project.

SPECIFIC PLAN COMPONENTS

The Plano Trabuco Townhomes Specific Plan is organized into the following nine sections. Relevant exhibits are generally located at the end of each section.

Section 1 – Overview: A description of the project and its setting; actions requested; and general plan consistency.

Section 2 – Land Use: Details of the proposed land use plan.

Section 3 – Project Phasing: Describes the sequence of the plan's construction.

Section 4 – Development Standards: Defines specific requirements of the project compared to the RH Zoning District (High Density Residential).

Section 5 – Architecture Design Guidelines: Specifications for the appearance of the townhomes.

Section 6 – Landscape Design Guidelines: Specifications for the type and location of all plant material and hardscape in the neighborhood park, other open space, entries, and perimeter walls.

Section 7 – Signage: Specifications for building identification and entrance monumentation.

Section 8 – Infrastructure, Utilities, and Public Services: Information concerning roads, grading, storm drainage, water and sewer plans, and public services.

Section 9 – Implementation and Administration: Actions necessary for funding, timing of improvements, maintenance responsibilities, and specific plan amendment procedures. State and City Specific Plan requirements and findings.

1 Overview

1.1 PROJECT CONTEXT

The project site is a 1.84 acre vacant parcel adjacent to Plano Trabuco Road in the northwestern portion of the City of Rancho Santa Margarita (Assessor Parcel Number 833-731-01). All the surrounding property is developed, a neighborhood shopping center on the south, low density residential on the east, and high density apartments on the north. Currently, the project site is designated as neighborhood commercial in the General Plan and Zoning Code. The parcel had been considered by the property owner for a small grocery store, but the proposal was not built. Prior to the commercial designation, the site was designated for single family residential.

1.2 ACTIONS REQUESTED

The applicant proposes that the General Plan land use be changed from Neighborhood Commercial (NC) to High Density Residential (HDR) and that the zoning be changed from Commercial – Neighborhood (CN) to Residential High Density with a Specific Plan Overlay (RH-SP). Approval of Tentative Tract Map 17805 for the project site is being sought concurrently. (Exhibits 3-5)

The Plano Trabuco Townhomes Specific Plan is a single family attached townhome for-sale development consisting of 36 three-story townhomes and a neighborhood park. Townhomes will be grouped in 12 triplex buildings, each with an attached 2 or 3-car garage served by an access-way. A neighborhood park will be connected by landscaped walkways.

The project will serve as an appropriate land use along Plano Trabuco, a community collector, providing for sale housing next to a retail center and an apartment project. The development will also provide a compatible land use to the existing single family homes to the rear of the site, providing them a buffer from Plano Trabuco. In order to better utilize the property, setbacks from existing properties have been reduced. The greatest reductions occur along the retail center and apartments where parking areas and drive aisles exist.

1.3 GENERAL PLAN CONSISTENCY

The Plano Trabuco Townhomes Specific Plan proposes a General Plan land use designation of High Density Residential to implement the following General Plan Goals:

Housing Element - Goal 1: *“Maintain a range of housing opportunities to adequately meet the existing and projected needs of the entire neighborhood.”*

Strategy:

- Townhome residential projects shall provide an efficient, desirable residential environment for residents, enrich the visual quality of the City, and meet the housing needs of the neighborhood.

The Plano Trabuco Townhomes Specific Plan shall implement this goal by providing for-sale townhomes in a neighborhood plan with a neighborhood park, direct access to Plano Trabuco Road, close proximity to shopping, and architectural design standards.

Housing Element - Goal 2: *“Maintain and improve existing neighborhoods and housing stock.”*

Strategy:

- Redesign infill commercial sites, in existing neighborhoods, with appropriate housing types that meet the needs and demands of the City and surrounding areas.

The Plano Trabuco Townhomes Specific Plan shall implement this goal by allowing development of a small unused commercial site with needed for-sale townhomes without direct traffic impacts to adjacent residents.

Housing Element - Goal 3: *“Use public-private partnerships and collaborative efforts to ensure that all segments of the neighborhood have access to safe and decent housing that meets their special needs.”*

Strategy:

- Ensure that individuals and families seeking housing are not discriminated against on the basis of race, religion, sex, marital and familial status, ancestry, national origin, color, disability, or other arbitrary factors.

The Plano Trabuco Townhomes Specific Plan shall implement this goal by ensuring that all segments of the neighborhood shall not be discriminated against while seeking housing within Plano Trabuco Townhomes.

Land Use Element - Goal 1: *“Maintain a mix of land uses and a balance of jobs and housing to support a neighborhood in which people can live, work, shop and play.”*

Strategy:

- The development shall contribute to the variety of housing types that complements the employment opportunities in the neighborhood and encourages a jobs/housing balance.

The Plano Trabuco Townhomes Specific Plan shall implement this goal by providing compact housing with high density attached for-sale housing adjacent to a bus route and a neighborhood shopping center.

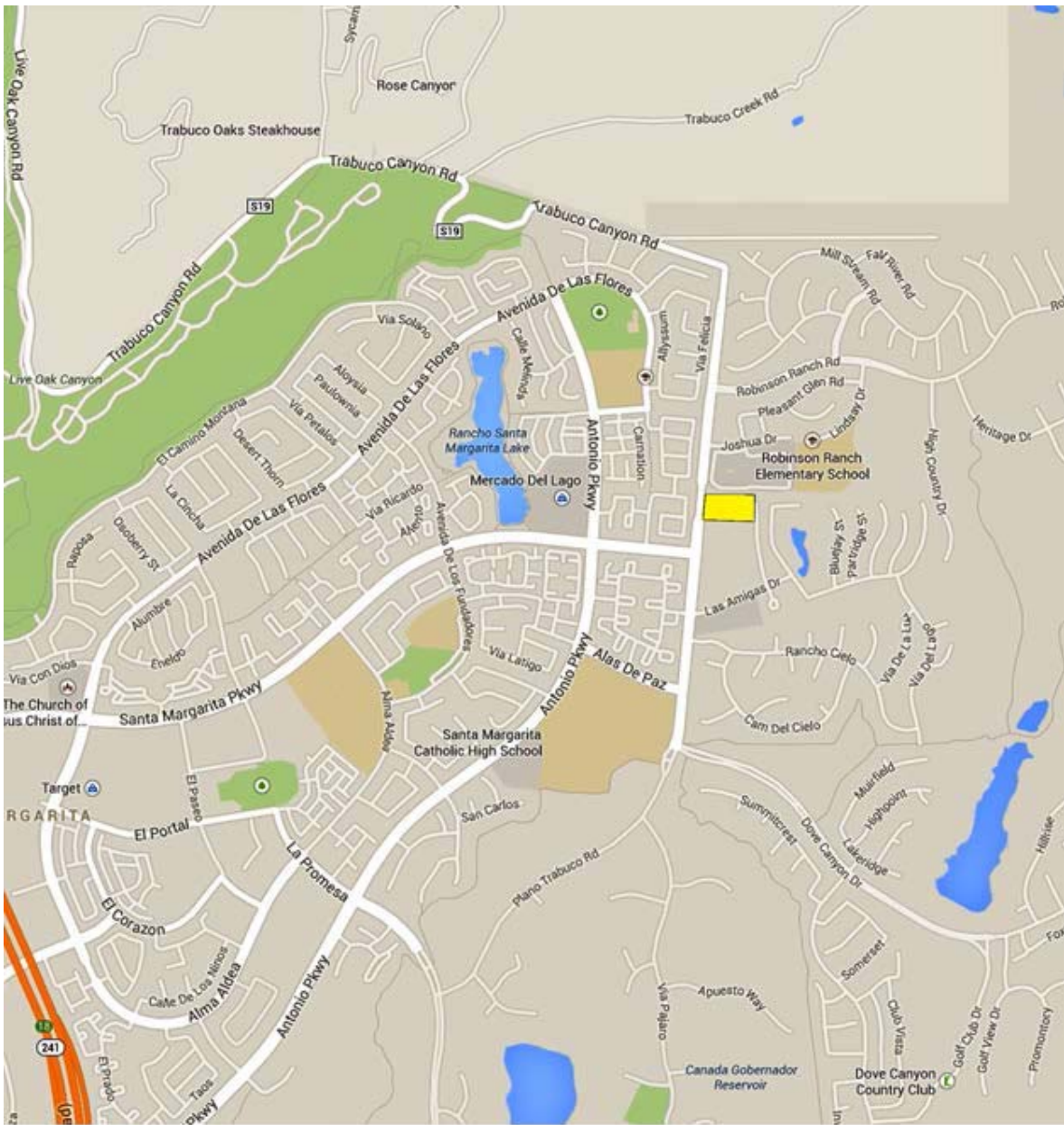
Land Use Element - Goal 2: *“Control and direct future land use so that the neighborhood is protected and enhanced.”*

Strategy:

- Ensure that new development is complementary to the existing small-town village character of the City; compatible with the physical characteristics of the site, surrounding land uses, and available infrastructure; and the land uses are architecturally consistent and compatible in scale and style with existing development.

The Plano Trabuco Townhomes Specific Plan shall implement this goal by allowing development of a handsome multi-family neighborhood of Spanish and Santa Barbara architecture which complements the character of the surrounding land uses and maintains the small-town character of the City.

Exhibit 1 – Vicinity Map




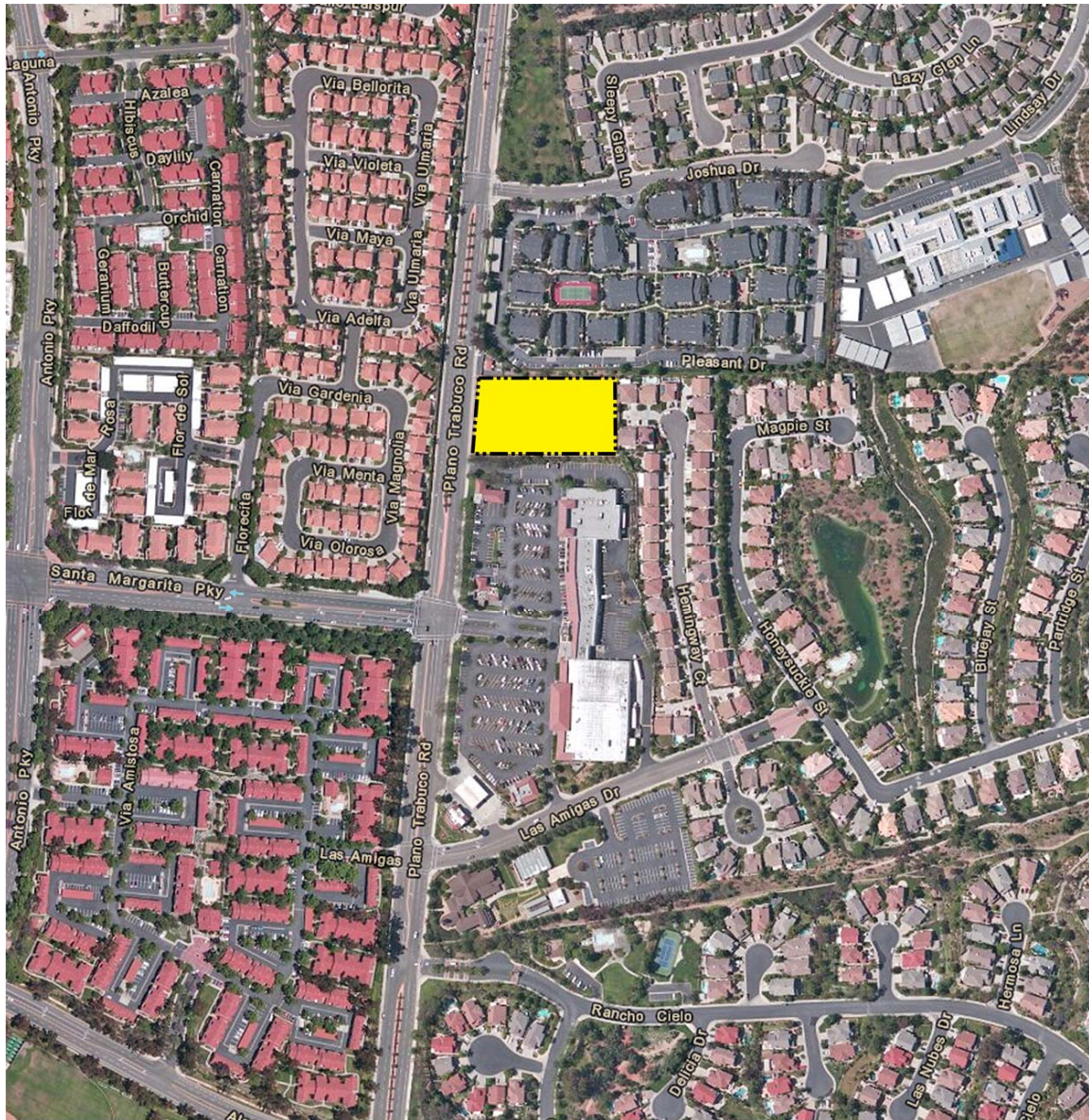
 Project Site

Exhibit 2 – Aerial Map



Project Site

2 Land Use

The General Plan High Density Residential (HDR) designation provides for detached and attached single-family homes, condominiums, duplexes, and apartments. The designation allows a maximum of 25.0 units per net acre, with an average density of 20 units per net acre. The High Density Residential designation also provides for development of senior housing. Uses such as mobile and modular homes, day cares, parks and open space, churches and others that are compatible with and oriented toward serving the needs of the high density or senior neighborhood are also allowed.

The maximum density of this land use designation may be exceeded with General Plan Housing Element policy in accordance with the density bonus provisions of Section 65915 of the California Government Code.

The zoning designation of RH-SP (Residential High Density – Specific Plan) is consistent with the General Plan HDR designation. Its purpose is to provide for high density attached homes as well as apartments and senior housing.

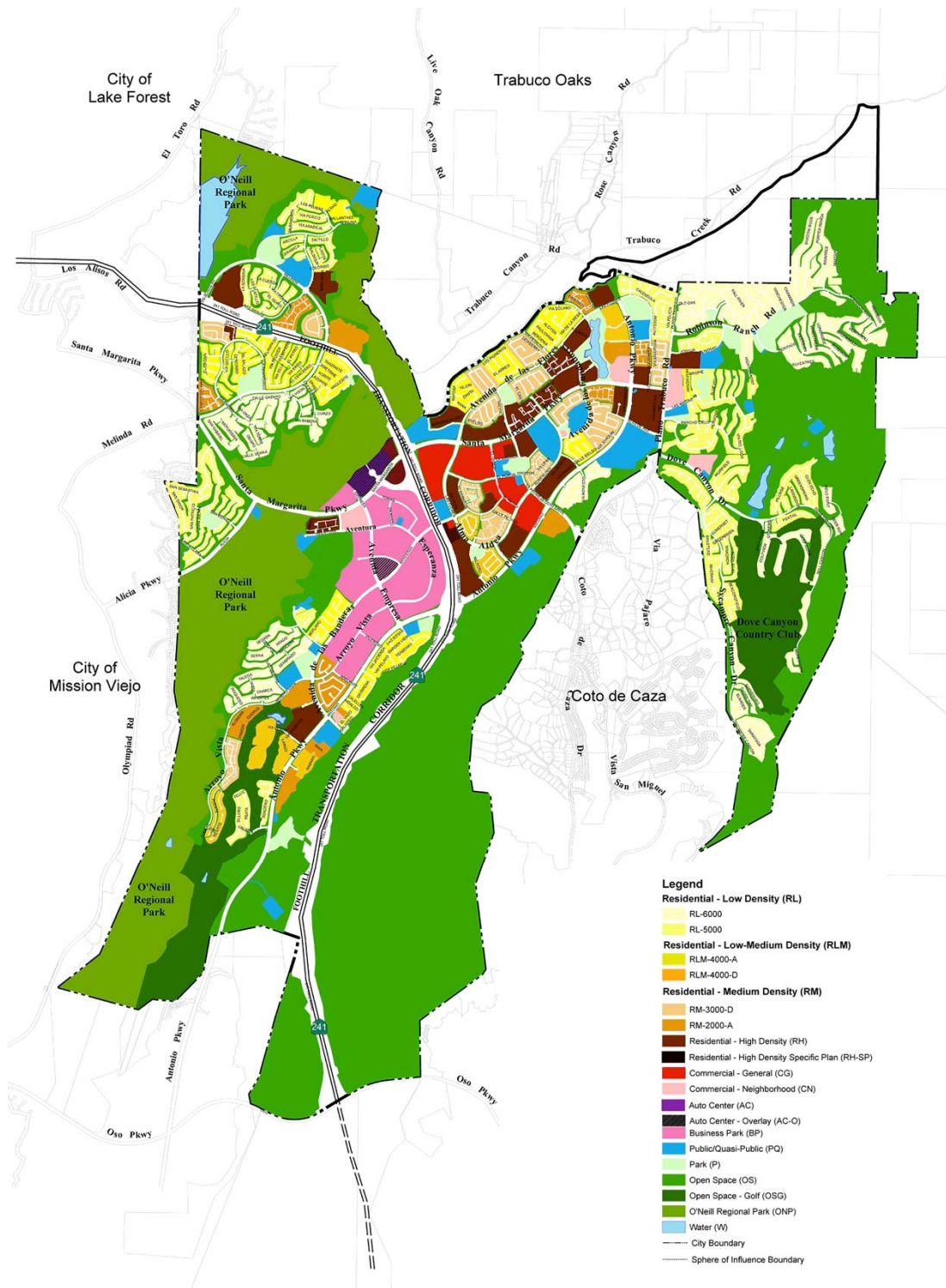
The Specific Plan allows a total of 36 attached three-story townhomes units in 12 triplex buildings. The developable area is 1.84 acres, including residential units, private access-ways, a neighborhood park and landscaped common areas. The residential density is 19.6 dwelling units per acre.

Each residential unit will have an enclosed two or three-car garage on the ground floor with a rear access-way. Eight of the triplex buildings are paired to face each other on a common area “paseo.” These paseos are comprised of a sidewalk, decorative paving, lounge seating and tables and enhanced planting to create an inviting pedestrian space. (Exhibit 5)

Exhibit 3 – Proposed Land Use



Exhibit 4 – Existing Zoning Map





3 Project Phasing

Public improvements, services and utilities to adequately serve the proposed uses for each phase of development shall be provided. Confirmation by the Public Works Department of adequate facilities shall be obtained prior to the issuance of building permits. (Exhibit 6)

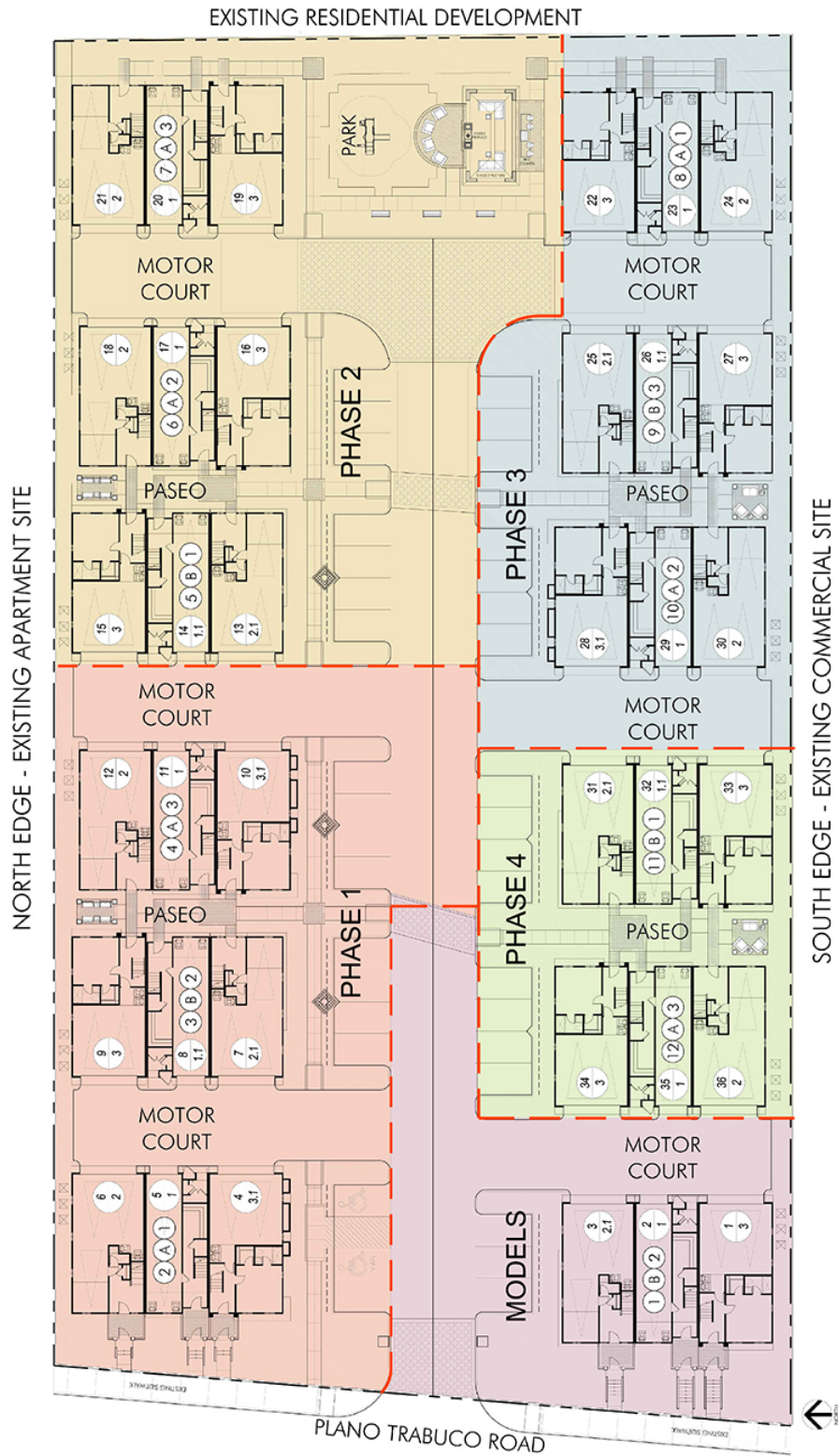
The Plano Trabuco Townhomes Specific Plan will be developed in five phases as shown on Exhibit 6. The Model Complex building and main entry will be constructed in advance of Phase 1.

To the maximum extent feasible, all backbone infrastructure for sewer, water, drainage facilities, and street improvements shall be provided for the entire project within Phase 1 construction. Phase 2 will include all neighborhood park improvements.

Temporary, on-site private streets and drive aisles shall be allowed subject to the approval of the Public Works and Fire Departments.

Each undeveloped phase shall be maintained in a weed free condition. Hydro-seeding and temporary irrigation systems shall be required at the discretion of the Development Services Director.

Exhibit 6 – Phasing Plan



4 Development Standards

4.1 GENERAL PROVISIONS

Future development shall be consistent with the Specific Plan regulations for land use, design standards, infrastructure, utilities, and public services; and construction shall be consistent with the current California Building Code (CBC). (Exhibit 7)

Any situations not addressed by the Plano Trabuco Townhomes Specific Plan, shall be subject to Title 9 of the Municipal Code. Should conflicts occur between Title 9 of the Municipal Code and the Plano Trabuco Townhomes Specific Plan, the Specific Plan shall prevail.

4.2 UNIT MIX

There shall be three floor plans and two architectural styles. Each unit shall be offered for sale at current market rate value. (Exhibits 8A & 8B)

Plan 1	12 du	2 bedrooms	+/-1,500 square feet
Plan 2	12 du	3 bedrooms	+/-1,700 square feet
Plan 3	12 du	4 bedrooms	+/-2,000 square feet

4.3 PARKING REQUIREMENTS

The City's parking requirement for townhouses is 2 off street parking spaces in a garage per dwelling unit. In addition, one parking space shall be provided within 200 feet of each dwelling unit. This results in a requirement of 72 off-street garage spaces and 36 additional spaces for a total of 108 required parking spaces. The project provides 84 off-street garages spaces and 36 additional spaces for a total of 120 spaces.

The project shall provide a total of 120 parking spaces as follows:

Plan 1 (2br) 2 car tandem garage	12X2 = 24 off-street spaces
Plan 2 (3br) 3 car tandem garage	12X3 = 36 off-street spaces
Plan 3 (4br) 2 car garage	12X2 = 24 off-street spaces
	Total = 84 off-street spaces
Plan 1 (2br)	12 visitor spaces
Plan 2 (3br)	12 visitor spaces
Plan 2 (4br)	12 visitor spaces
	Total = 36 visitor spaces

Guest parking wheel stops shall be provided for all parking spaces adjacent to sidewalks. All required parking spaces shall be located within the property boundary line. Interior access for the site shall be allowed via private streets, parking lots and access-ways. Two of the spaces will be dedicated for handicap use.

All parking areas shall be surfaced with or paved with asphalt concrete, concrete, or other surface approved by the City Public Works Department, and shall thereafter be maintained in good condition. Parking stalls and access-ways shall be clearly defined by striping and directional arrows.

Exhibit 7 – Residential Development Standards

Development Standard	RH-SP*	RH
Minimum lot size	1.84 ac.	7,500 sq. ft.
Maximum lot coverage (gross %)	45%	65%
Maximum building height	35 feet and 3 stories	35 feet and 2 stories
Landscaping and screening	MC §9.05.070	MC §9.05.070
Setback from Plano Trabuco ROW	10 feet	20 feet
Minimum landscaped open space (% net site area)	15%	15%
Setback from North PL	5 feet	20 feet
Setback from East PL	10 feet	20 feet
Setback from South PL	5 feet	20 feet
Setback between buildings	10 feet	10 feet
Minimum unit size		
Studio	NA	500 square feet
1-bedroom	NA	600 square feet
2-bedroom	1450	700 square feet
3-bedroom	1700	800 square feet
4-bedroom	2000	800 square feet
Parking and garage/carport placement	Zoning Code Sec. 9.06.050	Zoning Code Sec. 9.06.050
Permitted Uses	All types of multi-family clusters, condominiums, and associated recreation facilities.	All types of multi-family homes with a Site Development Permit
Prohibited Uses	All not stated as Permitted Uses	All not stated as Permitted Uses
*Development Standards for this Specific Plan apply to the entire 1.84 acre site and do not apply to the individual house lots, which have been created for condominium purposes.		

Exhibit 8A– Composite Floor Plans

PLAN 1 SUMMARY

- GARAGE: 2 CAR TANDEM
 - 2 BEDROOMS+DEN/LOFT/2.5 BATHS

- 1ST. FLOOR :	225.0 S.F.
- 2ND. FLOOR :	563.8 S.F.
- 3RD. FLOOR :	715.4 S.F.
- TOTAL :	1,504.2 S.F.

- BALCONY : 108.4 S.F.
 - GARAGE : 416.7 S.F.

PLAN 1.1 SUMMARY

- GARAGE: 2 CAR TANDEM
 - 2 BEDROOMS+DEN/LOFT/2.5 BATHS

- 1ST. FLOOR :	225.0 S.F.
- 2ND. FLOOR :	580.4 S.F.
- 3RD. FLOOR :	715.4 S.F.
- TOTAL :	1,520.8 S.F.

- BALCONY : 87.0 S.F.
 - GARAGE : 416.7 S.F.

PLAN 2 SUMMARY

- GARAGE: 3 CAR TANDEM/STANDARD
 - 3 BEDROOMS/3.5 BATHS

- 1ST. FLOOR :	184.2 S.F.
- 2ND. FLOOR :	756.6 S.F.
- 3RD. FLOOR :	778.1 S.F.
- TOTAL :	1,718.9 S.F.

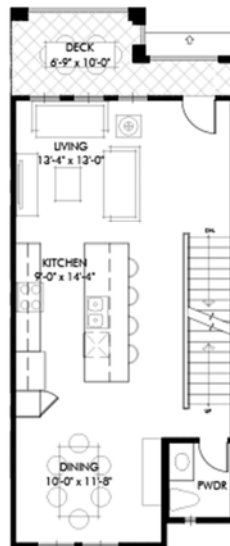
- BALCONY : 73.0 S.F.
 - BALCONY : 88.8 S.F.
 (PLAN 2.1)
 - GARAGE : 642.4 S.F.

PLAN 3 SUMMARY

- GARAGE: 2 CAR STANDARD
 - 4 BEDROOMS/3.5 BATHS

- 1ST. FLOOR :	374.0 S.F.
- 2ND. FLOOR :	759.2 S.F.
- 3RD. FLOOR :	885.5 S.F.
- TOTAL :	2,018.7 S.F.

- BALCONY : 92.3 S.F.
 - BALCONY : 107.0 S.F.
 (PLAN 3.1)
 - GARAGE : 469.3 S.F.



PLAN 1.1
 SECOND FLOOR
 580.4 SQ. FT.
 (WITH DECK FACING ALLEY)

Exhibit 8B– Composite Floor Plans



5 Architecture Design Guidelines

5.1 PURPOSE AND INTENT

The purpose of this section is to ensure that all development within the Plano Trabuco Townhomes Specific Plan shall conform to high standards of design. The design guidelines shall help create a cohesive neighborhood through architecture, landscaping, and site planning. The exhibits provide graphic examples incorporating the guidelines/requirements into the project. The architectural styles for this Specific Plan are “Santa Barbara” and “Spanish” reflecting the existing styles surrounding the project area. (Exhibits 9-18)

5.2 MASSING AND ARTICULATION

The massing and articulation of building walls shall be incorporated into the building design to provide visual interest and variation to all sides of the building and to reduce the visual length of walls. Such articulation shall be achieved in a variety of ways, including but not limited to:

- Covered inset and cantilevered balconies and other projections from the main building wall plane.
- Accentuated inset entries or other similar features that provide horizontal or vertical offsets and break the eave line of the building.
- Color to emphasize the effect of an articulated wall, inset, exposed rafters, corbels or balcony posts.
- Vary massing by creating plan variation in balconies/decks.
- Triplex building sides shall have alternating elevations.

Plano Trabuco Road Edge: The western edge of the project adjoins the urban edge of Plano Trabuco Road. The entry to the project is approximately at the center of the site and will be landscaped. It will feature enhanced paving at the entry drive and project signage. Two 3-unit townhomes buildings will front-on to Plano Trabuco Road and be slightly elevated from the street. The front porches and doors of six units will face Plano Trabuco and be accessible from the sidewalk. Similar to the adjoining retail center, the project opens up to the neighborhood rather than turning its back to it. The architecture is varied using both Santa Barbara and Spanish styles with complimentary color schemes. The townhome closest to the commercial site is setback from Plano Trabuco Road a commensurate distance as the existing commercial building. The northerly building, closest to the apartment site is set back a similar distance as the apartments’ carports structures. Landscaping along Plano Trabuco will feature trees, ground cover and shrubs.

Residential Edge: The eastern edge of the project adjoins two existing single family residential homes. The existing homes take access from a shared access-way and side-on to the shared property line at approximately 7' above the proposed project grade. The proposed project locates the neighborhood park centrally along this edge with a townhome building located on either side of the park. The placement of the park will open up the views to the property from the shared access-way next door. The front of the townhomes will face the side of the neighboring homes and have varied rooflines and massing that include recessed balconies and architectural features. The second floor balcony walls for the Plan 2 units of the buildings adjacent to the single family residences will be designed so that the wall facing the single family residence will have openings no lower than 6 feet above the balcony floor. (See Exhibit 14A) The buildings will be further setback by walkways and a 2' high planter featuring 36" box trees. Therefore this edge along the two existing homes will consist of landscaping and building fronts. No garages or parking will be adjacent to the existing homes. As a result of the grade difference, the roof ridgeline of the proposed townhomes is less than 1 ½ feet higher than the adjacent homes. The separation between buildings along this edge ranges from 21 to 29 ½ feet.

Commercial Edge: The southern edge of the project borders an existing commercial property. The commercial parking stalls and an entry drive are located at the bottom of a varying height, 2:1 landscaped slope that separates the two properties. Along the commercial property, the project proposes side-on buildings separated by paseos and access-ways. Therefore the townhome massing will be broken up as viewed from the commercial property. Also, the major commercial buildings are separated by more than 90 feet from this project. The ends of the townhome buildings are varied architecturally and trees will be planted along this edge to soften the visibility from the commercial site. A 6 foot stucco wall will be built along the property line at the top of slope. Where a utility easement is needed at the ends of the drives, a metal rail fence will be take its place where needed which will also allow views in and out of the project.

Apartment Edge: The northern edge of the site is adjacent to an apartment complex. The apartment buildings are set back approximately 83 feet from the property line. An access drive with parking lanes and a landscaped slope approximately 5 feet high buffers the two properties. The proposed townhomes will side-on to this edge with varied architectural enhancements similar to the commercial edge. The massing of the townhomes along this edge will also be broken up with paseos and access-ways. Additional landscaping and a new wall will be provided along this edge.

5.3 MATERIALS

All surface treatments and materials shall be designed to appear as an integral part of the design, and not merely applied. All materials and colors shall wrap architectural elements in their entirety and terminate at inside corners.

5.4 ROOFS

A variety in roof forms, ridge and eave heights, and direction of hips or gables are provided. Roof pitch shall range from 3:12 to 5:12. Secondary roof elements that accentuate special features of the building's architecture shall be a similar roof pitch but consist of a raised eave line as compared to adjacent roofs and consistent with the architecture. Roof materials shall consist of barrel or concrete S-tiles. (Low profile "S" tiles are not permitted.) Skylight and or solar panel framing material shall be colored to match the adjoining roof. White "bubble" skylights are not permitted.

5.5 WINDOWS

Window details, including but not limited to headers, sills, trims, reveals, mullions, grilles, grates, railing and shutters are provided. Window shapes and mullion patterns shall be consistent with the architecture of the building. The shape and size of shutters shall be in proper proportion to the window opening.

5.6 GUTTERS AND DOWNSPOUTS

Exposed gutters and downspouts shall be rounded and colored bronze or another color that complements the surface to which they are attached.

5.7 EXTERIOR LIGHTING

Wall mounted, soffit, pole mounted, and bollard exterior lighting fixtures shall be compatible with the architecture. The minimum acceptable lighting shall be 0.5 foot-candles throughout all common and pedestrian areas and throughout all parking areas, as measured on a reputable light meter, provided, however, that additional lighting shall be required as determined by the police department.

5.8 TRASH

Resident trash containers shall be stored within the garage of each unit. Designated trash container storage locations shall be designed into the garage of each floor plan type. The trash containers shall be wheeled out to the designated area on the access-way apron on trash collection day. For those containers not reachable by the trash collection vehicle, a separate pad shall be provided on the nearest curb for placement on trash collection day

only. Outdoor trash enclosures are prohibited. (Exhibit 41)

5.9 MECHANICAL EQUIPMENT

No mechanical equipment (air-conditioning, heating units, etc.) shall be mounted on, or attached to any pitched roof. Mechanical devices such as exhaust fans, vents, and pipes shall be painted to match adjacent roof and wall surfaces.

5.10 METERS

Electrical and natural gas meters will be hidden in meter closets and recessed exterior alcoves created for this purpose and accessed from the access-way.

Exhibit 9 – Plano Trabuco Road Entry Elevation



Exhibit 10 – Elevation Key Map

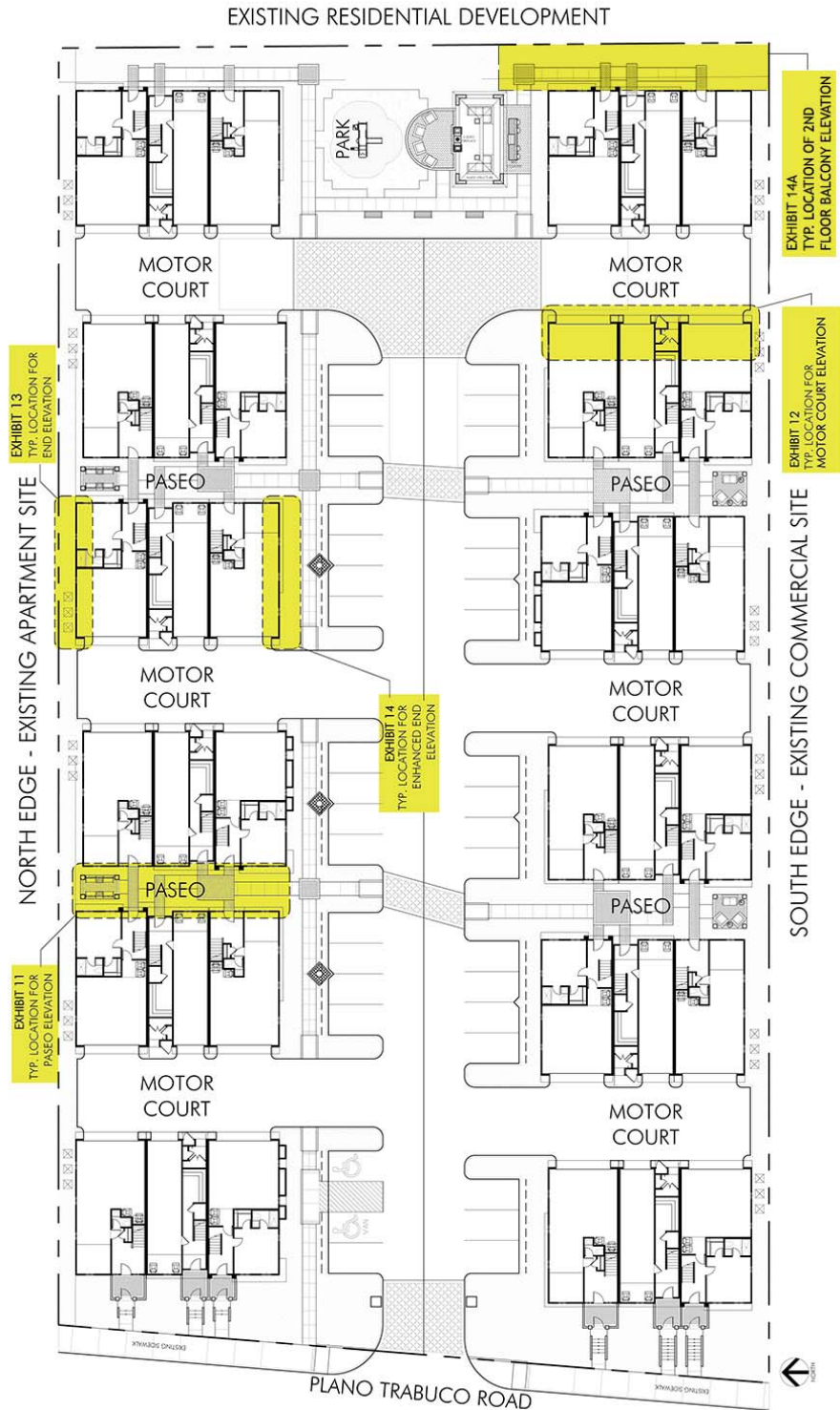


Exhibit 11– Typical Paseo Front Elevation

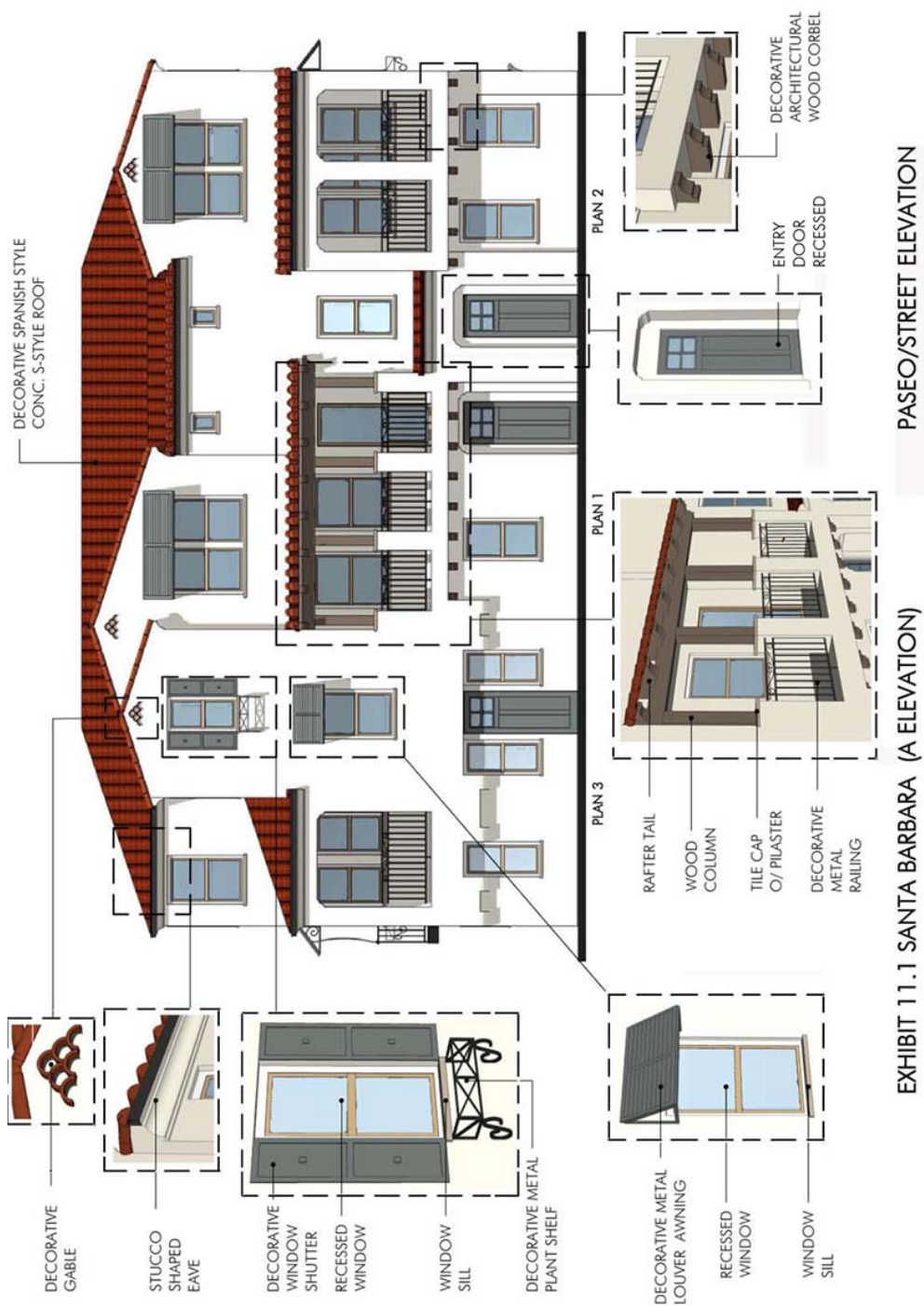


Exhibit 12– Typical Rear Access-way Elevation

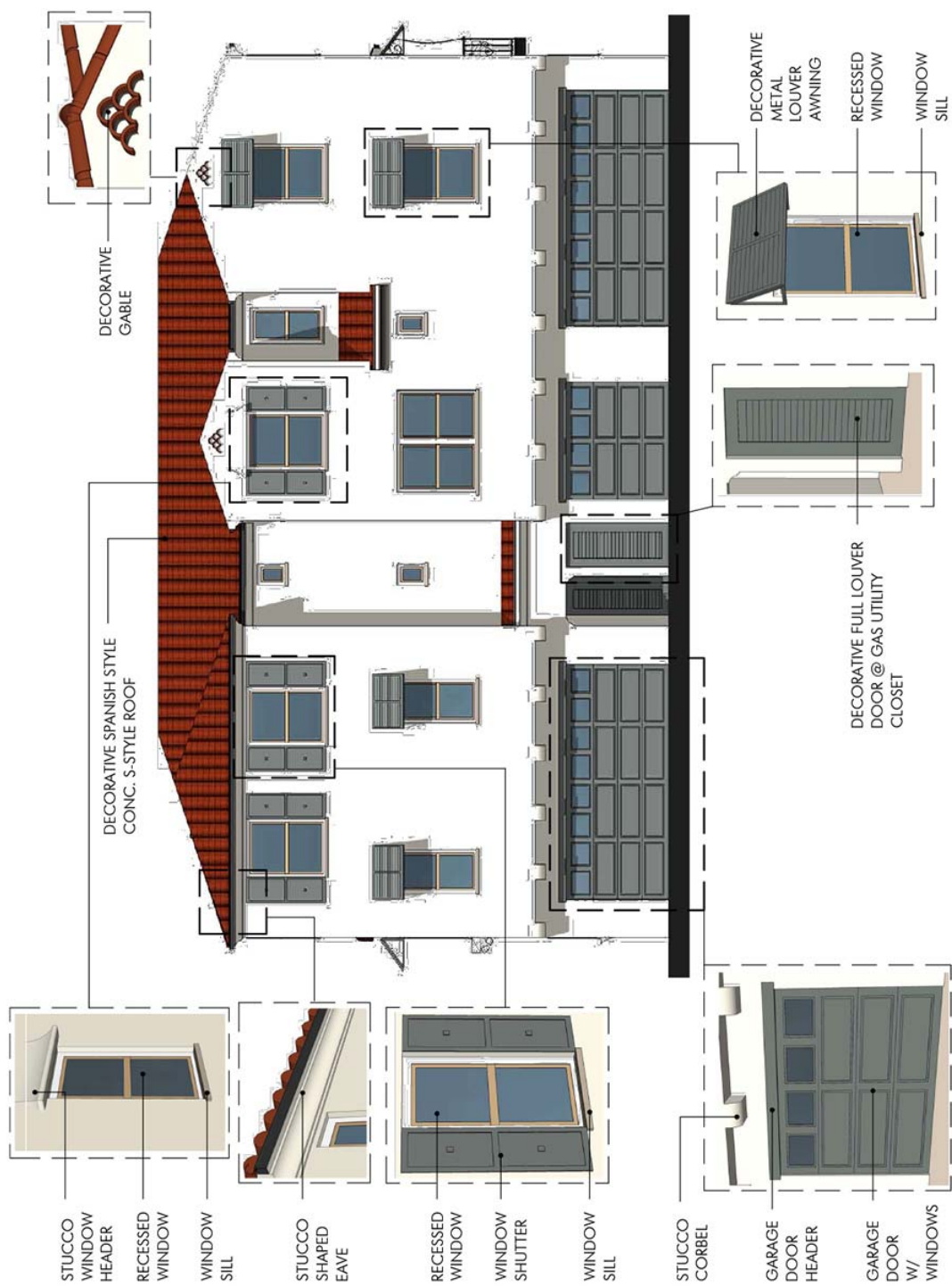


Exhibit 13– Typical Side 1 Elevation



Exhibit 14 – Enhanced End Elevation

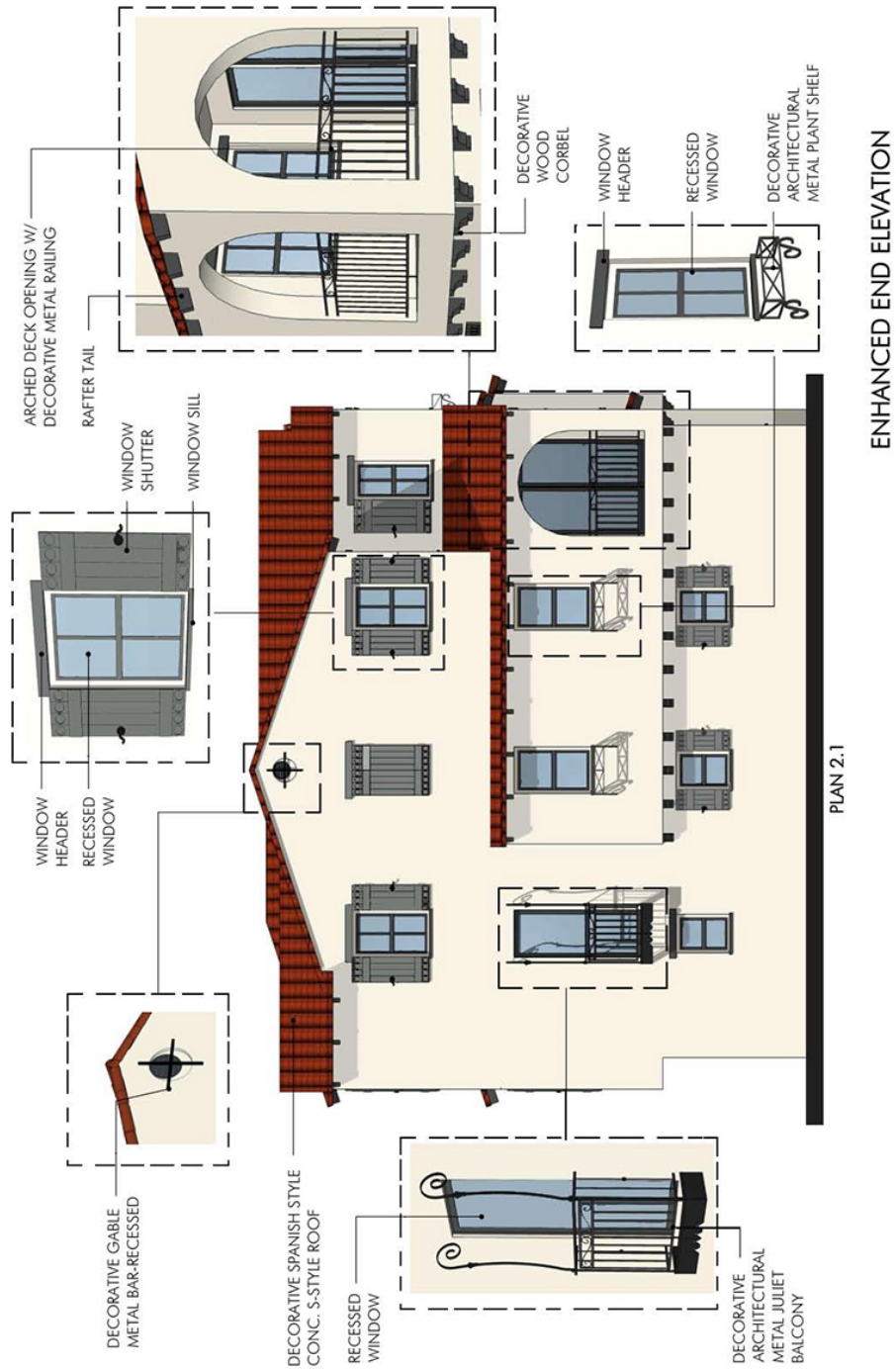


Exhibit 14A – 2nd Floor Balcony Elevation for 2 Easterly Bldgs.

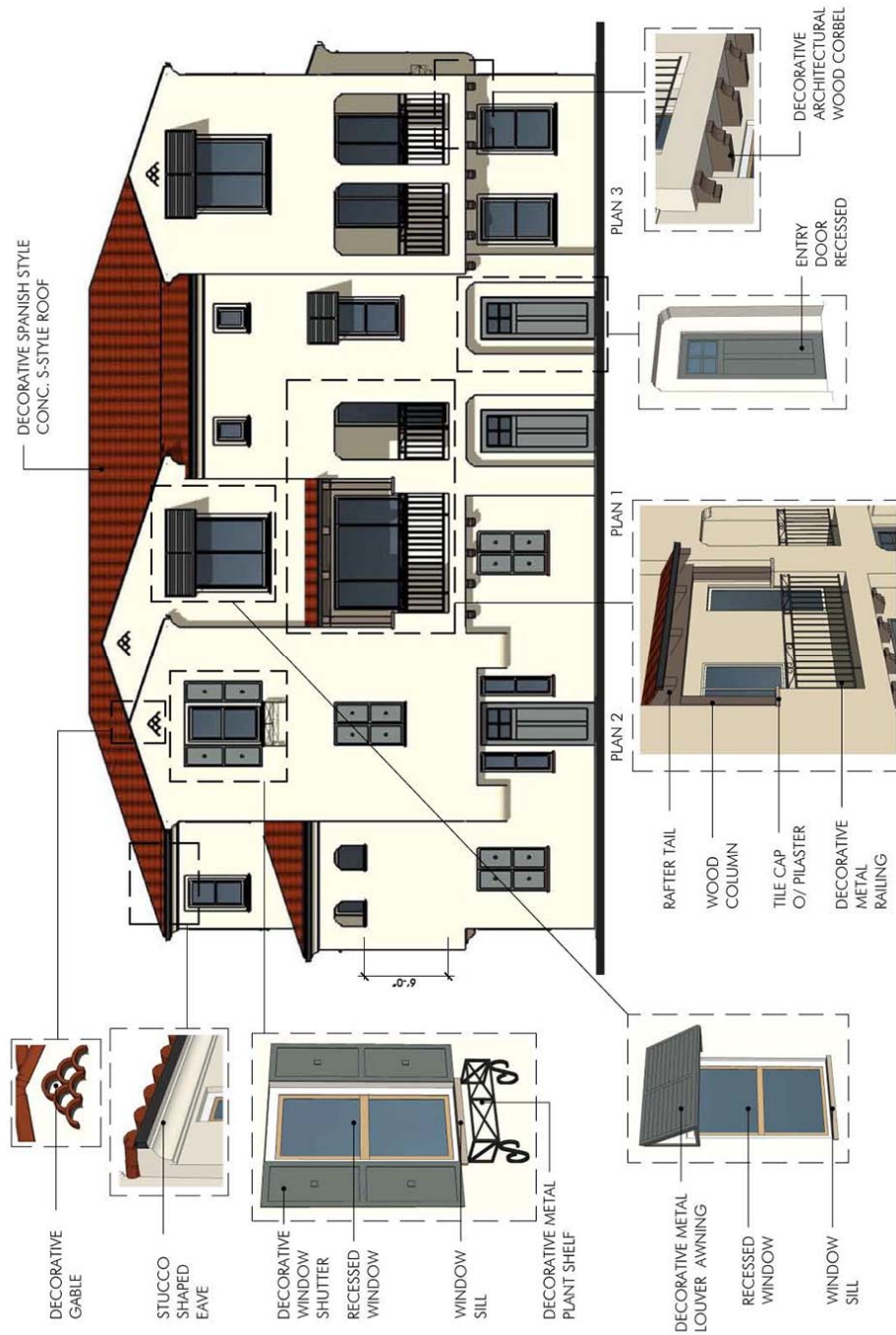
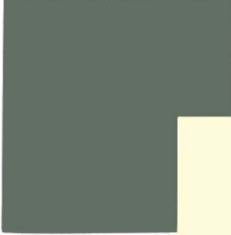
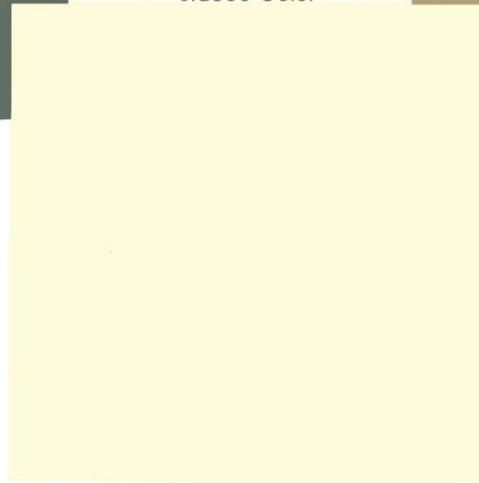


Exhibit 15 – Color Scheme 1

Entry Door/
Shutter Color



Stucco Color



Foam Trim Color



Trim Color



"S" Tile Profile Roofing



Exhibit 16 – Color Scheme 2

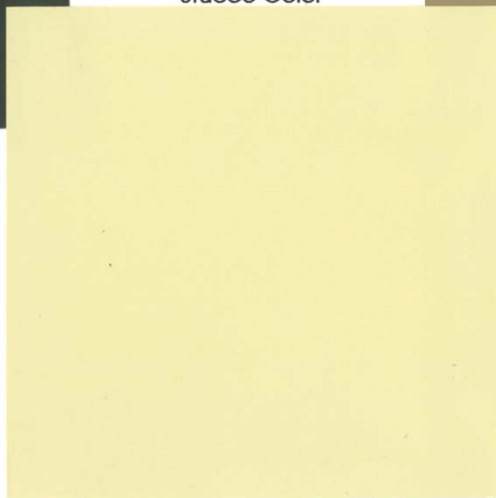
Entry Door/
Shutter Color



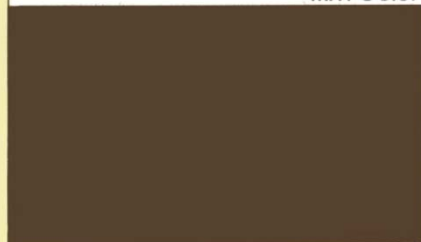
Foam Trim Color



Stucco Color



Trim Color

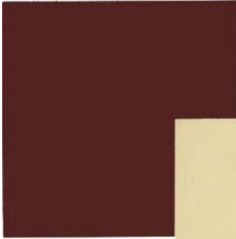


"S" Tile Profile Roofing



Exhibit 17 – Color Scheme 3

Entry Door/
Shutter Color



Foam Trim Color



Stucco Color



Trim Color



"S" Tile Profile Roofing



Exhibit 18 – Color Options Chart

Plano Trabuco
 Rancho Santa Margarita, California
 William Lyon Homes

Color and Material Palette prepared by Ann Matteson Consulting, Inc.
 Original Document: 4/18/14
 Revisions/Additions per meeting: 4/24/14
 Revised per client comments: 8/18/14

Color Scheme	Sherwin Williams Paint Company				Eagle "S" Tile Profile Concrete Roofing
	Stucco Color	Foam Trim Color	Trim Color	Entry Door/Shutter Color	
	Flat Finish	Flat Finish	Eggshell Finish on wood Flat Finish on stucco and metal	Eggshell Finish	
1 Model	SW 7102 White Flour	SW 7546 Prairie Grass	SW 7515 Homestead Brown	SW 7622 Homburg Gray	SCC 8806 Tucson Blend
2	SW 2833 Roycroft Vellum	SW 7549 Studio Taupe	SW 6104 Kaffee	SW 7062 Rock Bottom	3605 San Benito Blend
3	SW 6141 Softer Tan	SW 2827 Colonial Revival Stone	SW 6041 Otter	SW 7580 Carnelian	SCC 8830 Albuquerque Blend

Notes:

- All paint is Sherwin Williams Paint Company.
- All metal railings are to be painted Sherwin Williams SW 7020 "Black Fox" - Eggshell Finish
- All non-decorative items such as meter doors, non-decorative vents etc. are to be painted the same color and finish as the surrounding field color.
- All roof metal is to be painted to match the darkest color from the roofing blend.
- All windows are to be Manufacturer's Almond or darker.
- Painted terra cotta elements are to be Sherwin Williams SW 2803 "Rookwood Terra Cotta" - Flat Finish
- Rain gutters and downspouts are to be RGS "Musket" or equal by another manufacturer.

6 Landscape Design Guidelines

6.1 LANDSCAPE CHARACTER

The Landscape Master Plan provides a cohesive character and image that will be timeless and integrate seamlessly into the City's overall design theme. (Exhibits 19-27) The following elements are of particular emphasis in this design.

- **Plano Trabuco Streetscape** - A continuation of the City's landscape buffer along the Plano Trabuco Road frontage and the project's entry will set the overall landscape character. The streetscape treatment is intended to enhance and unify the visual and spatial experience of the driver and pedestrian. A formal pattern of street trees will be used. (Exhibit 9)
- **Entry** – The entry will create a “sense of arrival”. The goal is to create the initial project image and theming while blending in with the site's character. Entry monumentation, signage, lighting, enhanced vehicular paving material and themed specimen planting will provide uniqueness to the project.
- **Neighborhood Park** – Centered at the end of the entry road, the park provides the main focal element for both residents and visitors while also being readily accessible. The park also provides substantial landscape screening to the adjacent homes bordering the east side of the project. (Exhibits 23 and 33)
- **Enhanced Patios in Paseos** – Centrally located between unit clusters, these patios consist of decorative paving, planted flower bowls atop 36” high themed pilasters at each corner, lounge seating, tables, string lighting and shrub accent planting to help unify the project character.
- **Pedestrian Walkways** – These circulation paths connect users to home front doors, paseos, the neighborhood park, guest parking stalls, and Plano Trabuco Road walkway.

6.2 NEIGHBORHOOD PARK

The Plano Trabuco Townhomes will have a 4,470 square foot neighborhood park with the following improvements.

- **Covered Shade Structure** - A Spanish themed covered shade structure with painted stucco CMU posts, hip roof design with Spanish s-tiles and painted wood

roof framing. (Exhibits 23 and 24)

- **Tot-lot** - A play area for young children may include slides, climbing structures, activity panels and engineer wood bark or other City approved ground material.
- **BBQ Counter** – This cooking area comprises painted stucco CMU walls, poured-in-place color concrete countertop, stainless steel gas grill with timer, and bar seating (Exhibit 26)
- **Bench Seating** - Several wood / steel benches shall be provided for observation.
- **Outdoor Fireplace** - A two (2) sided outdoor fireplace shall be integrated into the covered shade structure. One side will face towards the inside of the covered structure with lounge sofa seating and tables while the other side will have individual lounge chairs. It shall consist of painted stucco walls with tile accents.
- **Enhanced Decorative Paving** – Decorative paving will be provided under the cover shade structure and adjacent to the BBQ counter and outdoor fireplace. See (Exhibit 25)

6.3 WALLS AND FENCES

Each of the four project edges has a different treatment. On the West, a 36” high stucco garden wall with 42” high pilasters defines an entry porch; the townhomes front onto Plano Trabuco Road to help activate the street. A 6’ high stucco privacy wall will be constructed on the north and south edges except at the end of access-ways where sections of the fence will be a 5’ to 6’ foot tubular steel. (Utility easements under these wall sections prohibit solid walls.) The existing CMU block wall on the east side will remain with a new stucco finish. (Exhibit 28)

6.4 EDGE TREATMENTS

Since the project is bordered by existing development on all four sides, edge treatments are an important design focus. (Exhibits 29-33)

- **Plano Trabuco Road** - If no noise wall is required, the first row of homes will front the road and activate the landscaped parkway. (Exhibit 9)
- **Apartments** - The closest apartment units are 83 feet from the northern property line with parking stalls, private access-way, landscaped slope, and landscaped setback in between. The project building pad is below the apartment pad and a six foot stucco privacy wall be constructed at the property line (toe of slope). New tree planting in the project’s setback will screen the upper stories. In addition, all

sides of the project homes will be well articulated. (Exhibits 29 and 30)

- **Commercial** - On the southern edge, the building pad is higher than the commercial site with a 6 foot stucco privacy wall constructed at the property line. A metal rail fence will be substituted at access-ways where utility easements cross the properties. The nearest commercial building is 90 feet from the property line with parking stalls, private access-way, landscaped slope, and landscaped setback in between. New tree planting will screen upper portions of the homes. (Exhibits 29 and 30)
- **Residential** - Two single family homes are 7 ½ to 10 feet from an existing side wall on the eastern property line. The new homes will be 5 to 6 feet below grade and will front on the existing retaining wall. The rooftop of the new homes will be about 1½ feet higher than the adjacent homes. The project will be setback a minimum of 10 feet from the wall and new 36" box tree planting will help screen the upper stories. The trees will be planted in a two foot high raised planter. In addition, the developer will work with the adjacent homeowners to enhance their landscaping at the end of Hemingway Court driveway. The enhanced landscaping shall consider the planting of new shrubs, vines and 3 to 5 trees. (Exhibit 34) The neighborhood park is located between the two single family homes, the landscaping of which shall provide a visual enhancement visible from the front yard and the entire street. (Exhibits 29-34)

6.5 OUTDOOR LIGHTING

Lighting standards within the Plano Trabuco Townhomes neighborhood shall be consistent in style, color, and materials in order to maintain uniformity throughout. Hierarchy shall be established by using a variety of lighting fixtures and illumination levels based on lighting design intent. Lighting styles shall tie into architectural styles and provide sufficient illumination for the safety and well-being of the neighborhood. A low voltage lighting plan will be designed. Lighting fixtures shall be selected and located appropriately to avoid unwanted glare. Specimen trees at the primary entry shall be up lit with several fixtures into the canopy to avoid creating dark sides of the trees. (Exhibit 35)

- Lighting of the walkways, recreational area and parking areas within the Plano Trabuco Townhomes neighborhood shall be required for safety and security; utilization of a traditional post mounted light fixture shall be applied.
- Exterior light standards within parking areas shall be spaced so that locations do not conflict with the parking lot or street trees. Lighting fixture locations shall take into consideration architectural lighting and overall site design.
- Exterior light standards that are placed within planter areas or sidewalks shall be

set back from face of curb to allow for car overhang distances.

- Lighting equipment (i.e. transformers, ballast boxes) shall be located in planter areas and screened from public view with shrubs or hedges.
- All walkways and entrance areas shall be lit to provide resident safety.
- Lighting style within the Specific Plan area shall be consistent in style, color and materials in order to maintain uniformity throughout the project.
- Intensely “hot” or bright lighting shall be avoided at the entry monument and throughout the landscape area. Lighting fixtures shall be selected and located appropriately to avoid unwanted glare. Where required, cut off fixtures shall be used to restrict light distribution. Fixture and pole styles shall be compatible with overall site a building design. High-mast type fixtures shall be avoided.
- Overall lighting levels shall be designed to meet or exceed the City of Rancho Santa Margarita’s minimum requirements for foot-candle illumination.

6.6 SOIL TESTING

Soil samples shall be taken from several locations after the completion of rough grading operations, and a reputable soil-testing laboratory shall perform an agronomic soils test. The test shall assess soil fertility and suggest means for amending soil if necessary. No planting shall take place until the soil has been properly prepared based on the recommendations of the soils testing laboratory.

6.7 IRRIGATION DESIGN

All landscaping shall comply with Chapter 9.05 of Title 9 (Landscape Water Efficiency) of the Rancho Santa Margarita Municipal code. A preliminary water use estimate has been calculated for the landscape plan. (Exhibits 36A and 36B) A landscape architect licensed in California shall be retained to prepare planting and irrigation plans for all common areas. Irrigation for landscaping shall be designed to be as water efficient as possible. All irrigation systems shall be controlled using “Smart Technology” automatic controllers designed to properly apply water to plant materials given the sites soil conditions, evapotranspiration rates, and shall have automatic rain shut off devices. Spray systems shall have low-volume, matched-precipitation nozzles fitted on pop-up bodies that are outfitted with pressure compensating devices and integral check valves. Hydro-zones will be developed to control the water to specific plant material and adhere to environmental conditions. Pop-up bodies will be specified in areas that may experience pedestrian traffic such as walkways and separation between turf and shrub beds. Standard 12” high risers will be specified for areas next to building and where foot traffic will not be encountered.

6.8 LANDSCAPE MAINTENANCE

All landscaping within the residential boundaries of the Plano Trabuco Townhomes, including the neighborhood park, common areas, street trees, lighting, and irrigation systems, shall be maintained by the homeowner association.

6.9 PEDESTRIAN LINKAGES (STREET AND WALKWAYS)

Pedestrian pathways are organized to promote hierarchy of circulation relative to location and use. These circulation paths lead users to townhome front doors, the recreational common area and guest parking stalls. (Exhibit 19)

- Pedestrian walkways shall be clearly marked where they cross access-ways.
- Enhanced walkway paving shall be incorporated into the entry plaza area and shall complement the paving treatments of the vehicular paving. Any enhanced paving that crosses vehicular roadways shall be designed to handle typical vehicle weight loads.

Exhibit 19 – Landscape Master Plan



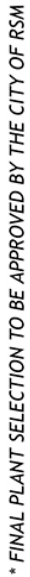


Exhibit 21 – Plant Palette

TREES

Cassia leptophylla
Eriobotrya deflexa
Lagerstroemia indicia
Magnolia 'Little Gem'
Olea europaea 'Wilsonii'
Plantanus acerifolia
Raphiolepis 'Majestic Beauty'
Rhus lancea
Trachycarpus fortunei
Tristania conferta
Ulmus Parvifolia 'True Green'

Gold Medallion Tree
Bronze Loquat
Crepe Myrtle
Magnolia
Fruitless Olive
London Plane Tree
Majestic Beauty
African Sumac
Windmill Palm
Brisbane Box
Chinese Elm

SHRUBS

Agapanthus orientalis
Agave attenuata
Aloe striata
Anigozanthos hybrids
Buxus 'Green Gem'
Bougainvillea 'La Jolla'
Dieters 'Lemon Drop'
Festuca ovina glauca
Hemerocallis hybrids
Lavendula species
Liriope species
Ligustrum texanum
Myrtus communis 'Compacta'
Photinia fraserii
Pittosporum species
Phormium species
Raphiolepis 'Clara'
Rosa Red Carpet'
Rosmarinus officinalis
Strelitzia regina
Trachelospermum jasminoides
Westringea 'Morning Light'

Lily-of-the Nile
Foxtail Agave
Coral Aloe
Kangaroo Paw
Boxwood
Red Shrub Bougainvillea
Fortnight Lily
Blue Festuca
Daylily
Lavender
Blue Lily Turf
Wax Leaf Privet
Dwarf Myrtle
Photinia
Mock Orange
Flax
White Indian Hawthorn
Red Carpet Rose
Rosemary
Bird of Paradise
Star Jasmine
Coast Rosemary

VINES

Distictus buccanitoria
Bougainvillea 'San Diego Red'
Gelsemium sempervirens
Rosa banksiae
Solandra maxima

Blood Red Trumpet Vine
Red Bougainvillea
Carolina Jessamine
Lady Banks Rose
Cup of Gold Vine

GROUND COVER

Lonicera j. 'Hall's Honeysuckle'
Potentilla neumanniana
Verbena peruviana
Vinca major

Japanese Honeysuckle
Cinquefoil
Verbena
Periwinkle

* FINAL PLANT SELECTION TO BE APPROVED BY THE CITY OF RSM

Exhibit 22 – Plant Imagery



Screening Tree -
Brisbane Box



Screening Tree -
Magnolia 'Little Gem'



Vertical Accent Tree - Windmill Palm



Shrub Accent Planting



Entry Specimen Tree -
Fruitless Olive



Exhibit 23 – Neighborhood Park Shade Structure and Fireplace



Exhibit 24 – Neighborhood Park Imagery

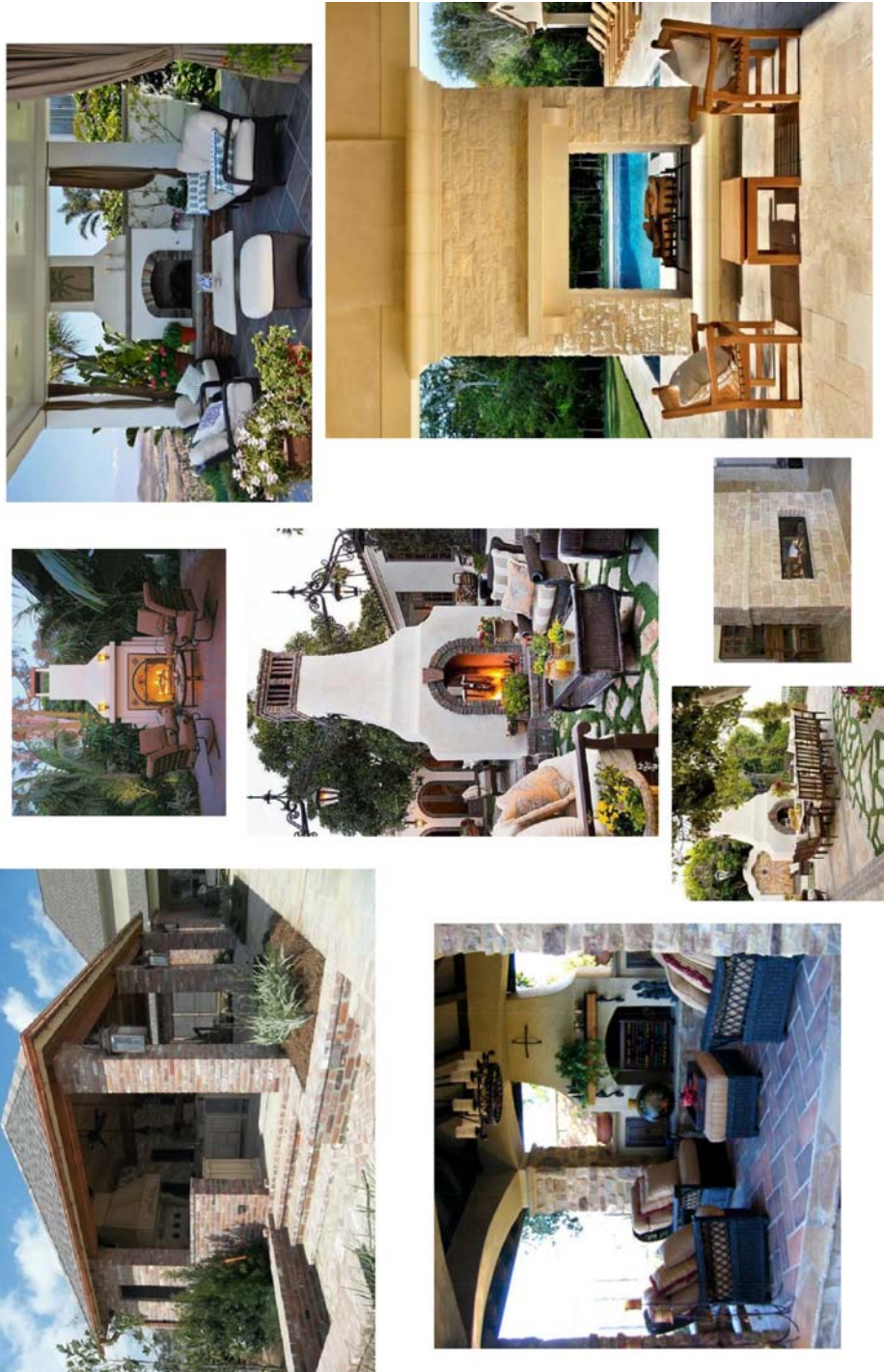


Exhibit 25 –Paving Imagery

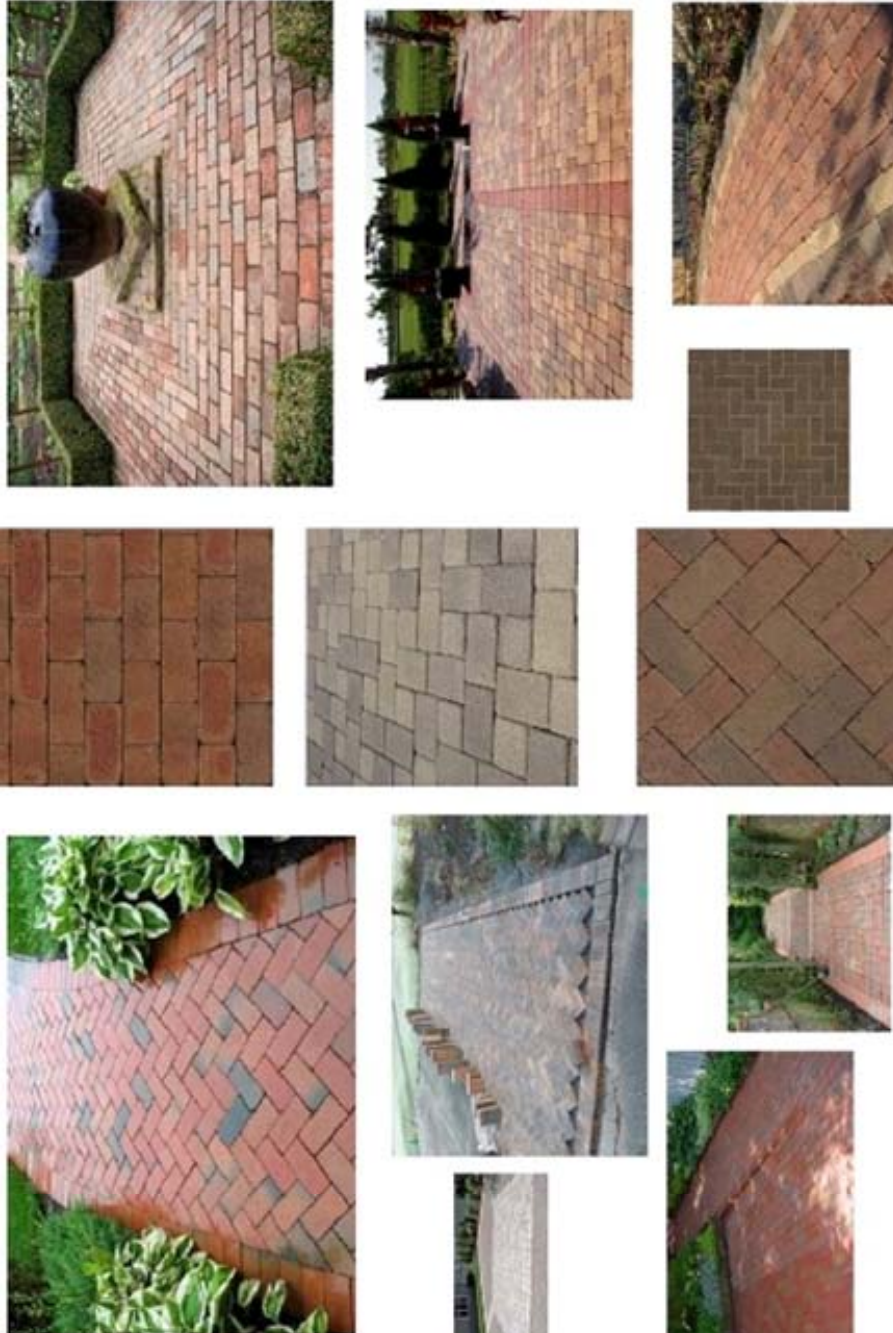


Exhibit 26 –Furnishing

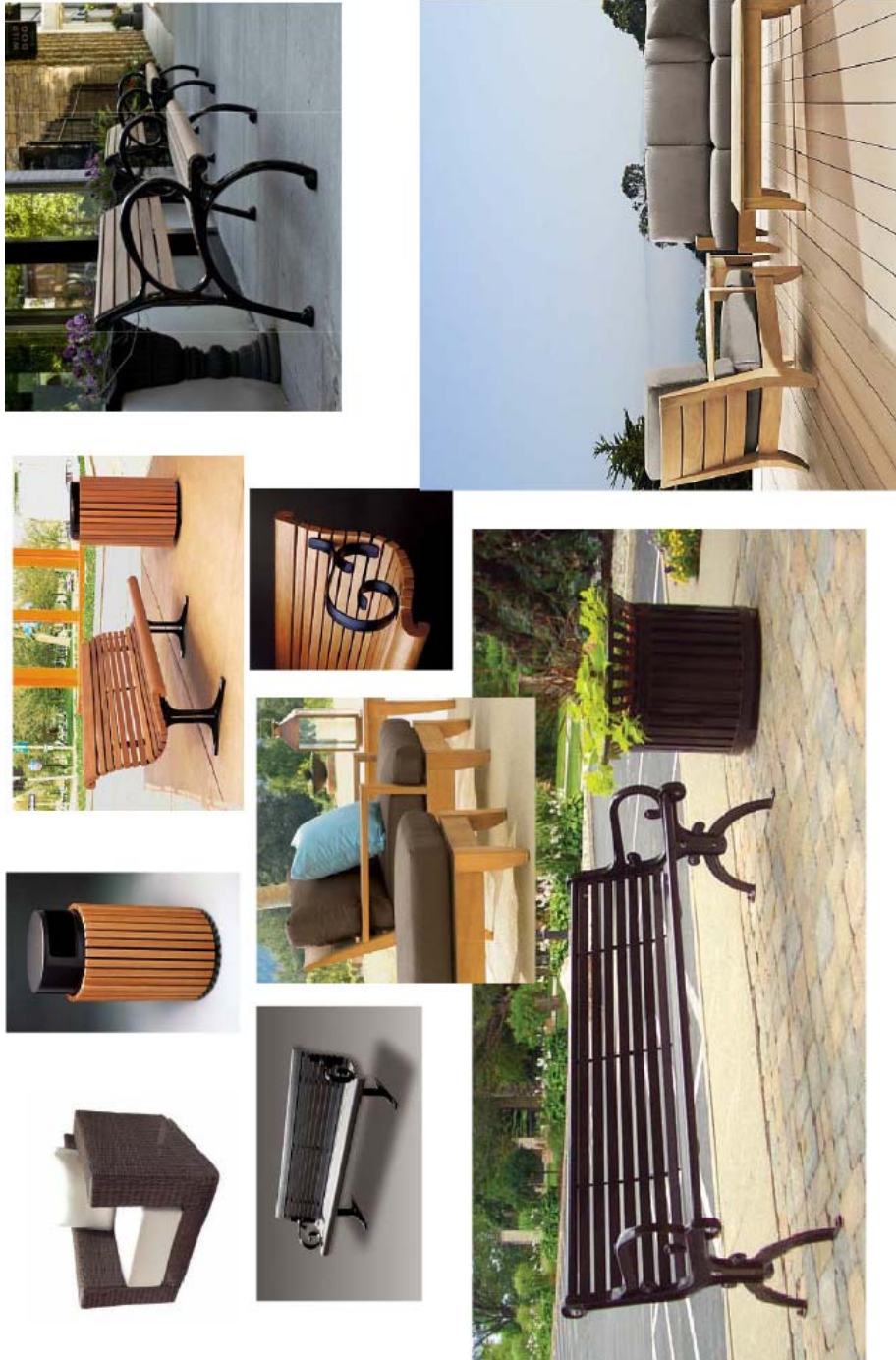


Exhibit 27 –Pots and Lighting

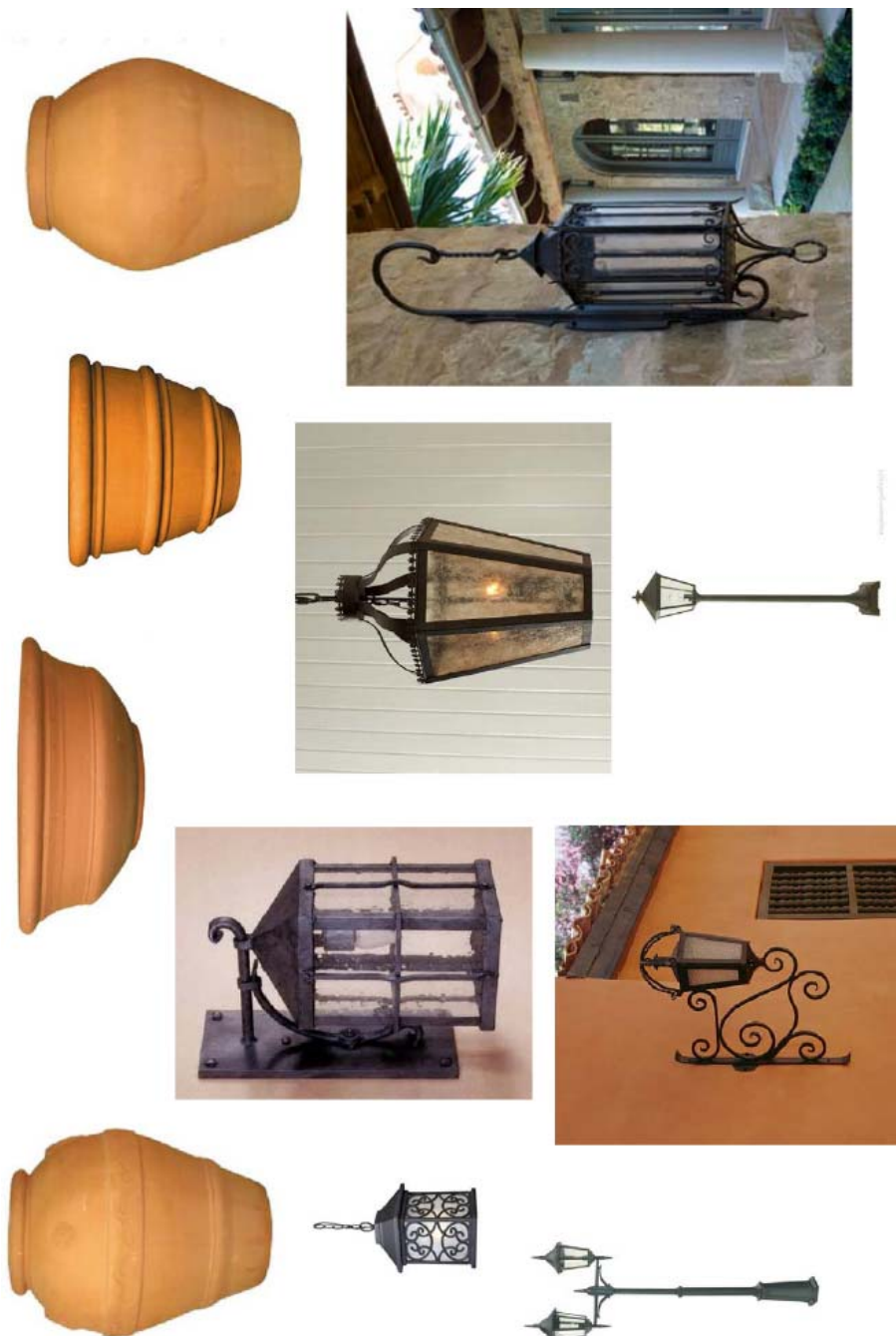


Exhibit 28 – Walls & Fences

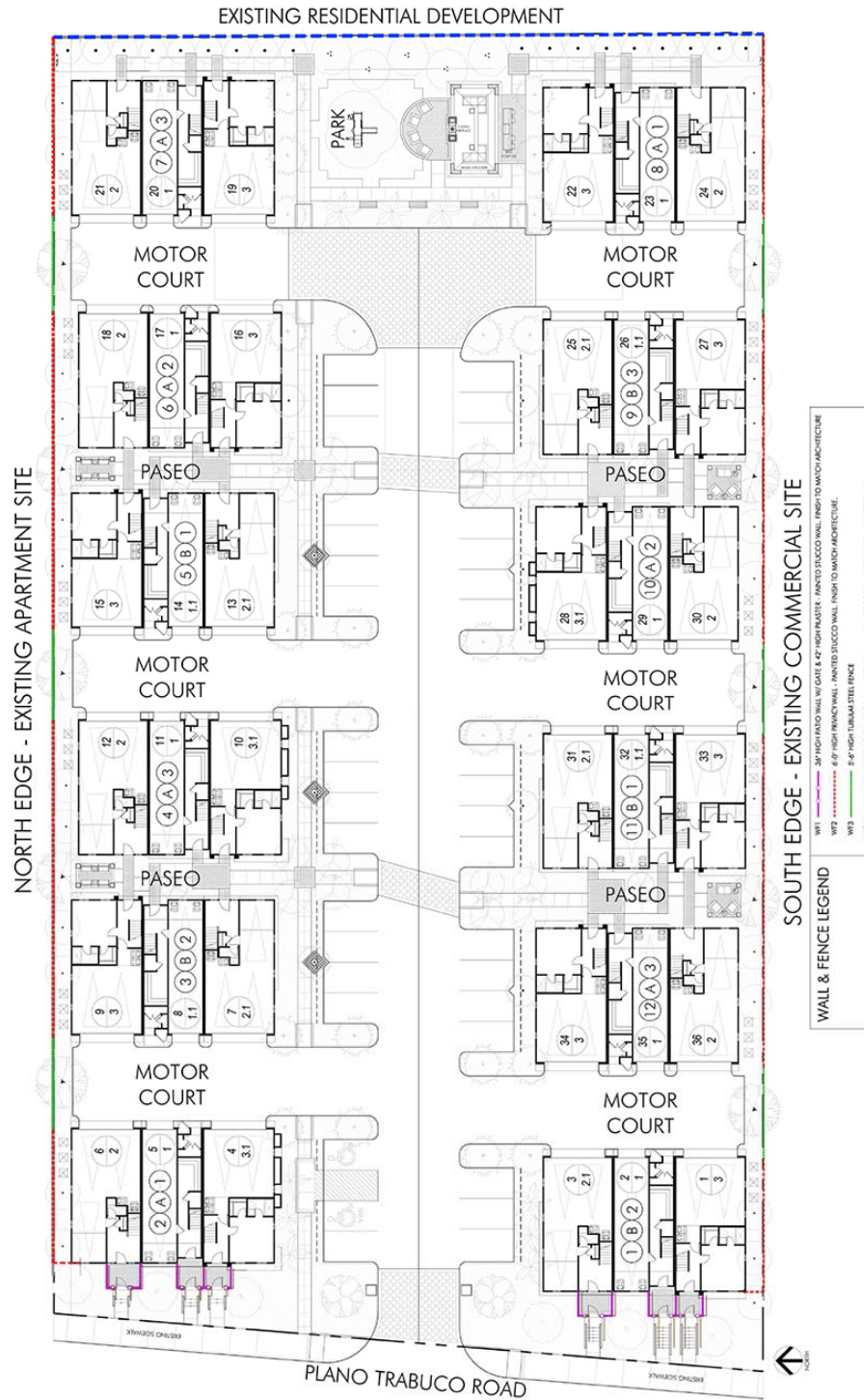
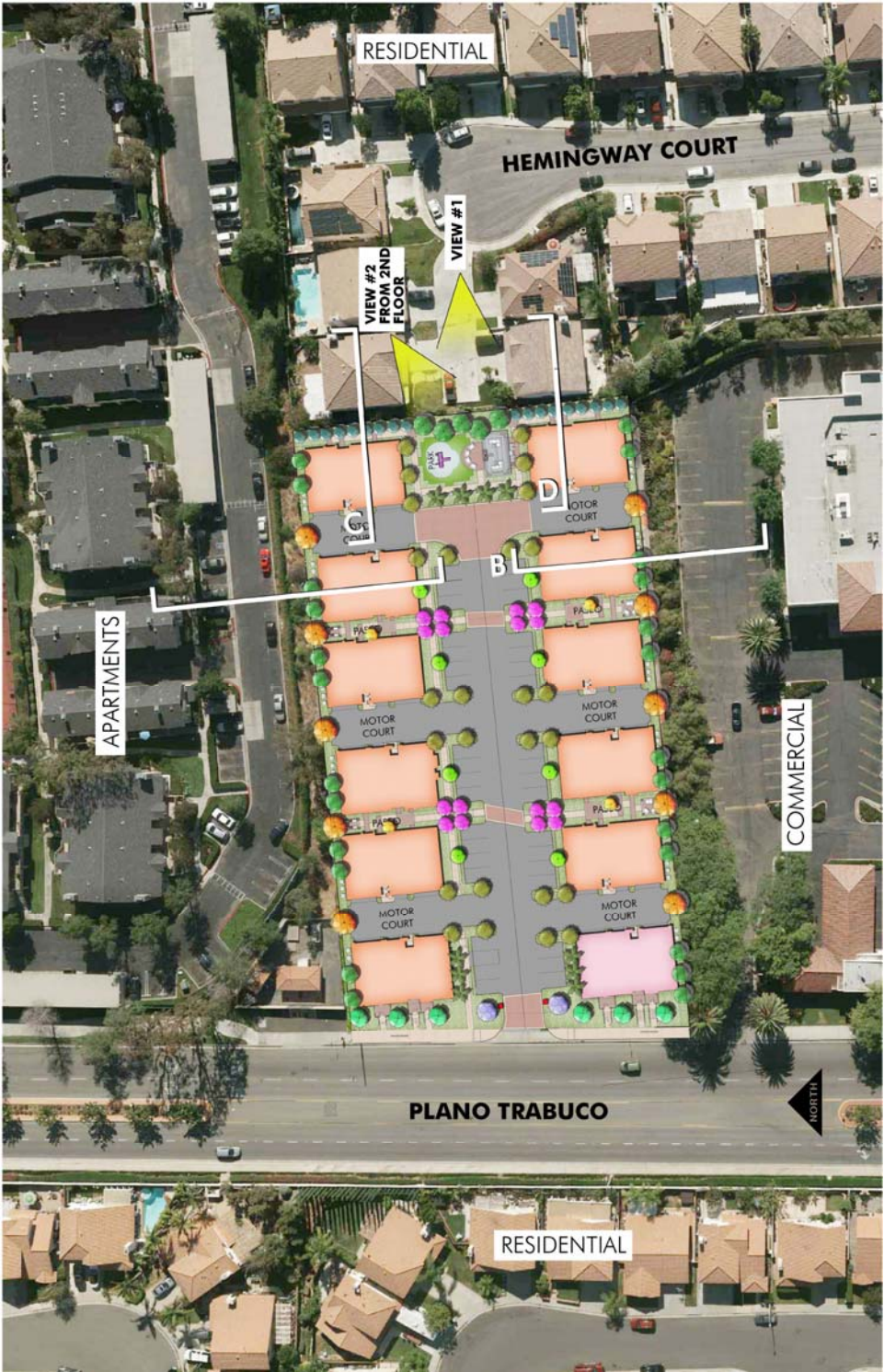


Exhibit 29 – Edge Sections Key Map



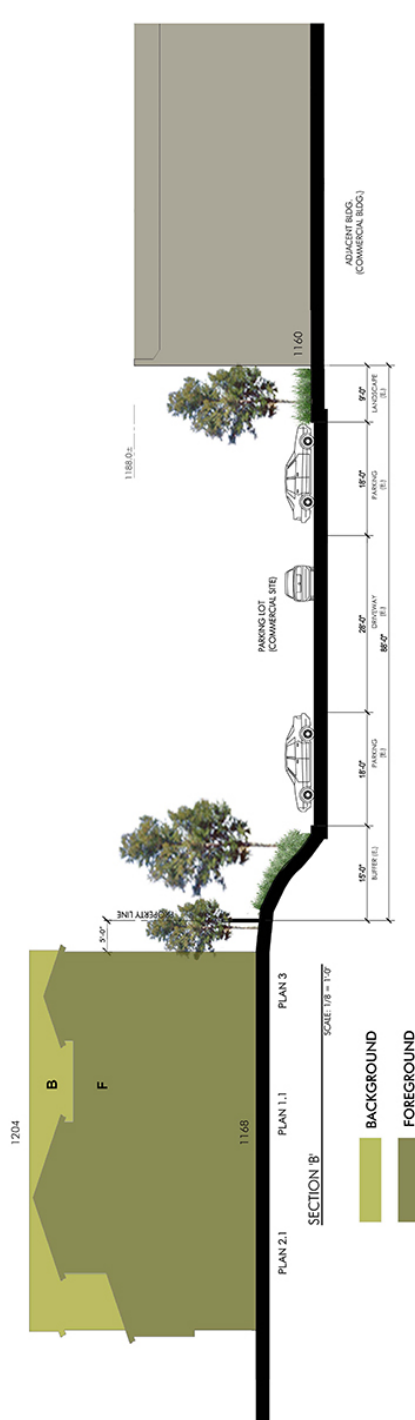


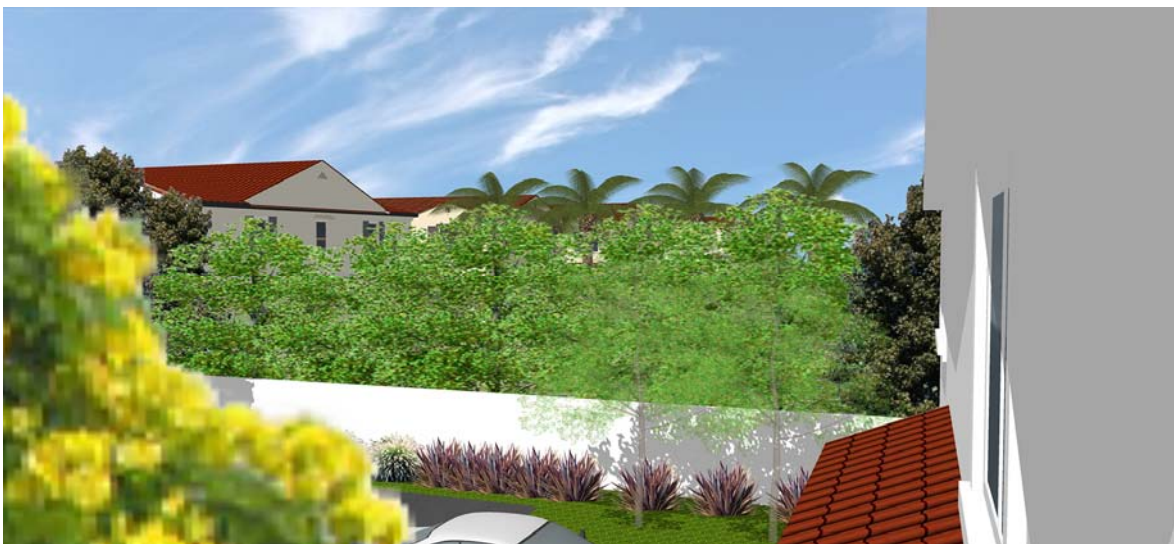
Exhibit 31 – Residential Edge Sections C and D



Exhibit 32 – Views 1 and 2 from Adjacent Property



1. View simulation of Project from ground level on Hemingway Court. See Exhibit 29, View 1



2. View simulation of Project from second floor level of an adjoining home. See Exhibit 29, View 2

Exhibit 33 – Neighborhood Park Edge Detail

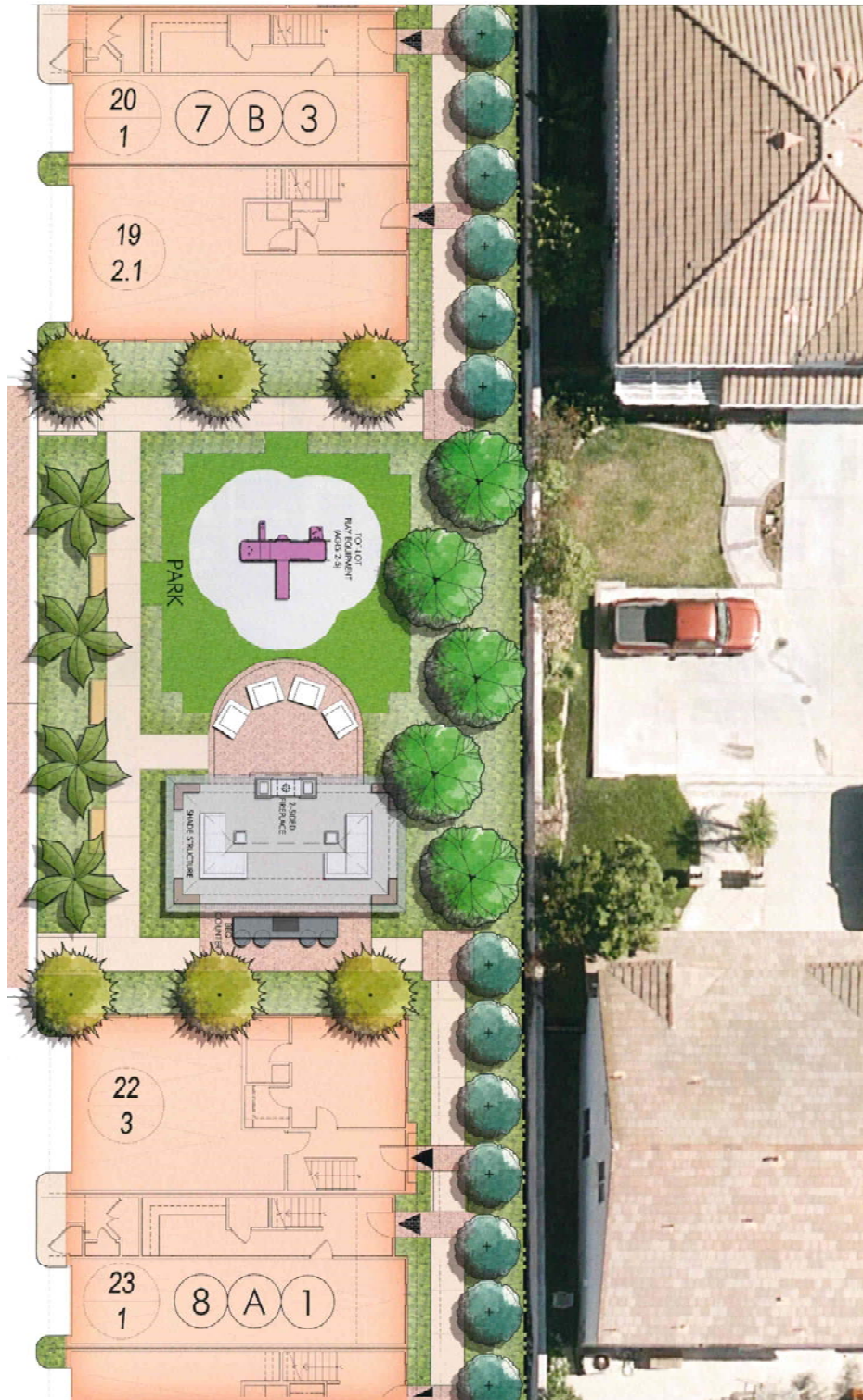



Exhibit 34 – Hemingway Court Landscape Improvement





Exhibit 36A– Estimated Landscape Water Use

 Maximum Applied Water Allowance Calculations for New and Rehabilitated Landscapes			
Enter value in Pale Blue Cells			
Tan Cells Show Results			
Messages and Warnings			
Click on the blue cell on right to Pick City Name			
ET _o of City from Appendix A	Irvine	49.60	Name of City ET _o (inches/year)
Enter total landscape including SLA		17,628.00	LA (ft ²)
Enter Special Landscape Area		0.00	SLA (ft ²)
Results:			
MAWA = (ET _o) x (0.62) x [(0.7 x LA)+(0.3 x SLA)]		379,442.70	Gallons
		50,724.28	Cubic Feet
		507.24	HCF
		1.16	Acre-feet
		0.38	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)			
ET _o of City from Appendix A		49.60	ET _o (inches/year)
Landscape Area		17,628.00	LA (ft ²)
Special Landscape Area		0.00	SLA (ft ²)
Enter Effective Precipitation			Eppt (in/yr)
Results:			
MAWA = (ET _o - Eppt) x (0.62) x [(0.7 x LA)+(0.3 x SLA)]			Gallons
			Cubic Feet
			HCF
			Acre-feet
			Millions of Gallons

7 Signage

The objective of the sign design guidelines shall be to provide guidelines and specifications that assure consistent quality, size, variety and placement for signs throughout the project. Signing is an integral part of the project's image and appeal, so signs shall be carefully placed and proportioned to the individual architectural façade on which they are located. Way finding signage shall be consistent with the architectural style of the buildings. Care in the design and installation of signs shall enhance the project's overall image. A detailed sign program shall be submitted to the Planning Commission for approval.

7.1 TYPE STYLES AND LOGOS

The use of a logo and distinctive type styles shall be required for all the signs. Sign lettering shall be combined with other graphic and dimensional elements, provided that these images are architecturally compatible. The typeface shall be arranged in one or two lines or copy and may consist of upper and/or lower case letters. (Exhibits 36 and 37)

The residential addresses shall be displayed as backlit numbers near the front door of the residential unit. Flat black numbers (3" minimum in height) shall be installed above the center of each garage door with the corresponding address. The entry monuments shall be constructed per the elevations provided.

7.2 INSTALLATION

Threaded rods or anchor bolts shall be used to mount sign letters, which are held off the background panel. Angle clips attached to letter sides will not be permitted. Visible welds and seams shall be ground smooth and filled with auto body compound before painting. No fasteners, rivets, screws or other attachment device shall be visible from any public vantage point. Finished metal surfaces shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips and runs and shall have a uniform surface conforming to the highest industry standards.

Exhibit 37 – Plano Trabuco Road Entry Monuments

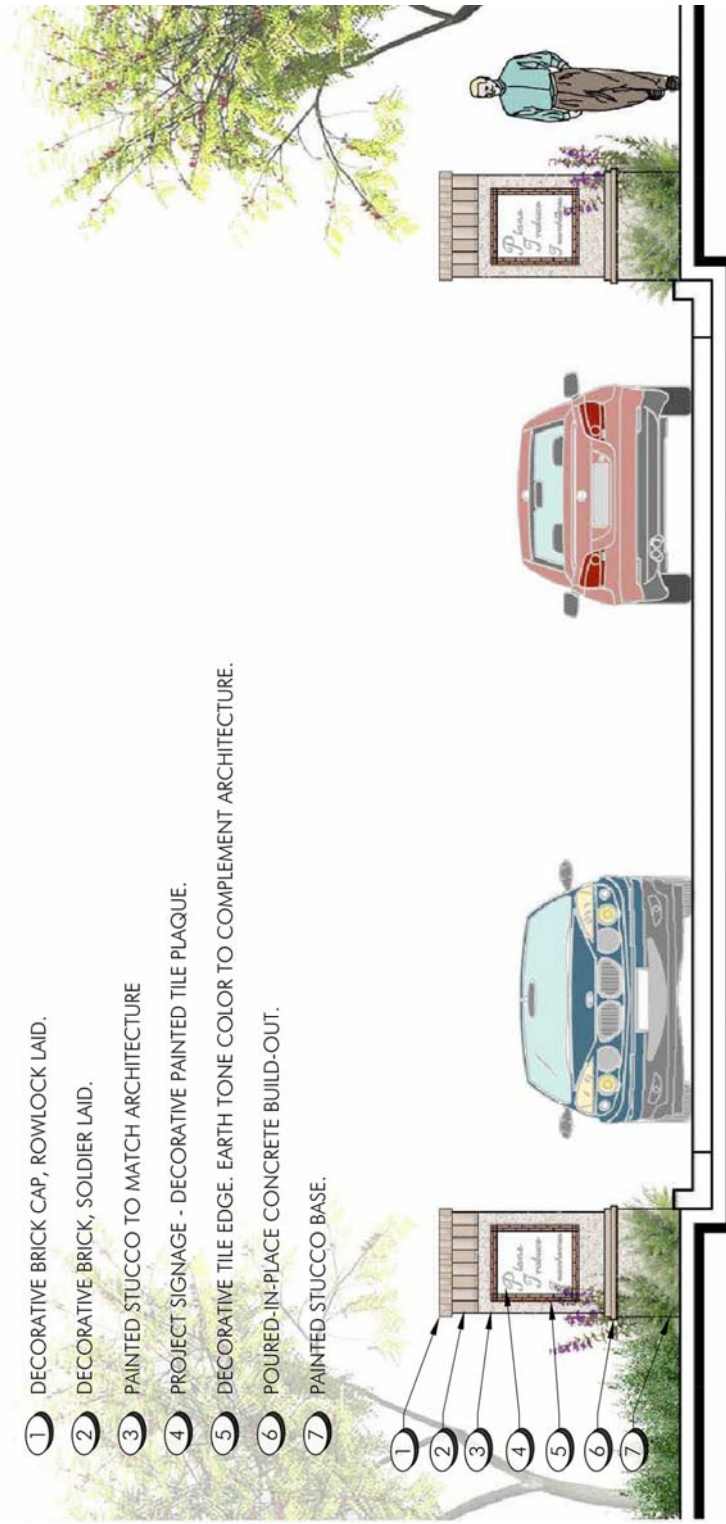
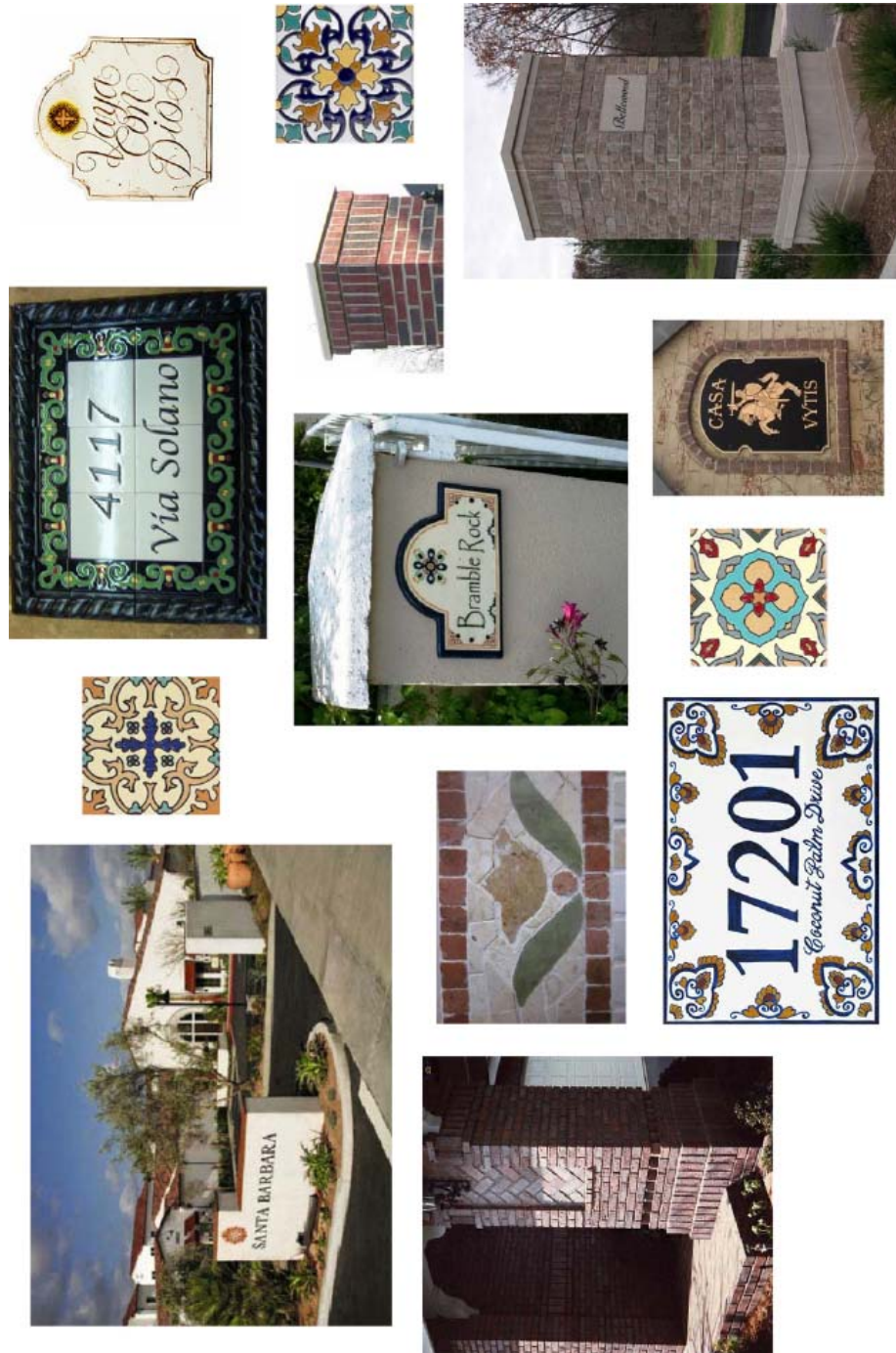


Exhibit 38 –Typical Monument Signage



8 Infrastructure, Utilities and Public Services

8.1 GRADING

Conceptual grading of the site complies with the City of Rancho Santa Margarita requirements and codes. The site currently drains in a southwesterly direction to a small concrete channel along the southerly side of the site. This pattern will continue under proposed conditions. Building pad elevations will be designed to minimize grading on the site and match existing site elevations to reduce the amount of import or export required. If retaining walls are required, they are not expected to be extensive or over 3' in height. Along the easterly property line there is an existing retaining wall with a screen wall on top, the adjacent properties are approximately 5-7' higher in this location. This wall will be protected in place. Along the northerly property line a slope, with its toe on the project property line, is existing. Along the southerly property line a slope down to an existing shopping center parking lot exists. The shopping center to the south is approximately 8' lower than the proposed site at its easterly edge. The proposed grading will remain consistent with existing conditions and not affect the adjacent properties at the easterly edge. (Exhibit 39)

8.2 WATER QUALITY MANAGEMENT PLAN (WQMP)

The Water Quality Management Plan (WQMP) will comply with the requirements of the City of Rancho Santa Margarita Local Implementation Plan and the Orange County Drainage Management Plan. The project is within the San Diego County Regional Water Quality Control Board boundary and will comply with Hydro-modification requirements by the Board and the County. Low Impact Development (LID) Best Management Practices will also be included within the project to provide water quality treatment. Underground storage chambers will be used to store the peak flows and release the flow at a rate that mimics the natural watershed. (Exhibit 40)

8.3 STORM WATER

The project will be required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity, Construction General Permit Order 2009-0009-DWQ. This includes clearing, grading and disturbances to the ground such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. If a SWPPP is not required or a waiver is obtained, the applicant shall submit and obtain approval of a Water Pollution Control Plan (WPCP) and/or Sediment Control Plan.

8.4 SEWER PLAN

Sewer service for the project will be provided by Trabuco Canyon Water District. The onsite sewer system will collect flow from the project via 4" laterals and 8" main lines within the drive aisles. The onsite sewer system will connect to the existing sewer system located within the adjacent shopping center parking lot.

8.5 WATER PLAN

Water service for the project will be provided by Trabuco Canyon Water District. The onsite water system will provide domestic and fire flow to the project via metered service laterals and 8" main lines within the drive aisles. Irrigation for the site landscaping will have a separate meter. The onsite water system will connect to the existing water system located within the adjacent shopping center parking lot and/or the adjacent apartment project northerly of the project site.

8.6 UTILITIES

Electricity: Southern California Edison (SCE) will provide electric service to the project and will extend service in accordance with rules and policies for extension of service on file with the California Public Utilities Commission.

Natural Gas: Southern California Gas Company will provide gas service to the project in accordance with rules and policies for extension of service on file with the California Public Utilities Commission.

Telephone: AT&T will provide telephone service to the project in accordance with rules and policies for extension of service on file with the California Public Utilities Commission.

Cable: Cox Communications will provide cable TV and Internet service to the project in accordance contractual arrangements made.

Solid Waste: The City of Rancho Santa Margarita will provide solid waste collection service for the project through a franchise agreement with CR&R Waste Services, a private refuse hauler. Resident trash containers will be wheeled to drive aisle on collection day. (Exhibit 42)



Exhibit 40 – WQMP Site Plan







9 Implementation and Administration

9.1 INFRASTRUCTURE AND PUBLIC SERVICE FINANCING

Pursuant to the California Government Code, Section 65451(a) (4), the following describes the financing measures or programs necessary to finance the infrastructure and service requirements to support the Plano Trabuco Specific Plan.

Infrastructure: All private infrastructure improvements shall be funded entirely by the developer of the project. Public improvements shall be conditioned to be completed by the developer or a City Capital Improvement Project as determined appropriate by the City.

The developer shall also be required to pay any applicable fees to the City of Rancho Santa Margarita or other agencies if required for connection and/or capacity expansion fees (or other similar fees). The City of Rancho Santa Margarita shall ensure and the Developer shall install adequate facilities available to serve the project prior to the issuance of an occupancy permit for any portion of the project consistent with the phasing policies described in Section 3.

Public Services: Consistent with the City of Rancho Santa Margarita's requirements and Conditions of Approval, the project developer shall be required to pay fees or contribute to public service facilities on a pro rata share based on the project impacts to public services. Confirmation that the project has met its fair share contribution to public services shall be required prior to the issuance of a building permit or occupancy permit, as determined by the Development Services Director.

9.2 APPLICATION PROCESSING

At the time of the adoption of the Plano Trabuco Townhomes Specific Plan, concurrent applications may be approved for overall site development through General Plan Amendment, Zone Change, Specific Plan and Tentative Tract Map.

The Application Processing Section is intended to provide the regulatory framework for any subsequent entitlements that shall be required as identified in the following Approval Authority Matrix, and that is consistent with the Rancho Santa Margarita Municipal Code. All other ordinances and sections of the City of Rancho Santa Margarita Municipal Code shall also apply, unless such standards are inconsistent with the provisions of the Plano Trabuco Specific Plan in which case the Specific Plan shall apply.

Approval Authority Matrix			
TYPE OF ACTION	Planning Commission	City Council	Development Services Director
General Plan Amendment	X	X	
Zone Change	X	X	
Site Plan	X		
Specific Plan Amendments	X	X	
Specific Plan Minor Adjustments			X
Appeal	X	X	
Tentative Tract Map	X		
Administrative Determination			X

9.3 MINOR ADJUSTMENTS

An applicant may initiate a request for a modification of an approved development application upon the submittal of the applicable form, materials, and fees. Minor modifications must be granted in writing by the Development Services Director prior to the issuance of a building permit for any changed plans. To grant the request, the Development Services Director must find that the requested modification is substantially in compliance with the original approval plans, and conditions shall be limited to the following:

- (a) A modification that involves less than 25 percent of the building area or project site area; or
- (b) A modification that involves minor changes in color, material, signage, design, landscape material, or parking or access-way orientation; or
- (c) A modification that involves minor design changes that represent improvements to previous engineering, site design, or building practices provided the request does not change the character of the project or result in negative impacts to adjoining properties, drainage facilities, or rights-of-way.

All modifications that do not meet one of the criteria in Subsections (a), (b), and (c) above shall be considered major changes and shall be subject to the same review procedures established for the original development review application.

9.4 BOARD OF APPEALS

The Planning Commission is board of appeals for Development Services Director decisions. A Planning Commission public hearing is required only when the original application required a public hearing. The City Council is board of appeals for Planning Commission decisions, and its decision on the appeal is final.

9.5 SPECIFIC PLAN AMENDMENTS

Per the Rancho Santa Margarita Administrative Section within the Zoning Code - anything not considered a minor adjustment, requires a Specific Plan amendment and shall be subject to the same review procedure as established for the original Specific Plan.

9.6 CALIFORNIA AND CITY SPECIFIC PLAN REQUIREMENTS

California Government Code Section 65451 (a) identifies that Specific Plans “shall include a text and a diagram or diagrams which specify all of the following details:”

1. *The distribution, location, extent of the uses of land, including open space, within the area covered by the plan.*
- **The Plano Trabuco Specific Plan includes diagrams and text that identify the types of land use; the location of buildings, landscaping, access-ways and, open spaces/park uses within the subject property. These are included in various Sections of the Specific 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.*
- **The Plano Trabuco Specific Plan includes diagrams and text that identify traffic circulation to the site and within the project. The Specific Plan also contains in Section 8, diagrams and text that discuss all of the public and private utilities and improvements needed to serve the project including: sewage, water, drainage, solid waste disposal, electrical energy, natural gas, telephone and water quality.**
3. *Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.*
- **The project site does not contain any natural resources to be conserved with the project. Standards and criteria by which development will proceed are provided in Sections 2 and 4.**
4. *A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).*

(b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

- **A program of implementation measures is included in Section 9. The infrastructure required to serve the project will be privately funded by the builder. The project will be conditioned to pay fees and provide other mitigation for the provision of public services to the property.**
- **The project proposes to amend the Land Use Element of the City's General Plan to "High Density Residential". The proposed land use is consistent with and would extend the High Density Residential to the immediate north and is compatible with the Neighborhood Commercial land use to the south. It will serve as a residential buffer between Plano Trabuco Road and the Low-Medium Density Residential to the east. Section 1 contains a discussion of the consistency of the Specific Plan with goals contained in the City's Land Use and Housing Elements.**

Rancho Santa Margarita Code of Ordinances Section 9.08.190(c) identifies the City's requirements for Specific Plans. It includes the following:

1. *Relationship of other adopted regulations. Specific plans may either supplement or supersede all land use regulations applicable to the subject property, including all previously adopted ordinances, standards, and guidelines*
- **Section 4 of the Plano Trabuco Townhomes Specific Plan contains text and tables that establish the project's development standards and identifies standards that are different from those contained in existing City ordinances.**
2. *Scope of a specific plan. Each specific plan shall identify specific land uses, standards, and criteria necessary for the development, maintenance, and use of the subject property in compliance with the policies and programs of the General Plan.*
- **Each of these items is addressed in the Plano Trabuco Townhomes Specific Plan. Section 2 identifies specific land uses for the property. Sections 3, 4, 5, 6, 7 and 8 establish standards and criteria necessary for the development, maintenance and use of the property. These sections establish the development standards, architectural, landscape, irrigation and infrastructure guidelines and criteria for the development of the project.**
3. *Content.*

- a. *In addition to the minimum content requirements specified in Government Code 65451, the following shall be included in all specific plans:*
1. *Statement of the relationship of the specific plan to the General Plan.*
 - **The project proposes to amend the Land Use Element of the City’s General Plan to “High Density Residential”. The proposed land use is consistent with and would extend the High Density Residential to the immediate north and is compatible with the Neighborhood Commercial land use to the south. It will serve as a residential buffer between Plano Trabuco Road and the Low-Medium Density Residential to the east. Section 1 contains a discussion of the consistency of the Specific Plan with goals contained in the City’s Land Use and Housing Elements.**
 2. *Policies for development and standards for regulating development within the plan area.*
 - **Specific Plan Sections 3, 4, 5, 6, 7 and 8 provide policies and standards for the development of the property including the infrastructure, the buildings, hardscape, circulation, park and the landscaping and irrigation.**
 3. *The proposed land uses for all areas covered by the plan.*
 - **Specific Plan Section 2 provides the land uses for the property.**
 4. *General site design standards and guidelines for all developments.*
 - **Section 4 of the Specific Plan provides development standards for the property. In addition, Sections 2, 3, 5, 6, 7 and 8 provide standards and guidelines for the entire property.**
 5. *The location of and types of streets.*
 - **The location and types of streets are shown throughout the Specific Plan**
 6. *Public facilities and infrastructure required to serve developments within the plan area.*
 - **Section 8 of the Specific Plan identifies the infrastructure required to serve the project. Infrastructure required to serve the project will be privately funded. The project will also pay appropriate public facility mitigation fees as required.**

7. *Landscaping and parking lot treatments.*

- **Section 6 of the Specific Plan identifies the landscaping treatments throughout the project including parking lots.**

8. *Proposed conservation, open space and/or recreation areas, if any.*

- **The land use plan does include a private recreation area as well as other open space features. Sections 2 and 6 discuss the open spaces and recreation area. Section 6 also discusses irrigation water conservation requirements.**

9. *Any other programs, guidelines or standards appropriate for the area covered by the plan.*

- **The Specific Plan proposes additional programs, guidelines and standards in many areas in addition to those discussed above. Some of these include:**
 - **Edge treatments along exterior property lines**
 - **Architectural building details, colors and materials**
 - **Exterior lighting**
 - **Signage**
 - **Floor plans**
 - **Trash bin plan**
 - **Pedestrian circulation**