

3.7 NEIGHBORHOOD E

3.7.1 Introduction

Neighborhood E is comprised of Planning Areas 9, 10, 11, 12, 13, and 14, as shown on the Statistical Analysis (Table 3-2). Future uses within this neighborhood will primarily involve the development of new structures and facilities. The regulations and guidelines encourage a high quality business park development, where building orientation/site design, parking areas, pedestrian/bicycle paths, and access points are well coordinated between Planning Areas and relate well to adjacent uses. The regulations also address the need for a coordinated internal circulation system within the neighborhood.

3.7.2 Planning Area 9 - Commercial Business

A. Permitted and Conditionally Permitted Uses

The following uses shall be permitted by right where the symbol "P" occurs or by conditional use where the symbol "C" occurs.

1. Offices:

- Corporate headquarters P
- General offices for: advertising agency, economic consultant, insurance companies, escrow companies, interior decorator, real estate, public utilities, personnel agency, management consultant, collection agency P
- Heliport C
- Medical clinics P
- Medical offices/healthcare centers P
- Professional offices for: architect, accountant, attorney, chiropractor, contractor, dentist, doctor, engineer, optometrist, land planner, and other similar professions P

2. Retail commercial uses:

- Alcoholic beverage sales establishments, in accordance with the Tustin City Code C
- Bakeries, retail only P
- Books, gifts, and stationary stores P
- Coffee houses/cafes P
- Convenience stores, in accordance with the Tustin City Code C
- Delicatessen/cafeteria P

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- Florist P
 - General retail stores P
 - Jewelry stores P
 - Office supplies and equipment P
 - Photography studio, laboratory P
3. Service commercial uses, including incidental retail sales:
- Automobile service station, in accordance with the Tustin City Code C
 - Banks and financial institutions with drive-thru window C
 - Banks and financial institutions without drive-thru window P
 - Barber, beauty shops P
 - Car wash C
 - Coin-operated self-service laundromats P
 - Dry cleaners (commercial) C
 - Emergency care facility P
 - Hotel/Motel P
 - Locksmith P
 - Print shop P
 - Restaurants, family, specialty, and fast-food without drive-thru P
 - Restaurants, with drive-thru C
 - Small animal hospitals or clinics C
 - Tailor shop P
 - Telephone answering service P
 - Travel agency P
4. Public/Institutional Uses:
- Churches and other religious institutions C
 - Nursery school or child care center C
5. Industrial uses:
- Advertising and publishing businesses P
 - Blue printing, reproduction and copying services, photocopies, bookbinding, photoengraving and printing P
 - Commercial library P
 - Communications businesses P
 - Industrial/commercial incubator (flexible) buildings P
 - Instructional/vocational school P
 - Research and development facilities (including laboratories, product development, and manufacturing) P
 - Science laboratories P

- Simulation development uses P
- Software design uses P
- Technology exchange/transfer service P
- Utility building/facility C

B. Accessory Uses and Structures

Accessory uses and structures are permitted when customarily associated with and subordinate to a permitted use on the same site and would include:

- Enclosed, screened outdoor storage
- Maintenance facilities and structures

C. Unlisted Uses

Those uses not specifically listed are subject to a determination by the Community Development Director as either permitted, permitted subject to a conditional use permit or prohibited consistent with the purpose of the land designation of this planning area and the Specific Plan. Decisions of the Director are appealable to the Planning Commission.

D. Prohibited Uses

- Adult entertainment businesses

E. Site Development Standards

1. Minimum lot size - 10,000 square feet
2. Maximum building height - 35 feet
3. Maximum floor area ratio - .35 FAR
4. Minimum building setbacks²³
 - a) Red Hill Avenue - 40 feet
 - b) Warner Avenue - 20 feet
 - c) Local public street - 10 feet
 - d) Private streets and drives - 10 feet
 - e) Minimum distance between buildings - 10 feet
5. Landscape setbacks²³
 - a) Red Hill Avenue - 30 feet
 - b) Warner Avenue - 20 feet
6. Landscaping
 - a) Compliance with the City of Tustin Landscape and Irrigation Guidelines
 - b) Compliance with the Landscape Design Guidelines in Section 2.17 of this Specific Plan.

²³ Landscape setbacks are measured from the back of the curb and are a combination of parkway, sidewalk, and planting areas. Building setbacks are measured from future rights-of-way. Non-conforming buildings and landscape setbacks will be permitted to remain where existing buildings are not in future rights-of-way.

7. Bicycle and pedestrian circulation facilities shall provide connections within the Planning Area, to adjacent Planning Areas, and to citywide bicycle trail where applicable.
8. A portal intersection treatment shall be provided at Warner Avenue and Red Hill Avenue (see Section 2.17 for landscape guidelines).
9. Other General Development Regulations (refer to Section 3.11 as applicable)
10. Signage (refer to Section 3.12 as applicable)
11. Off-street parking (refer to Section 3.13 as applicable)

F. Special Development Requirements

1. Concept plan approval shall be required for Planning Area 9 prior to new development (refer to Section 4.2.1 of this Specific Plan).
2. The baseline mix of uses for Planning Area 9 is 70 percent Commercial and 30 percent Industrial, which will be administered by the Non-Residential Land Use/Trip Budget procedure specified in Section 3.2.4. The purpose is to ensure that adequate circulation capacity is available to serve the proposed project.
3. Any existing structures to be reused shall be brought into conformance with applicable provisions of the Uniform Building Code as amended, State of California Title 24 Access Compliance (handicapped provisions), and requirements of the Americans with Disabilities Act (ADA).

G. Development or Reuse Guidelines

1. Buildings shall be located to relate to Red Hill Avenue with parking either in front or behind the building. Provisions for common vehicular access points and shared parking shall be encouraged and coordinated with any development plans within Planning Area 9 and the adjacent Planning Area 10.
2. Demolition of structures may be required by Tustin to be undertaken under the following conditions: 1) where information determines the need for demolition to eliminate public health and safety risks, 2) to improve the appearance of the Planning Area, 3) to accommodate the completion of major roadway improvements, and 4) to properly implement the land use intent of this Planning Area.