

Appendix B
Proposed Zone Changes

Appendices

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Sec. 3-37-1. - Establishment of zoning districts; list of zoning districts.

A. Establishment of zoning districts.

1. The following tables list land use categories established by this zoning ordinance. The zoning land use districts are identified by a number and a descriptive name (e.g., 2.3 ~~Low~~ Medium Density Residential).

2. The zoning maps as illustrated in division 9 depict the zoning districts for each planning area. The land use districts are denoted by the numerical description (e.g., 2.2 for Low Density Residential) with the full description listed in the index on each map. An exception to this rule has been reserved for the (1.2) Development Reserve and (1.3) Conservation and Open Space Reserve zoning districts. These two districts function as land reserve zones and are denoted on the maps in division 9 by their Geobase code. Because the ultimate zoning category intended for these areas is included in the Geobase code, the Geobase code on the zoning map also highlights the requirement that a rezoning must occur before development of the land can occur. Exception to this requirement is development in accordance with the uses listed for each district as noted in this chapter 3-37.

B. List of zoning districts.

- 1.1 Exclusive Agriculture
- 1.2 Development Reserve
- 1.3 Conservation/Open Space Reserve
- 1.4 Preservation
- 1.5 Recreation
- 1.6 Water Bodies
- 1.7 Landfill Overlay
- 1.8 Golf Course Overlay
- 1.9 Orange County Great Park
- 2.1 Estate Density Residential
- 2.2 Low Density Residential
- 2.3 Medium Density Residential
- 2.4 Medium-High Density Residential
- 2.5 High Density Residential
- 3.1 Multi-Use
- ~~3.2 Transit Oriented Development~~
- 4.1 Neighborhood Commercial
- 4.2 Community Commercial

4.3 Vehicle-Related Commercial

4.4 Commercial Recreation

4.5 Regional Commercial

4.6 Retail Office

4.7 Urban Commercial

4.8 Irvine Center Garden Commercial

4.9 LPC Regional Commercial

5.1 IBC Multi-Use

5.2 IBC Industrial

5.3 IBC Residential

5.4 General Industrial

5.5 Medical and Science

5.6 Business Park

6.1 Institutional

7.1 Military

8.1 Trails and Transit Oriented Development

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Sec. 3-37-11. 1.9 Orange County Great Park.

A. *Intent.*

1. This category identifies lands suitable for active and passive recreational opportunities and activities for public use and enjoyment. The Orange County Great Park is a multi-destination facility that will include a variety of educational and recreational activities, including sports fields, museums, gardens, trails, wildlife habitat and many other public-oriented land uses.

B. *Permitted uses.* ¹

1. Accessory use.
2. Agriculture.
3. Caretaker's quarters.
4. Commercial recreation (under 1,500 square feet).
5. Commercial recreation (over 1,500 square feet).
6. Golf course/driving range.
7. Government facility.
8. Greenhouse.
9. Manufactured structure permit (up to two years).
10. Maintenance facilities and structures (public facilities only).
11. Park.
12. Public park facility (only in public parks).
13. Pushcart.
14. School, public.
15. Theater (in conjunction with museum use).
16. Wireless communication facility (may require a wireless communication facility permit, a minor conditional use permit, a major conditional use permit or may be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in Section 2-37.5-3

C. *Conditional uses.* ³

1. Cemetery/mausoleum/crematory.
2. Child care center.
3. Composting facility.
4. Community facility.
5. Concrete recycling facility.
6. Funeral home/mortuary.
7. Manufactured structure (over two years).
8. Outdoor sales.
9. Outdoor vendor.
10. Parking structure.
11. Restaurant.

12. Retail and/or service business, general (except drive through).
13. Stable, private.
14. Stable, public.
15. Utility building and facility.

D.	Minimum site size	1 acre
E.	Maximum site coverage	n/a
F.	Maximum building height ⁴	50 feet
G.	Building setbacks ⁵ from:	
	Freeways, transportation corridors	50 feet
	Major highways	50 feet
	Primary highways	42 feet
	Secondary highways:	
	In nonresidential areas	35 feet
	In residential areas	25 feet
	Commuter highways and local streets	15 feet
	Interior boundary if adjacent to residential uses:	
	Side	35 feet
	Rear	20 feet
	Interior boundary if adjacent to nonresidential uses:	
	Side	n/a
	Rear	n/a
	Building to building	10 feet

¹Some permitted uses may have to conform to or fulfill conditions of approval imposed in conjunction with previous discretionary approvals. Additionally, a master plan application may need to be processed (see [chapter 2-17](#)).

³A master plan application may be required in addition to a conditional use permit (see [chapter 2-17](#)).

⁴Maximum height may be exceeded subject to review and approval through a master plan review or equivalent.

⁵Exceptions to these building setback requirements appear on the setback exceptions matrix in [section 3-27-2](#).

~~Sec. 3-37-18. 3.2 Transit Oriented Development.~~

~~A. Intent. — This category is consistent with the transit oriented development area within the Orange County Great Park land use category as defined in the General Plan. Transit oriented development encourages a diverse mix of higher intensity commercial, office, residential, research and development and institutional uses in areas with high potential for enhanced transit and pedestrian activity. The category is intended to reduce reliance on the automobile by encouraging a compact mix of uses within the same site, including the integration of complementary uses within the same building. The development shall be designed to create a safe and pleasant pedestrian environment by providing amenities that support the use of transit, bicycles, and pedestrian facilities and by providing for a safe, pleasant, and convenient walking experience.~~

~~B. Intensity standard.~~

~~1. 10.0 to 50.0 dwelling units per net acre~~

~~2. Total average daily trips (ADT) shall not exceed the trip budget established in the Amended and Restated Development Agreement adopted pursuant to City Council Ordinance No. 09-09.~~

~~C. Permitted uses.~~

- ~~1. Accessory use (including clubhouses and recreational amenities for the residential community).~~
- ~~2. Agriculture (interim use).~~
- ~~3. Alternative health care provider.~~
- ~~4. Commercial recreation (under 1,500 square feet).~~
- ~~5. Convenience or liquor store.~~
- ~~6. Department store.~~
- ~~7. Financial institution (except drive thru).~~
- ~~8. Home care.~~
- ~~9. Home occupation permit.~~
- ~~10. Information center.~~
- ~~11. Manufactured structure (up to two years).~~
- ~~12. Model home sales complex.~~
- ~~13. Office, administrative, business professional.~~
- ~~14. Office, design professional.~~
- ~~15. Office, headquarters.~~
- ~~16. Office, medical.~~
- ~~17. Park.~~
- ~~18. Public park facility (only in public parks).~~
- ~~19. Pushcart.~~
- ~~20. Research and Development~~
- ~~21. Residential, attached.~~
- ~~22. Residential, second unit.~~
- ~~23. Residential, single family detached.~~
- ~~24. Residential shelter.~~
- ~~25. Restaurant.~~
- ~~26. Restaurant, fast food (except drive thru).~~
- ~~27. Retail and/or service business, general (except drive thru).~~
- ~~28. Retail business, home improvement related.~~
- ~~29. Reverse vending machine.~~

- ~~30. School, commercial.~~
- ~~31. School, public.~~
- ~~32. Supermarket.~~
- ~~33. Wireless Communication Facility (may require a wireless communication facility permit, a minor conditional use permit, a major conditional use permit or may be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in Section 2-37.5-3.~~

~~D. Conditional uses:~~

- ~~1. Ambulance service.~~
- ~~2. Arcade, game.~~
- ~~3. Bar, tavern, cocktail lounge.~~
- ~~4. Child care center.~~
- ~~5. Church.~~
- ~~6. Commercial recreation (over 1,500 square feet).~~
- ~~7. Community facility.~~
- ~~8. Gas station/fuel dispenser.~~
- ~~9. Government facility.~~
- ~~10. Health club.~~
- ~~11. Outdoor sales.~~
- ~~12. Restaurant, "Type 47" ABC License operating after 12:00 a.m.~~
- ~~13. School, private.~~
- ~~14. Senior housing.~~
- ~~15. Utility building and facility.~~

E. Minimum site size	0.25 acres (all uses except single-family detached) 2,400 square feet (single-family detached only)
F. Maximum site coverage	50% for single-family detached Unlimited for residential, attached 65% for non-residential and mixed-use
G. Maximum building height	70 feet (residential, attached and nonresidential) 35 feet (single-family detached)
H. Minimum site landscaping	15% for residential, attached and non-residential Not applicable for single-family detached
I. Building setbacks from:	
Major highways:	45 feet
Primary Highways:	42 feet
Secondary highways:	
In non-residential areas	35 feet (Alternate setbacks may be approved through a master plan)
In residential areas	25 feet
In mixed-use areas	25 feet
Commuter highways and local streets	15 feet
Private Drives (including Private Ways) and Private Streets	8 feet (only applicable to ground floor living area, and garage setbacks per Section 3-27-10.A./B.)
Great Park edge	To be determined at time of master plan review
Interior boundary adjacent to residential or non-residential uses:	
Side	5 feet

Rear	10 feet
Building to Building	
Residential	6 feet
Non-residential	0 feet

~~In order to promote walking over automobile access, the developer is encouraged to place limits on parking supplies. The total off-street parking requirement may be reduced by up to 20 percent, subject to approval of administrative relief. The applicant shall prepare a shared parking study to identify a parking ratio consistent with the parking demand of the uses for which joint parking is proposed. The number of parking stalls which may be credited against the requirements for the uses involved shall not exceed the number of stalls reasonably anticipated to be available during different hours of operation. A written agreement shall be drawn to the satisfaction of the Director of Community Development and executed by all affected parties, assuring the continued availability of the joint use parking stalls.~~

Sec. 3-37-39. - 8.1 Trails and Transit Oriented Development

A. *Intent.* The Trails and Transit Oriented Development zoning district allows a variety of uses on the same site consistent with the Great Park Land Use category as defined in the General Plan. The Trails and Transit Oriented Development zoning district allows for a mix of residential, commercial, recreational and education uses that support a multi-use environment, and which ~~is~~are complementary to the ~~3.2 Transit Oriented Development district located in Planning Areas 30 and 51~~Irvine Station and to the Orange County Great Park. Pedestrian paths and trails including, but not limited to, bike paths, sidewalks, and recreational trails, shall be encouraged in the Trails and Transit Oriented Development zoning district. The variety of trail types and transit choices are intended to provide connectivity to the Orange County Great Park, to the Irvine Station ~~3.2 Transit Oriented Development district~~, to public open space outside the Orange County Great Park, and to other nearby areas.

8.1 TTOD Great Park Neighborhoods Development (Planning Area 51)

8.1A TTOD Portola Springs (Planning Area 6)

8.1B TTOD Great Park Neighborhoods Development (Planning Area 51)

B. *Intensity standard.*

1. 5.0 to 50.0 dwelling units per net acre.

2. Total maximum development intensity shall not exceed the building intensities described in Section 9-51-6(C) and shall not cause the total maximum Average Daily Trips (ADT) in PA 51 to exceed ~~117,047~~148,910 ADT, based on the socio-economic-based trip generation (ADT) rates used to analyze the Orange County Great Park traffic impacts, not including the ADT associated with the 1,269 density bonus units granted pursuant to state law, Section 2-3, and Planning Commission ~~City Council~~ Resolution No. 08-2926, ~~which shall be located upon approval of a subdivision map containing such units, and any density bonus units subsequently granted pursuant to state law based on the socio-economic-based trip generation (ADT) rates used to analyze the Orange County Great Park traffic impacts.~~

3. Total maximum development intensity for 8.1A shall not exceed the building intensities described in Section 9-6-9. The development intensity allocated to 8.1A equates to 175,000 square feet of office use and 325,000 square feet of Research and Development use with a post-2030 trip limit of 5,115 average daily trips, 506 am peak hour trips and 509 pm peak hour trips based on NITM land use rates. Up to 790 dwelling units (in excess of 4,670 maximum number of dwelling units for PA 6) may be substituted for nonresidential square footage in terms of equivalent traffic generation as set forth in Section 9-6-9B.

C. *Permitted uses.*

1. ~~1.~~ Accessory use (including clubhouses and recreational amenities for the residential community).
2. ~~2.~~ Agriculture (interim use).
3. ~~3.~~ Alternative health care provider.
4. ~~4.~~ Caretaker's quarters.
5. ~~5.~~ Commercial recreation (under 1,500 square feet).
6. ~~6.~~ Department store.
7. ~~7.~~ Domestic animal care facility¹
8. ~~8.~~ Financial institution (except drive-thru).
9. ~~9.~~ Home care.
10. ~~10.~~ Home occupation permit.
11. ~~11.~~ Information center.
12. ~~12.~~ Manufactured structure permit (up to two years).

- ~~13. 13.~~ Model home sales complex.
- ~~14. 14.~~ Office, administrative, business professional.
- ~~15. 15.~~ Office, design professional.
- ~~16. 16.~~ Office, headquarters.
- ~~17. 17.~~ Office, medical.
- ~~18. 18.~~ Outdoor vendor.
- ~~19. 19.~~ Park.
- ~~20. 20.~~ Public park facility (only in public parks).
- ~~21. 21.~~ Pushcart.
- ~~22. 22.~~ Residential, second unit.
- ~~23. 23.~~ Residential, attached
- ~~24. 24.~~ Residential, single family detached
- ~~25. 25.~~ Residential shelter.
- ~~26. 26.~~ Research and development.
- ~~27. 27.~~ Restaurant.
- ~~28. 28.~~ Restaurant, fast food (except drive-thru).
- ~~29. 29.~~ Retail business, accessory (subject to requirements in Chapter 3-5-2).
- ~~30. 30.~~ Retail and/or service business, general (except drive-thru).
- ~~31. 31.~~ Reverse vending machine.
- ~~32. 32.~~ School, public.
- ~~33. 33.~~ Stable, private (only within agriculture area).
- ~~34. 34.~~ Supermarket.
- ~~35. 35.~~ Vehicle repair and detailing, mobile.
- ~~36. 36.~~ Warehousing, storage and distribution²
- ~~37. 37.~~ Wireless communication facility. (May require a wireless communication facility permit, a minor conditional use, a major conditional use, or may be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in Section 2-37.5- 3).

[See Section 9-51-6\(U\) for special development requirements](#)

D. *Conditional uses.*

- ~~1. 1.~~ Ambulance service.
- ~~2. 2.~~ Arcade, game.
- ~~3. 3.~~ Bar, tavern, cocktail lounge.
- ~~4. 4.~~ Boarding house.
- ~~5. 5.~~ Car wash.
- ~~6. 6.~~ Cemetery/mausoleum/crematory.
- ~~7. 7.~~ Child care center.
- ~~8. 8.~~ Church.
- ~~9. 9.~~ Commercial Recreation (over 1,500 square feet).
- ~~10. 10.~~ Community facility.
- ~~11. 11.~~ Composting facility. (In conjunction with demolition, removal and recovery of existing buildings, structures and landscaping associated with the former military use of the property).
- ~~12. 12.~~ Concrete recycling facility. (In conjunction with demolition, removal and recovery of existing buildings, structures and landscaping associated with the former military use of the property).
- ~~13. 13.~~ Conference/convention facility.

- ~~14. 14.~~ Congregate care facility.
- ~~15. 15.~~ Convalescent home.
- ~~16. 16.~~ Convenience or Liquor Store
- ~~17. 17.~~ Drive-thru.
- ~~18. 18.~~ Financial institutions (drive-thru).
- ~~19. 19.~~ Equipment Rental.
- ~~20. 20.~~ Fraternal and service club.
- ~~21. 21.~~ Funeral home/mortuary.
- ~~22. 22.~~ Gas station/fuel dispenser.
- ~~23. 23.~~ Golf Course/Driving Range.
- ~~24. 24.~~ Government facility.
- ~~25. 25.~~ Health club.
- ~~26. 26.~~ Heliport.
- ~~27. 27.~~ Hospital.
- ~~28. 28.~~ Hotel, extended stay.
- ~~29. 29.~~ Hotel/motel.
- ~~30. 30.~~ Industry, Service
- ~~31. 31.~~ Large family child care permit.
- ~~32. 32.~~ Manufacturing, light
- ~~33. 33.~~ Manufactured structure (over two (2) years).
- ~~34. 34.~~ Massage establishment and related business.
- ~~35. 35.~~ Materials recovery facility. (In conjunction with demolition, removal and recovery of existing buildings, structures and landscaping associated with the former military use of the property).
- ~~36. 36.~~ Mini warehouse. (8.1 B Only)
- ~~37. 37.~~ Outdoor sales
- ~~38. 38.~~ Outdoor storage
- ~~39. 39.~~ Recreational vehicle storage, private.
- ~~40. 40.~~ Recreational vehicle storage, public.
- ~~41. 41.~~ Residential care facility.
- ~~39. 39.~~ ~~Residential shelter.~~
- ~~42. 42.~~ Restaurant, "type 47" ABC license operating after 12:00 a.m.
- ~~43. 43.~~ Restaurant, fast food (drive-thru).
- ~~44. 44.~~ Retail business, home improvement related.
- ~~45. 45.~~ School, Commercial.
- ~~46. 46.~~ School, private.
- ~~47. 47.~~ Senior housing.
- ~~48. 48.~~ Small collection facility.
- ~~49. 49.~~ Sober living facilities.
- ~~50. 50.~~ Stable, public (only within agriculture area).
- ~~51. 51.~~ Utility building and facility.
- ~~52. 52.~~ Vehicle Assembly.³
- ~~53. 53.~~ Vehicle body repair, paint or restoration.³
- ~~54. 54.~~ Vehicle leasing and rental.
- ~~55. 55.~~ Vehicle repair.³
- ~~56. 56.~~ Vehicle Sales
- ~~57. 57.~~ Veterinary service, domestic.
- ~~58. 58.~~ Warehouse and sales outlet.

See Section 9-51-6(U) for special development requirements

E. Introduction of unique land uses that are not specified in the permitted and conditionally permitted uses but fit within the intent of the Trails and Transit Oriented Development zoning district (Section 3-37-39) shall be encouraged subject to an initial determination by the Director of Community Development and subsequently, subject to a conditional use permit for consideration by the Planning Commission.

F. Minimum site size	0.25 acres (all uses except single-family detached) 2,400 square feet (single-family detached only)
G. Maximum site coverage	50% for single-family detached, Unlimited for residential, attached 65% for non-residential and mixed-use, <u>(8.1B - unlimited)</u>
H. Maximum building height	70 feet (residential, attached and nonresidential) 35 feet (single-family detached), <u>except no height limit within 8.1B and 90 feet permitted for Hotel/hospitality use</u>
I. Minimum site landscaping ⁽⁴⁾	15% for residential, attached and non residential Not applicable for single-family detached
J. Building setbacks ⁽⁴⁾ from:	
Major highways:	45 feet
Primary Highways:	42 feet
Secondary highways:	
In non-residential areas	35 feet (Alternate setbacks may be approved through a master plan)
In residential areas	25 feet
In mixed use areas	25 feet
Commuter highways and local streets	15 feet
Private Drives (including Private Ways) and Private Streets	8 feet (only applicable to ground floor living area, and garage setbacks per Section 3-27-10.A./B.)
Great Park edge	To be determined at time of master plan review
Interior boundary adjacent to residential or non-residential uses:	
Side	5 feet
Rear	10 feet
Building to Building	
Residential	6 feet
Non-residential	0 feet

¹Domestic animal care facilities shall require a veterinary certificate of health and proof of current vaccinations for distemper, rabies and parvovirus. Animals may be groomed, trained, exercised socialized and kept or boarded overnight, but not bred, sold or let for hire.

² Permitted within Planning Area 51 Development Districts 2 & 3 only.

³ Conditionally Permitted within Planning Area 51 Development Districts 1, 2, 3, and 6 only.

⁴ Unless a lesser amount is approved at the time of Master Plan approval.

PLANNING AREAS § 9-30-2

CHAPTER 9-30. PLANNING AREA 30

~~Sec. 9-30-1. Land use zoning map.~~

~~Sec. 9-30-2. Introduction.~~

~~Sec. 9-30-3. Statistical analysis.~~

~~Sec. 9-30-4. Land use regulations.~~

~~Sec. 9-30-5. General development standards.~~

~~Sec. 9-30-6. Special development requirements.~~

~~Sec. 9-30-1. Land use zoning map.~~

~~(See Planning Area 30 map following Section 9-30-3)~~

~~(Code 1976, § V.E. 830.1; Ord. No. 96-18, § 4, 12-10-96; Ord. No. 03-18, § 4, 6-10-03; Ord. No. 06-18, § 4, 10-24-06)~~

~~Sec. 9-30-2. Introduction~~

~~A. *Location* Planning Area 30 is located in the eastern part of the City and is a part of the former Marine Corps Air Station, El Toro, now closed and subject to civilian reuse. It is bordered on the south by Interstate 5 (Santa Ana Freeway). The Southern California Regional Rail Authority (SCRRA) rail lines generally serve as the northern border of the Planning Area. The site abuts portion of the Irvine Spectrum to the east and west (Irvine Spectrum 2—Planning Area 35 and Irvine Spectrum 3—Planning Area 32).~~

~~B. *Development* Of utmost importance to the City of Irvine is the development of the Orange County Great Park at the former MCAS El Toro site in Planning Areas 30 and 51. The City also wishes to assure a financially viable development with the orderly development of public infrastructure and public open space amenities at no cost to the taxpayer.~~

~~Within Planning Area 30, the Orange County Great Park plan includes a wildlife corridor and other transportation-related public land uses as well as opportunities for the private development of agriculture, medical and science, vehicle-related commercial, and transit oriented development. In order to develop the uses and at the intensities shown in Section 9-30-3 Statistical Summary, property owners must enter into development agreements which will require the dedication of land and the development of funding of infrastructure improvements in excess of the City's standard requirements, and the commitment to long-term maintenance of public facilities.~~

~~Interim activities will occur on the site after the purchase of the property by private parties and prior to the complete development of the land. These activities may include agricultural and nursery operations as well as other interim activities involving short-term use of the land. Interim activities other than agriculture will be allowed for a maximum period of two years. A one-year extension may be approved by the Director of Community Development and an additional two-year extension may be granted with the approval of a conditional use permit.~~

~~An efficient street system and a system of bikeways and pedestrian paths are provided. Roadways are designed with sufficient capacity for the projected traffic volumes at full development of the planning areas.~~

~~Sec. 9-30-3. Statistical analysis.~~

~~Sec. 9-30-3. Statistical analysis.~~

Planning Area: 30				
Orange County Great Park Land Use Category	Zoning	Zoning Number	Acres in Area	Maximum Square Feet
Agriculture*	Exclusive Agriculture	1.1	13	
Wildlife Corridor	Preservation	1.4	61	
Transit Oriented Development	Transit Oriented Development	3.2	129	Special Development Requirements **
Auto	Vehicle-Related Commercial	4.3	34	102,000
Research and Development	General Industrial	5.4B	121	1,600,000
Major Roadways			40	
	Total		398	1,755,500**

~~*The total Agriculture acreage for PA 30 and PA 51 combined is 130 acres.~~

~~**Not shown is the portion of the Transit Oriented Development intensity that will be allocated through the master plan process (See Section 9-30-6(B))~~

~~Notes on Maximum Intensities: In order to develop the permitted uses and intensities for Planning Area 30, the property owners have entered into the Amended and Restated Development Agreement pursuant to City Council Ordinance No. 09-09, which requires the dedication of land and the development or funding of infrastructure improvements in excess of the City's standard requirements and the commitment to long-term maintenance of public facilities~~

~~Sec. 9-30-4. Land use regulations.~~

~~The permitted and conditional uses for the zoning designations are given in Chapter 3-37. These uses are also referenced in the Land Use Matrix Section 3-3-1.~~

~~Sec. 9-30-5. General development standards.~~

~~See Chapter 3-37 Development Standards~~

~~(Code 1976, § V.E. 830.5; Ord. No. 96-18, § 4, 12-10-96; Ord. No. 00-03, § 4, 2-22-00; Ord. No. 03-18, § 4, 6-10-03; Ord. No. 06-18, § 4, 10-24-06)~~

~~Sec. 9-30-6. Special development requirements.~~

~~A. Affordable Housing See Chapter 2-3 Affordable Housing Implementation Procedures.~~

~~B. Transit Oriented Development The 3.2 Transit Oriented Development district extends between Planning Areas 30 and 51. Development of the 3.2 Transit Oriented Development district shall be in accordance with the implementation of a Master Plan for 3.2 Transit Oriented Development, as defined in E below. The maximum intensity of development of the 3.2 Transit Oriented Development district within Planning Areas 30 and 51 shall not exceed 666,600 square feet of Institutional (education) and 951,300 square feet of Medical and Science. A remote airport terminal and maintenance facility with a maximum intensity of 53,500 square feet will also be developed within the 3.2 Transit Oriented Development district in Planning Area 30. 1,269 density bonus units granted pursuant to state law, Section 2-3, and City~~

~~Council Resolution 08-2926 can be located either in Planning Area 30 (in the 3.2 Transit Oriented Development district) or in Planning Area 51 (in the 3.2 Transit Oriented Development district or 8.1 Trails and Transit Oriented Development district).~~

~~The following planning standards shall apply throughout the 3.2 Transit Oriented Development district:~~

- ~~1. Clustering of residential units shall be encouraged to provide for neighborhood parks as well as public and private open space areas within the project.~~
- ~~2. Total Average Daily Trips (ADT) shall not exceed the trip budget established for the development within the Orange County Great Park (C below). The developer shall provide additional traffic analysis for the review and approval of the Director of Community Development to support the consideration of trip reduction design standards and integration with mass transit systems.~~
- ~~3. Vertical and horizontal integration of commercial office and retail land uses into the residential development shall be encouraged, where feasible.~~
- ~~4. Pedestrian connections within and between the 3.2 Transit Oriented Development district, the Irvine Transportation Center and the public areas of the Great Park shall be provided. An emphasis on pedestrian, way finding signage and graphics, and the integration of the approved commercial retail and office uses shall facilitate pedestrian access in lieu of automobile access to the site amenities.~~
- ~~5. Neighborhood parks requirements shall be provided in accordance with City of Irvine standards. Community park requirements shall be met through participation in the dedication in the Development Agreement adopted by the City in July of 2005, as amended by the Amended and Restated Development Agreement adopted pursuant to City Council Ordinance 09-09.~~
- ~~6. The Planning Commission shall make a specific finding that the master plan meets the intent of the Transit Oriented Development planning standards.~~

~~C. Trip Budget. Based on the socioeconomic-based trip generation average daily trip (ADT) rates used to analyze the Orange County Great Park traffic impacts, the total trips for the entire Orange County Great Park project area are not to exceed 148,910 ADT, not including the ADT associated with the 1,269 density bonus units granted pursuant to state law, Section 2-3, and City Council Resolution 08-2926, which shall be located upon approval of a subdivision map containing such units.~~

~~Total trips for this Planning Area may not exceed 31,863 ADT except as follows. The 31,863 do not include the ADT associated with the 1,269 density bonus units granted pursuant to state law, Section 2-3, and City Council Resolution 08-2926, which shall be located upon approval of a subdivision map containing such units. Dwelling units and square footage allocated to the 3.2 Transit Oriented Development district will be divided between Planning Areas 30 and 51 through the implementation of a master plan for Transit Oriented Development. A total of 3,186 ADT (ten percent of the vehicle trips allocated to Planning Area 30) may be transferred between Planning Area 51 and Planning Area 30 in conjunction either with the approval of a traffic study or a master plan. Any transfer of vehicle trips between planning areas will be subject to review in accordance with the approval of a traffic study or a master plan. Any transfer of vehicle trips between planning areas will be subject to review in accordance with the requirements of the City's Traffic Study Guidelines.~~

~~D. Development Tracking and Monitoring Report. The development in Planning Area 30 is subject to specific limits as follows:~~

- ~~• Maximum square footage—See Section 9-30-3 Statistical Analysis~~
- ~~• Maximum residential units—See Section 9-30-3 Statistical Analysis~~

- ~~Maximum daily vehicle trips—31,863 ADT, not including the ADT associated with the 1,269 density bonus units granted pursuant to state law, Section 2-3, and City Council Resolution 08-2926, which shall be located upon approval of a subdivision map containing such units.~~

~~Building permits which would cause one or more of these maximums to be exceeded shall not be issued.~~

~~*Building permits and discretionary applications:* Prior to the approval of any discretionary application and prior to the issuance of each building permit for new development, the applicant shall submit to the Community Department a table documenting the cumulative total of approved development within Planning Area 30, in a manner meeting the approval of the Community Development Director.~~

~~For the purpose of this section, "Applicant" shall mean the developer who will actually develop the land. In conjunction with issuance of any building permit, the applicant shall submit a Planning Area Development Monitoring Report for review and approval of the Director of Community Development. The Planning Area Development Monitoring Report shall include the allocation of trips to the proposed discretionary case or building permit to ensure that the aggregate projected traffic does not exceed the vehicle trip limits established for PA 30. The Planning Area Development Monitoring Report shall include, but not limited to, the accounting of trips (average daily) used in each discretionary case application or building permit application. Approval by the Director of Community Development shall be based upon the determination that the allocations shown do not exceed the maximum trips established for Planning Area 30, not including the ADT associated with the 1,269 density bonus units granted pursuant to state law, Section 2-3, and City Council Resolution 08-2926, which shall be located upon approval of a subdivision map containing such units; and that the allocation is generally consistent with the General Plan, zoning and other applicable regulatory documents. The Planning Area Development Monitoring Report may be updated by the Applicant and is subject to review and approval by the Director of Community Development. The purpose of the Great Park Planning Area 30 Development Monitoring Report is to monitor the growth and update the project's components.~~

~~*E. Review Process.* Prior to the commencement of any private development in the 3.2 Transit Oriented Development, 4.3 Vehicle-Related Commercial, or 5.4B General Industrial zoning districts within Planning Area 30, the Planning Commission shall review and approve a master plan for the specific project, containing the following information for the specific development proposed:~~

- ~~1. Location, acreage, types of land use and estimated square footages or number of dwelling units for each area.~~
- ~~2. A community design program, which characterizes the design features of the development, including signage design, fencing design, landscape themes, architectural theme, and other community design features. The location for a future City entry statement shall be reserved in the 4.3 Vehicle-Related Commercial zoning district near the Bake Parkway/I-405 interchange.~~
- ~~3. Landscape treatments, including:~~
 - ~~a. Planning Area edge and entry widths and general character~~
 - ~~b. Special landscaping themes, if any.~~
 - ~~c. Palette of plant materials, walls, and hardscape for areas in and adjacent to the public rights-of-way.~~
 - ~~d. Ownership of landscape areas.~~
- ~~4. Wildlife corridor edge condition treatments, consistent with the Irvine Wildlife Corridor~~

~~Plan, including:~~

~~a. Light and noise mitigation programs and techniques.~~

~~b. Palette of compatible plant materials.~~

~~c. Walls, fences, and /or barrier mechanisms to protect the wildlife corridor from unwanted intrusions.~~

~~5. Existing and planned uses on adjoining properties and transition from surrounding areas to the mixed-use Transit Oriented Development.~~

~~6. Access to the project site and on-site pedestrian and vehicular patterns. The use of pedestrian bridges to cross Alton, Barranca, and/or Marine Way is especially encouraged.~~

~~7. Other information as required by the Director of Community Development.~~

~~The master plan application shall be accompanied by maps, text, or other documentation to satisfy the above requirements. The form and content of such submittals shall be made to the satisfaction of the Director of Community Development.~~

~~F. Changes in boundaries and/or intensities:~~

~~i. Boundaries and acreages in the Orange County Great Park plan are approximate and shall be established by master plan approval (E. above).~~

~~ii. The trip budget for the Planning Area may be increased by ten percent subject to the transfer provisions of C above.~~

~~G. Trails Plan. In conjunction with the submittal of the master tract map the applicant shall submit a conceptual master landscape and trails plan or a detailed exhibit depicting potential trail connections on site to the City's existing or planned regional trail network.~~

~~In addition, in conjunction with subsequent tract maps, master plans or building permit submittals, whichever comes first, the applicant shall provide a specific and detailed trails plan depicting the exact location, alignment and connectivity of on-site trails to the City's existing or planned regional trail network.~~

~~H. Child Care The need for child care facilities shall be recognized in the development of Heritage Fields. Prior to the approval of the first residential tentative tract map that causes the total combined approved residential dwelling units, excluding senior housing units, to reach 1,400 in Planning Areas 30 and 51, the developer shall submit a child care needs study to the Director of Community Services for approval. Based on the presumption that generally need for private child care facilities will be triggered at 3,500 dwelling units (units with children), the purpose of the study will be to identify any unmet need for child care as a result of residential development within Planning Areas 30 and 51. Upon approval of the Study by the Director of Community Services which demonstrates that an unmet need exists that is created by residential development in Planning Areas 30 or 51, the developer shall identify ways to provide unmet private child care needs created by residential development in Planning Areas 30 and 51. Any private sector child care center(s) shall:~~

~~i. Accommodate the determined number of slots, which shall be based on the actual number of residential units to be built and on a determination of child care need within the project.~~

~~ii. Be located at a site that is compatible with adjacent uses. Development of a child care center in conjunction with proposed elementary schools and public neighborhood parks, residential development and/or neighborhood commercial center shall be encouraged.~~

~~iii. Be located at a site that has been evaluated with regard to factors that might be detrimental to public health, safety, or welfare, including but not limited to proximity to high-traffic volume roadways, hazardous material, and major generators of traffic.~~

~~iv. Be a minimum site size for the child care center, which is 1.3 acres and accommodates a minimum of 150 children, per the Table G-2 of the City's General Plan, although larger sites are encouraged to accommodate larger number of children.~~

~~(Code 1976, § V.E. 830.6; Ord. No. 96-18, § 4, 12-10-96; Ord. No. 00-03, § 4, 2-22-00; Ord. No. 03-18, § 4, 6-10-03; Ord. No. 06-18, § 4, 10-24-06)~~

~~Editor's note—Ord. No. 03-18, § 4, adopted June 10, 2003, amended the Code by repealing former § 9-30-06, and renumbering § 9-30-7 as § 9-30-6. Former § 9-30-6 pertained to the Sports and~~

Chapter 9-51 Planning Area 51 (Orange County Great Park)

Sec. 9-51-1. Land use zoning map.

(See Planning Area 51 map following Section 9-51-3)

(Code 1976, § V.E-851.1; Ord. No. 92-3, 4-14-92; Ord. No. 95-4, 5-9-95; Ord. No. 95-22, § 3, 11-28-95; Ord. No. 96-18, § 4, 12-10-96; Ord. No. 00-03, § 4, 2-22-00; Ord. No. 03-18, § 4, 6-10-03; Ord. No. 06-18, § 4, 10-24-06; Ord. No. 10-03, § 3, 4-13-10)

Sec. 9-51-2. - Introduction.

A. *Location.* Planning Area 51 contains the ~~northern portion of the~~ former Marine Corps Air Station, El Toro. ~~It is,~~ near the eastern edge of the City. Boundaries generally include the Eastern Transportation Corridor, the Foothill Transportation Corridor, ~~the Southern California Regional Rail Authority (SCRRA) rail lines,~~ Irvine Boulevard ~~and,~~ the storm channel near Alton Parkway. ~~It is bordered on the south by Planning Areas 30 and 32, on the east by the Irvine Spectrum 2 - Planning Area 35, and on the west by Planning Areas 9 and 40, and Interstate 5 (Santa Ana Freeway). It is bordered on the south by Planning Area 32, on the east by the Irvine Spectrum 2 - Planning Area 35, on the west by Planning Areas 9 and 40 and the Irvine Spectrum 3 (Planning Area 32), and on the north by Planning Area 6.~~

B. *Development.* Of utmost importance to the City of Irvine is the development of the Orange County Great Park at the former MCAS El Toro site in Planning Areas ~~s 30 and~~ 51. The site will serve as a countywide asset consistent with the intent of the citizens of Orange County, who adopted Measure W, the "Orange County Central Park and Nature Preserve Initiative", in March 2002. The City also wishes to assure a financially viable development consistent with the intent of Measure W with the orderly development of public infrastructure and public open space amenities at no cost to the local taxpayer. Within Planning Area 51, the Orange County Great Park plan includes habitat preservation, wildlife corridor, education, open space, recreation, institutional and other public-oriented land uses as well as opportunities for the private development of ~~agriculture, research and development~~ medical and science, community commercial, cemetery, golf course, residential and mixed-use development. In order to develop the uses and at the intensities of the development shown in Section 9-51-3 Statistical Summary, ~~property owners have~~ the master developer has entered into an Amended and Restated Development Agreement which requires the dedication of land and the development ~~of funding~~ of infrastructure improvements in excess of the City's standard requirements, and the commitment to long-term maintenance of public facilities. Interim activities will occur on the site ~~after the purchase of the property~~ by private parties and prior to the complete development of the land. These activities may include agricultural and nursery operations, open storage, and reuse of aviation hangars located in the southern portion of Planning Area 51 which could be appropriate for reuse as warehousing, manufacturing, or motion picture production studios. Close proximity to the permanent open space areas may also facilitate reuse of the hangars as museum, sports, cultural facilities, or other uses consistent with the zoning of the site. Interim activities other than agriculture will be allowed for a maximum period of five years through approval of an interim use permit. Extensions of up to three years may be approved by the Director of Community Development. Existing interim uses in Planning Area 51 approved prior to January 1, 2010 and new interim uses within the Orange County Great Park will be allowed for a 5 year term with up to three year extensions granted by the Director of Community Development. Extensive materials reclamation activities related to the removal of the runways, aprons, and taxiways, as well as the stockpiling and recycling of concrete and other materials will also occur. Demolition of buildings will also occur as they become obsolete, uneconomic to repair, or conflict with approved development plans. An efficient street system and a system of bikeways and pedestrian paths are provided. Roadways are designed with sufficient capacity for the projected traffic volumes at full development of the planning area. (Code 1976, § V.E-851.2; Ord. No. 92-3, 4-14-92; Ord. No. 95-4, 5-9-95; Ord. No. 95-22, § 3, 11-28-95; Ord. No. 96-18, § 4, 12-10-96; Ord. No. 00-02, § 4, 2-8-00; Ord. No. 00-03, § 4, 2-22-00; Ord. No. 03-18, § 4, 6-10-03; Ord. No. 06-18, § 4, 10-24-06; Ord. No. 10-03, § 3, 4-13-10)

Section 9-51-3. – Statistical Analysis

Planning Area 51:

<u>Zoning Number</u>	<u>Zoning</u>	<u>OCGP Sub Land-Use Categories</u>	<u>Acres in category</u>	<u>Maximum Square feet</u>	<u>Maximum dwelling units</u>
<u>Orange County Great Park</u>					
<u>1.4</u>	<u>Preservation</u>	<u>Wildlife Corridor</u>	<u>179</u>	<u>=</u>	<u>=</u>
<u>1.9</u>	<u>OC Great Park</u>	<u>Open Space/Park</u>	<u>367</u>	<u>=</u>	<u>=</u>
		<u>Sports Park</u>	<u>170</u>	<u>26,000</u>	<u>=</u>
		<u>Drainage Corridor</u>	<u>229</u>	<u>=</u>	<u>=</u>
		<u>Exposition Center</u>	<u>156</u>	<u>468,000</u>	<u>=</u>
<u>Great Park Neighborhoods</u>					
<u>=</u>		<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>8.1/8.1B</u>	<u>Trails and Transit Oriented Development</u>	<u>Community Commercial</u>	<u>(1)</u>	<u>220,000</u>	<u>0</u>
		<u>Residential</u>	<u>(1)</u>	<u>=</u>	<u>9,500⁽²⁾</u>
		<u>Medical and Science</u>	<u>(1)</u>	<u>3,364,000</u>	<u>0</u>
		<u>Multi-Use</u>	<u>(1)</u>	<u>1,318,200⁽⁵⁾</u>	<u>0</u>
<u>Miscellaneous</u>					
<u>=</u>		<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>1.1</u>	<u>Exclusive Agriculture</u>	<u>Agriculture</u>	<u>117⁽³⁾</u>	<u>=</u>	<u>=</u>
<u>1.4</u>	<u>Preservation</u>	<u>Habitat Preservation</u>	<u>974</u>	<u>=</u>	<u>=</u>
<u>6.1</u>	<u>Institutional</u>	<u>Institutional</u>	<u>135</u>	<u>685,500⁽⁴⁾</u>	<u>=</u>
<u>8.1</u>	<u>Trails and Transit Oriented Development</u>	<u>Transit Oriented Development</u>	<u>35</u>	<u>53,500</u>	<u>0</u>
<u>8.1</u>	<u>Trails and Transit Oriented Development</u>				
<u>8.1</u>	<u>Trails and Transit Oriented Development</u>	<u>ARDA Transfer</u>	<u>131⁽⁶⁾</u>		
<u>=</u>	<u>=</u>	<u>Major Roadways</u>	<u>185</u>	<u>=</u>	<u>=</u>
<u>TOTALS</u>		<u>=</u>	<u>4,704</u>	<u>6,135,200⁽⁵⁾</u>	<u>9,500^(2,5)</u>

The total Agriculture acreage for PAs 30 and 51 combined is 130 acres.

~~**Included is the portion of the Transit Oriented Development intensity that will be allocated through the master plan process. See Section 9-51-6(B). Included in the total are non-residential intensities in the 8.1 Trails and Transit Oriented Development district.~~

~~***A total of 73 acres of cemetery use shall be a conditionally permitted, but not required, use in 8.1 Trails and Transit Oriented Development district.~~

~~****This acreage does not include 27 acres of the Marshburn Basin which is included in the 1.1 Exclusive Agriculture zoning district.~~

(1) 2,026 acres of property in PA 51 is zoned 8.1 TTOD

(2) ~~**This number includes the 1,269 density bonus units granted pursuant to state law, Section 2-3, and Planning Commission City Council Resolution No. 08-2926, which may be located within Planning Area 51 and a further 1,194 density bonus units granted pursuant to state law and Section 2-3.~~

~~pursuant to an approved subdivision map.~~

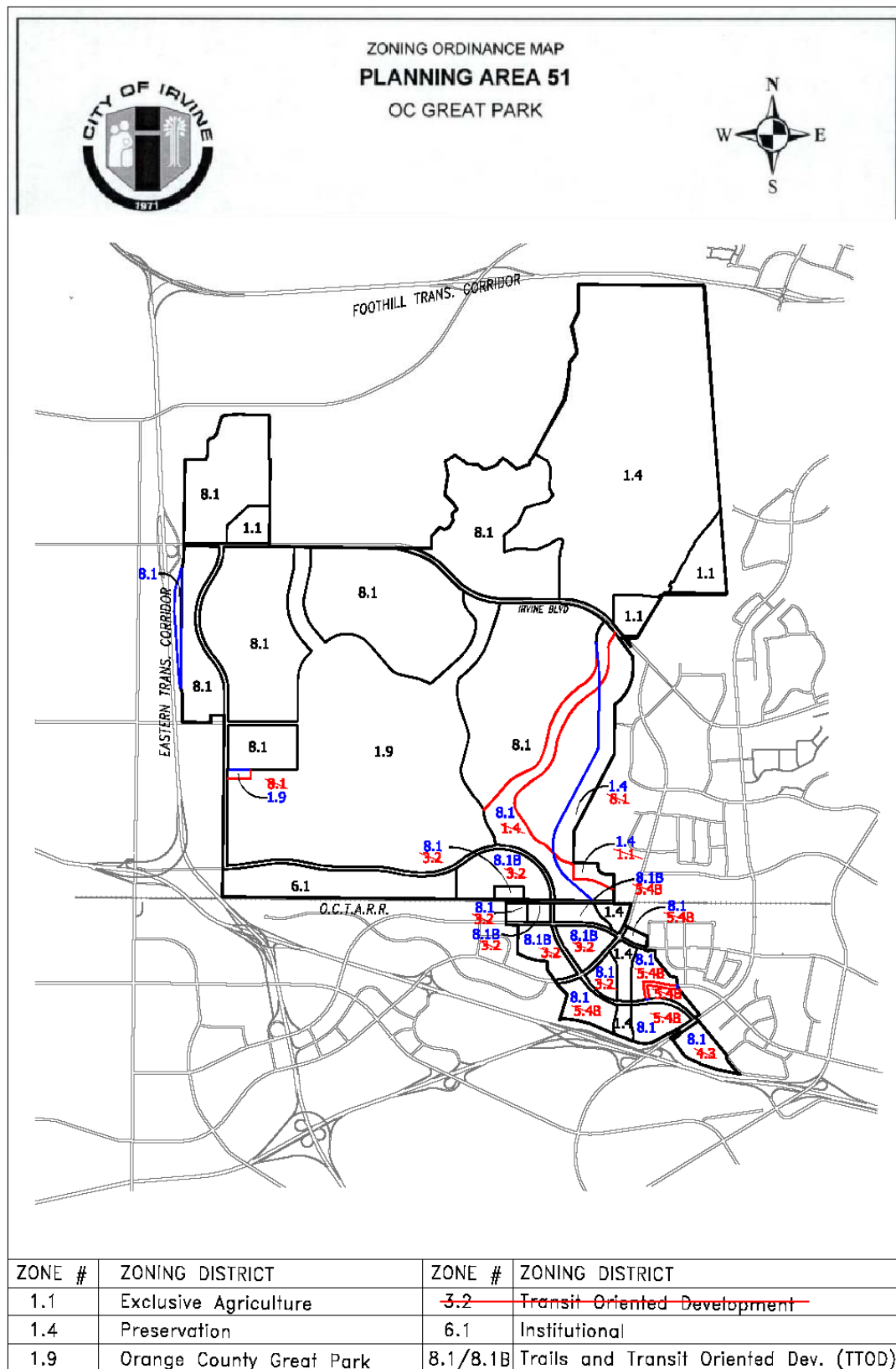
(3) * This acreage includes 27 acres of the Marshburn Basin which shall remain in its current location.

(4) ** Includes 122,500 square feet for institutional facilities, 300,000 square feet for County facilities, and 263,000 square feet of "McKinney Act" warehousing.

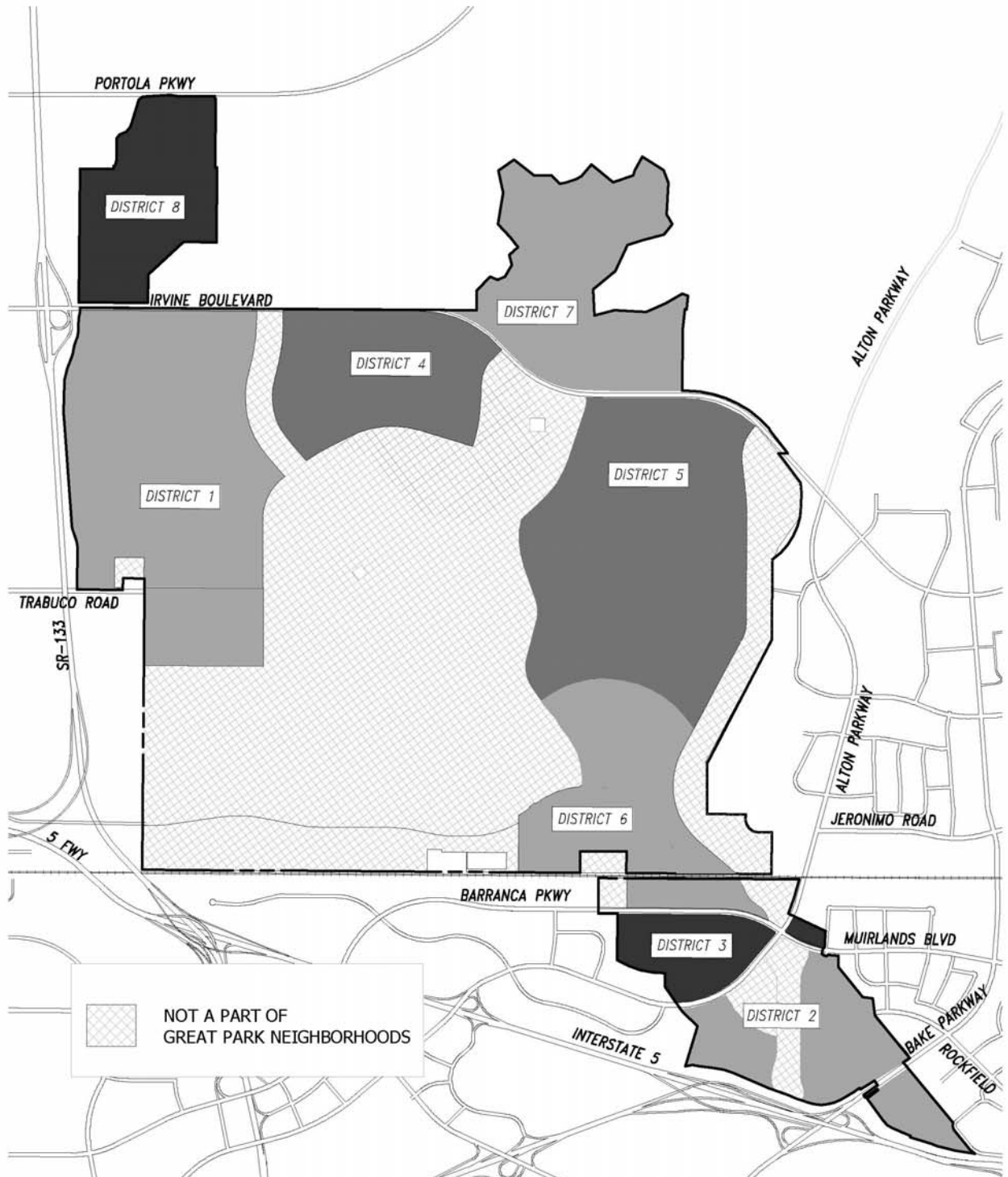
(5) - See Section 9-51-6.S (Land Use Conversions). Adjustments to the Statistical Table in accordance with Section 9-51-6.S (Land Use Conversions) do not require a zone change.

~~(5)(6)~~ 125.5 acre ARDA Transfer Site and 5.5 acres Police Site per Amended and Restated Development Agreement pursuant to City Council Ordinance No. 09-09.

Notes on Maximum Intensities: In order to develop the permitted uses and intensities for Planning Area 51, the ~~master developer~~ property owner has entered into the Amended and Restated Development Agreement pursuant to City Council Ordinance No. 09-09, which requires the dedication of land and the development ~~of funding~~ of infrastructure improvements in excess of the City's standard requirements, and the commitment to long-term maintenance of public facilities (Section 9-51-2). (Code 1976, § V.E-851.3; Ord. No. 92-3, 4-14-92; Ord. No. 95-4, 5-9-95; Ord. No. 95-22, § 3, 11-28-95; Ord. No. 96-18, § 4, 12-10-96; Ord. No. 00-02, § 4, 2-8-00; Ord. No. 00-03, § 4, 2-22-00; Ord. No. 03-18, § 4, 6-10-03; Ord. No. 06-18, § 4, 10-24-06; Ord. No. 09-08, § 4, 9-8-09; Ord. No. 10-03, § 3, 4-13-10)



GREAT PARK NEIGHBORHOODS DEVELOPMENT DISTRICTS



Sec. 9-51-4. - Land use regulations.

The permitted and conditional uses for the zoning designations are given in Chapter 3-37. These uses are also referenced in the Land Use Matrix Section 3-3-1.

(Code 1976, § V.E-851.4; Ord. No. 92-3, 4-14-92; Ord. No. 95-4, 5-9-95; Ord. No. 95-22, § 3, 11-28-95; Ord. No. 96-18, § 4, 12-10-96; Ord. No. 00-03, § 4, 2-22-00; Ord. No. 03-18, § 4, 6-10-03; Ord. No. 06-18, § 4, 10-24-06)

Sec. 9-51-5. - General development standards.

See Chapter 3-37 Development Standards

(Code 1976 § V.E-851.1; Ord. No. 92-3, 4-14-92; Ord. No. 95-4, 5-9-95; Ord. No. 95-22, § 3, 11-28-95; Ord. No. 96-18, § 4, 12-10-96; Ord. No. 00-03, § 4, 2-22-00; Ord. No. 03-18, § 4, 6-10-03; Ord. No. 06-18, § 4, 10-24-06)

Sec. 9-51-6. - Special development requirements.

A. *Affordable housing.* See Chapter 2-3 Affordable Housing Implementation Procedures.

~~B. *Transit Oriented Development.* The 3.2 Transit Oriented Development district extends between Planning Areas 30 and 51. The intensity of development will be divided between the two planning areas through the implementation of a Master Plan, as defined in F below, for that portion of the 3.2 Transit Oriented Development district to be developed. The maximum intensity of development of the 3.2 Transit Oriented Development District within Planning Areas 30 and 51 shall not exceed 666,600 square feet of Institutional (education) and 951,300 square feet of Medical and Science. 1,269 density bonus units granted pursuant to state law, Section 2-3, and City Council Resolution 2926 may be located either in Planning Areas 30 (in the 3.2 or 8.1 zoning) or Planning Area 51 (in the 8.1 zoning)~~

~~The following planning standards shall apply throughout the 3.2 Transit Oriented Development district:~~

~~1. Clustering of residential units shall be encouraged to provide for neighborhood parks as well as public and private open space areas within the project.~~

~~2. Total Average Daily Trips (ADT) shall not exceed the trip budget established for the development within the Orange County Great Park (D below). The developer shall provide additional traffic analysis for the review and approval of the Director of Community Development to support the consideration of trip reduction design standards and integration with mass transit systems.~~

~~3. Vertical and horizontal integration of commercial office and retail land uses into the residential development shall be encouraged, where feasible.~~

~~4. Pedestrian connections within and between the Transit Oriented Development district, the Irvine Transportation Center and the public areas of the Great Park shall be provided. An emphasis on pedestrian, way-finding signage and graphics, and the integration of the approved commercial retail and office uses shall facilitate pedestrian access in lieu of automobile access to the site amenities.~~

~~5. Neighborhood parks requirements shall be provided in accordance with the City of Irvine standards. Community park requirements shall be met through participation in the original dedication in the Development Agreement adopted by the City in July of 2005, as amended by the Amended and Restated Development Agreement, adopted pursuant to City Council Ordinance 09-09.~~

~~6. The Planning Commission shall make a specific finding that the master plan meets the intent of the Transit Oriented Development planning standards.~~

~~B.C.~~ *Trails and Transit Oriented Development.* The Trails and Transit Oriented Development zoning district allows a variety of uses on the same site consistent with the Orange County Great Park Land Use category as defined in the General Plan. The Trails and Transit Oriented Development zoning district land use designation allows for a mix of residential, commercial, recreational, and educational uses that support a multi-use environment and which ~~is~~are complementary to the ~~3.2 Transit Oriented Development located in Planning Areas 30 and 51~~Irvine Station and to the Orange County Great Park. Pedestrian paths and trails including, but not limited to, bike paths, sidewalks, and recreational trails, shall be encouraged in the Trails and Transit Oriented Development zoning district. The variety of trail types and transit choices are intended to provide connectivity to the Orange County Great Park, to the Irvine Station~~3.2 Transit Oriented Development district~~, to public open space outside the Orange County Great Park, and to other nearby areas.

8.1 Trails and Transit Oriented Development Zoning District ~~Development~~ Intensity.

The maximum ~~intensity of development of the 8.1~~residential intensity shall not exceed 9,500 dwelling units unless residential conversion occurs (See Section 9-51-6.S). If this conversion occurs, up to 889 additional dwelling units (in excess of 9,500) as well as 311 additional density bonus units, granted pursuant to State law, may be substituted for Multi-Use square footage. The maximum non-residential intensity in the Great Park Neighborhoods OCGP sub land use category of the Trails and Transit Oriented Development ~~district within Planning Area 51 shall not exceed 3,625 residential dwelling units, not including the 1,269 density bonus units granted pursuant to state law, Section 2-3 and City Council Resolution No. 08-2926, which may be located within Planning Area 51 upon approval of a subdivision map, 786,000 square feet of Institutional (education), 708,000 square feet of Commercial Recreation, 48,700 square feet of Medical and Science, 300,000 square feet of Community Commercial 75,000 square feet of Office and associated structures, and 75,000 square feet of Public Facilities or of other uses permitted in the 8.1 zone. The 1,269 density bonus units granted pursuant to state law, Section 2-3 and City Council Resolution No. 08-2926, which may be located within Planning Area 30 (in the 3.2 zoning) or in Planning Area 51 (in the 3.2 or 8.1 zoning)-~~zoning district shall not exceed: 220,000 square feet of Community Commercial, 3,364,000 square feet of Research and Development/Medical and Science, and 1,318,200 square feet of Multi Use.

Development intensity shall be recorded in a Trails and Transit Oriented Development District Development Intensity Database and monitored administratively by the Director of Community Development following the master plan approval by the Planning Commission (~~FE~~ below). The following planning standards shall apply throughout the 8.1 Trails and Transit Oriented Development zoning district:

1. Promote residential communities that are physically connected to each other. Foster community and connectedness between adjacent land uses.
2. Promote livability, transportation efficiency, and walkability.
3. Promote diversity of land uses. Allow residential dwelling units to be mixed with other uses providing choice in location, type and size based on compatibility with the surrounding uses.
4. Promote the development of trails that serve as recreational opportunities and as transportation connections between residential uses, commercial, and industrial uses, the Orange County Great Park and transportation hubs.
5. Encourage clustering of residential units, where feasible, to provide for opportunities to develop public and private open spaces within the development.

6. Promote a diversity of housing types to accommodate a range of economic levels and age groups to live within a community.

7. Provide appealing and functional pedestrian street environments to promote pedestrian activity.

8. Vertical and horizontal integration of commercial office and retail land uses into the residential development should be encouraged, where feasible.

9. Total Average Daily Trips (ADT) shall not exceed the trip budget established for the development within the Orange County Great Park (~~DC~~ below). The developer shall provide additional traffic analysis for the review and approval of the Director of Community Development to support the consideration of trip reduction design standards and integration with transit systems.

10. Neighborhood parks shall be provided in accordance with City of Irvine Park Code. Community Park requirements shall be met through participation in the original dedication in the Development Agreement adopted by the City in July 2005, as amended by the Amended and Restated Development Agreement adopted pursuant to City Council Ordinance 09-09.

11. The introduction of land uses that are not specified in the permitted and conditionally permitted uses but fit within the intent of the Trails and Transit Oriented Development [zoning](#) district (Section 3-37-39) shall be encouraged subject to an initial determination by the Director of Community Development and subsequently, subject to a conditional use permit approved by the Planning Commission.

12. Prior to approval of ~~the~~ master plan for development of [areas within](#) the Trails and Transit Oriented Development [zoning](#) district site (~~FE~~ below), the Planning Commission shall make a specific finding that the master plan meets the intent of the Trails and Transit Oriented Development [zoning](#) district planning standards.

13. Pedestrian connections within and between the Irvine Station, the public areas of the Orange County Great Park and the adjacent development shall be provided. An emphasis on pedestrian, way-finding signage and graphics, and the integration of non-residential uses shall facilitate pedestrian access in lieu of automobile access to the site amenities.

14. In order to promote walking over automobile access, the developer is encouraged to place limits on parking supplies for non-residential development. The total off-street parking requirement may be reduced by up to 20 percent within Development Districts 3 and 6, subject to approval of administrative relief. The applicant shall prepare a shared parking study to identify a parking ratio consistent with the parking demand of the uses for which joint parking is proposed. The number of parking stalls which may be credited against the requirements for the uses involved shall not exceed the number of stalls reasonably anticipated to be available during different hours of operation. A written agreement shall be drawn to the satisfaction of the Director of Community Development and executed by all affected parties, assuring the continued availability of the joint use parking stalls.

~~C.D. Trip budget. Based on the socioeconomic-based trip generation average daily trip (ADT) rates used to analyze the Orange County Great Park traffic impacts, the total trips for the entire Orange County Great Park project area are not to exceed 148,910 ADT, not including the ADT associated with the 1,269 density bonus units granted pursuant to state law, Section 2-3, and [Planning Commission City Council Resolution No. 08-2926](#), which shall be located upon approval of a subdivision map containing such units. Total trips for this Planning Area may not exceed 117,047 ADT. The 117,047 does not include trips associated with the 1,269 and any density bonus units subsequently granted pursuant to state law.~~

~~Section 2-3, and City Council Resolution No. 08-2926, which shall be located upon approval of a subdivision map containing such units. A total of 3,186 ADT (ten percent of the vehicle trips allocated to Planning Area 30) may be transferred between Planning Area 51 and Planning Area 30 in conjunction with the approval of a traffic study or a master plan. Any transfer of vehicle trips between planning areas will be subject to review in accordance with either the approval of a traffic study or a master plan. Any transfer of vehicle trips between planning areas will be subject to review in accordance with the requirements of the City's Traffic Study Guidelines.~~

~~D. Trip Allocation and Monitoring Report~~

- ~~1. Limits on development: The development intensities within Great Park Neighborhoods Development Districts provide for a maximum aggregate amount of development, including the non-residential square footage and the number of residential units set forth in Section 9-51-3, together with the ability to convert a specified amount of non-residential land use intensity to additional residential development, subject to a maximum trip generation budget of 117,020 estimated average daily trips, as further described in Section 9-51-6(B).~~
- ~~2. Project Trip Monitoring within the Great Park Neighborhoods Development Districts: Prior to the issuance of each building permit for new development, the Applicant shall submit to the Community Development Department a table documenting the cumulative total of approved development within the Great Park Neighborhoods Development Districts, in a manner meeting the approval of the Director of Community Development.~~

~~For purposes of this section, "Applicant" shall mean the developer who will actually develop the land. In conjunction with issuance of any building permit, the Applicant shall submit a Trip Allocation and Monitoring Report (TAMR) for review and approval by the Director of Community Development. The TAMR shall include the allocation of trips to the proposed building permit to ensure that the aggregate project traffic does not exceed the vehicle trip limits established for the Great Park Neighborhoods Development Districts. The TAMR shall include, but not limited to, the account of average daily trips used in each building permit application. Approval by the Director of Community Development shall be based upon the determination that the allocations shown do not exceed the maximum trips established for the Great Park Neighborhoods Development Districts, not including the trips associated with any density bonus units granted pursuant to state law, and that the allocation is generally consistent with the General Plan, zoning, and other applicable regulatory documents. The TAMR may be updated by the Applicant and is subject to review and approval by the Director of Community Development.~~

D. Great Park Development Monitoring Database.

The purpose of the Database is to monitor the development intensity and trips in Planning Area 51 and update the allocated intensity for all parcels as they develop.

a. The development in Planning Area 51 is subject to specific limits as follows:

1. Maximum square footage – see Section 9-51-3 Statistical Analysis
2. Maximum residential units – see Section 9-51-3 Statistical Analysis
3. Maximum daily vehicle trips – 148,910 ADT, not including the ADT associated with any density bonus units granted from time to time pursuant to state law and Section 2-3 of the Zoning Ordinance (Affordable Housing Implementation Procedure), including Planning Commission Resolution No. 08-2926 (Density Bonus Agreement).

b. In conjunction with the submittal of any of the following development applications that allocates (or reallocates) development intensity: 1) subdivision map, 2) lot merger, or 3) lot line adjustment or in conjunction with the submittal of a building permit for properties located in Planning Area 51, the master developer shall submit documentation to the Director of Community Development identifying the following:

- i. a unique reference number that identifies the data record

- ii. project name.
- iii. legal description for each parcel.
- iv. addresses affiliated with each building, if applicable
- v. land use designation, by square footage, for each building or lot.
- vi. number of residential units.
- vii. the cumulative and remaining square footage and residential units of remaining development (including ADT), and
- viii. a comprehensive summary describing the square footage of non-residential development and the total number of residential units of all Development Districts in Planning Area 51 (including ADT).

~~E. Development tracking and monitoring report.~~ The development in Planning Area 51 is subject to specific limits as follows:

- ~~• Maximum square footage—see Section 9-51-3 Statistical Analysis.~~
- ~~• Maximum residential units—See Section 9-51-3 Statistical Analysis.~~
- ~~• Maximum daily vehicle trips— 117,047ADT, not including the ADT associated with the 1,269 density bonus units granted pursuant to state law, Section 2-3, and City Council Resolution No. 08-2926, which shall be located upon approval of a subdivision map containing such units~~

~~Building permits which would cause one or more of these maximums to be exceeded shall not be issued.~~

~~Building permits and discretionary application: Prior to the approval of any discretionary application and prior to the issuance of each building permit for new development, the applicant shall submit to the Community Development Department a table documenting the cumulative total of approved development within Planning Area 51, in a manner meeting the approval of the Director of Community Development.~~

~~For the purpose of this section, "Applicant" shall mean the developer who will actually develop the land. In conjunction with issuance of any building permit, the applicant shall submit a Planning Area Development Monitoring Report for review and approval of the Director of Community Development. The Planning Area Development Monitoring Report shall include the allocation of trips to the proposed discretionary case or building permit to ensure that the aggregate projected traffic does not exceed the vehicle trip limits established for PA 51. The Planning Area Development Monitoring Report shall include, but not limited to, the accounting of trips (average daily) used in each discretionary case application or building permit application. Approval by the Director of Community Development shall be based upon the determination that the allocations shown do not exceed the maximum trips established for Planning Area 51, not including the trips associated with the density bonus units granted pursuant to state law, Section 2-3, and City Council Resolution No. 08-2926, which shall be located upon approval of a subdivision map containing such units.; and that the allocation is generally consistent with the General Plan, zoning and other applicable regulatory documents. The Planning Area Development Monitoring Report may be updated by the Applicant and is subject to review and approval by the Director of Community Development. The purpose of the Great Park Planning Area 51 Development Monitoring Report is to monitor the growth and update the project's components.~~

~~E.F. Review process.~~ Prior to the commencement of any private development in the 1.9 Orange County Great Park, ~~3.2 Transit Oriented Development~~, 8.1 Trails and Transit Oriented Development or 6.1 Institutional zoning districts within ~~the~~ Planning Area 51, the ~~Planning Commission~~City shall review and

approve a master plan for the specific project, containing the following information for the specific development proposed:

1. Location, acreage, types of land use and estimated square footages or number of dwelling units for each area.
2. A community design program, which characterizes the design features of the development, including signage design, fencing design, landscape themes, architectural theme, and other community design features.
3. Landscape treatments including:
 - a. Planning Area edge and entry widths and general character
 - b. Special landscaping themes, if any.
 - c. Palette of plant materials, walls, and hardscape for areas in and adjacent to the public rights-of-way.
 - d. Ownership of landscape areas.
4. Wildlife corridor edge condition treatments, consistent with the Irvine Wildlife Corridor Plan, including:
 - a. Light and noise mitigation programs and techniques.
 - b. Palette of compatible plant materials.
 - c. Walls, fences, and/or barrier mechanisms to protect the wildlife corridor from unwanted intrusions.
5. Other information as required by the Director of Community Development. The application for said master plan shall be accompanied by maps, text, or other documentation to satisfy the above requirements. The form and content of such submittals shall be made to the satisfaction of the Director of Community Development.

~~FG.~~ *Changes in boundaries and/or intensities.* ~~1-~~ Boundaries and acreages in the Orange County Great Park plan are approximate and shall be established by master plan approval (~~FE~~ above).

~~2. The trip budget for the Planning Area may be increased by ten percent, subject to the transfer provisions of D above.~~

~~G.H.~~ *Reuse of existing facilities.* The former MCAS El Toro site has a number of facilities suitable for civilian reuse, including warehouses, hangars, and other buildings. The zoning accommodates a number of these existing facilities, encouraging adaptive reuse wherever possible. Some existing facilities can possibly be adapted for civilian use on a long-term, permanent basis; others can serve interim uses during development of the site. For example, aviation hangars located in the southern portion of Planning Area 51 could be appropriate for reuse as warehousing, manufacturing, or motion picture production studios. Close proximity to the permanent open space areas may also facilitate reuse of the hangars as museum, sports, cultural facilities, or other uses consistent with the zoning of the site.

Prior to the issuance of occupancy permits for any existing structure, a fire life-safety evaluation of the structure, including recommendations for improvements required for compliance with current Building Codes adopted by the City for the use of existing structures, and plans for any required improvements shall be submitted to the Chief Building Official for review and approval.

~~H.I.~~ *Recycling operations.* Existing runways are located on a substantial portion of the site planned for open space and related uses. Runways, aprons, and associated taxiways exist on the site reflecting its prior usage as a Marine Corps air station. In order to use the site for urban purposes, the runways ~~will~~~~must~~ be removed. Concrete and asphalt from the runways intended to be removed will be crushed and, where feasible, ~~then~~ used as aggregate base or recycled for other roadway or development uses.

The runways will be removed in a sequential manner. The removal of most, ~~if not all~~, of the runway paving is anticipated. Some portion of runway may be preserved for use as playing surfaces and parking areas or for historic purposes. Demolition of the runways ~~is to~~~~may~~ occur ~~either in a single effort or may occur~~ in accordance conjunction with the phasing program adopted by the City and Master developer pursuant to the Amended and Restated Master Implementation Agreement~~to be developed as part of the park development plan~~. Stockpiled material will be placed in designated areas and distributed as required to provide aggregate for development projects. Once the material has been used, the land will become available for development. Concrete recycling facilities and stockpiling of demolished or recycled material are considered an appropriate interim land use, subject to the approval of a minor conditional use permit.

~~I.J.~~ *Trails plan.* In conjunction with the submittal of the master tract map the applicant shall submit a conceptual master landscape and trails plan or a detailed exhibit depicting potential trail connections on site to the City's existing or planned regional trail network.

In addition, in conjunction with subsequent tract maps, master plans or building permit submittals, whichever comes first, the applicant shall provide a specific and detailed trails plan depicting the exact location, alignment and connectivity of on-site trails to the City's existing or planned regional trail network.

~~J.K.~~ *Child care.* The need for child care facilities shall be recognized in the development of Planning Area 51~~Heritage Fields~~. In 2011, the City approved a Child Care Need Analysis for the first 4,894 residential units in Planning Area 51. That study indicated that the child care needs generated by those residential units will be satisfied within Planning Area 51. Prior to the approval of the first residential tentative tract map that causes the total combined approved residential dwelling units, excluding senior housing units, to reach 6,300~~1,400~~ in Planning Areas ~~s-30 and~~ 51, the ~~developer~~Master Developer of Great Park Neighborhoods shall submit another child care needs study to the Director of Community Services for review and approval. ~~Based on the presumption that a generally need for private child care facilities will be triggered at 3,500 dwelling units (units with children), the purpose of the study will be to identify any unmet need for child care as a result of residential development within Planning Areas 30 and 51.~~ Upon approval of the Study by the Director of Community Services ~~which demonstrates that an unmet need exists, that is created by the residential development in Planning Areas 30 and 51,~~ the developer~~Master Developer of Great Park Neighborhoods~~ shall identify ways to provide any unmet private child care needs ~~created by their~~ residential development in Planning Areas ~~s-30 and~~ 51. Any private sector child care center(s) shall:

1. Accommodate the determined number of slots, which shall be based on the actual number of residential units to be built and on a determination of child care need within the project.
2. Be located at a site that is compatible with adjacent uses. Development of a child care center in conjunction with proposed elementary schools and public neighborhood parks, religious institutions, affordable housing developments, residential development and/or neighborhood commercial center shall be encouraged.
3. Be located at a site that has been evaluated with regard to factors that might be detrimental to public health, safety, or welfare, including but not limited to proximity to high-traffic volume roadways, hazardous material, and major generators of traffic.

4. Be a minimum site size for the child care center, which is 1.3 acres and accommodates a minimum of 150 children, per the Table G-2 of the City's General Plan, although larger sites are encouraged to accommodate larger number of children.

~~K.L.~~ *Edge Conditions* - Prior to the grading of development pads within those portions of Development Districts adjacent to the Great Park, the applicant shall submit a Pre-Application, for the review and approval by the Director of Community Development that provides a detailed design for the edge conditions where the development abuts the Great Park. The design detail should demonstrate an attractive edge between the private development and the public Park. Private residential development is encouraged and preferred to face outward toward the park and provide for architectural cohesion between the two land uses.

~~L.M.~~ *Transit* - Prior to the recordation of the first residential tract map in any Development District (except Development District 8) in ~~the District 1 North or South, 4, or 7 of~~ the Great Park Neighborhoods development, the applicant shall prepare, fund, and work in cooperation with the City to develop a transit study, consistent with the City's 30-year Transit Vision Plan approved by the City Council in April 2009, ensuring that a route for the iShuttle is identified. At a minimum, the route should circulate along "O" Street, ~~and Irvine Boulevard, and Marine Way (or similar) and the study should contemplate a route~~ circulating along "LQ" Street and "B" Street as well. The master developer shall identify strategic shuttle stop locations based upon developer's approved Master Plans. The ~~master developer~~applicant will continue to work cooperatively with the City, the Irvine Company, and other agencies to help identify and secure funding ~~through OCTA for the new iShuttle route identified in the transit study.~~

~~M. N.~~ *Charging Stations for Electric Vehicles* - To the extent feasible, the applicant shall install electric vehicle charging stations at the commercial retail components of the project in District 1 North and District 4. The parking spaces in these centers will include electric vehicle charging devices.

~~N.O. Reserved~~*Preservation of Ash Trees along Trabuco*—~~The developer of the Great Park Neighborhoods shall preserve in good health, the existing Ash Trees along Trabuco Road until such time as grading occurs in that area or additional development that would otherwise impact the trees.~~

~~O.P.~~ *Reciprocal Use of Recreational Amenities* - Prior to the issuance of the first building permit for any dwelling unit other than model homes, in a particular Development District (i.e. either District 1 North, 1 South, 4, 7, or 8), whichever occurs first, the applicant shall provide evidence to the Director of Community Development of a framework for a reciprocal use agreement or CC&R's for private recreational amenities among to be available for use by homeowners within the applicable the various Development Districts. If the master developer elects to allow reciprocal use among homeowners in other Development Districts of certain amenities, ~~the~~ use agreement or CC&R's shall be finalized and executed to incorporate each applicable amenity and subsequent District prior to the issuance of the first building permit for any dwelling unit other than model homes in that subsequent District.

~~P.Q.~~ *Orange Bike Program* - The developer shall incorporate a bike share program into their development program that takes advantage of, and expands upon, the "Orange Bike Program" being implemented by the Great Park Corporation with an emphasis on connecting the Great Park Neighborhoods to the Great Park. The bike share program shall tap into marketing opportunities for other existing programs that exist regionally, such as the one that currently exist at the University of California, Irvine. In addition, the program shall be promoted through the developer's home sales program.

Q. District Character

Each neighborhood within Planning Area 51 has a distinct character:

- Development District 1: A horizontally mixed-use community featuring a significant main-street style town center and employment area. With up to approximately 1.5 million square feet of non-residential uses, this District may contain a variety of land uses and businesses including, among other uses, commercial services, entertainment, hotel, accessory retail and restaurants; office,

medical and research facilities; amenities such as a civic facility, schools, religious institutions, child care, and neighborhood parks. A FAR range from 0.25-1.5 allows for both a low-level campus-like setting as well as higher-density, multi-story buildings.

The circulation within the residential uses consists of a modified grid network, creating multiple vehicular, bicycle, and pedestrian routes. Tree-lined streets with wide landscaped parkways are located throughout the residential neighborhoods and emphasize a small-scale community atmosphere.

The non-residential uses are generally west of “O” Street and along Trabuco, the main western gateway to the OCGP. Allowing up to 2,226 dwelling units, this District offers a highly diverse residential market: multi-family attached, single-family attached, single-family detached, and may include affordable units. If the optional conversion of Multi-Use non-residential is implemented, the maximum allowable number of dwelling units would be 2,426.

- Development District 2: Area-wide employment center with a majority of the area dedicated to low- to mid-rise buildings housing a variety of uses including, among other uses, high-tech, manufacturing, research and development, and office-style businesses. A FAR range from 0.25-1.5 allows for both a low-level campus-like setting as well as higher-density, multi-story buildings. The land uses will be similar in nature to the surrounding Spectrum Planning Areas. District-serving accessory retail is encouraged to serve employees. Arterial Backbone streets with a complete pedestrian sidewalk network are expected in this district to accommodate traffic and pedestrians.
- Development District 3: Area-wide employment center with a majority of the area dedicated to low- to mid-rise buildings housing a variety of uses including, among other uses, high-tech, manufacturing, research and development, and office-style businesses. A FAR range from 0.25-1.5 allows for both a low-level campus-like setting as well as higher-density, multi-story buildings. Residential uses are limited to a maximum of 400 dwelling units on 20-percent or less of the District's land area and are intended to allow for the possibility for high density (average densities of 20 du/ac or greater) and/or affordable dwelling units located in conjunction with the Master Affordable Housing Plan. District-serving accessory retail is encouraged to serve employees. Arterial Backbone streets with a complete pedestrian sidewalk network are expected in this district to accommodate traffic and pedestrians.
- Development District 4: Primarily a residential suburban neighborhood providing area-wide services and retail. This community includes a small main-street or town center style commercial district. This neighborhood's circulation consists of a modified grid network, creating multiple vehicular, bicycle, and pedestrian routes throughout the neighborhood. Tree-lined streets with wide landscaped parkways are located throughout, emphasizing a small-scale neighborhood atmosphere. In addition to bordering the OCGP, neighborhood parks are strategically located to put all residents within easy walking distance. A maximum of 1,102 dwelling units will be located in this District, offering a highly diverse residential market: multi-family attached, single-family attached, single-family detached units, and may include affordable housing. Up to 70,000 square feet of neighborhood and OCGP serving commercial land uses are allowed. Other land uses may include, among other uses, schools, religious institutions, and child care facilities.
- Development District 5: Primarily a residential suburban neighborhood with an average density of 5-12.5 du/ac, characterized by a majority single-family detached, single-family attached product types and may include affordable housing. Non-residential land uses are limited to 10-percent or less of the District's land area and are intended to provide neighborhood services and/or conveniences. The District is characterized by narrow, slow-speed streets, and pedestrian trails. Other land uses may include, among other uses, schools, religious institutions, and child care facilities. Residential neighborhoods within this District are unique due to the adjacency of the Wildlife Corridor, Agua Chinon Open Space Corridor and the Orange County Great Park. Therefore, open space linkages are abundant for this District encouraging alternative means of

transportation, such as walking and bicycling. To accomplish the desired vision, a maximum of 3,700 residential units are allowed along with a maximum of 100,000 square feet of neighborhood serving commercial development.

- Development District 6: Mixed-use urban core serving as a regional destination, with non-residential uses such as, without limitation, mid- to high-rise office, corporate headquarters, research and development, medical, and cultural/institutional/entertainment facilities of regional interest. This District is characterized by a high floor area ratio and a walkable character. Residential neighborhoods will feature high-density, multi-story residential units (average densities of 20 du/ac or greater), which may include affordable housing units. Vertical mixed uses within buildings are allowed (i.e. ground floor office or retail with residential above). The development pattern is focused on increasing density with approaching proximity to the Irvine Station. The focus is to create a thriving, walkable, mixed use community with a diverse mix of land uses, architecture, landmarks and outdoor gathering places to create a walkable urban environment that encourages on-street pedestrian activity and reduces dependence on the automobile for everyday needs. To accomplish the desired vision, this District will contain a minimum of 1,500 dwelling units and a minimum of 150,000 square feet of non-residential development with a goal of a minimum jobs to housing ratio of 2:1 within ½ mile of the Irvine Station.
- Development District 7: This District is a primarily residential suburban neighborhood with a lower average density of 5-10 du/ac for a maximum of 840 dwelling units, characterized by single family detached, single family attached products types, and may include affordable housing. Access to regional trails and open space is maximized through the Agua Chinon riding and hiking trail, which bisects the district, and the existing Open Space to the east (El Toro Wildlife Preserve). Compatible edge conditions and interface is required between the residential uses and these features. Roundabouts, traffic calming devices, narrowed street widths, and pedestrian trails are characteristic of this District. Other land uses may include, among other uses, schools, religious institutions, and child care facilities.
- Development District 8: This District is primarily a residential suburban neighborhood with a lower average density of 5-10 du/ac for a maximum of 892 dwelling units, characterized by single family detached, single family attached product types, and may include affordable housing. Less than 10 percent of the District may be designated for neighborhood serving uses including, but not limited to, religious institutions and child care for a maximum of 21,000 square feet. Roundabouts, traffic calming devices, narrowed street widths, park space, and pedestrian trails are characteristic of this District.

Notes:

1. The maximum number of residential dwelling units per Development District can be increased by up to 10% of the total allowable dwelling units in Planning Area 51 as long as the total number of units within Planning Area 51 does not exceed the total established in Section 9-51-3 (Statistical Analysis). Any increase to the number of residential units designated in an approved master plan will require a modification to said master plan in accordance with Section 2-19.
2. The maximum amount of non-residential square footage mentioned above can be increased by up to 10% in District 1, 5% in District 4, and 1% in District 5 and 8, based on the total allowable non-residential square footage in Planning Area 51 as long as the total square footage within Planning Area 51 does not exceed total established in Section 9-51-3 (Statistical Analysis).

R. *Alternative setback standards.* Alternative setback standards for setbacks internal to the planning area may be approved in conjunction with any subsequent Planning Commission approval. A description of the

proposed setbacks and how they differ shall be submitted. The Planning Commission will consider the following criteria and make appropriate findings, if necessary.

1. General character. Relationship in scale, bulk, coverage, and density with surrounding land uses.
2. Quality of Life. Whether the proposed alternative standard will result in an adverse impact on existing neighborhoods.
3. Suitability. The physical suitability of the site for the proposed project.
4. Limitations. Such setbacks shall not be used to deviate from setbacks established for village edges.

S. Land Use Conversions

Non-residential conversions

The “Heritage Fields Project 2012 General Plan Amendment and Zone Change Traffic Impact Analysis, approved (~~insert approval date~~) 2013” or subsequent traffic analysis approvals amending these assumptions analyzed 1,318,200 square feet of Multi-Use (Office) in Planning Area 51. If any other non-residential land uses within the 8.1 TTOD zoning district are proposed in lieu of Multi-Use (Office), the square footage may be adjusted accordingly within the Zoning Statistical Table without the need for a Zone Change.

Residential conversions

Of the 1,318,200 square feet of Multi-Use (Office), the following may occur administratively:

1. A maximum of 535,000 square feet of Multi-Use (Office) may be converted to residential in Development District 6.
2. A maximum of 120,000 square feet of Multi-Use (Office) may be converted to residential in Lot 48 of 2nd AVTTM 17008.
3. In no case may the combined total of Multi-Use (Office) to residential conversions in District 6 and Lot 48 exceed 535,000 square feet. The maximum 535,000 square feet of Multi-Use (Office) equates to a trip limit of 6,714 average daily trips (ADT), 605 AM peak hour trips, 647 PM peak hour trips.
4. The maximum number of additional residential units allowed through this section is 889, plus any density bonus units (up to 311 additional units) granted pursuant to State Law.
5. Additional residential units, except any density bonus units granted pursuant to State Law, created subject to this section must be located within Development District 6 and Lot 48 of 2nd AVTTM 17008.

T. Future Traffic Analysis

Subsequent discretionary applications shall require further traffic analysis, if revisions occur that are different (ie. creates materially different trip generation resulting in new or altered traffic impacts) than the assumptions in the “Heritage Fields Project 2012 General Plan Amendment and Zone Change Traffic Impact Analysis, approved (~~insert approval date~~) 2013” or subsequent traffic analysis approvals amending these assumptions. A traffic analysis for the conversion to residential units shall include a long term/General Plan build-out analysis. The traffic analysis for the conversion of other non-residential uses, depending on the proposed use, may include a long term/General Plan build-out analysis. This requirement will address any land use conversions between Multi-Use (Office) and other non-residential land uses and/or conversion to residential dwelling units as provided in Section 9-51-6.S (Land Use Conversions) that differ from those assumed in the 2012 traffic analysis and approval or subsequent approvals and that may result in new or altered traffic impacts. Any future traffic analysis shall be used to update the Great Park Development Monitoring Database. Notwithstanding the requirements of City Council Ordinance 03-20 (The NITM Program),

The Director of Community Development may waive this requirement if the applicant can demonstrate that these revisions do not result in significant differences compared to the underlying traffic analysis.

- i. Conversion to residential units is subject to a traffic analysis to assess traffic impacts due to the change in land use. To the degree residential units are proposed up to their maximum limits as noted in Section 9-51-6.S (Land Use Conversions), a corresponding reduction in allowable Multi-Use (Office) intensity shall occur in terms of equivalent traffic generation based on AM peak, PM peak, and average daily trips (ADT). The actual amount of reduction will be based on the following Socioeconomic (SED) trip rates derived from ITAM 8.4-10:
 - 12.55 ADT, 1.13 AM peak hour trips, 1.21 PM peak hour trips per 1,000 square feet of office use
 - 7.15 ADT, 0.68 AM peak hour trips, 0.66 PM peak hour trips per multi-family dwelling unit
 - 8.79 ADT, 0.80 AM peak hour trips, 0.81 PM peak hour trips per single family dwelling unit
 - 5.11 ADT, 0.44 AM peak hour trips, 0.47 PM peak hour trips per senior housing dwelling unit
- ii. Conversion to other non-residential uses within the Multi-Use category is subject to a traffic analysis to assess traffic impacts due to the change in land use. To the degree other uses are proposed above their maximum limits, a corresponding adjustment in allowable Multi-Use (Office) intensity shall occur in terms of equivalent traffic generation based on AM peak, PM peak, and average daily trips (ADT). The adjustment will be based on Socioeconomic (SED) trip rates derived from ITAM 8.4-10, and using an average trip generation rate (12.55 ADT, 1.13 AM peak hour trips, 1.21 PM peak hour trips per 1,000 square feet of office use) and applicable rates for any proposed non-office use based on trip generation rates in Table 3-1 of the approved "Heritage Fields Project 2012 General Plan Amendment and Zone Change Traffic Impact Analysis, approved (insert approval date) 2013". If the proposed non-office use and associated trip generation rate is not included in Table 3-1, the Director of Community Development shall approve the application of an appropriate rate.

U. Land Sales – Special Development Requirements

Any purchase agreement for the sale of land for initial development (excluding sales once the initial development has occurred and excluding sales for public uses) in PA 51 shall include a recorded deed or special land use restriction (SLUR) or Covenants, Conditions and Restrictions (CC&Rs) document with the following:

- i. the legal tract and lot number(s).
- ii. County Recorder's recordation number which will be reflected on the recorded grant deed.
- iii. the maximum number of residential units (by type – single family or multi-family), and
- iv. the maximum non-residential square footage by land use with maximum ADT.

The SLUR, and any subsequent modification to the SLUR, shall be recorded by the County of Orange Recorder's Office. Within 30 days of recordation (or any amendments thereafter), the developer shall provide documentation of the information identified in Section 9-51-6-D.d.i-iv above to the Director of Community Development.