

University Heights

Specific Plan

FEBRUARY 2005

MODIFIED 12/3/13

CC RESO 2013-70

PRJ04-00859

SRC (Non-Hearing): ---

RDRG: ---

PC: 03/09/05

CC: 04/05/05



ORDINANCE NO. 3070

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON APPROVING AN AMENDMENT CHANGING THE EXISTING ZONE CLASSIFICATION FROM "O-P" TO "SPD" AND ADOPTING A SPECIFIC PLAN FOR PROPERTY LOCATED AT 1451 NORTH BREA BOULEVARD

PRJ04-00859
ZONING AMENDMENT LRP04-00018
SPECIFIC PLAN LRP04-00017

APPLICANT: CALIFORNIA STATE UNIVERSITY, FULLERTON
HOUSING AUTHORITY
PROPERTY OWNER: FULLERTON LODGE BUILDING CORP.
ELKS OF USA

THE CITY COUNCIL OF THE CITY OF FULLERTON HEREBY ORDAINS AS FOLLOWS:

1. That the zoning designation be changed from "O-P – Office Professional" to "SPD – Specific Plan District" on property located at 1451 North Brea Boulevard, as identified by Attachment A.
2. That the City Council ADOPT the University Heights Specific Plan for said property.

ADOPTED BY THE FULLERTON CITY COUNCIL ON April 19, 2005.

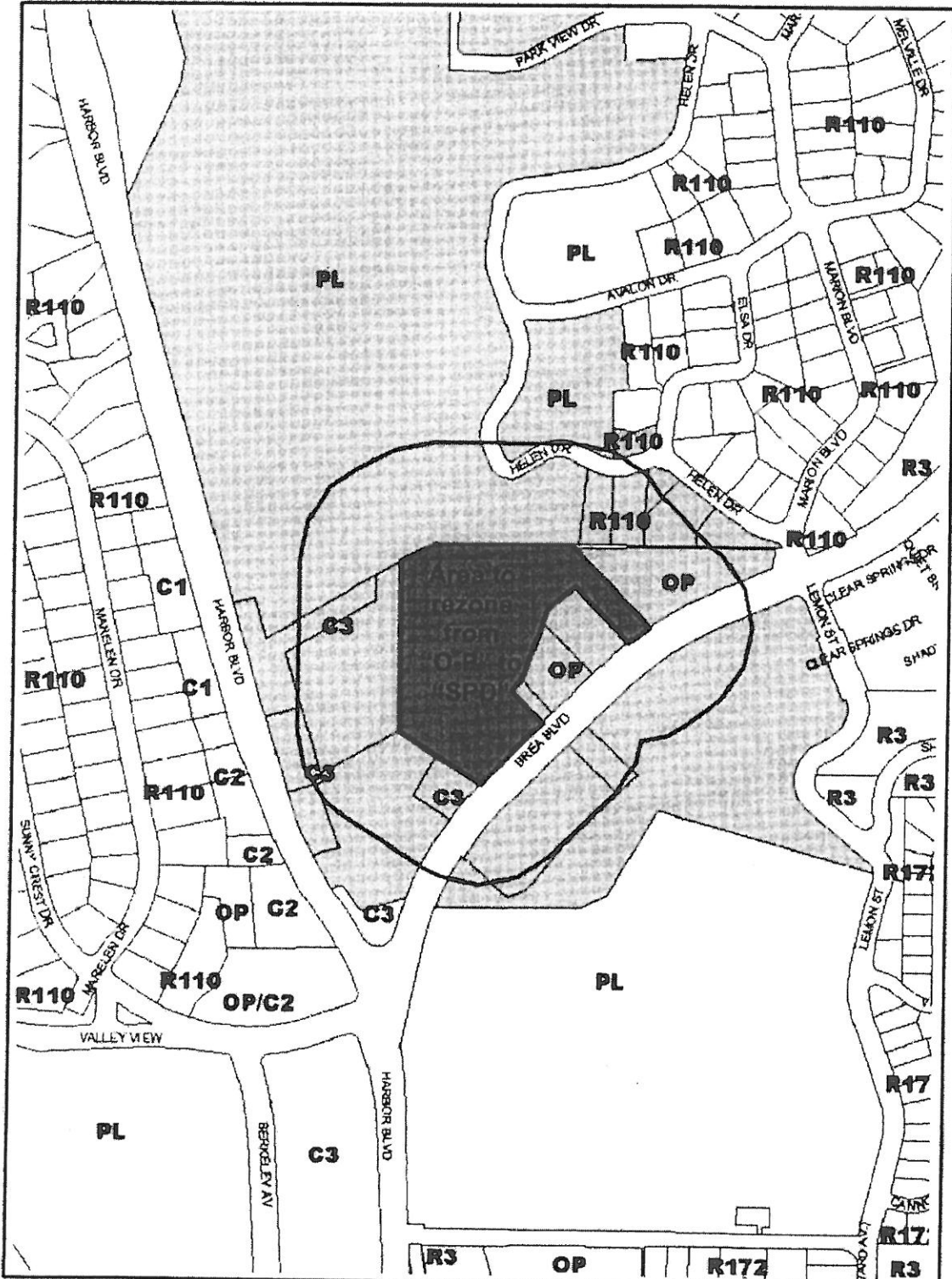


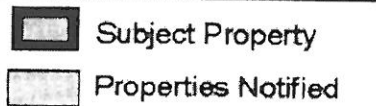
Shawn Nelson, Mayor

ATTEST:



Beverley White, City Clerk





 Subject Property

 Properties Notified

 Prepared on: 10/21/04

Attachment A



PRJ04-00859
 1451 BREA BLVD.
 Tentative Parcel Map, Specific Plan,
 Zoning Amendment, Conditional Use Permit

City of Fullerton
ORDINANCE CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF FULLERTON)

ORDINANCE NO. 3070

I, Beverley White, City Clerk and ex-officio Clerk of the City Council of the City of Fullerton, California, hereby certifies that the whole number of the members of the City Council of the City of Fullerton is five; and that the above and foregoing Ordinance No. 3070 had first reading by title only and introduction at the April 5, 2005 City Council regular meeting and was given its second reading by title only and adopted at the April 19, 2005 City Council regular meeting by the following vote:

COUNCIL MEMBER AYES:	Nelson, Wilson, Bankhead, Jones, Quirk
COUNCIL MEMBER NOES:	None
COUNCIL MEMBER ABSTAINED:	None
COUNCIL MEMBER ABSENT:	None



Beverley White, City Clerk

UNIVERSITY HEIGHTS SPECIFIC PLAN

DRAFT

February, 2005

Approved by the:

CITY OF FULLERTON

CITY COUNCIL

on **APRIL 19, 2005**

by Resolution No. R-_____

**ORDINANCE NO.
3070**

APPROVED

UNIVERSITY HEIGHTS SPECIFIC PLAN
MODIFIED BY CITY OF FULLERTON
CITY COUNCIL
ON DECEMBER 3, 2013
BY RESOLUTION CC-2013-70

Project Sponsor:

Bill Dickerson, Gary Del Fium
CSU FULLERTON HOUSING AUTHORITY
2600 Nutwood Avenue, Suite 275
Fullerton, CA 92831

Submitted by:

Conrad Sick, Gary Citron
VALEO COMPANIES, INC.
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Anaheim, CA 92806

UNIVERSITY HEIGHTS SPECIFIC PLAN

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UNIVERSITY HEIGHTS SPECIFIC PLAN

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SECTION 1.0 INTRODUCTION

1.1 REQUEST

The California State University Fullerton Auxiliary Services Corporation, the project's landowner, has submitted an application requesting an amendment to the University Heights Specific Plan that was originally approved by the City of Fullerton on April 5, 2005 by Ordinance 3070. The University Heights development has been completely built, including both the residences and the Elks Lodge. The purpose of this amendment is to allow sale and rental of homes within University Heights in the open market by removing the restriction that these homes be reserved for California State University Fullerton (CSUF) faculty and staff.

1.2 PURPOSE AND GOALS

The purpose of the University Heights Specific Plan is to establish the zoning on the subject property and as such establishes comprehensive guidelines and regulations for the development of the University Heights neighborhood and housing, while providing quality assurances to the surrounding community. The Specific Plan considers the existing site opportunities and constraints, and the proposed development needs.

The prioritized *Mission Statement* of the University Heights Specific Plan is:

- A. To provide high-quality homes, for both the short and long term, to enhance quality of life for residents of University Heights.
- B. To create a housing resource that is marketable and fosters community.
- C. To make the homes in University Heights available to qualified home buyers, thereby increasing the supply of homes in the Fullerton area.
- D. To contribute to the improvement of air quality, traffic reduction and good relations with the surrounding community.

The prioritized *Mission Statement* for the Fullerton Elks Lodge program is:

- A. Create a new lodge to assist in bolstering membership and service to the community.

- B. Create income for the Lodge.
- C. Maintain the property at a high level of maintenance and care.
- D. Maintain the operational balance to assure the event parking does not negatively impact the surrounding neighbors.

1.3 REGIONAL AND LOCAL CONTEXT

The proposed project is located in the city of Fullerton in northwest Orange County. The project site lies within the central portion of Fullerton and is within a one mile drive of Fullerton's historic downtown. The site is situated within walking distance of downtown Fullerton's commercial and retail district located along Harbor Boulevard, as well as, Lions Field and Hillcrest Park.

1.4 SITE CONTEXT

The site is uniquely situated on the Elks Lodge property, which includes an existing lodge building and parking lot. The project is immediately bounded on the north by an undeveloped parcel of land, which is owned by the U.S. Government and managed by the Army Corps of Engineers for the operation of the Brea Dam. The City of Fullerton Community Services controls the license allowing the Golfer's Paradise driving range which is located further to the north. The site is elevated along its borders having impressive day and night time views. Looking from the east, the site is screened by the landform in front of the site and the office tower's parking structure located at the base of the hill. Although Golfer's Paradise is a substantial distance away from the site, the recreation use has nighttime lighting, which creates a significant amount of light and glare for the project site prior to 10:00 pm.

The northern Brea Dam property contains a small ravine/draw. This land is also part of the Army Corps land holding for the operation of the Brea Dam. This small ravine has terrain gently sloping down to the south with dispersed trees. The land is annually disced by the City Maintenance Department, leaving only exposed earth and minimal low weeds. The annual discing maintains a low fire fuel profile. The small ravine ultimately gives rise to an established, hillside oriented neighborhood. The south and westerly views from the existing hillside neighborhood looking across the proposed University Heights neighborhood are unobstructed.

The southern and eastern edges of the site adjoin with the existing Lodge Private Street and parking lot. The site is situated above Brea Boulevard offering significant day and night time views of Lions Field, Hillcrest Park and the established, hillside neighborhoods beyond. The site is not visually apparent from Brea and Harbor Boulevards due to the large slope and the other land uses that are situated along these Boulevards. The site receives a significant amount of light and glare from the adjacent Lion's Field sports lighting.

1.5 PROJECT DESCRIPTION

The University Heights Specific Plan consists of two (2) two-story and forty (40) three-story, paired town-homes. The town-homes are organized along a looped private street accentuated by the contiguous sidewalks/crossings, entry sidewalks/landscaping and well-articulated architecture. The site is accessed from the shared private street located off Brea Boulevard. The University Heights entrance is separate from the Lodge entrance and is visually distinct utilizing entry signage, walls, landscaping and monumentation to enhance the different uses.

A centrally located neighborhood commons provides visual variety and recreational amenities for the residents. The recreation program may include one, all or some of the following: patio, pool/spa, trellis, BBQ, and turf play area. Off-site open space located to the east of the neighborhood entrance coupled with open space strategically located at the respective entrances creates a sense of arrival and provides an area for signage and monumentation. The home pads are elevated above the Lodge parking lot to create a view opportunity and to enhance the separation between the two uses. The site's perimeter grades daylight to the adjoining property lines or to an approved location. All of the surrounding property owners have been contacted and have given approval to daylight grade and to make landscaping improvements on their properties. The site edges are retained through the use of a segmented, battered, gravity stacked wall system that is landscaped to create a soft, contoured, perimeter condition. Maintenance of all common roadway, recreation and open space areas is discussed in Section 8.10 of the Specific Plan. The water, sewer and storm drain will be owned and maintained by the City. The power and communication systems will be owned and maintained by the appropriate service providers. Each of the service providers have been contacted and have the capacity to and are willing to service the project.

1.6 AUTHORITY AND SCOPE

The California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450-65457) authorizes local jurisdictions to adopt Specific Plans by resolution as policy or by ordinance as regulation. A public hearing is required before the Planning Commission and City Council, with the latter having the final discretionary authority to approve the document. Specific Plans create the opportunity to plan a site comprehensively, with more detailed information than is possible in a General Plan or ordinance. A General Plan, by its nature, is broad based and usually unable to address site specific issues in great detail. Zoning regulations are often applied generically upon a general land mass and the unique conditions and constraints of a specific area are seldom addressed in great depth. As required by State law, a Specific Plan is to contain text and diagrams that specify the following in detail:

- A. The distribution, location, and extent of the uses of land, including open space within the area covered by the Specific Plan.
- B. The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal,

energy and other essential facilities proposed to be located within the area covered by the Plan, and if needed, to support the land uses described in the Specific Plan.

- C. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources within the area covered by the Specific Plan, where applicable.
- D. A program of implementation measures including regulations, programs, public works projects, and financing necessary to carry out the first three items.
- E. The Specific Plan shall also include a statement of the relationship of the Specific Plan to the General Plan.

1.7 CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE (CEQA)

If the City of Fullerton determines, in accordance with CEQA, that the University Heights Specific Plan will not have a negative environmental impact an Environmental Impact Report (EIR) is not required. A Mitigated Negative Environmental Declaration Application was submitted and certified by the City Council as part of the project original approval.

SECTION 2.0 PLANNING GOALS AND OBJECTIVES

2.1 GENERAL PLAN GOALS

Following are selected Policies from the General Plan's Community Development and Design, Housing, and Growth Management Elements considered particularly relevant to the development of University Heights:

Goal 1: Resilient and vital neighborhoods and districts.

P1.4 Connection and Integration of Uses: Support projects, programs and policies to improve connections between housing, shops, work places, schools, parks and civic facilities, and integrate uses where possible and appropriate.

P1.5 Maintenance and Improvement of Existing Built Environment: Support projects, programs, policies and regulations to maintain positive attributes of the built environment and seek continual improvement.

P1.8 Consideration of Neighborhood Impacts: Support projects, programs, policies and regulations to evaluate and consider short- and long-term impacts of significant planning efforts or developments on nearby neighborhoods.

P1.9 Housing Choice: Support projects, programs, policies and regulations to create housing types consistent with market demand for housing choice.

P1.11 Compatibility of Design and Uses: Support projects, programs, policies and regulations to consider the immediate and surrounding contexts of projects to promote positive design relationships and use compatibility with adjacent built environments and land uses, including the public realm.

Goal 3: A supply of safe housing ranging in cost and type to meet the needs of all segments of the community.

3.5 Encourage Mixed Use Development: Due to the limited vacant land resources and the desire of the City to provide connections with jobs, housing, and transportation, the City shall encourage mixed use development to further enhance the viability and success of residential development. Key focus areas shall include the City's primary activity centers, including the downtown area. The City will continue to permit mixed use development in the C-3 zone and through the development of specific plans.

3.36 Consideration of Persons with Special Needs: The City understands persons with special needs may require the incorporation of special housing facilities and services to meet their daily housing needs. The City shall consider the specialized needs of persons with physical and mental disabilities as well as large family households, single parent households, and other groups requiring specialized services or facilities when developing housing within Fullerton.

The City shall encourage private and non-profit housing developers to incorporate specialized housing in new construction and substantial rehabilitation of existing housing.

Goal 7: Growth and development aligned with infrastructure capabilities.

P7.3 Infrastructure Planning: Support projects, programs, policies and regulations to plan for appropriate levels and types of infrastructure based on the desired character of each neighborhood or district.

2.2 SPECIFIC PLAN OBJECTIVES

The City's General Plan provides guidance and direction to establish a planned community environment. The arrangement of the proposed neighborhood and housing is designed to respond to the City of Fullerton General Plan. The following objectives have been utilized in the development of University Heights Specific Plan and are related to one or more of the goals listed above. The relevant policy is noted adjacent to the Specific Plan objective.

- A. Create a minimum housing yield and mix that generates balanced financial performance to accomplish the Lodge and the housing objectives . (Policy 1.4)
- B. Transform an underutilized and deteriorating Lodge and asphalt parking lot into a vibrant neighborhood for Fullerton and a new Lodge for the Elks of USA.(Policy 1.5)
- C. Create adequate horizontal and vertical separation between the housing and the Lodge to minimize potential use conflicts. (Policy 1.4)
- D. Integrate the development with its hilltop setting to assure its fit with the existing landform and underlying geotechnical constraints. (Policy 1.8)
- E. Create an off-site trail opportunity linking the University Heights neighborhood, Brea Boulevard with the Brea Dam open space and trail network. (Policy 1.11)
- F. Create a functional yet aesthetic circulation system enabling residents and visitors to the Lodge efficient and non-conflicting access. (Policy 7.3)
- G. Create an orientation of the homes that takes advantage of the view and discourage the homes viewing into one another. (Policy 1.8)
- H. Create housing that maximizes the density or number of the homes while maintaining an appropriate neighborhood scale and sense of place. (Policy 1.9)
- I. Create adequate covered and guest parking for the residents and sufficient guest parking for the Lodge. (Policy 7.3)

- J. Create an Operating Agreement for the Lodge which limits the use of the entire facility in balance with the maximum parking provided. (Policy 7.3)
- K. Create adequate private yard and common space for the residents. (Policy 1.9)
- L. Integrate grading techniques and retaining wall systems that expand the usable pad area while maintaining the site edges with “softened” landscape treatments. (Policy 1.8)
- M. Create a housing form combining two- and three-story building volumes with articulated elevation elements such as patios, decks, entry alcoves, roof overhangs, and varied wall and elevation planes. (Policy 1.8)
- N. Create privacy with neighboring homes by discouraging direct visual access between the homes. (Policy 1.8)
- O. Provide a barrier free option for a potential handicap buyer by incorporating a stair oriented elevator system as a buyer option. (Policy Action 3.36)
- P. Create a project that is generally consistent with the City’s R-3 zone with regard to the overall allowable density. (Policy Action 3.5)

2.3 SPECIAL STUDIES

As part of the research and analysis in preparation of the University Heights Specific Plan a series of special studies were conducted. The following special studies include: a Site/Program Visual Assessment Analysis; a Traffic and Parking Analysis, a Geotechnical Analysis, an Asbestos Analysis, and Environmental Site Phase One Assessment, Biological/Habitat Assessment, a Cultural Assessment and an Exterior Acoustical/Sound Wall Analysis. These studies provided the designers and engineers of the program valuable information on which to base their planning and decision making.

A. Site/Program Visual Assessment Analysis:

A computer model, created by Sasso Associates, of the site’s knoll top configuration and location analyzed the visual impact the proposed development would have on the surrounding community. Photographs were taken from all key street intersections and significant locations that look onto the site. The site was visually surveyed and studied from all its edges. The analysis determined the visual impact is minimal based upon the low, one-story architectural profile of the Lodge and its pad being lowered. The analysis also determined the proposed University Heights site and buildings will not be visually apparent from views which look onto the site and that a three-story building profile will have minimal visual impact on the surrounding community.

B. Traffic and Parking Analysis:

A traffic and parking analysis conducted by Austin Foust, Inc. concluded that no signalization is required at the intersection of Brea Boulevard and the shared entry street, and that the proposed circulation and parking is adequate to support the development. A specialized assessment of an occupancy based parking analysis for the Lodge was created which was determined to be more accurate and viable than strictly evaluating the Lodge square footage as the measurement for the required parking. Standard and valet parking were evaluated as part of the parking program for the Lodge.

C. Geotechnical Analysis:

Pacific Soils Engineering, Inc. (PSE) preformed a geotechnical analysis of the subject site. The study included subsurface exploratory borings, sample collection and laboratory tests, which will serve as a basis for the grading plan review report. Based upon this data, the geotechnical analysis concludes the proposed improvements are feasible. Based on preliminary slope stability calculations, the subject slopes are considered grossly stable provided the geotechnical recommendations for the grading, onsite construction and maintenance procedures are incorporated into the design and construction of the site improvements. Surface stability of the slopes within the site property will be improved with remedial grading. A more complete discussion of site geologic conditions and remedial grading recommendations will be provided in the rough grading plan review report.

D. Asbestos Analysis (Lodge):

Air Lab conducted an asbestos containing material (ACM) bulk survey of the existing Lodge. The survey identified the materials that were known to contain greater than 0.1% asbestos which included the transit piping, the roof mastic, acoustical ceiling materials, etc.

E. Environmental Phase One Site Assessment:

Carlin Environmental Consulting conducted a site inspection, historical document research, and governmental regulatory agency data base reviews to determine if there are any indications that significant contamination exists on the site. Beyond noting a stained area of grass next to the existing Elks building which contained a small portion of food grease or motor oil, no other areas of environmental concern were noted during the site visit or in the historical research.

F. Habitat/ Cultural Analysis:

The firm of SWCA provided a review and assessment of the site in regards to its existing habitat/ cultural value and impact the proposed development would have on the existing habitat and cultural context of the site. No significant existing habitat or cultural resources were recorded. No significant impact is expected to occur as a result of the proposed development.

G. Site Acoustical Analysis:

A site acoustical analysis prepared by Mestre Greve Associates will determine the height and placement of a sound wall to be located along the easterly side of the shared private access street. Noise from surrounding arterial streets has been determined to have a negative impact on the project.

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SECTION 3.0 SITE DEVELOPMENT

3.1 LAND USE PLAN

The Land Use Plan shows the Specific Plan (SP) land use designations for the University Heights Specific Plan area. The adjacent Lodge property retains an Office Professional type of land use. The office type of land use would be similar to the city's O-P zone, except that it would allow Lodge buildings by right and have site specific development standards. The most significant land use change by the Specific Plan is the creation of a University Housing land use category.

3.2 LAND PLAN STATISTICS

The land use statistics describe the land use gross area in acres and in square feet. Gross area is defined as the total land area in acres. The following table identifies the various aspects of the proposed development project associated with and submitted in conjunction with this Specific Plan.

University Housing Use Zone

Item	Use Description	Gross Acres	Gross SF	Percent
1	Drive (curb to curb) Area	.80	34,665	25%
2	Drive Aprons	.095	4,140	3%
3	Building Coverage	.91	40,392	28%
4	Common/Slope	.79	34,454	26%
5	Common /Rec. Area	.18	7,851	6%
6	Private Yard Space	.37	16,117	12%
Total Gross Area		3.15	137,619	100%
Total Number of Units		42		
Total Density (DU/AC)		13.35		

Office Professional Use Zone

Item	Use Description	Gross Acres	Gross SF	Percent
1	Private Street/Parking Area	1.473	64,155	42%
2	Building Coverage	.30	13,076	8.6%
3	Common/Slope	1.737	75,662	49.5%
Total Gross Area		3.510	152,893	100%
Total Lot Coverage		1.773	77,231	50.5%
Total FAR		8.6%		
Total combined site acreage = 6.654				

3.3 SITE DEVELOPMENT REGULATIONS

3.3.1 UNIVERSITY HOUSING ZONE

A. Permitted Uses:

The following uses are permitted subject to property development standards outlined in the subsequent portion of this Specific Plan:

- 1) Single family residences;
- 2) Multiple-family, attached town-home buildings;
- 3) Animals to a maximum of two weaned cats and two weaned dogs;
- 4) Home occupations, pursuant to the City's home occupation restrictions. Except, however, home occupations shall be permit the visitation of up to 3 "clients" at any given time. On-site employees shall not be permitted.
- 5) Construction trailer, used as a construction project office during time of construction when a valid building permit is in force;
- 6) Recreation/gathering areas, multi-purpose building, play/tot areas, pool/spa area, or open space areas;
- 7) Similar uses permitted by the Director of Development Services (The Director may, upon written request, permit any other uses which it determines to be similar to those listed above, in conformity with the intent and purpose of this Specific Plan, and not obnoxious or detrimental to the public health, safety, and welfare or to other uses permitted in this district).

B. Conditional Uses:

Agricultural uses and daycare facilities may be permitted subject to the Conditional Use Permits provided for in the Fullerton Municipal Code.

C. Prohibited Uses:

Commercial and manufacturing uses are prohibited.

3.3.2 Office Zone

A. Permitted Uses:

All uses permitted by the City of Fullerton's O-P (Office Professional) zone.

B. Conditional Uses:

- 1) Lodge and fraternal organizations;
- 2) Ancillary recreational vehicle and special events outside of the building;

- 3) Reductions in parking requirements when it can be shown that the proposed parking is adequate and there will not be any significant impacts to the uses on-site or the surrounding properties;
- 4) All uses conditionally permitted by the City of Fullerton's O-P (Office Professional) zone.

C. Prohibited Uses:

- 1) Residential Uses;
- 2) Automobile sales, rental, repair or parts installation;
- 3) All uses prohibited by the City of Fullerton's O-P (Office Professional) zone.

3.4 SITE DEVELOPMENT STANDARDS

3.4.1 UNIVERSITY HOUSING ZONE

A. Minimum Lot Area:

Each home is located on a condominium lot having a minimum area of twelve hundred (1,200) square feet. The lot is measured from the back of sidewalk at the front, the property line at the rear, the center line of the party wall, and the property lines to the sides.

B. Building Height:

The height of the buildings or structures does not exceed thirty-four feet (34') from the lot's finished pad elevation to the ridge and does not exceed three stories. Chimneys, towers and similar architectural appurtenances may exceed the maximum height provided that applicable building code regulations are met. The two homes on the south side of the entry drive into the residential zone shall be only two-stories in height (lots 28 and 29 of Tentative Tract 16834). All other homes may be three-stories.

C. Building Setbacks:

- 1) Front setback – The building setback is a minimum of two feet six inches (2'6") as dimensioned from the back of private street sidewalk to the face of the garage door.
- 2) Side yard (side to side) setback – Buildings have a minimum side yard setback of five feet (5') measured from the face of building to the property line. No garage setback shall measure between 10 and 20 feet.
- 3) Side yard (street) setback – Buildings are set back a minimum of five feet (5') as measured from the back of private street sidewalk. Where there is no sidewalk, there shall be a minimum of a nine feet (9') setback from the back of the private street curb. However, no garage setback shall measure between 10 to 20 feet from the back of the curb.
- 4) Rear yard setback – Buildings have a rear yard of not less than ten feet (10') measured from the face of the building to the property line or the top of

slope. Patio Covers and uncovered decks and balconies on the second floors may encroach into the ten feet (10') rear yard set back a total of three feet (3').

- 5) Party Wall setback – A minimum two inches (2") air space measured clear from stud.

D. Building Coverage:

Coverage by buildings or structures does not exceed sixty five percent (65%) of the sum of the residential development's lot area (residential lots, common open space, private loop street, landscape areas, etc.) The average first floor building footprint is 900 square feet divisible by the average 1500 SF lot size yields a 60% building to lot coverage. Site lot coverage for the residential zone shall not exceed 65%, including private streets, driveway aprons and building structures. Refer to the statistical table.

E. Walls and Fences:

Fences and walls conform to the standards set forth in the City of Fullerton Zoning Code. Solid fences and walls up to six feet (6') in height may be permitted. Fences in street setbacks or street corner-cutoff areas shall not exceed three feet (3') in height. View fencing shall be provided at the top of slope locations. View fencing shall have a solid wall area of three feet (3') with non-view obstructing fencing up to six feet (6') in height.

F. Vehicle Access:

Vehicle access is taken off the shared entry street connecting to Brea Boulevard.

G. Parking:

A minimum of two (2) garage parking spaces and one (1) visitor parking space on driveway apron or the private looped drive is provided per home. Visitor parking is located in a parallel or a perpendicular parked format, is distributed throughout the neighborhood and is within a reasonable distance of the residence it is serving. The parking stall size is nineteen feet (19') minimum length and nine feet (9') minimum width. A seventeen feet (17') minimum paved length with a two foot (2') overhang condition is standard

H. Minimum Home Area:

The minimum home size is sixteen hundred (1600) square feet in each unit, exclusive of decks, patios and garages.

I. Private Yard Space:

Private yard space is established for the personal and exclusive use of the homeowner it is designed to serve. A minimum of four hundred (400) square feet of private yard space is required per home. The minimum yard space includes rear and side yards, entry stoops and decks. A minimum of 100 SF shall be provided at ground level with a minimum dimension of ten feet (10) in depth of the rear yard.

- J. Common Open Space:
Common open space is established for the joint use of this general purpose land, to be shared equally by the homeowners/residents it is intended to serve. A minimum of one hundred (150) square feet per home of common, active, open space is provided and may include patio, pool/spa, tot lot, lawn area, unisex bathroom and multipurpose room.
- K. Trash Storage:
Trash receptacles are to be used and located in the screened and enclosed side or rear yard or garage locations.
- L. Maximum Horizontal Dimension of a Home:
The frontage or width of an individual home at the private street shall have a minimum horizontal dimension not less than twenty (20) lineal feet.
- M. Maximum Number of Homes per Building:
No building shall have more than three (3) homes.
- N. General:
Any development standard not established here-in shall be determined by the Director of Development Services after consideration of the R-3R Zoning requirements and the Specific Plan objectives.

3.4.2 OFFICE USE ZONE

- A. Building Setbacks:
Buildings shall be set back a minimum of ten feet (10') from the top of slope. Trellis and unenclosed structures not attached to a building may be allowed within five feet (5') of the top of slope.
- B. Building Heights:
Building shall be limited to a maximum height of thirty feet (30') above the finished grade.
- C. Parking
The amount of parking and the size of the spaces are to be determined based on the City's O-P (Office Professional) zone. City standards are to be used with the following exceptions: An eight foot (8') minimum width by sixteen foot (16') minimum length parking stall size for compact vehicles is allowed for up to 33 % of the Elks standard spaces. A sixteen foot (16') minimum paved length with a two foot (2') overhang condition is standard for the compact stalls. An eight foot (8') minimum width by fifteen foot (15') minimum length stall may be utilized for valet/stacked parking spaces.

D. Lot Coverage:

The lot coverage shall not exceed 60 %. Lot coverage includes building footprint and paved areas for vehicle parking and circulation.

E. General:

All development standards not established herein shall be determined pursuant to the City's O-P (Office Professional) zone.

3.5 DEVELOPMENT REVIEW PROCESS

Development within the University Heights Specific Plan area will require individual development permits including applicable planning, engineering, public works and building permits. Applications for these and other activities are subject to review by the City for consistency with the Site Development Regulations and the Architectural Guidelines as set forth in the University Heights Specific Plan. Such approvals follow the procedures established as part of the City's review process.

SECTION 4.0 CIRCULATION

4.1 INTRODUCTION

The goal for the University Heights private circulation system is to provide a coordinated network of roads consisting of a shared private entry street, private looped drive and parking/service access for the Lodge. The shared private entry street is used by both the University Heights residents and the Lodge members/visitors. The private looped drive will provide direct home ingress/egress for the University Heights residents.

4.2 SHARED PRIVATE ENTRY STREET

The shared private entry street is located off of Brea Boulevard. Based on the traffic analysis, no signalization is required at the intersection of Brea Boulevard and the shared private entry street. The shared private entry street has one ingress lane, and two egress lanes. These three entry/exit lanes transition into two travel lanes. An easement shall be recorded over the private entry street to ensure access by all of the University Heights home owners, guests and service providers.

A separate off-street emergency vehicle lane is located along the eastern edge of the street per the request of the Fullerton Fire Department. The emergency vehicle lane is ten feet (10') wide and is separated from the street via a rolled curb. The shared private entry street is designated with appropriate signage as "no parking" and the emergency vehicle lane is designated "for emergency vehicles only". The pedestrian sidewalk will share the ten foot (10') emergency vehicle access lane and will link the University Heights neighborhood and the Lodge parking area with Brea Boulevard and the Brea Dam trail network. There are two pedestrian crossing points, one (1) located at the shared private entry street and one (1) located at the private looped drive. These areas have textured surface paving to clearly identify the pedestrian crossing points in the street.

4.3 PRIVATE RESIDENTIAL STREET

The University Heights neighborhood is accessed by a twenty-six foot (26') wide, two lane private looped street. The twenty-six foot dimension is measured from the back of the rolled curb (street side). The street is designed with radius points to accommodate Fullerton's fire vehicle radius requirements. Parallel and perpendicular parking stalls are spaced along the private looped street conveniently located to the homes. The private looped street has a continuous four foot wide sidewalk on each side. Short drive aprons provide access to two car garages.

4.4 OFFICE ZONE CIRCULATION AND PARKING

A total of one hundred forty-nine (149) regular parking spaces, including four (4) handicap spaces, are provided for the Lodge. These 149 spaces include a parking lot which can be optimized to create up to 216 valet spaces. This amount of parking

adequately accommodates a maximum banquet occupancy not exceeding two hundred and fifty (250) people per the parking analysis prepared by Austin Foust Inc. The development proposal also includes, six (6) recreational vehicle parking stalls located at the west end of the Lodge parking area. The regular guest parking stalls include approximately 2/3rd standard spaces and 1/3rd compact spaces and is perpendicular in configuration.

The parking lot includes raised islands for landscape/tree plantings, at-grade tree wells with grates, concrete surface paving and or turf block materials within the valet parking areas. These landscape materials are intended to define the limits of the regular parking area and to soften the look of the elks parking area by creating less asphalt area and encouraging as much green as possible.

An emergency vehicle access (EVA) gate is provided from the Elks parking lot to the University Heights residential neighborhood. This secondary access is for emergency personnel, and an easement shall be recorded for this purpose.

SECTION 5.0 GRADING AND INFRASTRUCTURE

5.1 INTRODUCTION

The University Heights Specific Plan intends to remanufacture the existing, knoll top Elks site through grading, retaining walls, and infrastructure construction to create the new University Heights neighborhood, Lodge parcel and pad improvements. This section includes a summary of the major grading and infrastructure elements necessary to remanufacture the site to accommodate the site improvements proposed for the University Heights Specific Plan.

5.2 REMEDIAL AND MASS GRADING

There are pockets of undocumented fills, alluvials and colluviums existing primarily along the eastern and western perimeter tops of slope. These areas require remediation during the grading operation with removals anticipated to be at depths exceeding twenty feet (20'+) with earth volumes in excess of 60,000 cy. Once remediation and demolition of the existing facilities is complete, the site will be mass graded for the proposed major building pads.

During the mass grading operation a minimum of five feet (5') of over excavation below of the proposed finished surface of the building pads is required to remediate the cut and fill transition soils. Once this soil is removed it is placed in a controlled, engineered fill. The total earthwork for the remedial grading and mass grading is expected to be 44,000 cy of cut, 8,000 cy of fill, and an export of approximately 36,000 cy of soil.

The upper building pad is the site for the proposed University Heights neighborhood. Upon completion of grading, the upper building pad is anticipated to be approximately 3.14 acres, at elevations of approximately 250'-265' and will be sloped to the northeast for drainage purposes.

The Elks site area is approximately 3.51 acres, is at an elevation of approximately 258' and is situated on the lower building pad which will be graded for the proposed Lodge building and parking lot. The Elks lower pad represents a cut operation of approximately 5'-6' from the existing grades. A small portion of fill will be required to complete the Elks lower pad on the south-facing portion of the existing slope.

5.3 RETAINING WALLS

As the site is undergoing remedial and mass grading a battered gravity retaining wall system is built around the perimeter of the housing project site and vertical retaining wall along the demising line between the Fullerton Elks Lodge site and the University Heights neighborhood site. The gravity wall system is constructed concurrently with the perimeter grading operation and consists of pre-cast concrete wall units and geotechnical reinforcing fabrics. The wall face is battered, opening up cells of earth material between the pre-cast concrete wall units that will later be planted. The walls are generally

curvilinear in configuration and range in heights from two to twenty-one feet (2'-22'). Portions of the retaining wall system will be tiered, to permit tree planting at a location half-way up the wall. At the walls highest location, the combined height of the tiered walls, from the toe to top of slope is approximately thirty feet (30').

5.4 SEWER

The new sewer system for the University Heights Specific Plan connects to the City's existing eight inch (8") sewer system in the north side of Brea Boulevard near the intersection of the existing Elks shared entry street. The new eight inch (8") sewer system runs up the hill on the eastside of the University Heights access road to the juncture of the lower Lodge and the upper University Heights neighborhood area. At this juncture two separate eight inch (8") sewer systems depart the juncture: the first system runs to the new Lodge and picks up effluent from the building and the RV parking area. A grease trap will be required for the sewer system leaving the kitchen of the Lodge. The second system runs around the residential streets, picking up the four-inch (4") laterals from each of the forty two (42) homes.

5.5 WATER

The new water system for the University Heights Specific Plan connects to the City's existing ten-inch (10") water system in the south side of Brea Boulevard near the intersection of the existing Elks shared Entry Street. A new eight inch (8") minimum (size to be determined) water main runs up the hill on the west side of the Entry Street to the juncture of the lower Lodge and the upper University Heights neighborhood area. At this juncture, two separate eight inch (8") water mains depart the juncture: the first system runs to the new Lodge and feeds the domestic and fire services of the new Lodge along with the required fire hydrants in the Lodge parking area. The second system runs around the private streets for the University Heights neighborhood area feeding the domestic needs of the 42 homes, the common area, and the landscape areas. Additionally, the new eight-inch (8") mainline running in the private streets of the University Heights neighborhood loops with the Lodge mainline. The looped mainline system will need to adequately service the fire sprinkler needs of each of the 42 homes and the Lodge building.

5.6 STORM DRAIN

A conceptual storm drain plan has been prepared based on preliminary hydrology studies. The new storm drain system for the University Heights Specific Plan connects to the City's existing twenty-four inch (24") storm drain system in the south side of Brea Boulevard near the intersection of the existing Elks shared entry street. The new eighteen-inch (18") storm drain system is located in the University Heights private streets past the juncture of the lower Lodge. A series of catch basins at the entrance of the University Heights shared entry street along with a few catch basins in the looped drive and the Elks parking lot collect and convey a 10-year recurrence interval storm event. The storm flows are conveyed through the existing City storm drain and eventually outlet

into the Fullerton Channel, an OCFCD facility. Storm events greater than a 10-year recurrence interval will be partially picked up in the new storm drain system; and partially conveyed overland via curbs and gutters. Final design of the storm drain system is subject to the review and approval of the Director of Engineering and the Building Official.

5.7 POWER, COMMUNICATIONS, DATA AND NATURAL GAS

A new power, communications and data joint distribution trench ties in with the existing Brea Boulevard trench, runs up the northern side of the shared entry street and then splits off to the University Heights looped drive and to the Lodge. The utility services are to be owned and operated by the respective local service companies.

SECTION 6.0 FIRE SAFETY GUIDELINES

6.1 INTRODUCTION

The University Heights Fire Safety Guidelines have been prepared by an experienced fire safety consultant utilizing the City of Fullerton Fire Department's comments and concerns regarding fire safety for the project. The Specific Plan focuses on several key issues for creating a fire safe neighborhood such as; designated fire lane, emergency vehicle accessibility, building setback and weed abatement, fire hydrant placement, hose pulls and wet standpipes, automatic fire sprinklers, and fire protective construction elements. The Fire Safety Guidelines shall be utilized in reviewing construction and infrastructure plans with final design being dictated by respective agency's adopted requirements and ordinances.

6.2 DESIGNATED FIRE LANE

A ten foot (10') wide emergency access lane is located along the northeastern edge of the shared entry street. This provides a free and clear lane width of 10' to be used by emergency vehicles. The lane is designated as a "fire lane" and identified as such with the appropriate signage per city standards. The fire lane right-of-way is shared by pedestrians and bicycle users traveling along the shared entry street at this location. The lane provides a continuous route for Fire Department vehicles to access the University Heights neighborhood or the Lodge should the primary paved access street be obstructed or otherwise be in an unusable condition. The pavement section is designed to facilitate the loading of the heavy fire trucks. Specialty signage and red curb placement will promote and maintain the awareness of this lane.

6.3 EMERGENCY VEHICLE ACCESSIBILITY

The Fire Department's required turning dimension of twenty-eight feet (28') inside and forty-eight feet (48') outside shall be complied with through out the project including the shared entry street, residential street and the lodge parking lot. Throughout the entire project, the streets are designed to meet a minimum width of twenty-two/thirty four foot (22' to 34') measured from rolled curb to rolled curb, and meet all City of Fullerton Fire Department weight requirements for paving. All three story building structures shall be adjacent to a street with a minimum width of 26 feet. This street width is needed for the operation of a ladder truck, and therefore shall not include any encroachments, and shall be clear to the sky.

6.4 BUILDING SETBACK AND WEED ABATEMENT

The garage facing buildings along the northern edge of the property have been set back from the property line by the distance of the residential street with parallel parking and the minimum sidewalk and drive setback having an overall dimension of 42'. The residential street is located along the northern open space edge allowing a fire truck direct

access to this area and creating a buffer for approved landscape planting between the buildings and the existing offsite open space area. (Note - the City of Fullerton Fire Department's approved plant list will be utilized throughout the entire project as noted in Section 8.0).

A 100' weed abatement area is also located along the northern property line. This area and the entire Army Corps property is currently being maintained by the Army Corps of Engineers to provide fire protection and fire safety to the existing housing and commercial developments next to open space areas. An agreement for the Housing Authority to maintain the 100' weed abatement area next to lots 2, 30-37 and 29, on an annual basis is to be secured with the Army Corps in case the existing weed abatement work is not performed. The setback for the buildings located at the northeast property line is a minimum of twenty feet (20') to adjoining development areas.

6.5 FIRE HYDRANT PLACEMENTS AND FIRE FLOW

On-site fire hydrants will be spaced at 300' or less from hydrant to hydrant throughout the project and 150' or less from any dead end street/drive. All fire flow requirements will meet or exceed 1,500 GPM for 2 hours @ 20 PSI for the R-1, paired-home buildings based at or below 6,000 sq. ft. type V-N wood construction and will meet 1,750 GPM for 2 hours @ 20 PSI on the Lodge building based at or below 14,000 sq. ft. type V-N wood construction.

6.6 HOSE PULLS

Hose pulls are meeting 150' around all paired-home buildings from fire department access streets and drives. The Lodge is not meeting the 150' hose pulls in all cases and will be provided with one additional fire hydrant in the rear patio/yard area.

6.7 AUTOMATIC FIRE SPRINKLERS

The entire project will be protected with automatic fire sprinklers per NFPA 13-R for all paired-home buildings and a complete NFPA 13 systems for the Lodge building, regardless of the City adopted Uniform Building Code requirements for square foot and type of building when fire sprinklers are required and required types. The proposed system is intended to meet or exceed the city adopted Uniform building Code requirements.

6.8 FIRE PROTECTIVE CONSTRUCTION ELEMENTS

The entire project will have class A-roofing, boxed-in eaves on all four sides, 7/8 stucco (or equal) on all four sides, dual-paned glass and no side wall venting on lots 2, 30-37 and 29 when walls are facing the 100' weed abatement area located along the northern property line next to the Army Corps of Engineers area and around the rear of the Lodge facing the existing manufactured slope.

SECTION 7.0 ARCHITECTURAL DESIGN GUIDELINES

7.1 INTRODUCTION

The three-story homes within the University Heights neighborhood are oriented around a compact, residential street offering a pedestrian friendly environment with close links to neighborhood recreation facilities and the surrounding community. The orientation and close proximity of the residential street to the homes creates an urban character for the neighborhood. The Architectural Design Guidelines establish consistency throughout the neighborhood and set a level of character and compatibility of the neighborhood to its surroundings, while offering a strong sense of place.

7.2 DESIGN CONCEPT

The three and optional four bedroom homes (plan 2 only) are arranged in a paired town-home configuration with three floors of interior living space. Each home's two car garage and storage area is configured in a side by side format. Private ground level patios, side yards and second and third level decks create a variety of outdoor living options. The homes are oriented with views of the surrounding city or the common recreational amenities.

The architectural style of University Heights is Monterey, which is compatible with the adjacent downtown community. Monterey is a style developed by drawing on forms and details from the early homes of California. The simplicity and beauty of this early California style has continued to influence California housing designs for more than 100 years.

The purpose of establishing an architectural style is to create a harmony of materials, colors, and forms. The Monterey architectural character is composed of simple forms and subdued elegance that blend with the surrounding environment. The architectural design of the University Heights neighborhood is aesthetically pleasing, distinctive, and of enduring quality and value.

7.3 MONTEREY

Homes designed in a Monterey style are defined by simple and broad roof forms. A contemporary version of this style is incorporated at University Heights by utilizing primarily two-story wall massing to articulate the overall style. The third floors are setback from the first two floors. The roofs are broad in form to maintain low building profiles. Exterior walls have a stucco finish with horizontal cement board siding at the second level and accents at windows, doors and wall overhang locations. Exterior transition spaces such as the garage, entry, patio and deck doors have setback wall planes to create variable shade and shadow lines for the buildings. The base of the buildings is

thickened and accented with color transitions. Through the use of simple architectural detail (shutter) elements and strong horizontal fascias, the neighborhood creates a feeling of established quality and timelessness reminiscent of California's early architectural heritage.

Architectural detailing is not overdone. Extensive and intricate details, which only create higher costs and increase a chance of poor craftsmanship, are not incorporated. The key to successfully executing the contemporary version of the Monterey architectural style is simple yet creative touches and bold forms such as the (stacked deck / balcony railings) that are created by careful accenting of the structures with architectural elements and tasteful color pallets and patterning.

7.4 ROOF

Prominent in this style of architecture is the hip form, which is generally pitched at a low profile. Shed roof forms are also used to create variable two and three-story massing of the buildings. The three-story roof volumes are located only within the center of the roof mass with the two story roof volumes located at the ends of the building. Roofing material shall be a flat concrete tile to match the color pallet.

7.5 ARCHITECTURAL FEATURES AND ACCENTS

Stucco with a light sand finish is the prominent surface material for the homes with horizontal cement board siding as the second building material. Simple window plaster trim surrounds are seen on the front and rear sides of the home and at visible locations of the side elevations. Full-scale windows or large picture windows are used at primary living spaces such as living and dining rooms, and master bedrooms. Secondary windows are typically single hung. Vinyl shutters accents are located on the front and rear sides of the buildings.

7.6 COLORS

Various earth tones with a range of intensity are to be used for the stucco colors. The "popped" window and/or rusticated base stucco is of darker more intense tones than the base. The fascia is painted white. Front and garage doors are painted with complimentary accent colors to the base stucco colors. Architectural accents are painted with complimentary yet contrasting colors within the overall color pallet. Roofing material is various shades of browns and warm grays.

SECTION 8.0 LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES

8.1 INTRODUCTION

The University Heights neighborhood is planned to be physically and visually distinct from the Lodge. The University Heights neighborhood and the Lodge have a shared private entry street but separate entry points with monumentation providing direction to each of the uses. The landscape design serves to create continuity between the two uses yet, at the same time, reinforces the distinction between the two areas through the use of different landscape pallets and hardscape materials.

8.2 GENERAL DESIGN CONCEPTS

Within the University Heights residential neighborhood, private, semi-public, and community spaces allow residents to enjoy private yard space or come together to enjoy shared community life. The University Heights neighborhood feature a common social gathering area which may have a small multi-purpose building, a swimming pool, a spa and patio area. Access to University Heights is off Brea Boulevard through the shared private entry street and linked to the neighborhood by the private residential street. A contiguous pedestrian sidewalk and varying hardscape edges along the residential street create an inviting urban street environment.

The overall landscape character plays a significant role in establishing the identity of University Heights. Hardscape elements such as gravity battered walls, pilasters, fences, paving, and lighting will work together to achieve a harmonious and unified appearance. University Heights includes a fully landscaped neighborhood commons and private yard space incorporating a plant palette that reinforces the overall landscape theme.

The landscape components are divided into four distinct areas; the shared private entry street, the Lodge, the University Heights neighborhood, and the perimeter buffer/slope areas.

A. Shared Private Entry Street:

University Heights is first seen from the intersection of Brea Boulevard and the shared entry street. Improvements to the existing shared entry street, required by the Traffic and Fire Departments, shall be incorporated into the design of the new shared private entry street. The shared private entry street is planned to have a pedestrian sidewalk that is integrated with the designated, single emergency access lane located along the east side of the shared entry street. The emergency access pavement will be aesthetically enhanced concrete surface to reduce the visual impact of the pavement area. The existing oleander hedge, located along the west side of the shared street, is to remain. Significant new tree and shrub plantings are proposed in order to improve the appearance of the entry and to screen the entrance from the adjacent uses. The existing Elks sign, located on Brea Boulevard, are to be maintained in its present form and location. At the end

of the shared private entry street, the University Heights neighborhood features enhanced concrete street crossings, a separate monument sign and accent landscaping to create a distinct and attractive entrance. The monument and wall sign will incorporate materials used on both the Lodge and residential buildings.

B. Lodge:

After turning west from the shared entry street, guests drive through a parking area where views of the building and visual clues to the Lodge's entrance are apparent. Guests can either park in the lot or drive through the lot and use the drop-off area located at the front of the building during a valet parked event. The parking lot proposes the uses of large canopy trees located in islands throughout the parking lot. Interior islands have been minimized to accommodate the proposed valet parking concept. Planting adjacent to the Lodge emphasizes the entry through the use of plant heights, textures and intensified color.

At the rear side of the Lodge, two outdoor spaces reinforce the interior meeting and entertainment functions and expand the indoor space. Both outdoor spaces incorporate symbols of the Elks' principles including charity, justice, brotherly love and fidelity. The existing Elks statue is to be re-located to the rear garden. The existing flag pole shall be removed and replaced in the rear garden with a cellular antennae flag pole. The antennae will have an American flag of proportional size.

The front entry areas and rear outdoor patios are constructed of poured in place concrete with decorative accents to highlight special areas. Lighting is provided in the parking lot with low profile fixtures so as not to disturb the adjacent University Heights area and also to not over expose the hilltop site.

C. University Heights Neighborhood:

Within the University Heights neighborhood the landscape components include the private residential streetscape, the neighborhood commons, and the individual homes' side and rear yards. All areas are watered by automatic irrigation systems.

1) Residential Street:

The residential street consists of a twenty-two foot (26') wide asphalt street with four foot (4') wide concrete sidewalks located on both sides of the street where fronting garages and home side entries exist. Individual garage doors are set back from the back of sidewalk a minimum of two and one half feet. Parallel and perpendicular parking spaces are provided in several locations along the residential street, though most of the guest parking is centrally located along the residential street and adjacent to the proposed commons.

The residential street is visually linked with a contiguous hardscape edge consisting of the rolled curb, sidewalks, entry walkways and short driveway aprons. The hardscape treatments are unified in their scoring and concrete

surface texture treatments. The residential street will have banding to unite both sides of the street at strategic pedestrian and visually significant crossing points. The ultimate feel of the street is a pleasing urban street that is easy to recognize and enjoyable to walk.

The streetscape is to be planted with small flowering trees suitable for a streetscape environment. A mix of smaller flowering and canopy trees will be used at intersections and in the larger landscape areas occurring at the street or drive intersections and adjacent to the off-street parking areas. A variety of shrubs along the base of the buildings emphasize the entries of the individual homes. Other streetscape elements will include decorative building mounted lighting, street identification signs and mailboxes.

2) Neighborhood Commons:

The neighborhood commons provides valuable open space within the University Heights neighborhood and is an important area for the social interaction of the residents. The neighborhood commons may include a small restroom/changing building, a swimming pool, a spa, outdoor covered and open patio areas, and outdoor barbeques.

The building is approximately two hundred (200) square feet in size. It is planned to include one uni-sex bathroom that can also accommodate changing. The building is designed to be architecturally similar to the residential units by incorporating a hipped roof. The covered trellis and uncovered patio areas are immediately adjacent to the building. The building and patio areas are set back from adjacent homes to create private areas for both the homes and the outdoor spaces of the community building.

The landscape of the neighborhood commons is the richest of the three landscape zones. Larger canopy trees and flowering trees provide visual distinction from the streetscapes and a unique and inviting visual environment for the commons. Various shrubs provide visual screening and appealing groundcovers separate the commons from the adjoining rear yards of individual homes.

3) Side and Rear Yards:

Landscape designs for the rear and side yards incorporate the concepts and images specifically created for the University Heights neighborhood. Distinct plant character, interesting visual effects and vibrant colors are woven into the overall landscape treatment. A careful blending of landscape styles among the homes creates a uniform appearance and continuity throughout the neighborhood.

The rear and side yards provide each resident with private outdoors space. Rear yards will generally measure the width of the home (including side yard) and be ten feet (10') deep. Side yards will be a minimum of five feet (5')

wide to the property line. Several homes will have larger side and rear yards. The design relates to the interior home functions and views from the inside of the home out. Each rear yard is planned to have a concrete patio, a variety of shrub and ground cover plantings and at least one small flowering tree. This tree shall have a mature height of 20 to 25 feet to help soften the rear mass of the buildings from adjacent properties. The private fenced side yards provide privacy for the homes and accommodate trash containers and air conditioning units.

Landscape improvements of all private side and rear yards are to be installed within sixty (60) days following the certificate of occupancy. These improvements include: irrigation, shrub plantings and a minimum 15-gallon size tree per home. A Landscape Architect, licensed in the state of California, will prepare the landscape plans.

D. Perimeter Buffer/Slope Area:

The northern and eastern edges of the site will adjoin with existing slope conditions, and will not require retaining walls. The perimeter of the site integrates a stacked and battered wall system to create a variable height retaining wall condition. The retaining wall is serpentine in its configuration and is built with materials capable of sustaining plant growth. The perimeter retaining wall and adjoining perimeter slopes are to be landscaped and have a permanent irrigation system. Landscape planting easements from the adjacent properties owners will be secured by the applicant to allow significant additional new tree and shrub plantings in key areas around the projects perimeter. An irrigation system shall extend from the project site to maintain the landscaped offsite areas. The landscaping of the perimeter areas is intended to preserve the views from the homes while creating scale for the buildings and softening the retaining wall and slope elements.

As part of the off site improvements, the project will include the construction of a hiking equestrian trail connecting the proposed sidewalk/fire lane to an existing trail located near the end of Helen Street. The trail will be 6 feet wide and constructed of road base and dirt. The trail is to be located to the north of the existing drainage ravine to keep users away from the existing residential properties. Additional trees will be planted along the trail and in other key areas to help buffer views of University Heights from the adjacent residential uses. The existing split rail fence located at the Helen Street cul-de-sac will be extended to encourage users to stay on the path and bollards will be located at both ends to prevent vehicles from using the path. The existing castor bean vegetation in the ravine shall be removed and planted with native plant materials having the greatest success of naturalizing within the ravine.

8.3 COMMON LIGHTING/STREET LIGHTS

The shared entry street are to be selected to ensure they do not obstruct vehicle and emergency access, and do not create glare in adjacent residential properties. Light fixtures, along the University Heights streetscape, are to be located on the building where ever possible, in lieu of a pole.

8.4 UTILITY SCREENING

Landscape screening of all utility boxes, above grade transformers, meter, gas manifolds, etc., as viewed from the homes and the residential street is incorporated. All landscape screening as described above shall be maintained as enforced by the Housing Authority.

8.5 WALLS AND FENCING

Private fences and walls provide privacy and yard definition in the University Heights neighborhood. Five feet (5') high decorative block walls will be used to separate rear yards of the residential homes. Short masonry walls with glass panels will be located along the rear yards of perimeter homes to allow view opportunities out to the cityscape beyond. Both the walls and fences are designed as extensions of the building architecture and complement the buildings. The physical presence of walls and fences are accented by plant material and covered, in part, by vines. Slump block pilasters are used to transition the masonry and tubular steel commons fencing materials. Wood gates are included at side yards returns.

8.6 MAILBOXES

Mailboxes are to be a 2-gang type box or a ganged box as dictated by the local post master located at the back of the sidewalk and painted and detailed to match the architectural character of the buildings.

8.7 EDGES AND BUFFERS/FUEL MODIFICATION

The perimeter segmented retaining wall system has been selected, in part, because of its unique ability to grow plants within the blocks, thereby greatly improving the appearance of the wall. The stacked and battered retaining walls consist of a plantable cell design that is fully irrigated. These walls are to be irrigated, planted with ground covers and vines and are intended to go "green" within a short period of time to create a pleasing and attractive edge to the community. In areas highly visible from adjoining developments, trees are to be planted along the base and the middle benched or terraced areas of the perimeter wall for additional screening.

Though the City of Fullerton does not have a formal Fuel Modification Ordinance, plant materials for these perimeter areas are taken from the City's recommended Fire Retardant/Drought Tolerant Plant List, dated August 2002.

8.8 PLANTING PALETTE

Plants for all areas, University Heights and the Lodge area are to be selected from the following Plant List. (Note: most of the recommended plans are found on the City of Fullerton's Drought Tolerant Plant List, dated August 2002).

Recommended Plant Palette

Botanical Name	Common Name
<u>Trees</u>	
Arbutus unedo	Strawberry Tree
Bauhinia forficata	Bauhinia
Cassia leptophylla	Gold Medallion Tree
Chionanthus retusus	Chinese Fringe Tree
Cupressus sempervirens	Italian Cypress
Fiejoa sellowiana	Pineapple guave
Melaleuca quinquenervia	Cajeput Tree
Platanus racemosa	California Sycamore
Pistacia chinensis	Chinese pistache
Prunus carolina	Carolina Laurel Cherry
Quercus agrifolia	Coast Live Oak
Rhus lancea*	African Sumac
Raphiolepis 'Majestic Beauty'	India Hawthorn
Schinus molle*	Pepper Tree
Stenocarpus sinuatus	Firewheel Tree
Syragus romanzoffanium	Queen Palm
Tabebuia avellanedae	Pink Trumpet Tree
Tristania conferta	British Babe Box
Tristania laurina	Water Gum
Ulmus parvifolia	Chinese Elm
Umbrellularia California*	California Bay Tree
Washingtonia spp.*	Fan Palm
<u>Shrubs</u>	
Abelia Floribunda	Glossy Abelia
Agave Attenuata 'Nova'	Agava
Aloe Striata	Aloe
Anizoganthus Flavida	Kangaroo Paw
Artemisia caucasia*	Caucasian Artemesia
Bougainvillea	Bouganivilla
Buxus Microphylla Japonica	Japanese Boxwood
Carissa Grandiflora 'Boxwood Beauty'	Natal Plum
Hemerocallis arbutifolia*	Toyon
Kniphofia Uvaria	Red Hot Poker

Lantana Camara	Lantana
Lavandula Dentata	English Lavender
Leptospermum Scoparium	New Zealand Tea Tree
Limonium Perezii	Sea Lavender
Loropetalum Chinensis	Razzleberry
Miscanthus Transmorriensis	Feather Grass
Nerium Oleander*	Oleander
Pelargonium Peltatum	Ivy Geranium
Phormium Tenax	New Zealand Flax
Prunus Lyonii*	Catalina Cherry
Pyracantha	Firethorn
Rhamus alaternus*	Italian Buckthorn
Rhamus California	California Coffeberry
Rosa 'Iceberg'	
Rosmarinus 'Benenden Blue'	
Rosmarinus Officianalis 'Prostatus'*	Creeping Rosemary
Salvia Leucantha	
Salvia Greggii	
Stipa Tenuissima	
Strelitiza Regina	
Trachelopermum Jasminoides	

(1) * identifies fire retardant plant material

(2) Other plants as contained on the City of Fullerton, 'Suggested Drought Tolerant Plant List, dated August 2002, may be used.

8.9 IRRIGATION

- A. All landscape areas are fully irrigated with an automatically controlled irrigation system. Irrigation plans are submitted to the City for review prior to installation.
- B. All lawn and shrub irrigation systems are separately valved.
- C. Irrigation controller is selected to minimize the amount and frequency of water applied to the soil. Irrigation controllers are capable of the short multiple applications required for the "soak", allowing the soil to dry out between soakings, as watering should be deep and infrequent.
- D. The use of water conserving systems, such as drip irrigation for shrubs and tree plantings is recommended.
- E. To minimize the negative visual intrusion, the backflow preventer is located in shrub areas, out of view from the street, drive or adjacent property. A pop-up

variety of sprinkler body is to be used whenever application necessitates, and should always be adjacent to sidewalks or driveways. Irrigation controllers are screened from view in all cases.

- F. The Irrigation system is designed in conjunction with landscape hydro zones, which isolate areas of plant materials requiring different amounts/rates of water. Water is to be applied at rates sufficient enough to allow plants to remain healthy and grow properly. The design takes into consideration sun and shade, soils, terrain, percolation rates, moisture sensing, erosion control and wind conditions in designing the system.

8.10 LANDSCAPE MAINTENANCE

The common perimeter wall and fencing, as well as common edges/neighborhood entry and recreation areas of the University Housing and Office land use zones are to be maintained by a maintenance association established for that purpose within the residential zone. The Elks Lodge of Fullerton will maintain fencing, landscaping and parking areas on its property. Enclosed fenced residential back and side yards are the maintenance responsibility of the homeowner.

- A. The shared entry is owned by the Elks but is a shared maintenance responsibility of the residential maintenance association and the Elks.
- B. Required landscaping is to be maintained in a neat, clean, and healthy condition. This includes removal of litter, pruning, mowing lawns, weeding, fertilizing, and replacement of plant material where necessary, and the regular irrigation of all plant materials.
- C. Any landscape materials that die shall be replaced. Annual color plantings shall be replaced upon decline.
- D. Double-stake trees until they are strong enough to withstand normal winds.

SECTION 9.0 IMPLEMENTATION AND FINANCING MEASURES

9.1 INTRODUCTION

This section establishes the regulatory processing and implementation guidelines for University Heights. Discretionary approval by the City of Fullerton is required for the following items:

- A. Zone Change from O-P (Office Professional) to SPD (Specific Plan District);
- B. Tentative Tract Map;
- C. Conditional Use Permit;
- D. Major Development Project Review;
- E. A Mitigated Negative Environmental Declaration.

9.2 GENERAL PLAN CONSISTENCY

The City of Fullerton General Plan identifies the SPD zone as an appropriate land use category. The proposed Specific Plan is consistent with the General Plan's land use element. The land use element supports the utilization of office professional zoning in adjacency to residential uses as a buffer between residential and other commercial uses. The University Heights Specific Plan use provides a viable transition from the downtown commercial uses to an office professional use to a higher density residential use which transitions to a lower density residential use.

9.3 ZONE CHANGE

An application for a change of zoning from O-P (Office Professional) to SPD (Specific Plan District) is being processed concurrently with the Specific Plan and Conditional Use Permit.

9.4 TENTATIVE TRACT MAP

A tentative condominium tract map is being submitted concurrent with the application of the Zone Change, and the Specific Plan. The City of Fullerton Municipal Code, Title 16 Subdivisions, governs the division of the property into separate ownership parcels. The Planning Commission and the City Council review the map for consistency with the General Plan, Local ordinance and University Heights Specific Plan and approve the map when found to implement established objectives of the plan.

9.5 CONDITIONAL USE PERMIT

The Conditional Use Permit allows the lodge use to operate on the premises, subject to conditions and restrictions. The ability to approve a lodge use by Conditional Use Permit is established in the Specific Plan. The site's current O-P zoning prohibits lodge uses unless a determination is specifically referred to the Planning Commission/City Council by the Director of Development Services.

The Conditional Use Permit also permits the operation of a lodge facility with less parking than would typically be required for a building of its size. To ensure that the use of the lodge does not create a parking problem, conditions are being considered to, 1) restrict the occupancy of the assembly rooms; 2) prohibit the concurrent use of assembly rooms; 3) provide valet parking services for large events; and 4) require the removal of RV parking from the site during events.

9.6 ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration has been prepared to address the review and approval of the applications. The Negative Declaration addresses potential impacts of the University Heights Specific Plan and associated development project, in accordance with the California Environmental Quality Act (CEQA).

9.7 MAJOR DEVELOPMENT PROJECT

The Major Development Project reviews the physical improvements and ensures implementation of the Specific Plan.

9.8 FINANCING MEASURES

The project costs required to implement the University Heights Specific Plan are supported by the project revenues generated from the sales of the forty-two (42) homes. Pre-construction financing has been secured through a non-profit lending source for an approximate twelve (12) month term. A commitment from a large institutional lender to fund the construction loan has been secured for the project. A relatively small portion of the total project costs will be paid by the proceeds from individual home mortgages secured by the homebuyers. These back ended costs are typically paid from the sales proceeds following escrow closing on the homes. The City is committed to assist the project by allowing City exaction fees (parks, traffic, bedroom tax, etc) and any other non-service related department fees to be collected as a back end cost.

APPENDIX A

EDITED PAGES

UNIVERSITY HEIGHTS SPECIFIC PLAN NOVEMBER 5, 2005

PER CITY COUNCIL RESOLUTION 2013-70

DECEMBER 3, 2013

- 3) Reductions in parking requirements when it can be shown that the proposed parking is adequate and there will not be any significant impacts to the uses on-site or the surrounding properties;
- 4) All uses conditionally permitted by the City of Fullerton's O-P (Office Professional) zone.

C. Prohibited Uses:

- 1) Residential Uses;
- 2) Automobile sales, rental, repair or parts installation;
- 3) All uses prohibited by the City of Fullerton's O-P (Office Professional) zone.

3.4 SITE DEVELOPMENT STANDARDS

3.4.1 UNIVERSITY HOUSING ZONE

A. Minimum Lot Area:

Each home is located on a condominium lot having a minimum area of twelve hundred (1,200) square feet. The lot is measured from the back of sidewalk at the front, the property line at the rear, the center line of the party wall, and the property lines to the sides.

B. Building Height:

The height of the buildings or structures does not exceed thirty-four feet (34') from the lot's finished pad elevation to the ridge and does not exceed three stories. Chimneys, towers and similar architectural appurtenances may exceed the maximum height provided that applicable building code regulations are met.

[The two homes on the south side of the entry drive into the residential zone shall be only two-stories in height \(lots 28 and 29 of Tentative Tract 16834\). All other homes may be three-stories.](#)

C. Building Setbacks:

- 1) Front setback – The building setback is a minimum of two feet six inches (2'6") as dimensioned from the back of private street sidewalk to the face of the garage door.
- 2) Side yard (side to side) setback – Buildings have a minimum side yard setback of five feet (5') measured from the face of building to the property line. No garage setback shall measure between 10 and 20 feet.
- 3) Side yard (street) setback – Buildings are set back a minimum of five feet (5') as measured from the back of private street sidewalk. Where there is no sidewalk, there shall be a minimum of a nine feet (9') setback from the back of the private street curb. However, no garage setback shall measure between 10 to 20 feet from the back of the curb.
- 4) Rear yard setback – Buildings have a rear yard of not less than ten feet (10') measured from the face of the building to the property line or the top of

variety of sprinkler body is to be used whenever application necessitates, and should always be adjacent to sidewalks or driveways. Irrigation controllers are screened from view in all cases.

- F. The Irrigation system is designed in conjunction with landscape hydro zones, which isolate areas of plant materials requiring different amounts/rates of water. Water is to be applied at rates sufficient enough to allow plants to remain healthy and grow properly. The design takes into consideration sun and shade, soils, terrain, percolation rates, moisture sensing, erosion control and wind conditions in designing the system.

8.10 LANDSCAPE MAINTENANCE

The common perimeter wall and fencing, as well as common edges/neighborhood entry and recreation areas of the University Housing and Office land use zones are to be maintained by a ~~joint~~ maintenance association between the CSUF Housing Authority (HA) and established for that purpose within the residential zone. †The Elks Lodge of Fullerton will maintain fencing, landscaping and parking areas on its property. Enclosed fenced residential back and side yards are the maintenance responsibility of the homeowner.

- A. The shared entry is owned by the Elks but is a shared maintenance responsibility of the ~~joint-residential~~ maintenance association and the Elks.
- B. Required landscaping is to be maintained in a neat, clean, and healthy condition. This includes removal of litter, pruning, mowing lawns, weeding, fertilizing, and replacement of plant material where necessary, and the regular irrigation of all plant materials.
- C. Any landscape materials that die shall be replaced. Annual color plantings shall be replaced upon decline.
- D. Double-stake trees until they are strong enough to withstand normal winds.

1.1 REQUEST

~~Valeo Companies, for profit Developer/Builder, working on behalf of the California State University Fullerton Housing Authority (CSUFHA), non profit Housing Owner/Project Sponsor and in conjunction with the Elks of USA, Fullerton (elks), non profit Land Owner, has submitted an application requesting the approval of the proposed University Heights and Elks Lodge project. Discretionary approvals requested from the City for the University Heights project include a Zone Change, Specific Plan, Environmental Negative Declaration, Major Development Project Review and Tentative Map approvals. A Conditional Use Approval is requested for the reconstruction of the Lodge. The California State University Fullerton Auxiliary Services Corporation, the project's landowner, has submitted an application requesting an amendment to the University Heights Specific Plan that was originally approved by the of City of Fullerton on April 5, 2005 by Ordinance 3070. The University Heights development has been completely built, including both the residences and the Elks Lodge. The purpose of this amendment is to allow sale and rental of homes within University Heights in the open market by removing the restriction that these homes be reserved for California State University Fullerton (CSUF) faculty and staff.~~

1.2 PARTNERSHIP SUPPORT

~~A committed partnership exists between CSUFHA and the Fullerton Elks. The two non-profit organizations have been working together for the past three years plus, to create mutually acceptable terms for the University Heights Program (the Program) to proceed forward. CSUFHA was specifically set up to create affordable housing for the faculty and staff and California State University, Fullerton (CSUF). The Program assists in solving the issues which confront each of the respective organizations and has received a tremendous level of thought and scrutiny from multiple agencies. The Program stands as a model, public/private venture having a layering of non profit organizations working together with government agencies to solve problems and create value added assets without utilizing taxpayer resources. The Program is supported by the Elks, the CSU Chancellor's Office, the CSUF Office of the President, the Orange County Business Council, the Orange County Affordable Home Ownership Alliance, Neighborhood Housing Services of Orange County and the Orange County Supervisor's Office, Third District.~~

1.23 PURPOSE AND GOALS

The purpose of the University Heights Specific Plan is to establish the zoning on the subject property and as such establishes comprehensive guidelines and regulations for the development of the University Heights neighborhood and housing, while providing quality assurances to the surrounding community. The Specific Plan considers the existing site opportunities and constraints, and the proposed development needs.

1.4 BACKGROUND

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University Heights is the second, off-campus, faculty and staff homeownership program which allows individuals affiliated with CSUF to buy a home near the CSUF campus at an affordable price. The Program will be operated by the SCUFHA. Unlike traditional home ownership programs, the buyer purchases the home and leases the land under the home from the SCUFHA via a long-term ground lease. This enables the initial sales price to be lower than if the land were being sold, and helps ensure the homes remain affordable and owned by persons affiliated with CSUF.

CSUF is in a high-cost housing area, and it is difficult for many CSUF employees to afford to own a home near the CSUF campus. These circumstances make it more difficult for CSUF to recruit and retain employees, especially with respect to faculty in nationally recruited positions, who could easily select a job at an institution located where housing is more affordable. Additionally, keeping employees near the CSUF campus fosters a sense of community and participation in CSUF activities.

The prioritized *Mission Statement* of the University Heights Program-Specific Plan is:

~~A. To assist CSUF to compete successfully for talented candidates for “nationally recruited” employee positions who might otherwise be deterred because of high local housing costs.~~

~~B. To provide housing that is currently affordable and will remain affordable and available over time, utilizing a system that is fair in its allocation process and allows homeowners to build equity.~~

~~C.A. To provide high-quality homes, for both the short and long term, to enhance employee quality of life for residents of University Heights.~~

~~D. To foster “national and international” recruitment.~~

~~E. To create and maintain a program that remains flexible over time to meet changing circumstances and needs.~~

~~B. To create a housing resource that is marketable and fosters collegiality, community and employee productivity, through a program that is easy to administer and provides adequate revenue to operate the program initially and long-term.~~

~~C. To make the homes in University Heights available to qualified home buyers, thereby increasing the supply of homes in the Fullerton area.~~

~~F.D. To contribute to the improvement of air quality, traffic reduction and good relations with the surrounding community.~~

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The prioritized *Mission Statement* for the Fullerton Elks Lodge program is:

- A. Create a new lodge to assist in bolstering membership and service to the community.
- B. Create ~~a long term income for the Lodge. stream through the ground lease payments from the University Heights housing to assist in stabilizing the operational cost and keeping the membership dues low.~~
- C. Maintain the property at a high level of maintenance and care.
- D. Maintain the operational balance to assure the event parking does not negatively impact the surrounding neighbors.

1.35 REGIONAL AND LOCAL CONTEXT

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The proposed project is located in the city of Fullerton in northwest Orange County. The project site lies within the central portion of Fullerton and is within a one mile drive of Fullerton's historic downtown. The site is situated within walking distance of downtown Fullerton's commercial and retail district located along Harbor Boulevard, as well as, Lions Field and Hillcrest Park. ~~The site is only a ten minute commute to CSUF when driving on Fullerton city streets.~~

1.46 SITE CONTEXT

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The site is uniquely situated on the Elks Lodge property, which includes an existing lodge building and parking lot. The project is immediately bounded on the north by an undeveloped parcel of land, which is owned by the U.S. Government and managed by the Army Corps of Engineers for the operation of the Brea Dam. The City of Fullerton Community Services controls the license allowing the Golfer's Paradise driving range which is located further to the north. The site is elevated along its borders having impressive day and night time views. Looking from the east, the site is screened by the landform in front of the site and the office tower's parking structure located at the base of the hill. Although Golfer's Paradise is a substantial distance away from the site, the recreation use has nighttime lighting, which creates a significant amount of light and glare for the project site prior to 10:00 pm.

The northern Brea Dam property contains a small ravine/draw. This land is also part of the Army Corps land holding for the operation of the Brea Dam. This small ravine has terrain gently sloping down to the south with dispersed trees. The land is annually disced by the City Maintenance Department, leaving only exposed earth and minimal low ~~weeds~~. The annual discing maintains a low fire fuel profile. The small ravine ultimately gives rise to an established, hillside oriented neighborhood. The south and westerly views from the existing hillside neighborhood looking across the proposed University Heights neighborhood are unobstructed.

The southern and eastern edges of the site adjoin with the existing Lodge Private Street and parking lot. The site is situated above Brea Boulevard offering significant day and night time views of Lions Field, Hillcrest Park and the established, hillside neighborhoods beyond. The site is not visually apparent from Brea and Harbor Boulevards due to the large slope and the other land uses that are situated along these Boulevards. The site receives a significant amount of light and glare from the adjacent Lion's Field sports lighting.

1.57 PROJECT DESCRIPTION

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The University Heights Specific Plan consists of two (2) two-story and ~~forty-two (402)~~ three-story, paired town-homes. The town-homes are organized along a looped private street accentuated by the contiguous sidewalks/crossings, entry sidewalks/landscaping and well-articulated architecture. The site is accessed from the shared private street located off Brea Boulevard. The University Heights entrance is separate from the Lodge entrance and is visually distinct utilizing entry signage, walls, landscaping and monumentation to enhance the different uses.

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A centrally located neighborhood commons provides visual variety and recreational amenities for the residents. The recreation program may include one, all or some of the following: patio, pool/spa, trellis, BBQ, and turf play area. Off-site open space located to the east of the neighborhood entrance coupled with open space strategically located at the respective entrances creates a sense of arrival and provides an area for signage and monumentation. The home pads are elevated above the Lodge parking lot to create a view opportunity and to enhance the separation between the two uses. The site's perimeter grades daylight to the adjoining property lines or to an approved location. All of the surrounding property owners have been contacted and have given approval to day light grade and to make landscaping improvements on their properties. The site edges are retained through the use of a segmented, battered, gravity stacked wall system that is landscaped to create a soft, contoured, perimeter condition. Maintenance of all common roadway, recreation and open space areas is discussed in Section 8.10 of the Specific Plan. ~~will be the responsibility of the CSUFHA/Elks Maintenance Association subject to the community's Covenants, Codes and Restrictions (CC&Rs).~~ The water, sewer and storm drain will be owned and maintained by the City. The power and communication systems will be owned and maintained by the appropriate service providers. Each of the service providers have been contacted and have the capacity to and are willing to service the project.

1.68 AUTHORITY AND SCOPE

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The California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450-65457) authorizes local jurisdictions to adopt Specific Plans by resolution as policy or by ordinance as regulation. A public hearing is required before the Planning Commission and City Council, with the latter having the final discretionary authority to approve the document. Specific Plans create the opportunity to plan a site comprehensively, with more detailed information than is possible in a General Plan or

ordinance. A General Plan, by its nature, is broad based and usually unable to address site specific issues in great detail. Zoning regulations are often applied generically upon a general land mass and the unique conditions and constraints of a specific area are seldom addressed in great depth. As required by State law, a Specific Plan is to contain text and diagrams that specify the following in detail:

- A. The distribution, location, and extent of the uses of land, including open space within the area covered by the Specific Plan.
- B. The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the Plan, and if needed, to support the land uses described in the Specific Plan.
- C. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources within the area covered by the Specific Plan, where applicable.
- D. A program of implementation measures including regulations, programs, public works projects, and financing necessary to carry out the first three items.
- E. The Specific Plan shall also include a statement of the relationship of the Specific Plan to the General Plan.

1.79 CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE (CEQA)

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If the City of Fullerton determines, in accordance with CEQA, that the University Heights Specific Plan will not have a negative environmental impact an Environmental Impact Report (EIR) is not required. A Mitigated Negative Environmental Declaration Application has been submitted and is subject to final certification by the City Council as part of the project original approval.

SECTION 2.0 PLANNING GOALS AND OBJECTIVES

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2.1 GENERAL PLAN GOALS

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Following are selected Policies from the General Plan's Land Use-Community Development and Design, and Housing, and Growth Management Elements considered particularly relevant to the development of University Heights:

~~A. Policy LU 1.4—Protection of Residences and Sensitive Receptors~~

- ~~1) Mitigate the traffic congestion to the City's acceptable standard of LOS D and mitigate unacceptable levels of noise, odors, dust and glare which affect residential areas and sensitive receptors.~~
- ~~2) Mitigate potential conflicts between multiple family housing and adjacent residential neighborhoods by physically separating them where possible.~~

~~B. Policy LU 2.2—Land Use Conflicts~~

- ~~1) Utilization of office/professional zoning as a buffer between commercial and residential developments where feasible.~~

~~C. Policy LU 2.4—Residential Neighborhood Maintenance, Stabilization and Rehabilitation.~~

- ~~1) Prevent neighborhood deterioration.~~
- ~~2) Revitalize or redevelop deteriorated neighborhoods.~~
- ~~3) Coordination of revitalization/redevelopment efforts with capital improvement projects.~~

~~D. Policy LU2.5—Neighborhood Preservation~~

- ~~1) Encourage and retain a sense of identity for every neighborhood.~~
- ~~2) Assure new construction and public improvements in existing neighborhoods are compatible with the character of the existing neighborhood.~~

~~E. Policy LU 2.6—Multiple Family Housing~~

- ~~1) Balance higher density uses with nearby open space. Provide multiple family land uses near employment opportunities, shopping areas, public parks and transit.~~

~~F. Policy H 1.1—Housing Type and Mix~~

- ~~1) Increase the flexibility of residential development standards and housing codes.~~

~~G. Policy H 2.2—Conservation of Existing Housing~~

- ~~1) Protect and retain the established character and identity of neighborhoods.~~
- ~~2) Prevent excessive and incompatible development and nuisances in established residential neighborhoods.~~

Goal 1: Resilient and vital neighborhoods and districts.

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P1.4 Connection and Integration of Uses: Support projects, programs and policies to improve connections between housing, shops, work places, schools, parks and civic facilities, and integrate uses where possible and appropriate.

P1.5 Maintenance and Improvement of Existing Built Environment: Support projects, programs, policies and regulations to maintain positive attributes of the built environment and seek continual improvement.

P1.8 Consideration of Neighborhood Impacts: Support projects, programs, policies and regulations to evaluate and consider short- and long-term impacts of significant planning efforts or developments on nearby neighborhoods.

P1.9 Housing Choice: Support projects, programs, policies and regulations to create housing types consistent with market demand for housing choice.

P1.11 Compatibility of Design and Uses: Support projects, programs, policies and regulations to consider the immediate and surrounding contexts of projects to promote positive design relationships and use compatibility with adjacent built environments and land uses, including the public realm.

Goal 3: A supply of safe housing ranging in cost and type to meet the needs of all segments of the community.

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3.5 Encourage Mixed Use Development: Due to the limited vacant land resources and the desire of the City to provide connections with jobs, housing, and transportation, the City shall encourage mixed use development to further enhance the viability and success of residential development. Key focus areas shall include the City's primary activity centers, including the downtown area. The City will continue to permit mixed use development in the C-3 zone and through the development of specific plans.

3.36 Consideration of Persons with Special Needs: The City understands persons with special needs may require the incorporation of special housing facilities and services to meet their daily housing needs. The City shall consider the specialized needs of persons

with physical and mental disabilities as well as large family households, single parent households, and other groups requiring specialized services or facilities when developing housing within Fullerton.

The City shall encourage private and non-profit housing developers to incorporate specialized housing in new construction and substantial rehabilitation of existing housing.

Goal 7: Growth and development aligned with infrastructure capabilities.

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P7.3 Infrastructure Planning: Support projects, programs, policies and regulations to plan for appropriate levels and types of infrastructure based on the desired character of each neighborhood or district.

2.2 SPECIFIC PLAN OBJECTIVES

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The City's General Plan provides guidance and direction to establish a planned community environment. The arrangement of the proposed neighborhood and housing is designed to respond to the City of Fullerton General Plan. The following objectives have been utilized in the development of University Heights Specific Plan and are related to one or more of the goals listed above. The relevant policy is noted adjacent to the Specific Plan objective.

- A. Create a minimum housing yield and mix that generates balanced financial performance to accomplish the Lodge and the ~~university~~-housing objectives, ~~while maintaining home affordability in support of the University's faculty and staff recruitment and retention needs.~~ (Policy 1.4)
- B. Transform an underutilized and deteriorating Lodge and asphalt parking lot into a vibrant ~~faculty and staff~~-neighborhood for ~~California State University~~-Fullerton and a new Lodge for the Elks of USA. (Policy 1.5)
- C. Create adequate horizontal and vertical separation between the housing and the Lodge to minimize potential use conflicts. (Policy 1.4)
- D. Integrate the development with its hilltop setting to assure its fit with the existing landform and underlying geotechnical constraints. (Policy 1.8)
- E. Create an off-site trail opportunity linking the University Heights neighborhood, Brea Boulevard with the Brea Dam open space and trail network. (Policy 1.11)
- F. Create a functional yet aesthetic circulation system enabling residents and visitors to the Lodge efficient and non-conflicting access. (Policy 7.3)
- G. Create an orientation of the homes that takes advantage of the view and discourage the homes viewing into one another. (Policy 1.8)

- H. Create housing that maximizes the density or number of the homes while maintaining an appropriate neighborhood scale and sense of place. [\(Policy 1.9\)](#)
- I. Create adequate covered and guest parking for the ~~faculty and staff~~ residents and sufficient guest parking for the Lodge. [\(Policy 7.3\)](#)
- J. Create an Operating Agreement for the Lodge which limits the use of the entire facility in balance with the maximum parking provided. [\(Policy 7.3\)](#)
- K. Create adequate private yard and common space for the residents. [\(Policy 1.9\)](#)
- L. Integrate grading techniques and retaining wall systems that expand the usable pad area while maintaining the site edges with “softened” landscape treatments. [\(Policy 1.8\)](#)
- M. Create a housing form combining two- and three-story building volumes with articulated elevation elements such as patios, decks, entry alcoves, roof overhangs, and varied wall and elevation planes. [\(Policy 1.8\)](#)
- N. Create privacy with neighboring homes by discouraging direct visual access between the homes. [\(Policy 1.8\)](#)
- O. Provide a barrier free option for a potential handicap ~~faculty or staff~~ buyer by incorporating a stair oriented elevator system as a buyer option. [\(Policy Action 3.36\)](#)
- P. Create a project that is generally consistent with the City’s R-3 zone with regard to the overall allowable density. [\(Policy Action 3.5\)](#)

2.3 SPECIAL STUDIES

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As part of the research and analysis in preparation of the University Heights Specific Plan a series of special studies were conducted. The following special studies include: a Site/Program Visual Assessment Analysis; a Traffic and Parking Analysis, a Geotechnical Analysis, an Asbestos Analysis, and Environmental Site Phase One Assessment, Biological/Habitat Assessment, a Cultural Assessment and an Exterior Acoustical/Sound Wall Analysis. These studies provided the designers and engineers of the program valuable information on which to base their planning and decision making.

- A. Site/Program Visual Assessment Analysis:
A computer model, created by Sasso Associates, of the site’s knoll top configuration and location analyzed the visual impact the proposed development would have on the surrounding community. Photographs were taken from all key street intersections and significant locations that look onto the site. The site was visually surveyed and studied from all its edges. The analysis determined the visual impact is minimal based upon the low, one-story architectural profile of the Lodge and its pad being lowered. The analysis also determined the proposed

University Heights site and buildings will not be visually apparent from views which look onto the site and that a three-story building profile will have minimal visual impact on the surrounding community.

B. Traffic and Parking Analysis:

A traffic and parking analysis conducted by Austin Foust, Inc. concluded that no signalization is required at the intersection of Brea Boulevard and the shared entry street, and that the proposed circulation and parking is adequate to support the development. A specialized assessment of an occupancy based parking analysis for the Lodge was created which was determined to be more accurate and viable than strictly evaluating the Lodge square footage as the measurement for the required parking. Standard and valet parking were evaluated as part of the parking program for the Lodge.

C. Geotechnical Analysis:

Pacific Soils Engineering, Inc. (PSE) performed a geotechnical analysis of the subject site. The study included subsurface exploratory borings, sample collection and laboratory tests, which will serve as a basis for the grading plan review report. Based upon this data, the geotechnical analysis concludes the proposed improvements are feasible. Based on preliminary slope stability calculations, the subject slopes are considered grossly stable provided the geotechnical recommendations for the grading, onsite construction and maintenance procedures are incorporated into the design and construction of the site improvements. Surface stability of the slopes within the site property will be improved with remedial grading. A more complete discussion of site geologic conditions and remedial grading recommendations will be provided in the rough grading plan review report.

D. Asbestos Analysis (Lodge):

Air Lab conducted an asbestos containing material (ACM) bulk survey of the existing Lodge. The survey identified the materials that were known to contain greater than 0.1% asbestos which included the transit piping, the roof mastic, acoustical ceiling materials, etc.

E. Environmental Phase One Site Assessment:

Carlin Environmental Consulting conducted a site inspection, historical document research, and governmental regulatory agency data base reviews to determine if there are any indications that significant contamination exists on the site. Beyond noting a stained area of grass next to the existing Elks building which contained a small portion of food grease or motor oil, no other areas of environmental concern were noted during the site visit or in the historical research.

F. Habitat/ Cultural Analysis:

The firm of SWCA provided a review and assessment of the site in regards to its existing habitat/ cultural value and impact the proposed development would have on the existing habitat and cultural context of the site. No significant existing

habitat or cultural resources were recorded. ~~with a~~ No significant impact is expected to occur as a result of the proposed development.

G. Site Acoustical Analysis:

A site acoustical analysis prepared by Mestre Greve Associates will determine the height and placement of a sound wall to be located along the easterly side of the shared private access street. Noise from surrounding arterial streets has been determined to have a negative impact on the project.