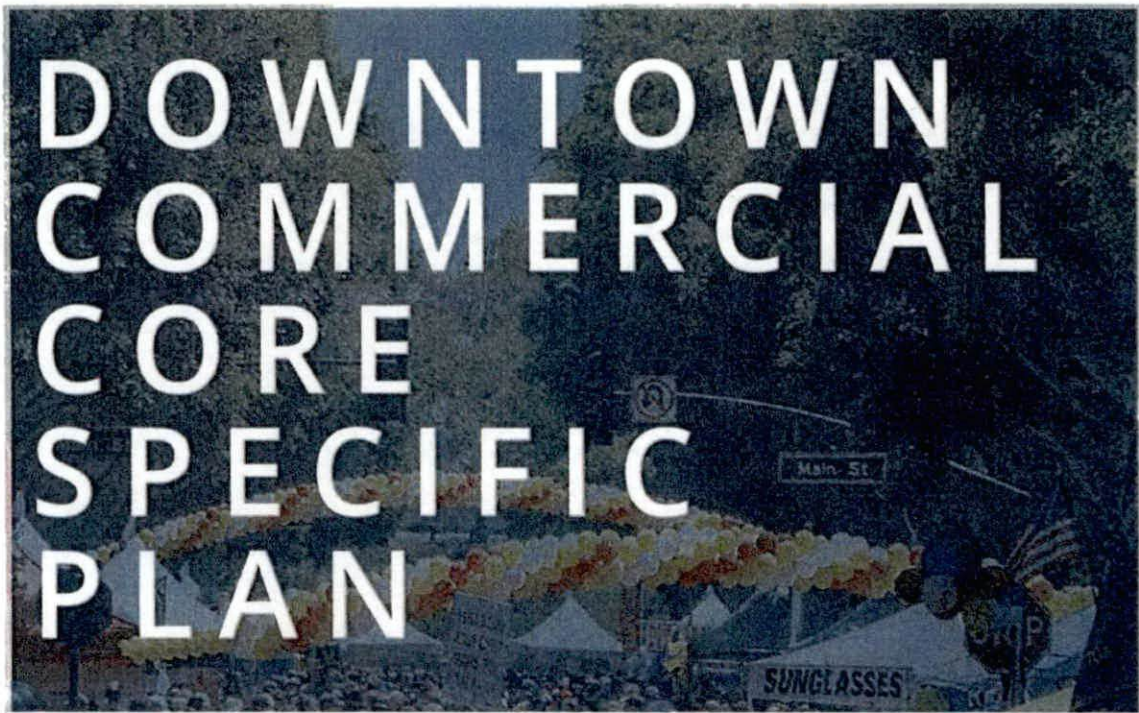
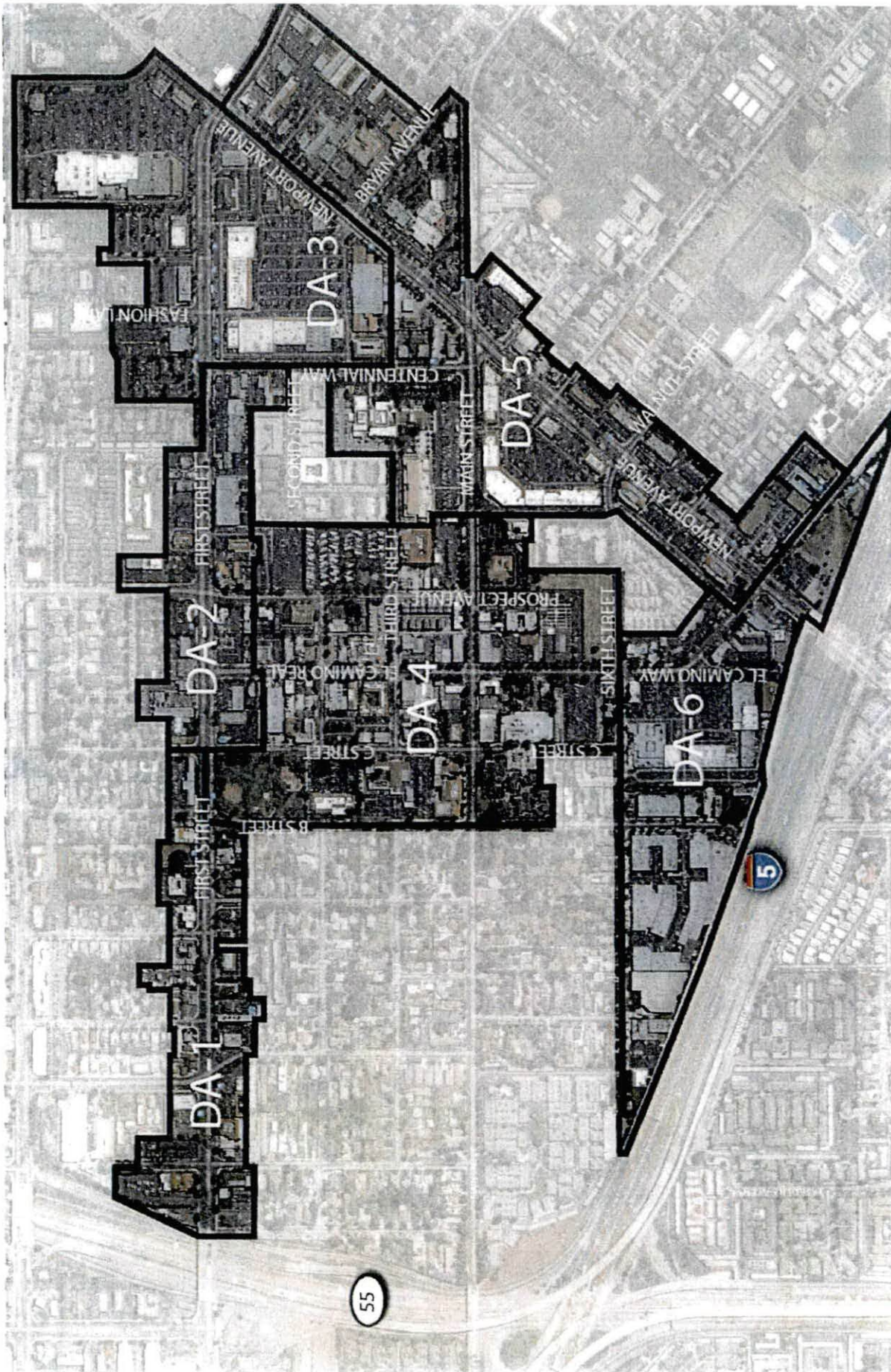


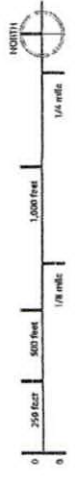
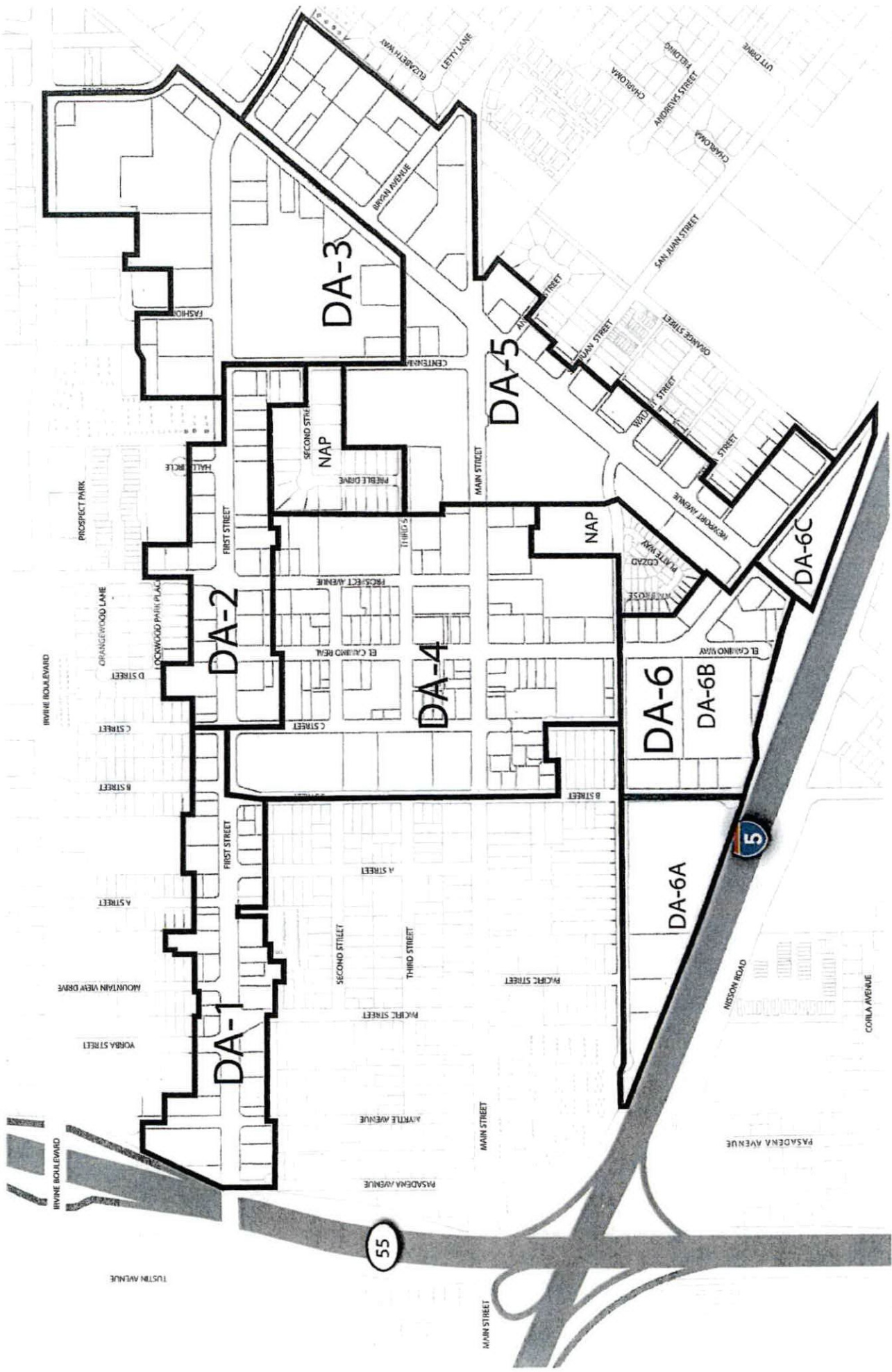
DOWNTOWN COMMERCIAL CORE SPECIFIC PLAN



Related Information Resources



TUSTIN DOWNTOWN COMMERCIAL CORE SPECIFIC PLAN AREA

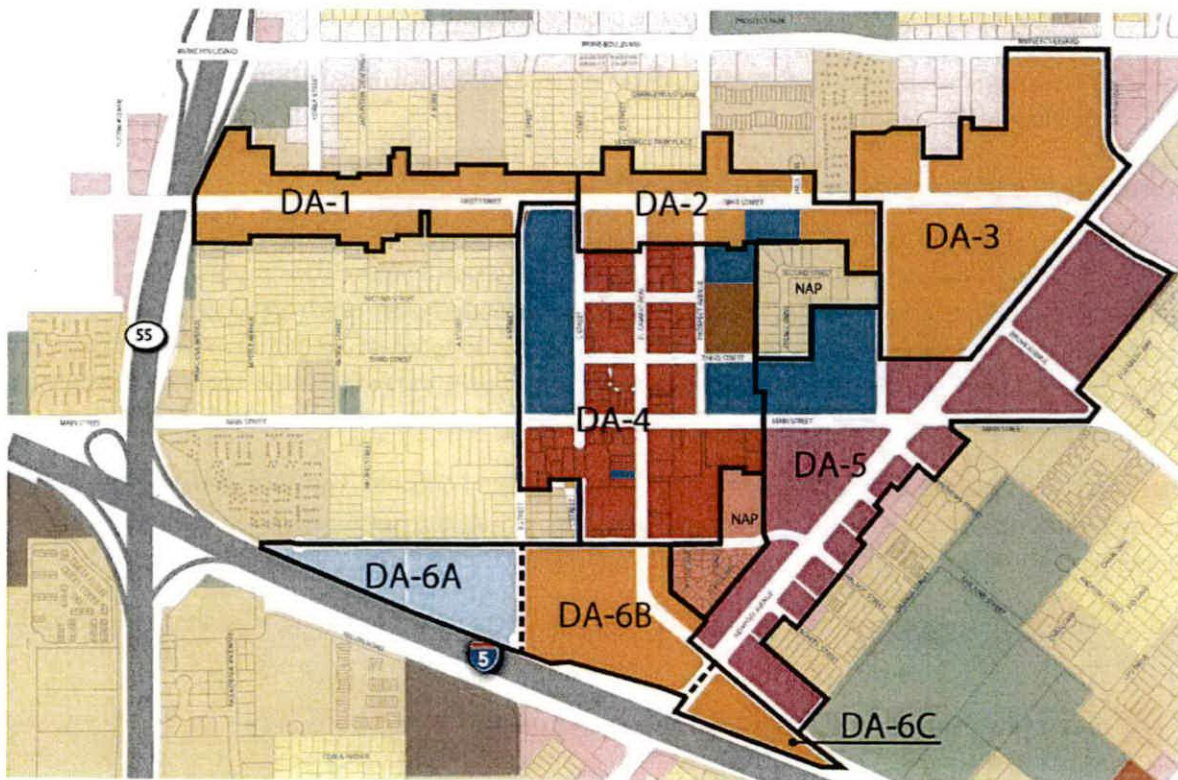


- Legend**
- Freeways
 - Planning Area
 - Parcels

Executive Summary

The Downtown Commercial Core Specific Plan (DCCSP) sets a planning and regulatory framework to preserve and enhance the planning area as a vital, pedestrian-friendly, and attractive commercial core in Tustin. The DCCSP seeks to attract more patrons to support and strengthen businesses in Old Town through shopping, dining, and entertainment opportunities to foster community interaction and pedestrian activity. To bring additional patrons to the planning area, the DCCSP also introduces the opportunity for mixed use residential development in select areas, which requires a discretionary approval process to ensure projects are high quality. The following pages provide a brief Executive Summary of the detailed topics addressed within Chapters 1 through 6 of the DCCSP. Figure i.1, Development Areas and Land Use Designations, provides an overview of the Downtown Commercial Core (DCC), including the six Development Areas (DAs).

Figure i.1 Development Areas (DAs) and Land Use Designations



- Legend**
- Downtown Mixed Use (DM)
 - Downtown Commercial (DC)
 - Mobile Home (MH)
 - Multi-Family (MF)
 - Old Town (OT)
 - Civic/Institutional (CI)
 - NAP = Not a part

Vision Key Components

The vision for the DCCSP is to create a vibrant, cohesive, connected, livable, and memorable city core. The DCCSP vision and goals address complex needs within the DCC through a multi-faceted approach. The vision and goals have been distilled into a few key components that serve as the foundation for achieving the vision and goals. The key components are listed below.

- Promoting pedestrian-oriented commercial first floor development to invigorate the area and expand walkability;
- Transforming streets through future streetscape, roadway, pedestrian and bicycle-oriented improvements;
- Drawing more patrons to Old Town by embracing, preserving and promoting its unique historic character;
- Maintaining a commercial emphasis for the project area; and
- Introducing the opportunity for high-quality integrated residential mixed use and focused multi-family development.

Land Use Designations and Permitted Uses

The Land Use Plan delineates six land use designations to promote shopping, dining, entertainment, employment and housing in a pedestrian-friendly setting focused around the historic Old Town. The designations correspond with permitted and conditionally permitted uses, which are largely consistent with the uses allowed under the previous zoning districts prior to the adoption of the DCCSP. However, integrated commercial-residential mixed use (vertical and/or horizontal format) and multi-family residential are optional land uses new to the DCC and require approval of a discretionary entitlement.

There are two basic types of mixed use development: vertical and horizontal. Vertical mixed use occurs when the residential use is located above the ground floor commercial use. Horizontal mixed use occurs when a residential use is located on the first floor in a separate building from commercial use, but on the same parcel.

The six land use designations of the Land Use Plan are described below and illustrated in Figure i.1.

Downtown Mixed Use (DM) Land Use Designation - The DM designation is divided into five subcategories, DM(1) through DM(5), based on characteristics including location, proximity to existing uses/zones such as single-family residential, and parcel size, which impact allowable uses. The DM designation provides for the following uses:

- Retail, service, office
- Food service, medical, hospitality

- o Auto service (in some subcategories)
- o Residential mixed use (requires discretionary entitlement)

Old Town (OT) Land Use Designation - The primary objective of the OT designation is to promote preservation and increase the vibrancy of Old Town, while also introducing the opportunity for high-quality residential mixed use through a discretionary review process. The OT designation provides for the following uses:

- o Retail, service, office
- o Food service, medical, hospitality
- o Residential mixed use (requires discretionary entitlement)
- o Auto service prohibited

Downtown Commercial (DC) Land Use Designation - The primary intent for this designation located along Newport Avenue is to enhance and preserve the existing commercial thoroughfare. The DC land use designation provides for the following uses:

- o Retail, service, office
- o Food service, medical, hospitality
- o Auto service
- o Residential prohibited

Civic/Institutional (CI) Land Use Designation - The CI designation provides for the following uses:

- o Civic, public, and institutional uses
- o Residential prohibited

Multi-Family (MF) Land Use Designation - The MF designation provides for the following use:

- o Multi-family residential use (requires discretionary entitlement)

Mobile Home (MH) Land Use Designation - The intent is for the existing mobile home park to remain as currently developed. The MH designation provides for the following use:

- o Mobile homes within a mobile home park

Urban Design Plan

The Urban Design Plan, which is based on the community vision for the DCC, is summarized below according to each Development Area (DA).

- DA-1 and DA-2 -
 - Northern gateway to Old Town
 - Pedestrian and bicycle street transformation
 - Vehicular circulation changes and additional parking
 - Ground floor commercial
 - Residential mixed use (typically vertical format due to parcel size)
 - Small parcel size
- DA-3
 - Mixed use village
 - Residential mixed use in vertical format and shopping emphasis on principal streets
 - Horizontal residential mixed use on non-principal streets
 - Maintain larger parcels to unify development potential rather than splitting parcels and piecemealing development
 - Maximize relationship to transit and bicycle facilities
- DA-4
 - Preserve Old Town character with mixed use focus
 - Develop vacant parcels
 - Expand range of businesses
 - Extend walkability
 - Boost patronage by increasing residents through mixed use development
 - Create additional parking opportunities
 - Create parklets on El Camino Real to encourage gathering
 - Strengthen visual appeal and branding

- DA-5
 - Maintain commercial emphasis
 - Balance auto-centric nature with increased pedestrian and bicycle amenities on Main Street
 - Main Street improvements highlight Old Town
 - Vacate alley segments located within commercial parcels on Newport Avenue to consolidate parcels when feasible
- DA-6A
 - Continue transition to multi-family use
 - Design sensitivity to adjacent Cultural Resources District
 - Relationship to and compatibility with approved 140-unit condominium project
- DA-6B
 - Shopping and entertainment destination
 - Vertical residential mixed use on principal streets and horizontal mixed use on non-principal streets
 - Lead patrons from Newport Avenue to Old Town
 - Higher density urban form near freeway
 - Coordinated look on east and west sides of El Camino Real
 - Emphasize public gathering
- DA-6C
 - Multiple development options including small shopping center, hospitality and residential mixed use
 - Mixed use encouraged along El Camino Real due to lower traffic volumes
 - Higher density urban form adjacent to freeway
 - Design circulation to avoid impacts on Newport Avenue

Vehicular Circulation

The DCCSP includes conceptual street improvements to create “complete streets” in which the roadway design gives pedestrians and bicyclists greater emphasis and vehicles less dominance. The following provides a brief summary of the conceptual improvements.

Main Street - The conceptual Main Street improvements are key to economic development in Old Town because they will strengthen pedestrian connections between nearby businesses, the Tustin Branch Library and Tustin Civic Center, and Old Town. The conceptual plan provides reduced vehicular lanes, pedestrian and bicycle improvements, on-street parallel and diagonal parking, pedestrian bulb-outs, enhanced pedestrian crossings, and landscaping to visually support the roadway transformation.

First Street - The conceptual First Street improvements promote a pedestrian friendly corridor by reducing the number of traffic lanes and lane widths. The improvements also provide an on-street buffered bicycle lane, diagonal parking on both sides of the street, a landscaped median, and wider sidewalks.

Second and Third Streets - Pedestrian orientation in Old Town is enhanced by transforming Second and Third Streets from two-way to one-way streets flowing in opposite directions to form a couplet. Conceptual improvements include diagonal parking, wider sidewalks, and landscaped bulb-outs on one side.

Parking

The DCCSP establishes parking standards, but also provides that parcels located within the DCC may take advantage of alternative parking requirements through various provisions. The DCCSP:

- Establishes new provisions unique to the DCC;
- Incorporates existing provisions from the Tustin City Code (TCC) ; and
- Allows for innovative parking alternatives currently provided in the TCC.

Pedestrian Circulation

The DCCSP includes conceptual improvements to enhance pedestrian orientation in the DCC. These conceptual pedestrian improvements include:

- Widened Sidewalks – Main Street, First Street, Second Street, Third Street
- Decorative Sidewalk Paving – Main Street, El Camino Real
- Bulb-Outs – Main Street, First Street, Second Street, Third Street

- Crosswalk with Enhanced Paving- Main Street
- Pedestrian Gathering Areas
- Increasing Sidewalk Widths
- Decorative Crosswalks
- Accessible Pedestrian Signals and Flashing Light Crosswalks (where appropriate)

Bicycle Improvements

Conceptual bicycle lane improvements include:

- Main Street (between Prospect Avenue and Newport Avenue) -
 - On-street bicycle lane (Class 2) on the north side
 - Off-road bicycle lane (Class 1) integrated with the sidewalk on the south side.
- First Street (between the 55 Freeway and Newport Avenue) -
 - Striped on-street bike lane with a striped buffer (Class 2) on both sides of the street
- "Sharrows" (identified by symbols painted on the roadway pavement to indicate that motor vehicles and bicycles are to share the same travel lane) (Class 3) -
 - Main Street from B Street to Prospect Avenue
 - El Camino Real from First Street to Newport Avenue
 - B Street between First Street and Sixth Street
 - Prospect Avenue between First Street and Main Street
 - Centennial Way between First Street and Main Street
 - Sixth Street between B Street and Newport Avenue
- Bike racks are encouraged at regular intervals within the public right-of-way and within private development

Street Trees

Much of the street tree canopy in the DCC is provided by the Indian Laurel Fig (*Ficus microcarpa*); however, Ficus trees are characterized by invasive roots, which due to the large size of the trees in the DCC, sometimes negatively affect public and private infrastructure and require increased maintenance. The DCCSP includes a program to gradually replace the existing Ficus trees in the DCC with one tree species. Suggestions for an appropriate tree species are included in the Street Tree Palette. The aim of the Ficus replacement is to provide an attractive streetscape in the DCC, require less tree maintenance, and conserve water through a drought-tolerant species.

Ficus are the only street trees along many street segments in the DCC. Therefore, it is important that the replacement be done in a manner that is least disruptive to the character of the street. The DCCSP stipulates replacement of every-other Ficus tree with the selected tree species following a systematic, phased schedule that cycles back to replace the remaining trees. The DCCSP requires replacement of Ficus with 48-inch box sized trees or larger.

The conceptual street improvements provided within the DCCSP include street tree and landscape improvements to further beautify the streetscape within the DCC.

Monumentation, Public Art, and Street Furniture

The conceptual Main Street improvements include installation of a street arch at the eastern entry into Old Town from Newport Avenue to draw attention to Old Town. Similarly, an entry arch or other major additional Old Town gateway signage is envisioned at the northern entry into Old Town at El Camino Real/First Street and the southern entry on El Camino Real at Newport Avenue and/or Sixth Street with new development when it occurs. In addition, a coordinated program of directional signs is needed to assist in branding the area.

The DCCSP encourages public art, especially the implementation of the Tustin Pioneers Recognition Program, and installation of coordinated street furniture that reflects the desired character for the DCC.

Parklets

To facilitate community interaction, generate activity, and create a memorable amenity that enhances the Old Town street scene, the City has identified conceptual locations within the public right-of-way along El Camino Real for public parklets, which consist of bulb-outs with enhanced paving, landscaping and low walls to create public gathering areas adjacent to the sidewalk and to provide outdoor sidewalk seating areas for businesses such as restaurants. Two additional parklets are conceptually located within bulb-outs on Main Street. Further expansion of the network of parklets to other areas within the DCC is encouraged.

Residential Entitlement Process

Residential development within the project area is not a permitted or conditionally permitted use. Residential mixed use and multi-family residential use require approval of a discretionary Residential Allocation Reservation (RAR). The RAR review process consists of two phases, with preliminary distribution of units in the first phase and final allocation of units upon approval of the proposed project in the second phase. The City's Residential Allocation Bank establishes a maximum number of 887 new dwelling units that may be developed within the DCC area, which are allocated among the DAs by the DCCSP. Only high-quality mixed use or multi-family residential projects will receive an allocation of units and approval of a RAR.

The DCCSP allows for transfer of allocated residential units from one DA to another through approval of an RAR. The Community Development Director may approve a transfer of units up to 25 percent of the original DA unit allocation and shall determine the donating DA(s). Transfers greater than 25 percent shall be reviewed and acted upon by the Planning Commission, which will take into consideration the donating DA(s) recommended by the Community Development Director. Transferred units shall be deducted from the donating DA(s) so that the maximum number of new dwelling units within the DCC shall not exceed 887 units.

Development Standards

The DCCSP Development Standards for the individual DAs are generally similar to the standards under the current respective zoning designations in the TCC, including building heights, parking space requirements, and the amount of required landscape. Required building setbacks under the DCCSP are more flexible to encourage siting of buildings near the street edge to increase pedestrian orientation. New development along Newport Avenue is encouraged to establish buildings near the street to create a defined street edge, while screening parking from the street through building placement.

Design Criteria

The Commercial Design Criteria and Residential Design Criteria address building and site design using text and photographic examples to ensure high quality design. The Design Criteria address topics including architectural style, building design, provisions for specific DAs, design of mixed use/multi-family residential, signage, parking, landscaping, and lighting. The Design Criteria draw from the infill provisions of the Cultural Resources District Design Guidelines.

The criteria for architectural style require historic styles to be used within Old Town. The DAs located further from Old Town, including DA-5 along Newport Avenue, allow for contemporary interpretations of historic styles and/or the mixing of contemporary materials such as glass with historic materials including brick.

Mixed Use Design Criteria and Development Standards are new and unique to the DCC. Therefore, a summary of the major mixed use provisions is provided below.

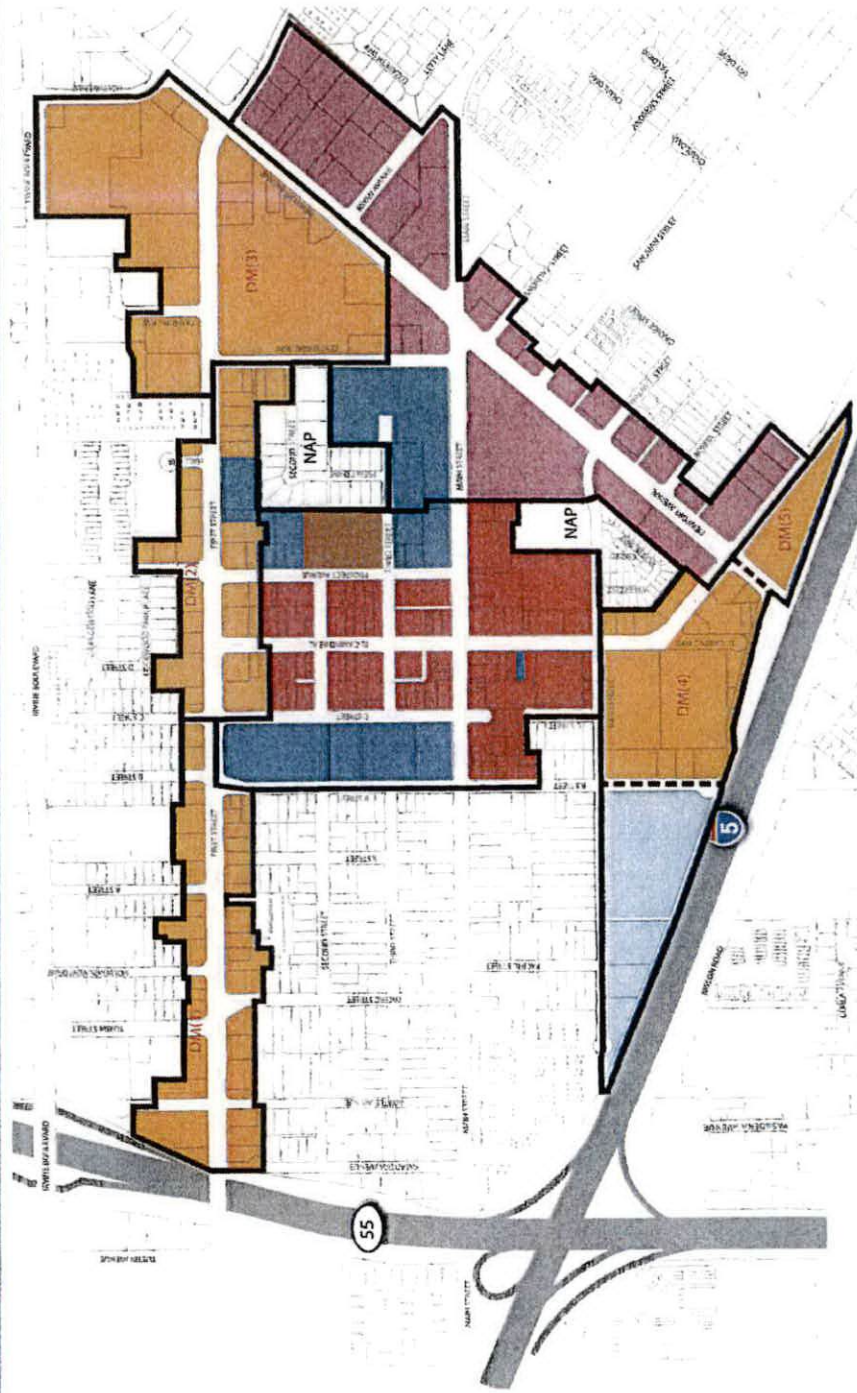
- a. The format of mixed use may be vertical, horizontal, or a combination of both.
- b. Mixed use shall require a significant commercial component integrated with the residential component. Mixed use commercial space shall span the building width of principal street frontages and be a minimum of 45 feet deep.
- c. For mixed use adjacent to principal streets, the ground floor shall be limited to commercial uses only. On principal streets, office uses are encouraged to be located on upper floors. On non-principal streets, office uses may be located on the ground floor. New development may include office uses at street level if the buildings or tenant spaces are designed with display windows and other architectural details similar to non-office commercial uses.
- d. For mixed use commercial components adjacent to principal streets, the ground floor shall feature prominent display windows and pedestrian oriented architecture.
- e. In vertical mixed use the residential component shall be permitted only on upper floors.
- f. In horizontal mixed use the residences shall be allowed on the ground floor, provided they do not front on a principal street. Horizontal mixed use may feature ground floor entrances to individual units, such as stoops.
- g. Public or semi-public spaces and landscaping are encouraged to interact with the streetscape. On-site parking shall not be located between the street and the front elevation of a mixed use building.
- h. Vertical and horizontal changes in plane are encouraged and detailed architecture is required on all four elevations.
- i. The residential component of mixed use shall provide the required number of parking spaces entirely onsite, or on an immediately adjacent site if an Off-Site Parking Exception is approved in conjunction with the project entitlement.
- j. The residential component of mixed use shall comply with the private and common open space requirements per unit, including enclosed storage space.
- k. Residential landscape requirements shall be as specified in the Residential Design Criteria and the TCC.
- l. Signage shall be as provided in the Commercial Design Criteria and the TCC. DA-4 (Old Town) also permits pedestrian sidewalk signs.

Administration and Implementation

Administration provisions within the DCCSP address development review processes including RAR entitlements. The limitations and procedures associated with Specific Plan adjustments, modifications and amendments are also discussed. The Required Findings applicable to all projects within the DCC are presented, including additional Required Findings for residential mixed use or multi-family residential, residential unit transfers, and Exceptions. Tables at the end of the chapter identify implementation actions and potential funding sources.

Conclusion

This Executive Summary provides a general overview of the DCCSP. See Chapter 1, Section 1.7, How to Use this Plan, for guidance focused to particular readers, such as those with an interest in developing land or expanding/starting a business in the DCC.



- Legend**
- Downtown Mixed Use (DM) including subareas DM(1) to DM(5)
 - Mobile Home (MH)
 - Multi-Family (MF)
 - Downtown Commercial (DC)
 - Civic/Institutional (CI)
 - Old Town (OT)
 - NAP = Not a part

Figure 3.1 Land Use Designations

Table 3.1 – Commercial Permitted Use Table

LAND USE	DCCSP DESIGNATIONS										See foot-note
	(1)	(2)	DM			OT	DC	CI	MF	MH	
Corresponding DA Number	DA-1	DA-2	DA-3	DA-6B	DA-6C	Portion DA-4	Portion DA-6	Portion DA-2, 4, 5	DA-6A	Portion DA-4	
RETAIL											
Antique shops	P	P	P	P	P	P	P	--	--	--	
Apparel, shoes, and accessories stores	P	P	P	P	P	P	P	--	--	--	
Appliance stores	P	P	P	P	P	--	P	--	--	--	
Art galleries	P	P	P	P	P	P	P	--	--	--	
Bicycle shops including repair within enclosed buildings	P	P	P	P	P	P	P	--	--	--	
Bookstores	P	P	P	P	P	P	P	--	--	--	
Ceramic/pottery shops (no on-site manufacturing)	P	P	P	P	P	P	P	--	--	--	
Consignment shops	P	P	P	P	P	P	P	--	--	--	
Convenience markets	C	C	C	C	C	C	C	--	--	--	
Department stores	--	--	P	--	--	--	P	--	--	--	
Drug stores and pharmacies	P	P	P	P	P	P	P	--	--	--	
Electronics stores	P	P	P	P	P	P	P	--	--	--	
Florists	P	P	P	P	P	P	P	--	--	--	
Food specialty markets	P	P	P	P	P	P	P	--	--	--	
Furniture stores	P	P	P	P	P	P	P	--	--	--	
General retail stores	P	P	P	P	P	P	P	--	--	--	
Gift and collectible shops	P	P	P	P	P	P	P	--	--	--	
Hardware stores	P	P	P	P	P	P	P	--	--	--	
Hobby shops	P	P	P	P	P	P	P	--	--	--	
Household goods	P	P	P	P	P	P	P	--	--	--	
Jewelry stores	P	P	P	P	P	P	P	--	--	--	
Liquor stores	C	C	C	C	C	C	C	--	--	--	1
Micro-breweries or micro-winerries (retail sales with tasting only)	C	C	C	C	C	C	C	--	--	--	1
Music stores	P	P	P	P	P	P	P	--	--	--	
Nurseries and garden supply	P	P	P	P	P	P	P	--	--	--	
Office supplies	P	P	P	P	P	P	P	--	--	--	
Outdoor kiosks, outdoor sales/markets	C	C	C	C	C	C	C	C	--	--	1
Paint and wallpaper stores	P	P	P	P	P	--	P	--	--	--	
Pawn shops	--	C	C	C	C	--	C	--	--	--	
Pet stores including supplies	P	P	P	P	P	P	P	--	--	--	

COMMERCIAL PERMITTED USES
AND DEVELOPMENT STANDARDS

LAND USE	DCCSP DESIGNATIONS										See foot-note
	DM					OT	DC	CI	MF	MH	
Corresponding DA Number	(1) DA-1	(2) DA-2	(3) DA-3	(4) DA-4B	(5) DA-4C	Portion DA-4	Portion DA-5	Portion DA-2, 4, 5	DA-6A	Portion DA-4	
Smoke shops	P	P	P	P	P	P	P	-	-	-	
Specialty stores	C	C	C	C	C	C	C	-	-	-	2
Sporting goods stores	P	P	P	P	P	P	P	-	-	-	
Supermarkets, grocery stores	P	P	P	P	P	P	P	-	-	-	
SERVICES											
Amusement, arcades, and private recreational facilities (which include video and vending machines or other such contrivances in excess of five which are identical to the principal business)	C	C	C	C	C	C	C	-	-	-	
Animal hospitals and clinics including boarding (indoor only)	P	P	P	P	P	-	P	-	-	-	1
Assisted living, rest homes, extended care facilities, convalescent hospitals	C	C	C	C	C	C	C	-	-	-	
Banks, financial institutions, credit unions	P	P	P	P	P	P	P	-	-	-	
Banquet and meeting facilities	C	C	C	C	C	C	C	C	-	-	3
Barber, beauty, and nail salons	P	P	P	P	P	P	P	-	-	-	
Bars and cocktail lounges	C	C	C	C	C	C	C	-	-	-	1
Body art facilities	P	P	P	P	P	P	P	-	-	-	4
Commercial recreation	C	C	C	C	C	C	C	-	-	-	
Day care centers (child or elder care)	C	C	C	C	C	C	C	C	-	-	1
Donation centers ancillary to retail businesses	-	-	C	-	C	-	C	-	-	-	
Dry cleaners, laundry services (drop-off/pick-up only)	P	P	P	P	P	P	P	-	-	-	
Entertainment venues including live music, karaoke music studios, comedy clubs, night clubs, dance clubs	C	C	C	C	C	C	C	-	-	-	
Fortune-telling businesses	C	C	C	C	C	C	C	-	-	-	5
Gyms, health clubs (indoor only)	C	C	C	C	C	-	C	-	-	-	
Instructional studios including painting, music, tutoring	P	P	P	P	P	P	P	-	-	-	
Laundromats (self-service only)	P	P	P	P	P	-	P	-	-	-	
Massage establishments	P	P	P	P	P	P	P	-	-	-	6
Mortuaries	-	-	-	-	-	C	C	-	-	-	
Offices including general and professional	P	P	P	P	P	P	P	-	-	-	2
Pet grooming shops	P	P	P	P	P	P	P	-	-	-	
Pet services including, veterinarian, doggie daycare, or overnight boarding (indoor only)	C	C	C	C	C	C	C	-	-	-	

LAND USE	DCCSP DESIGNATIONS										See foot-note
	DM					OT	DC	CI	MF	MH	
Corresponding DA Number	(1)	(2)	(3)	(4)	(5)						
	DA-1	DA-2	DA-3	DA-6B	DA-6C	Portion DA-4	Portion DA-5	Portion DA-2, 4, 5	DA-6A	Portion DA-4	
Photography studios	P	P	P	P	P	P	P	-	-	-	
Postal and package delivery services	P	P	P	P	P	P	P	-	-	-	
Print and reprographic shops	P	P	P	P	P	P	P	-	-	-	
Reverse vending machines	P	P	P	P	P	-	P	-	-	-	1
Studios including dance, martial arts, pilates, yoga, fitness training	P	P	P	P	P	P	P	-	-	-	
Tailor and alteration shops	P	P	P	P	P	P	P	-	-	-	
Theaters including movie or indoor performance	-	C	C	C	C	C	C	-	-	-	
AUTOMOTIVE											
Automotive parts and accessories stores	P	P	P	P	P	P	P	-	-	-	
Automotive repair within an enclosed building, excluding body work	-	C	C	-	-	-	C	-	-	-	
Car washes including full service, drive-thru, and do-it-yourself	-	C	C	C	C	-	C	-	-	-	
Gas stations including convenience market	-	-	C	-	-	-	C	-	-	-	
Tire installation, smog check and oil-change facilities within an enclosed building, excluding body work	-	C	C	-	-	-	C	-	-	-	
FOOD SERVICE											
Bakeries, candy stores, donut shops, ice cream shops, yogurt shops	P	P	P	P	P	P	P	-	-	-	
Cafes, delicatessens	P	P	P	P	P	P	P	-	-	-	
Coffee and tea houses	P	P	P	P	P	P	P	-	-	-	
Restaurants	P	P	P	P	P	P	P	-	-	-	
HOSPITALITY											
Bed and breakfast establishments	C	C	-	-	-	C	-	-	-	-	
Boutique hotels	C	C	C	C	C	C	-	-	-	-	
Hotels, motels, extended stays	C	-	C	-	-	-	C	-	-	-	
MEDICAL											
Clinics for out-patients only, including medical clinics, healthcare centers, urgent cares	C	C	C	C	C	-	C	-	-	-	
Medical and dental offices, including labs	P	P	P	P	P	P	P	-	-	-	
Ophthalmologists and optometry services including eyeglass stores	P	P	P	P	P	P	P	-	-	-	
Physical therapy facilities	P	P	P	P	P	P	P	-	-	-	

**COMMERCIAL PERMITTED USES
AND DEVELOPMENT STANDARDS**

LAND USE	DCCSP DESIGNATIONS										See foot-note
	DM					OT	DC	CI	MF	MH	
Corresponding DA Number	(1) DA-1	(2) DA-2	(3) DA-3	(4) DA-6B	(5) DA-6C	Portion DA-4	Portion DA-5	Portion DA-2, 4, 5	DA-6A	Portion DA-4	
Psychiatrists, psychologists, social workers, counselors and therapists offices	P	P	P	P	P	P	P	-	-	-	
SECONDARY RETAIL AND SERVICE USES											
Alcoholic beverage sales (on-site and off-site)	C	C	C	C	C	C	C	-	-	-	1
Drive-thru, drive-in, drive-up facilities	C	C	C	-	C	-	C	-	-	-	
Outdoor seating	P	P	P	P	P	P	P	-	-	-	7
CIVIC AND PUBLIC USES											
Assembly uses	C	C	C	C	C	C	C	C	-	-	3 & 8
Civic centers, community centers, senior centers	-	-	-	-	-	-	-	P	-	-	3
Fraternal organizations, lodges, clubs	C	C	C	C	C	C	C	C	-	-	3
Governmental and public administration offices	-	-	-	-	-	-	-	P	-	-	
Libraries	-	-	-	-	-	-	-	P	-	-	3
Museums and cultural facilities	C	C	C	-	-	C	-	P	-	-	3
Outdoor amphitheatres or performance facilities	-	-	-	-	-	-	-	P	-	-	3
Post offices	-	-	-	-	-	-	-	P	-	-	
Parking lots and structures (commercial)	C	C	C	C	C	C	C	C	-	-	
Parking lots and structures (public)	P	P	P	P	P	P	P	P	-	-	
Public parks, playgrounds, recreation centers, open space	-	-	-	-	-	-	-	P	-	-	
Schools (private) including pre-schools, nursery schools, vocational schools	C	C	C	C	C	C	C	-	-	-	
<p>* Key:</p> <p>P Permitted Use requires Design Review in compliance with Chapter 6 for new construction</p> <p>C Requires discretionary approval of a Conditional Use Permit in compliance with Chapter 6</p> <p>- Prohibited Use</p> <p>Footnotes:</p> <ol style="list-style-type: none"> Reference TCC Section 9271 for specific provisions; however, for alcoholic beverage sales establishments, distance requirements from residential uses shall not apply within the DCCSP. Reference TCC Section 9297 for definition. If development is public/government, it is permitted (P); if private, it is conditional (C). Reference TCC Section 3141 for definition and Article 4, Chapter 1, Part 4 for standards. Reference TCC Section 3141 for definition. Reference TCC Section 3141 for definition and Article 3, Part 6, Massage Establishments, for standards. Reference TCC Section 9277 for outdoor seating provisions under general regulations. Reference TCC Section 9245b1. 											

Table 5.1 – Residential Permitted Use Table

LAND USE	DCCSP DESIGNATIONS										See foot-note
	DM					OT	DC	CI	MF	MH	
Corresponding DA Number	(1)	(2)	(3)	(4)	(5)	OT	DC	CI	MF	MH	
	DA-1	DA-2	DA-3	DA-6B	DA-6C	Portion DA-4	Portion DA-5	Portion DA-2,4,5	DA-6A	Portion DA-4	
RESIDENTIAL											
Residential in historic single-family residences	P	--	--	--	--	P	--	--	--	--	1
Multifamily residential	--	--	--	--	--	--	--	--	R	--	2, 3
Mixed-use residential	R	R	R	R	R	R	--	--	--	--	
Live/work units	--	--	R	R	--	R	--	--	--	--	4, 5
Mobile home parks	--	--	--	--	--	--	--	--	--	P	
Key: P Permitted Use requires Design Review in compliance with Chapter 6, Administration and Implementation Plan. R Requires discretionary approval of a Residential Allocation Reservation in compliance with Chapter 6, Administration and Implementation Plan. -- Prohibited Use											
Footnotes: 1. See DCCSP Section 3.2.1 of Special Use Restrictions. 2. Parcels existing at the time of adoption of the DCCSP within the MF land use designation are permitted one residential unit by right, subject to TCC Section 7262, Design Review, provided the unit is deducted from the residential bank (refer to Chapter 6). 3. See DCCSP Section 3.2.2 of Special Use Restrictions and Ordinance 1472 for approved Vintage multi-family residential project in Multi-Family (MF). 4. Prohibited on principal streets; only allowed on non-principal streets (refer to Figure 2.3, Principal or Non-Principal Streets) and subject to the Development Standards, Design Criteria, Entitlement Processing and Required Findings applicable to vertical mixed Use. 5. See DCCSP Section 3.2.2 of Special Use Restrictions and Ordinance 1361 for allowable uses within Prospect Village live/work project.											

5.3 Residential Development Standards

The following Tables 5.2 through 5.4 present the Residential Development Standards for residential use, which requires approval of a Residential Allocation Reservation (RAR) and any other applicable discretionary entitlement as provided in Chapter 6, Administration and Implementation Plan. Table 5.2 addresses both the residential and commercial components of mixed use development in DA-1, DA-2, DA-3, DA-6B and DA-6C. Table 5.3 addresses the residential and commercial components of mixed use development in DA-4. Residential use is prohibited in DA-5. (Regarding the Prospect Village live/work development, refer to Section 3.2.2, Uses within Planned Community Designations.)

Table 5.4 provides the Development Standards for multi-family residential development within DA-6A. (Within DA-6A, Ordinance 1472 approved the Vintage multi-family residential project on the south side of Sixth Street west of B Street through a Planned Community designation, which shall remain valid as it establishes the allowable uses and documents the approved development.)

**Table 3.2 – Development Standards for Commercial Buildings within
DA-1, DA-2, DA-3, DA-6B & DA-6C**

COMMERCIAL BUILDINGS Development Standards for DA-1, DA-2, DA-3, DA-6B & DA-6C		
These Development Standards shall apply to all commercial buildings (for retail, service, secondary retail/service, automotive, food service, hospitality, medical, or civic/public uses) within DA-1, DA-2, DA-3, DA-6B and DA-6C. See also Figure 3.3, Preferred and Discouraged Building Siting and the Commercial Design Criteria in Chapter 4.		
Commercial Development Standards	DA-1 & DA-2	DA-3, DA-6B & DA-6C
Building Setbacks¹		
Front setback ²	0 feet minimum	
Interior side setback From adjacent residential zone From adjacent non-residential zone	5 feet minimum 0 feet minimum	
Corner side setback	0 feet minimum	
Rear setback From adjacent residential zone From adjacent non-residential zone or alley	10 feet minimum 0 feet minimum	
Building Height (Parking structures below buildings, rooftop uses (including gardens, lounges, and pools/spas), and architectural features (including chimneys and towers) shall not be included in the height measurement.)	3 stories maximum First floor plate 16 foot minimum	4 stories maximum (5 stories maximum adjacent to freeway) First floor plate 16 foot minimum
Tenant Space Maximum Size	10,000 square feet (applies to DA-1 only)	none
Parking Spaces	Per Tustin City Code Also see Sections 2.3.2.1, Provisions for Reduced Parking and 6.3.3, Modification of Parking Standards	
Signage	Per Chapter 4, Commercial Design Criteria and TCC	
Landscaping	Per Chapter 4, Commercial Design Criteria and TCC	
Public Open Space	Per Chapter 4, Commercial Design Criteria	
Note: 1. Setback shall be measured as the perpendicular distance from the ultimate street right-of-way line, or the property line, to the exterior wall of the closest structure. 2. Parking shall not be permitted in between the street and the front of the building.		

Table 3.3 – Development Standards for Commercial Buildings within DA-4

COMMERCIAL BUILDINGS Development Standards for DA-4	
These Development Standards shall apply to all commercial buildings (for retail, service, secondary retail/service, food service, hospitality, medical, or civic/public uses) within DA-4. See also Figure 3.3, Preferred and Discouraged Building Siting and the Commercial Design Criteria in Chapter 4.	
Commercial DA-4 Development Standards	
Building Setbacks¹	
Front setback ²	0 feet minimum
Interior side setback From adjacent residential zone From adjacent non-residential zone	10 feet minimum 0 feet minimum
Corner side setback	0 feet minimum
Rear setback From adjacent residential zone From adjacent non-residential zone or alley	10 feet minimum 0 feet minimum
Building Height (Parking structures below buildings, rooftop uses (including gardens, lounges, and pools/spas), and architectural features (including chimneys and towers) shall not be included in the height measurement.)	3 stories maximum First floor plate 16 foot minimum
Tenant Space Maximum Size	10,000 square feet
Parking Spaces	Per Tustin City Code Also see Sections 2.3.2.1, Provisions for Reduced Parking and 6.3.3, Modification of Parking Standards
Signage	Per Chapter 4, Commercial Design Criteria and TCC
Landscaping	Per Chapter 4, Commercial Design Criteria and TCC
Public Open Space	Per Chapter 4, Commercial Design Criteria
Note: 1. Setback shall be measured as the perpendicular distance from the ultimate street right-of-way line, or the property line, to the exterior wall of the closest structure. 2. Parking shall not be permitted in between the street and the front of the building.	

Table 3.4 – Development Standards for Commercial Buildings within DA-5

COMMERCIAL BUILDINGS Development Standards for DA-5	
These Development Standards shall apply to all commercial buildings (for retail, service, secondary retail/service, automotive, food service, hospitality, medical, or civic/public uses) within DA-5. See also Figure 3.3, Preferred and Discouraged Building Siting and the Commercial Design Criteria in Chapter 4.	
Commercial DA-5 Development Standards	
Building Setbacks¹	
Front setback	0 feet minimum
Interior side setback	0 feet minimum
Corner side setback	0 feet minimum
Rear setback From adjacent residential zone From adjacent non-residential zone or alley	15 feet minimum 5 feet minimum
Building Height (Parking structures below buildings, rooftop uses (including gardens, lounges, and pools/spas), and architectural features (including chimneys and towers) shall not be included in the height measurement.)	4 stories maximum First floor plate 16 foot minimum
Parking Spaces	Per Tustin City Code Also see Sections 2.3.2.1, Provisions for Reduced Parking and 6.3.3, Modification of Parking Standards
Signage	Per Chapter 4, Commercial Design Criteria and TCC
Landscaping	Per Chapter 4, Commercial Design Criteria and TCC
Public Open Space	Per Chapter 4, Commercial Design Criteria
<p>Note:</p> <p>1. Setback shall be measured as the perpendicular distance from the ultimate street right-of-way line, or the property line, to the exterior wall of the closest structure.</p>	

Table 5.2 – Development Standards for Mixed Use Buildings within DA-1, DA-2, DA-3, DA-6B & DA-6C

MIXED USE BUILDINGS		
Development Standards for DA-1, DA-2, DA-3, DA-6B & DA-6C		
<p>These Development Standards shall apply to both the residential and commercial components of mixed use development within DA-1, DA-2, DA-3, DA-6B and DA-6C. As indicated in Table 5.1, Residential Permitted Use Table, residential mixed use requires approval of a discretionary Residential Allocation Reservation (RAR), in addition to any other entitlements required by the project, as provided in Section 6.1.3, Entitlement Processes. See also Section 5.4, Residential Design Criteria, and Chapter 4, Commercial Design Criteria, for commercial components of mixed use.</p>		
Mixed Use Development Standards	DA-1 & DA-2	DA-3, DA-6B & DA-6C
Building Setbacks¹		
Front setback ²	0 feet minimum	
Interior side setback From adjacent residential zone From adjacent non-residential zone	5 feet minimum 0 feet minimum	
Corner side setback	0 feet minimum	
Rear setback From adjacent residential zone From adjacent non-residential zone or alley	10 feet minimum 0 feet minimum	
Building Height (Parking structures below buildings, rooftop uses (including gardens, lounges, and pools/spas), and architectural features (including chimneys and towers) shall not be included in the height measurement.)	3 stories maximum First floor plate 16 foot minimum	4 stories maximum (5 stories maximum adjacent to freeway) First floor plate 16 foot minimum
Non-Residential Tenant Space Maximum	10,000 square feet (applies to DA-1 only)	none
Open Space (Per dwelling unit) Private requires minimum depth of 4 ft. and includes private patios, private balconies, private roof decks Common includes courtyards, common balconies, common roof decks, pools/spas, recreation facilities, pedestrian paths	<p>Both private and common open space are required as follows:</p> <p style="text-align: center;">Minimum 100 sf private open space (consisting of a minimum of 50 sf enclosed storage)</p> <p style="text-align: center;">Minimum 200 sf common open space</p>	
Parking Spaces See Sections 2.3.2.1, Provisions for Reduced Parking and 6.3.3, Modification of Parking Standards		
Residential units	2 spaces per dwelling unit on-site within enclosed garage or parking structure	
Guest parking	0.25 space per unit located within 300 feet of units served	
Non-residential parking	Per Tustin City Code	
Signage	Per Chapter 4, Commercial Design Criteria and Tustin City Code	
Landscaping	Per Chapter 4, Commercial Design Criteria, Section 5.4, Residential Design Criteria and Tustin City Code	
Public Open Space	Per Chapter 4, Commercial Design Criteria and Section 5.4, Residential Design Criteria	
<p>Note:</p> <ol style="list-style-type: none"> Setback shall be measured as the perpendicular distance from the ultimate street right-of-way line, or the property line, to the exterior wall of the closest structure. On-site parking shall not be located between the street and the front of the building. 		

Table 5.3 – Development Standards for Mixed Use Buildings within DA-4

MIXED USE BUILDINGS	
Development Standards for DA-4	
<p>These Development Standards shall apply to both the residential and commercial components of mixed use development within DA-4. As indicated in Table 5.1, Residential Permitted Use Table, residential mixed use requires approval of a discretionary Residential Allocation Reservation (RAR) entitlement, in addition to any other entitlements required by the project, as provided in Section 6.1.3, Entitlement Processes. See also Section 5.4, Residential Design Criteria, and Chapter 4, Commercial Design Criteria, for commercial components of mixed use.</p>	
Mixed Use Development Standards DA-4	
Building Setbacks¹	
Front setback ²	0 feet minimum
Interior side setback From adjacent residential zone From adjacent non-residential zone or alley zone	10 feet minimum 0 feet minimum
Corner side setback	0 feet minimum
Rear setback From adjacent residential zone From adjacent non-residential zone or alley	10 feet minimum 0 feet minimum
Building Height (Parking structures below buildings, rooftop uses, (including gardens, lounges, and pools/spas), and architectural features (including chimneys and towers) shall not be included in the height measurement.)	3 stories maximum First floor plate 16 foot minimum
Non-Residential Tenant Space Maximum Size	10,000 square feet
Open Space (Per dwelling unit) Private requires minimum depth of 4 ft. and includes private patios, private balconies, private roof decks Common includes courtyards, common balconies, common roof decks, pools/spas, recreation facilities, pedestrian paths	Both private and common open space are required as follows: Minimum 100 sf private open space (consisting of a minimum of 50 sf enclosed storage) Minimum 200 sf common open space
Parking Spaces See Sections 2.3.2.1, Provisions for Reduced Parking and 6.3.3, Modification of Parking Standards	
Residential units	2 spaces per dwelling unit on-site within enclosed unit garage or parking structure
Guest parking	0.25 space per unit located within 300 feet of units served
Non-residential parking	Per Tustin City Code
Signage	Per Chapter 4, Commercial Design Criteria and Tustin City Code
Landscaping	Per Chapter 4, Commercial Design Criteria, Section 5.4, Residential Design Criteria and Tustin City Code
Public Open Space	Per Chapter 4, Commercial Design Criteria and Section 5.4, Residential Design Criteria
<p>Note:</p> <ol style="list-style-type: none"> Setback shall be measured as the perpendicular distance from the ultimate street right-of-way line, or the property line, to the exterior wall of the closest structure. On-site parking shall not be located between the street and the front of the building. 	

Table 5.4 – Development Standards for Multi-Family Residential Buildings within DA-6A

MULTI-FAMILY RESIDENTIAL BUILDINGS	
Development Standards for DA-6A	
<p>These Development Standards shall apply to multi-family residential development within DA-6A. As indicated in Table 5.1, Residential Permitted Use Table, multi-family residential requires approval of a discretionary Residential Allocation Reservation (RAR) entitlement, in addition to any other entitlements required by the project, as provided in Section 6.1.3, Entitlement Processes. See also Section 5.4, Residential Design Criteria</p>	
Multi-Family Residential Development Standards DA-6A	
Building Setbacks¹	
Front setback ²	5 feet minimum
Interior side setback	3 feet minimum
Corner side setback	5 feet minimum
Rear setback	5 feet minimum
Building Height (Parking structures below buildings, rooftop uses (including gardens, lounges, and pools/spas), and architectural features (including chimneys and towers) shall not be included in the height measurement.)	2 stories maximum adjacent to a public street 4 stories maximum in interior 5 stories maximum adjacent to freeway
Open Space (Per dwelling unit) Private requires minimum depth of 4 ft. and includes private patios, private balconies, private roof decks Common includes courtyards, common balconies, common roof decks, pools/spas, recreation facilities, pedestrian paths	Both private and common open space are required as follows: Minimum 100 sf private open space (consisting of a minimum of 50 sf enclosed storage) Minimum 200 sf common open space
Parking Spaces See Sections 2.3.2.1, Provisions for Reduced Parking and 6.3.3, Modification of Parking Standards	
Residential units	2 spaces per dwelling unit on-site within enclosed garage or parking structure
Guest parking	0.25 space per unit located within 300 feet of units served
Landscaping	Per Section 5.4, Residential Design Criteria and Tustin City Code
<p>Note:</p> <ol style="list-style-type: none"> Setback shall be measured as the perpendicular distance from the ultimate street right-of-way line, or the property line, to the exterior wall of the closest structure. On-site parking shall not be located between the street and the front of the building. 	

TABLE 4-1: MITIGATION MONITORING AND REPORTING PROGRAM - DOWNTOWN COMMERCIAL CORE SPECIFIC PLAN EIR

Standard Condition/ Plan, Program, Policy / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
<p>AIR QUALITY</p> <p>Plan, Program, or Policy PPP – AQ-1: Development projects shall comply with the following South Coast Air Quality District Rules:</p> <ul style="list-style-type: none"> • Rule 401: Visible Emissions. The project shall not discharge into the atmosphere from any single source of emission whatsoever any air contaminant for a period or periods aggregating more than three minutes in any 1 hour that is as dark or darker in shade as that designated No. 1 on the Ringelmann Chart, as published by the United States Bureau of Mines. • Rule 402: Nuisance. The project shall not discharge from any source whatsoever such quantities of air contaminants, or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or that endanger the comfort, repose, health, or safety of any such persons or the public, or that cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule do not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals. • Rule 403: Fugitive Dust. The project construction contractor shall implement dust suppression techniques that may include, but are not limited to, the following: <ul style="list-style-type: none"> ○ Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more). ○ Water active sites at least three times daily. Locations where grading is to occur shall be thoroughly watered prior to earthmoving. ○ Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 0.6 meters (2 feet) of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code Section 23114. 	<p>During Construction</p>	<p>City of Tustin Building Division</p>	

Standard Condition/ Plan, Program, Policy / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
<ul style="list-style-type: none"> ○ Reduce traffic speeds on all unpaved roads to 15 miles per hour (mph) or less. ○ Suspend all grading activities when wind speeds (including instantaneous wind gusts) exceed 25 mph. ○ Provide bumper strips or similar best management practices where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip. ○ Replant disturbed areas as soon as practical. ○ Sweep onsite streets (and offsite streets if silt is carried to adjacent public thoroughfares) to reduce the amount of particulate matter on public streets. All sweepers shall be compliant with SCAQMD Rule 1186.1, Less Polluting Sweepers. <p>● Rule 481: Spray Coating. The project construction contractor shall not use or operate any spray painting or spray coating equipment unless one of the following conditions is met:</p> <ul style="list-style-type: none"> ○ The spray coating equipment is operated inside a control enclosure, which is approved by the Executive Officer. Any control enclosure for which an application for permit for new construction, alteration, or change of ownership or location is submitted after the date of adoption of this rule shall be exhausted only through filters at a design face velocity not less than 100 feet per minute nor greater than 300 feet per minute, or through a water wash system designed to be equally effective for the purpose of air pollution control. ○ Coatings are applied with high-volume low-pressure, electrostatic and/or airless spray equipment. ○ An alternative method of coating application or control is used which has effectiveness equal to or greater than the equipment specified in the rule. <p>● Rule 1113: Architectural Coatings. The project construction contractor shall not apply or solicit the application of any architectural coating within the SCAQMD with VOC content in excess of the values specified in a table incorporated in the Rule. A list of low/no-VOC paints is provided at the following SCAQMD website: www.aqmd.gov/prdos/brochures/paintguide.html. All paints will be applied using either high volume low-pressure spray equipment or by hand application.</p>			

Standard Condition/ Plan, Program, Policy / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
<ul style="list-style-type: none"> Rule 1143: Paint Thinners and Solvents. This rule regulates the VOC content of solvents used during construction. Solvents used during the construction phase must comply with this rule. 			
<p>Mitigation Measure AQ-1: Tier 3. The construction plans and specifications shall state that project construction that utilizes construction equipment greater than 150 horsepower (>150 HP) shall comply with EPA/CARB Tier 3 emissions standards during all construction phases and shall ensure that all construction equipment be tuned and maintained in accordance with the manufacturer's specifications.</p>	<p>Prior to Grading or Building Permits</p>	<p>City of Tustin Building Division</p>	
<p>Mitigation Measure AQ-2: Low VOC. The construction plans and specifications shall state that project construction shall utilize "Super-Compliant" low VOC paints which have been reformulated to exceed the regulatory VOC limits put forth by SCAQMD's Rule 1113. Super-Compliant low VOC paints shall be no more than 10g/L of VOC. Alternatively, the applicant/developer may utilize valid construction techniques that do not require the use of architectural coatings.</p>	<p>Prior to Grading or Building Permits</p>	<p>City of Tustin Building Division</p>	
<p>Mitigation Measure AQ-3: Electricity. The construction plans and specifications shall state that contractors shall use the electricity infrastructure surrounding the construction site, if available, rather than electrical generators powered by internal combustion engines.</p>	<p>Prior to Grading or Building Permits</p>	<p>City of Tustin Building Division</p>	
<p>Mitigation Measure AQ-4: Alternative Technology. The construction plans and specifications shall state that contractors shall use alternative fueled, engine retrofit technology, after-treatment products (e.g., diesel oxidation catalysts, diesel particulate filters), and/or other options as they become available, including all off-road and portable diesel-powered equipment.</p>	<p>Prior to Grading or Building Permits</p>	<p>City of Tustin Building Division</p>	
<p>Mitigation Measure AQ-5: Equipment Maintenance. Construction plans and specifications shall state that construction equipment be maintained in good operating condition to reduce emissions. The construction contractor shall ensure that all construction equipment is being properly serviced and</p>	<p>Prior to Grading or Building Permits</p>	<p>City of Tustin Building Division</p>	

Standard Condition/ Plan, Program, Policy / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
<p><u>Standard Condition/ Plan, Program, Policy / Mitigation Measure</u> maintained as per the manufacturer's specification. Maintenance records shall be available at the construction site for City verification.</p> <p><u>Mitigation Measure AQ-6: Construction Vehicle Management Plan.</u> For projects requiring construction vehicles, construction plans and specifications shall state that the applicant/developer and/or building operators shall prepare and maintain a construction vehicle management plan, to be made available upon request to the City of Tustin Building Division, denoting the proposed schedule and projected equipment use. The construction vehicle management plan shall include, as a minimum: idling time requirements; requiring hour meters on equipment; documenting the serial number, horsepower, age, emissions ratings, and fuel of all onsite equipment. The plan shall state that California state law requires equipment fleets to limit idling to no more than 5 minutes, and that low emission vehicles will be used. If low emission mobile construction equipment is not used, construction contractor shall provide evidence in the construction vehicle management plan that their use was investigated and found to be infeasible. Contractors shall also conform to any construction measures imposed by the South Coast Air Quality Management District as well as the City of Tustin.</p>	<p>Prior to Grading or Building Permits</p>	<p>City of Tustin Building Division</p>	
<p><u>Mitigation Measure AQ-7: Energy Usage Calculations.</u> Prior to the issuance of building permits for new development projects requiring design review, project applicants/developers shall submit plans certifying that the proposed development is designed to achieve 5 percent efficiency beyond the 2016 California Building Code Title 24 requirements to the satisfaction of the City of Tustin Building Division. Example of measures that reduce energy consumption include, but are not limited to, the following (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that reduce energy consumption also are acceptable):</p> <ul style="list-style-type: none"> • Increase in insulation such that heat transfer and thermal bridging is minimized; • Limit air leakage through the structure and/or within the heating and cooling distribution system; • Use of energy-efficient space heating and cooling equipment; • Installation of electrical hook-ups at loading dock areas; 	<p>Prior to Building Permit</p>	<p>City of Tustin Building Division</p>	

Standard Condition/ Plan, Program, Policy / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
<ul style="list-style-type: none"> ● Installation of dual-paned or other energy efficient windows; ● Use of interior and exterior energy efficient lighting that exceeds the 2016 California Title 24 Energy Efficiency performance standards; ● Installation of automatic devices to turn off lights where they are not needed; ● Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings; ● Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors; ● Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; and ● Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products. 			
<p>Mitigation Measure AQ-8: Enhanced Water Conservation. Prior to the issuance of building permits for new development projects requiring design review, project applicants/developers shall certify that the project is designed to reduce water usage by a minimum of 30 percent when compared to baseline water demand (total expected water demand without implementation of the Water Conservation Strategy). Projects shall also implement the following:</p> <ul style="list-style-type: none"> ● Landscaping palette emphasizing drought tolerant plants; ● Use of water-efficient irrigation techniques; and ● U.S. Environmental Protection Agency (EPA) Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads. <p>The above measures reduce water consumption, but it is understood that the list is not all-inclusive and other features that reduce water consumption also are acceptable.</p>	<p>Prior to Building Permit</p>	<p>City of Tustin Building Division</p>	

Standard Condition/ Plan, Program, Policy / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
<p>Mitigation Measure AQ-9: Localized Emissions. Prior to issuance of a grading permit for new development projects that are one acre or larger, the applicant/developer shall provide modeling of the regional and the localized emissions (NOx, CO, PM₁₀, and PM_{2.5}) associated with the maximum daily grading activities for the proposed development. If the modeling shows that emissions would exceed the SCAQMD's significance thresholds for those emissions, the maximum daily grading activities of the proposed development shall be limited to the extent that could occur without resulting in emissions in excess of SCAQMD's significance thresholds for those emissions.</p>	<p>Prior to Grading Permit</p>	<p>City of Tustin Building Division</p>	
<p>Mitigation Measure AQ-10: Toxic Air Contaminants: Development proposals for new residential and other sensitive land use projects (e.g., nursing homes, day care centers) in the Specific Plan area within 500 feet of major sources of toxic air contaminants (e.g., Interstate 5, and roadways with traffic volumes over 100,000 vehicles per day), as measured from the property line of the project to the property line of the source/edge of the nearest travel lane, shall submit a health risk assessment (HRA) to the City of Tustin Planning Division prior to design review approval. The HRA shall be prepared in accordance with policies and procedures of the SCAQMD. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06), PM₁₀ concentrations exceed 2.5 µg/m³, PM_{2.5} concentrations exceed 2.5 µg/m³, or the appropriate noncancer hazard index exceeds 1.0, the project applicant/developer shall be required to submit an HRA that demonstrates and certifies that mitigation measures are capable of reducing potential cancer and non-cancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk may include but are not limited to:</p> <ul style="list-style-type: none"> • Air intakes located away from high volume roadways and/or truck loading zones; and • Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters (e.g., MERV 12 or better). • Buffering sensitive uses away from emission sources. 	<p>Prior to Design Review approval</p>	<p>City of Tustin Planning Division</p>	

Standard Condition/ Plan, Program, Policy / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
<p>CULTURAL RESOURCES</p> <p>Plan, Program, or Policy PPP CUL-1: The City of Tustin Cultural Resources District Residential/Commercial Design Guidelines shall apply to all projects within the Specific Plan area.</p>	<p>Prior to Design Review approval</p>	<p>City of Tustin Planning Division</p>	
<p>Plan, Program, or Policy PPP CUL-2: The Certificate of Appropriateness process applies to all projects, when appropriate, within the Specific Plan, as outlined in Tustin City Code, Article 9, Chapter 2, Part 5, Section 9252.</p>	<p>Prior to Design Review approval</p>	<p>City of Tustin Planning Division</p>	
<p>Mitigation Measure CUL-1: Prior to issuance of a grading permit for grading of 2 feet or more in depth below the natural or existing grade, the applicant/developer shall provide written evidence to the City Planning Division that a qualified archaeologist has been retained by the applicant/developer to respond on an as-needed basis to address unanticipated archaeological discoveries and any archaeological requirements (e.g., conditions of approval) that are applicable to the project. The applicant/developer is encouraged to conduct a field meeting prior to the start of construction activity with all construction supervisors to train staff to identify potential archaeological resources. In the event that archaeological materials are encountered during ground-disturbing activities, work in the immediate vicinity of the resource shall cease until a qualified archaeologist has assessed the discovery and appropriate treatment pursuant to CEQA Guidelines Section 15064.5 is determined.</p> <p>If discovered archaeological resources are found to be significant, the archaeologist shall determine, in consultation with the City and any local Native American groups expressing interest following notification by the City, appropriate avoidance measures or other appropriate mitigation. Per CEQA Guidelines Section 15126.4(b)(3), preservation in place shall be the preferred means to avoid impacts to archaeological resources qualifying as historical resources. Consistent with CEQA Guidelines Section 15126.4(b)(3)(C), if it is demonstrated that confirmed resources cannot be avoided, the qualified archaeologist shall develop additional treatment measures, such as data recovery, reburial/relocation, deposit at a local</p>	<p>Prior to Grading Permit</p>	<p>City of Tustin Planning Division</p>	

Standard Condition/ Plan, Program, Policy / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
<p>Standard Condition/ Plan, Program, Policy / Mitigation Measure</p> <p>museum that accepts such resources or other appropriate measures, in consultation with the implementing agency and any local Native American representatives expressing interest in prehistoric or tribal resources. If an archaeological site does not qualify as an historical resource but meets the criteria for a unique archaeological resource as defined in Section 21083.2, then the site shall be treated in accordance with the provisions of Section 21083.2.</p> <p>If discovered materials are found not to be significant archaeological resources but may be considered a Tribal Cultural Resource or objects with cultural value to a California Native American tribe, the archeologist shall contact representatives of Gabrieleño Band of Mission Indians – Kizh Nation to assess the discovery and develop appropriate avoidance measures, data recovery, reburial/relocation, or other appropriate mitigation.</p>			
GREENHOUSE GAS EMISSIONS			
Plan, Program, or Policy PPP AQ-1: Listed previously under Air Quality	During Construction	City of Tustin Building Division	
Mitigation Measure AQ-7: Listed previously under Air Quality	Prior to Building Permit	City of Tustin Building Division	
Mitigation Measure AQ-8: Listed previously under Air Quality	Prior to Building Permit	City of Tustin Building Division	
NOISE			
Plan, Program, or Policy PPP NOI-1: Development projects are required to meet or exceed the 65 dBA CNEL exterior noise level standard, as defined by Table N-3 of the City of Tustin General Plan Noise Element, and the 45 dBA CNEL interior noise level standard of the City of Tustin General Plan Noise Element, and by Title 24, Part 2, of the California Building Code.	Prior to Building Permit	City of Tustin Building Division	
Plan, Program, or Policy PPP NOI-2: Construction plans shall include a note that construction activities shall only occur between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturdays; with no activity allowed on Sundays and Federal holidays unless, permitted outside of those limitations in the case of urgent necessity or upon a finding that such	Prior to Building Permit	City of Tustin Building Division	

Standard Condition/ Plan, Program, Policy / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
<p>approval will not adversely impact adjacent properties and the health, safety and welfare of the community if a temporary exception is granted, pursuant to Article 4, Chapter 6, Section 4617 of the Tustin City Code.</p> <p>Mitigation Measure NOI-1: Prior to approval of a demolition permit, grading plans, and/or issuance of building permits for construction activities within 25 feet of existing residential structures or occupied noise sensitive uses that require the use of large bulldozers, large loaded trucks, jackhammers, pile drivers, and/or caisson drills, the City of Tustin Building Division shall ensure that construction plans and specifications state that the use of such vibratory equipment shall be prohibited within 25 feet of existing residential structures or occupied noise sensitive uses. Instead, small rubber-tired bulldozers shall be used within this area during demolition and/or grading operations to reduce vibration effects. If the use of large bulldozers, large loaded trucks, jackhammers, pile drivers, and/or caisson drills is necessary within 25 feet of existing residential structures or occupied noise sensitive uses, a site-specific analysis shall be prepared and submitted to the City of Tustin demonstrating that construction activity would not result in vibration at sensitive receptors that is more than the Caltrans thresholds for annoyance (0.04 in/sec PPV at receiver locations) and damage (per the Transportation and Construction Vibration Guidance Manual, September 2013, Tables 19 & 20 by building type).</p>	<p>Prior to demolition permit, grading plans, and/or issuance of building permits for construction activities within 25 feet of existing residential structures or occupied noise sensitive uses.</p>	<p>City of Tustin Building Division</p>	
<p>Mitigation Measure NOI-2: Prior to approval of grading plans the City of Tustin Building Division shall ensure that plans include the following measures to reduce construction related noises</p> <ul style="list-style-type: none"> • Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards, and all stationary construction equipment shall be placed so that emitted noise is directed away from the noise-sensitive use nearest the construction activity. 	<p>Prior to Grading Permit</p>	<p>City of Tustin Building Division</p>	

Standard Condition/ Plan, Program, Policy / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
<p>Standard Condition/ Plan, Program, Policy / Mitigation Measure</p> <ul style="list-style-type: none"> • The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receiver nearest to the construction activity. • The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment by TCC Article 4, Chapter 6, Section 4617. The contractor shall design delivery routes to minimize the exposure of sensitive land uses to delivery truck noise. • If construction activity within 27 feet of occupied noise sensitive uses is proposed, the construction contractor shall ensure that construction noise levels at nearby sensitive land uses do not exceed 85 dBA Leq, and that construction-related noise level increases are less than 12 dBA Leq above the existing ambient noise levels, by one or more of the following methods: <ol style="list-style-type: none"> 1. Install temporary construction noise barriers within the line of site of occupied sensitive uses for the duration of construction activities that could generate noise exceeding 85 dBA Leq. The noise control barrier(s) must provide a solid face from top to bottom and shall: <ol style="list-style-type: none"> a. Provide a minimum transmission loss of 20 dBA and be constructed with an acoustical blanket (e.g. vinyl acoustic curtains or quilted blankets) attached to the construction site perimeter fence or equivalent temporary fence posts; b. Be maintained and any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground shall be promptly repaired; and c. Be removed and the site appropriately restored upon the conclusion of the construction activity. 2. Install sound dampening mats or blankets to the engine compartments of heavy mobile equipment (e.g. graders, dozers, heavy trucks). The dampening materials must be capable of a minimum 5-dBA noise reduction, must be installed prior to the use of heavy mobile construction equipment, and must remain installed for the duration of the equipment use. 			

Standard Condition/ Plan, Program, Policy / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
RECREATION			
<p>Plan, Program, or Policy PPP REC-1: Prior to the approval of the final map for subdivisions under the Specific Plan, applicants shall comply with the City of Tustin Subdivision Code (Article 9, Chapter 3, Part 3, Section 9331 of the Tustin City Code). Developers may dedicate land or pay a fee in lieu or a combination of both. The value of the amount of such fee shall be based upon the fair market value of the amount of land which would otherwise be required for dedication. Dedication of land may be required by the City for a condominium, stock cooperative, or community apartment project which exceeds 50 dwelling units.</p>	<p>Prior to final map approval for subdivisions</p>	<p>City of Tustin Planning Division</p>	
<p>Mitigation Measure REC-1: For residential projects not subject to City of Tustin Subdivision Code (Article 9, Chapter 3, Part 3, Section 9331 of the Tustin City Code), applicants shall pay a parkland development fee to the City of Tustin prior to the issuance of building permits. The value of the amount of such fee shall be based upon the fair market value of the amount of land which would otherwise be required for dedication.</p>	<p>Prior to Building Permit</p>	<p>City of Tustin Building Division and Planning Division</p>	
TRANSPORTATION AND CIRCULATION			
<p>Mitigation Measure TR-1: The City of Tustin will cooperate with Caltrans when Caltrans moves forward with its planned improvements to the intersection of Newport Avenue at the I-5 northbound on-ramp. Caltrans' improvements include installation of a traffic signal per the recommendations in the Caltrans Final Traffic Operations Report for State Route 55 (I-5 to I-405) Project Approval/Environmental Document (PR/ED) that was published in October 2015.</p>	<p>Prior to and During Caltrans Improvements to the intersection of Newport Avenue at the I-5 northbound on-ramp</p>	<p>City of Tustin Public Works Department</p>	
<p>Mitigation Measure TR-2: The City of Tustin shall monitor the intersection operation at Newport Avenue and El Camino Real as development applications are received and shall provide the following improvements, or equivalent, once the intersection LOS becomes deficient: Restripe the eastbound through lane to a shared through/right-turn lane so the eastbound</p>	<p>As development applications are received</p>	<p>City of Tustin Public Works Department</p>	

Standard Condition/ Plan, Program, Policy / Mitigation Measure approach would consist of one left-turn lane, one shared through/right-turn lane, and one right-turn lane.	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
TRIBAL CULTURAL RESOURCES			
Mitigation Measure CUL-1: Listed previously under Cultural Resources.	Prior to Grading Permit	City of Tustin Planning Division	

SAMPLE WORKFORCE TABLE WITH INSTRUCTIONS

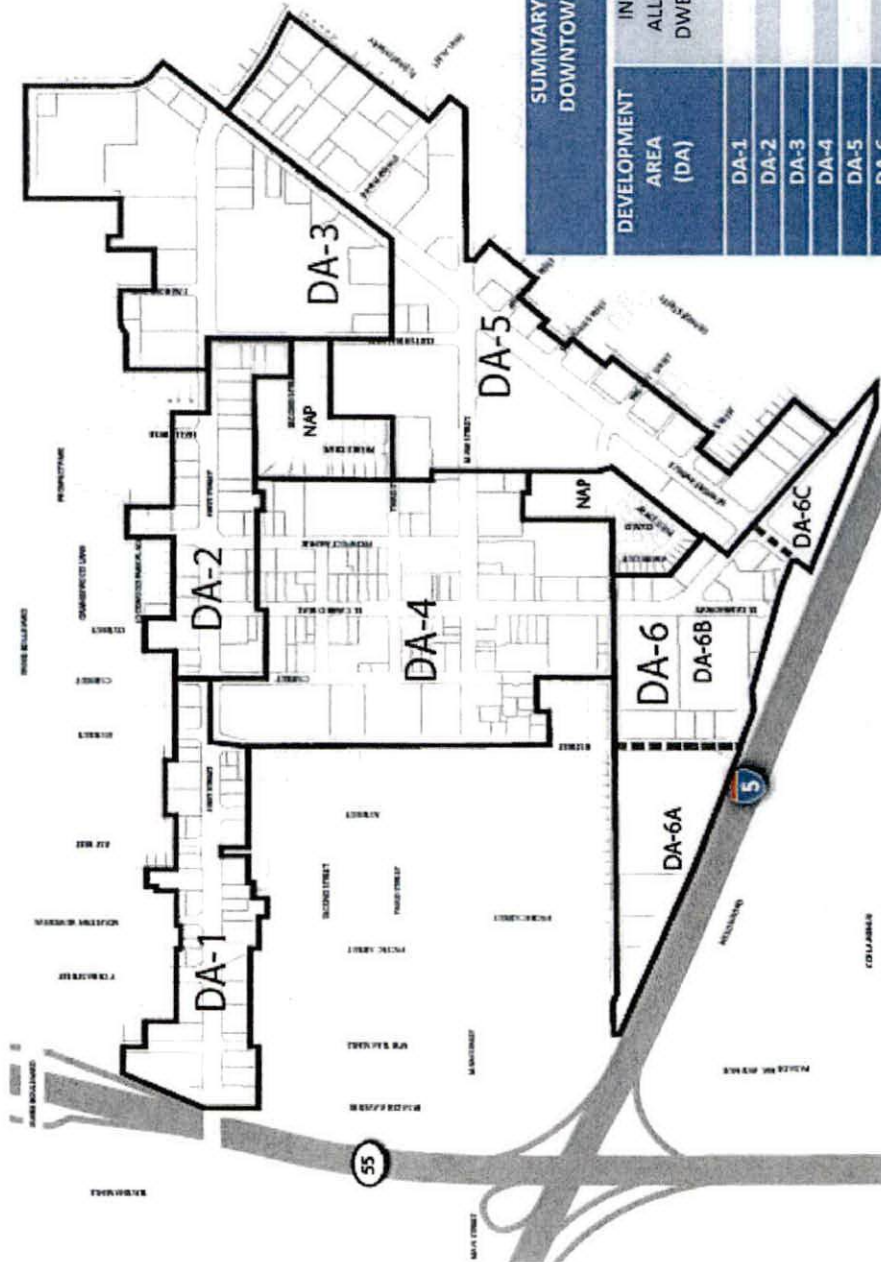
(5) ↓
(6) ↓
(9) ↙
Requested Base Units = 88 Site Acreage = 4.5 [19.5 du/ac]

Check Option Choice	Workforce Housing Option*	(7) Percentage by Income Level*	(1) Number of Affordable Units	(8) Percentage Density Bonus	(2) Number of Density Bonus Units	(3) Total Units	(4) Resulting Density (dwelling units/acre)
	15 % (6% VL, 4.5% L and 4.5% M)	6 VL 4.5 L 4.5 M	5 4 <u>4</u> <i>13</i> ← (10)	22.5	20	108	24
	12.5% (7.5% VL and 5% M)	7.5 VL 5 M	7 <u>4</u> <i>11</i> ← (10)	25	22	110	24.4
	5% VL, or 10% L, and pay in-lieu fee	5 VL or 10 L	4 Or 9	20 20	18	106	23.5
	To achieve 35% density bonus	11 VL or 20 L	10 Or 18	35 35	31	119	26.4

* VL – Very Low income
L – Low income
M – Moderate income

- ① Each calculation is taking the base unit count (5) multiplied by each respective Percentage by Income Level (7). The number in italics (10), is a total of the above affordable unit counts.
- ② Each calculation is taking the base unit count (5) multiplied by the respective density Percentage bonus (8).
- ③ Each calculation is the base unit count (5) plus the Number of Density Bonus Units (2).
- ④ Each calculation is the Total Units (3) divided by the site acreage (6).
- ⑨ The calculation is the base unit count (5) divided by the site acreage (6).

Shaded columns are provided



**SUMMARY RESIDENTIAL BANK ALLOTMENT TRACKER
DOWNTOWN COMMERCIAL CORE SPECIFIC PLAN AREA**

DEVELOPMENT AREA (DA)	INITIAL BANK ALLOTMENT OF DWELLING UNITS	UPDATED BANK ALLOTMENT WITH TRANSFER ADJUSTMENTS*	REMAINING UNITS AVAILABLE FROM BANK ALLOTMENT
DA-1	45	45	45
DA-2	92	92	92
DA-3	200	200	200
DA-4	150	150	150
DA-5	0	0	0
DA-6	400	400	260
TOTAL	887	887	747

Data as of February 1, 2019

* Of note, the maximum number of units that may be transferred as part of the RAR entitlement process (without requiring Planning Commission approval) is 25% of the original unit allocation.