

**AMERIGE HEIGHTS  
SPECIFIC PLAN AMENDMENT NO. 1  
VALENCIA GROVE**

**September 2011**



**Adopted November 21, 2011  
Resolution No. 2011-66**

RESOLUTION NO. 2011-66

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING AMENDMENT #1 TO THE AMERIGE HEIGHTS SPECIFIC PLAN TO RECLASSIFY A 9.93 ACRE SITE FROM "MIXED USE DISTRICT WITH ELDERCARE OVERLAY" TO "RESIDENTIAL NEIGHBORHOOD 6" AND TO INCORPORATE DEVELOPMENT STANDARDS FOR NEIGHBORHOOD 6 FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF HUGHES DR. AND NICOLAS ST/HYDRAFLOW WAY

PRJ11-00123

AMERIGE HEIGHTS SPECIFIC PLAN AMENDMENT #1 LRP11-00001

APPLICANT: MBK HOMES, LTD.

PROPERTY OWNER: FULLERTON HUGHES, LLC

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

1. That an application was filed to consider Amendment #1 to the Amerige Heights Specific Plan to reclassify the development site from "Mixed Use District with Eldercare Overlay" to "Residential Neighborhood 6" and to incorporate a new set of development standards for Neighborhood 6, on property located at the southeast corner of Hughes Dr. and Nicolas St/Hydraflow Way more specifically described as:

Assessor's Parcel Nos. 280-316-03, 280-316-04, 280-441-09

2. That the Planning Commission and City Council, after due notice thereof, duly held public hearings on said application.

3. That the Environmental Impact Report, prepared in conformance with applicable provisions of the California Environmental Quality Act and certified by the City Council in conjunction with the initial approval of the Amerige Heights Specific Plan project in 2000, adequately addresses and mitigates the anticipated environmental effects of the proposed Amendment #1 to the Amerige Heights Specific Plan.

4. That the Amerige Heights Specific Plan was originally approved by Resolution No. 9179 on September 18, 2000.

5. That the City Council of the City of Fullerton does hereby APPROVE Amendment #1 to the Amerige Heights Specific Plan LRP11-00001, as specified in the document entitled Amerige Heights Specific Plan Amendment #1 Valencia Grove dated September 2011 (Attachment 1), and summarized as follows:

- a. Reclassification of the development site from "Mixed Use District with Eldercare Overlay" to "Residential Neighborhood 6".
- b. Incorporation of development standards' for the new Neighborhood 6.

6. That the City Council does hereby APPROVE Amendment #1 to the Amerige Heights Specific Plan LRP11-00001; subject to the following Conditions of Approval:

1. Approval of this Resolution will be contingent upon approval of Development Agreement Amendment No. 5 (LRP11-00009). Applicable terms of original Development Agreement DA-00-01 not modified by Amendment No. 5 (LRP11-00009) remain in full force and effect.
2. The applicant shall provide Community Development Department staff with an updated Amerige Heights Specific Plan document, amended in accordance with the provisions presented in the Draft Amerige Heights Specific Plan Amendment No.1 Valencia Grove, September 2011, as finally approved by the Fullerton City Council. All revisions shall be incorporated into the original Amerige Heights at Sunny Hills Specific Plan adopted by City Council Resolution No. 9179 in September, 2000. The update of the Specific Plan document shall be completed to the satisfaction of the Community Development Director prior to issuance of any building permits for the approved development project.
3. The applicant shall agree to indemnify, hold harmless, and defend the City of Fullerton, its officers, agents and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this Amendment to the Amerige Heights Specific Plan, save and except that caused by the City's active negligence.

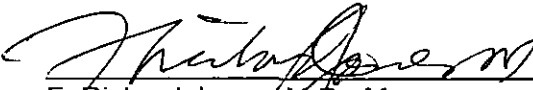
7. That the facts and findings for approval of said Amendment #1 to the Amerige Heights Specific Plan are as follows:

Consistent with the goals and objectives of the Amerige Heights Specific Plan, the project:

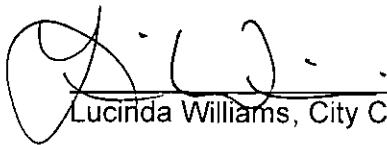
- Adds a new housing type within Amerige Heights and provides opportunities for multi-generational living.
- Extends the Launer Park greenbelt, adds a neighborhood park, and connects the project site via sidewalks, trails and private streets to the larger Amerige Heights circulation network.
- Provides pedestrian, bicycle and vehicular access to nearby parks, shopping and employment areas.
- An EIR was certified by the City Council in conjunction with adoption of the Amerige Heights Specific Plan in 2000. The proposed project is consistent in scale and intensity with the uses evaluated for the Specific Plan Area and development project site. The Planning Commission has considered the EIR and finds that with implementation of applicable mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment. The EIR is located and can be reviewed at the Community Development Department, Fullerton City Hall, 303 W. Commonwealth Ave, 2<sup>nd</sup> floor, Fullerton, CA 92832

2011

ADOPTED BY THE FULLERTON CITY COUNCIL ON NOVEMBER 15,

  
\_\_\_\_\_  
F. Richard Jones, M.D., Mayor

ATTEST:

  
\_\_\_\_\_  
Lucinda Williams, City Clerk

November 21, 2011  
Date

Attachment:

1 Draft Amerige Heights Specific Plan Amendment No. 1 Valencia Grove

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## I. INTRODUCTION AND SUMMARY

### A. Introduction

Valencia Grove is a planned development within the Amerige Heights Specific Plan, a master-planned community located in the western portion of Fullerton, California (See Exhibit 1, Regional Location Map and Exhibit 2, Vicinity Map). Valencia Grove will be developed in accordance with the Amerige Heights at Sunny Hills Specific Plan, which was originally adopted by the Fullerton City Council on October 3, 2000 per City Council Ordinance No. 2974.

### B. Specific Plan Amendment #1 Summary

Development of Valencia Grove will require an amendment to the Amerige Heights Specific Plan. Changes contained in the Amerige Heights Specific Plan Amendment #1 (SPA #1) are summarized below:

- **Land Use.** SPA#1 proposes a land use change within the northern 9.93-acre portion of the 15-acre Mixed Use Zoning District with Elder Care Overlay as defined in the Specific Plan's Land Use Plan. SPA#1 proposes changing the land use from Mixed Use with Elder Care Overlay to a Residential Neighborhood, and proposes 115 detached single-family units within this area. The amended Land Use Section includes creation of a new single-family detached product type (Bungalow Lots) within a new neighborhood (Neighborhood 6). As such, 9.93 total acres have been transferred from existing Mixed Use acreages to form the new neighborhood (See Amended Table 3-1). Modified site-specific development standards for development of this neighborhood (See Exhibit 3, Project Site & Amendment Area) are also proposed. The total acreage associated with the new residential neighborhood will be 10.23 gross acres which includes 7.71 acres of detached residential uses and 2.52 acres of parks, trails, and open space. Of the 10.23 gross acres, 0.3 acres are city-owned land located within Launer Park, bringing the newly-developed net acreage to 9.93 acres in-tract. The 115 detached housing units will be identified in Neighborhood 6 as shown in the Amended Specific Plan Table 3-1. The southern 5.07 acres will keep the original Mixed Use with Elder Care Land Use Designation. The remaining 170 beds or 85 units (explained in Section II.A below) will remain as a permitted land use in the southern 5.07 acres of the Mixed Use with Elder Care Overlay.
- **Parks and Open Space.** Launer Park consists of 1.25 acres of open space located along the northern border of the Valencia Grove site just south of Hughes Drive and a greenbelt along the western border of Valencia Grove, along Hydraflow Way. Of these 1.25 acres, 0.3-acres are within the City right-of-way along Hughes Drive and Hydraflow Way and 0.95 acres are in-tract. However, the full 1.25-acres will be used as landscaped open space within Valencia Grove. Trailhead Park has been relocated to a 0.3-acre Neighborhood Park that is proposed in the northeast corner of the site. A 0.97-acre greenbelt is also shown along the eastern border of Valencia Grove. It should be noted that the 0.97-acre greenbelt shown along Valencia Grove's eastern border is not considered required open space. In total, all proposed usable open space within SPA#1 totals 2.52 acres, which exceeds the 1.5-acre open space requirement contained in the original Amerige Heights Specific Plan.

The acreage breakdown below illustrates the acreages for each component of Valencia Grove:

<b>Component</b>	<b>Acreage</b>	<b>Description/Notes</b>
Residential Area	7.71	All tract lots and interior streets ( <i>Includes Lot E, emergency access</i> )
Launer Park	1.25	Greenbelt along Hydraflow Way and Hughes Drive ( <i>Includes 0.95 acres in-tract and 0.3 acres of City-owned land that will be used as landscaped open space</i> )
Greenbelt Park	0.97	Greenbelt on eastern side of Valencia Grove
Neighborhood Park	0.3	Triangular Park in northeast corner of Valencia Grove
<b>Total Acreage</b>	<b>10.23</b>	<i>9.93 in-tract; 0.3 acres of City-owned land along Hughes Drive within Launer Park</i>

Sections addressed in this document contain information from the original Specific Plan that will be amended with the proposed land use designation changes. In addition, exhibits have also been amended to reflect changes to the Specific Plan. Addressed sections and amended exhibits are detailed below.

**C. Authority and Scope**

Cities are authorized by the California Government Code to adopt Specific Plans under Title 7, Division 1, Chapter 3, Article 8 Sections 65450 through 65457. Specific Plans may be adopted as policies by resolution or as regulations by ordinance. The City of Fullerton will adopt the Amerige Heights Specific Plan Amendment #1 by ordinance, superceding the original Specific Plan designations for the subject Mixed-use area. State Law requires public hearings by both the Planning Commission and the City Council. The City Council must adopt the Specific Plan for it to take effect.

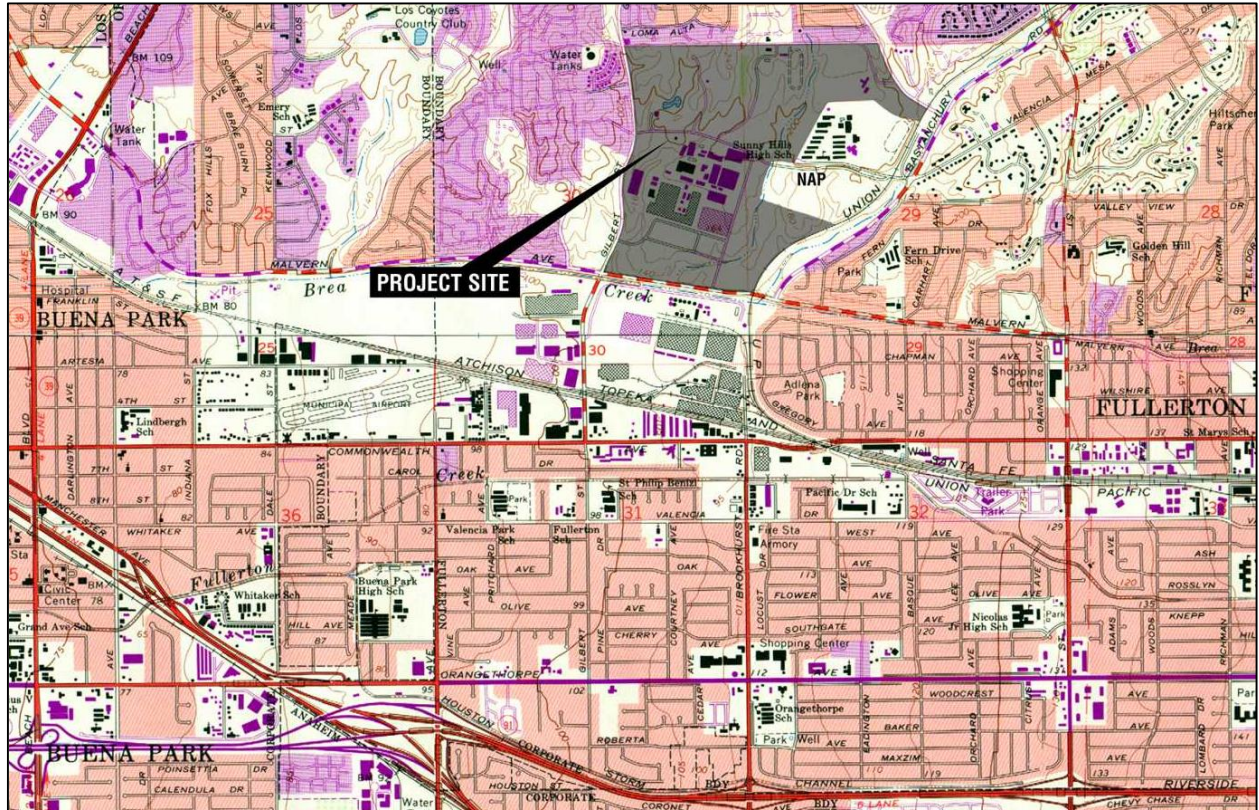
The amended Specific Plan is a regulatory plan constituting the development concept and zoning for the property. Development plans or agreements, tract or parcel maps, precise development plans, or any action requiring ministerial or discretionary approval on this property must be consistent with the amended Specific Plan as approved by the City Council.

EXHIBIT 1 - Regional Location Map

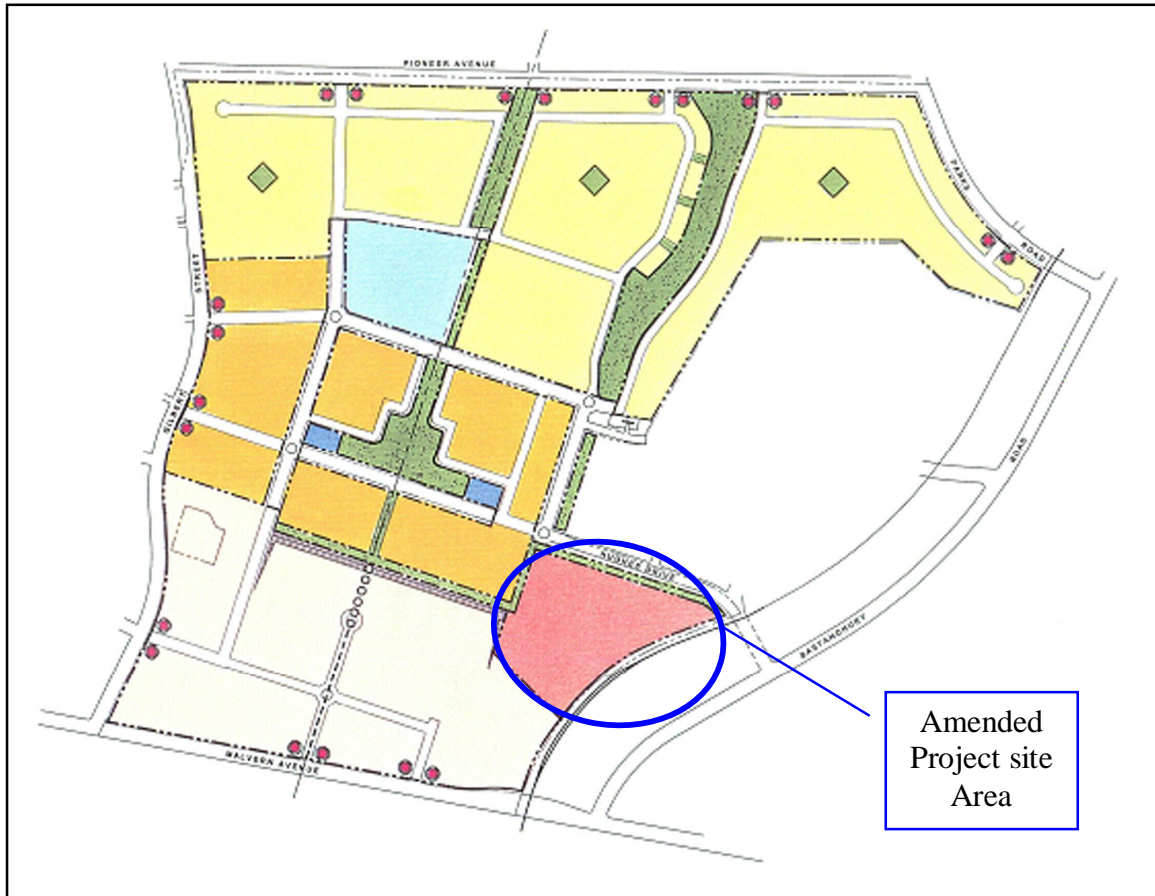




EXHIBIT 2 - Vicinity Map



**EXHIBIT 3 - Project Site & Amendment Area**



## II. DISTRICTS AND LAND USE FRAMEWORK

The Amerige Heights Specific Plan Amendment #1 (SPA#1) modifies land uses within the 293.2-acre Amerige Heights Specific Plan. The original Specific Plan contains two Districts, each with sub-areas or neighborhoods. The Residential District is currently comprised of a total of 5 neighborhoods totaling 194.6 acres. The Residential District permits the following types of uses: attached and detached dwellings, accessory units, as well as community facilities, parks, open space and a public school. Within the District are 5 residential neighborhoods. Each neighborhood is to be developed with a maximum number of dwelling units. Should a neighborhood be developed with less than the maximum number of dwelling units, the "unused" units can be transferred to another neighborhood provided that the entire Residential District does not exceed 1,250 dwelling units and the entire Specific Plan area does not exceed 1,450 dwelling units.

The Mixed Use District is currently comprised of a total of 82.5 acres. The Mixed-Use District permits the following general types of uses: retail, office, other commercial uses, and research and development (R&D) or other light industrial uses. Elder Care facilities were originally allowed through an overlay on the northeast area. Residential uses are allowed above retail and office uses in this District. The District was originally planned to be developed with a cumulative total of 500,000 square feet of retail, 450,000 square feet of research and development, 332,000 square feet of office (including 307,000 square feet of existing office), and up to 400 beds of Elder Care facilities in an area up to fifteen (15) acres in size. The Mixed-Use District can transfer land uses between allowed uses based on market demand and sound land use planning, with the ultimate uses not to exceed 1,282,000 square feet. The Land Use Amendments proposed for the Fullerton Hughes project will reduce the Mixed Use District area, remove the Elder Care overlay in the northern 9.93 acres, and keep the Elder Care Overlay in the southern 5.07 acres, and increase the overall acreage of the Residential District.

### A. Overlay Area - Neighborhood 6

Because the proposed amendment is taking place in the Overlay Area of the Mixed Use District, this will be the primary area of discussion. The overlay is located at the northeast corner of the Mixed Use District, along Hughes Drive, and comprises approximately fifteen (15) acres, including the linear park on the south side of Hughes Drive. The Overlay Area allows Elder Care with minor associated uses including ground-floor retail, in addition to the other uses allowed in the Mixed Use District. Up to 400 Elder Care units were permitted in the original Amerige Heights Specific Plan.

The proposed Amendment to the Overlay Area includes changing the northern 9.93 acres of the Mixed Use District to a new residential neighborhood with 115 detached residential units, which will be designated as Neighborhood 6. A new detached product type (Bungalow Lots) is proposed for Neighborhood 6. However, detached or attached residential units may be permitted. The southern 5.07 acres will remain a Mixed Use Area, and will retain the overlay for Elder Care. With this land use change, up to 170 Elder Care beds could be constructed in the Specific Plan. These changes are reflected and further explained in Amended Tables 3-1, *Land Use Statistical Summary*, Amended Table 3-7, *Permitted Lot/Building Types by Residential*

Neighborhoods, Amended Table 3-8, Permitted Unit Counts Within Residential Areas, Amended Table 3-1, Land Use Summary, Amended Exhibit 3-1, Land Use Plan, and Amended Exhibit 3-10, Residential Concept Plan, below. Additionally, text within the Original Specific Plan that will be affected by land use changes contained in this section will be amended to reflect the land use changes contained herein. It is anticipated that Specific Plan pages 3-2, 3-3, 3-4, 3-11, 3-18, 3-40, 3-42, 3-43, 3-44, 3-56, 3-58, 3-59, and 3-60 will be updated for consistency.

**Amended Table 3-1  
Land Use Statistical Summary**

Planning Area	Use	Maximum Number of Units / Square Feet (sf)	Acres
	Retail [1]	500,000 sf	49.8 acres
	Office (Existing Building 618)	307,000 sf	12.0 acres
	Office (New) [2]	25,000 sf	--
	R&D and Light Industrial	450,000 sf	10.77 acres
	Elder Care [3]	170 beds	--
<b>Total Mixed-Use District</b>		<b>1,282,000sf</b>	<b>72.57 acres</b>
<b>Residential Uses: [4]</b>			
Neighborhood 1	Single-family detached units	230	36.65 acres
Neighborhood 2	Single-family detached units	200	35.55 acres
Neighborhood 3	Single-family detached units	260	36.85 acres
Neighborhood 4	Single-family detached and attached units	300	32.1 acres
Neighborhood 5	Single-family detached and attached units	260	18.9 acres
Neighborhood 6	Single-family detached and attached units (Bungalow Lots)	115	7.71
<b>Subtotal Residential Uses</b>		<b>1,365 units</b>	<b>167.76 acres</b>
<b>Other Uses</b>			
	Civic Uses	30,000 sf	6.0 acres
	Parks and Open Space	N/A	20.77 acres
	Elementary School	50,000 sf	10.0 acres
<b>Subtotal Other Uses</b>			<b>36.77 acres</b>
<b>Total Mixed Use, Residential, Other Uses</b>			<b>277.1 acres</b>
Perimeter Roadways [5]			16.1 acres
<b>PROJECT TOTAL</b>		<b>1,365 units/ 1,312,000 sf/170 beds</b>	<b>293.2 acres</b>

**TABLE 1  
LAND USE STATISTICAL SUMMARY**

- [1] Upper story residential uses above retail are permitted as discussed in Section 3 - 4.3.2 of the original Specific Plan.
- [2] New office uses within the Mixed Use District might consist of offices above retail uses. Any such uses would be included in the identified acreage for that use.
- [3] An approximate number of units for each neighborhood is provided for informational and analysis purposes. The maximum number of units to be developed in the Residential District (all neighborhoods) would not exceed 1,365 units with 170 eldercare beds, or 1,450 total residential units. Elder Care is only allowed in the Overlay District as shown on Exhibit 3-1.
- [5] The gross land area of the site extends to the center line of some surrounding roadways, including portions of Malvern Avenue, Gilbert Street, Pioneer Avenue, and Parks Road.
- [6] Neighborhood 6 will constitute the northern 10.23 acres of the 15 acres previously designated as Mixed Use with Elder Care. 8.63 acres has been taken from R&D/Light Industrial acreage and 1.3 acres has been taken from open space/park acreage of the Mixed Use District in the original Specific Plan and added to form the acreage (9.93 acres total) for Neighborhood 6. Although the gross acreage of the northern portion of Neighborhood 6 is 10.23 acres, 0.3 acres are city-owned along Hughes Drive, decreasing the gross acreage from 10.23 to 9.93 net acres proposed for development, within the Tract. Of the 9.93 in-tract acres, 7.71 constitute the residential development area.

**Amended Table 3-7  
Permitted Uses, Mixed-Use District**

Building Type	Residential Neighborhood [1]					
	1	2	3[2]	4	5	6
Attached Units	X	X	√	√	√	√
Green Court	X	X	√	√	√	X
Cottage-Lot	√	√	√	√	√	X
Village-Lot	√	√	√	√	X	X
Garden-Lot	√	√	√	X	X	X
Bungalow-Lot	X	X	X	X	X	√

- [1] √=Permitted; X=Prohibited
- [2] The only attached units allowed in Residential Neighborhood 3 are duplex units. Cottage lots, duplexes, and green court homes are only allowed adjacent to Sunny Hills High School.

**Amended Table 3-8  
Permitted Unit Counts Within Residential Areas**

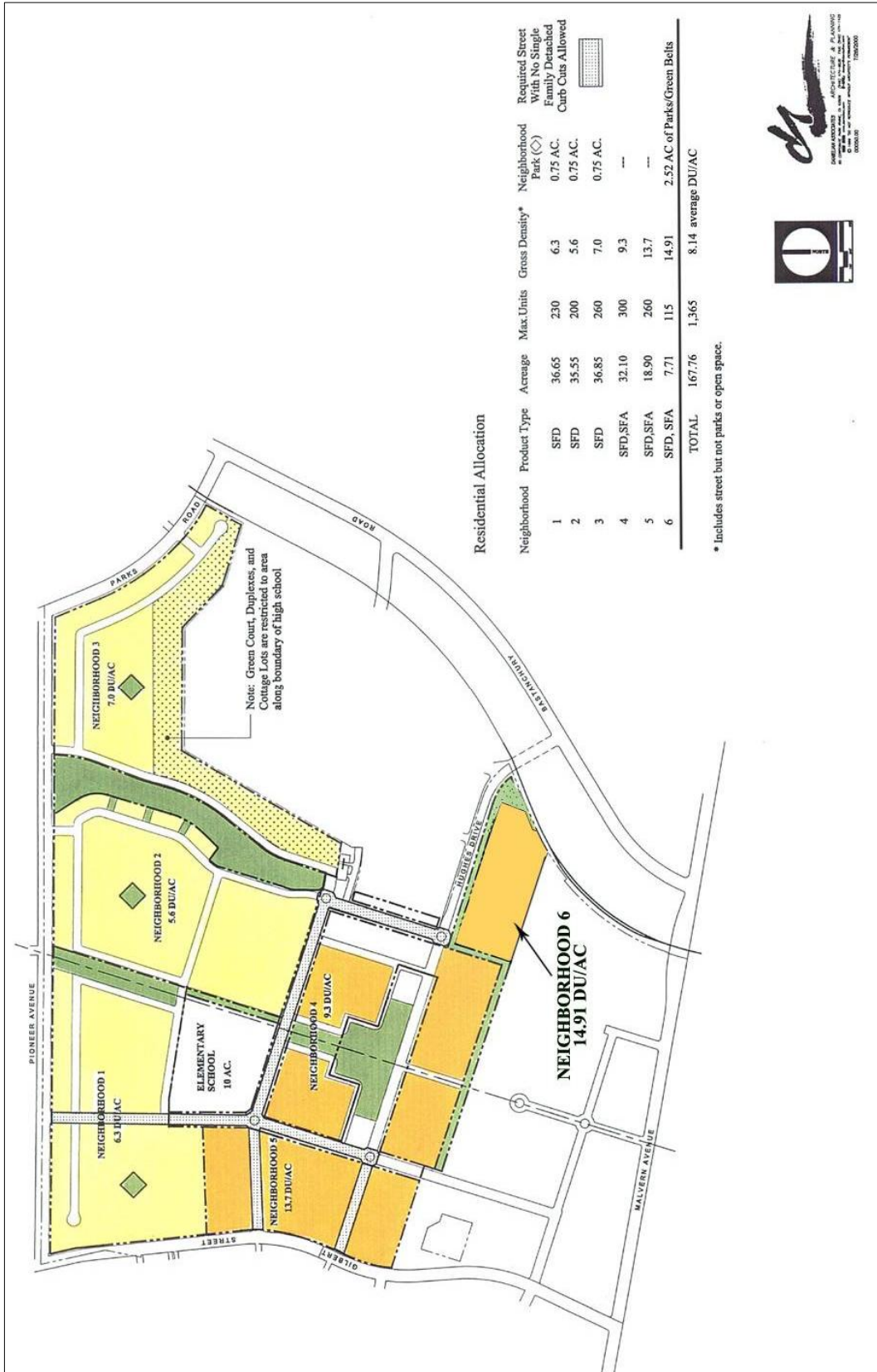
Original Amerige Heights Specific Plan			AHSPA #1		
Residential Area	Approved Total Units		Residential Area	Approved Total Units	
	Minimum	Maximum		Minimum	Maximum
1	147	230	1	147	230
2	126	200	2	126	200
3	172	260	3	172	260
4	110	300	4	110	300
5	185	260	5	185	260
Mixed Use w/ Elder Care	--	200 (400 beds)	6	115	115
			Mixed Use w/ Elder Care	--	85 (170 beds)
TOTAL:		1,450			1,450

The new breakdown of units in AHSPA #1 is shown in Amended Table 3-8, above. Per the City of Fullerton Municipal Code Title 15, Section 55.030g3B, 2 Elder Care beds are equivalent to 1 housing unit. Thus, the 400 Elder Care beds approved in the original Specific Plan are equivalent to 200 total residential units in the overall housing unit count. This brings total equivalent units in the original Specific Plan to 1,450. Using this 2:1 ratio, 230 of the beds are being transferred to account for the proposed 115 detached units (Bungalow lots). The remaining 170 beds or 85 units will remain as a permitted land use in the southern 5.07 acres of the Mixed Use with Elder Care Overlay.

Amended EXHIBIT 3-1 - Land Use Plan



Amended EXHIBIT 3-10 - Residential Concept Plan



### III. COMMUNITY DESIGN

Development standards serve to create new neighborhoods reminiscent of the City of Fullerton's historic, established residential areas. Residential areas are human-scaled and community-oriented. The intent and goal of architectural standards is to provide guidelines that are reflective of the character of homes historically built in Fullerton. In order for Amerige Heights to successfully emulate the character of Fullerton residences, deliberate study and consideration is necessary. Development and Design Guidelines were approved in the original Amerige Heights Specific Plan. Sections A, B, and C below describe the relationship between SPA#1 and originally approved development standards and design guidelines.

#### A. Residential Development Standards

Detached Bungalow Lot units will be designed and constructed to reflect the spirit and intent of the Amerige Heights Specific Plan. However, some modifications to existing development standards are necessary to implement Valencia Grove, given the site size and current market conditions. Amendments have been made to Specific Plan Table 3-9, *Lot Size and Lot Coverage*, Specific Plan Table 3-10, *Setbacks for Residences*, and Specific Plan Table 3-12, *Allowable Garage Type by Residence Type*. The proposed modifications to tables and text contained in the Original Specific Plan are shown and discussed below.

**Amended Table 3-9  
Lot Size and Lot Coverage**

Single-Family Type	Lot Size (sq. ft.)		Lot Width (ft.)		Lot Coverage [1]	FAR [2]
	Min	Max	Min	Max	(Avg)	(Avg)
Attached units [3]	N/A	N/A	15	30	0.75	[4]
Green-Court	2,400	3,600	30	45	0.55	0.65
Cottage-Lot	3,200 [5]	5,000	30	45	0.55	0.65
Village-Lot	4,500	6,000	45	55	0.55	0.60
Garden-Lot	6,000	No limit	55	75	0.55	0.60
Bungalow-Lot	1,862	3,500	38	60	0.42*	0.55-1.3*

[1] The average for lot coverage will be calculated by residential building phase, with no more than a ten (10) percent variation from the expressed average.

[2] Average FAR's are calculated by residential building phase.

[3] Includes the minimum open space per bedroom requirement, as detailed in the section on Attached Units' Open Space.

[4] The level of development for attached units is governed by setback, height, and lot coverage, as well as open space requirements for open space. There is no FAR for attached units.

[5] The 3,200 square feet is the average size of lots as calculated per Section 16.02.050 of the Fullerton Municipal Code.

[\*] Lot coverage is based on largest product ground footprint of 790 sf . FAR ranges are based on product square footages that range from 1,976 sf to 2,286 sf and lot sizes that range from 1,862 sf to 3,329 sf.



**Amended Table 3-10  
Setbacks for Residences (Feet)**

Building Type	Front			Side Yards: choose one column to apply				Rear
	Distance to front property line			Minimum Setback for Each Side		Minimum Separation between buildings on adjacent lots		Min
	Min	Max	Porch Min	1st Floor Min	2nd Floor Min	1st Floor Min	2nd Floor Min	
<b>MAIN RESIDENCE</b>								
<b>Attached Units [1]:</b>								
1 & 2 story	8	15	4	3	5	6	10	6
3 story	15	20	4	3	5	6	10	6
<b>Green Courts:</b>								
On lane	8	15	6	3	5	6	10	3
At inner corner								
At street side corner [2]						8	8	16
<b>Cottage Lot:</b>								
Central-block lot, side-loaded garage	10	15	8	3	5	6	10	15
Corner lot, side-loaded garage			6	8 at side street, 3 on interior side	10 at side street, 5 at interior side	16	16	15
All lots with lane-loaded garage			8	3	5	6	10	3
<b>Village lot:</b>								
Central-block lot, non-lane garage	10	15	8	5	5	10	10	15
Corner lot, non-lane garage				10 at side street, 5 on interior side	10 at side street, 8 on interior side	10	10	15
All lots with lane-loaded garage			5	5	10	10	3	
<b>Garden lot:</b>								
Central-block lot with non-lane garage	10	15	8	5	5	10	10	20
Corner lot, non-lane garage				10 at side street, 5 on interior side	10 at side street, 8 on interior side	10	10	20
All lots with lane-loaded garage			5	5	10	10	3	
<b>Bungalow lot:</b>								
3 story with Recessed Garage[5]	5	18	2	3	3	6	6	4
<b>GARAGE (all residential types)</b>								
Type of Garage	Front			Side (for each side)		Rear		
	Min	Max	Porch Min	1st Floor Min	2nd Floor Min	1st Floor Min	2nd Floor Min	Min
Lane-Accessed	N/A			0		3.5 [4]		
Swing-in	15			3		Same as house		
Side-Drive	40			0		0		
Recessed*	20 or 5 [3]			3		Same as house		
<b>Footnotes:</b>								
[1] Side yard setbacks for attached products refer to side yards at a street and between adjacent multi-unit buildings, not to the setbacks between the individual units in one structure. Three story attached units must have a minimum of 15 foot separation between buildings. Three story attached units may require differing front setbacks, which will be addressed in the Architectural Design Guidelines.								
[2] Green court homes at street side corners must face the central green rather than the street. Porches may wrap around to the street side of the house, but the side porch must be set back at least 6 feet from the street right-of-way. The front porch setback is also 6 feet, measured from the front common area.								
[3] Recessed garages shall be set back at least 20 feet from the front property line or at least 5 feet back from the primary residence facade, whichever is a greater distance from the front property line.								
[4] Rear setback for the lane is measured from the edge of the pavement.								
[5] For Bungalow Lots, three story residential structures shall be permitted in Neighborhood 6. Porch stairs shall be allowed to encroach into minimum 5-foot front setback. Setbacks to third story shall be equal to or lesser than setbacks to the second stories. Front Setbacks from recessed garages shall be a minimum of 18 feet. Additionally, page 3-62 of the Original Specific Plan shall be amended to allow a 4-foot minimum rear setback for bungalow lots. Setbacks for Bungalow lots also apply to all future structures on a lot, including patio covers.								

All proposed updates to Design and Development Standards are shown in Table 3-10, above. Site planning for Valencia Grove is intended to maximize site usage and efficiency while meeting parking and private open space requirements for each unit. Amended Table 3-10 proposes several changes that would require the following updates to the Original Amerige Heights Specific Plan:

**Amended Garage Standards**

- On page 3-67, the Original Amerige Heights Specific Plan states the following sentence regarding standards for quantities of garage types:

*At least fifty percent (50%) of the units in each type of single-family detached house within each neighborhood shall have side drive or lane accessed garages.*

This sentence would be modified to read as follows:

*At least fifty percent (50%) of the units each type of single-family detached house within Neighborhoods 1-5 shall have side drive or lane accessed garages. For the Bungalow lots in Neighborhood 6, one hundred percent (100%) of the proposed units may have recessed garages.*

All text following this sentence would be left untouched.

- Page 3-67 of the Original Specific Plan also states the following standard regarding recessed garages:

Recessed garages are only allowed for village and garden lot units. Recessed garages face and are accessed from a public street, and are attached to a residence. They are set back either twenty (20) feet from the public right of way or five (5) feet from the primary residence façade, whichever is the greater distance. Driveways for recessed garages should taper to a maximum of twelve (12) feet at the front property line.

This standard would be modified to read as follows:

*Recessed garages are allowed for village, garden lot, and bungalow lots. Recessed garages face and are accessed from a public street or private drive, and are attached to a residence. Village and garden lot setbacks are either twenty (20) feet from the public right of way or five (5) feet from the primary residence façade, whichever is the greater distance. Driveways for recessed garages for village and garden lots homes should taper to a maximum of twelve (12) feet at the front property line. Recessed garages for bungalow lots in Neighborhood 6 shall be set back eighteen (18) feet from the property line. Driveways shall not be required to taper.*

- Page 3-70 of the Original Specific Plan lists the following standard regarding corner lot garages:

*For single family homes at street corner lots, the driveway for a garage accessed from a front street must be on the interior side of the lot, and the garage must be set back at least ten (10) feet from the side street. A garage accessed from a side street or lane must be set back ten (10) feet or more than twenty (20) feet from the side street, and at the rear portion of the lot.*

This standard would be amended to read as follows:

*For single family homes at street corner lots within Neighborhoods 1-5, the driveway for a garage accessed from a front street must be on the interior side of the lot, and the garage must be set back at least ten (10) feet from the side street. A garage accessed from a side street or lane must be set back ten (10) feet or more than twenty (20) feet from the side street, and at the rear portion of the lot. Within Neighborhood 6, garages are permitted on the exterior side of a corner lot, and the garage shall be set back a minimum of ten (10) feet from the side street and a minimum of five (5) feet from the rear portion of the lot.*

In this condition, enhanced architectural features would be utilized to enhance garage faces along exterior corner lots within Valencia Grove.

### **Amended Front Porch Standards**

- Page 3-61 of the Original Specific Plan the following standard regarding front porches for Single Family Detached Homes:

*Front porches are required on a minimum of fifty (50) percent of the units but are highly encouraged on all units. Front porches must have a minimum depth of six feet clear and comprise a minimum of thirty percent (30%) of the width of the building's primary front façade (not including the garage) or 10 feet clear, whichever is greater. A porch may be built within the front setback, as long as the porch is set back from the front property line by at least the minimum porch setback identified in Table 3-10.*

This standard would be modified to read as follows:

*Front porches are required on a minimum of fifty (50) percent of the units but are highly encouraged on all units. Front porches must have a minimum depth of six feet clear and comprise a minimum of thirty percent (30%) of the width of the building's primary front façade (not including the garage) or 10 feet clear, whichever is greater. A porch may be built within the front setback, as long as the porch is set back from the front property line by at least the minimum porch setback identified in Table 3-10. For Bungalow Single-Family Detached Units within Neighborhood 6, a minimum porch depth of three (3) feet is required. Additionally, porches within Neighborhood 6 shall comprise a minimum of twenty-five (25) percent of the building's front façade, which shall include the garage. Porch steps within Neighborhood 6 will be permitted to encroach into the minimum front setback.*

**Amended Building Height Limits**

- Page 3-64 of the Original Specific Plan lists the following standard regarding building heights limits:

*Single Family detached homes may not exceed two (2) stories plus an attic of less than 500 square feet. There are no limits to story heights, in order to encourage diversity in housing design.*

This Standard would be modified to read as follows:

*In Neighborhoods 1-5, Single Family detached homes may not exceed two (2) stories plus an attic of less than 500 square feet. Single Family detached homes in Neighborhood 6 may not exceed three (3) stories. There are no limits to story heights, in order to encourage diversity in housing design.*

**Amended Table 3-12  
Allowable Garage Type by Residence Type**

GARAGE TYPE	RESIDENCE TYPE					
	Attached Units	Green Court	Cottage Lot (min. 3,200 sf)	Village Lot (min. 4,500 sf)	Garden Lot (min. 6,000 sf)	Bungalow Lot (min 1,862 sf)
Lane-accessed	√	√	√	√	√	√
Side-drive	√	x	√	√	√	√
Swing-in	x	x	x	x	√	√
Recessed	x	x	x	√	√	√

**B. Residential Design Guidelines**

The Amerige Heights Specific Plan has a set of approved stand-alone Design Guidelines. Section II of the Design Guidelines outlines the various single family residential types in table format. A Table has been created for the Bungalow Lots in Neighborhood 6, as shown below. It is not anticipated that units proposed in Neighborhood 6 will deviate outside of the FAR range proposed below; the FAR ranges are proposed to encourage a range of product types and lot sizes.

<b><i>Bungalow Lot</i></b>	
Minimum Lot Size	1,862 sq. ft.
Maximum Lot Size	3,500 sq. ft.
Minimum Lot Width	38 ft.
Minimum Lot Depth	49 ft.
Maximum Lot Coverage	1,000 sf
Average FAR	Minimum 0.55 to Maximum 1.3
Orientation of Homes	Face or front onto streets/lanes

Neighborhood 6 is being designed to reflect the Community Design Objectives and the Community Structure Framework listed in Sections I.A and I.B of the Amerige Heights Design Guidelines. Architectural styles for proposed homes in Neighborhood 6 comply with Section III.E, *Architectural Design Guidelines-Single Family Detached Products*, of the Amerige Heights Design Guidelines. Three approved, distinct architectural styles (Spanish Colonial, French Country and Prairie) are proposed for Neighborhood 6. The Spanish Colonial, French Country, and Prairie styles will be consistent with neighboring residential communities while complementing the proposed three story designs. All homes feature split level entry areas that create the image of a traditional two story home. The kitchen, dining and living areas in the homes feature a desirable open floor plan design and the bedroom layouts and room options allow for multi-generational living.

All detached units proposed in Neighborhood 6 shall be developed in accordance with Design Guideline Standards specified in Section III.E.2, III.E.3, and III.E.8 of the Amerige Heights Design Guidelines. Site design and lotting will be done per the site plan being prepared for Neighborhood 6, consistent with the amended site development standards, above.

It should be noted that amendments to Design Guidelines Table 1, *Building Development Standards*, and Table 2, *Garage Setback Standards*, are reflected in amended development standards above; these tables are the same in the Specific Plan and Design Guidelines Documents.

### **C. Future Additions**

All proposed future structures within Neighborhood 6, such as room additions or patio covers, shall conform to all required Design and Development Standards for Neighborhood 6, provided herein, as well as the City of Fullerton Municipal Code and the California Building Code. It should be noted that exclusive use easement areas will be utilized throughout Neighborhood 6 in order to maximize the useable yard area of each home. The required setbacks for future structures are based on the actual property lines and not the exclusive use easement area boundaries. The setbacks listed in Table 3-10 apply to all future structures, including patio covers. As part of the submittal for any proposed structure, it will be the responsibility of the homeowner making the submittal to verify the location of the applicable property lines to the satisfaction of the City of Fullerton. Any room additions, patio covers or other structures shall also require approval of the applicable homeowner's association design review committee.

### **D. Visitor Parking**

The Specific Plan single-family detached residential parking requirement is 2 garage spaces and 1 visitor space per dwelling unit, and the Specific Plan allows on-street visitor parking to be counted toward visitor parking requirement. Thus, a total of 345 parking spaces (230 garaged and 115 visitor) would be required for Valencia Grove. Currently, the Specific Plan does not count driveway parking spaces as visitor parking within the residential neighborhoods. SPA#1 proposes allowing driveway parking spaces to count towards the visitor parking requirement. Thus, a revision to Residential Parking Supply standards on page 3-66 of the original Specific Plan would be added that would allow driveway spaces to count as visitor parking within

Neighborhood 6. Valencia Grove proposes the following breakdown to exceed the 345 parking space requirement:

<b>Type of Parking Space</b>	<b>Provided</b>	<b>Required</b>
Garage Spaces	230	230
Driveway Visitor Spaces	230	115 visitor spaces
On Site Open Spaces	21	
On Street parking Spaces (Hughes Drive)	28	
<b>TOTAL</b>	<b>509</b>	<b>345</b>

Section 8-44 of the Fullerton Municipal Code does not allow overnight parking on public streets. Therefore, the 28 spaces on Hughes Drive would not be available for overnight parking, decreasing guest overnight parking by 28 spaces from 279 visitor spaces to 251 visitor spaces, which continues to exceed the minimum visitor space requirement. However, with the proposed driveway parking provision in place, it is not anticipated this decrease in overnight parking on Hughes Drive will significantly affect visitor parking at Valencia Grove.

**E. Mixed Use District**

With the removal of the Elder Care Overlay in the northern portion of the Mixed Use with Elder Care Overlay Area, 230 of the beds are being transferred to account for the proposed 115 detached units in Valencia Grove. The remaining 170 beds or 85 units will remain as a permitted land use in the southern 5.07 acres of the Mixed Use with Elder Care Overlay.

## IV. PARKS AND OPEN SPACE

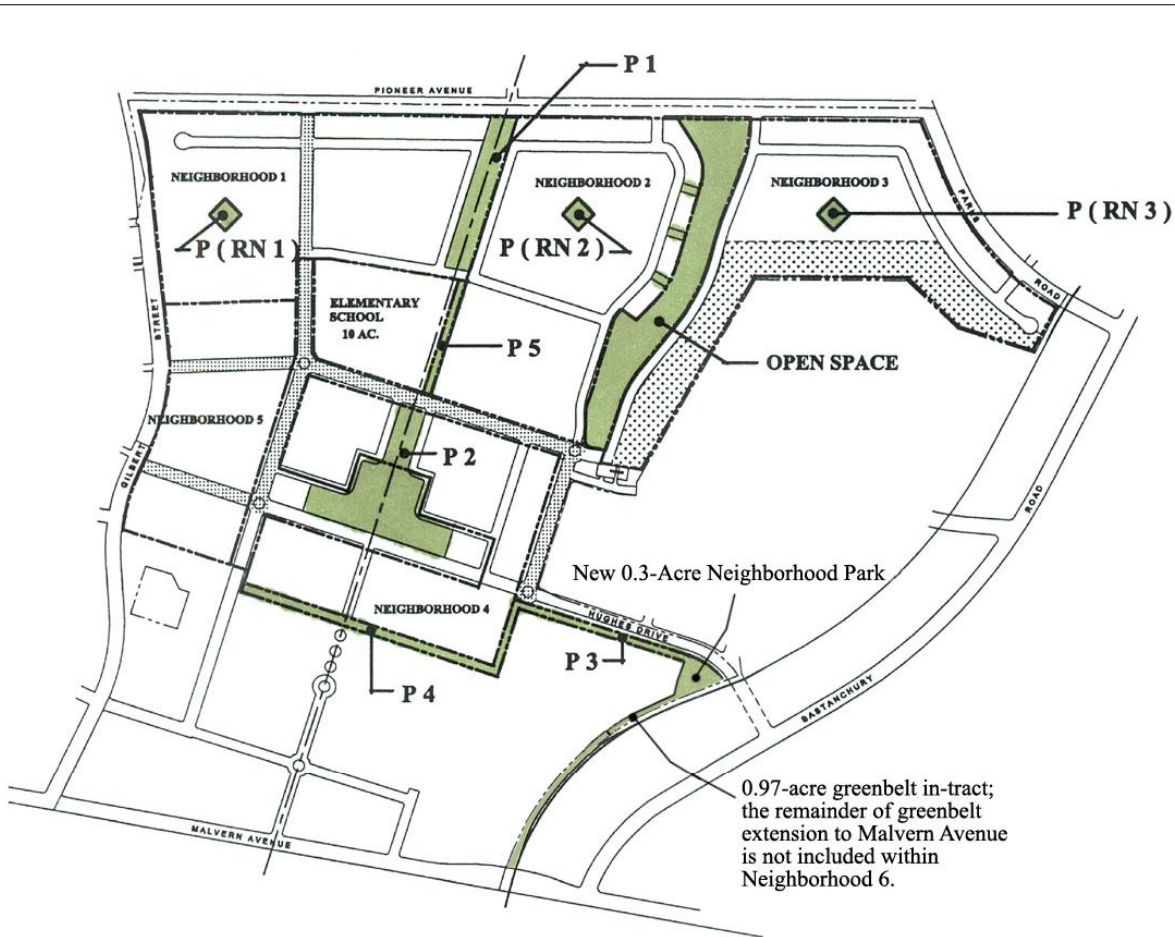
Within Residential Neighborhoods 1, 2 and 3, the Specific Plan provides for a small amount of common open space in the form of "pocket parks." These parks are each less than one acre in size. They are designed to provide unstructured play space, similar to a common green.

The open space proposed in SPA #1 is similar to residential parks discussed above. In the original Amerige Heights Specific Plan, Launer Park constituted approximately 1.3 acres of the 15-acre overlay zone and was defined as a linear park parcel averaging 50 feet in width. Total required open space within the Mixed Use with Elder Care Overlay Area was 1.5 acres. SPA #1 shows Launer Park as 1.25 (0.95 in-tract; 0.3 City-owned along Hughes) acres of landscaped open space in Neighborhood #6; the park is depicted on the current Land Use Map just south of Hughes Drive, and in a greenbelt along Hydraflow Way. The purpose of Launer Park is to connect existing off-site linear park areas to the west to the Bastanchury Greenbelt and Fullerton Sports Complex. Launer Park serves this purpose through a meandering trail that will foster a pedestrian linkage to the Fullerton Sports Complex, while providing a landscape buffer between Neighborhood 6 and Hughes Drive. This open space is combined with the parkway to form a 40-foot wide continuous greenbelt connection from the northern end of Neighborhood 6, to the Mixed Use area to the south and west of Neighborhood 4. The Launer Park greenbelt will be landscaped in accordance with previously approved landscaping as shown on Exhibit 6-1, Landscape Concept Plan, in the Specific Plan.

Additional open space is located in the northeast corner of Neighborhood 6 to complete the required open space allocation. Trailhead Park as been re-located to a 0.3-acre Neighborhood Park. The 0.3-acre Neighborhood Park will provide common open space for Valencia Grove and Amerige Heights residents to enjoy passive recreational uses such as running or walking, throwing or kicking a ball around, and a variety of other activities. Between Launer Park, the 0.3-acre Neighborhood Park, and a 0.97-acre greenbelt along the eastern edge of SPA#1, total usable open space within Neighborhood 6 equals 2.52 acres.

It should be noted that Barrett Park, a greenbelt along Hydraflow Way just north of Hughes Drive, has been removed from the Amerige Heights Specific Plan, as shown in Amended Exhibit 3-13, Neighborhood Parks Plan. The removal of this green belt does not affect overall park acreage because per Exhibit 3-13 in the Specific Plan, this area was never counted towards overall park acreage because of infeasibility to acquire the property from the landowner.

Amended EXHIBIT 3-13 - Neighborhood Parks Plan



Neighborhood Parks Acreage

P-1	=	2.9 Acres
P-2	=	2.1 Acres
P-3	=	1.25 Acres
P-4	=	2.0 Acres
P-5	=	0.5 Acres
Open Space	=	8.6 Acres
P ( Rn 1 )	=	0.75 Acres
P ( Rn 2 )	=	0.75 Acres
P ( Rn 3 )	=	0.75 Acres
Neighborhood Park	=	0.30 Acres
Greenbelt	=	0.97 Acres
<b>Total:</b>	<b>=</b>	<b>20.87 Acres</b>

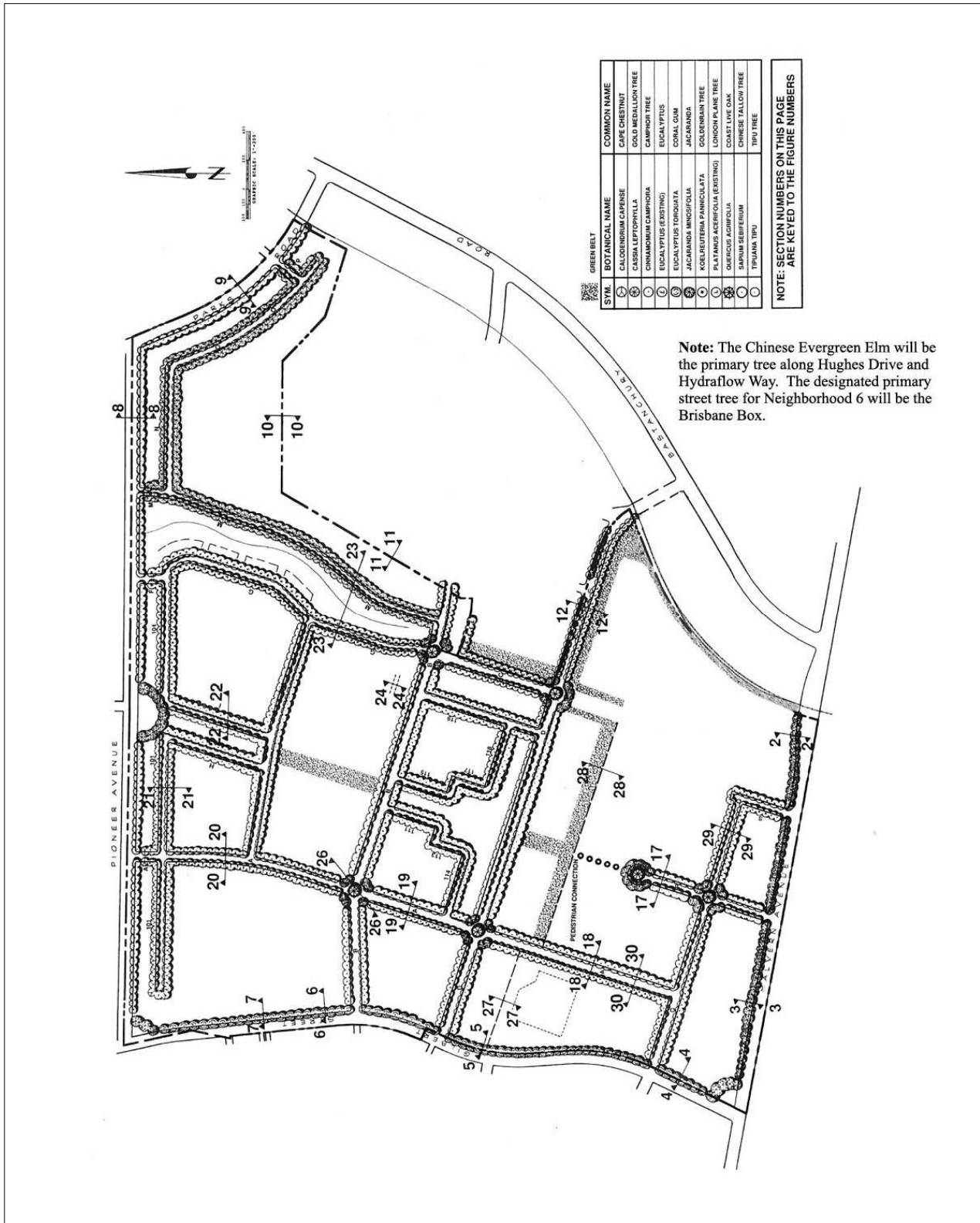
**Note:** For purposes of this amendment, Launer Park totals 1.25 acres. The 0.3-acre Neighborhood Park and the greenbelt have also been added to the parks acreage total.



## V. LANDSCAPE STANDARDS

Landscape concepts are addressed in Section 6 of the original Specific Plan. The proposed Land Use will not affect approved landscape vegetation types. All residential areas in Neighborhood 6 will be landscaped in accordance with the Residential Landscape standards specified in Section 2.5 of Section 6 of the Amerige Heights Specific Plan, Residential Landscape Guidelines. As in other Neighborhood Areas, a street tree must be selected for Neighborhood 6. The street tree selected for Neighborhood 6 is to be *Tristania conferta*, also known as the Brisbane Box. The Chinese Evergreen Elm is to be used along Hughes Drive and Hydraflow Way. In addition, the master landscape graphic has been amended to illustrate the reconfiguration of the Launer Park greenbelt, the 0.3-acre Neighborhood Park, and the elimination of Barrett Park (see Amended Exhibit 6-1, Landscape Master Plan). Landscape planting materials lists for Neighborhood 6 may also be amended on page 6-36, 6-43, and 6-52 of the Original Specific Plan, as appropriate.

Amended EXHIBIT 6-1 - Landscape Concept Plan



## **VI. Circulation, Infrastructure and Parking**

### **A. Local Street Systems**

The Required Street Circulation System can be found on Exhibit 7-1 in the Specific Plan. The streets are classified as Boulevard, Connector Street, and Neighborhood Street and have been configured for their particular purpose. Dimensions for each of the required street cross sections, shown on Exhibit 7-5 and Exhibit 7-6, were developed as having “shared” street space. This means that where streets are not striped for separate lanes of travel, traffic, parking, and bicycle travel will occasionally need to share travel space. This concept provides for narrower streets, which facilitate and encourage pedestrian movements. All residential streets for the project shall be constructed in accordance with Section 1.4 of Specific Plan Section 7, Circulation. No alterations are proposed to the adopted street system of Amerige Heights. It should be noted that primary and emergency vehicular access points are proposed along Hughes Avenue and Hydraflow Way for the 115-unit development.

### **B. Traffic**

Albert Grover and Associates (AGA) prepared a traffic study for the Valencia Grove site, which will be submitted under separate cover. Ten intersections were analyzed, and Level of Service traffic analyses showed that there will be no significant impacts at any of the study intersections. All intersections will continue to operate at LOS D or better throughout the life of the project, with the exception of the Gilbert Street/Commonwealth intersection. In the Year 2035, this intersection is anticipated to operate at LOS E for both the “without project” and “with project” scenarios. It was further determined that implementation of the project will not have a significant impact regarding this intersection, because the project will generate less than 10% of total growth at this location. No other potential significant impacts were identified in the Traffic Study.

### **C. Pedestrian Trail Systems**

Launer Park will ensure trail connectivity to and from Valencia Grove. Additionally, the 0.97 acre greenbelt along the eastern edge of Valencia Grove will foster connectivity through a 10-foot decomposed granite trail that will run from development north of Hughes Drive and connect to the decomposed granite trail that runs along Malvern Avenue to the south. All Bicycle and Pedestrian trail systems shall be constructed in accordance with Section 2.1 of Specific Plan Section 7, Recreational Trails. Exhibit 7-4 of the Specific Plan shall be amended to reflect the changes proposed for Launer Park along Hughes Road and the 0.97-acre greenbelt (see Amended Exhibit 7-4, Trails Plan).

### **D. Visitor Parking**

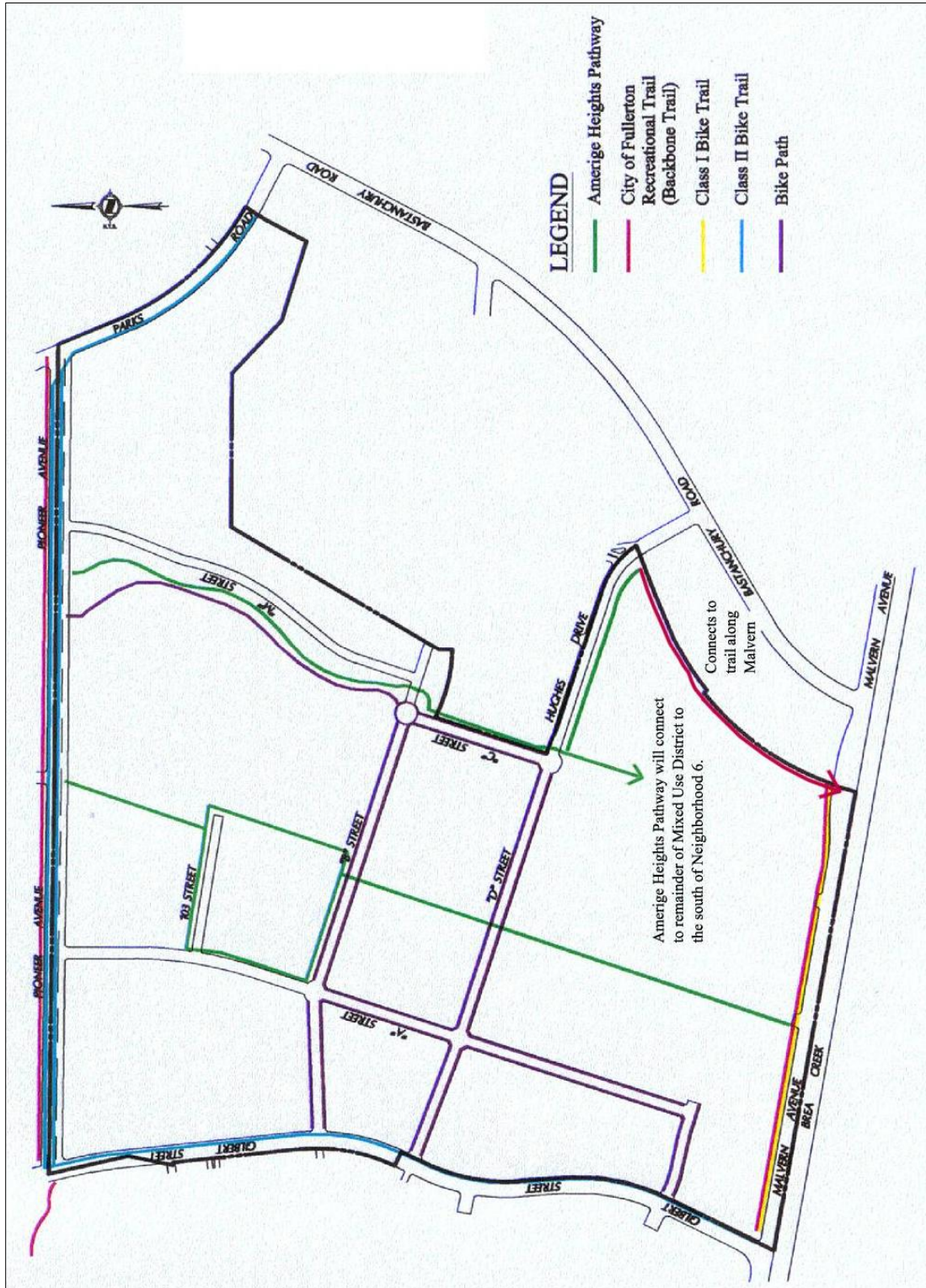
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count driveway parking spaces as visitor parking within the residential neighborhoods. SPA#1 proposes allowing driveway parking spaces to count towards the visitor parking requirement. Thus, a revision to Residential Parking Supply standards on page 3-66 of the original Specific Plan would be added that would allow driveway spaces to count as visitor parking. Valencia Grove proposes the following breakdown to exceed the 345 parking space requirement:

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Section 8-44 of the Fullerton Municipal Code does not allow overnight parking on public streets. Therefore, the 28 spaces on Hughes Drive would not be available for overnight parking, decreasing guest overnight parking by 28 spaces from 279 visitor spaces to 251 visitor spaces, which continues to exceed the minimum visitor space requirement. However, with the proposed driveway parking provision in place, it is not anticipated this decrease in overnight parking on Hughes Drive will significantly affect visitor parking at Valencia Grove.

Amended EXHIBIT 7-4 - Trails Plan



## VII. General Plan Consistency

The city of Fullerton is currently in the process of updating its General Plan, but no updates have been approved at this time. The current City of Fullerton General Plan serves as the blueprint for future growth and development within the City. The General Plan contains the following elements on: 1) Vision, 2) Land Use, 3) Circulation, 4) Housing, 5) Resource Management, 6) Community Health and Safety, 7) Community Services, 8) Regional Coordination, and 9) Implementation and Public Participation.

The following is a discussion of the relationship between the Amerige Heights Specific Plan Amendment #1 and the relevant goals and policies of the City's current General Plan. Goals and policies in the General Plan that are not applicable to this Specific Plan Amendment are not included.

### A. Land Use Element

The following General Plan Land Use goals and policies apply to the proposed project:

**Goal LU-1:** Land Use decisions which are based on careful consideration of public health and safety, community concerns, existing and future envisioned City character, sound economic and resource conservation planning and public input.

**Policy LU- 1.1** Provide and implement clear, documented procedures which result in desired land use decisions, incentives, and regulations.

**Goal LU-2:** Compatible and balanced land uses which are well maintained or revitalized, provide pleasant environments, and adequately serve present and future populations.

**Policy LU-2.1** Plan for a balanced development pattern that includes diversity in employment opportunities, goods and services, residential choices, and open spaces.

**Policy LU-2.2** Minimize conflicts among industrial, commercial, and residential land uses.

**Policy LU-2.3** Encourage the provision of public open space and recreational areas in residential neighborhoods.

**Policy LU-2.4** Encourage the maintenance of healthy residential neighborhoods, the stabilization of transitional neighborhoods, and the redevelopment or rehabilitation of deteriorated neighborhoods.

**Policy LU-2.5** Respect and retain the character of existing residential neighborhoods and encourage the establishment of a unique identity in new neighborhoods.

**Policy LU-2.6** Encourage the development of multiple-family dwellings near employment opportunities, shopping areas, public parks and transit lines.

**Goal LU-4:** Orderly growth and development based on the City's ability to provide adequate transportation and infrastructure facilities.

**Policy LU-4.1** Accommodate population growth to the extent that the community's health, safety, and welfare are maintained, as compatible with the City's character and stated General Plan objectives.

**Land Use**

The proposed development will directly meet all of the Land Use goals and policies listed above. Providing detached, three-story housing in three product types provides current and future Fullerton residents with residential choices and those who choose to live in these units will be able to walk or bicycle to a variety of goods and services, which will foster a sense of community and establish a new identity for this sector of the City of Fullerton. Amerige Heights is already designated to be a primarily residential area; this development proposal is not inconsistent with surrounding residential development. Therefore, this will minimize conflict between residential land uses and commercial or industrial land uses. Because development standards and design guidelines for units in the Amerige Heights Specific Plan will also govern the exterior look of all proposed residential units, the historical character of existing neighborhoods will also be a prominent feature of the residential area. Open space is also provided through Launer Park, the 0.3-acre Neighborhood Park, and the greenbelt along the eastern side of Valencia Grove.

**B. Circulation Element**

**Goal C-2:** A comprehensive network of bicycle, hiking, and bridle trails, which safely and conveniently serve the recreation and commuter transportation needs of the community.

**Circulation Implementation**

The proposed development will directly meet the Circulation Element goal listed above. The project is located along Hughes Drive, a 4-lane local street, and connects to Bastanchury Road, a major arterial. Within the vicinity is California State Route 39 (Beach Boulevard) and Harbor Boulevard, another Major Arterial. The trails proposed for Launer Park will connect to Bastanchury Road as well as the rest of the Amerige Heights Specific Plan area, and will connect Neighborhood 6 to the remainder of the Mixed Use with Elder Care Overlay area to the south.

**C. Housing Element (Adopted March 2010)**

**Policy Action 1.1:** Provision of adequate sites for housing development.

**Policy Action 1.4:** Facilitate Infill Development.

**Policy Action 1.5:** Encourage Mixed-Use Development.

**Policy Action 1.7:** Development of Housing for Families.

**Policy Action 1.8:** Encourage Senior Housing.

**Policy Action 2.8:** Encourage Sustainability and Green Building Practices.

**Policy Action 3.3:** Provision of Amenities and Services Adjacent to Housing.

**Housing Implementation**

The proposed development will directly meet the Housing Element Policy Actions listed above. Valencia Grove is located in an area of Fullerton that is predominantly residential in nature. SPA#1 facilitates infill development by utilizing land that is currently vacant to provide much needed housing within Fullerton City Limits. Additionally, SPA#1 will not result in reduction of overall permitted mixed-use square footage for the 5.07-acre Mixed-Use with Elder Care Overlay located to the south. The homes at Valencia Grove are designed to provide a desirable open floor plan and the bedroom layouts and room options allow for multi-generational family living. Although SPA#1 proposes a reduction in senior beds, there are still 170 senior beds that will be permitted for future development in the southern portion of the Mixed Use with Elder Care Overlay Area. Homes at Valencia Grove promote a sustainable approach to design through an efficient use of the land. The homes will include energy and water conserving features. Environmentally friendly materials and finishes will be incorporated in the homes, as well as in the landscape and hardscape elements. Examples being explored include:

- Drought tolerant and water efficient plant material
- Energy Star certified homes
- Water efficient faucets and fixtures
- Tankless water heaters
- Low VOC paints and stains
- Optional photo-voltaic panels, and
- Materials and finishes made of renewable resources

Finally, Valencia Grove residents will be located within walking or biking distance to many everyday commercial, retail, and service amenities.



**D. Resource Management Element**

- Goal RM-1:** Recognized natural and developed resources such as water, land, flora and fauna and historical and cultural landmarks to be conserved, enhanced and otherwise protected.
- Goal RM-2:** A combination of public and private open space and parkland conveniently located and designed to be responsive to resident’s needs.
- Policy RM-2.1** Promote the creation of public and private open spaces throughout the community.
- Policy RM-2.2** Provide a comprehensive and unified system of public parks and recreational facilities accessible to all residents
- Policy RM-2.3** Promote a safe, convenient and pleasant pedestrian, equestrian, and off-road bicycle travel on an adopted system of recreational trails which encourages the use of related facilities and services, and connects with a designated regional network.

**Resource Implementation**

The proposed project will directly meet all of the selected Resource Management Goals and Policies, which all incorporate parks and open space. Valencia Grove proposes a total of 2.52 acres of open space through Launer Park, the 0.3-acre Neighborhood Park, and the 0.97-acre greenbelt along the project’s eastern edge. These areas will provide open space for the residential units and the remainder of the mixed-use area. Pedestrian trails will also be included which may be used for recreational or commuter purposes and will connect the park from the community core to Bastanchury Road.

In addition, the following features/concepts will be used to emphasize the goal of sustainable design:

- Outdoor Living Space – Each home will have a large balcony off the second floor living area to encourage indoor/outdoor living. Each home will also have a private yard area that will allow for landscape and hardscape customization by each individual homeowner. The project will be surrounded on all four sides by park, trail, and open space areas.
- Native and Drought Tolerant Plant Materials - The project will feature locally grown, drought tolerant plant materials with low to moderate water needs. This will encourage water conservation while providing an aesthetically pleasing landscape. Limited turf areas will minimize the use of irrigation water and fertilizers.

- Irrigation System - “Smart” irrigation controllers will be used. These controllers have the ability to receive live weather data through satellite or Internet to adjust water timing and volume. Rain sensors, moisture sensors, and shutoff valves to prevent over-irrigation and over-spray will also be installed. Drip irrigation and special nozzles to reduce or eliminate run-off will be used. Plants will be grouped according to irrigation needs to increase irrigation efficiency. A layer of mulch will be spread throughout all planting areas. The mulch will help to retain soil moisture and prevent loss of water through evaporation, thus reducing the need for constant irrigation.

**E. Community Health and Safety Element**

**Policy CHS-1.3** Encourage physical planning techniques which will help prevent accidents, crimes, and fires.

**Community Health and Safety Implementation**

The proposed development will directly meet the Community Health and Safety Element policy above. Site planning techniques used for the proposed housing project do not contribute to accidents, more crime, or fires. All site design standards are consistent with development standards discussed in Section III, above. Development will be consistent with approved Amerige Heights Design Guidelines as well. In addition, all landscape and hardscape standards, including lighting, shall also be designed in accordance with the original Amerige Heights Specific Plan. No site planning will be permitted which compromises public welfare.

**F. Implementation and Public Participation Element**

**Policy I-1.1** Continuously implement the General Plan.

**General Plan Implementation**

With the adoption of the original Amerige Heights Specific Plan, the City of Fullerton implemented its General Plan. This amendment to that original document does not contradict General Plan goals or policies. Based on the analysis of goals and policies above, it can be seen that the project is substantially meeting or exceeding goals and policies from multiple elements of the Fullerton General Plan.