5. DEVELOPMENT STANDARDS

501  VERY LOW DENSITY RESIDENTIAL STANDARDS

A. PURPOSE AND APPLICABILITY

1. Purpose - The very low density residential standards are established to accommodate estate development at a maximum density of one dwelling unit per acre.

2. Applicability - This Section applies to single family residential lots in Sector D, Tract 11781.

3. Standards Not Listed - Whenever a standard or regulation is not set forth in this Specific Plan, the Zoning Ordinance shall regulate. An index of Zoning Ordinance sections is listed in the Appendices of this Specific Plan.

4. Land Uses Not Listed - In cases where it is not clear whether a proposed land use is permitted under this Section, the Planning Commission shall determine if the use is consistent with the Purpose set forth above and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.

5. Design Guidelines - All development under this Section is also subject to the Design Guidelines set forth in Chapter 3.

B. PRINCIPAL USES PERMITTED


2. Residential health care, community care, elderly care, or child day care facilities which serve 6 or fewer persons and which are identified in the California Health and Safety Code as required permitted uses in residential districts.
3. Parks and open space, public or private.

4. One second residential unit in addition to a single-family detached primary residence on an individual lot in accordance with Section 17.28.270 et seq. of the Zoning Ordinance.

C. CONDITIONAL USES PERMITTED

1. Churches, temples, and other places of worship.

2. Child day care facilities serving from 7 to 12 children.

3. A temporary caretaker’s residence used only during construction activities.

4. Private clubhouses or recreation centers.

5. Model home complexes and temporary real estate sales offices in accordance with the Zoning Ordinance.

6. Unlighted tennis courts and similar game courts.

D. ACCESSORY USES AND STRUCTURES PERMITTED

1. Fences, walls, patios, and patio covers.

2. Garages and carports.


4. Home occupations in accordance with the Zoning Ordinance.

5. Greenhouses, private, non-commercial.

6. Free-standing satellite dish antennas in accordance with the Zoning Ordinance. Roof-mounted dish antennas are prohibited.

7. Other accessory uses and structures determined by the City Planner to be normally incidental to a permitted principal or conditional use.

E. TEMPORARY USES AND STRUCTURES PERMITTED

1. Construction activities, including offices and materials and equipment storage.

F. DEVELOPMENT STANDARDS

1. Maximum Dwellings Per Lot - 1 principal residence plus 1 second residential unit if a use permit is approved in accordance with the Zoning Ordinance.
2. **Maximum Height:**
   - **Main Building:** 35 feet, not to exceed 2 stories.
   - **Accessory Structure:** 26 feet

3. **Maximum Site Coverage** - No more than 40 percent of any lot shall be covered by structures with solid roofs. (Thus, for example, patio covers with spaces between roof slats shall be exempt from this lot coverage limitation).

4. **Minimum Lot Area** - 39,000 square feet.

5. **Minimum Lot Width** - 100 feet.

6. **Minimum Setbacks:**
   - Front, to non-garage portion of dwelling or accessory structure: 30 feet from the back of sidewalk (or curb where there is no sidewalk).
   - Front, to garage portion of dwelling (standard driveway): 20 feet from the back of sidewalk (or curb where there is no sidewalk). 18 feet is permitted with the provision of roll-up garage doors.
   - Front, to garage portion of dwelling (turn-in driveway): 15 feet from the back of sidewalk (or curb where there is no sidewalk).
   - Side: 20 feet for main building, 15 feet for open patio covers and detached accessory structures.
   - Rear: 30 feet for main building, 15 feet for open patio covers and detached accessory structures.
   - Setback from Scenic Highway (Camino de los Mares) Right-of-way: 30 feet for buildings up to 20 ft in height, 50 ft for buildings over 20 feet in height. However in all cases 50 feet average per scenic highway frontage.
   - Setbacks for enclosed patio covers attached to the main building are the same as for the main building.

7. **Fences, Walls, and Hedges** - Fences, walls, and hedges serving the same purpose as a fence shall be no greater than 6 feet in height in required side and rear setbacks and 2.5 feet in height in front setbacks and exterior side setbacks abutting a street. The height may be increased where necessary for noise mitigation or retaining walls pursuant to Section 601, Minor Adjustments. Walls adjacent to scenic highways shall conform to Section 305 design standards. Where swimming pools
are located, fences must comply with the City’s safety standards for swimming pool fences.

8. Signs - Residential signs shall be permitted in accordance with the Sign Ordinance.

9. Recreational Vehicle Storage - The parking or storage of boats, trailers, recreational vehicles, or similar vehicles shall conform to the Zoning Ordinance. Further, such parked or stored vehicles shall be screened so as not to be visible from any scenic highway.

10. Parking - A minimum of two parking spaces per dwelling shall be provided in a garage and shall be kept accessible and usable at all times.

11. Street Standards - Improvement requirements, such as pavement thickness etc., for both public and private streets shall be in accordance with City standards for public streets in effect at the time of submittal of improvement plans.

12. Swimming Pools and Spas - Swimming pools, spas, and similar facilities shall be regulated by the Zoning Ordinance.

13. Porches, Decks, and Stairways - Porches, decks, stairways, and similar structures shall be regulated by the Zoning Ordinance.

502 LOW DENSITY RESIDENTIAL STANDARDS

A. PURPOSE AND APPLICABILITY

1. Purpose - The low density residential standards are established to accommodate detached and attached residential development at a maximum density of 4.5 dwelling units per acre. The maximum permitted density shall be calculated within an entire Planning Area. Subareas within a Planning Area may fall above or below the permitted density category as long as the overall density for the Planning Area is within the permitted maximum density. A range of single family lot areas is permitted within Sector P. The purpose of this range is provide flexibility in the development of this Sector in order to encourage innovation, variety, amenity, and workability in the design of residential projects. The overall intent is to provide for increases in project quality over conventional projects, rather than for increases in unit yields. All projects developed under this Section shall conform to these standards.

2. Applicability - This Section applies to Sector D, Tracts 10417, 10596, 10764, 10765, 10766, 11415, 11867, 11868, 11880, 11931, 11932, 11939, 11940, 11957, 11958, and 11959, and Sector P, Planning Areas 1, 2, 3, 4, and 6.
3. **Standards Not Listed** - Whenever a standard or regulation is not set forth in this Specific Plan, the Zoning Ordinance shall regulate. An index of Zoning Ordinance sections is listed in the Appendices of this Specific Plan.

4. **Land Uses Not Listed** - In cases where it is not clear whether a proposed land use is permitted under this Section, the Planning Commission shall determine if the use is consistent with the Purpose set forth hereinabove and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.

5. **Site Plan Review** - All projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.

6. **Design Guidelines** - All development under this Section is also subject to the Design Guidelines set forth in Chapter 3.

7. **Visual Mitigation for Planning Area 4**
   a. **Landscaping Required** - The tentative map for Planning Area 4 shall incorporate features to provide visual enhancement, specifically directed at mitigating the visual impacts of development within the Planning Area as seen from Tract 11959 to the west. Visual enhancement features shall include a landscape plan for the graded areas of Planning Area 4 between proposed homes and the western boundary of the Planning Area. The landscape plan shall provide for judicious planting of native species in association with the enhancement of the naturalized drainage course along the Planning Area’s western boundary. The planting pattern shall be informal and consist of a plant palette primarily representative of species natural to southern California and appropriate to the enhanced drainage course and its adjacent slopes. (Note: Although habitat enhancement is a beneficial by-product of the landscape plan, the primary goal is visual enhancement and screening of extensive manufactured slope proposed along the western edge of the Planning Area.)

   b. **Parkway Trees** - The subject site plan shall also include provisions for the planting of large trees within street parkways in Planning Area 4 and shall prohibit any CC&R restrictions against large trees on private property.

   c. **Contour Grading** - The subject site plan shall also provide for contour grading of any manufactured slopes adjacent to the drainage course.
B. **PRINCIPAL USES PERMITTED**

1. Single-family detached dwellings within conventional subdivisions.

2. Single-family detached or attached dwellings, townhouses, and condominiums within planned unit developments.

3. Residential health care, community care, elderly care, or child day care facilities which serve 6 or fewer persons and which are identified in the California Health and Safety Code as required permitted uses in residential districts.

4. Parks and open space, public or private.

5. One second residential unit in addition to a single-family detached primary residence on an individual lot in accordance with the Zoning Ordinance.

C. **CONDITIONAL USES PERMITTED**

1. Churches, temples, and other places of worship.

2. Child day care facilities serving from 7 to 12 children.

3. A temporary caretaker’s residence used only during construction activities.

4. Private clubhouses or recreation centers.

5. Model home complexes and temporary real estate sales offices in accordance with the Zoning Ordinance.

D. **ACCESSORY USES AND STRUCTURES PERMITTED**

1. Fences, walls, patios, and patio covers.

2. Garages and carports.


4. Home occupations in accordance with the Zoning Ordinance.

5. Greenhouses, private, non-commercial.

6. Free-standing satellite dish antennas in accordance with the Zoning Ordinance.

7. Other accessory uses and structures determined by the City Planner to be normally incidental to a permitted principal or conditional use.
E. **TEMPORARY USES AND STRUCTURES PERMITTED**

1. Construction activities, including necessary construction offices and materials and equipment storage.

F. **DEVELOPMENT STANDARDS FOR CONVENTIONAL SUBDIVISIONS**

1. **Exceptions to Development Standards** - Notwithstanding the development standards set forth in this Paragraph F, development within tentative tracts approved for Planning Areas 1, 2, and 6 prior to the effective date of this Specific Plan revision may conform to the development standards established pursuant to the Specific Plan in effect at that time.

2. **Minor Exceptions** - In order to foster design creativity and innovation, minor exceptions may be granted to the standards in this Paragraph F in accordance with the Zoning Ordinance if all of the requirements of the applicable Section of the Zoning Ordinance have been satisfied.

3. **Maximum Dwellings Per Lot** - 1 principal residence plus 1 second residential unit in accordance with the Zoning Ordinance.

4. **Maximum Height of Main Building** - 30 feet, not to exceed 2 stories, except that in Planning Area 1 of Sector P the maximum height is 35 feet, not to exceed two stories.

5. **Site Coverage** - No more than 50 percent of any lot shall be covered by structures with solid roofs. (Thus, for example, patio covers with spaces between roof slats shall be exempt from this lot coverage limitation).

6. **Minimum Lot Area and Width**

   a) Lot area for Sector D: 6,500
      Lot width: 60 feet

   b) Lot area for Sector P: 6,000
      Lot width: 60 feet

7. **Building Setbacks** - Main buildings shall conform to the following minimum setbacks:

   **In Sector D:**
   
   - Front, to garage portion of dwelling (standard driveway): 18 feet from the back of sidewalk with the provision of roll-up garage doors; otherwise 20 feet shall be required.
   
   - Front, to garage portion of dwelling (turn-in driveway): 15 feet from the back of sidewalk or back of curb if there is no sidewalk.
• Front, to non-garage portion of dwelling: 20 feet from the back of sidewalk or back of curb if there is no sidewalk.

• Side, interior: 5 feet.

• Side, exterior, abutting a street: 10 feet

• Rear: 10 feet

• Setbacks to garages taking access from streets on the side or rear of a lot shall be measured to such access streets and shall be equal to the front garage setbacks.

• Setback from Scenic Highway ROW: 30 feet for buildings up to 20 ft in height, 50 ft for buildings 20 feet or over. However in all cases 50 feet average per scenic highway frontage.

**In Sector P:**

• Front, to garage portion of dwelling (standard driveway): 18 feet from the back of sidewalk, or back of curb if there is no sidewalk.

• Front, to garage portion of dwelling (turn-in driveway): 10 feet from the back of sidewalk, or back of curb if there is no sidewalk.

• Front, to non-garage portion of dwelling: 15 feet from the back of sidewalk (or back of curb if there is no sidewalk), but 10 feet for unenclosed porches.

• Side, interior: For Planning Areas 2 and 6: Min. 5 feet. For Planning Areas 1, 3, and 4: Min. 3 feet either side, and min. 12 feet aggregate both sides. The side building line shall be established upon initial development of each lot and shall not be subsequently reduced to less than 9 feet. Therefore, notwithstanding the preceding setback standard, no additions or remodels shall be permitted which result in reducing the distance from a side building wall to the nearest side property line to less than 9 feet.

• Side, exterior, abutting a street: 10 feet

• Rear: 10 feet at any point but minimum 15 feet average. For every square foot of floor area set back from the rear property line less than 15 feet, at least one square foot of outdoor area shall be provided in the rear yard at a distance between 15 and 20 feet from the rear property line.
• Setbacks to garages taking access from streets on the side or rear of a lot shall be measured to such access streets and shall be equal to the front garage setbacks.

• Setback from Scenic Highway ROW: 30 feet for buildings up to 20 ft in height, 50 ft for buildings 20 feet or over. However in all cases 50 feet average per scenic highway frontage.

8. Accessory Structures, Sectors D and P

• Setbacks for enclosed patio covers attached to the main building: All setbacks are the same as for the main building.

• Setbacks for open patio covers and detached accessory structures: Front and side setbacks are the same as for the main building. Rear setbacks are minimum 5 feet except for detached garages, which shall conform to the setbacks for attached garages specified in Paragraph 5, preceding.

• Height of structures: Maximum 15 feet for all accessory structures.

9. Fences, Walls, and Hedges - Fences, walls, and hedges serving the same purpose as a fence shall be no greater than 6 feet in height in required side and rear setbacks and 3.5 feet in height in front setbacks and exterior side setbacks abutting a street. The height may be increased where necessary for noise mitigation or retaining walls pursuant to Section 601, Minor Adjustments. Walls adjacent to scenic highways shall conform to Section 208 design standards. Where swimming pools are located, fences must comply with the City’s safety standards for swimming pool fences.

10. Signs - Residential signing shall be permitted in accordance with the City Ordinance determined to be most applicable by the City Planner.

11. Recreational Vehicle Storage - The parking or storage of boats, trailers, recreational vehicles, or similar vehicles shall conform to the Zoning Ordinance. Such parked or stored vehicles shall be screened so as not to be visible from any scenic highway.

12. Parking - A minimum of two parking spaces per dwelling shall be provided in a garage and shall be kept accessible and usable at all times. A minimum of .5 visitor spaces per dwelling shall be provided and may be on-street if the Planning Commission determines that sufficient roadway and curb space is available.

13. Street Standards - Street sections for public and private streets shall be in accordance with City standards. Improvement requirements, such as pavement thickness etc., for both public and private streets shall be in
accordance with City standards for public streets in effect at the time of submittal of improvement plans.

14. **Swimming Pools and Spas** - Swimming pools, spas, and similar facilities shall be regulated by the Zoning Ordinance.

15. **Porches, Decks, and Stairways** - Porches, decks, stairways, and similar structures shall be regulated by the Zoning Ordinance.

**G. DEVELOPMENT STANDARDS FOR PLANNED UNIT DEVELOPMENTS (PUD’s)**

1. **Purpose and Applicability of Standards** - The purpose of the planned unit development (PUD) standards contained in this Paragraph G is to provide flexible regulations in order to foster innovation, variety, amenity, and workability in the design of residential projects. The overall intent is to provide for increases in project quality over conventional projects, rather than for increases in unit yields or substandard development. All PUD projects within areas subject to this Section shall conform to these standards and shall undergo site plan review.

2. **Minor Exceptions** - In order to foster design creativity and innovation, minor exceptions may be granted to the standards in this Paragraph G in accordance with the Zoning Ordinance if all of the requirements of the applicable Section of the Zoning Ordinance have been satisfied.

3. **Minimum PUD Site Area** - 3 acres.

4. **Maximum Dwellings Per Lot** - No maximum except for single-family lots which shall be limited to 1 principal residence plus 1 second residential unit in accordance with the Zoning Ordinance.

5. **Maximum Height of Main Building** - 30 feet, not to exceed 2 stories.

6. **Bufferyards** - Landscaped bufferyards shall be provided at the project perimeter in addition to any interior open area required by Paragraph 7, following. Said bufferyards shall be the following minimum widths: (1) 20 feet average along each street frontage with 15 feet minimum at any point; (2) 6 feet average along each non-street boundary.

7. **Usable Open Area** - At least 30 percent of the interior area of the PUD shall be usable common and/or private open area, including patios, cabanas, recreation areas, swimming pools, spas, playgrounds, landscaped areas, and similar open space. Areas not to be included in computation of such interior open area include required bufferyard area, dwellings, other buildings, parking areas (although parking lot landscaping in excess of 10 percent of the total parking lot area shall be creditable toward the interior open area requirement), streets, driveways, and slopes greater than 10 percent.
8. Minimum Lot or Building Site Area and Width - None.

9. Front Building Setbacks for All Types of Residences

- Front, to non-garage portion of dwelling: 20 feet to the back of sidewalk (or back of curb if there is no sidewalk), except that for Sector P Planning Areas 1, 3 and 4, the setback shall be 10 feet from the back of sidewalk (or back of curb if there is no sidewalk).

- Front, to garage portion of dwelling (standard driveway): 18 feet from the back of sidewalk, or back of curb where there is no sidewalk.

- Front, to garage portion of dwelling (turn-in driveway): 10 feet to the back of sidewalk, or back of curb where there is no sidewalk.

10. Side and Rear Setbacks for Single-Family Detached and Attached Residences on Individual Lots

- Side, interior: 5 feet for standard projects. For zero lot line projects the setback shall be 0 on one side and 10 feet on the other.

- Side, exterior abutting a street: 10 feet.

- Rear: 10 feet.

- Setbacks to garages taking access from streets on the side or rear of a lot shall be measured to such access streets and shall be equal to the front garage setbacks.

11. Side and Rear Street Setbacks for Townhouse and Condominium Residences - None, except that setbacks from streets to dwellings shall be minimum 10 feet and setbacks to garages taking access from streets on the side or rear of a dwelling shall be measured to such access streets and shall be equal to the front garage setbacks set forth in Paragraph 9, preceding.


13. Minimum Building Setback from Scenic Highway ROW - 30 ft for buildings up to 20 ft in ht, 50 feet for buildings 20 ft or over; however in all cases 50 ft average per each scenic highway frontage. (Scenic highways include Camino de los Mares, Avenida La Pata, and Avenida Vista Hermosa.)

14. Accessory Structures

- Setbacks for enclosed patio covers attached to the main building: All setbacks are the same as for the main building.
• Setbacks for open patio covers and detached accessory structures: Front and side setbacks are the same as for the main building. Rear setback is minimum 5 feet.

• Height of structures: Maximum 15 feet for all accessory structures.

15. **Fences. Walls, and Hedges** - Fences, walls, and hedges serving the same purpose as a fence shall be no greater than 6 feet in height in required side and rear setbacks and 3.5 feet in height in front setbacks and exterior side setbacks abutting a street. The height may be increased where necessary for noise mitigation or retaining walls pursuant to Section 601, Minor Adjustments. Walls adjacent to scenic highways shall conform to Section 208 design standards. Where swimming pools are located, fences must comply with the City’s safety standards for swimming pool fences.

16. **Signs** - Residential signs shall be permitted in accordance with the Sign Ordinance.

17. **Recreational Vehicle Storage** - The parking or storage of boats, trailers, recreational vehicles, or similar vehicles shall conform to the Zoning Ordinance. Such parked or stored vehicles shall be screened so as not to be visible from any scenic highway.

18. **Parking** - The following minimum off-street parking spaces shall be provided and shall be kept accessible and usable at all times:

  • **Resident Parking:** 1 covered plus 1 uncovered space per dwelling.
  • **Visitor Parking:** .5 spaces per dwelling.

19. **Street Standards** - Improvement requirements, such as pavement thickness etc., for both public and private streets shall be in accordance with City standards for public streets in effect at the time of submittal of improvement plans.

20. **Swimming Pools and Spas** - Swimming pools, spas, and similar facilities shall be regulated by the Zoning Ordinance.

21. **Porches, Decks, and Stairways** - Porches, decks, stairways, and similar structures shall be regulated by the Zoning Ordinance.
503  MEDIUM-LOW DENSITY RESIDENTIAL STANDARDS

A.  PURPOSE AND APPLICABILITY

1. Purpose - The medium-low density residential standards are established to accommodate detached and attached residential development at a maximum density of 7.0 dwelling units per acre.

2. Applicability - This Section applies to Sector D, Tracts 11983, 11987, and Lot 24 of Tract 11781.

3. Standards Not Listed - Whenever a standard or regulation is not set forth in this Specific Plan, the Zoning Ordinance shall regulate. An index of Zoning Ordinance sections is listed in the Appendices of this Specific Plan.

4. Land Uses Not Listed - In cases where it is not clear whether a proposed land use is permitted under this Section, the Planning Commission shall determine if the use is consistent with the Purpose set forth hereinabove and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.

5. Site Plan Review - All projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.

6. Design Guidelines - All development under this Section is also subject to the Design Guidelines set forth in Chapter 3.

B.  PERMITTED USES AND DEVELOPMENT STANDARDS

Except as specified in Section 503 A above, all uses and development standards for Medium-Low Density Residential shall be the same as for Low Density Residential as set forth in Section 502.

504  HIGH DENSITY RESIDENTIAL STANDARDS

A.  PURPOSE AND APPLICABILITY

1. Purpose - The high density residential standards are established to accommodate planned unit developments and multiple family projects at a maximum density of 24 dwelling units per acre.

2. Applicability - This Section applies to Lot 26 of Tract 14001, located in Sector D at Camino Los Mares and Portico del Sur.

3. Standards Not Listed - Whenever a standard or regulation is not set forth in this Specific Plan, the Zoning Ordinance shall regulate. An index of Zoning Ordinance sections is listed in the Appendices of this Specific Plan.
Specific Plan.

4. **Land Uses Not Listed** - In cases where it is not clear whether a proposed land use is permitted under this Section, the Planning Commission shall determine if the use is consistent with the Purpose set forth hereinabove and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.

5. **Site Plan Review** - All projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.

6. **Design Guidelines** - All development under this Section is also subject to the Design Guidelines set forth in Chapter 3.

**B. **PRINCIPAL USES PERMITTED**

1. Single-family detached or attached dwellings, townhouses, and condominiums within planned unit developments.

2. Apartments.

3. Residential health care, community care, elderly care, or child day care facilities which serve 6 or fewer persons and which are identified in the California Health and Safety Code as required permitted uses in residential districts.

4. Parks and open space, public or private.

5. Model home complexes and temporary real estate sales offices in accordance with the Zoning Ordinance

**C. **CONDITIONAL USES PERMITTED**

1. Churches, temples, and other places of worship.

2. Child day care facilities serving from 7 to 12 children.

3. A temporary caretaker’s residence used only during construction activities.

4. Private clubhouses or recreation centers.

5. Model home complexes and temporary real estate sales offices in accordance with the Zoning Ordinance.

**D. **ACCESSORY USES AND STRUCTURES PERMITTED**

1. Fences, walls, patios, and patio covers.

2. Garages and carports.
4. Home occupations in accordance with the Zoning Ordinance.
5. Greenhouses, private, non-commercial.
6. Free-standing satellite dish antennas in accordance with the Zoning Ordinance.
7. Other accessory uses and structures determined by the City Planner to be normally incidental to a permitted principal or conditional use.

E. TEMPORARY USES AND STRUCTURES PERMITTED
1. Construction activities, including necessary construction offices and materials and equipment storage.

F. DEVELOPMENT STANDARDS
1. Purpose and Applicability of Standards - The purpose of the standards contained in this Paragraph F is to provide flexible planned unit development (PUD) regulations in order to encourage innovation, variety, amenity, and workability in the design of residential projects. The overall intent is to provide for increases in project quality over conventional projects, rather than for increases in unit yields. All projects developed under this Section shall conform to these standards.

2. Minor Exceptions - In order to foster design creativity and innovation, minor exceptions may be granted to the standards in this Paragraph F in accordance with the Zoning Ordinance if all of the requirements of the applicable Section of the Zoning Ordinance have been satisfied.

3. Minimum Project or PUD Site Area - 3 acres.

4. Maximum Dwellings Per Lot - No maximum except for single-family lots which shall be limited to 1 principal residence plus 1 second residential unit if a use permit is approved in accordance with the Zoning Ordinance.

5. Maximum Height of Main Building - 40 feet, not to exceed 3 stories.

6. Bufferyards - Landscaped bufferyards shall be provided at the project perimeter in addition to any interior open area required by Paragraph 7, following. Said bufferyards shall be the following minimum widths: (1) 20 feet average along each street frontage with 15 feet minimum at any point; (2) 6 feet average along each non-street boundary.
7. **Usable Open Area** - At least 30 percent of the interior area of the site shall be usable common and/or private open area, including patios, cabanas, ramadas, recreation areas, swimming pools, spas, playgrounds, landscaped areas, and similar open space. Areas not to be included in computation of such interior open area include required bufferyard area, dwellings, other buildings, parking areas (although parking lot landscaping in excess of 10 percent of the total parking lot area shall be creditable toward the interior open area requirement), streets, driveways, and slopes greater than 10 percent.

8. **Minimum Lot or Building Site Area and Width** - None.

9. **Setbacks for Main Buildings** - As approved by the City in conjunction with project review.

10. **Minimum Building Setback from Scenic Highway ROW** - 30 ft for buildings up to 20 ft in ht, 50 feet for buildings 20 ft or over; however in all cases 50 ft average per each scenic highway frontage. (Scenic highways include Camino de los Mares, Avenida La Pata, and Avenida Vista Hermosa.)

11. **Accessory Structures**
   - Setbacks for enclosed patio covers attached to the main building: All setbacks are the same as preceding for the main building.
   - Setbacks for open patio covers and detached accessory structures: Front and side setbacks are the same as for the main building. Rear setbacks are minimum 5 feet.
   - Height of structures: Maximum 15 feet for all accessory structures.

12. **Fences, Walls, and Hedges** - Fences, walls, and hedges serving the same purpose as a fence shall be no greater than 6 feet in height in required side and rear setbacks and 3.5 feet in height in front setbacks and exterior side setbacks abutting a street. The height may be increased where necessary for noise mitigation or retaining walls pursuant to Section 601, Minor Adjustments. Walls adjacent to scenic highways shall conform to Section 208 design standards. Where swimming pools are located, fences must comply with the City’s safety standards for swimming pool fences.

13. **Signs** - Residential signs shall be permitted in accordance with the Sign Ordinance.

14. **Required Amenities** - Recreational amenities shall be provided by the developer within apartment and planned unit developments. Such amenities should consist of swimming pool/cabana areas, tennis courts, active play areas and equipment, and/or similar facilities. For
affordable income projects, the Planning Commission may grant relief to the foregoing amenity requirements if it determines such relief is necessary to ensure the construction of affordable units.

15. **Recreational Vehicle Storage** - The parking or storage of boats, trailers, recreational vehicles, or similar vehicles shall conform to the Zoning Ordinance. Such vehicles shall be screened so as not to be visible from any scenic highway.

16. **Parking** - The following minimum off-street parking spaces shall be provided and shall be kept accessible and usable at all times:

   - Resident Parking: 1 covered plus 1 uncovered space per dwelling.
   - Visitor Parking: 0.5 spaces per dwelling.

   The above-required spaces shall all be standard size. Compact spaces may be provided only if in addition to the above standard spaces.

17. **Street Standards** - Improvement requirements, such as pavement thickness etc., for both public and private streets shall be in accordance with City standards for public streets in effect at the time of submittal of improvement plans.

18. **Swimming Pools and Spas** - Swimming pools, spas, and similar facilities shall be regulated by the Zoning Ordinance.

19. **Porches, Decks, and Stairways** - Porches, decks, stairways, and similar structures shall be regulated by the Zoning Ordinance.

### 505 NEIGHBORHOOD COMMERCIAL STANDARDS

#### A. PURPOSE AND APPLICABILITY

1. **Purpose** - The neighborhood commercial standards are established to accommodate small-scale retail and service uses to serve primarily the residents of nearby neighborhoods.

2. **Applicability** - This Section applies to all properties designated as “Neighborhood Commercial” on the Master Land Use Plan.

3. **Standards Not Listed** - Whenever a standard or regulation is not set forth in this Specific Plan, the Zoning Ordinance shall regulate. An index of Zoning Ordinance sections is listed in the Appendices of this Specific Plan.
4. **Land Uses Not Listed** - In cases where it is not clear whether a proposed land use is permitted under this Section, the Planning Commission shall determine if the use is consistent with the Purpose set forth hereinabove and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.

5. **Site Plan Review** - All projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.

6. **Design Guidelines** - All development under this Section is also subject to the Design Guidelines set forth in Chapter 3.

**B. PRINCIPAL USES PERMITTED**

1. Retail uses designed to serve the shopping needs of the surrounding area, including the sale of food products, household goods, hardware, cosmetics, pharmaceuticals, flowers, jewelry, apparel, sporting goods, auto parts, magazines, dry goods, liquor (for off-site consumption only), hobby and art supplies, paint, home decor, audio and video tapes and other recordings, and similar consumer products.

2. Restaurants, sandwich shops, candy stores, ice cream/frozen yogurt shops, bakeries, and similar businesses.

3. Service uses, including barber and beauty shops, shoe repair, appliance repair, audio, radio, and TV repair, tailor shops, dry cleaners (excluding actual cleaning operations), laundromats, and photo developing services.

4. General and professional offices, such as real estate, financial consulting, law, engineering, architecture, and similar office uses.

5. Medical offices, including doctors, dentists, chiropractors, optometrists, and similar practitioners, provided no more than 3 such offices are contained in any one building.

6. Public and semi-public facilities such as libraries, museums, governmental offices, fire stations, and police stations.

7. Parks and open space, public or private.

8. Banks and other financial institutions.


**C. CONDITIONAL USES PERMITTED**

1. Drinking establishments such as bars and taverns and/or the sale of alcoholic beverages for consumption on the premises.
2. Dancing and/or live entertainment.
3. Hospitals, medical clinics, surgi-centers, and veterinary clinics.
4. Convalescent homes and sanitariums.
5. Ambulance services.
6. Indoor recreation uses such as bowling alleys and health clubs.
7. Movie theaters.
8. Churches, temples, and other places of worship.
9. Schools, pre-schools and child day care facilities.

D. ACCESSORY USES AND STRUCTURES PERMITTED

1. Outdoor storage incidental to a permitted principal or conditional use, provided such outdoor areas do not encroach on required bufferyards and are screened from view from off the site.
2. Fences, walls, patios, and patio covers.
3. Other accessory uses and structures determined by the City to be normally incidental to a permitted principal or conditional use.

E. TEMPORARY USES AND STRUCTURES PERMITTED

1. Construction activities, including necessary construction offices and materials and equipment storage.
2. Outdoor sales or promotional events such as parking lot sales or the sale of Christmas trees if a temporary use permit is approved in accordance with the Zoning Ordinance.

F. DEVELOPMENT STANDARDS

1. **Purpose and Applicability of Standards** - The purpose of the standards contained in this Paragraph F is to provide flexible regulations in order to encourage innovation, variety, amenity, and workability in the design of neighborhood commercial projects. The overall intent is to provide for increases in project quality over conventional projects, rather than for increases in intensity. All projects developed under this Section shall conform to these standards.
2. **Minor Exceptions** - In order to foster design creativity and innovation, minor exceptions may be granted to the standards in this Paragraph F in accordance with the Zoning Ordinance if all of the requirements of
the applicable Section of the Zoning Ordinance have been satisfied.

3. **Maximum Height of Main Building** - 35 feet, not to exceed 2 stories.

4. **Bafferyards** - Landscaped bafferyards shall be provided at the project perimeter. Said bafferyards shall be the following minimum widths: (1) 20 feet average along each street frontage with 15 feet minimum at any point; (2) 6 feet average along each non-street boundary.

5. **Minimum Lot or Building Site Area and Width** - None, except that the minimum project area for Site Plan Review shall be 3 acres.

6. **Minimum Building Setback from Scenic Highway ROW** - 30 ft for buildings up to 20 ft in ht, 50 feet for buildings 20 ft or over; however in all cases 50 ft average per each scenic highway frontage. (Scenic highways include Camino de los Mares, Avenida La Pata, and Avenida Vista Hermosa.)

7. **Other Setback** - As approved by the City in conjunction with project review.

8. **Fences, Walls, and Hedges** - Fences, walls, and hedges serving the same purpose as a fence shall be no greater than 6 feet in height in required side and rear setbacks and 3.5 feet in height in front setbacks and exterior side setbacks abutting a street. The height may be increased where necessary for noise mitigation or retaining walls pursuant to Section 601, Minor Adjustments. Walls adjacent to scenic highways shall conform to Section 207 design standards.

9. **Signs** - Signs shall be permitted in accordance with the City Sign Ordinance.

10. **Parking** - The dimensions and design of the parking area, as well as the number of parking spaces required shall as determined by the Zoning Ordinance for the use established.

11. **Maximum Floor Area Ratio** - The maximum Floor Area Ratio (FAR) shall be 0.35.

### 506 SECTOR D: SCHOOLS, PARKS AND OPEN SPACE

#### A. PURPOSE AND APPLICABILITY

1. **Purpose** - The purpose of this Section is to provide for public schools, parks, and other public facilities and to preserve open areas within Sector D.
5. DEVELOPMENT STANDARDS

2. **Applicability** - This Section applies to the Truman Benedict Elementary School and middle school site at Camino Vera Cruz and Sarmentoso, the community park adjacent to the school sites, the linear greenbelt on the east side of Camino de Los Mares, Lot 6 of Tract 11781 (the reservoir site), and open space Lot 27 of Tract 11781.

3. **Standards Not Listed** - Whenever a standard or regulation is not set forth in this Specific Plan, the Zoning Ordinance shall regulate. An index of Zoning Ordinance sections is listed in the Appendices of this Specific Plan.

4. **Land Uses Not Listed** - In cases where it is not clear whether a proposed land use is permitted under this Section, the Planning Commission shall determine if the use is consistent with the Purpose set forth hereinabove and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.

5. **Site Plan Review** - All projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.

6. **Design Guidelines** - All development under this Section, other than public schools exempted by state law, is also subject to Design Guidelines set forth in Chapter 3.

**B. PRINCIPAL USES PERMITTED**

1. Truman Benedict Elementary School and middle school site at Camino Vera Cruz and Sarmentoso: Public schools and community recreation.

2. The Forster Ranch Community Park site: Park and recreation facilities.

3. Los Mares Greenbelt: Landscaped open space.

4. Lot 6 of Tract 11781: Public reservoir.

5. Lot 27 of Tract 11781: Open Space.

**C. ACCESSORY USES AND STRUCTURES PERMITTED**

1. Bikeways and pedestrian ways.

2. Fences, walls, patios, and patio covers.

3. Other accessory uses and structures determined by the City to be normally incidental to a permitted principal or conditional use.

**D. TEMPORARY USES AND STRUCTURES PERMITTED**

1. Construction activities, including necessary construction offices and materials and equipment storage.
2. Outdoor festivals and similar events within public parks if approved by the City.

E. DEVELOPMENT STANDARDS

All structures and/or parking areas shall be set back a minimum of 20 feet from any street. All other development standards shall be determined through Site Plan Review.

507 SECTOR D LA CRISTIANITA OPEN SPACE

A. PURPOSE AND APPLICABILITY

1. Purpose - The purpose of this Section is to provide for preservation of the site of the former La Cristianita Pageant in private open space use.

2. Applicability - This Section applies to the La Cristianita Pageant site, Lot 28 of Tract 11781.

3. Standards Not Listed - Whenever a standard or regulation is not set forth in this Specific Plan, the Zoning Ordinance shall regulate. An index of Zoning Ordinance sections is listed in the Appendices of this Specific Plan.

4. Land Uses Not Listed - In cases where it is not clear whether a proposed land use is permitted under this Section, the Planning Commission shall determine if the use is consistent with the Purpose set forth hereinabove and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.

5. Site Plan Review - All projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.

6. Design Guidelines - All development under this Section, other than public schools exempted by state law, is subject to the Design Guidelines set forth in Chapter 3.

B. PRINCIPAL USES PERMITTED

1. Natural open space.

C. CONDITIONAL USES PERMITTED

1. Parks, public or private.

2. Golf courses.

3. Crop and tree farming.
D. **ACCESSORY USES AND STRUCTURES PERMITTED**

1. Structures accessory to a permitted use.

2. Other accessory uses and structures determined by the City to be normally incidental to a permitted principal or conditional use.

E. **TEMPORARY USES AND STRUCTURES PERMITTED**

1. Construction activities, including necessary construction offices and materials and equipment storage.

F. **DEVELOPMENT STANDARDS**

All structures and/or parking areas shall be set back a minimum of 20 feet from any street. All other development standards shall be determined through Site Plan Review.

508 **SECTOR G COASTAL ZONE**

A. **PURPOSE AND APPLICABILITY**

1. **Purpose** - The purpose of this Section is to provide for:

   a. The continued successful operation of the Shorecliffs Golf Course as a championship course,

   b. Development of senior housing in the area presently occupied by the golf course driving range and clubhouse, that is consistent with the General Plan and Coastal Land Use Plan; and

   c. Development standards that encourage quality design and development to enhance the City’s image as a “Spanish Village by the Sea.”

2. **Applicability** - This Section applies to the Sector G Coastal Zone golf course and senior housing site as designated on Exhibit 2-3.

3. **Standards Not Listed** - Whenever a standard or regulation is not set forth in this Specific Plan, the Zoning Ordinance shall regulate. An index of Zoning Ordinance sections is listed in the Appendices of this Specific Plan.

4. **Land Uses Not Listed** - In cases where it is not clear whether a proposed land use is permitted under this Section, the Planning Commission shall determine if the use is consistent with the Purpose set forth hereinabove and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.
5. Site Plan Review - All projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.

6. Design Guidelines - All development under this Section is also subject to the Design Guidelines set forth in Chapter 3.

7. Coastal Development Permit - All development within this area shall be subject to the requirements of the California Coastal Act and the City’s Local Coastal Plan.

B. PRINCIPAL USES PERMITTED

1. Golf course and continued maintenance of the low flow conservation easement stream along the golf course.

C. CONDITIONAL USES PERMITTED WITHIN SENIOR HOUSING PORTION OF SECTOR G COASTAL ZONE

1. Senior residential (housing) development with the approval of a Conditional Use Permit. This conditionally permitted use is allowed on an approximately six acre area presently occupied by the golf course driving range and clubhouse. No other location shall be considered.

D. ACCESSORY USES AND STRUCTURES PERMITTED

1. Shorecliffs Golf Course. Within the Shorecliffs Golf Course, the following accessory uses and structures are permitted:
   
   a. Accessory structures, non-habitable, in conjunction with a permitted use. Examples: clubhouse, garage for golf cart storage, kiosk for valet parking, etc.

   b. Driving range.

   c. Golf course pro shop that sells golf clothing, gifts, and sports equipment, if located within the golf course clubhouse.

   d. Golf lessons.

   e. Parking (for golf course and clubhouse, not senior residential).

   f. Paths for golf carts, jogging, walking.

   g. Restaurant, including a cocktail lounge (a Conditional Use Permit required for the sale of alcoholic beverages), if located within the golf course clubhouse.
2. **Senior Housing Site.** In addition to accessory uses and structures listed above in Paragraph 1, the following is allowed with a permitted senior housing development:

   a. Cabanas, garages, gazebos, pergolas, sheds, and similar structures accessory to residential uses.


   c. Dining facilities (indoor and outdoor).

   d. Exercise rooms if located within a building. Examples: dance, yoga, weights.

   e. Park, picnic or nature areas.

   f. Parking (parking for senior residential use must be located within the senior housing site, not within the golf course portion of Sector G).

   g. Salon/Spa.

   h. Swimming pools and spas.

**E. DEVELOPMENT STANDARDS**

As stated above, development projects are subject to Site Plan Review in accordance with Section 601. The following development standards apply:

1. **Shorecliffs Golf Course.** Within the Shorecliffs Golf Course, development standards for a clubhouse and/or accessory structures shall be established in conjunction with the Site Plan Review. Development standards shall be consistent with the General Plan and the purpose and intent of Sector G Coastal Zone.

2. **Senior Housing Site.** Within the senior housing area, development shall be subject to the RH zoning standards set forth in the City’s Zoning Code. Parking requirements shall be in accordance with the standards for senior housing set forth in the Zoning Code.

**509 SECTOR G INLAND**

**A. PURPOSE AND APPLICABILITY**

1. **Purpose** - The purpose of this Section is to provide for the continued use of the Shorecliffs Golf Course.

2. **Applicability** - This Section applies to the Sector G Inland golf course site as designated on Exhibit 2-3.
3. **Standards Not Listed** - Whenever a standard or regulation is not set forth in this Specific Plan, the Zoning Ordinance shall regulate. An index of Zoning Ordinance sections is listed in the Appendices of this Specific Plan.

4. **Land Uses Not Listed** - In cases where it is not clear whether a proposed land use is permitted under this Section, the Planning Commission shall determine if the use is consistent with the Purpose set forth hereinafore and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.

5. **Site Plan Review** - All projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.

6. **Design Guidelines** - All development under this Section is also subject to the Design Guidelines set forth in Chapter 3.

**B. PRINCIPAL USES PERMITTED**

1. Golf course and continued maintenance of the low flow conservation easement stream along the golf course.

**C. DEVELOPMENT STANDARDS**

All structures and/or parking areas shall be set back a minimum of 20 feet from any street. All other development standards shall be determined the City through the Site Plan Review process.

**510 SECTOR P OPEN SPACE**

**A. PURPOSE AND APPLICABILITY**

1. **Purpose** - The purpose of this Section is to provide for the use and preservation of open space and of major ridgelines and their adjacent open areas within Sector P.

2. **Applicability** - This Section applies to the Open Space Area within Sector P, as shown on Exhibit 2-4.

3. **Standards Not Listed** - Whenever a standard or regulation is not set forth in this Specific Plan, the Zoning Ordinance shall regulate. An index of Zoning Ordinance sections is listed in the Appendices of this Specific Plan.

4. **Land Uses Not Listed** - In cases where it is not clear whether a proposed land use is permitted under this Section, the Planning Commission shall determine if the use is consistent with the Purpose set forth hereinafore and is either permitted as a principal, conditional,
accessory, or temporary use, or is not permitted.

B. **PRINCIPAL USES PERMITTED**

1. Open space.

2. Bikeways, pedestrian and equestrian trails.

3. Rest areas and vista points, including minor structures such as gazebos and restrooms.

4. Archaeological, paleontological, and nature study areas.

5. Animal grazing, excluding feed lot operations.

6. Infrastructure facilities and extensions necessary to serve the open space area and adjacent development areas, such as roads, utilities, and flood control improvements.

C. **CONDITIONAL USES PERMITTED**

1. Equestrian centers provided any such facilities are located at least 100 feet from any dwelling.

2. Parks, athletic fields, and recreation centers.

D. **ACCESSORY USES AND STRUCTURES PERMITTED**

1. Fences, walls, shelters, rest rooms, and similar facilities needed to support a permitted use.

2. Other accessory uses and structures determined by the City to be normally incidental to a permitted principal or conditional use.

E. **TEMPORARY USES AND STRUCTURES PERMITTED**

1. Construction activities, including necessary construction offices and materials and equipment storage.

2. Outdoor nature events and study programs.

F. **DEVELOPMENT STANDARDS**

All structures and/or parking areas shall be set back a minimum of 20 feet from any street. Plans for rest areas, vista points, recreation trails, and similar open space facilities shall be approved by the City through the Site Plan Review process.
511 SECTOR P PUBLIC USE

A. PURPOSE AND APPLICABILITY

1. Purpose - The purpose of this Section is to provide for educational facilities to serve primarily the higher education needs of the region.

2. Applicability - This Section applies to all properties designated as “Public” on the Master Land Use Plan.

3. Standards Not Listed - Whenever a standard or regulation is not set forth in this Specific Plan, the Zoning Ordinance shall regulate. An index of Zoning Ordinance sections is listed in the Appendices of this Specific Plan.

4. Land Uses Not Listed - In cases where it is not clear whether a proposed land use is permitted under this Section, the Planning Commission shall determine if the use is consistent with the Purpose set forth hereinabove and is either permitted as a principal, conditional, accessory, or temporary use, or is not permitted.

5. Site Plan Review - All projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.

6. Design Guidelines - All development under this Section, other than public schools exempted by state law, is subject to the Design Guidelines set forth in Chapter 3.

B. PRINCIPAL USES PERMITTED

1. Educational institutions, colleges, and universities, public or private.

2. Parks and open space, public or private.

3. Community recreation centers.

4. Public and semi-public facilities such as libraries, museums, research centers, a golf course and governmental offices.

5. Civic uses.

C. CONDITIONAL USES PERMITTED

1. Private pre-schools and child day care facilities.

D. ACCESSORY USES AND STRUCTURES PERMITTED

1. Bikeways and pedestrian ways.
2. Fences, walls, patios, and patio covers.

3. Other accessory uses and structures determined by the City to be normally incidental to a permitted principal or conditional use.

**E. TEMPORARY USES AND STRUCTURES PERMITTED**

1. Construction activities, including necessary construction offices and materials and equipment storage.

2. Outdoor festivals and similar events.

**F. DEVELOPMENT STANDARDS**

All structures and/or parking areas shall be set back a minimum of 20 feet from any street. Other development standards shall be determined through the Site Plan Review process.