

approval of the LRA prior to any new development on parcels adjacent to the channel in Planning Area 15.

### **3.11.25      Vibration**

No vibration associated with any use shall be permitted which is discernable beyond the boundary line of the property, unless the vibration does not negatively impact an adjacent property.

## **3.12      SIGNAGE**

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This section establishes regulations and guidelines for project identification signage throughout the Specific Plan area. The intent is to achieve a visually coordinated and appealing signage system that provides identity to the site and promotes effective identification for the range of uses within the Specific Plan. Specific Plan area signage/monumentation will occur at key designated thematic intersections as shown in the Community Structure Plan (Figure 2-15). Signs identifying arrival to the City of Tustin may occur within the public right-of-way in locations shown on Figure 2-5.

### **3.12.1      General Provisions**

- A.** All signs in the City of Tustin shall conform to the provisions contained in the Tustin Sign Code, unless otherwise contained in this section. Whenever the regulations contained herein conflict with the regulations of the Tustin Sign Code, the Specific Plan regulations shall take precedence. Signs in the City of Irvine shall conform with the Irvine Sign Code.
- B.** A sign permit shall be applied for and received from the Department of Community Development prior to constructing, erecting, altering, replacing, moving, or painting any sign, except for signs exempt from a permit according to the Sign Code. Permit applications shall be accompanied by information as required for a standard sign plan or master sign plan, pursuant to the Sign Code.
- C.** A master sign plan is required for new development or reuse projects within the Specific Plan area involving multi-use sites and multi-tenant centers or buildings. A master sign plan is also required for the Golf Village (PA 15). The purpose of a master sign plan is to encourage coordinated and quality sign design on sites where a large number of signs will occur. In addition, the master sign plan should include on-premises directional/information signs to facilitate smooth internal circulation.

- D. After approval of a master sign plan, no sign shall be constructed, erected, altered, replaced, moved, or painted unless the sign conforms to the master sign plan. The master sign plan shall designate a person or firm as the primary liaison with the City for the purpose of requesting approval of the master sign plan and for submitting sign permit requests in conformance with the approved master plan.
- E. A master sign plan may establish more restrictive sign standards than those contained in the Tustin Sign Code. Conversely, a master sign plan may deviate from the standards upon submittal and approval of a Conditional Use Permit.

### 3.12.2 Review Criteria (City of Tustin)

- A. Signs shall be consistent throughout a project site by incorporation of common design elements including use of materials, letter style, colors (not more than three, excluding black and white per individual sign), illumination, sign type, and sign shape. Sign design and coloring are subject to the City's design review procedures.
- B. Signs shall be compatible with and complement the architectural design and colors of the buildings intended to be identified, through the use of materials, colors, sign layout, and sign placement.
- C. Signs shall be designed to direct/inform both pedestrians and motorists.
- D. Signs shall not be placed in a manner that will obstruct or inhibit sight distance or visibility for the motorist.
- E. Signs shall contain only that information which is necessary to identify the businesses or uses of the property on which the sign is located. Identification of product, trade and service information is permitted and considered supplemental provided it is subordinate to business identification. Supplemental signs shall be considered subordinate if no more than twenty-five (25) percent of the total allowable sign area is used for this purpose.
- F. Signs shall not dominate the view of a site or building, nor obscure or eliminate the view of existing signs.
- G. New signs in existing developments shall be designed in accordance with the established master sign plan for the building or center where the sign is to be located. If no such plan exists, then new signs shall be designed to be harmonious with other existing signs on the

property and/or the architectural theme and design features of the building(s).

- H. Freestanding signs may be located in required setback areas provided that the following criteria are met:
  - 1. The location is not within a required visual clearance area for traffic or other purposes as identified by the City Engineer; and
  - 2. The location will not cause negative light and glare impacts on adjacent uses, if the sign is lighted.
- I. Master sign plans shall be reviewed for conformance with the following criteria, in addition to the criteria listed above:
  - 1. Sign plan shall reflect a common theme through the use of materials, letter styles, colors, illumination, sign type, and sign shape.
  - 2. Sign plan shall be compatible with and reflect the special qualities of the architecture of the buildings on the site in both daytime and nighttime conditions.

### 3.13 OFF-STREET PARKING

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Off-street parking in the City of Tustin shall conform to the provisions of the Specific Plan or the Tustin City Code when not addressed in this section. Whenever the regulations contained herein conflict with the Tustin City Code, Specific Plan regulations shall take precedence. Off-street parking in the City of Irvine shall be governed by the Irvine Parking Ordinance.

#### 3.13.1 General Regulations

- A. **New Uses:** Off-street parking shall be provided for any new building constructed and for any new use established; for any additional or enlargement of an existing building or use; and for any change in the occupancy of any building or the manner in which any use is conducted that would result in additional parking spaces being required.
- B. **Existing Buildings and Uses:** The existing number of assigned spaces (non-guest parking) per unit for the existing housing in Planning Areas 4 and 21 shall remain. Additional guest parking shall be required in accordance with the standards in Table 3-4 prior to issuance of use and occupancy permits.

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For any additions or enlargements of existing buildings in Planning Areas 4 and 21 that would increase the number of parking spaces required, the additional parking would be required only for the proposed change and not for the previous existing use or building unless required as a condition of approval.

- C. Joint Use of Parking Areas:** Parking required by this section for any building or use shall not be considered as providing parking for any other building or use, except where a joint parking facility has been authorized by the Planning Commission.

Parking facilities may be used jointly for uses with significantly different peak hours of operation. Requests for shared parking must meet the following requirements:

1. A parking study shall be submitted by the applicant demonstrating that no substantial conflict will exist in the peak hours of parking demand for the uses for which joint use is proposed. The methodology to be utilized in preparing the study shall be either the Urban Land Institute's shared parking study or methodologies promulgated by the Institute of Transportation Engineers (ITE).
2. The number of parking stalls which may be credited against the requirements for the structures or uses involved shall not exceed the number of stalls reasonably anticipated to be available during differing hours of operation.
3. Parking spaces designated for joint use shall be located so that they will adequately serve the use for which they are intended.
4. A written and recorded agreement shall be drawn to the satisfaction of the City Attorney and the Director of Community Development and executed by all parties concerned assuring the continued availability of the number of stalls designated for joint use and availability of reciprocal access easements.

- D. Transportation Demand Management Plans (TDM):** Transportation management plans shall be prepared when and if required by the City's TDM Ordinance or by the Air Quality Management District. Where required for all new or expanded projects, the trip reduction/TDM program and annual monitoring data shall be submitted to the City Traffic Engineer for review and compliance evaluation. Compliance and enforcement provisions of the City's TDM Ordinance shall apply.

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- E. Fraction of Parking Spaces:** Where the application of the off-street parking requirements results in a fractional number of spaces required, then the fraction shall be rounded to the next higher whole number.
- F. Location of Parking Spaces:** All required off-street parking spaces shall be located on the same lot as the use to be served unless otherwise approved by the Director of Community Development Department. If required parking is approved off-site, the following requirements shall be met:
1. The off-site parking shall be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors shall be considered:
    - a) Proximity of the off-site parking facilities;
    - b) Ease of pedestrian access to the off-site parking facilities; and
    - c) The type of use the off-site parking facilities are intended to serve, i.e., off-site parking may not be appropriate for high turnover uses such as retail.
  2. A written and recorded agreement shall be drawn to the satisfaction of the City Attorney and the Community Development Director and executed by all parties concerned assuring the continued reservation and availability of the off-site parking facilities for the use they are intended to serve.
- G. Restricting the Use of Parking Spaces:** All required parking spaces shall be made available permanently for vehicle parking for employees working at the premises for which parking is required, and 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 Community Development 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 to prevent, prohibit or restrict authorized persons from using parking.

- H. Gates:** Gates which limit or control access to parking areas require special consideration, as their design can significantly impact the parking demand and usage and the vehicular circulation on a site. Gates shall be designed in accordance with City standards and guidelines, and shall require approval through the Design Review process. The applicant shall submit to the City a plan addressing the following issues:
1. Type and operation of the gate including location of visitor call box.
  2. Adequacy of vehicle stacking area at gate including vehicle turn-around area.
  3. Effect of gate on parking usage and distribution on-site.
  4. Effect of gate on parking for surrounding or adjacent areas.
  5. Effect of gate on street operations at the entrances to the gated street.
- I. Disabled Access Parking:** The number of parking spaces for the disabled shall be as required by the Uniform Building Code and state handicapped parking requirements. All parking spaces for the disabled shall be located as close as is practical to the entrance(s) to the use they are intended to serve, and oriented so that a user of the disabled parking space does not have to go past the rear of automotive parking spaces in order to reach the building's main entrance.
- J. Maintenance:** All required off-street parking spaces shall be available permanently and marked and maintained permanently for such use. Off-street parking areas shall not be used for the sale, display or repair or motor vehicles or the storage of materials or other goods and services. Any repair or restriping of parking areas shall not change the configuration, size or location of parking spaces and landscaping unless approved by the Community Development Department.
- K. Parking Stall Dimensions and Parking Lot Design:** Parking space dimensions, compact car accommodations, and parking lot design shall be provided in accordance with the parking standards and guidelines on file in the City of Tustin or Irvine Community Development Department, as applicable. In summary, within the City of Tustin, each parking space shall be a rectangular area 9 feet by 20 feet. A 2½ foot overhang area over low level landscaping shall be permitted. Parking accommodations for compact cars may be

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provided with such designated spaces being not less than 8 feet by 17 feet. Up to 20% of the required parking spaces of the site may be designated for compact cars, upon the approval of the Community Development Director.

- L. Parking Requirements:** The requirement for any uses not listed in Sections 3.13.2, 3.13.3, and 3.13.4 shall be determined by the Community Development Director on the basis of the requirements for similar uses.

### 3.13.2 Residential Off-Street Parking Requirements

Table 3-4 defines the off-street parking requirements for residential uses in the City of Tustin portion of the Specific Plan area. Refer to the Irvine Parking Ordinance for applicable standards within the City of Irvine.

<i>Housing Type</i>	<i>Number of Spaces Required</i>	<i>Covered/Assigned Spaces per Unit</i>	<i>Number of Unassigned Guest Spaces<sup>1</sup></i>
Detached Single-Family	2.0	2 Garage	.5 per unit
Attached Single-Family			
Studio	1.0	1 Garage	.25 per unit
1 Bedroom	1.5	1 Garage	.25 per unit
2 Bedroom	2.0	2 Garage	.25 per unit
3 Bedroom	2.0	2 Garage	.25 per unit
4 Bedroom	2.5	2 Garage	.25 per unit
Condominium and Multiple-Family Units			
Studio	1.0	1 Garage or carport	.25 per unit
1 Bedroom	1.5	1 Garage or carport	.25 per unit
2 Bedroom	2.0	2 Garage or carport	.25 per unit
3 Bedroom	2.0	2 Garage or carport	.25 per unit
4 Bedroom	2.5	2 Garage or carport	.25 per unit
Patio Homes	2.0	2 Garage	0.5 per unit
<sup>1</sup> 50 percent of the guest space required may be fulfilled with on-street parking.			

### 3.13.3 Commercial Shopping Center Off-Street Parking Requirements

Table 3-5 defines the off-street parking requirements for the commercial centers in the Specific Plan.

<b>TABLE 3-5 COMMERCIAL SHOPPING CENTER OFF-STREET PARKING REQUIREMENTS</b>	
<b><i>Planning Area/Use Type</i></b>	<b><i>Parking Spaces per Square Foot of Gross Floor Area</i></b>
PA 7 Village Services	1 space/225 square feet
PA 9 Commercial	1 space/225 square feet
PA 18 Commercial	1 space/200 square feet
PA 19 Commercial	1 space/225 square feet

**3.13.4 Off-Street Parking Requirements for Non-Residential Uses (Located Independently)**

The off-street parking requirements for non-residential uses that are not located in the commercial shopping centers identified in Table 3-6, shall be subject to the following requirements:

<b>TABLE 3-6 NON-RESIDENTIAL OFF-STREET PARKING REQUIREMENTS</b>	
<b><i>Use Type</i></b>	<b><i>Parking Spaces per Square Foot of Gross Floor Area</i></b>
Auditoriums, theaters, sports arenas, stadiums	1 space/3 seats or 1 for every 35 square feet of gross floor area where there are no fixed seats
Auto Repair	1 space/400 square feet of gross floor area
Auto Sales	1 space/400 square feet of gross floor area
Auto Service Station	2 spaces plus 4 for each service bay
Auto washing and cleaning establishments, except self-service	2.5 spaces/washing stall
Banks, commercial	1 space/250 square feet of gross floor area
Barbershops or beauty parlors	1 space/200 square feet
Bowling lanes and billiard halls	5 spaces/alley plus 2 for each billiard table plus required parking for other use on the site
Churches, temples and other places of assembly not specified elsewhere	1 space/3 fixed seats within the main auditorium or for every 35 square feet of seating area within the main auditorium where there are no fixed seats; 18 lineal inches of bench shall be considered a fixed seat
Clubs, lodge halls, union headquarters	1 space/75 square feet of gross floor area
Convalescent and nursing homes, homes for the aged, rest homes, children's homes, sanitariums, emergency shelter, group transitional housing	1 space/4 beds
Dance halls	1 space/7 square feet of dance floor area, plus 1 space/35 square feet of additional gross floor area

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**TABLE 3-6  
NON-RESIDENTIAL OFF-STREET PARKING REQUIREMENTS**

<i>Use Type</i>	<i>Parking Spaces per Square Foot of Gross Floor Area</i>
Day nurseries, including pre-schools and nursery schools	1 space/employee and teacher plus 1 for each 5 children (12 for each 10 children if adequate drop-off facilities are provided)
Dry cleaners	1 space/250 square feet of gross floor area
Golf course a. Driving ranges  b. Pitch and putt miniature golf courses  c. Regulation course	1 space/tee, plus the spaces required for additional uses on the site  3 spaces/hole, plus requirements for accessory uses  6 spaces/hole, plus the space required for additional uses on the site
Handball/racquetball/tennis facility	1.5 spaces/court plus the spaces required for additional uses on the site
Health clubs and spas	1 space /150 square feet of gross floor area. (For the purposes of this subsection, swimming pool area shall be counted as floor area)
Hotel/motel	1 space/guest unit, plus 2 spaces for resident manager or owner, plus requirements for related commercial uses, plus 1 space for each 50 square feet of gross floor area for assembly or conference rooms.
Laundromats	1 space/3 machines or 1 space/250 square feet of gross floor area, whichever is greater
Libraries	1 space/300 square feet of gross floor area
Lumber yards, retail nurseries	1 space/250 square feet of gross floor area for retail sales, plus 1 for each 1,000 square feet of open area devoted to display and storage
Manufacturing, assembly	1 space/500 square feet of gross floor area, but not less than 2 spaces/3 employees. If there is more than 1 shift, the number of employees on the largest shift shall be used.
Model home sales complex	3 spaces/model home plan, plus 1 for each salesperson
Offices a. General and administrative  b. Medical clinics or offices; dental clinics or offices  c. Professional, other than medical or dental  d. Veterinary hospitals and clinics	1 space/250 square feet of gross floor area  6 spaces/1,000 square feet of gross floor area  1 space/250 square feet of gross floor area  1 space/180 square feet of gross floor area
Other light industrial uses	1 space/500 square feet of gross floor area
Public utility facilities including, but not limited to, electric, gas, water, telephone and telegraph facilities not having business offices on the property	1 space/every 2 employees in the largest shift, plus 1 for each such use regardless of building space or number of employees

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**TABLE 3-6  
NON-RESIDENTIAL OFF-STREET PARKING REQUIREMENTS**

<i>Use Type</i>	<i>Parking Spaces per Square Foot of Gross Floor Area</i>
Research and development	1 space/250 square feet of gross floor area for all office use and 1 space/500 square feet of gross floor area for manufacture or assembly (but not less than 2 spaces/ 3 employees on maximum shift)
Restaurants, including fast food	1 space/100 square feet, plus minimum 7 car stacking space for drive-thru
Retail stores, general, except as otherwise specified herein	1 space/200 square feet of gross floor area
Retail stores, furniture and appliances	1 space/500 square feet of gross floor area
Savings and loan offices, other financial institutions	1 space/250 square feet of gross floor area
Schools	
a. Elementary and middle schools	2 spaces/classroom
b. Colleges, universities and institutions of higher learning, parochial and private	1 space/every 3 students, plus 1 space/every 2 members of the faculty and employees
c. Senior high schools, public, parochial and private	1 space/every member of the faculty and each employee, plus 1 for every 6 students regularly enrolled
d. Trade schools, business colleges and commercial schools	1 space/every 3 student capacity of each classroom plus 1 for each faculty member or employee
Service businesses, general, unless otherwise specified herein	1 space/250 square feet of gross floor area
Skating rinks, ice or roller	1 space/100 square feet of gross floor area, plus the spaces for additional uses
Storage yards in connection with contractor's business	6 spaces which shall be separated from the enclosed storage area
Supermarkets, grocery stores, convenience stores	1 space/200 square feet of gross floor area
Swimming pools, commercial	1 space/500 square feet of gross enclosed area, plus the spaces required for additional uses on the site
Warehouses, storage buildings or structures used exclusively for storage purposes	1 space/1,000 square feet of gross floor area for the first 20,000 square feet. 1 space for each 2,000 square feet for the second 20,000 square feet. 1 space for each 4,000 square feet in excess of 40,000 square feet, plus space for other uses. If there is more than one shift, the number of employees on the largest shift shall be used in determining parking requirements.
Wholesale establishments and warehouses not used exclusively for storage	1 space/1,000 square feet of gross floor area, less that area devoted to office or sales, plus 1 for each 250 square feet of sales area

**3.13.5 Off-Street Loading Requirements**

All buildings containing commercial, office, research and development, or industrial type uses, shall contain a minimum number of loading spaces<sup>50</sup> as shown in Table 3-7. Loading spaces shall have safe and adequate means of ingress and egress for trucks to and from a public street or alley. The size, location, and design treatment of loading spaces shall be subject to design review approval.

<b>TABLE 3-7 OFF-STREET LOADING REQUIREMENTS</b>	
<b><i>Total Square Footage/Gross Floor Area</i></b>	<b><i>Number of Loading Spaces Required</i></b>
Research and Development/Industrial Uses	
5,000 to 19,999 square feet	1
20,000 to 39,999 square feet	2
40,000 to 79,999 square feet	3
80,000 square feet and over	4 plus 1 space for each additional 50,000 square feet
Office Buildings	
Less than 50,000 square feet	1
50,000 to 100,000 square feet	2
100,000 square feet and over	3
Other Permitted Uses:	
5,000 to 15,000 square feet	1
15,000 to 45,000 square feet	2
45,000 square feet and over	3

<sup>50</sup> An off-street space or berth used for the loading or unloading of commercial vehicles.