

Excerpts of the
Development Regulations for

Cedars at Turnleaf
and
Aspens at Turnleaf

Tracts 14562 &
Tract 15338

The developer will pay school fees in accordance with State of California law for the construction of school facilities needed to accommodate students generated by the residential projects.

4.3 Development Regulations

4.3.1 Permitted Uses

- The permitted uses of the site will be single family detached residences and private recreation facilities, limited to the common use of the inhabitants of the development and their temporary nonpaying guests;
- Uses listed as a permitted use for the R-1 zone in Chapter 15.17 of the Fullerton Municipal Code;
- Patio covers and additions subject to setback and open space requirements;

4.3.2 Temporary Uses

- Temporary tract sales office and the associated temporary parking area (subject to the approval of the Director of Development Services);
- Parking compound for contractors' equipment used for development of one of the villages (subject to the approval of the Director of Development Services);
- Real Estate signs relating to the sale, lease or other disposition of the real property on which the sign is located and which is temporary in nature and conforms to the provisions of Chapter 15.49 of the Fullerton Municipal Code;
- Model homes (temporary real estate offices). The subdivider may construct up to five model homes (per village) for the temporary purpose of using the same as displays to aid the subdivider in effecting the marketing of the property. Any of said model homes or model home garages also may be utilized on a temporary basis as a real estate office.

4.3.3 Architectural Character

The architectural context for the West Village and East Village neighborhoods will be the rich variety of styles brought to Orange County by its early residents. These eclectic styles are expressed through a variety of materials, textures and colors. These styles may include Spanish, French Country, Traditional, Italianate, European Cottage, Monterey and Tuscany (or other styles as approved by the Redevelopment Design Review Committee).

1. Design Elements Common to All Styles:

- Each planning area is required to incorporate at least 3 of the 7 architectural styles described below.
- Each planning area is required to provide at least 3 floor plans for the detached single family residences, and each floor plan is required to have a minimum of 3 different architectural elevations.
- Front porches are required on a minimum of 40% of all detached residential units. Porches shall have a minimum depth of 6 feet. The front porch will be closer to the street than the

- garage door to create changes in front yard setbacks and a varied street scene. Front patio areas may be substituted for the porch requirement for Spanish, Monterey and Italianate style homes.
- Front porches shall be covered with a roof that is supported by posts, and may have railings between posts.
- All residential garage doors visible from a street or park shall consist of articulated panels.
- All homes facing a street, park or open space should have articulated elevations, with details appropriate to the architectural style of the building.
- Garage door facing the project streets will have a maximum width of 16 feet. Garages will be located behind the front face of the house or front porch. Garage faces shall be offset from the front building places of homes on adjacent lots.
- Garages may be chosen from three configurations: Recessed Garage, Swing-in Garage or Side Drive Garage.

(See Exhibit 11, Garage Configurations)

2. *Spanish Design Elements:*

- S shaped roof tiles
- Shallow sloped roof
- Stucco is smooth finish
- Recessed windows on the front elevation
- Windows trimmed in stucco
- Arches and columns at entry
- Color palette in earth tones
- Decorative wrought iron may be used
- Decorative tile applications may be used
- Simplified massing
- Walls convey a thick appearance

(Refer to Exhibit 12, Spanish Design Elements)

3. *French Country Design Elements:*

- Flat concrete roof tiles
- Stucco is smooth finish
- Stone or brick may be used as an accent
- Porches are small in size
- Windows trimmed in stucco
- Window shutters as an accent
- Rounded arches as a design element at windows and entries
- Dominant gable or hip roof
- Steeper roof pitches
- Roof colors should be a neutral earth tone
- Shallow eave overhangs
- Bright colors in accent areas such as shutters

(Refer to Exhibit 13, French Country Design Elements)

4. *Traditional Design Elements:*

Flat roof tiles
Stucco is smooth
Wood siding accents may be used
Window shutters as an accent
Brick or stone may be used as an accent
Varied roof pitch
Symmetrical composition of doors and windows
Roof colors should be a neutral earth tone
Multi-paned windows on the front elevation

(Refer to Exhibit 14, Traditional Design Elements)

5. *Italianate Design Elements:*

Barrel or S shaped roof tiles
Simple shallow pitched hip roof
Stucco is smooth
Decorative wrought iron elements
Shutters are used occasionally
Arched and curved window tops may be used

(Refer to Exhibit 15, Italianate Design Elements)

6. *European Cottage Design Elements:*

Gentle to steep roof pitches
Stucco is smooth
Gable end roofs
Stone or brick may be used as an accent
Flat concrete tile roofs
Window shutters may be used as an accent
Stucco trim around windows

(Refer to Exhibit 16, European Cottage Design Elements)

7. *Monterey Design Elements:*

Simple building forms
Gable or hip roof forms
Window shutters may be used as an accent
Porches on the front elevation
Flat or S shaped tile roofs
Wood balconies may be used on the front elevation

(Refer to Exhibit 17, Monterey Design Elements)

8. *Tuscany Design Elements:*

More saturated stucco and accent colors
Barrel or S shaped tile roofs
Stucco is smooth

Stone may be used as an accent
Shallow roof pitches
Window shutters may be used as an accent
Wrought iron may be used as an accent

(Refer to Exhibit 18, Tuscany Design Elements)

4.3.4 Lot Sizes

1. West Village (Planning Area 1)
Minimum Lot Size: 3,735 s.f.
Average Lot Size: 4,412 s.f.
2. East Village (Planning Area 2)
Minimum Lot Size: 4,750 s.f.
Average Lot Size: 5,418 s.f.

4.3.5 Building Setbacks

1. *Front Setbacks*

Varied front yard setbacks are encouraged and will be accomplished through house design that includes front porches, recessed garages and side-in garages. Minimum front setbacks shall be measured from the back of the sidewalk and shall be as follows:

- 8 feet to Porch
- 10 feet to First Floor Living Area
- 15 feet minimum to Second Floor Living Area, with
- 20 feet average to Second Floor Living Area**
- 10 feet to Swing-in Garage
- 18 feet minimum to Garage Door (roll up garage doors are required)

The front setback may be reduced by 25% on lots which front on a cul de sac.

** The average front setback shall be defined as the average distance to the second story as measured across the entire width of the building.

2. *Side Setbacks*

- 5 feet on each side on interior lot
- 8 feet to back of sidewalk on corner lot (must be architecturally enhanced)

3. *Rear Setback*

- 15 feet minimum to Living Area, except on a deep recessed garage plan
- 10 feet minimum to a Side Drive Garage, including Living Area above Garage (Rear elevation must be architecturally enhanced when visible to a public street or open space area)

4. *Projections into Yard Areas*

Fireplaces and media niches may project a maximum of 2 feet into a required side yard setback. Architectural projections that are designed to provide a variation in the house elevation styles may project a maximum of 2 feet into a required side yard setback. Roof or eave overhangs may project 2 feet into a required side yard setback. Second story decks may not project into the required rear yard setback.

Front Yards: Architectural projections that are designed to provide a variation in the house elevation styles may project a maximum of 2 feet into a required front yard setback. Porches and garages may not project more into the front yard setback than as noted in Section 4.3.4.1 (Front Setbacks)

Rear Yards: Patio covers (solid or lattice roofed) may encroach into the rear yard. The posts for such structures must be a minimum of 5 feet from all property lines and must meet the provisions contained in the Private Open Space Requirements section.

Second story decks may not project into the required setback.

(Refer to Exhibit 19, Representative House Setbacks)

4.3.6 Private Open Space Requirements

Each residential lot in the project is required to have a minimum of 650 square feet of Private Open Space in the rear yard. To be considered as part of the Private Open Space on a lot, an area must have a minimum dimension of 10 feet.

Patio covers open on 2 or more sides with open lattice or solid roofs (roof material to match existing residence) may encroach into the rear yard setback to within 5 feet of the rear property line up to fifty per cent of the area of the rear yard area. Pools and spas, barbecues and fire rings are allowed in the Private Open Space.

4.3.7 Walls and Fencing

Walls and fences will be integral parts of the entrances to the East Village and the West Village. The design will be enhanced with entry landscape concepts.

A sound mitigation wall is required for portions of the projects adjacent to Bastanchury Road. The sound mitigation wall will be installed in accordance with a sound report prepared by a qualified acoustical engineer that will be reviewed and approved by the City of Fullerton Development Services Department. Sound walls may be constructed to a maximum of 8 feet high if required.

Portions of the project perimeter fencing will be installed as tubular steel view fencing to afford view opportunities and a feeling of openness to the residences on the southern edges of the planning areas.

The developer will install side yard fencing of a solid block material to provide adequate privacy for residential rear yard spaces. The developer will install rear yard fencing of a material appropriate to the location of each lot: block wall where required for sound or privacy issues or tubular steel in appropriate view locations.

The color of block walls shall be earth tones. A wall and fence plan shall be prepared for each project in conjunction with a landscape and irrigation plan which is subject to the review and approval of the City of Fullerton Development Services Department.

Except for required sound walls along Bastanchury Road and the wall on the property line between the East Village and Morningside, walls and fences shall not exceed six feet in height. The wall on the property line between the East Village and Morningside will be no higher than 9 feet high measured from the Morningside (east) side of the wall.

No walls in excess of three feet high shall be permitted in the required front yard setback or within the view clearance areas specified in the Fullerton Municipal Code.

4.3.8 Building Height

The maximum building height for each planning area shall be 2 story. There will be no projections other than fireplace chimneys (such as antennas, satellite dishes or holiday lights) allowed above the roof line of any house.

4.3.9 Parking

1. *Number of Parking Spaces Required*

- | | |
|---|--|
| 4 Bedrooms or Less: | 2 garage spaces |
| 5 Bedrooms or More: | 3 garage spaces per dwelling unit*, <u>or</u>
2 garage spaces and one additional guest parking space within 200 feet of the lot |
| Guest Parking Required: | 1 space per dwelling unit |
| (18 foot deep driveway counts as ½ guest space with roll-up door) | |

*1 of the required spaces may be a compact space (16 foot minimum depth)

2. *Minimum Dimensions*

The minimum dimension of a garage parking space shall be 19 feet long and 9 ½ feet wide.

3. *On-street Parking Requirements*

The minimum dimension of an on-street parking space shall be 19 feet long and 9 feet wide. Parking will be allowed on both sides of the 34 foot wide private streets within the planning areas.

4. *Recreational Vehicle Parking*

There will be no parking of recreational vehicles allowed in the planning areas, either on the private streets or within the residential lots. This requirement will be included in the CC&Rs for the project and will be enforced by the Homeowners Association.

4.3.10 Architectural Treatment

1. *Exterior Walls and Textures*

A variety of materials and textures is encouraged to reinforce the architectural styles and provide a varied streetscape. Stucco, masonry and wood siding are all appropriate. Reflective and shiny surfaces should be avoided.

2. *Mass and Bulk*

Architectural articulation of building mass is encouraged and should reinforce the architectural style of the house. Front porches are encouraged to provide depth and shadow, and to provide a transitional outdoor space between the house interior and front yard.

3. *Roofs*

Roof forms should vary to reinforce the architectural character of the house and create varied roof lines. Principal roof forms should be hip and gable. Roof materials will be concrete or clay tiles, and will be of a style and color that is appropriate to the architectural style of the house.

4. *Windows and Doors*

Windows and door openings should be recessed on front elevations. Garage doors should be recessed to create depth and shadow patterns.

5. *Color*

Exterior color schemes should emphasize hues and intensities which are neutral and recessive colors. Complementary accent colors may be used on architectural details and trim, and should be appropriate to the architectural style.

6. *Architectural Enhancements*

In order to provide a visually pleasing appearance from the area surrounding the planning areas, houses with rear or side elevations facing the perimeter of the project or the Sports Complex will be enhanced with architectural detailing such as window surrounds, shutters or potshelves. These enhancements will be complementary to the architectural style of the front elevation of the house. Houses on corner lots within the project will incorporate these enhancements on side elevations that face or are visible to the street.

4.3.11 Landscaping Treatments

The overall landscape theme for Planning Areas 1 and 2 is to preserve and enhance the existing character of the area while complimenting the surrounding land uses and providing a smooth transition between the proposed development and the adjacent natural vegetation.

1. *Perimeter Slopes*

The perimeter slopes shall be landscaped with a plant palette that visually provides a transition between the adjacent natural vegetation and the more manicured areas of the private parks and recreation areas within the project. The planting at the base of the slope will contain taller shrubs and the planting at the top of the slope will contain lower shrubs in order to create the effect of minimizing the slope gradient.

2. *Landscape Buffer*

There is a landscape buffer area 35 feet wide between Bastanchury Road and the project. The design of this landscape buffer will be consistent with the landscape buffer located in other areas of the Coyote Hills East Specific Plan.

3. *View Corridors*

View corridors are established from the exterior of the projects into the project by locating parks and open areas along the perimeter of the project. In both villages, the landscaped project entries as well as the View Parks located on the perimeter of the projects will provide views into the villages, including into the private recreation centers.

4. *Parks*

Each village includes a private recreation center consisting of a pool, spa, wood overhead structure and grass play area that is maintained by the homeowners association for the exclusive use of the residents of the community. Each village also includes View Parks that provide a vista area and additional passive recreation area for the residents. Each View Park will contain park benches for users of the parks.

5. *Parkways*

The private streets within the project include 5-1/2 foot wide landscaped parkways between the curb and the sidewalk. The parkway will contain a minimum of 1.5 trees per residential lot. The parkway will be maintained by the homeowners association, and the CC&Rs will prohibit residents from removing any of the trees.

5 IMPLEMENTATION

5.1 Subsequent Review

All subsequent reviews require the approval of the Homeowners Association prior to submittal of an application.

5.1.1 Minor Site Plan

Minor deviations from development standards which are permitted pursuant to Chapter 15.46 of the Fullerton Municipal Code shall be processed as a Minor Site Plan as described in Chapter 15.47 of the Fullerton Municipal Code.

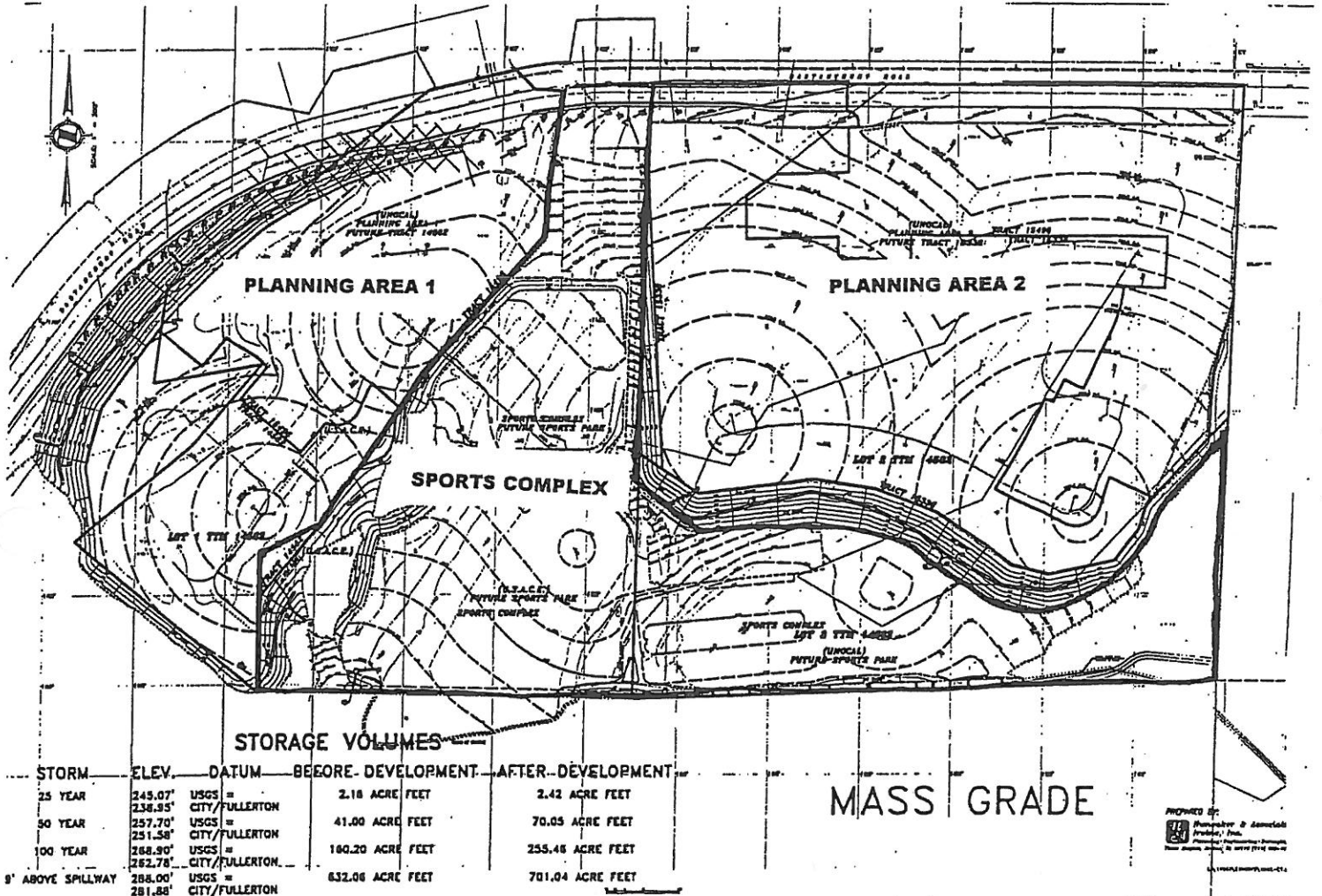
5.1.2 Variance

Any deviation of the development standards (other than those described under Minor Site Plan) shall require a Zone Variance pursuant to Chapter 15.68 of the Fullerton Municipal Code.

5.1.3 Architectural Approval

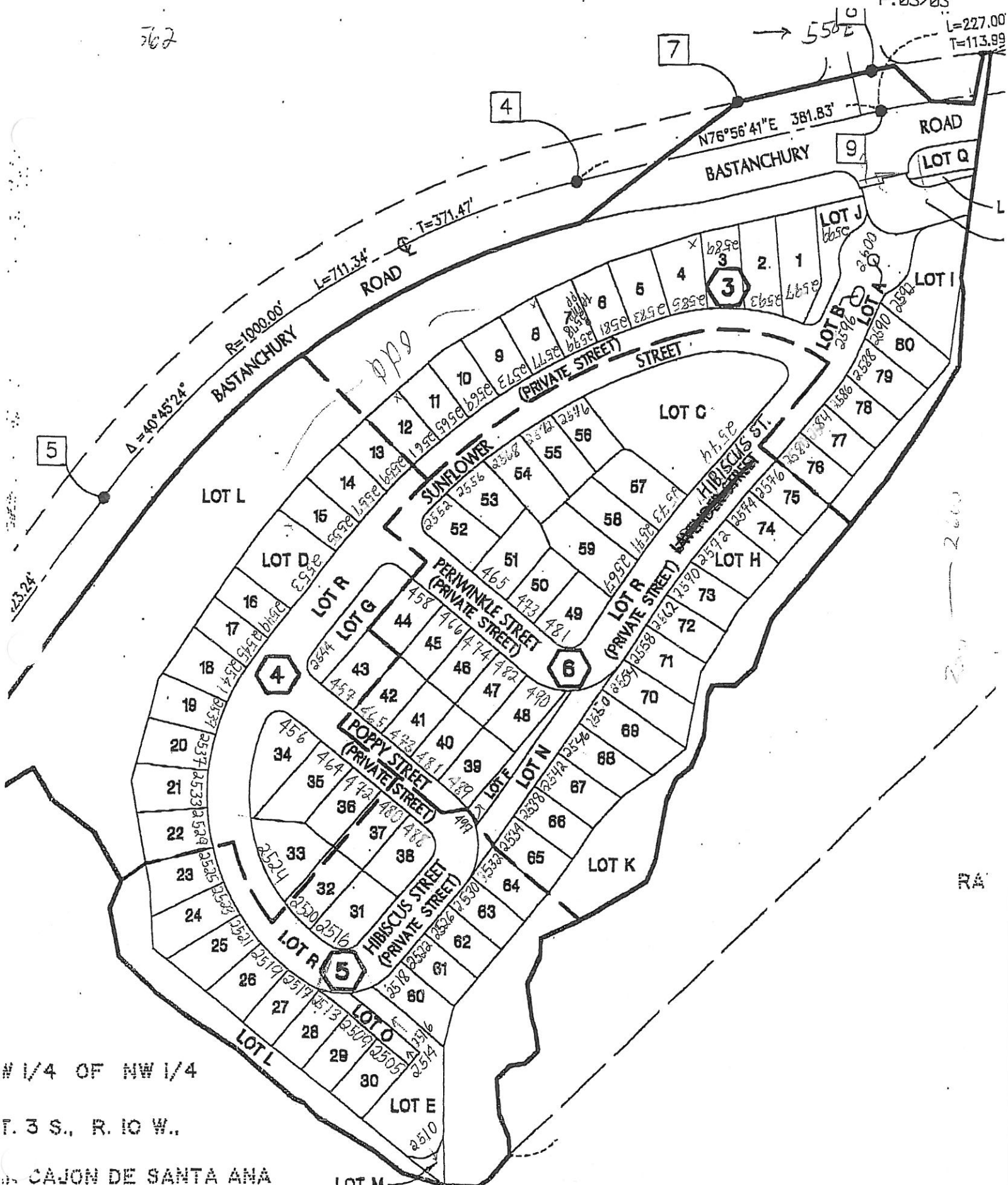
Approval of specific architecture and location of homes on residential lots, as well as conceptual streetscape and landscape plans, will be by the Redevelopment Design Review Committee. Any additions or modifications to the existing architectural style, materials, and colors of the existing residence require the review and approval of the City. If the modifications are consistent with the architectural style and meet the development and design standards, it may be approved administratively through the plan check process. If in the opinion of the Director of Development Services the proposed modifications are not consistent with the architectural

EAST COYOTE HILLS PLANNING AREAS 1 & 2 MASS GRADING PLAN



767

P. 03/03
L=227.00
T=113.99



1/4 OF NW 1/4

T. 3 S., R. 10 W.,

CAJON DE SANTA ANA

S. 51/7

PLANNING AREA 1 CEDARS AT TURNLEAF

TOTAL 2.00

TRACT 15338

N1°54'19"E

513.91'

1315.72'

710E

ROAD

ROAD

1299.65'

BASTANCHURY ROAD

BASTANCHURY ROAD

SILVER PINE STREET

AMBERLEAF STREET

POPULAR STREET

HOLLY STREET

ALMONDWOOD STREET

IRONBARK STREET

AVOCADO STREET

PLUM STREET

OAK STREET

TREE STREET

LOT A

LOT B

LOT C

LOT D

LOT E

LOT F

LOT G

LOT H

LOT I

LOT J

LOT K

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PLANNING AREA 2 ASPENS AT TURNLEAF

