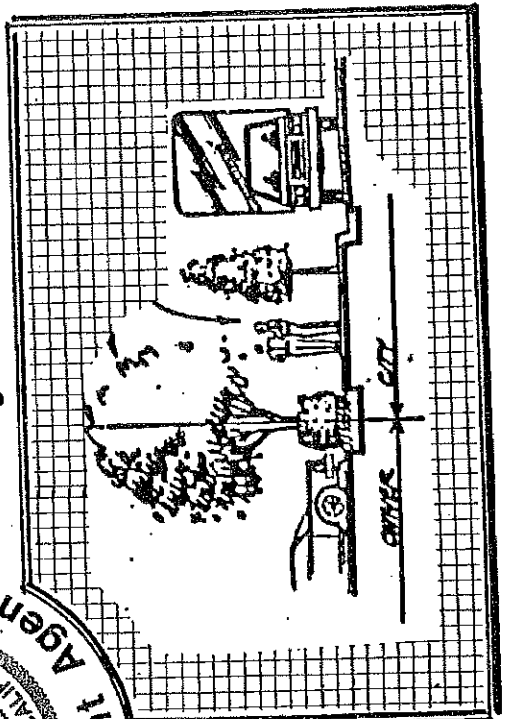
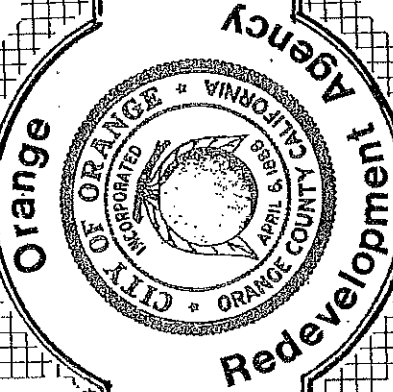
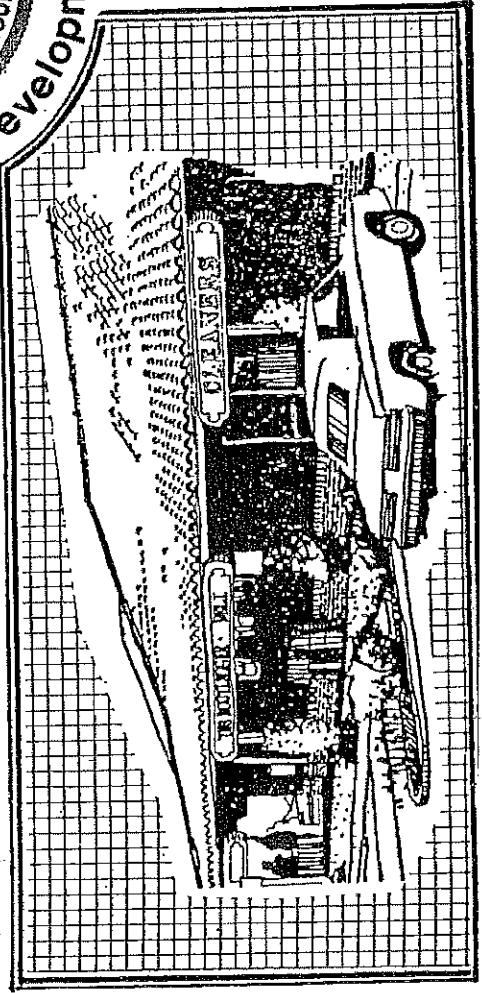


C-TR Zone
Justin Redevelopment Area
City of Orange



**TUSTIN STREET
DESIGN STANDARDS**



**TUSTIN STREET
DESIGN STANDARDS**

City of Orange

January 1986

Amended September 10, 2013 (Resolution No. 10731)

Acknowledgments

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Mayor pro tem Gene Beyer
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Councilman Fred L. Barrera
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Marc Grossman - Mall Merchants Association
Jim Hamilton - Tenant - Hamilton Jewelers
Robert Hornacek - Design Review Board
Steve Moore - Chamber of Commerce

Prepared by Thirtieth Street Architects, Inc.

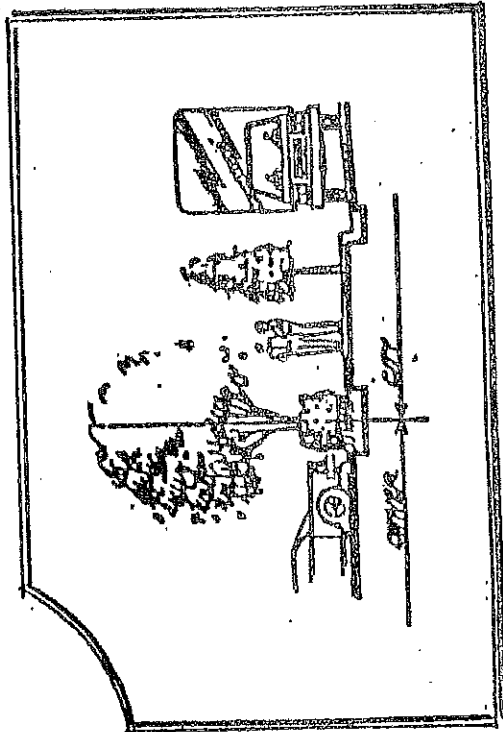
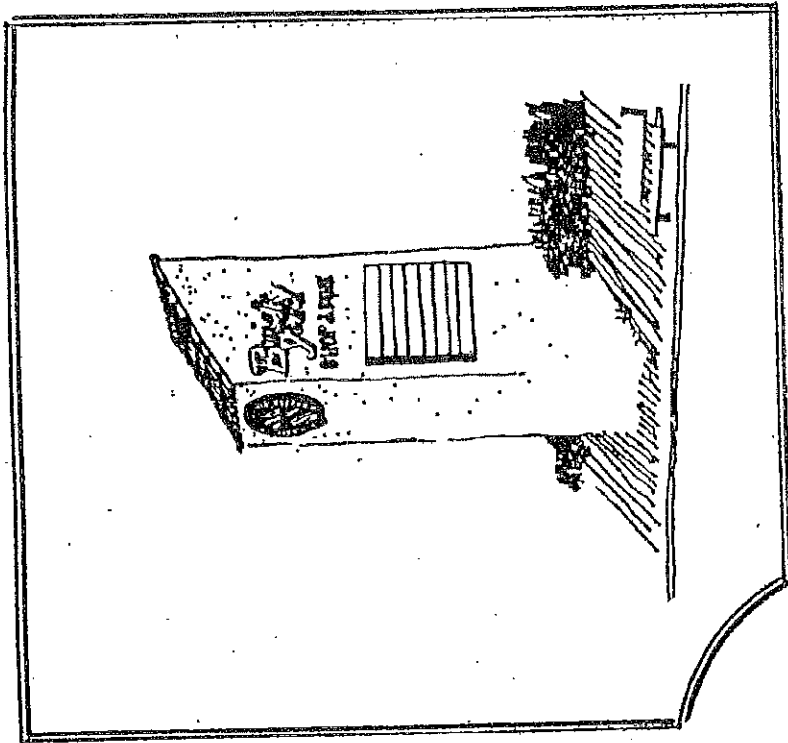
James Wilson, AIA Partner-in-charge
John Loomis Partner
Ken Hall Graphics Coordinator
Jill Sterrett, AICP Associate

and Van Dell and Associates

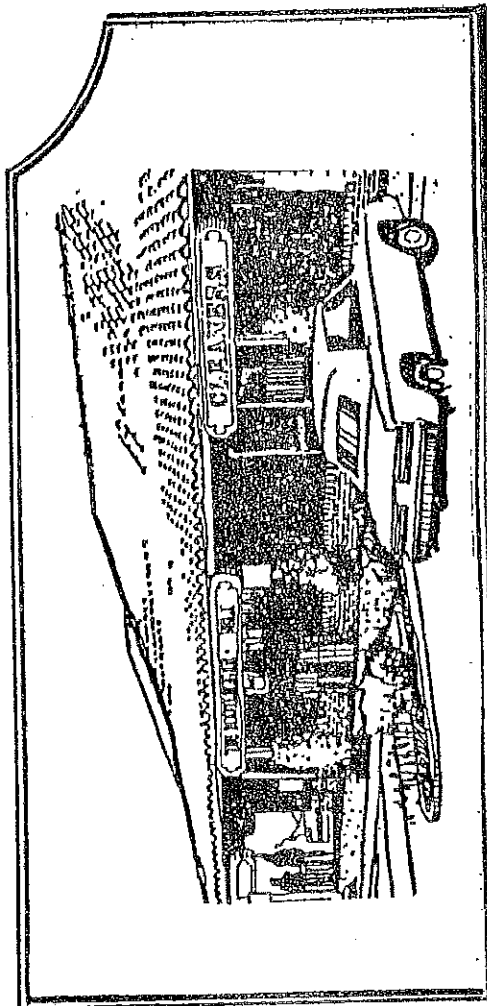
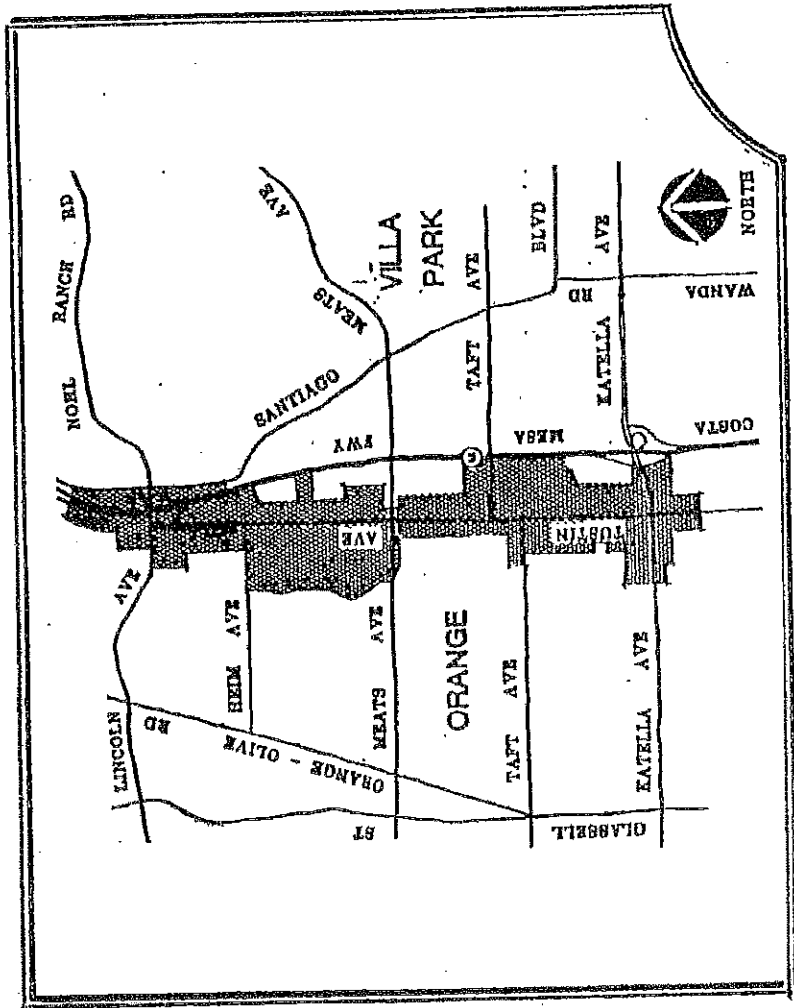
Nancy Palmer Project Manager
Jill Herberg Planner

Table of Contents

I. General Introduction	
Purpose of the Study	1
How to Use this Book	1
Summary of Study	2
II. Background	
Background	3
Description of the Project Area	3
Existing Conditions	4
History of the Area	4
Plans and Projections	5
III. Design Terminology	
Introduction	8
How Standards Are Applied	8
When Standards Are Applied	9
Definition of Terms	9
Districts, Zones And Categories	9
Types of Construction	12
Types of Landscape/Hardscape	13
Architectural Design Terms	14
IV. Design Standards	
Thematic Districts	21
Design Zones	24
Design Categories	25
Color Selection	31
Signage Standards	31
Parking/Circulation	39
Landscape/Hardscape	41
V. Implementation	
Design Review and the Permit Process	46
Assistance Programs	47
Appendices	
Glossary of Architectural Terms	49
Design Review Board Application	50



I. GENERAL INTRODUCTION



Purpose of the Study

The City of Orange requested a study of the Tustin Street Redevelopment Project Area leading to the preparation of design standards as a first step in the redevelopment of this project area. Design Standards and Design Review processes are becoming increasingly common in California, as many cities find they are an excellent way to coordinate individual buildings or projects, which were often constructed at different times, into a harmonious whole.

The purpose of design standards are more than just aesthetic or beautification. Design standards encourage investment by property owners because each owner is assured that his or her efforts will be matched by neighboring businesses. With design standards, competition between stores for the consumer's interest becomes focused on good design rather than on ever-larger, more eye-catching signs or advertising. Reinvestment into the Tustin Street Project Area is a goal of the City's Redevelopment Plan and these design standards are a step toward meeting that goal. The Agency also proposes to encourage private investments through Agency funded loans and grants, which are further described in Section V.

How To Use This Book

The Design Standards are organized as follows:

Section I - General Information This section describes how the study was initiated and the format of the results.

Section II - Background of the Tustin Street Project Area This section describes the physical boundaries of the project area, existing conditions, how the area developed and plans for future development.

Section III - Design Terminology This section describes and defines design concepts and terms used to establish the system of evaluation for Design Review.

Section IV - Design Standards This section presents specific standards to be followed in designing or evaluating both rehabilitation and new construction of buildings, signage and landscaping.

Section V - Implementation This section describes the design review and permit process as well as the types of assistance programs available.

Appendix This section contains a glossary of architectural terms and copies of the DRB application forms.

This book is intended to be used primarily by five groups:

Merchants/Owners who may be interested in altering their buildings or storefronts, but are not sure how to proceed or what is acceptable;

Design Professionals who work with the merchant or owner to alter a building or landscaping and will want to know what design elements are required by the City;

Design Review Board which has the responsibility of reviewing proposed projects in the City and which will interpret the standards for each submittal;

City/Agency Staff who will utilize the public improvements portions of the standards in determining programs for City or Agency funding of public improvements.

The General Public who may want to learn about design concepts and appreciate the changes anticipated for Tustin Street.

Merchants and building owners may wish to start with the "Implementation" section (Section V) of this book which describes the design review process and includes sample application forms. These components will help the owner understand what submittal materials must be supplied to which departments, and how long the review will take. After reviewing the process, they may wish to read the entire book to better understand the background of the area, design concepts and the individual standards.

Design Professionals may want to begin their use of this book with the Design Terminology in Section III since this section presents the basis for standards presented in Section IV.

The Design Review Board is already familiar with many portions of these Design Standards, but individual projects may require a review of the general design concepts (Section III) or the specific standards (Section IV) in the course of their evaluation.

City or Agency staff will want to review the signage, parking circulation, and landscaping portions of the Design Standards (Section IV) in establishing programs for improvement.

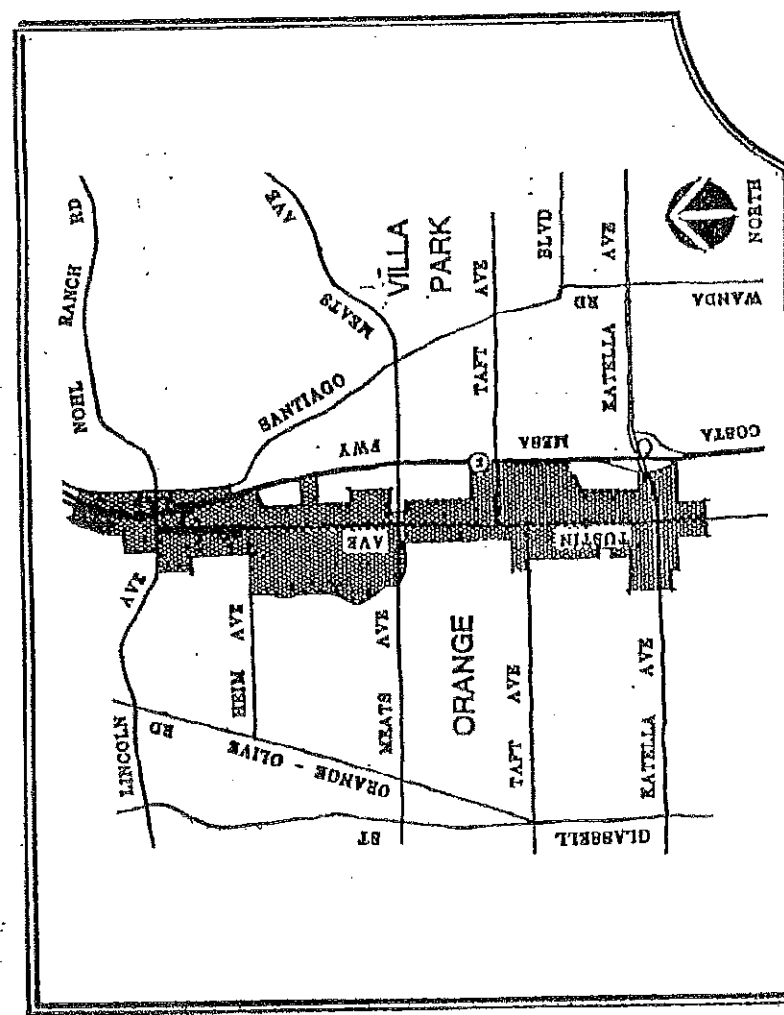
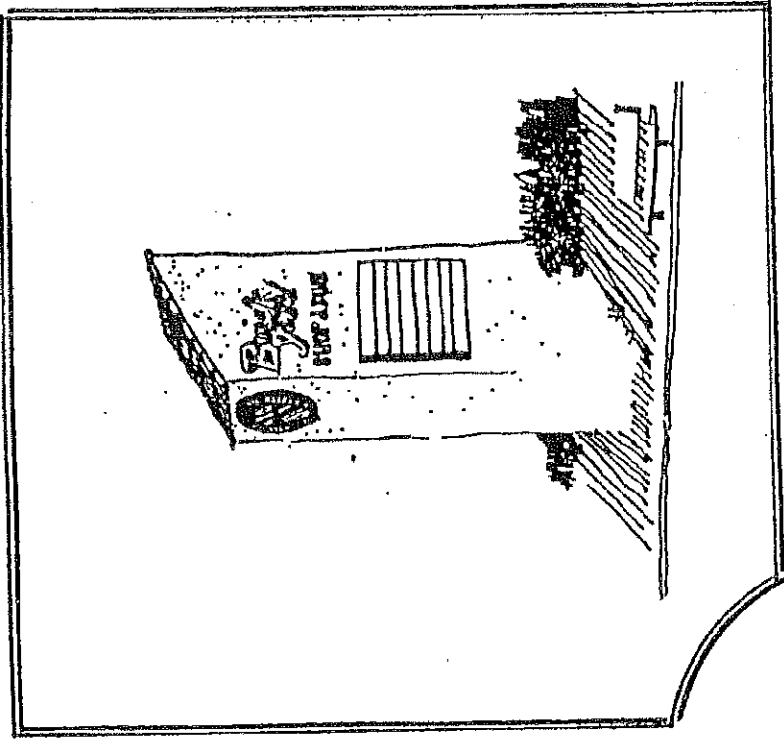
The General Public may be most interested in Section II since that section provides background information, a description of existing conditions, and plans for the area, but they may also wish to study the design concepts presented in Sections III.

While no single brief book can be "all things to all people", the writers and illustrators have been mindful of these five groups of users in preparing this book and have attempted to use non-technical terms and clear illustrations to convey the rather elusive concept of "good design".

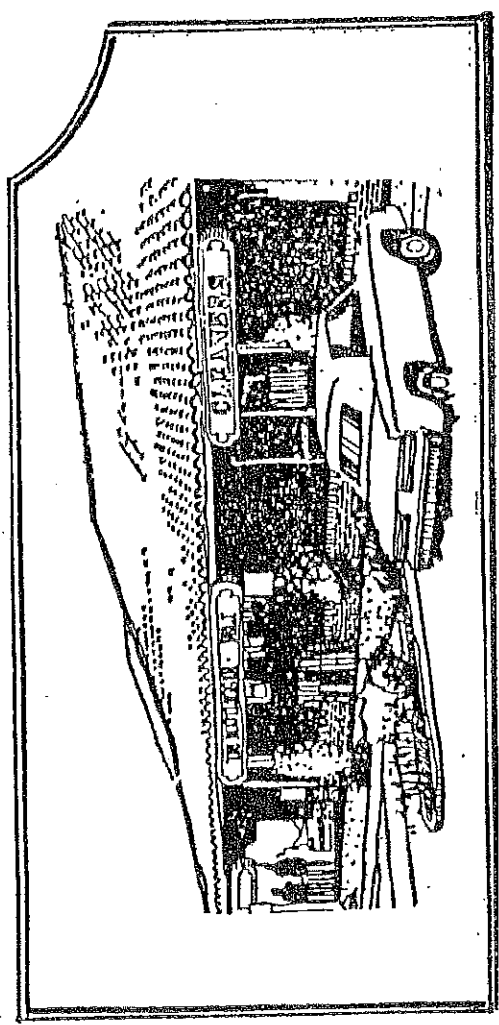
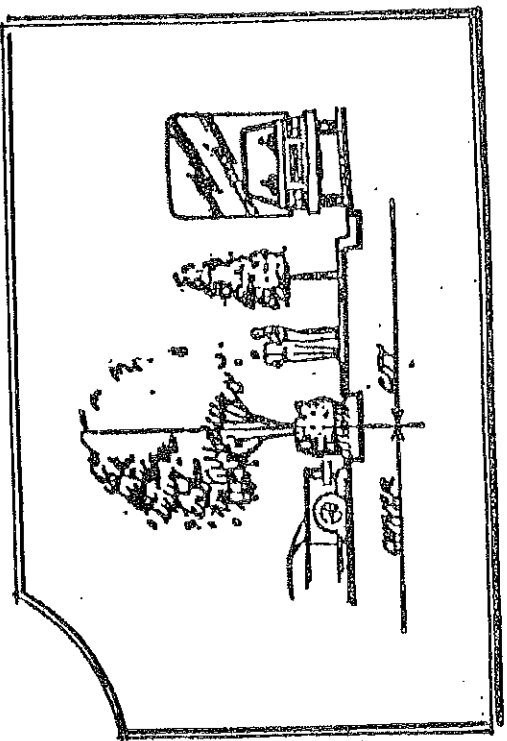
Summary of Study

The study of the Tustin Street Project Area which led to the production of Design Standards was initiated in March, 1985. The study evaluated existing conditions throughout the Project Area on a building-by-building basis. Land uses, circulation, landscaping, building conditions and signage were evaluated. The City's Redevelopment staff and an eight-member Advisory Review Committee provided advice on a regular basis and reviewed all products of the study. The general public commented on the study and expressed their concerns for Tustin Street during a full day Open House held in a storefront within the Project Area.

In addition to this report, a second report was prepared. The second report, entitled the Implementation Report, is intended for staff and City officials and includes a discussion of adoption and incentive alternatives and procedures for the Design Review Board.



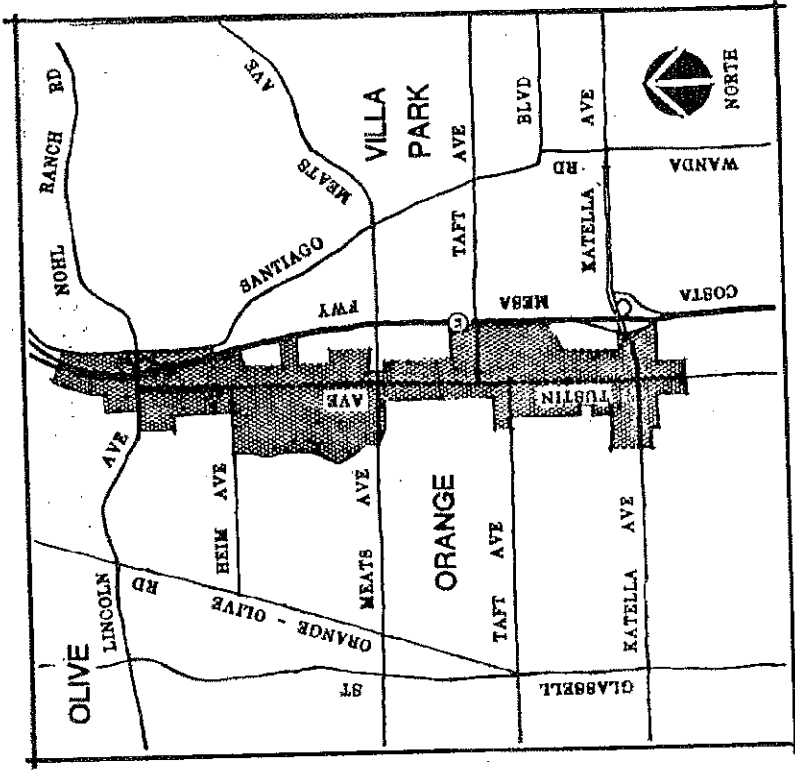
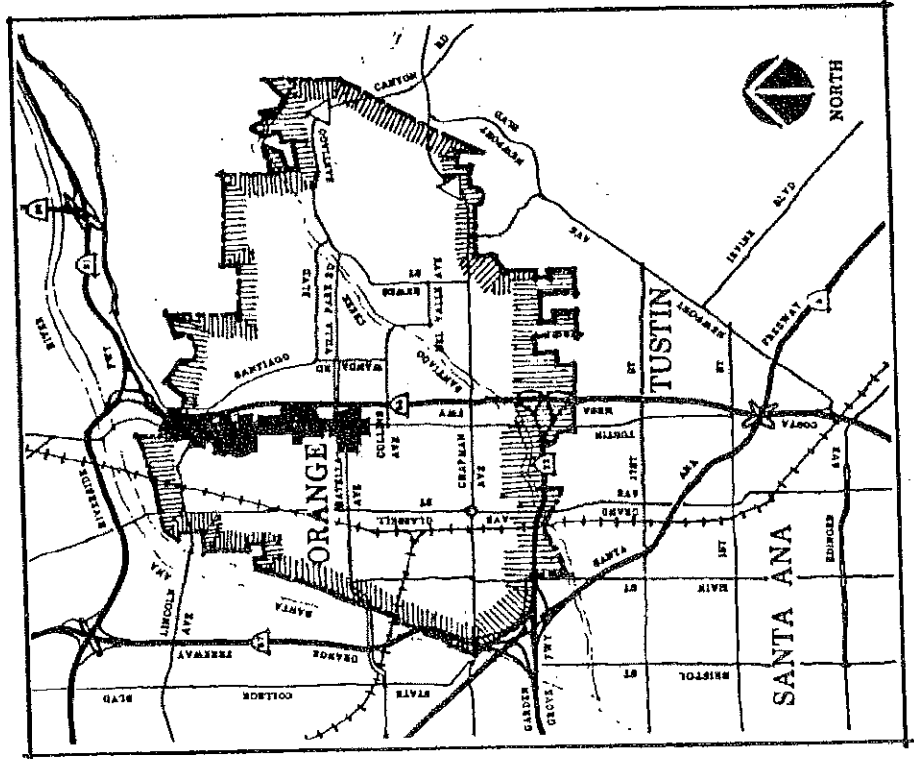
II. BACKGROUND



Background

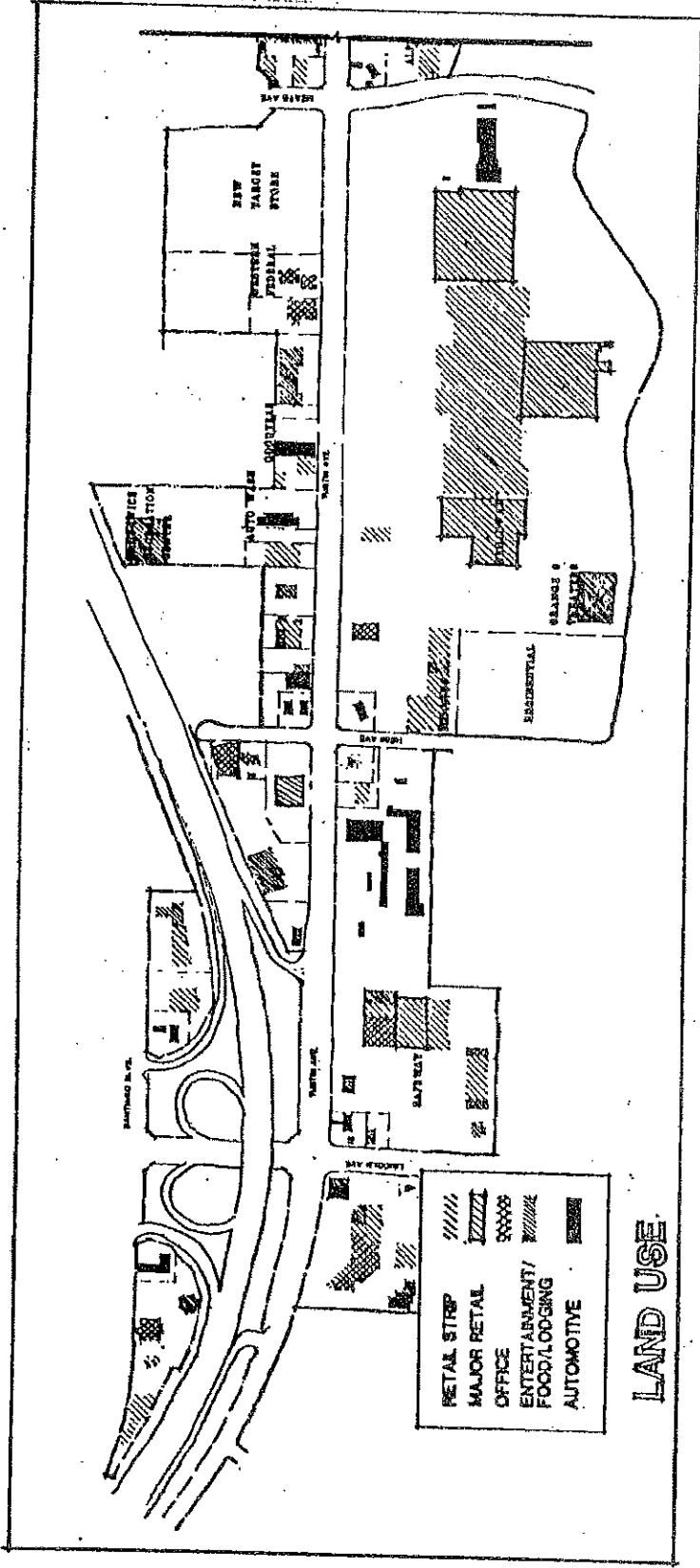
DESCRIPTION OF THE AREA

The Tustin Street Project Area is located within the northeast sector of the City, parallel to the Newport/Costa Mesa Freeway. (S.R.-55). The Project Area is surrounded by high density residential uses to the west and south and low density (single family) residential uses to the north and east (across the freeway).



The Project Area encompasses over two miles in length along Tustin Street and varies in width up to 1/2 mile at Katella Avenue and at the Mall of Orange. The Project Area includes approximately 370 acres zoned for commercial use, 33 acres zoned for industrial use (the Southern California Edison Substation) and 76 acres in use for road and freeway rights-of-way.

The Area is bounded by Adams Avenue on the south and extends about 1200 feet beyond Lincoln Avenue to the City limits on the north, encompassing all of the non-residentially zoned properties fronting on Tustin Street and those on Katella Avenue between California Street on the west and the freeway on the east.



EXISTING CONDITIONS

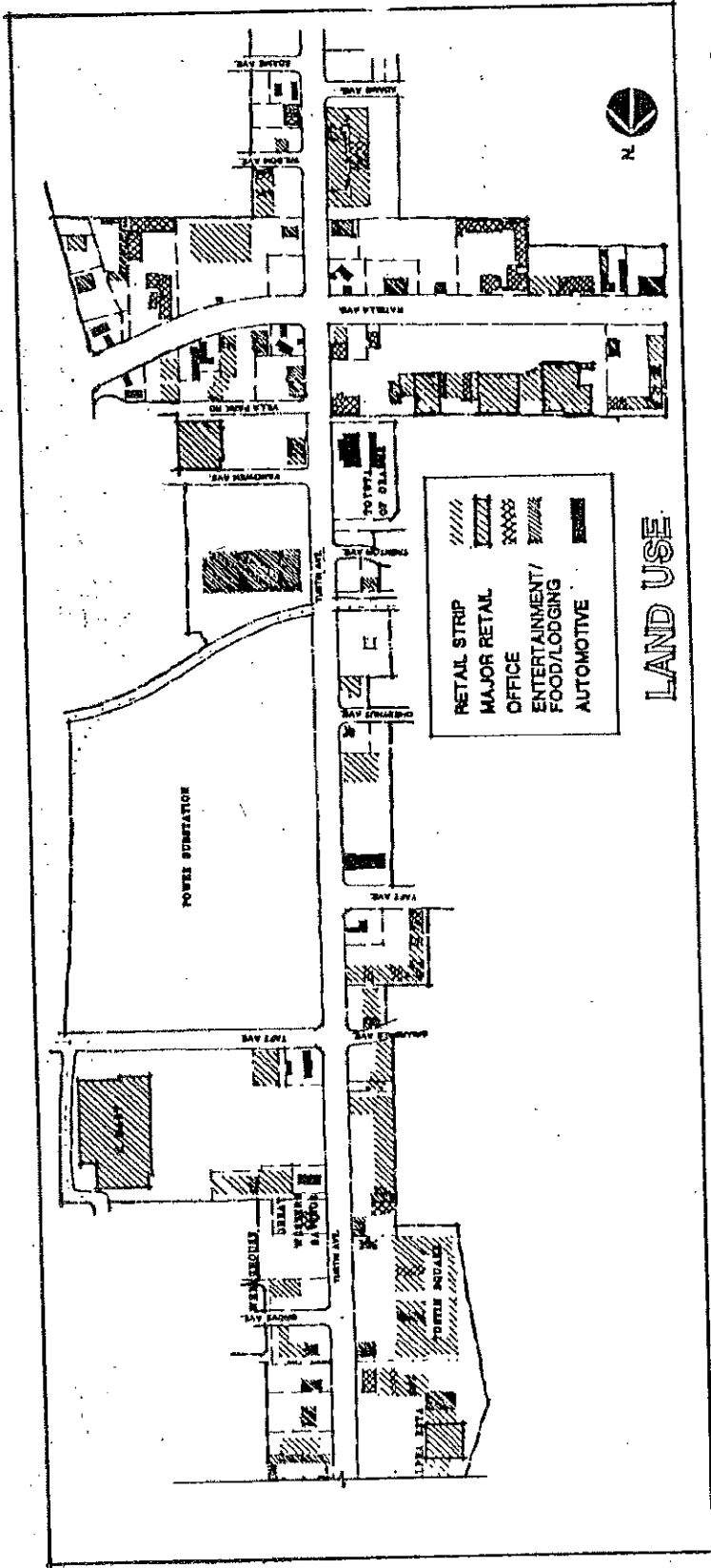
As the first step in the preparation of Design Standards, the Project Area was surveyed by planners, architects and landscape architects on the consultant team. Land uses in the area, while primarily retail commercial, include a number of offices, entertainment/dining establishments and a variety of automotive uses. The evaluation of existing circulation indicated a proliferation of parking lot access points and bus stops contributing to traffic congestion and creating traffic hazards.

HISTORY OF THE AREA

The Tustin Street Project Area as a commercial

district is a relatively recent addition to the city. In 1959, when the City was surveyed for the 1960 General Plan, the primary uses along Tustin Street were orchards and public lands with a scattering of residential uses. The 1960 General Plan envisioned infill of existing commercial uses along Tustin Street to Collins Avenue and an extension of such uses north of Katella only to the Southern Pacific Railroad line. The 1960 plan included provisions for the Newport Freeway which was completed in 1961 paralleling the Tustin Street Project Area.

By 1974, when the next General Plan was adopted, commercial development extended along Tustin Street and Katella Avenue throughout the Project Area. The area developed rapidly in this 14 year period, along with development of the Newport Freeway and surrounding residential areas.



where vacant spaces occur. The General Plan does not envision changes to the pattern or types of uses in the Tustin Street Project Area.

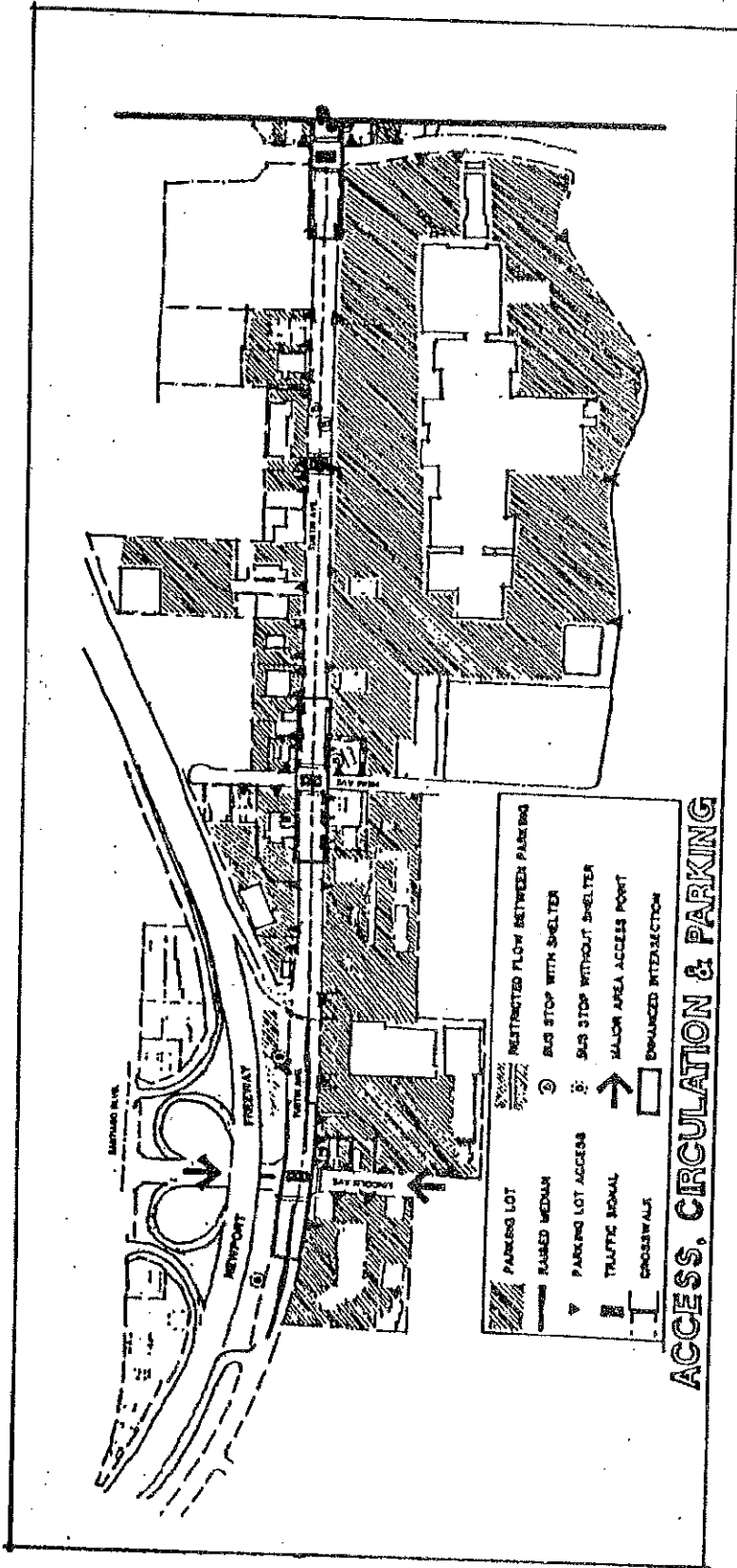
In 1983, the City responded to concerns regarding declining shares of taxable retail sales by creating a redevelopment project along Tustin Street and Katella Avenue for the area addressed in this report as the Project Area. The goals and objections for the project area are as follows:

- A. The elimination of environmental deficiencies in the Project Area, including, among others, incompatible and uneconomic land uses, irregularly shaped lots, deteriorated and inadequate public improvements.

By 1975, Tustin Street and the Greater Orange Area provided 39% of taxable retail sales for the County. As stores aged and newer developments occurred elsewhere, the Greater Orange Area declined to less than 35% of taxable retail sales for the County by 1983.

Plans and Projections

The City's General Plan, adopted in 1973, emphasizes that "the financial health of any city depends primarily upon the strength of its commercial activity as measured by its retail sales." (p. 50). This plan recognizes the commercial development then existing within the Tustin Street Project Area and encourages infill



B. The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.

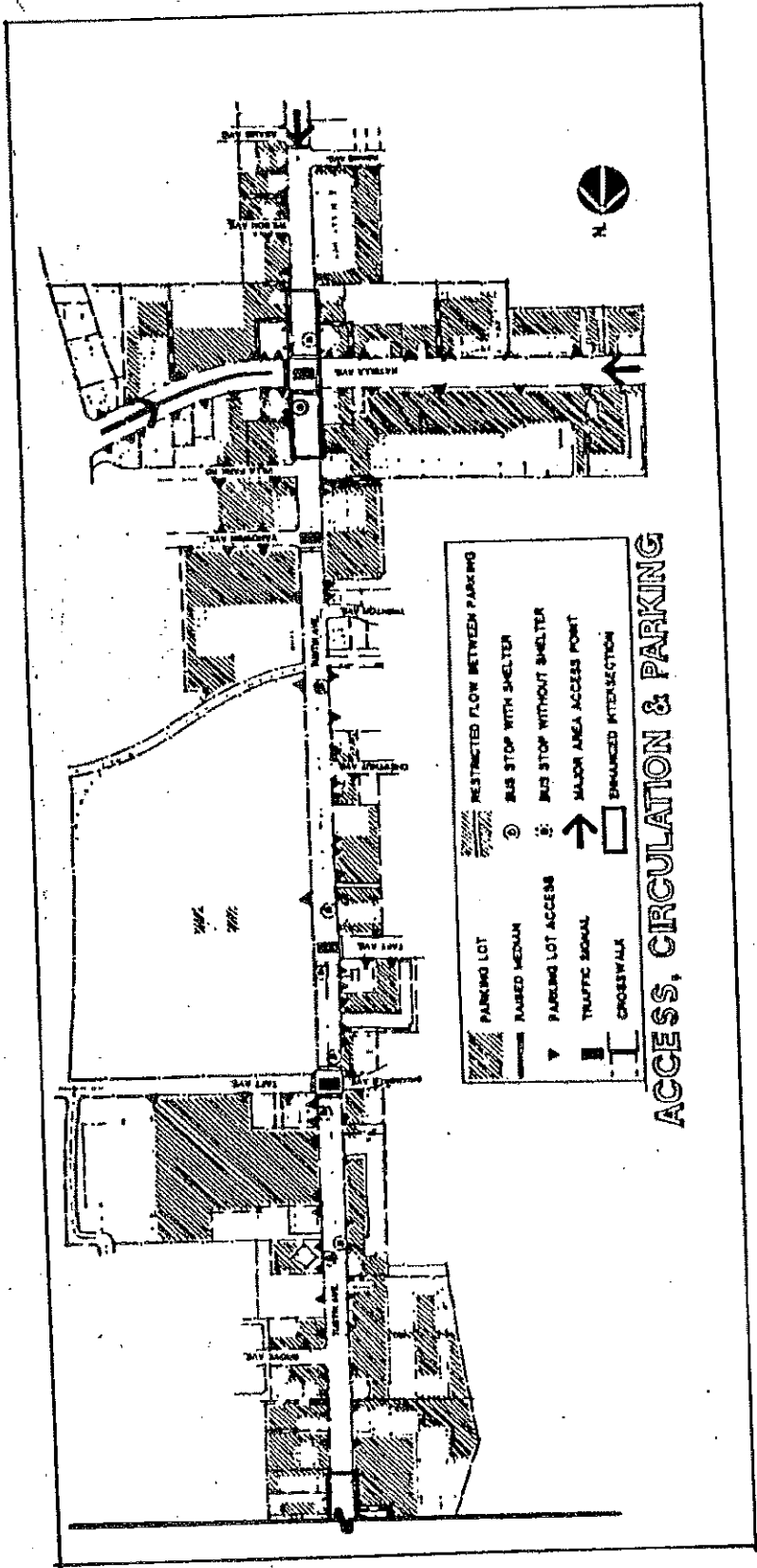
C. The replanning, redesign and development of undeveloped areas which are stagnant or improperly utilized.

D. The strengthening of the economic base of the Project Area and the community, stimulating new commercial expansion, employment and economic growth.

The Redevelopment Plan for the area, like the General Plan, does not envision changes to the pattern or types of uses in the Area. The

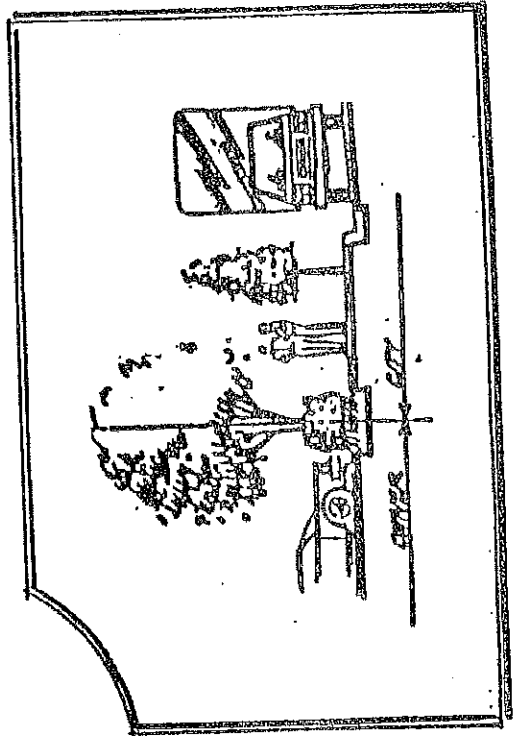
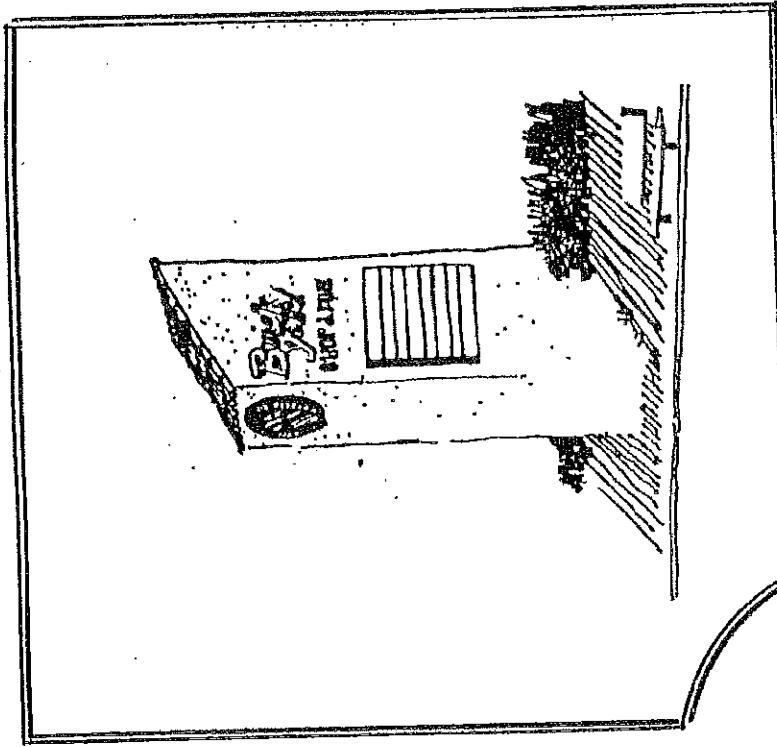
designation as Project Area does enable the Agency to obtain funds for public improvements or assistance for private improvements and provides powers to consolidate properties where needed to enable new uses to enter the area.

The major land-related actions of the Agency to date include arrangements with the Target Store and discussions with a new auto dealership. The Agency also commissioned Alfred C. Gobar Associates, Inc. to evaluate the City's economic base. The preliminary report from this study regarding the retail sector market analysis identifies the 1975 to 1983 loss of retail sales market share described above. Included among the study's recommendations are improvements to the Mall of Orange to include a broader range of

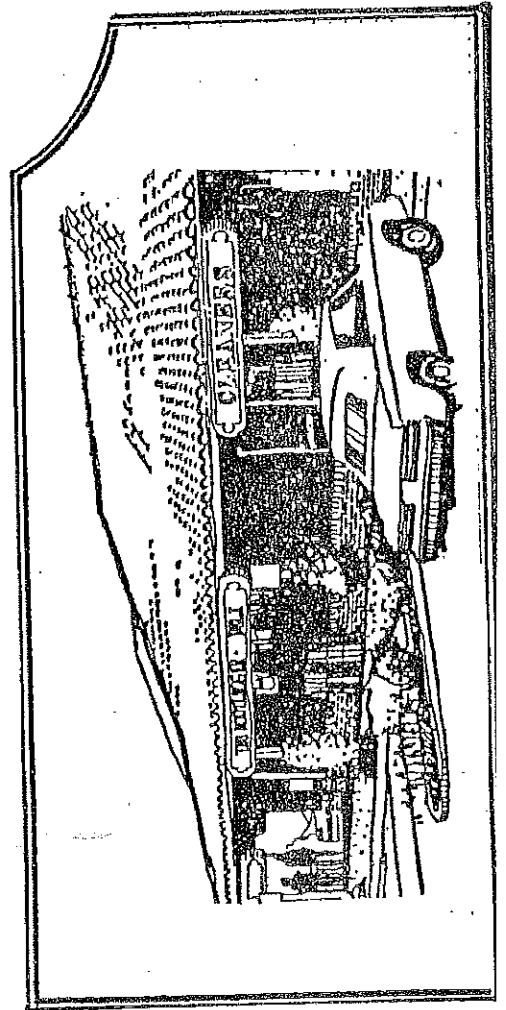
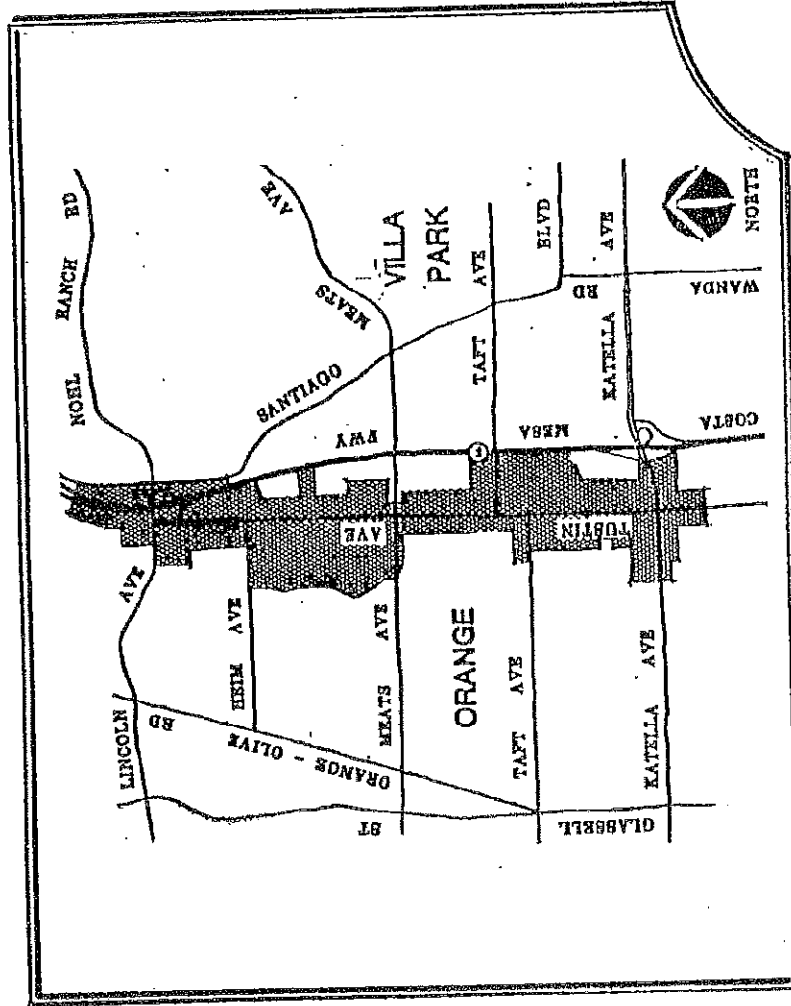


general merchandise stores. Mall owners have recently revealed plans to provide interior improvements to the Mall within the next year and to add three major department stores by 1989.

The Design Standards will set the direction for public and private improvements for the Tustin Street Project Area in the years to come. With the agency's supervision and financial assistance, the Project Area can again become a major commercial attraction, providing a wide range of goods and services.



III. DESIGN TERMINOLOGY



Introduction

As discussed in the previous section, the Tustin Street Project Area is an area that has evolved over the past twenty years as a major commercial corridor. Some of the buildings, while well designed initially, simply have not kept pace with maintenance needs or new trends in design. Most of the buildings were not designed with the intent of relating to neighboring buildings. As a result, the Project Area is now a miscellaneous collection of varied commercial buildings and signs that present a visual barrage to the shopper or traveler passing through.

The purpose of design standards is to establish the controls by which good design is fostered. While consistent landscaping and well designed buildings will help to coordinate the area into a cohesive whole, the intent of the design standards is not to create a "theme" area that imposes a single specific design theme throughout. These standards are not intended to create a gaslamp district, a spanish/mission style or Disneyland's Main Street. They are intended to encourage good design that is compatible with adjacent buildings without severely restricting the building owner's preference or the dictates of economics regarding materials or style.

The Design Standards establish requirements for new projects and remodelings. While in some cases (such as sign area) the Standards are very specific, in other cases they will require the interpretation of the Design Review Board in coordination with the property owner. The standards are not meant to be an onerous set of rules but are a written standard by which good design can be understood and fostered by all

concerned. The standards work closely with a series of financial incentive programs established by the Redevelopment Agency to assure that the rehabilitation of the area takes place as quickly as possible with the least possible burden on any one person or entity.

HOW STANDARDS ARE APPLIED

In the City of Orange, a Design Review Board (DRB) was established in 1974 which has the responsibility of evaluating proposed projects in terms of design and aesthetics. The DRB considers four elements in this review: site development, building design, landscaping and signage. Approval of the DRB is required prior to release of building permits. This process is described in further detail in Section IV.

These Standards are intended to provide a basis for DRB review for projects in the Tustin Street Project Area and to provide property owners/merchants and building designers with a better understanding of the criteria which will be used by the DRB. The standards are not intended to dictate a specific design, architectural style or materials, but will provide a common basis for discussing good design. The design review process can then promote consistency. Applicants, knowing these standards in advance, will perhaps spend less time and money in design revisions.

The applicant should understand that these Standards do not replace, but supplement, the requirements established in the City's zoning ordinance. If the applicant is not familiar with

those requirements he/she should obtain a copy of the Ordinance or discuss the proposed project with City staff. In some cases, City code requirements are mentioned or described in these Standards to indicate the relationship between the two, however compliance with the Design Standards does not exempt a property owner from compliance with other code requirements.

WHEN STANDARDS ARE APPLIED

These Standards are applicable to all changes to existing buildings and to all new construction within the Tustin Street Project Area. An applicant who desires to change only a portion of his existing building shall comply with all standards related to the portion changed and to directly related portions. For example, an applicant who wishes to change the design of the parking lot shall comply with all City parking requirements and shall also comply with landscaping requirements within the parking lot area and setback areas. For signage changes, those affecting individual tenant signage may be limited to that tenant, but must conform to the approved sign plan for the site as a whole.

In the event that proposed modifications affect more than 60% of any facade visible to public parking areas or the public right of way, the applicant shall be required to comply with all portions of the design standards for the entire facade and all signage on the site. For example, an applicant who wishes to change the storefronts of a strip development from single-pane to multi-paned glass (where this affects more than 60% of any facade) would also be required to upgrade signage and other facade elements to comply with these Standards. Should the proposed change be minor in cost, although extensive in

area affected (such as painting the facade), this provision may be waived by the Design Review Board.

To avoid piecemeal planning, applications submitted within 12 months of a previous application for a given site shall be considered part of the same project for the purpose of determining compliance with these Standards. To encourage comprehensive planning, the incentive programs offered by the Redevelopment Agency (see Section V) are structured to encourage full-scale remodeling in conjunction with these Standards.

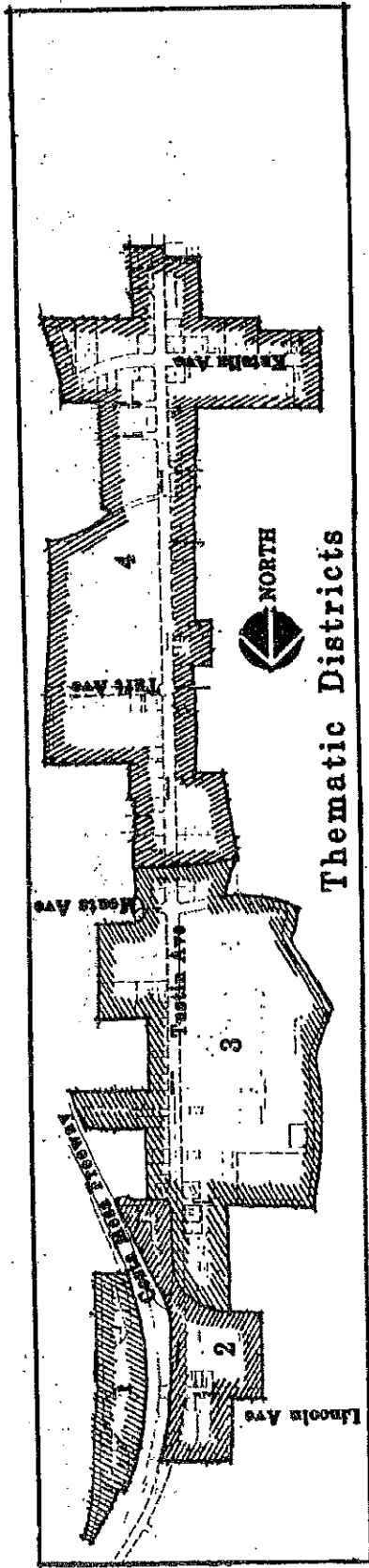
Definition Of Terms

DISTRICTS, ZONES, AND CATEGORIES

In order to differentiate types of design problems, design themes, and the relationship between buildings, three special terms, or labels have been developed for the situations in the Tustin Street Project Area: 1) Thematic Districts, 2) Design Zones and, 3) Design Categories.

Thematic Districts

Thematic Districts define the geographic districts within the Tustin Street Project Area. The Project Area is divided into four districts as shown in the figure following this page. Within districts 1, 2 and 3 a specific use or design already dominates and sets a theme which should be followed in future designs. This is not to say that all other buildings in the district must



match the theme building. Rather, the intent is that some elements of the theme building, if carried to other developments, will help to unify and identify the area. The theme of each district is described briefly below. The standards by which these themes are applied to other developments are presented in Section IV.

District #1 - This area is isolated from Tustin Street by the Newport Freeway. Uses here are visible from the freeway and generally serve residential developments to the east. Building scales and materials and plant materials in this district shall relate to residential uses.

District #2 - This area includes hillside slopes, the distinctive styling of the Brickyard center and extensive landscaping using Eucalyptus trees. Adjacent areas which have hillside character shall continue these general architectural and landscaping characteristics.

District #3 - This area is dominated by the Mall of Orange, the retail focus of the Project Area. With the proposed rehabilitation of the Mall, it is anticipated that the standard it establishes can be applied to adjacent buildings. Design themes for landscaping are also suggested to

make this district a focal point of the Project Area.

District #4 - This area does not currently display a design theme. Examples of good design in the area include Tustin Square, Ralph's Supermarket (with related strip developments) and the Great Western Savings and Loan. Designs for the buildings which are in this district shall consider these examples of good design and also shall carefully consider building designs within the Design Zone (as described in the following sections). Landscaping of medians and public rights-of-way can help provide unity to the area.

Design Zones

Design zones define the area within which a proposed building must consider adjacent developments for consistency of design. The Design Zone consists of the two adjacent and all opposing buildings as further detailed in Section IV. Design Zones shall be considered carefully for buildings in District #4, since this area has no single design theme. Design Zones are also particularly important for freestanding buildings

since these individual units are generally smaller than strips or malls and do not, in themselves, establish a design theme for an area. Design Zones are less important for major strip developments or large malls since these tend to be dominant enough to be the trendsetter in establishing a design theme. The Design Zone shall still be considered for these developments, but often will encompass too many varied buildings to be useful as a design standard.

Design Categories

Design Categories are used to differentiate specific building types common to Tustin Street Project Area. These types, or Design Categories are:

a) Freestanding Buildings - This category includes buildings housing from one to three uses, (generally only one) which are designed to stand apart from adjacent buildings. These buildings may range in size from the tiny fast food drive-in to a massive bowling alley. Since various uses within freestanding buildings have different design problems or opportunities, these have been grouped for discussion in the standards section. The groupings are: 1) Food service, office and financial establishments, 2) retail and entertainment establishments and 3) automotive sales and service establishments.

Freestanding buildings have several design problems which are not shared by the other categories:

- Freestanding buildings generally are viewed from all sides so that landscaping and building materials must consider all sides of the building.

- Freestanding buildings generally are smaller than the strip developments or malls and can be overshadowed by them.

- Freestanding buildings have more opportunities for creative design since the design is directed toward a single use.

- Freestanding buildings have more opportunity for signage, but signage can more easily overwhelm the building.

- A freestanding building usually has its own parking lot, typically with its own access point(s) and often is segregated from adjacent lots.

In particular, those buildings providing automotive sales or services have additional design problems, including:

- A need to provide show windows and display areas for large products (automobiles).

- A need to provide easy access for servicing vehicles and for service supplies, although these areas are often unsightly.

- A perceived need for promotional advertising such as painted window signs, balloons, banners and temporary signs.

b) Strip Developments - This category includes buildings housing more than three uses or tenants, which are designed as a single unit oriented to a parking area. In responding to the needs of individual tenants, these buildings often have the greatest problems with maintaining consistency in materials and signage.

Strip developments exhibit several problems which are not shared by other design categories. These include:

- A need to provide storefront visibility and access for a number of tenants.
- A need to provide signage identifying a number of different tenants.
- A perceived need by tenants for individuality in storefront designs or signage.
- A need to provide landscaping to soften the building bulk without hiding signage or storefronts.
- A need to provide convenient shared parking, often located in between the street and the primary facade.

c) Mall Developments - This category includes buildings housing more than three uses or tenants which are designed to provide an internal pedestrian circulation between uses. In addition to the Mall of Orange, Tustin Square and the Village Walk Center would be considered malls within this definition. Depending on the building's size and design these buildings may have some of the design problems of strip development or may have problems with the mixtures of mass and scale.

Mall developments exhibit several problems which are not shared by other design categories. These include:

- A need to provide an identity for the mall as a whole and for major anchors, if any.

- A need to provide an extensive floor area, often under one roof, with internal pedestrian circulation.

- A need to provide substantial shared parking in areas convenient to major entries of the mall.

- A need to provide landscaping to unify the structures and to provide intimate scale at entries.

- A tendency to provide a "faceless" character to the street due to the inward design focused on pedestrian activities.

These terms and categories are used to establish a system of evaluating and discussing the relationships between buildings. Additionally, types of construction, types of landscape / hardscape and general design concepts must be understood and are described below.

TYPES OF CONSTRUCTION

There are two general types of building construction which could take place in the Tustin Street Project Area: Remodeling, and New Construction. The Design Standards address both types of construction and the following definitions shall be understood as a base from which to work.

Remodeling describes any change or addition to a building which substantially alters its original state. Remodeling may either improve a non-descript building or may disrupt the original design of the building. Beneficial remodeling occurs when the original massing, rhythm, texture and color of a building are retained or enhanced by an addition or a change in facade.

New Construction, or infill describes work where an existing building is (or has been) removed and replaced with a new building. While much of the Project Area is already developed, new construction is likely to occur where existing buildings are no longer efficient or appropriate for proposed uses.

TYPES OF LANDSCAPE/HARDSCAPE

Landscape is defined as planting treatments (trees, shrubs, groundcovers), while hardscape includes pavements, walls, or other constructed features external to buildings. The Standards for landscape and hardscape for the Tustin Street Project Area are divided between those associated with existing buildings and those associated with new or infill construction. While the standards for buildings discuss only privately owned properties, the standards for landscape/hardscape also consider publicly-owned property, primarily, the Tustin Street right-of-way. The boundary between private property and the public right-of-way is generally the inner edge of the sidewalk which flanks the public street.

Rehabilitation

Rehabilitation of existing landscape/hardscape is needed in some locations due to long-term neglect of maintenance, and in others due to inadequacy or outdated of the original design.

Public Property Tustin Street, over the last decades, has experienced continuing growth in terms of the amount of traffic it carries, and

consequent widening of the street to accommodate traffic flow. A myriad of traffic control signs, powerlines and street light poles have sprung up along the sidewalks. The purpose of design standards in the public right-of-way is to improve the visual order of the street, enhance circulation, and establish policies that both the city and adjacent private landowners can work within. In many cases, because access to private property is necessarily via the public right-of-way, close coordination will be necessary at the interface.

Private Property Over the course of time, City requirements for landscape/hardscape on private property along Tustin Street have varied. Some older developments have essentially no landscaping, while more recent developments are subject to minimum landscaping requirements and more modern standards for parking lot circulation. The design standards are intended to encourage consistency to bring older developments up-to-date, and to promote the necessary public/private coordination.

New Construction

New construction/infill is anticipated at many locations on both public and private properties.

Public Property In response to congested traffic conditions, the City intends to widen certain intersections, provide bus bays at major bus stops, and prohibit parallel parking along Tustin which will provide additional through traffic lanes. The locations of intersection improvements are shown on the attached figure.

Private Property New construction will occur on private property as vacant lots are developed or as buildings are torn down and the site completely redeveloped.

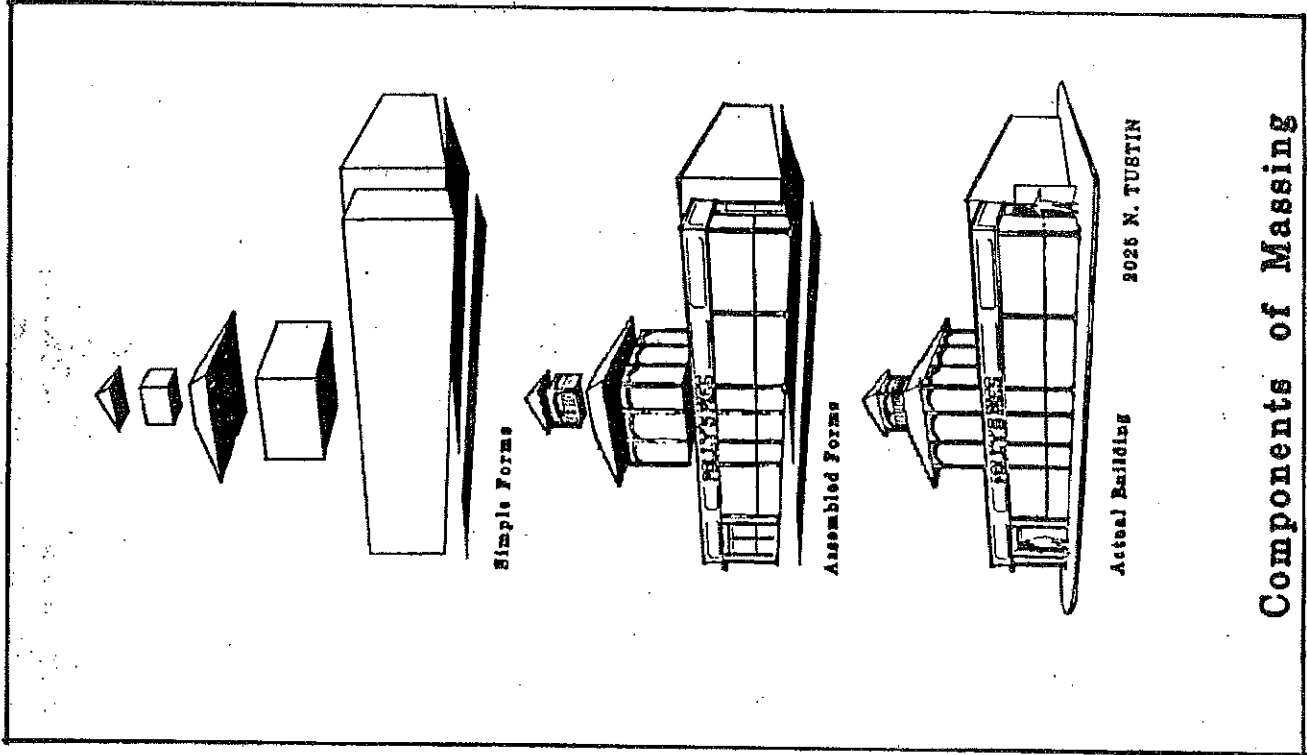
ARCHITECTURAL DESIGN TERMS

Mass

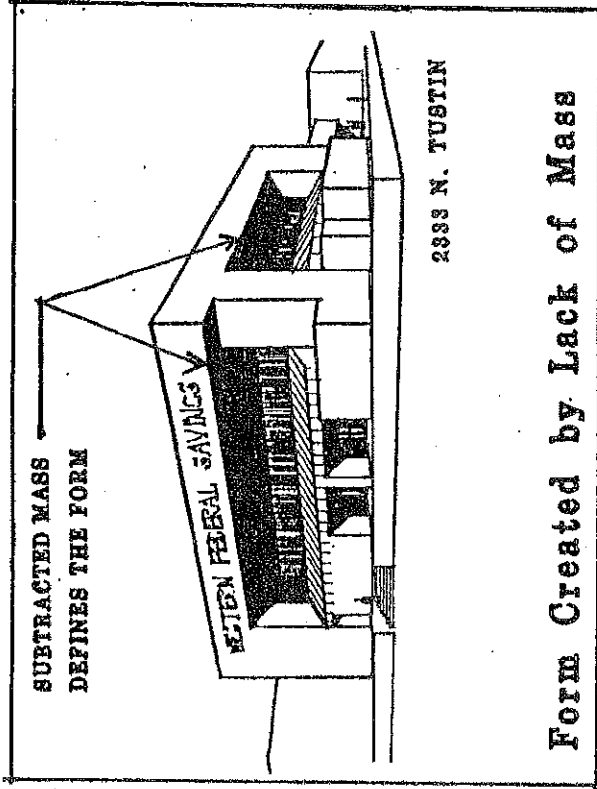
Mass describes three dimensional forms, the simplest of which are cubes, boxes (or "rectangular solids"), cylinders, pyramids, and cones. Buildings are rarely one of these simple forms, but generally are composites of varying types of masses. This composition is generally described as the "massing" of forms in a building. Buildings in the Tustin Street Project Area which are contiguous such as linear strip developments appear more two-dimensional than buildings which stand alone (freestanding buildings). Examples of how massing can affect the perception of a building can be seen in the illustrations on this page.

During the design process, massing is one of many aspects of form considered by an architect or designer, and can be the result of both exterior and interior design concepts. Exterior massing can identify an entry, denote a stairway, or simply create a desirable form. Interior spaces (or lack of mass) can be designed to create an intimate space or perhaps a monumental entry. Interior spaces create and affect exterior mass, and exterior mass can affect the interior space.

Mass and massing are inevitably affected by their opposite, open space. The lack of mass, or creation of perceived open space, can



significantly affect the character of a building. Architects often call attention to a lack of mass, by defining the open space with low walls or railings.



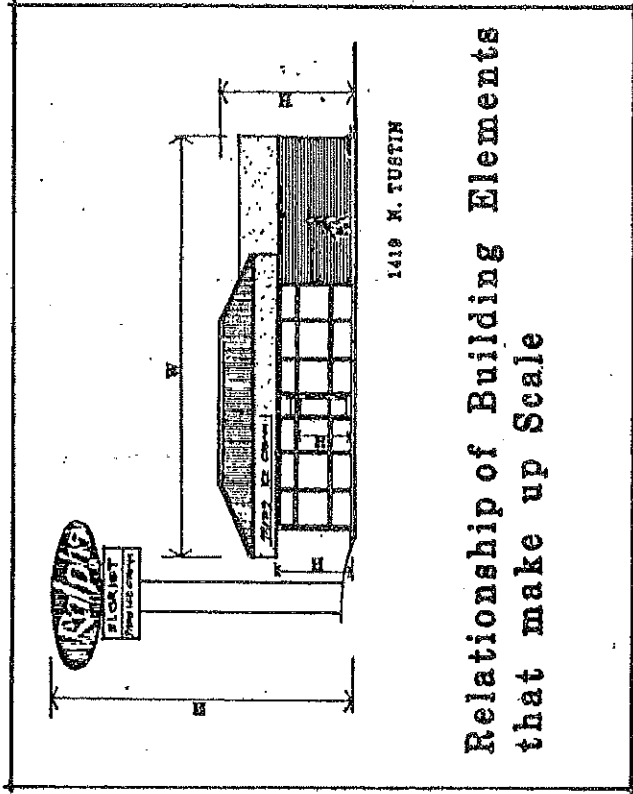
Form Created by Lack of Mass

Landscape architects also use massing in design such as in grouping of plants with different sizes and shapes. These areas are intended to be perceived as a whole rather than as individual trees or shrubs. Plant masses can be used to fill a space, define the boundary of an open area, or extend the perceived form of an architectural element.

Scale

Scale is the measurement of the relationship of one object to another object. The scale of a building can be described in terms of its relationship to a human being. All of the

components of a building also have a relationship to each other and to the building as a whole which is the "scale" of the components. Generally, the scale of the building components also relate to the scale of the entire building.



Relationship of Building Elements that make up Scale

The relationship of a building, or portions of a building, to a human being is called its relationship to "human scale". The spectrum of relationships to human scale ranges from intimate to monumental. Intimate usually refers to small spaces or detail which is very much in keeping with the human scale, usually areas around eight to ten feet in size. These spaces feel intimate because of the relationship of a human being to the space. The distance of eight to ten feet is about the limit of sensory perception of communication between people including voice

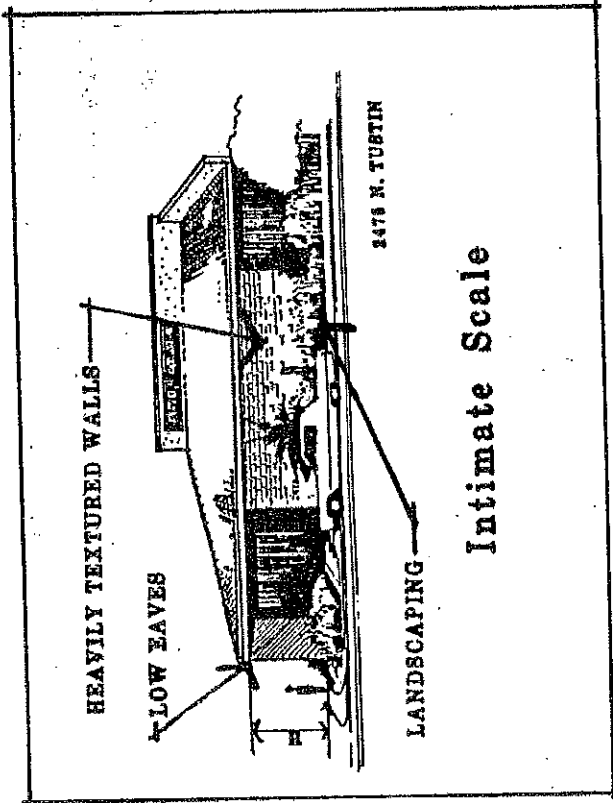
traffic signals, street lights, signs, and tall landscaping. The image of grandness is one important reason for the use of the larger scale, but function and economic necessity also contribute. Bowling alleys designed for large groups and major stores with huge inventories require large buildings. However, many of these buildings also can address human scale by using smaller scale components on the first floor, such as roof overhangs and seven-foot high entry doors.

Landscape or hardscape elements can also bring human scale to a large building by introducing features such as a tree canopy, leaf textures, and fragrance. Plants can complement the scale of the architecture, as when large trees are used next to tall buildings, or small trees to accent a building component such as an entry.

Rhythm

Rhythm, like scale, also describes the relationship of buildings to buildings or the components of a building to each other. Rhythm relates to the spacing of elements and can be described in terms of proportion, balance, and emphasis.

PROPORTION deals with the ratio of dimension between elements. Proportion can describe height to height ratios, width to width ratios, width to height ratios, as well as ratios of massing. On a larger level, proportion can be perceived in the Tustin Street Project Area as a whole by the relationship of buildings and streetscape elements to each other. Buildings in the Tustin Street Project Area do not have a consistent setback from the street, a consistent placement on the lot or a



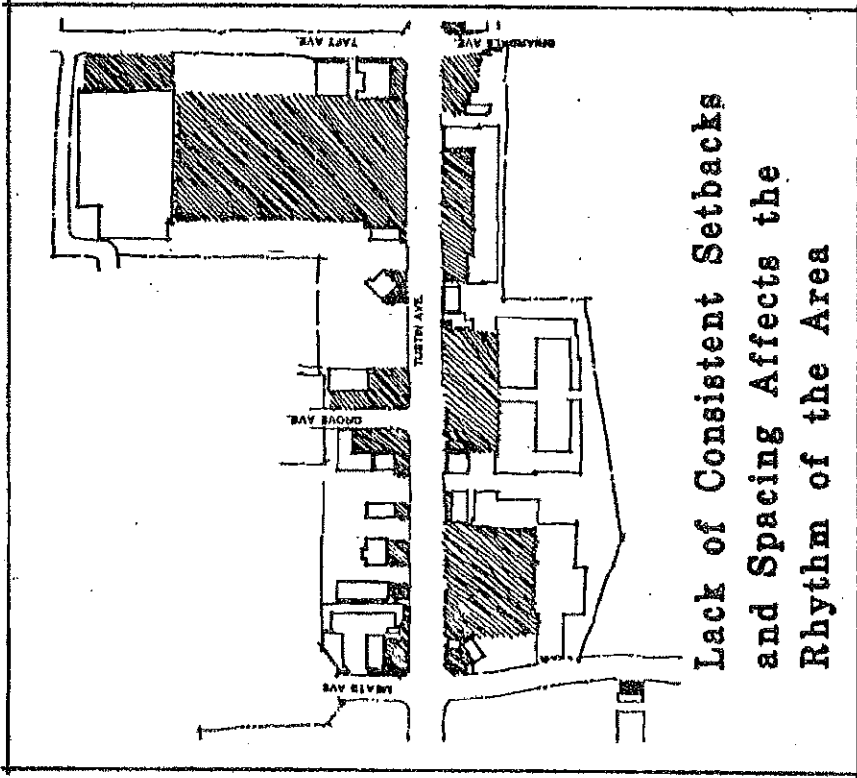
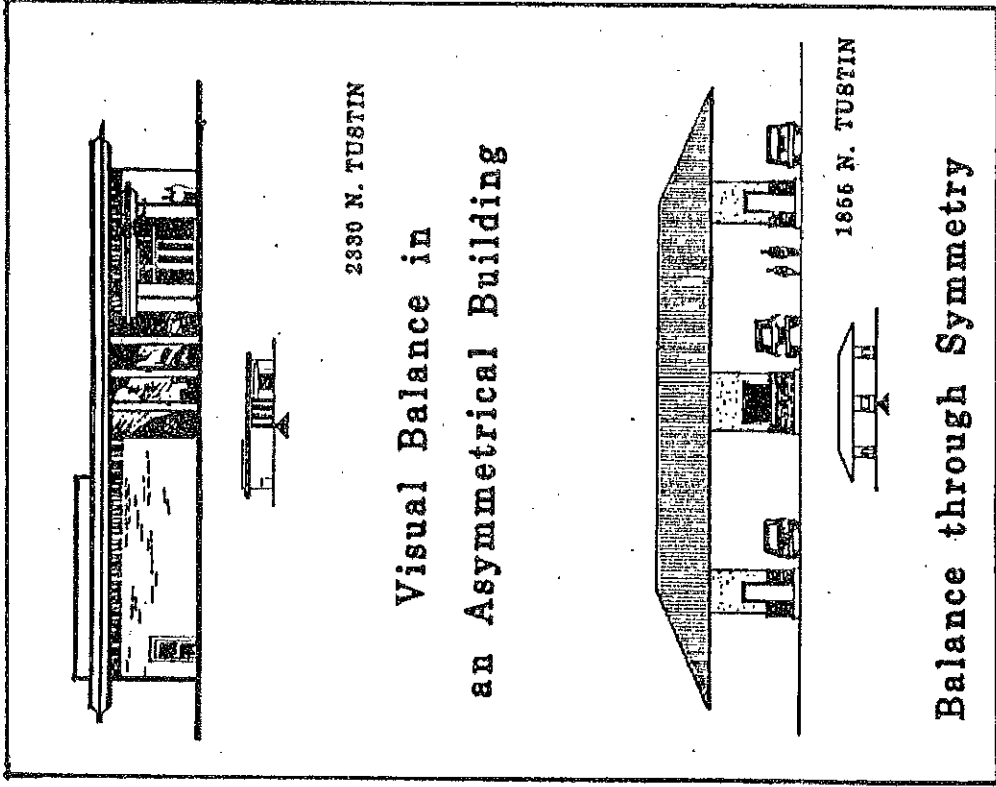
Intimate Scale

inclination and facial expression. This distance is also about the limit of an up-stretched arm reach for human beings which is another measure of human scale. The components of a building with an intimate scale are often small and include details which break those components into smaller units.

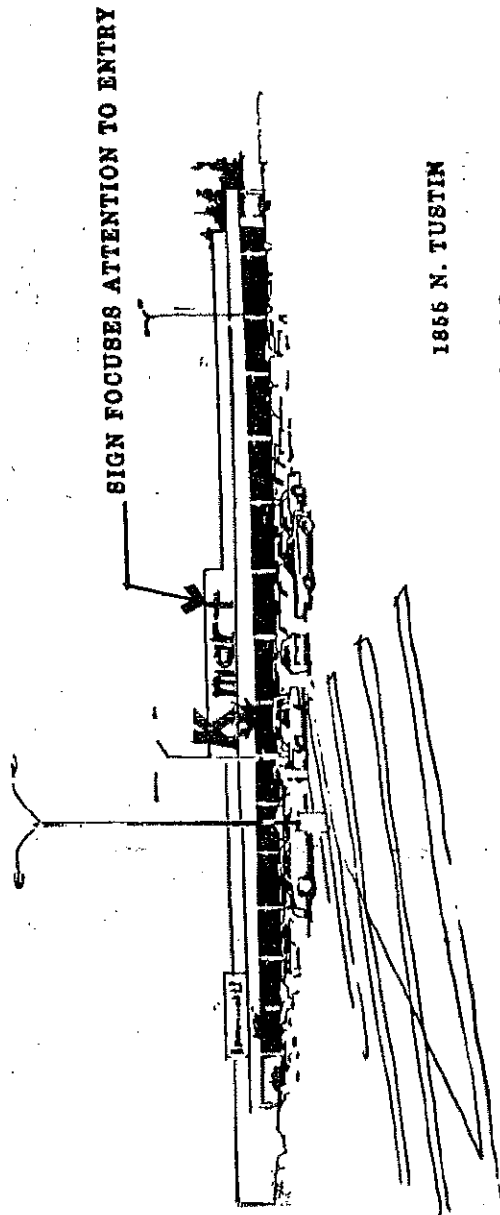
At the other end of the spectrum, monumental scale is used to present a feeling of grandeur, security, timelessness, or spiritual well-being. Building types which commonly use the monumental scale to express these feelings are banks, churches, and civic buildings. The components of this scale also reflect this grandness, with oversized double door entries, 18 foot glass storefronts or two-story columns.

In the Tustin Street Project Area, many factors influence scale, including the buildings, landscape, and streetscape. Many components of the area represent a grand scale, including buildings,

BALANCE is another important aspect of rhythm. Balance can be described in terms of symmetrical and asymmetrical elements. An important feature of balance is that it is very often achieved by matching differing elements which, when perceived in whole, display balance.



consistent lot size. This lack of consistent proportions is one reason that the area appears as a mixture of unrelated forms. Landscaping can be used to establish a consistent rhythm along a streetscape which will disguise the lack of proportion in building size and placement.



SIGN FOCUSES ATTENTION TO ENTRY

1886 N. TUSTIN

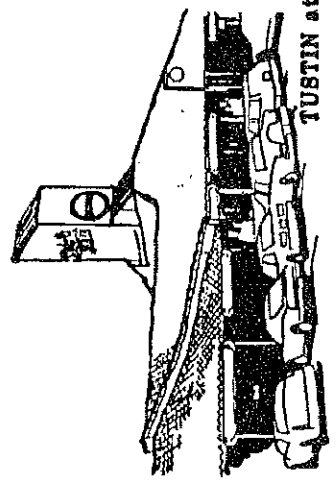
Emphasis as a Directional Guide

EMPHASIS describes the use of elements which call attention to themselves. Emphasis is an important feature in creating balance when using dissimilar elements. Canopies and balconies are examples of elements which, when emphasized properly, can assist in presenting a balanced look.

Emphasis also can be found within strip developments or malls by the location of a more massive or monumental building, such as a major department store. This emphasis provides a directional guide because it creates a point of reference for the users. Emphasis can also be used as a directional element such as the emphasis at a store entrance or mall entrance.

As detailed in the Design Standards (Section IV), the rhythm of existing buildings in the Design Zone will be analyzed with respect to proportion,

balance, and emphasis when a change is proposed. While new buildings need not copy existing rhythms, they can provide an interesting variation on that rhythm and not a contradiction.



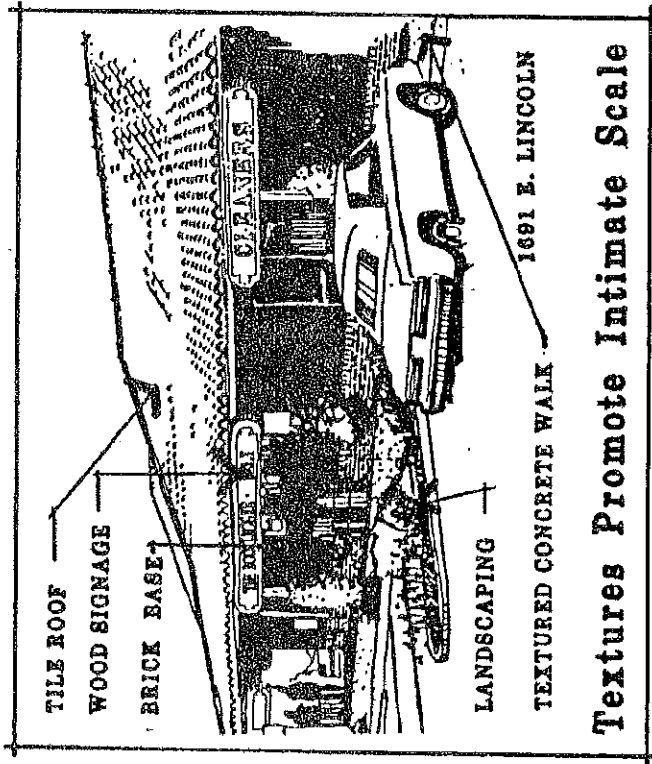
TUSTIN at LINCOLN

Emphasis through Massing

Texture

Texture refers to variations in the exterior facade and may be described in terms of the roughness of the surface material, the patterns inherent in the material or the patterns in which the material is placed. Texture and the lack of texture influence the mass, scale and rhythm of a building. Texture also can add intimate scale to large buildings by the use of small detailed patterns, such as brick masonry.

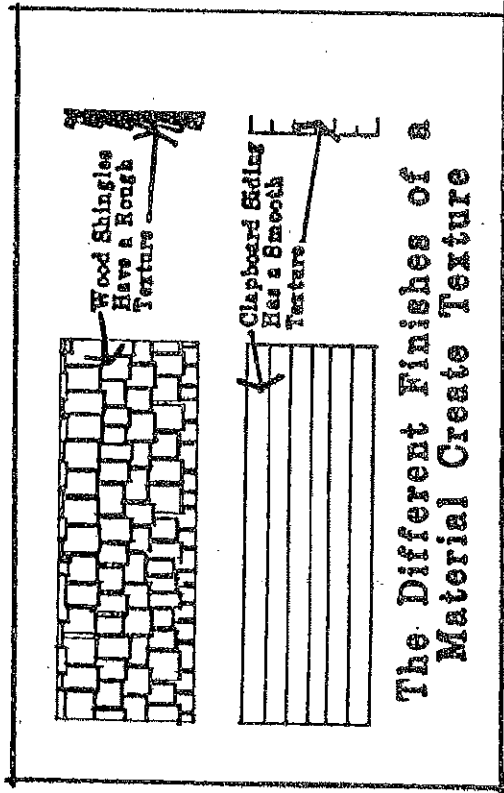
Texture in the landscape refers primarily to the size and density of a plant's leaves. Plants with large leaves carried openly on the branching system are considered course-textures. Plants with small leaves carried densely on the branches create a fine texture.



Textures Promote Intimate Scale

SURFACE MATERIALS can be used to create a texture for a building- from the roughness of stone or a ribbed metal screen to the smoothness of marble or glass. Some materials, such as wood, may be either rough (such as wood shingles or resawn lumber) or smooth (such as clapboard siding).

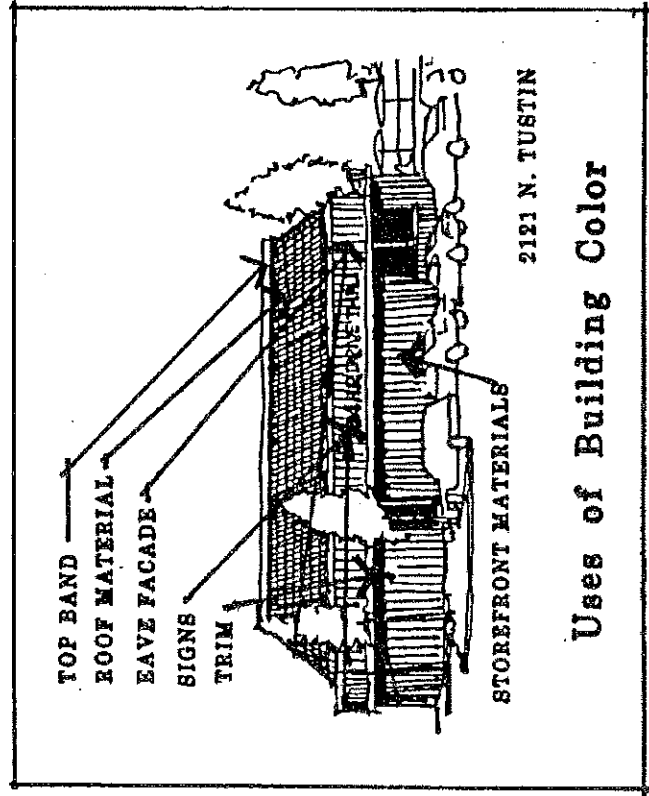
The **PATTERN** of a material can also add texture and can be used to add character, scale, and balance to a building. The lines of wood siding and the many types of brick bonds are examples of how material can be placed in a pattern to create texture. The natural texture of rough wood shingles exhibit texture by the nature of the material and by the pattern in which the shingles are placed.

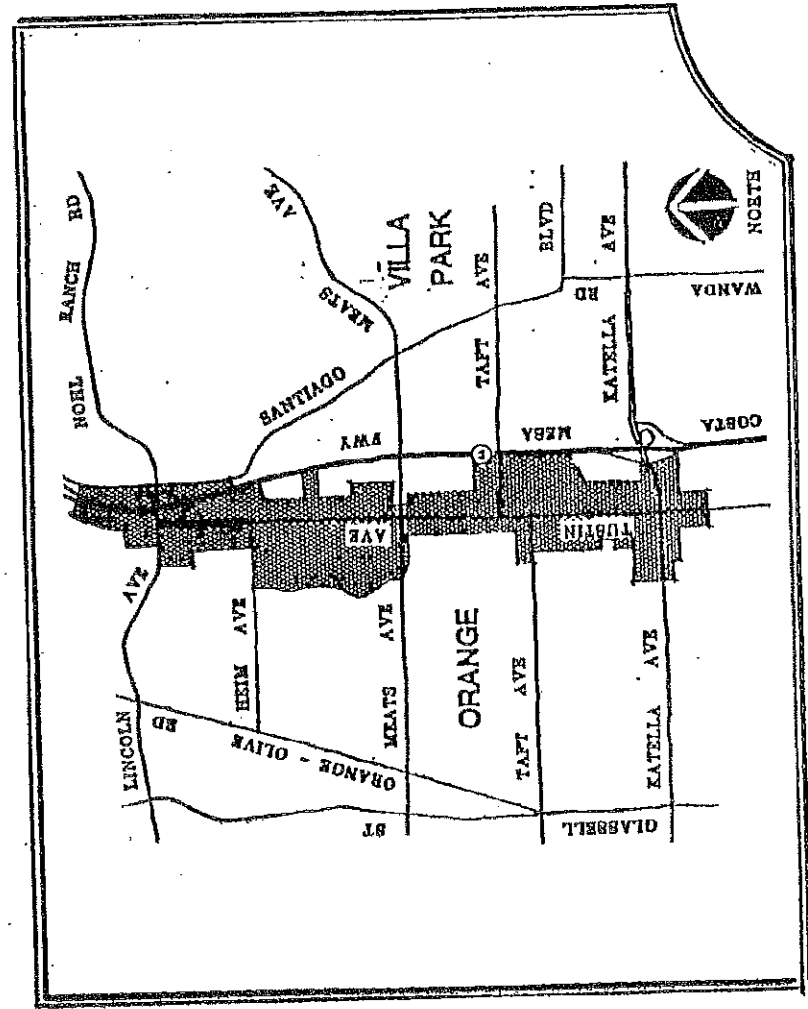
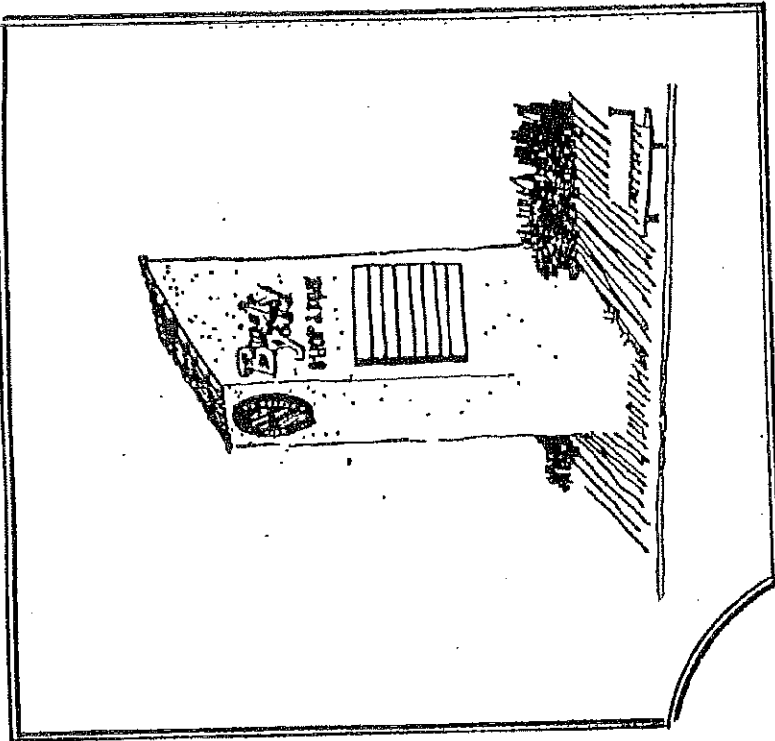


Color

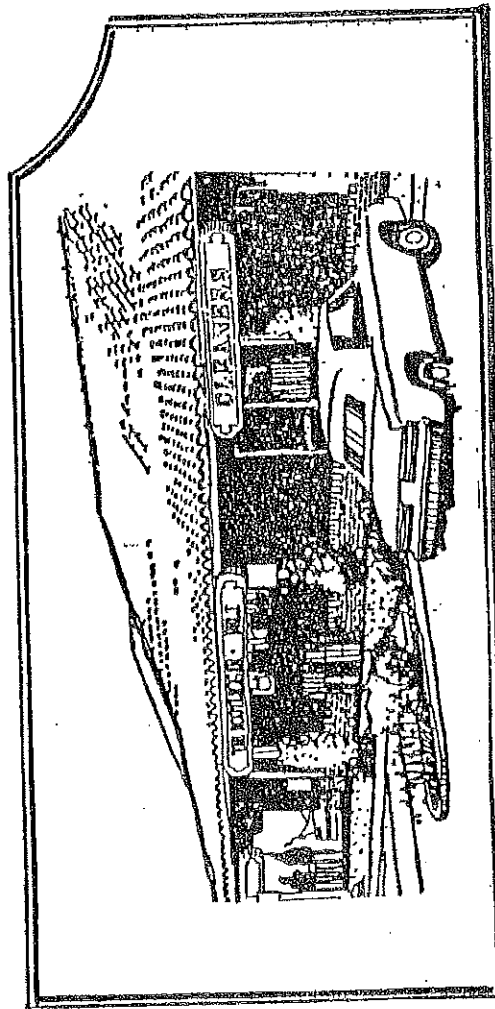
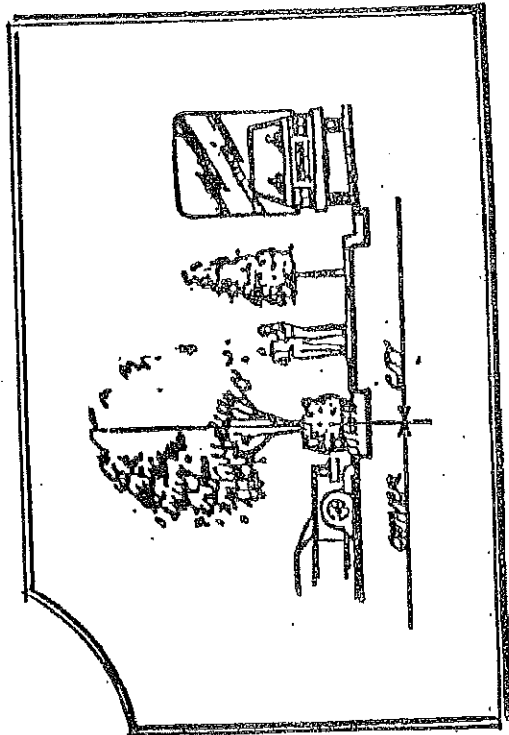
Color is an important feature in the Tustin Street Project Area, and shall be considered carefully in both remodeling and new construction. Color can affect the perception of mass, scale, rhythm and texture. The areas in a building that shall be considered when selecting colors include, 1) the main body of the building, 2) the trim (all portions of a building that protrude from the main face, such as trim around windows or parapets that protrude above the roof overhang), 3) window sashes, and 4) roofs or roof overhangs. Some buildings incorporate materials which provide color in their natural state, such as brick, stone, or marble.

Landscape color, whether in foliage, flower or fruit, can be selected to harmonize or accent the architectural color palette.





IV. DESIGN STANDARDS



Introduction

The purpose of design standards is to foster good design to encourage reinvestment in the Tustin Street Area, and to improve the area's economic vitality. The Tustin Street Project area currently contains a lively mix of architectural styles and designs, many of which contribute to the whole. The standards do not seek to impose an over-riding style, a limited color palette or an artificial theme, but to enhance and coordinate the best of the designs in the area and to supplement these with quality designs.

The concept of "compatible" design is one of the most important concepts in understanding these standards. Compatible designs do not seek to imitate neighboring buildings, but do reflect their surroundings in terms of the design concepts discussed previously - mass, scale, rhythm, texture and color. Compatible designs are in harmony with the best designs of surrounding buildings.

In this section, the buildings in the Tustin Street Project Area have been divided into the three design categories described previously: freestanding buildings, strip developments, and mall developments. Since each category of building has special design problems, separate standards are presented for each. The applicability of thematic districts and design zones are also described for each of the three design categories.

Thematic Districts

When a project is submitted to the Design Review Board, it will first be categorized in terms of:

- 1) thematic district, 2) design zone, and 3) design category.

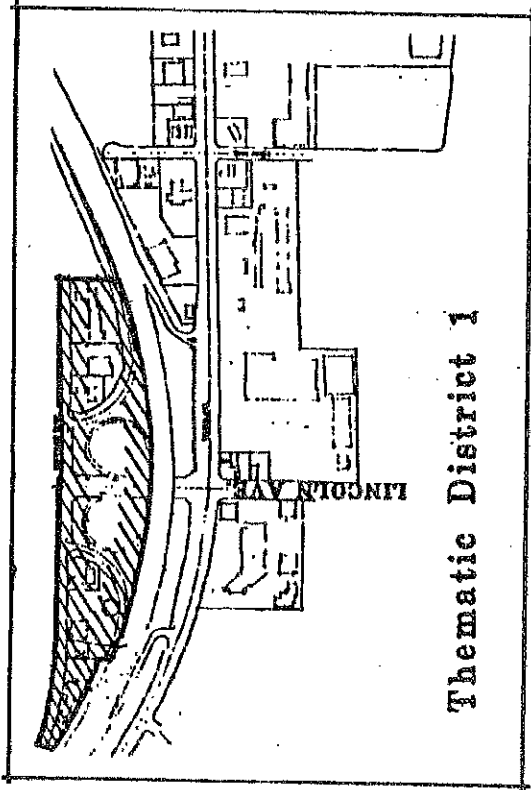
The Thematic District established a few specific rules for all buildings in Districts 1, 2 and 3, based on the dominant theme of each district. The Design Zone defines which of the surrounding buildings must be considered in the design of the proposed building. The Design Category then establishes the basic principles that all buildings of a given type (freestanding, strip or mall) must follow.

Thematic Districts are defined geographically as indicated in the first map in Section III. General Standards for each thematic district are indicated below:

District #1 - Buildings in this area should relate to the residential buildings to the east. Standards include:

1. Building heights shall not exceed the residential standard of 30 feet, as required by zoning for buildings within 120 feet of residential property.
2. Buildings shall avoid the appearance of large scale by subdividing long unbroken wall surfaces into smaller units by the use of varied materials or bays and projections to alter the surface itself.
3. Building materials shall incorporate the use of small scaled units such as brick, wood shingles, clapboard, and tile to maintain a human scale. (Stucco and plaster are not prohibited but are encouraged to be mixed with other materials. Cement block, tilt-up concrete and similar "industrial" materials are prohibited).

4. Building designs shall incorporate hipped or gabled roofs similar to those found in residential areas. Flat roof are strongly discouraged.



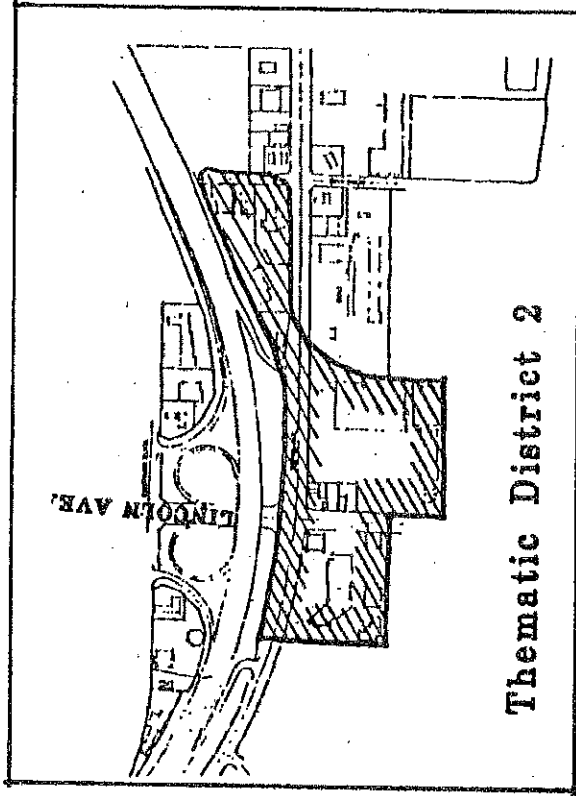
Thematic District 1

District #2 - Buildings in this area shall respond to the hillside character of the site and the design theme established by the Brickyard development. Standards include:

1. Site development shall be designed to take advantage of grade changes where these occur and to minimize grading.
2. Where trees are required on private properties, (as detailed later in this Section), these shall include Eucalyptus trees wherever feasible to blend with the existing theme.
3. Building materials are encouraged to include one or more of the materials used in the Brickyard: mottled red-brown tile for roofs, dark brown stained wood trim and supporting posts and textured stucco. Building materials

are not limited exclusively to these materials, but the incorporation of some or all of these materials along with other materials is encouraged.

4. Building designs are encouraged to incorporate hipped roofs, low at the facade, where feasible. Where the building design includes a flat roof, covered walkways shall provide an indication of a roof treatment in a compatible material.



Thematic District 2

District #3 - Buildings in this area should reflect the design theme established by the remodeled Mall of Orange. Architectural design features recommended for this remodeling and for District #3 include:

1. Since the Mall is such a massive structure as a whole, it is important to include smaller architectural elements to provide more human scale. These may include roof treatments, roof overhangs, arcades or canopies.

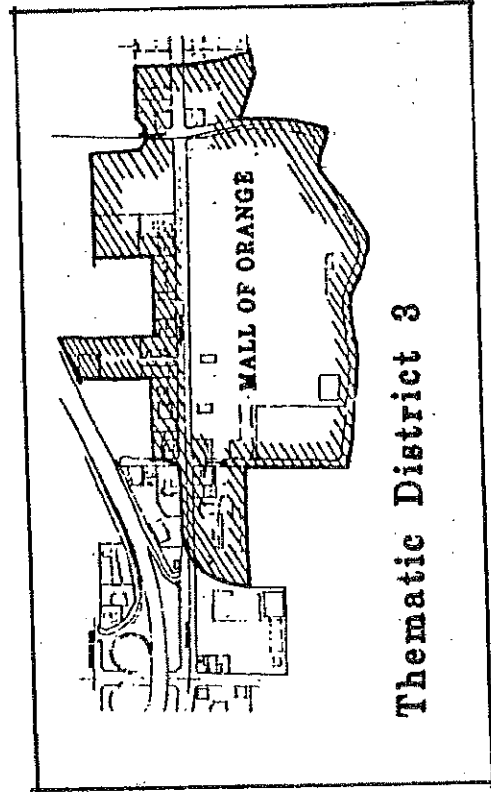
2. The texture of building and plant materials should also be selected to enhance human scale and to provide varied and interesting places to attract people.

3. Buildings within the Mall parcel but not attached to the Mall shall be designed with architectural and landscaping features which relate to, and enhance, the best architectural features of the Mall. In this way the total parcel will be coordinated and improved.

4. All exterior signage for the Mall and for all freestanding or strip developments on the Mall site shall be consistent in design, color, and materials.

5. Bus layover areas along Tustin Street in front of the Mall shall be relocated to a side street or rear parking lot area.

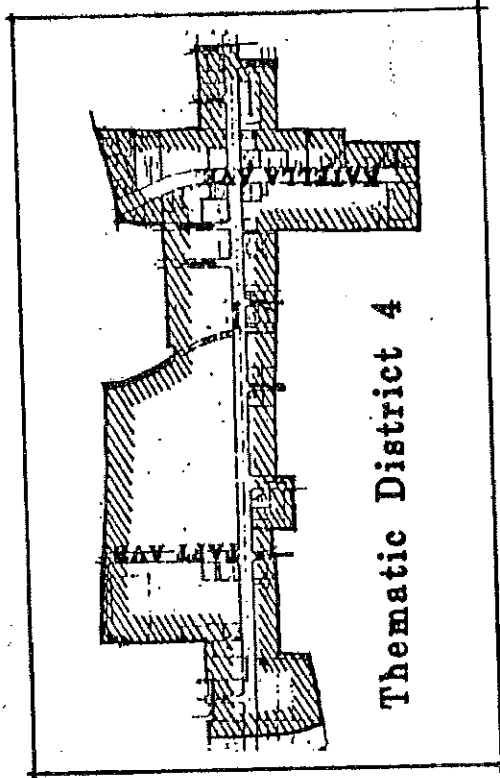
6. Landscaping in District #3 shall seek to expand on the planting themes initiated by the



Thematic District 3

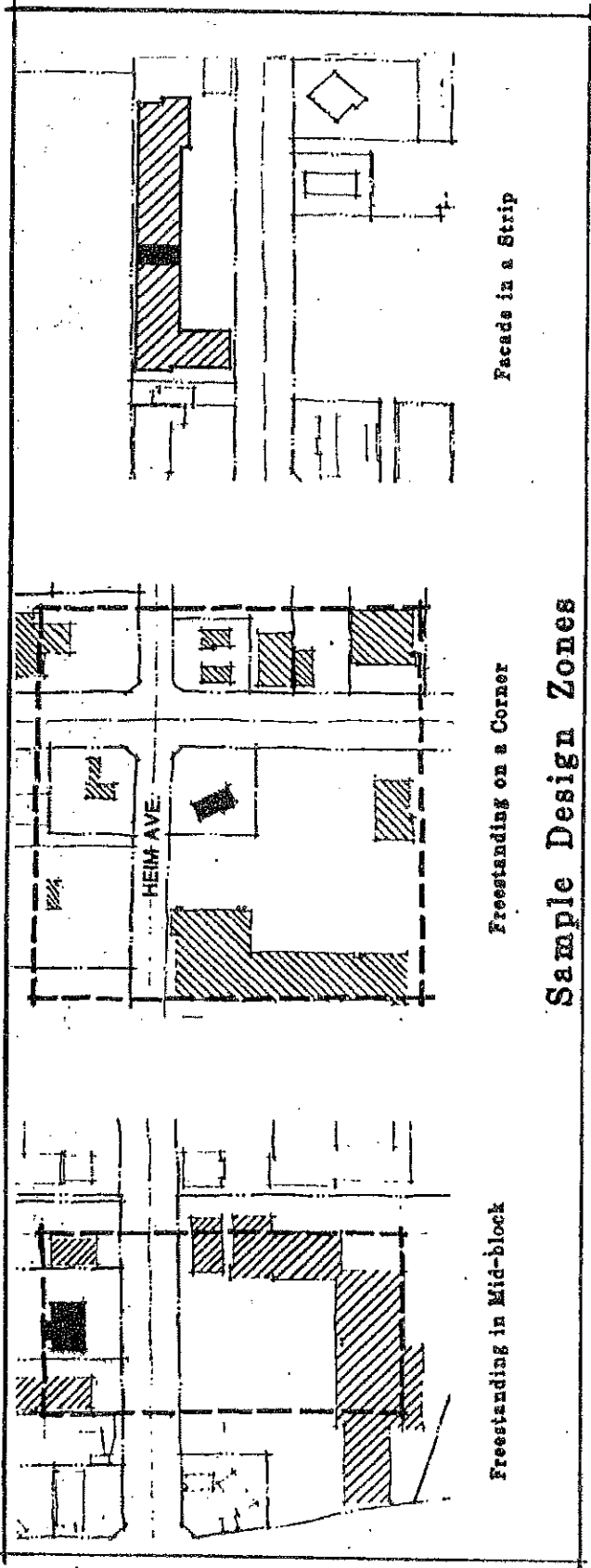
Mall of Orange, in order to reinforce the Mall area as a special district. Landscaping of the Mall parking lots and parking access points shall be consistent on all sides of the Mall.

7. In front of the mall, within the public right-of-way on Tustin, a median with a planting and lighting treatment distinct from the rest of the project area should be instituted. Realignment of the parking lot access across from the main mall entrance shall be encouraged to provide for direct cross traffic of the signal. Enhanced paving in the cross walks at this location should be installed to reinforce the awareness of this entrance.



Thematic District 4

District #4 - Since no dominant design theme exists in this area, the Design Zone (discussed below) is of increased importance. Where the Design Zone offers no examples of good design, infill or remodeling is encouraged to follow the themes established by Tustin Square, Ralph's Supermarket, or Great Western Savings and Loan, whichever is nearest.



Design Zones

Sample Design Zones

The Design Zone defines the area within which a proposed building must consider adjacent building designs. Design Zones include the two adjacent and all opposing buildings surrounding the proposed building.

The limits of the zone are defined by the edges of the two adjacent buildings and encompasses all buildings included within, or touched by, a perimeter line extended from the adjacent buildings. The proposed project will be evaluated against all other buildings in the Design Zone which comply with these Standards. Examples of Design Zones are shown in the figure above.

Modifications to an individual storefront within a strip or mall development need not consider other buildings in the design zone, but must consider the design of all other storefronts in the mall or strip which comply with these Standards and any existing sign program.

Design zones are especially important to consider for proposed buildings in Thematic District #4 or for freestanding buildings. The use of design zones is further detailed for each of the Design Categories below.

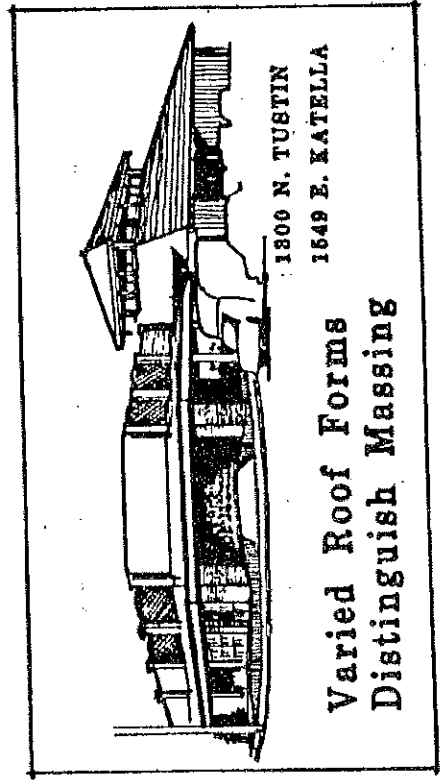
Design Categories

For the purpose of establishing specific standards, freestanding buildings have been divided into three groupings: 1) food service, office and financial establishments, 2) retail and entertainment establishments, and 3) automotive sales and service establishments.

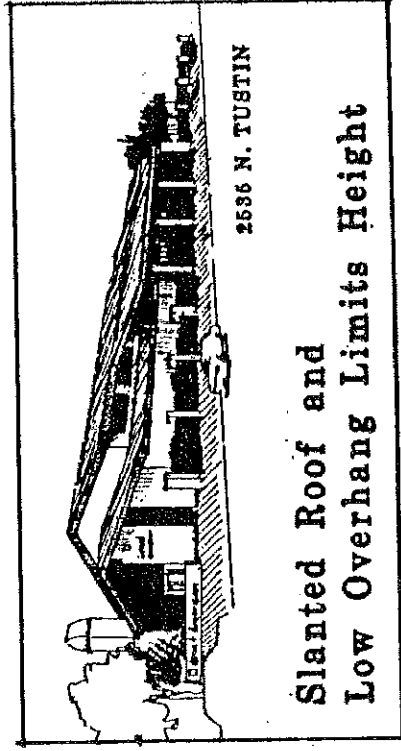
FREESTANDING BUILDINGS

Standards for Food Service, Office, and Financial Establishments

1. Use Distinctive Massing - Much of the building massing in the Tustin Street Project Area consists of simple box-like forms. Food service establishments, offices, and financial institutions offer the best opportunity for varied building massing and such variation is encouraged to add interest to the Area.



2. Use Intimate Scale - Food Service establishments, offices, and financial institutions emphasize personal service as their primary products. These structures shall reflect that service by designs which provide intimate scale in entries and interior spaces. Building components such as windows, doors, and decorative trim shall emphasize the intimate scale in coordination with each other and the building scale.



3. Limit Visual Impression of Height - The maximum height of proposed projects shall be consistent with the established zoning. However, freestanding food service, office, and financial establishments shall limit the visual impression of height by use of roof treatments, varying the plane of exterior walls and/or stepping back upper floors where feasible.

4. Design for Public View - Each wall surface of a freestanding food service, office, or financial establishments which is accessible to the public shall be treated as a primary facade and shall be designed for public view. These areas shall also be landscaped in accord with the landscaping standards defined elsewhere in

this document. Wall surfaces which do not involve entries, drive-up windows, or view windows must also be treated as a primary facade where the placement on the lot permits public view. Landscaping and screening of areas needed for services, such as deliveries or trash collection is also required.

5. Use Varied Textures - Food service office and financial establishments are encouraged to be trend setters in the use of varied textures and materials. Buildings within the Design Zone shall be reviewed for textures and materials. Where the Design Zone emphasizes stucco or solid surface materials, the new building is encouraged to include alternative treatments where these promote an intimate scale, particularly wood shingles, clapboard or brick. Where the Design Zone includes such small scaled, textured materials, the new design shall be compatible with the existing materials.

6. Use Related Colors - Buildings within the Design Zone shall be reviewed in terms of colors used. Colors used on the proposed food service or financial building shall be related to those dominant in the design sphere. The use of accent colors for trim areas is encouraged for these buildings. (See also Color Section section.)

7. Screen Mechanical Equipment All rooftop mechanical equipment shall be located at a distance from the edge of the building so as not to be visible from the pedestrian level. If such units must be placed in a visible location for functional reasons, they shall be screened in a matter consistent with the building facade. Since many rooftops in the Project Area are also visible from the freeway, all rooftop equipment shall be at least screened from view using fencing or other appropriate materials.

Standards for Retail and Entertainment Establishments

1. Use Similar Massing - The massing of freestanding buildings shall remain generally consistent with buildings within the Design Zone. Where the massing within the Design Zone emphasizes a simple block form, variations to this form are encouraged to break-up large solid wall surfaces. Radically different massing - such as A-frames - are discouraged.

2. Retain Scale of Components - The scale of proposed buildings and building components shall remain consistent with the existing buildings in the Design Zone. The scale of a proposed project shall have similar qualities as buildings within the Design Zone which comply with these Standards. Building components such as windows, doors, and storefront modules shall be considered in respect to 1) each other; 2) the entire new facade; and 3) the scale of these elements found in other buildings within the Design Zone.

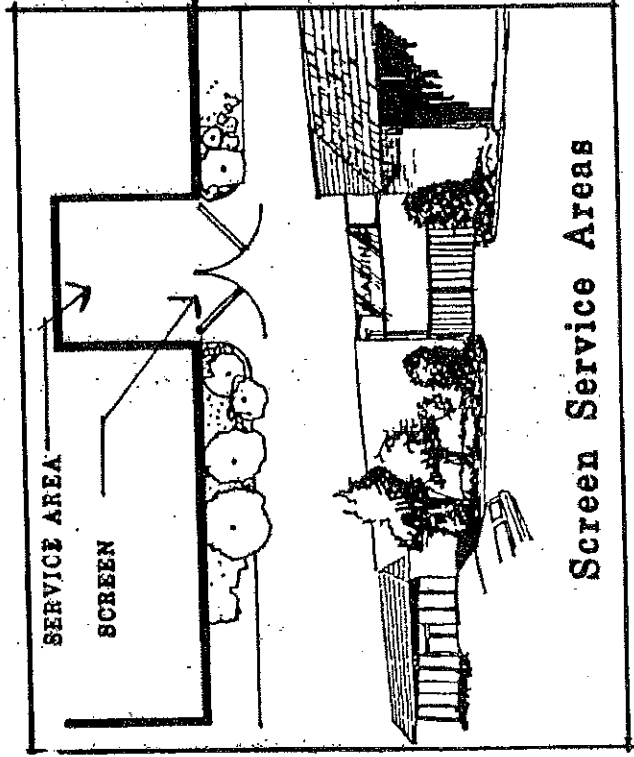
3. Limit Visual Impression of Height - The maximum height of proposed projects shall be consistent with the existing zoning. However, the facades shall be designed to be in harmony with the maximum height predominant within the Design Zone. In general, new buildings exceeding the predominant height of the Design Zone shall step back the stories exceeding the predominant height by a minimum of twenty feet from the primary facade.

4. Maintain Similar Proportions - The proportion of the major elements of a building shall be complementary to the proportion found between similar elements in buildings in the Design Zone. These elements include windows,

Standards for Automotive Establishments

For the items discussed above, the standards for automotive establishments are the same as those of Retail and Entertainment Establishments. In addition the following standards shall apply.

1. Screen Service Areas - Automotive service areas shall not be located to be visible from the primary frontage. Such areas shall be located either behind the main facade or in a wing perpendicular to the primary facade.
2. Screen Auto Storage Areas - Automobiles awaiting repairs shall be stored in areas screened from public view by the building facade or by solid fencing and/or landscaping. Automobiles or trucks available for sale shall be partially screened from the street by the use of landscape materials or low berms.



doors, and storefront design. For example multi-paned glazing is rarely found in storefronts and single pane glazing is recommended where this is a common element in the Design Zone.

5. Limit New Emphasis - In new projects, emphasis shall be used with restraint in order not to detract from the overall character of the Design Zone. A major element of emphasis, such as at an entry, shall not overshadow design elements of adjacent buildings.

6. Use Compatible Textures - The texture of new facades shall be compatible with the buildings within the Design Zone. The predominant materials found in the Tustin Street Project area include stucco, plaster, wood posts and trim and clear glass in windows or storefronts. Other materials may be inappropriate, particularly where their surface texture or pattern differs substantially from existing materials. For example diagonal wood siding or reflective glass are not compatible in the context of those areas of Tustin Street which have plaster buildings both because of their surface texture and because the pattern created is substantially different from plaster. Variations in texture are permitted where these emphasize intimate scale such as bricks, shingles, or tile.

7. Screen Mechanical Equipment All rooftop mechanical equipment shall be located at a distance from the edge of the building so as not to be visible from the pedestrian level. If such units must be placed in a visible location for functional reasons, they shall be screened in a manner consistent with the building facade. Since many rooftops in the Project Area are also visible from the freeway, all rooftop equipment shall be at least screened from view using fencing or other appropriate materials.

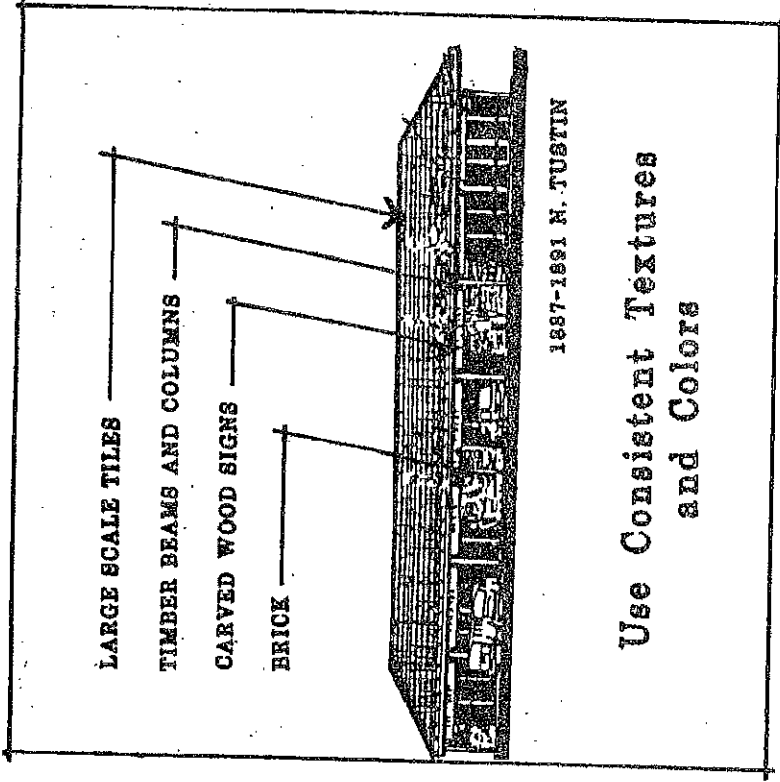
STRIP DEVELOPMENTS Standards

1. Use Similar Massing - The massing of strip developments shall remain consistent with buildings within the Design Zone. The use of arches, arcades, roof overhangs and full roofs are encouraged to add variety to the simple block-like massing of many strip developments.

2. Use Consistent Scale - The scale of units within a strip development shall be consistent throughout the development. Where anchor or major tenants require larger building areas, the larger scale of these units shall be broken-down into units comparable to the predominant unit in the development. The scale, and unit sizes, shall relate to the scale of other developments within the Design Zone.

3. Use Consistent Textures and Colors - All storefronts within a strip development shall utilize a consistent palette of materials and textures. While generally this will mean a continuous treatment of the entire strip frontage, it is acceptable to vary individual storefronts within a given palette of materials. For example, brick bases under shop windows could alternate with stucco treatments where there is a variation in the plane of the facade which relates to such changes in material.

4. Use Height for Balance - Anchor stores, which are typically taller than the strip stores, can be used to create balance within the development. The placement of anchor stores shall consider the overall effect of balance for the strip and its relationship to surrounding buildings in the Design Zone.

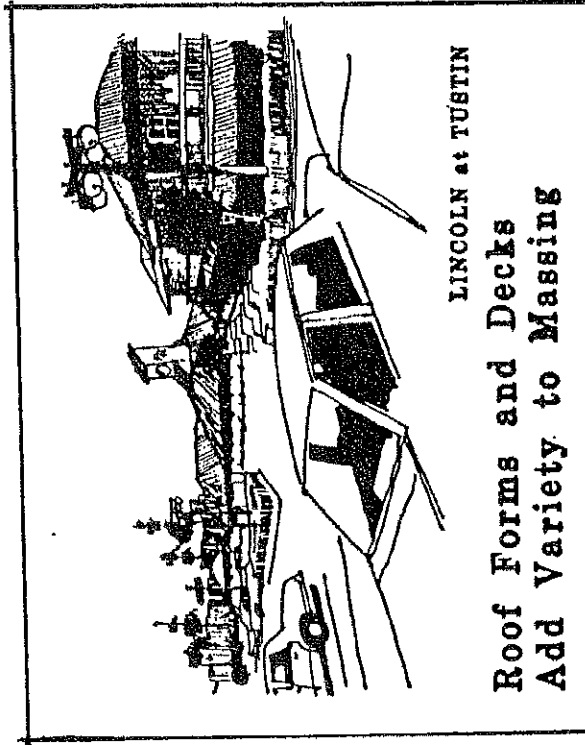


5. Limit Emphasis - The height and scale of an anchor store will automatically create an emphasis for the strip development. The use of textures, colors and materials on the anchor store shall be consistent with that of the other stores in the strip to avoid an over-emphasis.

6. Maintain Similar Proportions - The proportion of the major elements of a strip development shall be consistent throughout the strip and shall be compatible with proportions found in the Design Zone. These elements include windows, doors, and storefront design. For example multi-paned glazing is rarely used in the Tustin Street Project Area and its use is not encouraged. Exceptions are possible,

MALL DEVELOPMENTS Standards

1. Use Variety in Massing - By the large size, mall developments tend to provide the visual impression of a very large solid form. Design

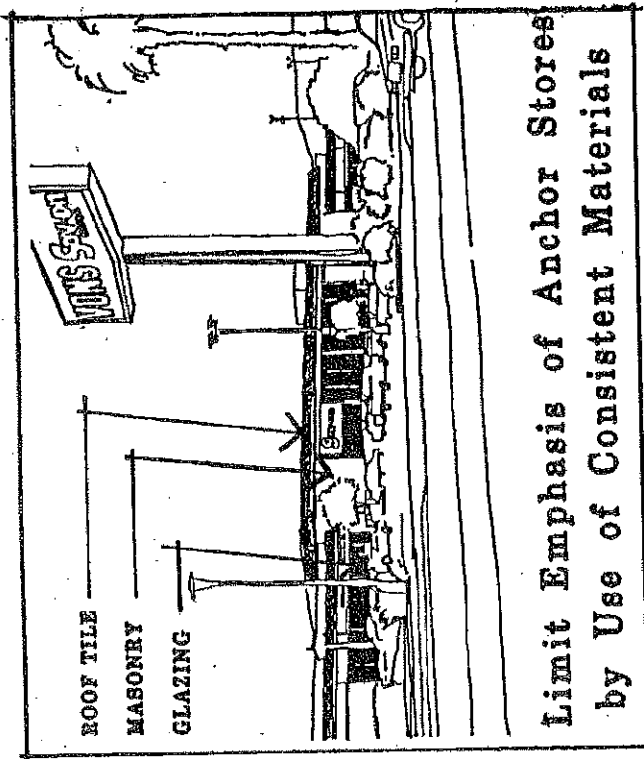


LINCOLN at TUSTIN

Roof Forms and Decks Add Variety to Massing

approaches which break-up this large form will help add variety to the mall. Glass fronted entries, glass display windows or cases, and variations to the solid plane of exterior walls will help to reduce the solid form to a more interesting composition of forms.

2. Provide Intimate Scale - The large scale of the mall structures and building components tend toward a monumental scale. The scale of building components shall be consistent with existing buildings in the Design Zone and shall provide a more intimate scale where possible. For example, while general mall entries may be

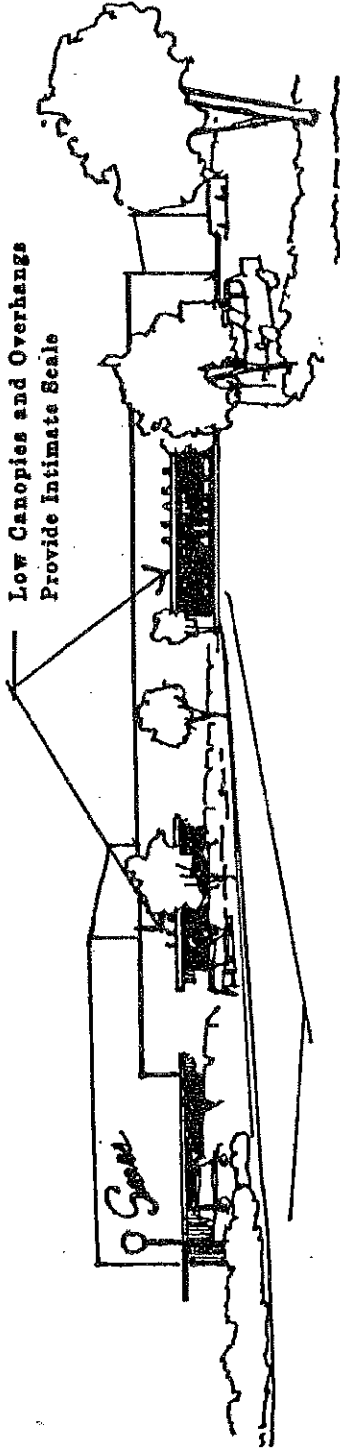


Limit Emphasis of Anchor Stores by Use of Consistent Materials

however, where a major strip development is proposed, which would dominate a portion of the Project Area. In that case, multi-paned windows could be permitted if their use is compatible with the design of the strip as a whole and such windows are consistently used throughout the strip.

7. Screen Mechanical Equipment All rooftop mechanical equipment shall be located at a distance from the edge of the building so as not to be visible from the pedestrian level. If such units must be placed in a visible location for functional reasons, they shall be screened in a manner consistent with the building facade. Since many rooftops in the Project Area are also visible from the freeway, all rooftop equipment shall be at least screened from view using fencing or other appropriate materials.

Low Canopies and Overhangs
Provide Intimate Scale



2100 N. TUSTIN

Provide Intimate Scale Components

large and imposing, entries to anchor tenants can employ angled recesses, awnings, roof overhangs, planter boxes, or similar design components to provide a more intimate scale.

3. Use Height for Balance - Anchor stores, by their greater mass and height create emphasis which can be used to create balance within the mall development. Anchors may be balanced by other anchors or by design treatments which create asymmetrical balance.

4. Design for Public View - Like freestanding buildings, a mall development is generally open to public view on all sides. Therefore each side of the mall shall be treated consistently in design and landscaping and maintained in a manner suited to public view.

5. Use Consistent Textures and Colors - The entire mall exterior, including anchor stores, shall utilize a consistent palette of textures

and colors. This palette may include a range of materials and colors to provide for individuality, but each texture or color shall be repeated in use in such a manner to provide a sense of unity to the whole. For example, an anchor store may use a brick facade while the other facades are stucco, if the use of brick is repeated in planter boxes or entry treatments elsewhere on the mall's exterior.

6. Screen Mechanical Equipment All rooftop mechanical equipment shall be located at a distance from the edge of the building so as not to be visible from the pedestrian level. If such units must be placed in a visible location for functional reasons, they shall be screened in a manner consistent with the building facade. Since many rooftops in the Project Area are also visible from the freeway, all rooftop equipment shall be at least screened from view using fencing or other appropriate materials.

Color Selection

1. All paint products, awning fabric or other color elements shall be durable and fade resistant and shall be recommended by the manufacturer for the proposed use and location.
2. The use of simple color schemes involving a maximum of three colors is recommended.
3. The use of monochromatic and complementary accent and trim colors is recommended.
4. The use of bold primary colors (pure reds, yellows, blues) are not recommended for building facades except for accent elements.
5. The use of bright or garish colors (i.e. fluorescent "hot" or "day-glow" colors) is prohibited.
6. Retaining of building materials in their natural state (particularly brick or terra cotta) is strongly recommended.
7. The painting of exposed and previously unpainted brick is not permitted. The water proofing of exposed red brick surfaces is also discouraged.
8. The use of colors to express individuality and identity within a cohesive and attractive framework is encouraged. Such colors shall be in harmony with other colors used in the Design Zone.

Signage Standards

The purpose of establishing signage standards is to encourage graphic excellence, to reduce conflicts between signs and to improve the appearance of the City. The City has established standards for the size and appearance of signs and a design review process. This section is not intended to eliminate standards established by the City's Sign Ordinance, however, this section has the additional purpose of creating unity among signs for a limited portion of the City - the privately owned property in the Tustin Street Project Area. For that reason, additional regulations or modifications of current regulations are described below to achieve that purpose.

PERMITTED SIGNS

The primary intent of these standards is to establish consistency in all signage within a given parcel and a compatible system of signage throughout the area. The amount and type of signage permitted is detailed in the Signage Standards section below.

Two major categories of signage are permitted, as follows:

1. Freestanding Sign means any sign which is wholly or partially supported by a structural element which is not an integral part of a building. This includes ground signs, planter box signs, pole signs and pylon signs.

2. Wall Signs means a sign attached to the exterior wall of a building. This includes projecting signs, roof signs, hanging signs, marquee signs and parapet signs.

The definitions of signage types and terms should otherwise be as presented in the City's ordinance.

PROHIBITED SIGNS

The following types of signs are prohibited by City Ordinance:

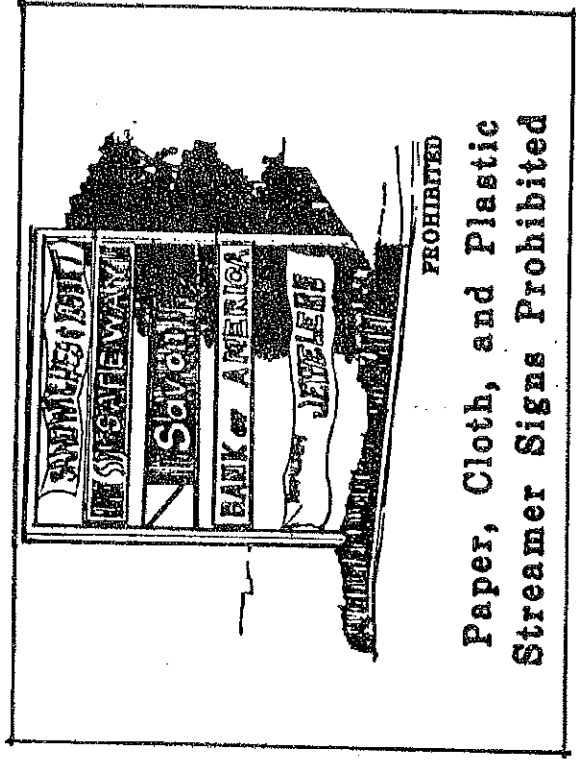
1. Bench Signs;
2. Billboard Signs;
3. Captive Balloons;
4. General Advertising Signs
5. Portable Signs;
6. Portable Reader Boards;
7. Wind Sign or Device;
8. Window Signs, Temporary - located above the first story.

In addition, the following types of signs are prohibited within the Tustin Street Project Area:

1. Awning or canopy sign, except on the valance.
2. Can type signs, whether freestanding or wall

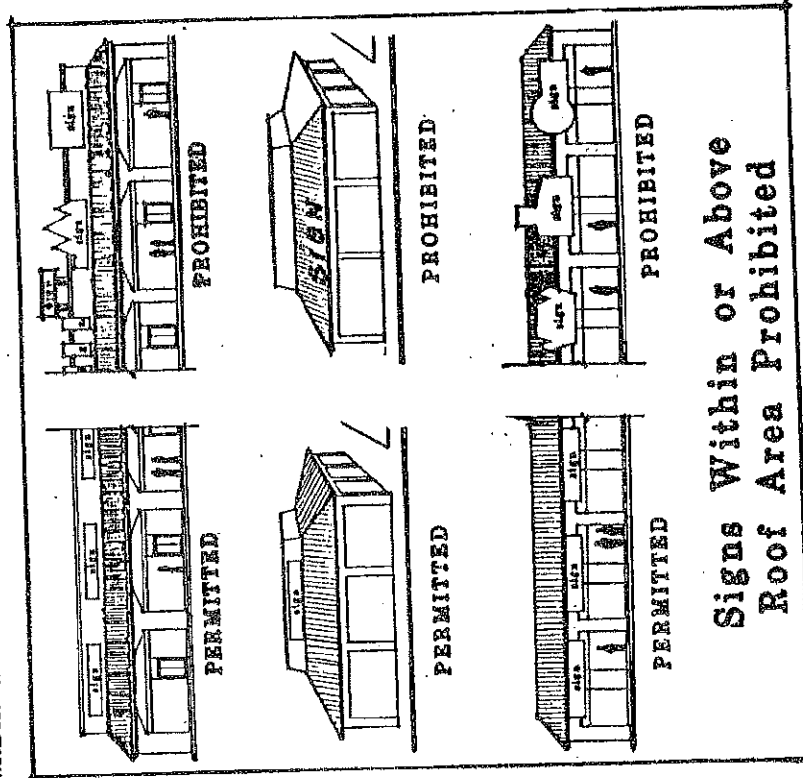
signs, unless such signs include the following design enhancements:

- a. Can signs are to be designed to permit illumination of the logo or lettering. Background areas shall be designed in dark colors or of opaque materials to prevent or reduce light transmission.
 - b. The area of lettering on a can sign shall be limited to 70% of the sign area.
3. Light bulb strings - except holiday decorations which are limited to one 30-day period per calendar year.
 4. Moving, flashing, rotating or blinking signs except time/temperature devices.
 5. Off-premises Signs - except for freeway oriented signs where allowed by Conditional Use Permit;



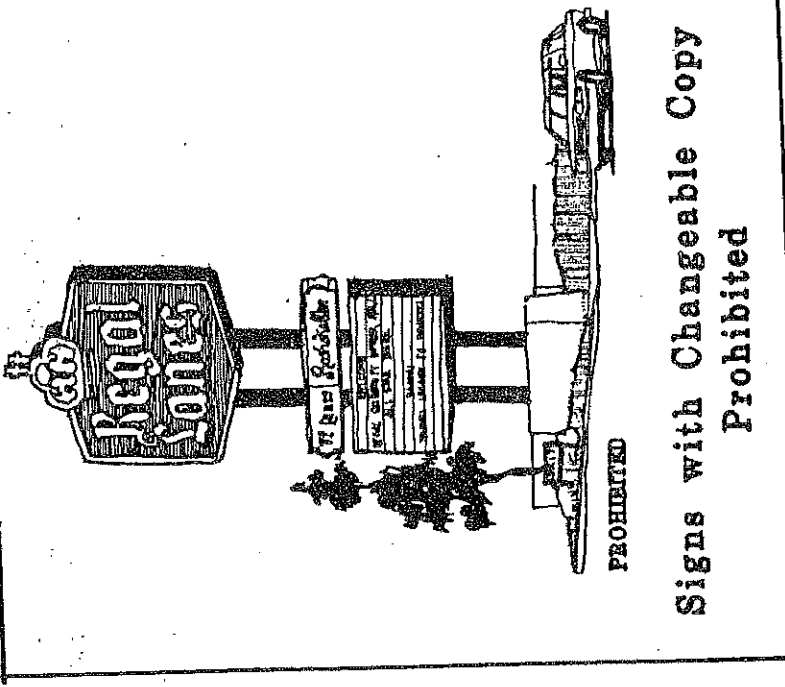
6. Paper, cloth, or plastic streamers or "sale" signs affixed to the exterior portions of the building. (See "window signs" for further information).

7. Signs placed within a sloping roof area, signs attached to a roof in any manner, and any other graphics which extend wholly or in part above the main roof line of the structure to which it is attached.



8. Signs which cover or interrupt architectural features.

9. Signs containing changeable copy except theatre marquee signs, or gas price signs.



Signs with Changeable Copy Prohibited

10. Vehicle Signs - signs attached to vehicles which are parked to advertise a nearby business.

11. Window signs affixed to the exterior of the window or occupying more than 20% of the window area.

SIGNAGE STANDARDS

The following signage standards applicable to the Tustin Street Project Area are intended to promote uniformity and a unique identity for the Area.

General Standards

1. In order to achieve the objective of uniformity in signage, each property owner will prepare a sign plan applicable to all signs within that property.
2. The sign plan must be completed within six months after adoption of these Design Standards and submitted to the Design Review Board for approval, unless subsequent ordinances or Agency incentive programs specify a different time frame.
3. No changes to tenant signs within the Tustin Street Project area will be permitted until approval of the owner's sign plan has been obtained.
4. The sign plan will include the materials requested in Element 4, "Signs" of the DRB submittal requirements (a copy is included in the appendix materials).
5. At a minimum, the sign plan will specify the colors, materials, locations, sizes and methods of lighting of all signs for the property. Samples must also be provided which indicate the proposed size of lettering, style of lettering, lines of copy and use of logos for typical signs.

Wall Or Building Signs

1. The total sign area of wall or building signs per parcel is limited to 1.0 square foot of sign area per lineal foot of building frontage, measured along the facade facing the street named in the street address. For strip developments, total sign area shall be distributed among the individual storefronts in proportion to the frontage length of each.

1. SIZE AND LOCATION OF BUILDING SIGNS

2. SIZE AND LOCATION OF FREESTANDING SIGNS

3. DESCRIPTION OF SIGNAGE:
 COLOR: _____
 MATERIAL: _____
 LIGHTING: _____

4. SAMPLE LETTERING SIZE, STYLE, AND FORMAT

SIGN AREA _____ LETTERING SIZE: _____

Proposed Sign Form (Sample)

6. No building signs will be allowed above the bottom of the second floor window line (where one exists) except where specific higher sign panels exist.

7. The use of graphics consistent with the nature of the product to be advertised is encouraged.

8. Direct and indirect lighting methods are allowed provided that they are not harsh or unnecessarily bright. The use of can type box signs with white or light colored translucent backlit panels are not allowed within the Project Area.

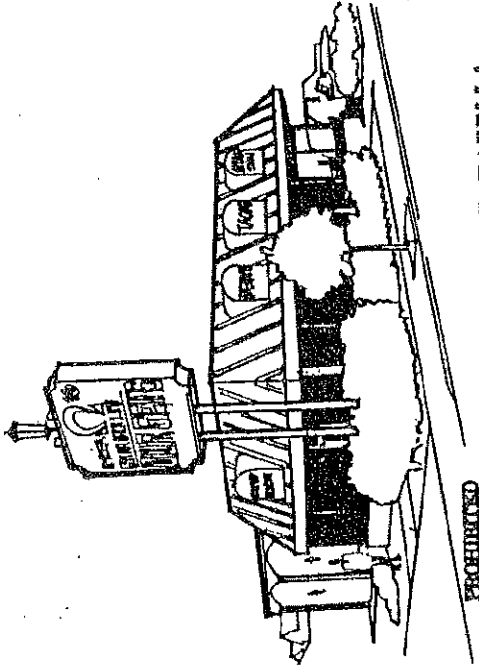
9. Signs colors are required to be compatible with all other signs on that building and all freestanding signs on that parcel.

10. Signage type must be appropriate for the building face upon which the sign is to be located.

11. The use of backlit individually cut letter signs is allowed and strongly encouraged.

12. The use of permanent sale or come-on signs is prohibited. The temporary use of these signs are limited to a thirty day period and is restricted to signs affixed to the interior of windows which do not occupy more than 20% of the window area. Each business is permitted a total of not more than ninety (90) days of temporary signs per calendar year.

13. A sign plan for all buildings is required to insure proper design of signage and adequate identification for tenants. Such programs shall provide for consistency in the size, color, and placement of signs within a property, as noted in the General Standards above.



Omit Signs in Roof Area

2. Corner sites are permitted 1.5 square foot of sign area per linear foot of the building's address frontage provided that no more than 2/3 of the sign area occurs on either facade.

3. The sign area of an individually lettered sign without background is measured by enclosing the entire sign within two sets of parallel lines. The sign area of a sign with border or background is measured by a single continuous perimeter enclosing the exterior limits of the border or background.

4. The use of signs along awning valances is allowed but letter height is limited to 6 inches or less. Letter color will be compatible with the awning and building color scheme.

5. The use of neon signage is allowed but action or "moving" graphics is not permitted.

14. When 60% of the tenant wall signs have been changed to conform to the approved sign plan for that property, the remaining tenant signs must also be changed to conform to the approved plan.

15. The identification of each building address in 6 inch high letters over the main entry doorway is required. Identification of the building address on freestanding signs is also required. (See Freestanding Signs below).

16. Sign backgrounds and sign lettering colors are to be designed with sufficient contrast as to be legible to the visually impaired.

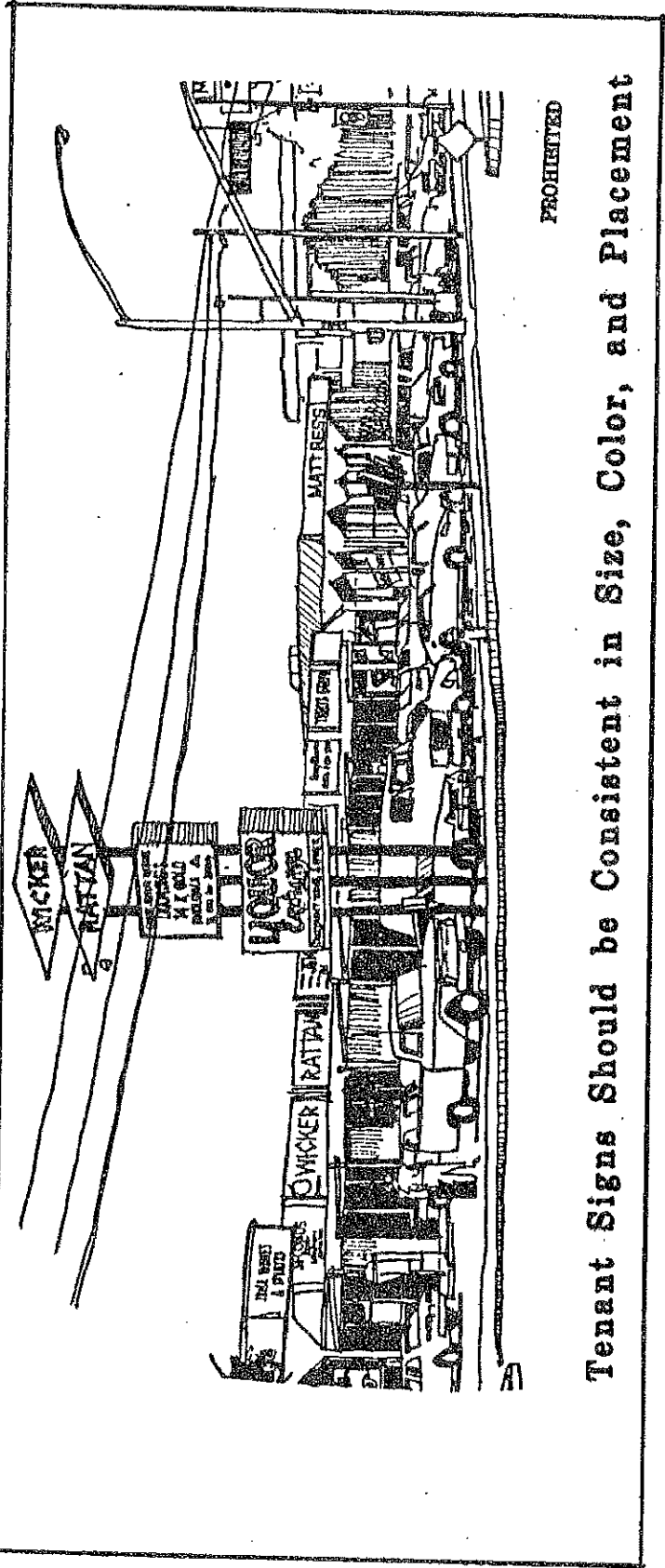
17. The use of logos, corporate insignias, and corporate colors is permitted on any sign provided that these do not occupy more than 25%

of the sign area for the individual sign upon which these are included.

18. Limitations on wall sign height are as follows: a) Signs shall not exceed 24" in height; and, b) The height of individual letters within main wall signs shall not exceed a maximum of 18".

Freestanding Signs (ground signs)

Freestanding signs are intended to provide street addresses, and identification for the strip or Mall as a whole and for major anchor tenants. Limitations of height, size and number of signage are intended to promote rapid identification by motorists while reducing visual clutter.



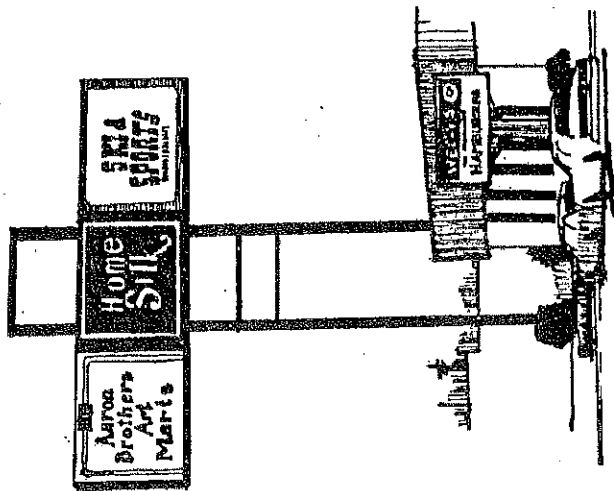
Tenant Signs Should be Consistent in Size, Color, and Placement

height shall be mounted on twin poles or designed as a solid architectural feature.

3. All tenant signs shall be limited in size to the width of the twin poles or architectural features and should be uniform in size and color, in conformance with the sign plan for the site.

4. Freestanding signs are limited to one such sign per parcel or one sign each 200 lineal feet of frontage.

5. The total area of a freestanding sign (including both faces) shall be limited to 1.0 square foot in area for each 1.0 linear feet of building frontage. Corner sites are permitted 1.5 square feet of sign area per linear foot of

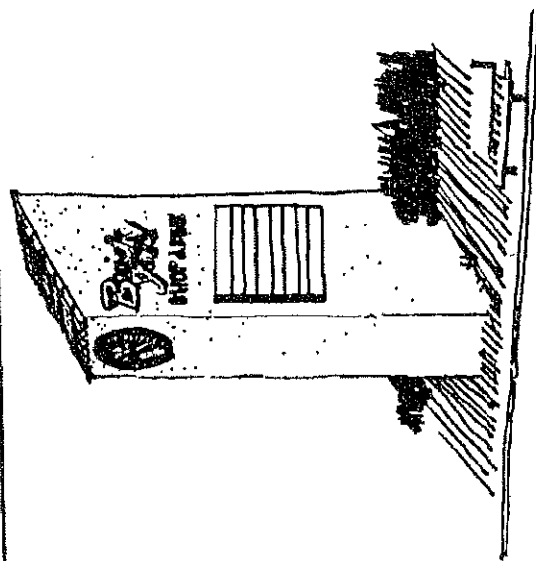


PROHIBITED

Sign Height Limited by Parcel Frontage

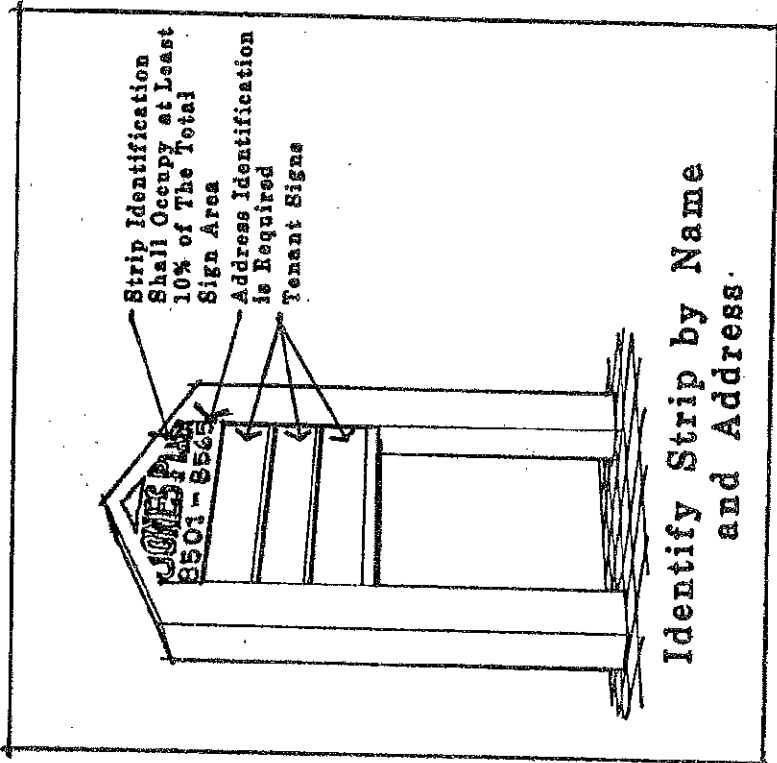
1. Freestanding signs or ground signs are limited to fifteen (15) feet in height for parcels with frontage of 150 feet or more, 10 feet in height for parcels of 80 to 150 feet in frontage and 5 feet in height for parcels under 80 feet in frontage. All heights are measured from the ground to the top of the sign and include poles, pylons or supporting members.

2. All freestanding signs 10 feet or taller in



PERMITTED

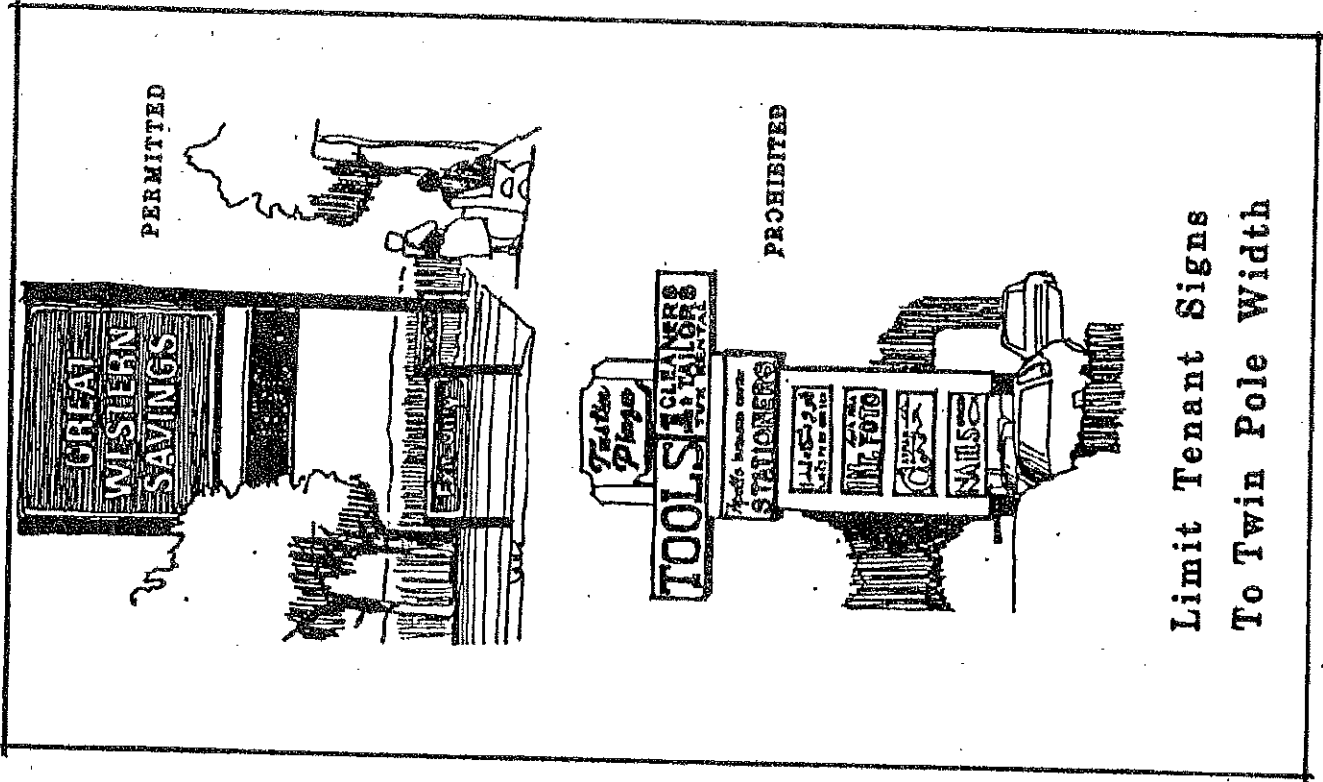
Identify Developing Sign on Freestanding Sign



the building's address frontage. Maximum area shall not exceed 160 square feet each side with total both sides not to exceed 320 square feet.

6. The sign area on freestanding signs shall be allocated to individual tenants in proportion to store area.

7. A minimum of 10% of the sign area of freestanding signs for Malls or strip developments must be devoted to identification of the strip or Mall by address or name and address and decorative poles, trim or architectural features to unify the total sign. Strip developments must display the range of store addresses for that strip.



Parking/Circulation

RECOMMENDATIONS FOR THE PUBLIC RIGHT-OF-WAY

8. When 60% of the tenant signs on a freestanding sign have been replaced and conform to the approved sign plan for that property, the entire freestanding sign must be changed to conform to the approved sign plan. However, the incentive programs are designed to encourage the rapid replacement of all freestanding signs.

All Signs

Although the methods of illuminating signs are not generally restricted in the City's Sign Ordinance, the following restrictions apply to the Tustin Street Project Area:

- Internally Illuminated Signs: Unless otherwise specified herein, internally lit signs are allowed when only individual letters or symbols are illuminated or when background areas are dark in color or opaque in material.

- Neon Tube Signs: A neon tube sign is one with a light source supplied by a neon tube which is bent to form letters, symbols, or other shapes. Neon tube signs are permitted. The area of a neon tube sign shall be counted against the area allowed for that building face.

- Bare Bulb Illumination: The use of bare bulb illumination will be subject to review. Maximum wattage shall not exceed twenty watts per bulb.

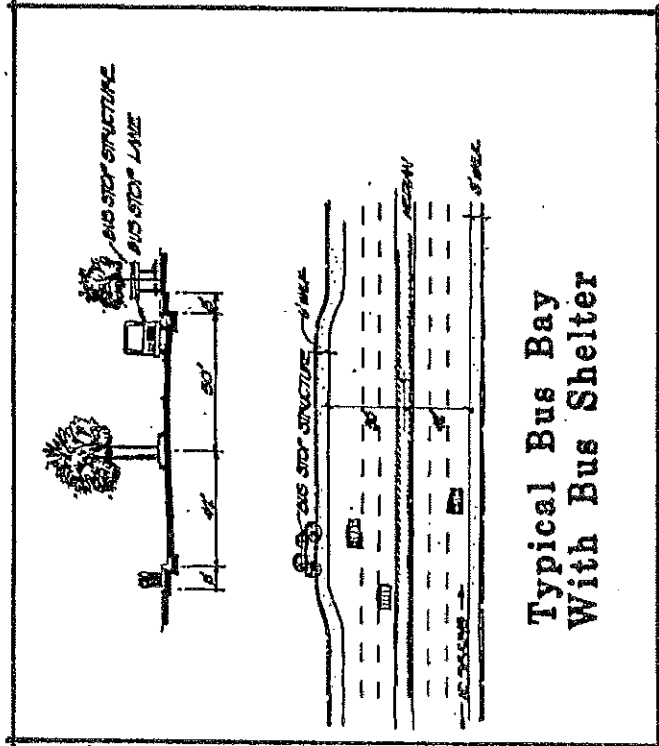
- Flood Lighting and Indirect Illumination: Graphics illuminated by flood light (or spotlight) must be positioned in such a manner that none of the light shines directly onto an adjoining property or glares or shines in the eyes of motorists or pedestrians.

1. Because any changes to circulation patterns in the public right-of-way will affect access to private properties, it is important that public construction efforts be coordinated with existing, rehabilitated or new construction in Tustin Street's private sector. Construction timing and are recommended to minimize negative impacts on retail traffic.

2. Tustin Street's two-way left-turn lane should be replaced by a raised median to eliminate indiscriminate left turns across traffic, both into and out of parking lots. The median should be broken and left-turn pockets provided at intervals between major intersections to provide access to larger strip commercial centers and Malls. Left-turn pocket locations should be coordinated with parking lot access points.

3. The City plans to construct a series of bus bays along Tustin to eliminate the traffic congestion caused by buses stopping within traffic lanes. A prototypical bay is illustrated on this page. Since the construction of bus bays would require an expansion of the existing public right-of-way when new private development is proposed, construction of each bay will involve individual negotiations with adjacent property owners.

4. At least one bus shelter should be installed at each bay, which may require additional right-of-way to allow adequate sidewalk clearance. Shelter design should follow the



**Typical Bus Bay
With Bus Shelter**

prototype established in front of the Mall of Orange. Trash receptacles should be available at each bus stop. Bus bays should be identified using a characteristic small accent tree.

5. To facilitate traffic flow, on-street parking on Tustin Street within the Project Area should be prohibited.

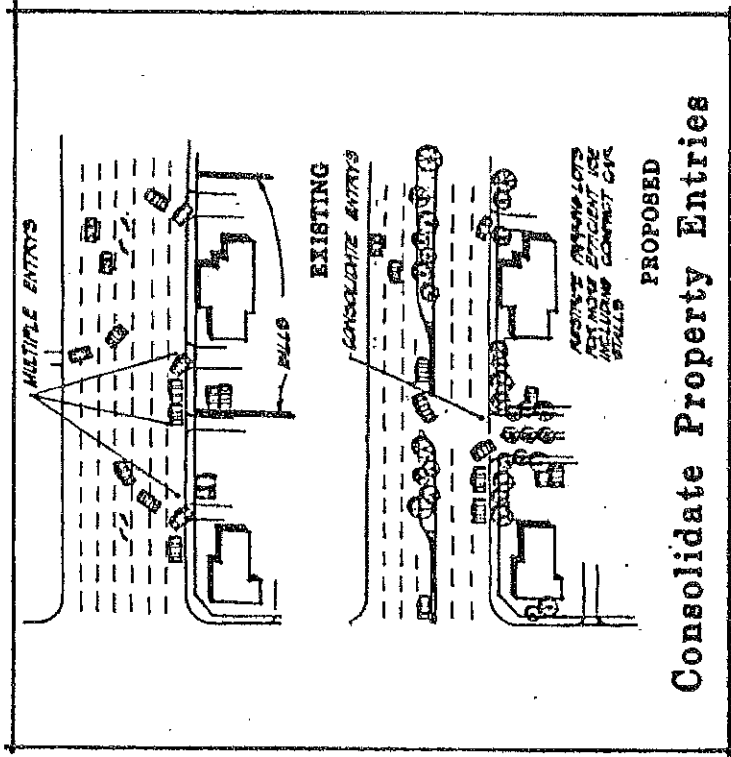
6. Since no bike lanes exist within the Project Area, the use of bicycles impedes traffic flow and causes traffic hazards. The use of bicycles along Tustin Street within the Project Area should be prohibited by City ordinance.

STANDARDS FOR PRIVATE AREAS

Circulation system changes on private property are necessarily linked to public roadway circulation changes. The following items are standards that will require individual

negotiations with specific property owners in coordination with street improvement plan development, in order to achieve implementation.

1. An over abundance of parking lot access points contributes to Tustin Street's congestion. The number of parking lot driveways should be minimized.
2. Where possible, obstructions to traffic flow between adjacent private lots should be eliminated to encourage further reduction in the number of driveways.
3. Where consolidated driveways serve larger strip centers or Malls, left-turn pockets in the medians should be provided if not too close to an intersection for safety.



Consolidate Property Entries

Landscape/Hardscape

RECOMMENDATIONS FOR THE PUBLIC RIGHT-OF-WAY

Landscape and hardscape treatments in the public right-of-way are important in creating an overall first impression of the retail area. The existing streetscape is visually "hard", dominated by extensive pavement and utility lines. Well-maintained landscaping can soften this harshness, provide a sense of continuity, and increase the visual attraction and impression of prosperity important in appealing to new businesses and customers.

1. Existing street trees are small, planted next to the curb where they cannot be allowed to grow large and spread due to conflicts with traffic. Street trees should be relocated to the back of the sidewalk, where they can grow larger to provide shade and attain greater visual significance. Where possible through negotiation with adjacent property owners, street trees may be replaced by trees at the edge of properties, as now occurs along the Mall of Orange. Agreements with private owners whereby street trees could be privately maintained should be encouraged.

2. Street trees should be of consistent species within major blocks. Trees of a distinctively different character from other blocks should be selected for planting in the Mall of Orange thematic district.

3. Street tree species should be selected for their growth characteristics:

- a. Ease of maintenance.
- b. Deep-rooting, or use deep-root planters.
- c. High canopy.
- d. Mature height not exceeding overhead power line height.
- e. Mature spread not conflicting significantly with traffic or sign visibility.

4. Trees that are currently utilized by the City as well as suggested species from the City's approved street tree list are listed below. Other species may be considered as long as they meet the characteristics mentioned above.

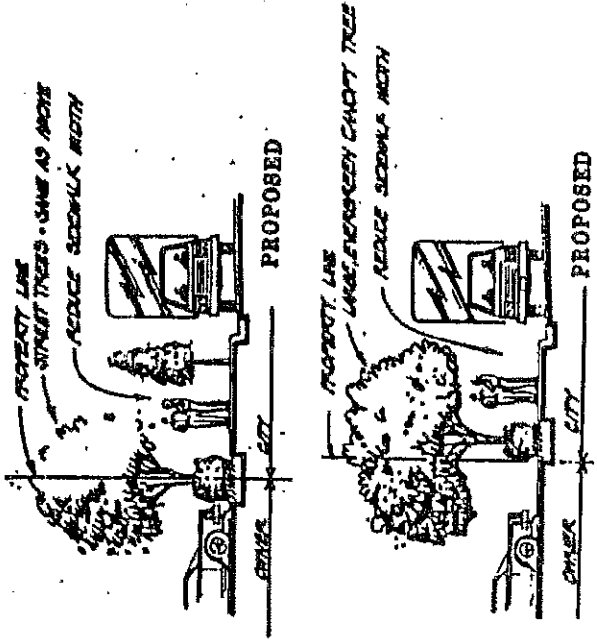
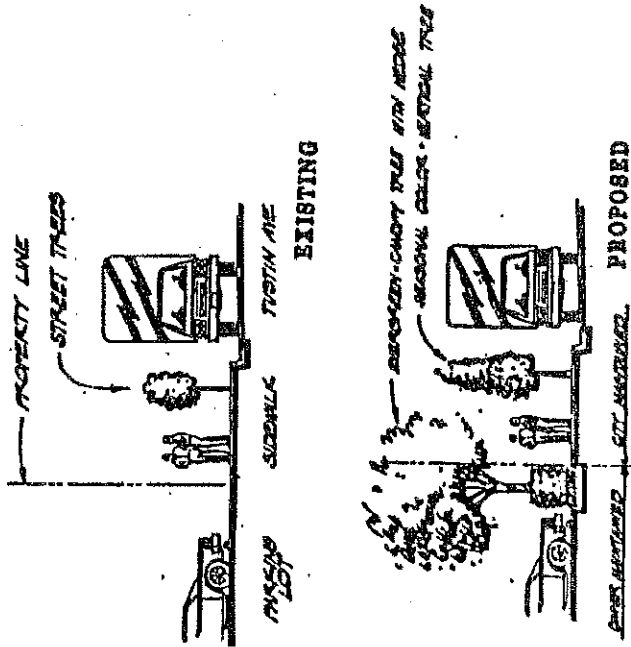
Existing City Street Tree Plan

Tustin Avenue:	Ficus benjamina (Weeping fig)
Katella Avenue:	Ficus benjamina (Weeping fig)
Heim Avenue:	Liquidambar styraciflua (Sweet gum)
Meats Avenue:	Podocarpus elongatus (Fern pine)
Lincoln Avenue:	Pittosporum rhombifolium (Queensland pittosporum)

Suggested Median Trees

Brachychiton acerifolium (Australian flame tree)
Cinnamomum camphora (Camphor)
Koelreuteria paniculata (Golden rain tree)
Magnolia grandiflora (Southern magnolia)
Pistacia chinensis (Chinese pistache)
Platanus acerifolia (London Plane)
Tristania conferta (Brisbane box)
Zelkova serrata (Sawleaf zelkova)

5. In order to prevent a barren wintertime effect, street and/or parkway trees should be selected to avoid a completely deciduous palette along any particular block.



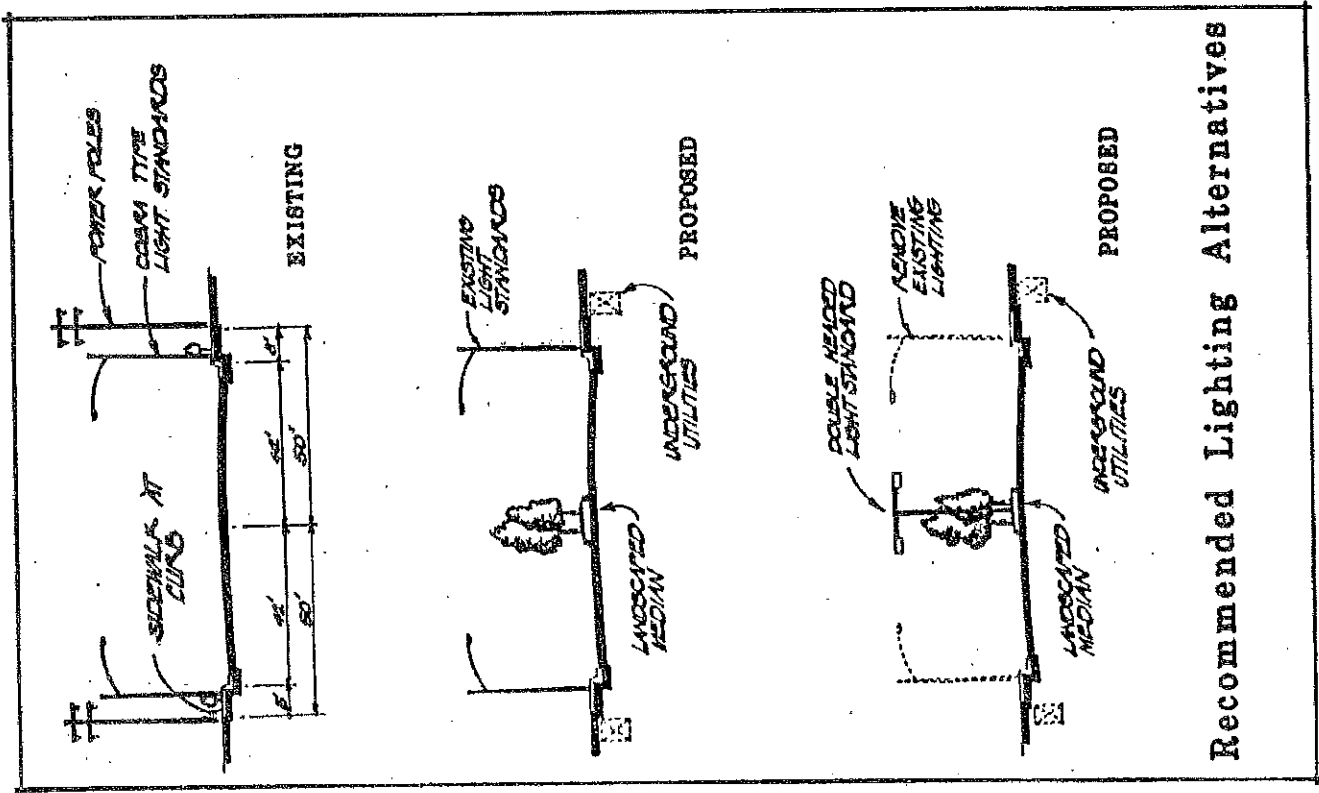
Recommended Streetscape Alternatives

6. Street trees should be planted at a minimum 36" box size to have sufficient height for clear visibility under the canopy for motorists to see retail signs.
7. Signage proliferation currently occurs with public traffic control signs as well as private signs. Where possible, traffic signs should be stacked onto single poles to reduce the number of poles. Street identification signs, particularly the overhead signs at street corners, should include block address numbers to facilitate new customers' ability to find a desired store.
8. Overhead utility poles are abundant along Tustin Street and are a serious deterrent to the aesthetic improvement of the Project Area. The highest possible priority should be given to undergrounding overhead utilities wherever feasible, as a significant step in improving the street's visual image.
9. Street lights are primarily "cobra" type fixtures mounted on poles in the sidewalks. In order to emphasize the distinctiveness of the Mall of Orange thematic district, streetlights in this area should be of a different fixture style, double-headed, and located in the new median when it is constructed.

10. Landscape and hardscape treatment of medians should be designed for visual impact and low maintenance. Where paving is used in the median, red stamped concrete in a brick pattern, such as occurs in Katella between Tustin and the Newport Freeway, is recommended. Where crosswalks occur midblock, the median should be broken to provide for handicapped access, and the stamped paving full-grouted to reduce the bumpy texture. Stamped concrete should be used in all median noses where the median narrows to accommodate a left-turn pocket. To insure visibility, the stamped paving in the medians should be crowned.

11. The median in front of the Mall of Orange should be planted with turf and trees. A tree species should be selected which is larger and taller than those used in the medians of other thematic districts, so the trees will serve as a landmark from a considerable distance.

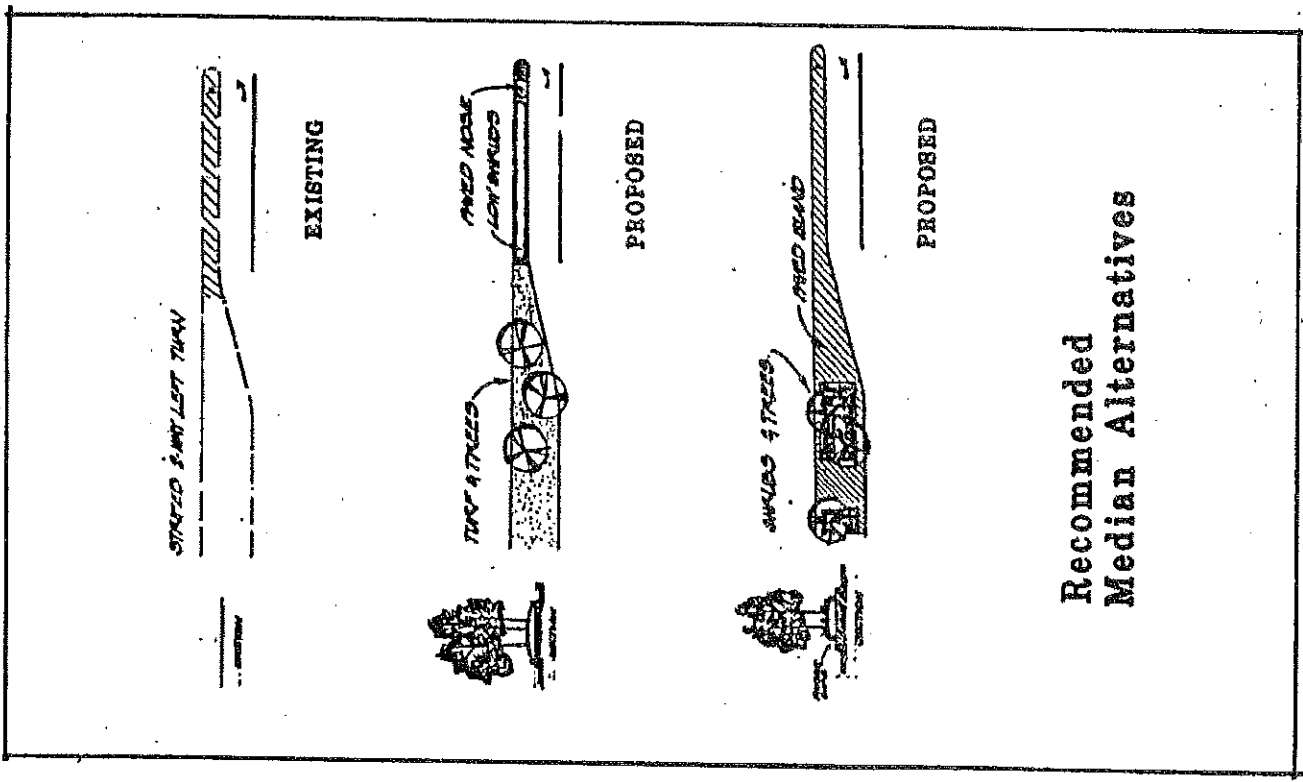
12. Medians in the rest of Tustin Street should consist primarily of paved materials to reduce maintenance needs, with cutouts at regular intervals for plantings. Densely-growing groundcovers should be selected. Tree species should be selected using the same parameters as for street trees (see above).



STANDARDS FOR PRIVATE AREAS

Landscape/hardscape standards for private properties should be consistent whether the development is new or existing. In cases of new construction, the standards should be considered as requirements. For existing areas, the intent is to encourage compliance and rehabilitation, through incentive programs available to property owners.

1. According to the current City of Orange Parking Code, a minimum of ten percent of parking lot area should be landscaped to effectively screen the parking lot areas from view. Design features for screening can include landscaped berms, decorative walls, planting screens, raised planters, or other devices fulfilling the same intent. Screening elements shall have heights of 30-36" to limit views of cars yet not obstruct views of buildings.
2. Where curbs are used as wheel stops, the car overhang area should not be considered as part of the required 10% landscaping. However, trees located in these areas should be counted toward the tree requirement. Parking lot landscaping should include trees, which should be protected from vehicles by raised planters, curbs or other devices.
3. Tree requirements for parking lots should include a minimum of one tree per five cars. Of these trees, twenty five percent shall have a minimum box size of 24". The remaining trees shall have a minimum size of 15 gallons.
4. In addition to the Parking Code requirement that ten percent of the parking lot be landscaped, the C-TR designation of the zoning ordinance requires a ten foot landscaped front



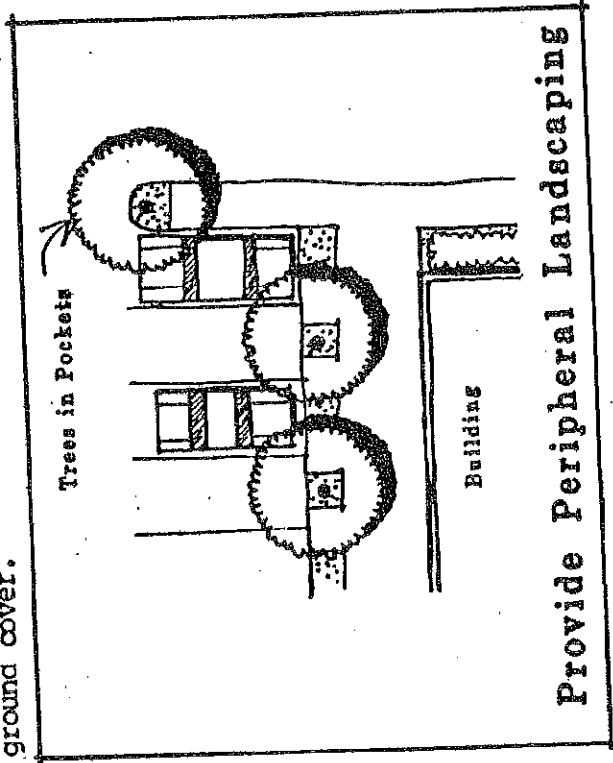
Recommended Median Alternatives

6. Landscape treatments along building edges should be designed to complement the architecture. Landscaping should be in scale with the building and may serve either as a foundation planting to soften the transition between the ground plane and the building face, or as a reinforcement of architectural features.

7. All buildings of Tustin Street that are either directly behind the sidewalk or set back without a parking lot landscape screen, should have landscaping along the building edge.

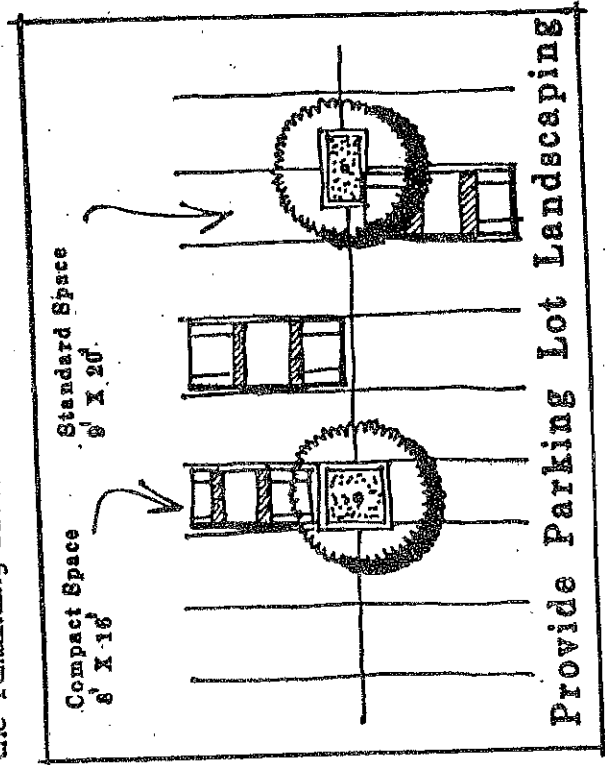
8. Landscaping along all building edges which are accessible to public view is required. Building edge landscaping should be counted as part of the 10' front yard requirement or 10% parking lot landscape requirement if it abuts the street or parking lot.

9. All landscaped areas are required to have automatic underground irrigation systems and ground cover.

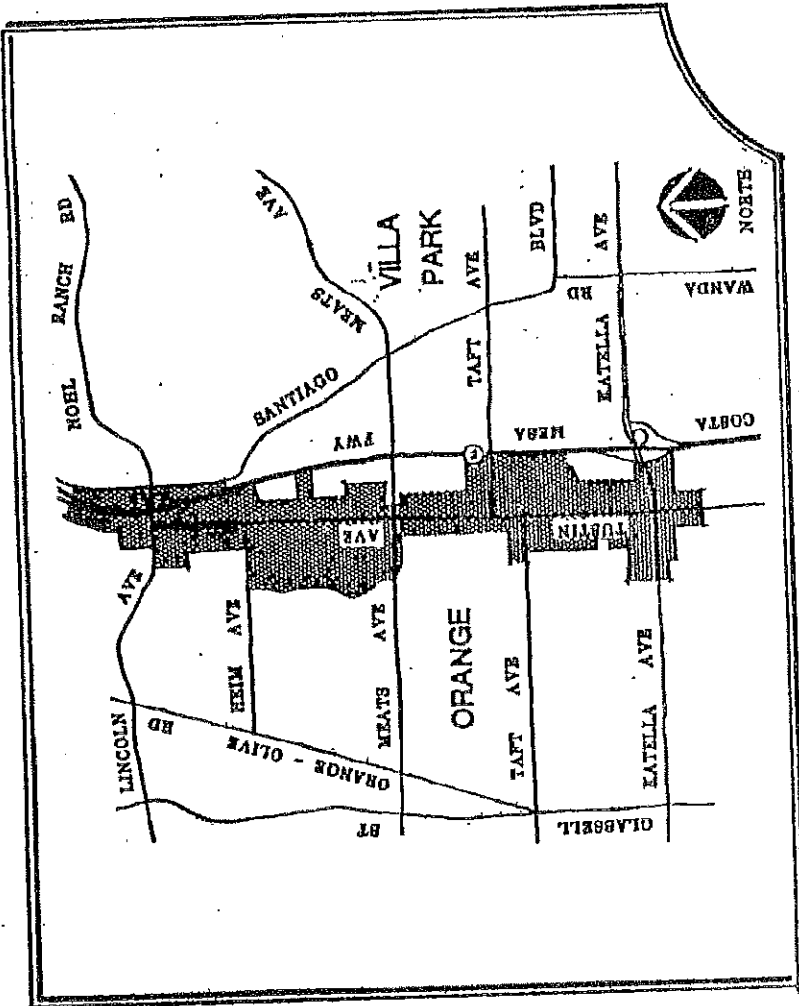
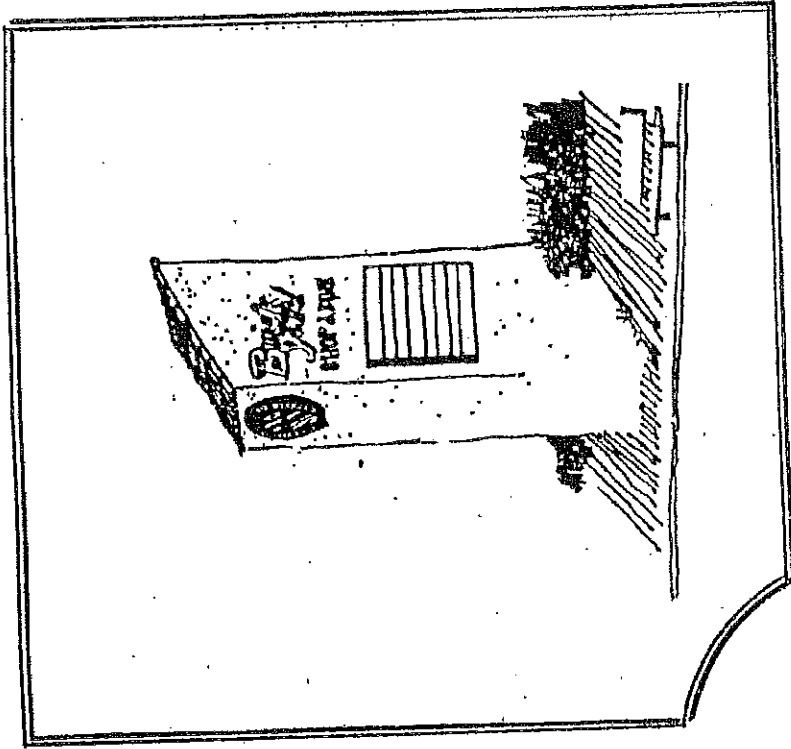


yard with a 42" height limit on features which are in the front yard (exclusive of trees). Walls or structures within the landscaped setback shall not be located within five feet of the sidewalk. Where existing conditions reduce or eliminate the landscaped front yard, alternative provisions will be reviewed by the Design Review Board.

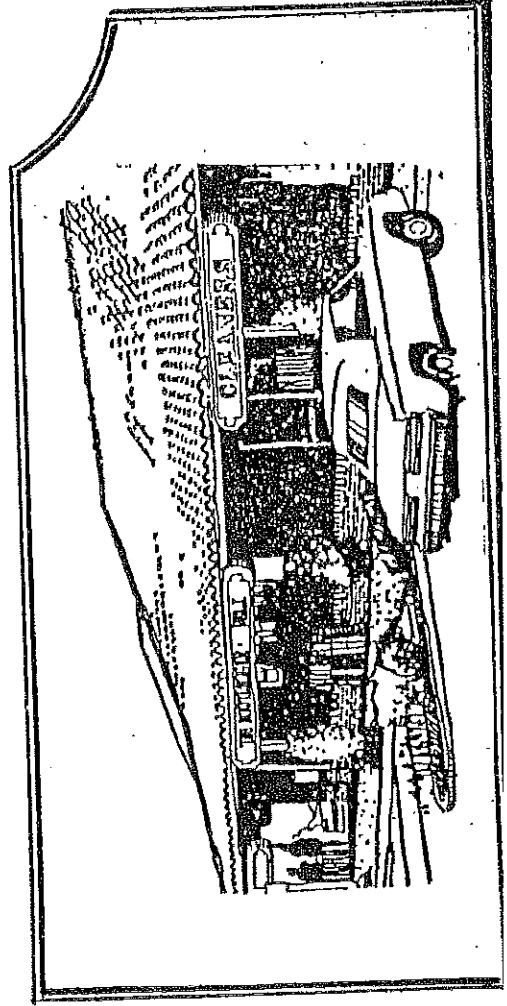
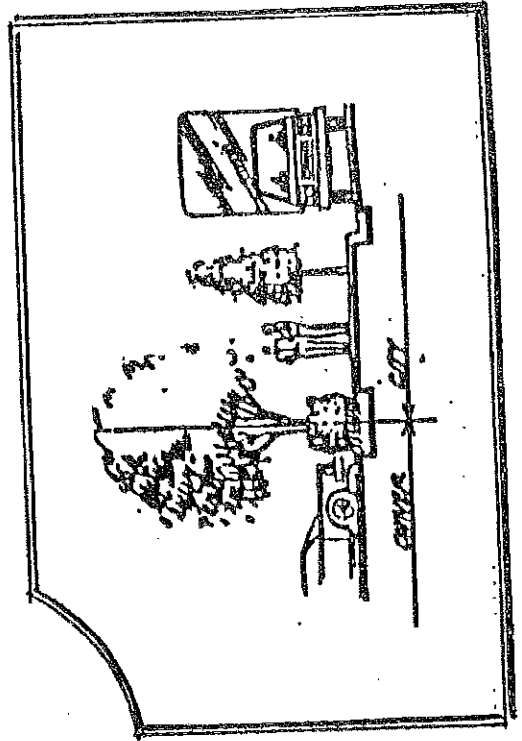
5. In instances where the installation of landscaping, bus bays, or street widenings would eliminate parking spaces required by code, restriping of parking lots to include up to 40% compact car spaces, may allow the required number of spaces to be maintained. Alternatively, removal of two to three feet of the public sidewalk (typically eight feet wide) and installation of landscaping in this strip may be permitted, provided that the private owner maintain the landscaped area, and that no major obstructions (such as traffic signal control boxes) will impede pedestrian traffic on the remaining sidewalk.



Provide Parking Lot Landscaping



V. IMPLEMENTATION



Design Review and Permit Process

All work on the exterior of a building in the Tustin Street Project Area (including painting) requires design review and most work also requires a building permit. There are three possible approvals required for the design review and permit process:

- 1) Planning Commission or City Council approval;
- 2) Design Review Board Approval; and
- 3) Issuance of a Building Permit.

Some minor alterations may not require all three approvals, as noted below. The process below is described as a series of steps in order to guide the applicant through the entire process. However, the Planning Department should be contacted to verify the processing steps have not recently changed.

Step 1: The Pre-application Conference

Once a property owner has decided to alter his existing building, or build a new one, he/she should visit the Planning Department which is located at the main entrance of City Hall. The Planning staff will describe what submission materials are needed and can answer questions about the approval process and the Design Review process. Staff of the Redevelopment Agency can answer specific questions on the Design Guidelines.

The applicant will want to know whether Planning

Commission review is needed and whether a building permit is required for the type of work proposed. He/she should find out exactly which application materials are required since these vary according to the type of work proposed.

Step 2: Preparation of Application Materials

The applicant should prepare all requested application materials carefully and completely. The Planning Commission, Design Review Board (DRB) and Building Department try to respond quickly to all submissions, but incomplete applications will cause needless delays.

Step 3: Planning Commission or City Council Approval (if needed)

If Planning Commission or City Council approval is required, the hearing must occur prior to review by the DRB. Such approvals are generally required only for projects requiring a conditional use permit or projects not meeting zoning standards which require a zone change, variance, or tentative tract map. The applicant will want to identify carefully at Step 1 what is required by the Planning Commission for their review and submit that material as early as possible. Additional materials required by the DRB can be prepared during the Planning Commission review process (with the cautionary note that their decision could alter such plans - e.g. permitted floor area may be less than requested).

Design Review Committee (DRC) Review

Step 4: Design Review Board (DRB) Review

^{DRC}
Review by the DRB is required for ^{new construction,} any alteration to the visible signage and for any alteration to the visible portions of a building within the Tustin Street Project Area. Alterations to the visible portions of a building include changes to the

exterior building alterations and signage in accordance with Section 17.10.070 of the Orange Municipal Code.

~~rear building areas and painting, texturing or surface coating a building as well as more extensive changes.~~

~~In order to file for review, an applicant must submit an application form, a fee, and copies of plot plans, elevations, and other materials as described in the application packet. Sample forms are contained in this section. Not all of the items supplied will be required for every submission, so the applicant should check carefully with Planning staff during Step 1, described above.~~

~~Review by the DRB generally will require 1 to 2 weeks after the application is complete. The DRB may take any one of four actions:~~

- ~~-approval;~~
- ~~-approval with conditions;~~
- ~~-disapproval;~~
- ~~-request redesign or resubmission of any project.~~

~~Decisions of the DRB may be appealed to the City Council within fifteen (15) calendar days of the decision date.~~

Step 5: Building Permit Issuance (if needed)

Most actions reviewed by the DRB will also require a Building Permit. A few (such as painting) will not require this permit. The applicant should clarify the Building Permit requirements for the proposed project at Step 1. If a permit is required, staff in the Building department located on the first floor of City Hall will be able to identify what submission materials are required.

The applicant may submit the required materials

and request a Building Permit prior to DRB approval, but the permit cannot be issued until after the decision date of the DRB. Since the DRB may request modifications to the project, which will also require modifications to Building Permit application materials, it is generally best to wait until the DRB approval is obtained to finalize and submit the building permit applications materials.

The building permit review process generally requires ten (10) working days or less. Building permits require payment of a fee and a plan check to evaluate the building in terms of fire and safety regulations and building codes. After the permit is issued, a building inspector from the City will check the work during construction to assure that the work is proceeding in accordance with plans and building codes of the City.

The permit process is a safety check for the citizens of the City of Orange and the building owner. Avoiding the permit process can cause fire or safety hazards to people and goods and can have costly results in instances of insurance claims or where work has to be torn out and reconstructed.

Assistance Programs

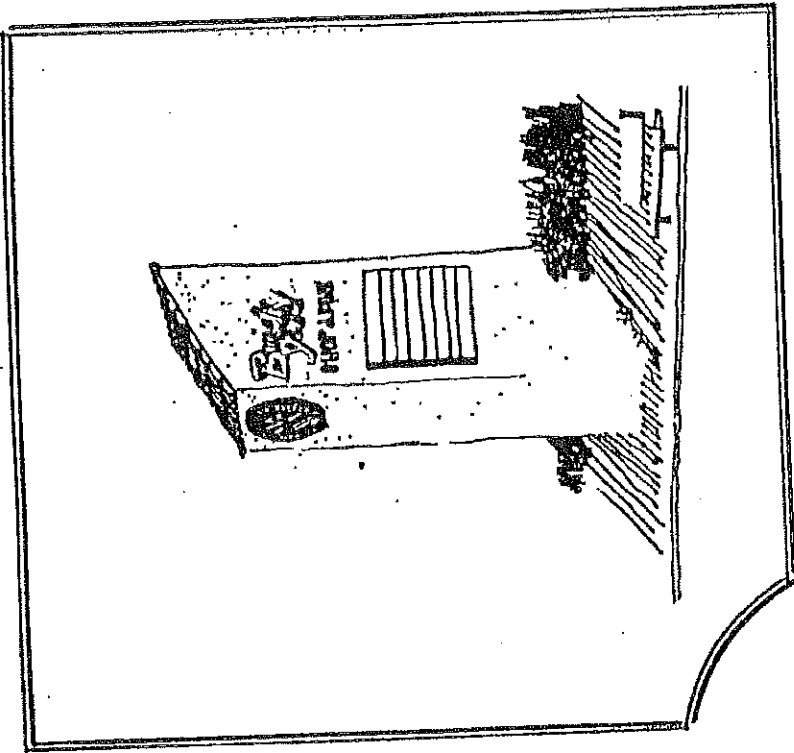
The Redevelopment Agency plans to establish assistance programs which will offer financial aid to property owners and tenants for signage or remodeling in compliance with these standards.

Building owners and tenants will want to check with the Redevelopment Agency to determine what grants and loans are available before starting construction.

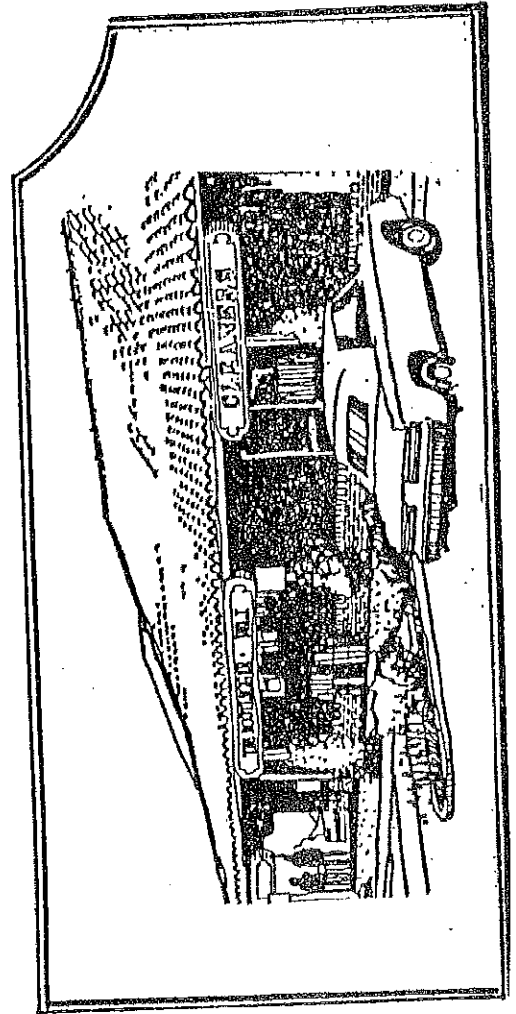
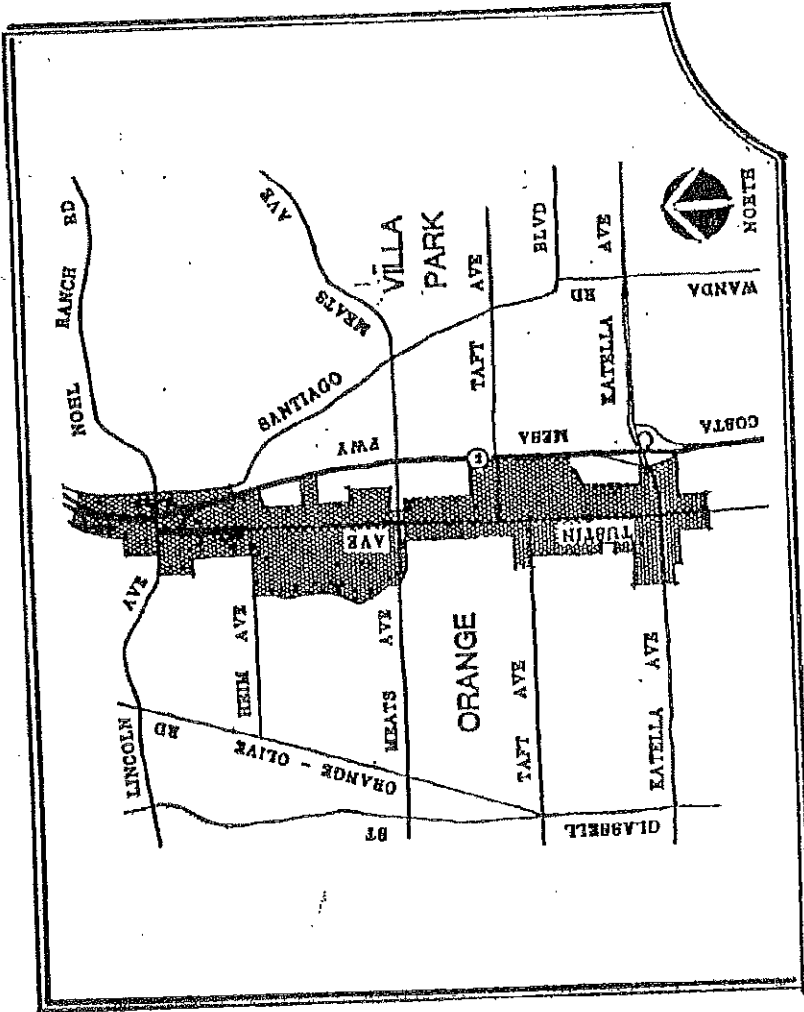
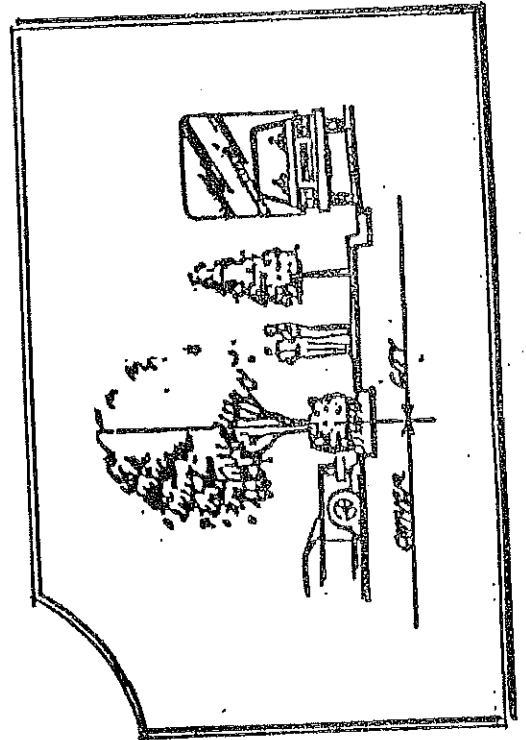
**WHERE TO GO FOR MORE
INFORMATION**

Planning Department/Building Department
City Hall - 1st Floor/Main Entrance
300 East Chapman Avenue
Orange, California 92666
(714) 532-0342

Redevelopment Agency
1500 East Katella
Suite O
Orange, California 92667
(714) 771-2315



APPENDICES



Glossary of Architectural Terms

ARCH--An arched roof or covered passage way.
ARCH--A curved structure supporting its weight over an open space such as a door or window.
BALUSTER--An upright support for a rail.
BALUSTRADE--A series of balusters surmounted by a rail.
BARGEBOARD--A finishing board at the edge of a gable roof.
BAY WINDOW--A window projecting outward from the main wall of a building.
BEVELED GLASS--Glass with a decorative edge cut on a slope to give the pane a faceted appearance.
BOARD AND BATTEN--Vertical siding composed of wide boards that do not overlap and narrow strips, or battens, nailed over the spaces between the boards.
BRACKET--A support element under overhangs; often more decorative than functional.
CLAPBOARD--A long thin board graduating in thickness with the thick overlapping the thin edges; also known as weatherboard.
CORNICE--A projection at the top of a wall, usually decorative.
DOUBLE HUNG WINDOW--A window with an upper and lower sash arranged so that each slides vertically past the other.
EAVES--The under part of a sloping roof that overhangs a wall.
FACADE--The front of a building.
GABLE--The triangular part of an exterior wall, created by the angle of a pitched roof.
GABLE ROOF--The triangular wall segments at the end of a double pitch or gable roof.
GAMBREL ROOF--A roof with a broken slope creating two pitches between eaves and ridges, found often on barns.

GLAZED BRICK--A brick which has been glazed and fired on one side.
HIP ROOF--A roof with four uniformly pitched sides
LINTEL--The horizontal member above a door or window which supports the wall above the opening.
MANSARD--A roof with two slopes on each side, the lower slope being much steeper; frequently used to add an upper story.
MASONRY--Wall construction of such material as stone, brick, and adobe.
MULLIONS--The divisional pieces in a multi-paned window.
PARAPET--The part of a wall which rises above the edge of a roof.
PIER--A stout column or pillar.
PILASTER--A column attached to a wall or a pier.
PITCH--The slope of a roof expressed in terms of a ratio of height to span.
POPCAL--The principal entry of a structure.
PURLIN--A horizontal structural member parallel to the ridge, supporting the rafters. Can extend out from the gable.
RAFTER--A sloping structural member of the roof that extends from the ridge to the eaves and is used to support the roof deck, shingles, or other roof coverings.
RIDGE--The highest line of a roof where sloping planes intersect.
SHED ROOF--A sloping, single planed roof as seen on a lean-to.
SHIPLAP SIDING--A horizontal siding, usually wood, with a beveled edge to provide a weathertight joint.
SOFFIT--The finished underside of an eave.

DESIGN REVIEW BOARD APPLICATION

DRB NUMBER

FEES:

GENERAL INFORMATION

PROPERTY OWNER

NAME	PHONE
ADDRESS	

OWNER'S REPRESENTATIVE

NAME	PHONE
ADDRESS	RELATIONSHIP TO OWNER

PROJECT

LOCATION	EXISTING ZONING
DESCRIPTION	DATE
SIGNATURE OF OWNER OR REPRESENTATIVE	

STAFF USE ONLY

SUBMITTING FOR ONE OR MORE OF THE FOLLOWING

		DATE SUB. RCD. BY			MTG. DATE			ACTION			DATE SUB. RCD. BY			MTG. DATE			ACTION		
1 SITE	PRELIMINARY																		
	FINAL																		
2 BUILDING	PRELIMINARY																		
	FINAL																		
3 LANDSCAPE	PRELIMINARY																		
	FINAL																		
4 SIGNS	PRELIMINARY																		
	FINAL																		

ADDITIONAL COMMENTS

MADE BY	DATE	COMMENTS

ADDITIONAL COMMENTS

MADE BY	DATE	COMMENTS

ELEMENT 1

site

PRELIMINARY SUBMITTAL REQUIREMENTS

GENERAL REQUIREMENTS

- A. VICINITY MAP
 - (1) SITE LOCATED ON CITY PROVIDED MAP (8-1/2 X 11 HANDOUT)
- B. PHOTOGRAPHS (COLOR, CANDID)
 - (1) VIEWS OF SITE FROM ALL PROPERTY LINES
 - (2) VIEWS OF ALL ADJOINING PROPERTIES FROM SITE
- C. INFORMATION TO BE PROVIDED ON ALL PLANS
 - (1) NORTH ARROW
 - (2) SCALE (PERSPECTIVE DRAWINGS WILL BE ACCEPTED AS SUPPLEMENTAL INFORMATION ONLY)
 - (3) PROPERTY LINE
- D. SEVEN COPIES OF EACH ELEMENT (SITE PLAN, ARCHITECTURAL ELEVATIONS, LANDSCAPE AND SIGNAGE) MUST BE PROVIDED FOLDED TO AN 8-1/2 INCH BY 11 INCH SIZE TO BECOME PART OF THE PERMANENT PROJECT RECORD.
- E. ONE COLORED RENDERING OF THE LANDSCAPE AND ARCHITECTURAL ELEVATION ELEMENTS MUST BE PROVIDED.
- F. IF THE PROJECT IS TO BE OF A PHASED TYPE, ALL PROPOSED PHASES OF THE PROJECT MUST BE DEFINED, DELINEATED AND APPROXIMATE TIMING STATED.

SPECIFIC REQUIREMENTS

- A. BUILDING OR STRUCTURES
 - (1) BUILDING "FOOT-PRINTS"
 - (2) OVERHANGS, PROJECTIONS AND ROOF LINES
 - (3) EXISTING STRUCTURES TO REMAIN OR BE REMOVED.
 - (4) SCALE MINIMUM 1/20TH SCALE
- B. PARKING PLAN
 - (1) STALL SIZES, DRIVES, HANDICAPPED STALLS AND STRIPING
 - (2) LANDSCAPED AREAS INCLUDING CURBS, TREE WELLS, HARD-SCAPE AREAS - SEE LANDSCAPE DIVISION
- C. SIGNS
 - (1) LOCATION OF FREE-STANDING SIGNS
 - (2) LOCATION OF BUILDING SIGNS
- D. TRASH ENCLOSURES
 - (1) LOCATION
 - (2) SIZE
- E. UTILITY STRUCTURES
 - (1) POLES
 - (2) TRANSFORMERS
 - (3) COMPRESSORS
 - (4) SERVICE YARDS
 - (5) GARDEN STRUCTURES
- F. FENCING
 - (1) FENCING AND/OR WALLS - LOCATIONS, HEIGHTS, MATERIALS
 - (2) BERMS AND/OR LANDSCAPE SCREENS
- G. EXTERIOR LIGHTING
 - (1) WALK-WAY LIGHTING - LOCATION AND TYPE
 - (2) PARKING AREA LIGHTING - LOCATION TYPE
 - (3) SECURITY LIGHTING - LOCATION AND TYPE
 - (4) LANDSCAPE LIGHTING
- MISCELLANEOUS SITE PLAN INFORMATION
 - (1) WATER FEATURES - INCLUDING EQUIPMENT LOCATIONS AND SCREENING
 - (2) FLAG POLES - INCLUDING HEIGHTS
 - (3) PHASES OF PROJECT WITH PROBABLE TIMETABLE
 - (4) LOCATION OF CIRCULATION ELEMENTS - ENTRIES, ATRIUMS, ELEVATORS, SERVICE DOORS, VEHICULAR ACCESS

ELEMENT 1

site

FINAL SUBMITTAL REQUIREMENTS

GENERAL REQUIREMENTS

- A. PROVIDE ALL INFORMATION REQUESTED AS OUTLINED UNDER "PRELIMINARY SUBMITTAL." ADDITIONAL PHOTOGRAPHS WILL NOT BE REQUIRED PROVIDING NO PHYSICAL CHANGES HAVE OCCURRED IN THE AREA OF THE PROPOSED PROJECT. (THESE ARE ASSUMED TO BE CONSTRUCTION DOCUMENTS).
- B. PROVIDE ALL INFORMATION AND REQUESTED REVISIONS, DETAILS, MATERIALS AND SAMPLES DISCUSSED BY THE BOARD DURING THE PREVIOUS HEARING AND/OR OUTLINED IN THE MINUTES OF THE BOARD.
- C. PRIOR TO FINAL SUBMITTAL, REVIEW ALL EXHIBITS TO INSURE COMPLETENESS AND THAT THEY ARE FULLY COORDINATED. LACK OF THESE ITEMS IS ONE OF THE MAJOR CAUSES OF DELAY (CIRCULATION, DOORWAYS, LANDSCAPE WITH GRADING PLAN, PARKING PLAN).
- D. WHENRE FINAL SUBMITTAL IS FOR ONE ELEMENT (I.E. SITE, ARCHITECTURAL, LANDSCAPING OR SIGNAGE) ONLY INCLUDE SUFFICIENT INFORMATION TO FULLY DEFINE THE RELATIONSHIP TO ALL OTHER ELEMENTS.

SPECIFIC REQUIREMENTS

- A. COMPLETE PARKING PLAN
 - 1. STALLS WITH STRIPING PATTERNS AND PAINTED HANDICAP, SERVICE DRIVES, DIRECTIONAL AND INFORMATION ITEMS.
- B. BUILDING FOOTPRINTS (AS PREVIOUSLY OUTLINED).
- C. PAVING PATTERNS AND DEFINITIONS.
- D. LANDSCAPED AREAS AND STRUCTURES.
 - 1. UTILITY STRUCTURES
 - 2. FENCING AND WALLS (LOCATION, HEIGHTS, MATERIALS, COLORS, AND FINISHES).
- E. TRASH ENCLOSURES
- F. EXTERIOR LIGHTING
- G. SIGN LOCATIONS
- H. PROJECT PHASING
- I. FINAL GRADING PLAN WITH SITE DETAILS.

ELEMENT 2

building

PRELIMINARY SUBMITTAL REQUIREMENTS

GENERAL REQUIREMENTS

- A. VICINITY MAP
 - (1) SITE LOCATED ON CITY PROVIDED MAP (8-1/2 x 11 HANDOUT)
- B. PHOTOGRAPHS (COLOR, CANDID)
 - (1) VIEWS OF SITE FROM ALL PROPERTY LINES
 - (2) VIEWS OF ALL ADJOINING PROPERTIES FROM SITE
- C. INFORMATION TO BE PROVIDED ON ALL PLANS
 - (1) NORTH ARROW
 - (2) SCALE (PERSPECTIVE DRAWINGS WILL BE ACCEPTED AS SUPPLEMENTAL INFORMATION ONLY)
 - (3) PROPERTY LINE
- D. SEVEN COPIES OF EACH ELEMENT (SITE PLAN, ARCHITECTURAL ELEVATIONS, LANDSCAPE AND SIGNAGE) MUST BE PROVIDED FOLDED TO AN 8-1/2 INCH BY 11 INCH SIZE TO BECOME PART OF THE PERMANENT PROJECT RECORD.
- E. ONE COLORED RENDERING OF THE LANDSCAPE AND ARCHITECTURAL ELEVATION ELEMENTS MUST BE PROVIDED.
- F. IF THE PROJECT IS TO BE OF A PHASED TYPE, ALL PROPOSED PHASES OF THE PROJECT MUST BE DEFINED, DELINEATED AND APPROXIMATE TIMING STATED.

SPECIFIC REQUIREMENTS

- A. SCALE (1/8 MINIMUM)
- B. ALL ELEVATIONS MUST BE SHOWN AND IDENTIFIED
- C. OVERALL HEIGHT DIMENSIONS
- D. ROOF LINE INDICATED (WITH ALL PROJECTIONS) IF HIDDEN
- E. MATERIALS WITH MATERIAL LIMITS INDICATED
- F. TEXTURES WITH TEXTURE LIMITS INDICATED
- G. COLORS WITH COLOR LIMITS INDICATED
- H. MAJOR ELEVATIONS TO BE PRESENTED IN COLOR
- I. ROOF PLAN - WITH EQUIPMENT LOCATION, OPENINGS, ACCESS, SCREENS AND PARAPETS
- J. FENCES - COLORS, TEXTURES
- K. SIGN LOCATIONS
- L. ALL OPENINGS
- M. PHASES OF PROJECT WITH PROBABLE TIMETABLE
- N. ALL SCREENING (GROUND WALLS, FENCING, BERMS, EQUIPMENT SCREENS)

ELEMENT 2

building

FINAL SUBMITTAL REQUIREMENTS

GENERAL REQUIREMENTS

- A. PROVIDE ALL INFORMATION REQUESTED AS OUTLINED UNDER "PRELIMINARY SUBMITTAL." ADDITIONAL PHOTOGRAPHS WILL NOT BE REQUIRED PROVIDING NO PHYSICAL CHANGES HAVE OCCURRED IN THE AREA OF THE PROPOSED PROJECT. (THESE ARE ASSUMED TO BE CONSTRUCTION DOCUMENTS).
- B. PROVIDE ALL INFORMATION AND REQUESTED REVISIONS, DETAILS, MATERIALS AND SAMPLES DISCUSSED BY THE BOARD DURING THE PREVIOUS HEARING AND/OR OUTLINED IN THE MINUTES OF THE BOARD.
- C. PRIOR TO FINAL SUBMITTAL, REVIEW ALL EXHIBITS TO INSURE COMPLETENESS AND THAT THEY ARE FULLY COORDINATED. LACK OF THESE ITEMS IS ONE OF THE MAJOR CAUSES OF DELAY (CIRCULATION, DOORWAYS, LANDSCAPE WITH GRADING PLAN, PARKING PLAN).
- D. WHERE FINAL SUBMITTAL IS FOR ONE ELEMENT (I.E. SITE, ARCHITECTURAL, LANDSCAPING OR SIGNAGE) ONLY INCLUDE SUFFICIENT INFORMATION TO FULLY DEFINE THE RELATIONSHIP TO ALL OTHER ELEMENTS.

SPECIFIC REQUIREMENTS

- A. ROOF PLAN
 1. EQUIPMENT LOCATIONS
 2. EQUIPMENT SCREEN LOCATIONS AND DETAILS INCLUDING MATERIALS AND COLOR
 3. OVERHANDS, PARAPETS
 4. MATERIALS
 - A. COLORS
 - B. SAMPLES
 5. METHOD OF ACCESS
 6. SKYLIGHTS
- B. EXTERIOR ELEVATIONS
 1. ALL ELEVATIONS WITH PROMINENT VISUAL EXPOSURE
 2. ELEVATIONS WITH EXPOSURES IDENTIFIED AND DELINEATED
 3. HIDDEN ROOF LINES INDICATED WITH DIMENSIONS
 4. ALL SCREENING (ROOF AND GROUND)
 - A. LANDSCAPE BERMS
 - B. FENCES
 - C. EQUIPMENT SCREENS
 5. INDICATE ALL OPENINGS
 - A. TYPE OF WINDOW FRAMING AND GLAZING
 - B. COLORS
 - C. WALL MOUNTED EQUIPMENT (FANS, GRILLS, MECHANICAL EQUIPMENT, AIR CONDITIONING, VENTS, ETC.)
 - D. TRIM DETAILS
 6. MATERIALS, TEXTURES, AND COLORS
 - A. PROVIDE FINAL COLOR AND MATERIAL BOARD
 - B. PROVIDE MAJOR ELEVATIONS IN COLOR AND TEXTURE REPRODUCTION THEREON
 - C. COLORED-KEYED TO ELEVATIONS
 7. BUILDING MOUNTED AND RELATED GRAPHICS, SIGNS, LIGHTING, AND ART WORK (FLAG POLES, ETC.)
 8. UTILITY DEVICES AND/OR EQUIPMENT.
 - A. WINDOW WASHING EQUIPMENT ON MULTI-STORY BUILDINGS
 - B. METERS
 9. VERTICAL DIMENSIONS
- C. FLOOR PLANS
 1. ALL FLOOR PLANS (SUBSURFACE TO ROOF)
 - A. INDICATE HORIZONTAL AND VERTICAL CIRCULATION
 - B. INDICATE ALL OPENINGS (DEFINE TYPE: DOOR, WINDOW, FIXED GLAZING, SERVICE, LOADING SERVICE, ETC.)
 - C. MATERIAL LIMITS (WALL AND FLOOR)
 - D. SHOW RELATIONSHIP TO OTHER ELEMENTS (SITE PLAN, LANDSCAPE AND SIGNS.

ELEMENT 3

PRELIMINARY SUBMITTAL REQUIREMENTS landscape

GENERAL REQUIREMENTS

- A. VICINITY MAP
 - (1) SITE LOCATED ON CITY PROVIDED MAP (8-1/2 x 11 HANDOUT)
- B. PHOTOGRAPHS (COLOR, CANDID)
 - (1) VIEWS OF SITE FROM ALL PROPERTY LINES
 - (2) VIEWS OF ALL ADJOINING PROPERTIES FROM SITE
- C. INFORMATION TO BE PROVIDED ON ALL PLANS
 - (1) NORTH ARROW
 - (2) SCALE (PERSPECTIVE DRAWINGS WILL BE ACCEPTED AS SUPPLEMENTAL INFORMATION ONLY)
 - (3) PROPERTY LINE
- D. SEVER COPIES OF EACH ELEMENT (SIDE PLAN, ARCHITECTURAL ELEVATIONS, LANDSCAPE AND SIGNAGE) MUST BE PROVIDED FOLDED TO AN 8-1/2 INCH BY 11 INCH SIZE TO BECOME PART OF THE PERMANENT PROJECT RECORD.
- E. ONE COLORED RENDERING OF THE LANDSCAPE AND ARCHITECTURAL ELEVATION ELEMENTS MUST BE PROVIDED.
- F. IF THE PROJECT IS TO BE OF A PHASED TYPE, ALL PROPOSED PHASES OF THE PROJECT MUST BE DEFINED, DELINEATED AND APPROXIMATE TIMING STATED.

SPECIFIC REQUIREMENTS

- A. SHEET SIZE - 30" x 42" MAXIMUM (EXCEPTION: LARGER MASTER PLANNED PROJECT).
- B. SCALE - 1" = 20' - 0" MAXIMUM (EXCEPTION: LARGER MASTER PLANNED PROJECTS 1" = 40' - 0").
- C. SHOW ALL PROPOSED BUILDINGS, PARKING, WALKS, TRANSFORMER PADS, LANDSCAPE AREAS, ETC.
- D. SHOW ADJACENT BUILDING LOCATIONS.
- E. COLOR PHOTOGRAPHS OF ADJACENT PROPERTY AND PROPERTY LINES.
- F. LOCATION, SIZE AND VARIETY OF EXISTING TREES.
- G. TREE LOCATIONS (SIZE OF SPECIMEN TREES).
- H. SHRUB TREES.
- I. GROUND COVER AREAS
- J. LAWN AREAS, IF ANY
- K. LIGHT LOCATIONS
- L. SIGN LOCATIONS
- M. PLANT PALETTE
- N. ANY OTHER FEATURES (I.E. WATER, SCULPTURE, ETC.)
- O. SCREENING OF TRASH ENCLOSURE AND ANY OUTSIDE EQUIPMENT
- P. COLOR PHOTOGRAPHS OF ALL EXISTING LANDSCAPE AREAS THAT ARE TO BE LEFT AS IS. THESE PHOTOS MAY HAVE TO BE BLOWN UP. (IN CASE OF REMODEL).

ELEMENT 3

landscape

FINAL SUBMITTAL REQUIREMENTS

GENERAL REQUIREMENTS

- A. PROVIDE ALL INFORMATION REQUESTED AS OUTLINED UNDER "PRELIMINARY SUBMITTAL." ADDITIONAL PHOTOGRAPHS WILL NOT BE REQUIRED PROVIDING NO PHYSICAL CHANGES HAVE OCCURRED IN THE AREA OF THE PROPOSED PROJECT. (THESE ARE ASSUMED TO BE CONSTRUCTION DOCUMENTS).
- B. PROVIDE ALL INFORMATION AND REQUESTED REVISIONS, DETAILS, MATERIALS AND SAMPLES DISCUSSED BY THE BOARD DURING THE PREVIOUS HEARING AND/OR OUTLINED IN THE MINUTES OF THE BOARD.
- C. PRIOR TO FINAL SUBMITTAL, REVIEW ALL EXHIBITS TO INSURE COMPLETENESS AND THAT THEY ARE FULLY COORDINATED. LACK OF THESE ITEMS IS ONE OF THE MAJOR CAUSES OF DELAY (CIRCULATION, DOORWAYS, LANDSCAPE WITH GRADING PLAN, PARKING PLAN).
- D. WHERE FINAL SUBMITTAL IS FOR ONE ELEMENT (I.E. SITE, ARCHITECTURAL, LANDSCAPING OR SIGNAGE) ONLY INCLUDE SUFFICIENT INFORMATION TO FULLY DEFINE THE RELATIONSHIP TO ALL OTHER ELEMENTS.

SPECIFIC REQUIREMENTS

- A. ALL LANDSCAPE PLANS MUST INCLUDE:
 1. NORTH ARROW
 2. MINIMUM SCALE SIZE OF 1" = 20' - 0"
 3. MAXIMUM SHEET SIZE OF 30" X 42"
- B. THE FOLLOWING MUST BE SHOWN ON THE FINAL LANDSCAPE PLANS:
 1. LOCATION SIZE AND VARIETY OF TREES AND SHRUBS
 2. GROUND COVER VARIETY AND SPACING
 3. TURF VARIETY (SEEDS OR SODDED)
 4. BOTANICAL AND COMMON NAMES OF PLANTS
 5. SOIL PREPARATION FOR TURF AND GROUND COVER AREAS
 6. STREET TREE LOCATIONS AND SIZE
 7. SOIL PREPARATION FOR PLANT BACKFILL
 8. STAKING PLANTING AND BACKFILL SPECIFICATIONS AND DETAILS
- C. THE FOLLOWING MUST BE SHOWN ON THE IRRIGATION PLANS (SUBMITTED CONCURRENTLY WITH FINAL LANDSCAPE PLANS):
 1. FULLY AUTOMATIC IRRIGATION SYSTEM
 2. TYPES OF SPRINKLER HEADS AND LOCATION (100% COVERAGE IS MANDATORY)
 3. CONTROLLED LOCATIONS AND MANUFACTURER
 4. VACUUM BREAKER LOCATION AND TYPE
 5. ALL POINTS OF CONNECTION
 6. FLOW SPECIFICATIONS OF VALVES (GALLONS PER MINUTE) AND STATION NUMBER
 7. FLOW VELOCITY THRU PIPES IN FEET PER SECOND
 8. WORST CASE PRESSURE LOSS CALCULATION
 9. ALL DETAILS AND SPECIFICATION
 10. COMPLETE LEGEND.
- D. CERTIFICATION OF COMPLIANCE WITH LANDSCAPE DRAWINGS SHALL BE SUBMITTED TO DRB AT COMPLETION OF PROJECT BY ARCHITECT OR LANDSCAPE ARCHITECT.

ELEMENT 4

signs

FINAL SUBMITTAL REQUIREMENTS

GENERAL REQUIREMENTS

- A. PROVIDE ALL INFORMATION REQUESTED AS OUTLINED UNDER "PRELIMINARY SUBMITTAL." ADDITIONAL PHOTOGRAPHS WILL NOT BE REQUIRED PROVIDING NO PHYSICAL CHANGES HAVE OCCURRED IN THE AREA OF THE PROPOSED PROJECT. (THESE ARE ASSUMED TO BE CONSTRUCTION DOCUMENTS).
- B. PROVIDE ALL INFORMATION AND REQUESTED REVISIONS, DETAILS, MATERIALS AND SAMPLES DISCUSSED BY THE BOARD DURING THE PREVIOUS HEARING AND/OR OUTLINED IN THE MINUTES OF THE BOARD.
- C. PRIOR TO FINAL SUBMITTAL, REVIEW ALL EXHIBITS TO INSURE COMPLETENESS AND THAT THEY ARE FULLY COORDINATED. LACK OF THESE ITEMS IS ONE OF THE MAJOR CAUSES OF DELAY (CIRCULATION, DOORWAYS, LANDSCAPE WITH GRADING PLAN, PARKING PLAN).
- D. WHEN FINAL SUBMITTAL IS FOR ONE ELEMENT (I.E. SITE, ARCHITECTURAL, LANDSCAPING OR SIGNAGE) ONLY INCLUDE SUFFICIENT INFORMATION TO FULLY DEFINE THE RELATIONSHIP TO ALL OTHER ELEMENTS.

SPECIFIC REQUIREMENTS

- A. PROVIDE COMPLETE SITE PLAN (TO SCALE)
 1. INDICATE ALL SIGNS
 - A. BUILDING
 - B. FREE STANDING
 - C. EXISTING TO REMAIN
 - D. EXISTING TO BE REMOVED OR RELOCATED
 - E. PROPOSED
- B. BUILDING SIGNS
 1. LOCATION ON BUILDING ELEVATION (TO SCALE AND CONFIGURATION WITH DIMENSIONS).
 2. PROPOSED GRAPHIC DESIGN
 - A. COLORS
 - B. MATERIALS OF CONSTRUCTION
 3. MOUNTING DETAIL
 4. METHOD OF LIGHTING (IF ANY)
 5. INDICATE ALL EXISTING SIGNAGE ON BUILDING AND DEFINE ITS INTENDED USAGE (IF ANY)
 6. PROVIDE COLOR PHOTOGRAPHS OF ALL EXISTING SIGNAGE
 7. BUILDING ADDRESS (CONSIDERED BY BOARD AS A PART OF ANY SIGN APPLICATION)
 8. UNIT OR TENANT SIGNS (SEE ITEMS B2, B3, AND B7 ABOVE)
- C. FREE STANDING SIGNS
 1. LOCATIONS ON SITE
 2. ELEVATIONS (TO SCALE WITH DIMENSIONS)
 3. PROPOSED GRAPHIC DESIGN
 - A. COLORS
 - B. MATERIALS
 4. METHOD OF LIGHTING (IF ANY)
 5. INDICATE ALL EXISTING SIGNS ON SITE AND DEFINE THEIR INTENDED USAGE (IF ANY)
 6. PROVIDE PHOTOGRAPHS OF ALL EXISTING SIGNAGE ON SITE

ELEMENT 4

Signs

PRELIMINARY SUBMITTAL REQUIREMENTS

GENERAL REQUIREMENTS

- A. VICINITY MAP
 - (1) SITE LOCATED ON CITY PROVIDED MAP (8-1/2 X 11 HANDOUT)
- B. PHOTOGRAPHS (COLOR, CANDID)
 - (1) VIEWS OF SITE FROM ALL PROPERTY LINES
 - (2) VIEWS OF ALL ADJOINING PROPERTIES FROM SITE
- C. INFORMATION TO BE PROVIDED ON ALL PLANS
 - (1) NORTH ARROW
 - (2) SCALE (PERSPECTIVE DRAWINGS WILL BE ACCEPTED AS SUPPLEMENTAL INFORMATION ONLY)
 - (3) PROPERTY LINE
- D. SEVEN COPIES OF EACH ELEMENT (SITE PLAN, ARCHITECTURAL ELEVATIONS, LANDSCAPE AND SIGNAGE) MUST BE PROVIDED FOLDED TO AN 8-1/2 INCH BY 11 INCH SIZE TO BECOME PART OF THE PERMANENT PROJECT RECORD.
- E. ONE COLORED RENDERING OF THE LANDSCAPE AND ARCHITECTURAL ELEVATION ELEMENTS MUST BE PROVIDED.
- F. IF THE PROJECT IS TO BE OF A PHASED TYPE, ALL PROPOSED PHASES OF THE PROJECT MUST BE DEFINED, DELINEATED AND APPROXIMATE TIMING STATED.

SPECIFIC REQUIREMENTS

- A. ALL SIGN PLANS MUST INCLUDE:
 - 1. EXISTING SIGNS - EXISTING SIGN PROGRAM
 - 2. COLORS
 - 3. MATERIALS
 - 4. LOCATION
 - 5. SIZE
 - 6. METHODS OF LIGHTING
 - 7. DRAWN TO WORKABLE SCALE.
- B. BUILDING SIGNS:
 - 1. LOCATION ON ELEVATION
 - 2. SIGN SIZE (MAXIMUM PROPOSED)
 - 3. ADDRESS (IF PROPOSED) - SIZE AND LOCATION
 - 4. UNIT STORAGE (IF PROPOSED)
- C. FREE STANDING SIGN:
 - 1. LOCATIONS ON SITE
 - 2. ELEVATIONS - ALL VISIBLE ELEVATIONS (TO SAME SCALE AS BUILDING ELEVATIONS) DIMENSIONS SIZE AND HEIGHT.

ORANGE MUNICIPAL CODE

CHAPTER 17.43

C-TR LIMITED BUSINESS DISTRICT
TUSTIN REDEVELOPMENT PROJECT AREA

JANUARY 1986

ORANGE MUNICIPAL CODE

17.43.010-17.43.450

Chapter 17.43

C-TR LIMITED BUSINESS DISTRICT
TUSTIN REDEVELOPMENT PROJECT AREA

Sections:

17.43.010	Purpose and Intent
17.43.020	Uses Permitted
17.43.030	Uses Requiring a Conditional Use Permit
17.43.040	Building Height
17.43.050	Front Yard Requirement
17.43.060	Side Yard Requirement
17.43.070	Rear Yard Requirement
17.43.080	Fences and Walls
17.43.090	Landscaping Requirements
17.43.100	Outdoor Use Regulations
17.43.110	General Standards
17.43.120	Supplemental Standards
17.43.130	Alcoholic Beverage Control
17.43.140	Design Review Board
17.43.150	Automobile Service Stations
17.43.160	Required Off-street Parking
17.43.170	Parking Spaces
17.43.180	Required Parking Spaces
17.43.190	Dimension of Parking Area
17.43.200	Maintenance and Operation of Parking Areas
17.43.210	Parking Requirements for Mixed Occupancies
17.43.220	Parking Requirements for Joint Use
17.43.230	Parking Requirements for Common Facilities
17.43.240	Purpose of Signs
17.43.250	Definitions of Signs
17.43.260	Permits Required for Signs
17.43.270	Sign Exemptions
17.43.280	Sign General Provisions
17.43.290	Limitations on Placement of Signs
17.43.300	General or Billboard Signs
17.43.310	Temporary Sign Attachments to Vehicles
17.43.320	Obscene or Immoral Signs Prohibited
17.43.330	Items of Merchandise Not to be Used As Signs
17.43.340	Wattage of Bulbs on Signs
17.43.350	Street Addresses on Signs
17.43.360	Special Sign Provisions
17.43.370	Freestanding (Ground/Monument) Signs
17.43.380	Wall Signs
17.43.390	Encroachment
17.43.400	Roof Signs
17.43.410	Automobile Service Station Signs
17.43.420	Mobile Home Signs
17.43.430	Compliance with Chapter
17.43.440	Revocation of Permit
17.43.450	Violation--Infraction

CHAPTER 17.43 INDEX

<u>SECTION</u>	<u>PAGE</u>
17.43.010	Purpose and Intent 1
17.43.020	Uses Permitted 1
17.43.030	Uses Requiring a Conditional Use Permit 1
17.43.040	Building Height 3
17.43.050	Front Yard Requirement 3
17.43.060	Side Yard Requirement 3
17.43.070	Rear Yard Requirement 3
17.43.080	Fences and Walls 3
17.43.090	Landscaping Requirements 3
17.43.100	Outdoor Use Regulations 4
17.43.110	General Standards 4
17.43.120	Supplemental Standards 4
17.43.130	Alcoholic Beverage Control 4
17.43.140	Design Review Board 5
17.43.150	Automobile Service Stations 5
17.43.160	Required Off-street Parking 7
17.43.170	Parking Spaces 7
17.43.180	Required Parking Spaces 7
17.43.190	Dimension of Parking Area 9
17.43.200	Maintenance & Operations of Parking Areas 10
17.43.210	Parking Requirements for Mixed Occupancies 11
17.43.220	Parking Requirements for Joint Use . . . 11
17.43.230	Parking Requirements for Common Facilities 11
17.43.240	Purpose of Signs 12
17.43.250	Definitions of Signs 12
17.43.260	Permits Required for Signs 13
17.43.270	Sign Exemptions 13
17.43.280	Sign General Provisions 13
17.43.290	Limitations on Placement of Signs . . . 14
17.43.300	General or Billboard Signs 14
17.43.310	Temporary Sign Attachments to Vehicles 14
17.43.320	Obscene or Immoral Signs Prohibited . 15
17.43.330	Items of Merchandise Not to be Used As Signs 15
17.43.340	Wattage of Bulbs on Signs 15
17.43.350	Street Addresses on Signs 15
17.43.360	Special Sign Provisions 15
17.43.370	Freestanding (Ground/Monument) Signs . 15
17.43.380	Wall Signs 16
17.43.390	Encroachment 18
17.43.400	Roof Signs 18
17.43.410	Automobile Service Station Signs . . . 18
17.43.420	Mobile Home Signs 18
17.43.430	Compliance with Chapter 18
17.43.440	Revocation of Permit 19
17.43.450	Violation--Infraction 19

CROSS REFERENCE INDEX
DESIGN STANDARDS/OMC CHAPTER 17.43

<u>Section</u>	<u>Page</u>	<u>Design Stnds</u> <u>Ref. Page</u>
17.43.010	Purpose and Intent 1	1
17.43.020	Uses Permitted 1	
17.43.030	Uses Requiring a Conditional Use Permit 1	
17.43.040	Building Height 3	44
17.43.050	Front Yard Requirement 3	
17.43.060	Side Yard Requirement 3	
17.43.070	Rear Yard Requirement 3	
17.43.080	Fences and Walls 3	41 - 45
17.43.090	Landscaping Requirements 4	
17.43.100	Outdcor Use Regulations 4	26 - 29
17.43.110	General Standards 4	
17.43.120	Supplemental Standards 4	
17.43.130	Alcoholic Beverage Control 4	
17.43.140	Design Review Board 5	8, 46, 47
17.43.150	Automobile Service Stations 5	
17.43.160	Required Off-street Parking 7	
17.43.170	Parking Spaces 7	44
17.43.180	Required Parking Spaces 7	
17.43.190	Dimension of Parking Area 9	
17.43.200	Maintenance & Operations of Parking Areas 10	44, 45
17.43.210	Parking Requirements for Mixed Occupancies 11	
17.43.220	Parking Requirements for Joint Use 11	
17.43.230	Parking Requirements for Common Facilities 11	
17.43.240	Purpose of Signs 12	31
17.43.250	Definitions of Signs 12	31, 32
17.43.260	Permits Required for Signs 13	34, 46, 47
17.43.270	Sign Exemptions 13	
17.43.280	Sign General Provisions 13	34 - 36
17.43.290	Limitations on Placement of Signs 14	
17.43.300	General or Billboard Signs 14	32
17.43.310	Temporary Sign Attachments to Vehicles 14	33
17.43.320	Obscene or Immoral Signs Prohibited 15	
17.43.330	Items of Merchandise Not to be Used as Signs 15	
17.43.340	Wattage of Bulbs on Signs 15	39
17.43.350	Street Addresses on Signs 15	36, 38
17.43.360	Special Sign Provisions 15	33, 33, 35, 39
17.43.370	Freestanding (Ground/Monument) Signs 15	36
17.43.380	Wall Signs 16	34
17.43.390	Encroachment 18	
17.43.400	Roof Signs 18	33, 35
17.43.410	Automobile Service Station Signs 18	33
17.43.420	Mobile Home Signs 18	
17.43.430	Compliance with Chapter 18	
17.43.440	Revocation of Permit 19	
17.43.450	Violation--Infraction 19	

17.43.010 Purpose and Intent. The purpose of the C-TR District is to provide an area for limited commercial uses which will serve the demand for a wide variety of goods and services in the Tustin Redevelopment Project.

17.43.020 Uses Permitted. The following uses shall be permitted in the C-TR District:

A. Professional offices, community centers, social halls, lodges and clubs.

B. Retail stores and personal service establishments within a building, including animal hospitals, antique shops, appliance stores, bakeries (not wholesale), banks, barber shops, department stores, drug stores, food stores, hardware stores, hotels, and motels (with up to 10% kitchen units), mortuaries, shoe shops, studios, and tailor shops.

C. Liquor stores, in accordance with Section 17.43.130.

D. Automobile service stations in accordance with Section 17.43.150.

E. Restaurants not covered by Section 17.42.040 of the Orange Municipal Code.

F. Signs in accordance with Section 17.43.240.

G. Establishments with three or less amusement devices upon the premises with no external advertising of amusement devices, and all amusement devices located within a completely enclosed building with no devices permitted in any accessory structure. In addition, all amusement devices must be located so as to be visible at all times by one or more employees of the business.

17.43.030 Uses Requiring a Conditional Use Permit. The following uses shall be permitted, subject to approval of a conditional use permit:

A. Restaurants, when one of the following is present:

1. Alcoholic beverages served in accordance with Chapter 17.80 of the Orange Municipal Code;

2. Drive-thru window; or

3. Take out window.

B. Sale of services related to retail merchandising of auto tires, batteries and accessories.

C. Car washes, including automatic and self-service.

D. Drive-in dairies, provided no processing, bottling, or home distribution activities are conducted on the premises.

E. Small buildings. Any detached commercial building with a gross floor area of less than 200 square feet unless such building is either an accessory building to a permitted use or is within a commercial mall not accessible to any traffic other than pedestrian traffic.

F. Automobile dealers' sales and service facilities subject to the following standards:

1. Indoor sales facilities building (show room) shall contain a minimum of 2,000 square feet of floor area.

2. Repair and service facilities building shall contain a minimum of 1,600 square feet of floor area.

3. There shall be a 15-foot landscaped setback adjoining any arterial street or street used for residential purposes which landscaping shall be perpetually maintained, and which landscaped area shall be provided with a permanent underground sprinkling system or other acceptable means of irrigation.

4. All auto repair and service work shall be conducted within an enclosed building.

5. Public address systems shall not be audible from any exterior boundaries of the developed site.

6. All exterior lighting shall be designed to prevent direct glare on adjoining properties; and all lighting details shall be submitted for approval.

G. Ambulance service.

H. Public service office or use.

I. Dance area. When a dance area is an accessory use and any one of the following circumstances apply:

1. Over 300 square feet of space is used as a dance area,
2. Over 15 percent of the public area of the building or lot is used as a dance area,

3. The dance area is within 500 feet of a residential use.

J. Motels or hotels with 11-25 percent kitchen units.

K. Any other commercial use which in the opinion of the Planning Commission is similar in character, and not more detrimental than any use enumerated in this section.

L. Amusement Devices. Establishments where customer use or operation of coin-operated pinball machines or similar amusement devices are proposed under any one of the following circumstances:

1. The use and operation of such machines represents only an accessory business at the premises at which the machines are located. In order to represent an accessory business, gross revenue from such machines shall not exceed 25 percent of such revenues from the business at the premises, and a minimum of 75 percent of gross revenues must be generated by the primary use.

2. Regardless of the type of business or businesses conducted at the premises, fifteen (15) or more such machines or devices are located.

3. In any business premises where four (4) or more such machines or devices exist adjacent to or in close proximity to each other and the building floor area occupied by these machines or devices exceeds 5 percent of the total floor area accessible to the general public.

4. All amusement devices remain within a completely enclosed building, except that no devices are permitted in any accessory structures. In addition, all amusement devices be located so as to be visible at all times by one or more employees of the business.

Because of the police problems relating to said use, a conditional use permit shall not be issued unless a determination can be reasonably made that use is compatible with land use in the surrounding area. A conditional use permit granted for such use may be subject to any or all of the following conditions:

- a. regulation of hours of operation
 - b. adequate area lighting
 - c. provisions for private security guard
 - d. review by City of conditional use permit periodically
- to assure that no increase in police services is required
- e. assurance of adequate visibility of all amusement devices
 - f. such other conditions as the Planning Commission shall deem necessary to protect the public health, safety and welfare.

17.43.040 Building Height. The height of any building or structure shall not exceed 30 feet or two stories within 120 feet of any residentially zoned property. A building or structure may exceed 30 feet in height, provided no part of such building or structure exceeds one-quarter of the distance measured from the ground point of the building or structure to the nearest residential district boundary line. Additional building or structural height may be permitted subject to the issuance of a conditional use permit.

17.43.050 Front Yard Requirements. There shall be a front yard of not less than 10 feet.

17.43.060 Side Yard Requirements. No side yard shall be required except on corner and reverse corner lots where there shall be a side yard of not less than 10 feet.

17.43.070 Rear Yard Requirements. No rear yard shall be required unless a structure permitted by this chapter abuts a single family residential use, and exceeds either one story or 20 feet in height in which case there shall be a rear yard of at least 10 feet.

17.43.080 Fences and Walls.

- A. Fences and walls shall be provided for as follows:
 - 1. Division walls shall be required along property lines separating commercial zones and residential zones.
 - 2. Division walls shall be 6 feet in height, except in required front yard and exterior side yard areas where they shall be 42 inches in height.
 - 3. The height limit of any fence or wall shall be 6 feet as measured from the high grade side, except in required front or side yard areas where the height limit shall be 42 inches.

17.43.090 Landscaping Requirements.

A. All required yards shall be landscaped, provided with permanent underground, automatic water facilities and be permanently maintained.

B. No objects other than fountains, sculpture, planters, walkways, ponds, light standards, flag poles and decorative screen type walls are permitted within a required yard. The maximum height limit of such permitted objects in a required front yard shall be 42 inches.

C. All landscaping plans are subject to review by the Design Review Board.

D. All premises shall be permanently maintained in compliance with Chapter 8.04 of the Orange Municipal Code.

17.43.100 Outdoor Use Regulations. All uses shall be conducted wholly within a completely enclosed building except for service stations, off-street parking and loading facilities, Christmas tree and pumpkin sales, swimming pools, outdoor eating facilities in connection with eating places, commercial nurseries, automobile sales agencies, lumber yards, and displays permitted by Section 17.43.270. Sales and storage yards of commercial nurseries which are not within enclosed buildings shall be surrounded by a minimum 6 foot high view-obscuring wall, fence, or landscaping and shall be accessible only from within the building housing the principle use; emergency exits may be provided through the wall. Material stored behind such screening shall not be visible above said wall.

17.43.110 General Standards. All mechanical or air conditioning apparatus shall be screened from view and baffled for sound.

17.43.120 Supplemental Standards.

- A. Alcoholic Beverage Controls (Section 17.43.130).
- B. All development, extensions or expansions of structures or premises are subject to review by the Design Review Board (Section 17.43.140).
- C. Automobile Service Stations (Section 17.43.150).
- D. Parking (Section 17.43.160).
- E. Signs (Section 17.43.240).
- F. Trash Enclosures (Section 17.74.110 of Orange Municipal Code).
- G. Underground Utilities (Section 12.44.010 of Orange Municipal Code).

17.43.130 Alcoholic Beverage Control.

A. Permitted District. Any original off-sale alcohol license as defined by the Department of Alcoholic Beverage Control shall be permitted as follows:

1. As a permitted use in the C-TR District.
2. Any original on-sale restaurant license as defined by the Department of Alcoholic Beverage Control shall be permitted, subject to the issuance of a conditional use permit approved by the Zoning Administrator.

B. Use Controls.

1. Gasoline sales. The sale or delivery of any alcoholic beverage on the same premise where motor fuel is offered for sale is not permitted.

2. The sale or delivery of any alcoholic beverage on the same premises where any drive-in dairy or any other drive-in operation is conducted is not permitted.

C. Upgrading Licenses. Any upgrading of existing licenses to a more restrictive license shall be regulated as follows:

1. A change from an On-Sale Beer permit in a restaurant to an On-Sale Beer and Wine permit in a restaurant shall not require the issuance of a conditional use permit.

2. A change from either an On-Sale Beer permit in a restaurant or an On-Sale Beer and Wine permit in a restaurant to an On-Sale General permit in a restaurant shall require the issuance of a new conditional use permit.

3. A license associated with a non-conforming use may be transferred to a new owner but it may not be upgraded.

17.43.140 Design Review Board.

A. Adoption of Procedures. The purpose of architectural and site plan approval as stated in Sections 17.96.010 and 17.96.020 and the method, system and procedures for obtaining same are adopted.

B. Evaluation of Submitted Material. Prior to issuance of a building permit for any work in the Tustin Redevelopment Project Area, the Design Review Board shall examine the material submitted with the application by considering the following aspects for conformance with the purpose of this section:

1. General site utilization considerations;
2. General architectural considerations;
3. General landscape considerations;
4. Graphics, signs and other aspects of the Tustin Standards as approved by the Orange Redevelopment Agency.

Conformance shall be evaluated by the Standards adopted by resolution by the Orange Redevelopment Agency. For the guidance of applicants, a copy of the resolution of these Standards will be on file with the Department of Planning and Development Services, and the Orange Redevelopment Agency. Such standards shall contain sufficient and suitable information so as to provide to any applicant a guideline as to what matters the Design Review Board will consider in its review.

C. Administration. The Design Review Board's recommendations shall be final unless appealed in accordance with the procedures of Section 17.94.100 of the Orange Municipal Code.

17.43.150 Automobile Service Stations.

A. Location in Districts. Service stations are a permitted use in the C-TR District, with all cases subject to other requirements of this section.

1. Proximity to Arterial and Local Streets. Service stations may be permitted at the intersection of an arterial street and a local street by conditional use permit.

2. Proximity to Residential Districts. No part of the site occupied by such service station shall be closer than 200 feet, measured horizontally in a straight line in any direction, from any property classified for and located in any "R" zone, and provided further, that an automobile service station may locate closer than said 200 feet from such "R" classified property if such closer location is authorized by a conditional use permit.

B. Remodeling or Reopening Idle Service Stations. All applicants to remodel or reopen idle service stations as defined in Section 17.04.100 of the Orange Municipal Code shall be subject to the approval of the Zoning Administrator. The Zoning Administrator shall require each applicant to submit a specific plan of the development and same shall be approved only if all development standards of the C-TR District, including off-street parking and landscaping requirements, are adhered to. All development shall be in accordance with approved plans, including Tustin Street Design Standards.

C. Conversion to Another Use. All applications to convert any substantial portion of an active or idle service station to another use shall be subject to a conditional use permit as approved by the Zoning Administrator. Before approving such applications, the Zoning Administrator may require the removal of pump islands, canopies, service bays, signs and other indicia of service station identification. The Zoning Administrator shall also require each applicant to submit a specific plan of the development and it shall be approved only if all development standards of the C-TR District, including off-street parking, landscaping, and other requirements are adhered to. All development shall be in accordance with approved plans, including Tustin Street Design Standards.

D. Use Controls - Major Repairs Prohibited. Major automotive repairs, painting, body and fender work, rental and storage of trailers containing more than a single axle or tandem wheel, trucks and other heavy equipment are prohibited in connection with automobile service station uses.

E. Storage of Merchandise. All merchandise shall be stored and displayed within the service station building with the exception of tires, batteries, accessories and lubricating items, provided such items are displayed and maintained in moveable and closeable cabinets or racks especially designed for the display of such items. A maximum of two moveable racks for the display of new tires only shall be permitted, provided the same are situated not more than 10 feet from the service building.

F. Rental Vehicles and Trailers. Rental Vehicles and trailers shall be permitted only as an incidental and accessory use to service station operations. No more than three (3) rental motor vehicles and eight (8) rental trailers shall be kept on the premises at any one time. Areas used for display of rental units shall not be located between any street right-of-way line and the existing setback line as established by the set-back of the main building on the premises.

G. Sale of Alcoholic Beverages. The sale of alcoholic beverages is not permitted.

H. Other Applicable Regulations

1. Definition of an Idle Service Station 17.04.100 of Orange Municipal Code.

2. Use Controls 17.80.20 of Orange Municipal Code.

3. Zoning Administration, Chapter 17.94 of Orange Municipal Code.

17.43.160 Required Off-street Parking. Every building hereinafter erected, reconstructed, or structurally altered in the C1-TR District shall be provided with parking space as provided in this section, and such parking space shall be made permanently available and be permanently marked and maintained for parking purposes. The storage of materials or any other objects on required off-street parking areas is prohibited.

17.43.170 Parking Spaces--Restricting Use Unlawful. All parking spaces as provided for by this section shall be made permanently available for automobile parking for not only employees working at the premises for which parking is required, but customers and guests having lawful reason to be at the premises for which such parking is required. In the absence of prior approval from the Planning Department, it is unlawful for any owner, lessee, tenant or any person having control of the operation of any premises for which parking is required by this section to prevent, prohibit or restrict authorized persons from using parking provided for such persons under the provisions of this section.

17.43.180 Required Parking Spaces.

A. The number of off-street parking spaces required in this section shall be as set forth and shall be determined to be minimum standards. In the adoption of site plans, more off-street parking spaces than set forth in this section may be required.

B. The following uses shall provide off-street parking required in this section:

1. Automobile Repair and Service: Three parking spaces for every service bay, not including the service bay itself.

2. Banks: One parking space for each 150 square feet of gross floor area.

3. Boarding Houses, Lodging Houses or Rooming Houses: one enclosed garage, plus one space per guest or guestroom.

4. Bowling Alleys: Three spaces per alley; spaces for incidental uses shall be provided in accordance with standards specified for the particular use.

5. Churches, Chapels, Religious Meeting Halls: One parking space for four fixed seats in the sanctuary, plus one for each three fixed seats in other assembly areas used simultaneously for assembly purposes (each 22 lineal inches of bench or pew shall be considered one fixed seat) when there are no

fixed seats in a sanctuary or an assembly area, then one space shall be provided for each 35 square feet of floor space.

6. Furniture and Large Appliance Stores (over 5,000 square feet): One parking space for each 500 square feet of gross floor area.

7. General Business and Professional Offices: For the first three stories, four parking spaces or one space for each 250 square feet of gross floor area, whichever is greater; for buildings containing four stories or more, one space for each 400 square feet of gross floor area for the fourth floor and above.

8. General Retail, except as otherwise specified herein: Five spaces for each 1,000 square feet of gross floor area.

9. General Wholesale Food Supplies, Warehousing, Furniture Stores Wholesale, Machinery Sales, and New Auto or Truck Sales: One parking space for every 800 square feet of gross floor area.

10. Hotels and Motels: One parking space for each rental unit plus two spaces for the resident manager.

11. Laboratories (bio-chemical, X-ray, dental): One parking space for each 300 square feet of gross floor area.

12. Lodges, Clubs and Dancehalls, where there are no sleeping facilities: One parking space for each 50 square feet of gross floor area used for assembly purposes.

13. Medical-Dental Offices and Clinics: One parking space for each 200 square feet of gross floor area.

14. Open Retail Uses, Nurseries, used Car Lots: One parking space for every 1,000 square feet of lot area.

15. Restaurants, Drive-thru or Walk-up, Cafes, Night Clubs, Bars, and other places dispersing food or refreshments:

a. If less than 4,000 square feet: ten spaces or one space per 100 square feet of gross floor area, whichever is greater.

b. If more than 4,000 square feet: 40 spaces plus one space for each 70 square feet of gross floor area in excess of 4,000 square feet.

17. Savings and Loan: One parking space for each 200 square feet of gross floor area.

18. Theaters and Auditoriums: One parking space per each five (5) fixed seats or for every 35 square feet of assembly floor area where there are no fixed seats (22 lineal inches of bench shall be considered one fixed seat).

19. Public Service Office or Use: One parking space for each employee, or any lesser number which represents an adequate number as determined by the Planning Commission.

20. Parking Requirements for Uses Not Specified. Where the parking requirements for a use are not specifically set forth herein, the parking requirements for such use shall be determined by the Director of Planning and Development Services or his designee, and such determination shall be based upon the requirements for the most comparable use specified herein.

17.43.190 Dimension of Parking Area.

A. Open parking stalls shall be not less than 9 feet wide and 20 feet long; except that parking for compact cars may be not less than 8 feet in width and 16 feet in length if all of the following conditions are met:

1. The compact car parking stalls are clearly marked for compact car parking with letters 6 inches high on the surface of the parking facility and hairpin striped.
 2. The compact car parking stalls shall be located within reasonable proximity to the facility in order to encourage use of the compact car parking stalls.
 3. Notice shall be posted to direct compact cars to the compact car parking stalls in the parking area.
 4. Commercial, office and industrial parking lots may provide up to 40 percent of its parking use by compact cars. More than 40 percent may be provided in compact spaces subject to the issuance of a Conditional Use Permit. A Parking Management Plan may be required in conjunction with the proposal of compact parking spaces when deemed necessary by the City Traffic Engineer.
 5. Utilization of compact car parking stalls to satisfy off-street parking requirements shall be subject to the review and approval of the Director of Planning and Development Services.
- B. Garage parking stalls shall be not less than 10 feet wide and 20 feet long.

C. Aisles to and from parking stalls shall be not less than:

1. 13 feet wide for thirty-degree parking with one-way circulation only.
2. 15 feet wide for forty-five-degree parking with one-way circulation only.
3. 19 feet wide for sixty-degree parking with one-way circulation only.
4. 25 feet wide for ninety-degree parking; however, 21 feet shall be permitted if compact spaces are served exclusively.
5. Two-way aisles shall be a minimum of 24 feet.
6. The Planning Commission may permit variations in parking design criteria.

D. Circulation within a parking area must be that:

1. A car entering the parking area need not enter a street to reach another aisle.
2. A car may not enter a street backwards excepting within residential developments not exceeding three dwelling units.
3. All parking spaces and garages shall be accessible and usable.
4. For all public and private parking areas, the design of all entrances and exits shall be subject to the approval of the Director of Planning and Development Services or his designee.

E. For all uses, required off-street parking shall be provided on the same lot or parcel of land as the use the parking spaces are intended to serve, or on a contiguous site or within 300 feet of the subject site. Where parking is provided on other

than the sites of the use served, a document recorded in the Office of the County Recorder, approved by the City Attorney as to form and content, signed by the owners of the alternate site, and stipulating to the reservation of use of the site for the parking, shall be filed with the Department of Planning and Development Services prior to the issuance of building permits.

G. The plan of the proposed parking area shall be submitted to the Building Division at the time of the application for the building permit for the building to which the parking area is accessory. The plan shall clearly indicate the proposed development including location, size, shape, design, curb cuts, curbs, lighting, landscaping signs and other features of the proposed parking lot.

17.43.200 Maintenance and Operation of Parking Areas.
Every lot used as a public or private parking area shall be developed and maintained in the following manner:

A. Surfacing. Off-street parking areas and driveways shall be paved with asphaltic or Portland Cement concrete surfacing or such other materials as approved by the City Engineer in accordance with standards on file in the office of City Engineer, and shall be so graded and drained as to dispose of all surface water. Surfacing and drainage shall be subject to approval by the City Engineer.

B. Border barricades and fencing.

1. All permanent parking spaces shall be provided with adequate wheel stops not less than 6 inches in height, located two and one-half feet from standard spaces and one and one-half feet for compact car spaces from the front of the space or such other stops as approved by the Director of Planning and Development Services.

2. Every parking area or vehicle sales area which abuts property located in one of the R zones shall be separated from such property by a view-obscuring masonry wall 6 feet in height measured from the grade of the finished surface of such parking area closest to the contiguous R zones property or from the high grade side of the parking lot; provided, that along the required front yard the fence or wall shall not exceed 42 inches in height. No such wall need be provided where the elevation of that portion of the parking area or vehicle sales area immediately adjacent to an R zone is 6 feet or more below the elevation of such R zoned property along the common property line.

C. Lights used to illuminate the parking area shall be reflected away from any adjoining premises located in any R zone.

D. All required parking spaces shall be clearly outlined on the surface of the lot with paint or other easily distinguishable material.

E. All parking areas shall be accessible to vehicles via drives and aisles of the size specified herein.

A minimum of 10 percent of the parking lot area, excluding wheel stop overhang, shall be landscaped; or in lieu

thereof include special design features which effectively screen the parking lot areas from view. The design features may include the use of landscaped berms, decorative walls, planting screens, raised planters, or other screening devices which meet with the intent and purpose of this requirement. Landscape areas provided shall also provide for the perpetual maintenance thereof. Tree requirements must include a minimum of one tree per 5 cars, with 25 percent being a minimum box size of 24". The remainder shall have a minimum size of 15 gallons.

17.43.210 Parking Requirements for Mixed Occupancies. In case of mixed uses in a building or on a lot, the total requirement for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use except as hereinafter specified for joint use.

17.43.220 Parking Requirements for Joint Use. The Planning Commission may, upon application by the owner or lessee of any property, authorize the joint use of parking facilities by the following uses or activities under the conditions specified herein:

A. Up to 50 percent of the required parking facilities for a use considered to be primarily a daytime use may be provided by the parking facilities of a use considered to be primarily a nighttime use; up to 50 percent of the required parking facilities for a use considered to be primarily a nighttime use may be provided by the parking facilities of a use considered to be primarily a daytime use, provided such reciprocal parking arrangement shall be subject to conditions set forth in Subsection C of this section.

B. The following uses are typical daytime uses: banks, business offices, retail stores, personal service shops, clothing or shoe repair or service shops, and similar uses. Theaters are typical of nighttime and/or Sunday uses.

C. Parties concerned in the joint use of off-street parking facilities shall evidence agreement for such joint use by a proper legal instrument approved by the City Attorney as to form and content. Such instrument, when approved as conforming to the provisions of this title, shall be recorded in the office of the County Recorder and copies thereof filed with the Building Division and Planning Division.

17.43.230 Parking Requirements for Common Facilities. Common parking facilities may be provided in lieu of the individual requirements contained in this section, provided:

A. The total of such off-street parking spaces, when used together, shall not be less than the sum of the various uses computed separately unless any such common facility is to occupy a site of 5,000 square feet or more; then the parking requirements, as specified herein for each of two or more participating

buildings or uses, may be reduced by the Commission not more than 15 percent.

B. The plan of proposed parking area clearly indicating the proposed development, including location, size, shape, design, relationship to business sites to be served, curb cuts, lighting, landscaping, and other features and appurtenances of the proposed parking lot is approved by the Planning Commission.

17.43.240 Purpose of Signs. This section is adopted in recognition of the important function of signs and of the need to safeguard and enhance the economic and aesthetic values in the Tustin Redevelopment Project Area through the regulation of such factors as size, location and illumination of signs, and thereby promote the public health, safety and general welfare in the Project Area.

17.43.250 Definitions of Signs.

A. Area of a Sign

1. Ground Sign. The area of a ground sign shall include the entire surface area of the largest face of the sign, excluding therefrom necessary non-illuminated supports, superficial column areas or uprights beneath the highest portion of sign.

2. Wall Signs and Projecting Signs. The area of a wall sign shall include entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem, or any figure or similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed.

B. ATTACHED TO A BUILDING means a sign attached to and wholly supported by the wall of a building.

C. GROUND SIGN means any sign which is wholly or partly supported by a structural element which is not an integral part of a building. This definition includes pole signs, freestanding signs, pylon signs, and monument signs.

D. INTEGRATED DEVELOPMENT means any group of two or more contiguous parcels approved by building plan approval upon which a development is contemplated, irrespective of the ownership of the parcel.

E. PROJECTION means the distance which an attached sign extends beyond a building face, or a ground sign extends beyond a street property line. A wall sign shall not be deemed to project. Projection signs are prohibited in the C-TR District.

F. ROOF SIGN means a sign erected or painted wholly on or above the roof covering any portion of a building or located on any roof structure. Roof signs are prohibited in the C-TR District.

G. A SIGN means any writing (including letter, word, or numeral), pictorial presentation (including illustration or decoration), emblem (including device, symbol or trademark), or any other device, figure or similar character which:

1. is a structure or any part thereof, or is attached to, painted on, or in any other manner represented on a building or other structure or device; and

2. is used to announce, direct attention to or advertise; and

3. is visible from outside the building or structure.

H. WALL SIGN means a sign attached parallel to the exterior wall of a building, not projecting more than 10 inches therefrom.

17.43.260 Permits Required for Signs.

A. A permit shall be issued by the Building Division before any sign may be erected, relocated, or reconstructed.

B. Approval of plans by the Design Review Board shall be obtained prior to the issuance of any permit by the Building Division.

C. In cases wherein signs are to be painted or repainted upon any building or structure, or when copy is to be changed upon any sign, no building permits shall be required but the sign must be approved by the Design Review Board before the erection or painting of such sign.

17.43.270 Sign Exemptions. The following signs and devices shall not be subject to conflicting provisions of this section:

A. Signs placed by a government body or public utility, required to be maintained by law.

B. Flags of the national or state government.

C. Nonelectric signs within recreational facilities such as theaters, which are not visible from any public street.

D. Temporary nonelectric real estate or construction signs, not exceeding 32 square feet.

E. Temporary advertising displays, approved by the Planning Department, for grand openings, special events, and similar purposes, may be authorized by the Director of Planning and Development Services for one 30-day period, during the calendar year.

F. Small nonelectric portable and/or temporary signs within a building.

G. Small nonelectric convenience signs which facilitate traffic flow and safety, such as entrance, exit, caution, parking, right or left turn only, stop, etc., provided such signs do not exceed 6 square feet.

H. Copy which is placed upon a sign designed as a changeable or replaceable copy such as theater marquees, or gas price signs.

17.43.280 Sign General Provisions.

A. In order to achieve the objective of uniformity in signage, each property owner will prepare a sign plan applicable to all signs within that property.

B. The sign plan must be completed within 6 months after adoption of these Design Standards and submitted to the Design Review Board for approval, unless subsequent ordinances or Agency incentive programs specify a different time frame.

C. No changes to tenant signs within the Tustin Project Area will be permitted until approval of the owner's sign plan has been obtained.

D. At a minimum, the sign plan will specify the colors, materials, locations, sizes and methods of lighting of all signs for the property. Samples must also be provided which indicate the proposed size of lettering, style of lettering, lines of copy and use of logos for typical signs.

The general provisions in Sections 17.43.290 through 17.43.350 shall govern all signs, in addition to all other applicable provisions of these sections.

17.43.290 Limitations on Placement of Signs.

A. Near Freeways. Ground signs that are perpendicular to and within 200 feet of the nearest freeway right-of-way line, and not perpendicular to a street, shall be submitted to the Planning Commission and/or City Council for approval subject to the provision of this chapter. For the purpose of computing sign area, the abutting freeway right-of-way shall be construed as street frontage.

B. Near Street Intersections. No sign or portion thereof shall be erected at the intersection of public streets, within the triangular area formed by a line connecting points 25 feet from the intersection of projected street property lines unless the same is less than 42 inches or more than 8 feet above curb grade, and its means of support has a horizontal cross-section of not more than 12 inches.

C. Within Setback Area.

1. No sign or portion thereof shall be erected within any setback area as defined in Section 17.43.270 also being future street right-of-way as specified in Section 12.52.030 of the Orange Municipal Code unless an agreement is recorded against the property, as approved by the City Attorney, stipulating that the sign will be removed at the request of the City and at no expense to the City upon street widening, copies of which shall be filed with the Building and Engineering Divisions prior to the issuance of a building permit.

17.43.300 General or Billboard Signs.

A. No general or billboard advertising sign, portable reader board, portable sign, bench sign, wind sign or device, temporary window sign, or captive balloon shall be permitted.

B. Benches located on public right-of-way prior to the effective date of the ordinance codified in this section, and containing advertising heretofore permitted pursuant to Ordinance No. 18-75, shall be allowed to retain such advertising matter and remain in the public right-of-way until such time as such benches are removed or replaced.

17.43.310 Temporary Sign Attachments to Vehicles. No sign shall be temporarily attached to or placed upon any vehicle.

A sign shall be permitted if painted directly upon, or permanently affixed to the body of a public transportation vehicle or a vehicle used regularly in a business to which the sign pertains. Signs permanently affixed to business vehicles as described above shall not exceed 3 square feet in area and/or in number.

17.43.320 Obscene or Immoral Signs Prohibited. No person shall exhibit, post or display upon any sign any statement, symbol of an obscene or immoral nature, or any picture, illustration, or delineation of the human figure in such detail as to offend the public morals or decency.

17.43.330 Items of Merchandise Not to be Used as Signs. No item of merchandise shall be used as a sign except as may be permanently incorporated into a sign structure permitted under this section.

17.43.340 Wattage of Bulbs on Signs. No exposed incandescent bulb used as a part of a sign display shall exceed a rating of 20 watts.

17.43.350 Street Addresses on Signs. Street addresses shall be prominently displayed over all main entry doorways in letters 6 inches high. Freestanding signs shall also have street addresses prominently displayed.

17.43.360 Special Sign Provisions.

A. Near R (Residential) Districts. No sign exceeding 100 square feet in area shall be located in a Commercial District within 100 feet of any Residential District so that its primary purpose is to be viewed from residentially zoned property or from any street or alley within an R District.

B. No flashing, blinking, thematic or special situation signs shall be permitted.

C. Any sign placed on any window shall not obscure more than 20 percent of the total area of such window and shall be deducted from the total permitted wall sign area.

D. Can signs are to be designed to permit illumination of the logo or lettering. Background areas shall be designed in dark colors or of opaque materials to prevent or reduce light transmission. The area of lettering on a can sign shall be limited to 70 percent of the sign area.

17.43.370 Freestanding (Ground/Monument) Signs.

A. Number. One sign shall be permitted for each 200 lineal feet of frontage or fraction thereof, abutting a street. Signs shall be permitted upon parcels of less than 200 feet of frontage as follows:

1. One sign for each development if the development is integrated as defined in Section 17.43.250 D.

2. One sign for each parcel separately owned and developed if said development is not integrated as defined in

Section 17.43.250 D.

B. Area. Signs shall not exceed the areas defined as follows:

1. Freestanding signs or ground signs are limited to 15 feet in height for parcels with frontage of 150 feet of linear street frontage or more; 10 feet in height for parcels of 80 to 150 feet in frontage; and, 5 feet in height for parcels under 80 feet in frontage. All heights are measured from the ground to the top of the sign and include poles, pylons or supporting members.
2. All freestanding signs 10 feet or taller in height shall be mounted on twin poles or designed as a solid architectural feature.
3. All tenant signs shall be limited in size to the width of the twin poles or architectural features and should be uniform in size and color, in conformance with the sign plan for the site.
4. Freestanding signs are limited to one such sign per parcel or one sign each 200 lineal feet of frontage.
5. The total area of a freestanding sign (including both faces) shall be limited to 1 square foot in area for each 1.0 linear feet of building frontage. Corner sites are permitted 1.5 feet of sign area per linear foot of the building's address frontage. Total sign area shall not exceed 160 square feet per side.
6. The sign area on freestanding signs shall be allocated to individual tenants in proportion to store area.
7. A minimum of 10 percent of the sign area of freestanding signs for Malls or strip developments must be devoted to identification of the strip or Mall by address or name and address and decorative poles, trim or architectural features to unify the total sign. Strip developments must display the range of store addresses for that strip.
8. When 60 percent of the tenant signs on a freestanding sign have been replaced and conform to the approved sign plan for that property, the entire freestanding sign must be changed to conform to the approved sign plan. However, the incentive programs are designed to encourage the rapid replacement of all freestanding signs.

C. Placement.

1. Ground signs shall be situated on the central 50 percent of the lot frontage of an abutting street or 50 feet or more from an abutting parcel, and a minimum 100 feet from another sign on the same property.
2. Number and area of signs established by virtue of a given street frontage shall be located on the same street frontage.

17.43.380 Wall Signs.

A. C-TR District.

1. The total sign area of wall or building signs per parcel is limited to 1 square foot of sign area per lineal foot of building frontage, measured along the facade facing the street named in the street address. For strip developments, total sign area shall be distributed among the individual storefronts in proportion to the frontage length of each.
2. Corner sites are permitted 1.5 square feet of sign area per linear foot of the building's address frontage provided that no more than 2/3 of the sign area occurs on either facade.
3. The sign area of an individually lettered sign without background is measured by enclosing the entire sign within two sets of parallel lines. The sign area of a sign with border or background is measured by a single continuous perimeter enclosing the exterior limits of the border or background.
4. The use of signs along awning valances is allowed but letter height is limited to 6 inches or less. Letter color will be compatible with the awning and building color scheme.
5. The use of neon signage is allowed but action or "moving" graphics is not permitted.
6. No building signs will be allowed above the bottom of the second floor window line (where one exists) except where specific higher sign panels exist.
7. Direct and indirect lighting methods are allowed provided that they are not harsh or unnecessarily bright. The use of can type box signs with white or light colored translucent backlit panels are not allowed within the Project Area.
8. Signs colors are required to be compatible with all other signs on that building and all freestanding signs on that parcel.
9. Signage type must be appropriate for the building face upon which the sign is to be located.
10. The use of backlit individually cut letter signs is allowed.
11. The use of permanent sale or come-on signs is prohibited. The temporary use of these signs is limited to a 30-day period and is restricted to signs affixed to the interior of windows which do not occupy more than 20 percent of the window area. Each business is permitted a total of not more than 90 days of temporary signs per calendar year.
12. A sign plan for all buildings is required to ensure proper design of signage and adequate identification for tenants. Such programs shall provide for consistency in the size, color, and placement of signs within a property, as noted in the Tustin Street Design Standards.
13. When 60 percent of the tenant wall signs have been changed to conform to the approved sign plan for that property, the remaining tenant signs must also be changed to conform to the approved plan.
14. The identification of each building address in 6 inch high letters over the main entry door is required. The identification of the building address on the freestanding sign is required.
15. Sign backgrounds and sign lettering colors are to be designed with sufficient contrast as to be legible to the visually impaired.

16. The use of logos, corporate insignias, and corporate colors is permitted on any sign provided that these do not occupy more than 25 percent of the sign area for the individual sign upon which these are included.

17. Limitations on wall sign height are as follows:

a. Signs shall not exceed 24 inches in height; and
b. The height of individual letters within main wall signs shall not exceed a maximum of 18 inches.

B. Projections. In the C-TR District wall signs may not project more than 10 inches from a building.

C. Placement. The sign area allowed by virtue of a given building frontage shall be located on the same building frontage.

17.43.390 Encroachment. No sign may be permitted to encroach on or over the public right-of-way.

17.43.400 Roof Signs. Roof signs are prohibited in the Cl-TR District.

17.43.410 Automobile Service Station Signs.

A. One identification ground sign not exceeding a height of 15 feet, or an area of 100 square feet is allowed in the C-TR District.

B. Additional wall signs shall be permitted upon the face of the building not exceeding an area of 20 square feet per sign or an aggregate area of 80 square feet for all such signs.

C. Four small signs comprised of restroom signs, identification signs, premium stamp signs, credit card signs, tire signs and/or price signs may be permitted, with the location determined by the Design Review Board, provided such signs are established a minimum of 8 feet above grade and do not exceed an area of 8 square feet per face or an aggregate area of 24 square feet.

D. One permanently affixed price sign or changeable copy sign (or combination thereof), not exceeding an area of 24 square feet, shall be required, provided such sign shall be less than 42 inches in height or at least 8 feet above grade; further, that only one ground sign shall be permitted near street intersections as described under Section 17.43.290 of this chapter.

17.43.420 Mobile Home Signs. Mobile Home Parks may have one identification sign per entrance to such park, which may consist of one of the following:

A. Ground Sign. A mobile home park ground sign shall not exceed a height of 42 inches, measured from the base of the sign to the highest portion of the sign structure.

B. Wall Sign. A mobile home park wall sign may be affixed to the screening wall, and the letters of such sign shall not exceed 18 inches in height and shall not project from the wall more than 3 inches. Such sign shall not exceed an area of 10 square feet.

17.43.430 Compliance with Chapter. Every sign lawfully in existence on the date of adoption of this chapter shall not

be repaired, altered, or moved (except for normal repairs and maintenance) unless it is made to comply with all provisions of this chapter. All persons maintaining signs for which a permit has not been issued shall, within 60 days from the date of adoption of this chapter, make application for a permit in conformance with Section 17.43.260 of this chapter. If any person fails to secure a permit within 60 days, or if under the provisions of this chapter a permit may not be issued, such person shall remove or demolish the sign from the premises within 90 days from the date of notice of the violation. Signs lawfully in existence on the day of adoption of this ordinance, but made non-conforming by such adoption, may continue in use for a period not to exceed 5 years.

17.43.440 Revocation of Permit. The Building Official of the City, or his designated agent, is authorized and empowered to revoke any permit issued by him, upon failure of the holder thereof to comply with any provisions of this chapter.

17.43.450 Violation--Infraction. Any person violating any of the provisions of this chapter shall be guilty of an infraction and, upon conviction thereof, shall be subject to:

- A. A fine of Fifty Dollars (\$50) for a first violation;
- B. A Fine of One Hundred Dollars (\$100) for a second violation of this chapter within one year; and
- C. A fine of Two Hundred Fifty Dollars (\$250) for each additional violation of this chapter within one year.
(Ords. 19-82; 32-80)
- D. Violation-Misdemeanor. Conviction of fourth violation will constitute a misdemeanor punishable by a fine of up to Five Hundred Dollars (\$500) or six (6) months in jail.