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3.7.4 Planning Areas 11 and 12 - 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:
 - Coffee houses/cafe P
 - Delicatessen/cafeteria P
 - Office supplies and equipment P
 - Photography studio, laboratory P
3. Service commercial uses, including incidental retail sales:
 - Banks and financial institutions P
 - Dry cleaners (commercial) P
 - Emergency care facility C
 - Hotel/motel C
 - On-site alcoholic beverage sales establishment including bars, taverns, cocktail lounges (when not an integral part of a restaurant) C
 - Print or reproduction shop P
 - Restaurants, family, specialty and fast food without drive thru P
 - Telephone answering services P
 - Travel agencies P

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4. Public/Institutional uses:

- Churches and other religious institutions C
- Nursery school or child care center C

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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:

- Caretaker residence
- 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. Development or Reuse Regulations

1. Minimum lot size - 20,000 square feet
2. Maximum building height - none
3. Maximum floor area ratio - none, Planning Areas 11 and 12 may not exceed the total floor areas specified in Table 3-1.

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4. Minimum building setbacks²⁵
 - a) Red Hill Avenue - 40 feet
 - b) Barranca Parkway - 30 feet
 - c) Armstrong Avenue - 20 feet
 - d) Local public streets - 10 feet
 - e) Private streets or drives - 10 feet
 - f) Minimum distance between buildings - 10 feet
5. Landscape setbacks²⁵
 - a) Armstrong Avenue - 20 feet
 - b) Red Hill Avenue - 30 feet
 - c) Barranca Parkway - 30 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.
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 Red Hill Avenue and Barranca Parkway (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)

E. Special Development Requirements

1. Concept plan approval shall be required for Planning Area 11 and 12 prior to new development (refer to Section 4.2.1 of this Specific Plan).
2. The baseline mix of uses for Planning Area 11 is 5 percent Commercial, 45 percent Industrial, and 50 percent office. The baseline mix of uses for Planning Area 12 is 10 percent Commercial and 90 percent Office. The baseline mix of uses in each Planning Area 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. A Class I bikeway shall be provided along the southern boundary of the property, within the landscape setback. See Section 2.6 for bikeways plan and design standards.

²⁵ 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 right-of-way. Non-conforming landscape and building setbacks will be permitted to remain to accommodate existing walls or buildings not in future right-of-way.

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4. 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).
5. Utility metering modifications and provision of independent utility services shall be committed to by agreement with the City of Tustin in the Planning Areas 11 or 12, prior to use and occupancy of existing buildings and new development, except for interim use. Said agreement shall identify required capital/infrastructure improvements and environmental impact report mitigations.
6. Refer to Section 3.11.24 for dedication requirements for Irvine Ranch Water District well sites and the Barranca Channel.

F. Development or Reuse Guidelines

1. The placement and design of plazas or other open space areas should take advantage of the view opportunities to Saddleback Mountain and significant on-site features, particularly from the intersection of Red Hill Avenue and Barranca Parkway.
2. Commercial uses permitted in Planning Area 11 are intended to provide support services to the office and industrial uses and are not intended to encourage auto-oriented, strip commercial development along Red Hill Avenue or Barranca Parkway.
3. Provisions for common vehicular access points and shared parking should be encouraged and coordinated with any development plans within Planning Area 11 and 12. Coordination with adjacent development plans in Planning Areas 9 and 10 should also be encouraged.
4. The existing buildings and surrounding site area in Planning Area 12 shall be aesthetically upgraded through architectural and landscape improvements, if proposed for reuse. Such improvements shall be completed prior to issuance of use and occupancy permits, except permits for interim uses. Such improvements may include, but are not limited to, the following:
 - a) Upgraded window types and treatments (i.e., trim)
 - b) Upgraded entries, including doorways, covered walkways, decorative paving
 - c) Upgraded roofing materials and roof overhangs
 - d) Screening of roof mounted equipment
 - e) Extensive planting of trees and shrubs throughout the site, including parking areas and common open space areas
 - f) Improved landscape design along building perimeters and entries

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- g) Addition of pedestrian amenities including paths, benches, shade trees, trash receptacles, drinking fountains, and lighting
 - h) Addition of bicycle facilities including bike racks
 - i) Creation of signage program for building identification and directional signs
 - j) Enhanced lighting scheme for building entrances, common areas, paths, and parking areas
 - k) Removal or remodeling of monumentation
5. 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 permanent land use intent of this Planning Area.

A summary of the key design guidelines for Planning Areas 11 and 12 is provided in Figure 3-7.