

3.9 NEIGHBORHOOD G

3.9.1 Introduction

Neighborhood G includes the existing military housing east of Jamboree Road and north of Warner Avenue and a new planned residential development which incorporates a golf course, hotel site, and related commercial uses. The neighborhood also includes a vacant parcel adjacent to the future Jamboree/Eastern Transportation Corridor interchange, designated Medium-High Density (PA 20). The existing housing is defined as a single Planning Area (PA 21), designated as Low Density residential. The southern portion of Planning Area 21 is located within the City of Irvine and includes 150 dwelling units. The Golf Village designation (PA 15) is comprised of low density residential, medium density residential, a hotel complex, commercial site, and golf course. An Elementary School site has been generally located in the Golf Village, east of North Loop Road and adjacent to the Tustin/Irvine border, as shown on the Land Use Plan. In addition, two neighborhood parks are to be incorporated into the development, as generally shown on the Land Use Plan. The Statistical Analysis (Table 3-2) identifies subplanning areas 15-A through 15-E for the Golf Village, which allocates development potential by land use type. The subplanning areas are not site specific or shown on Figure 3-1 in order to allow for flexibility in future master planning. Residential, golf course, and commercial sites will be identified with concept plan approval.

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3.9.2 Planning Areas 15-A, 15-B, 15-C, 15-D, and 15-E (Golf Village)

The Development or Reuse Regulations for Planning Area 15 are defined for each land use category allowed, as shown on the Statistical Analysis (Table 3-2). The Planning Area-wide development requirements are identified below.

A. Permitted and Conditionally Permitted Uses

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

1. Residential uses:

- Condominiums and cooperatives P
- Multiple-family dwelling units (apartments) in accordance with tenure provisions in Section 3.9.2.J. below C

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- Patio home C
 - Single-family attached dwelling units and duplexes P
 - Single-family detached dwelling units P
2. Public/Institutional uses:
- Churches and other religious institutions C
 - Community care facilities for six or fewer persons P
 - Convalescent hospital C
 - Family care home, foster home or group home, for six or fewer persons P
 - Large family day care for seven to twelve children on single family detached lots in accordance with the Tustin City Code P
 - Private school C
 - Public or private preschools C
 - Public/private utility building facility C
 - Residential care facility for elderly, for six or fewer persons P
 - Small family day care for less than seven children on single family detached lots P
3. Retail commercial uses:
- Apparel stores P
 - Bakeries, retail P
 - Books, gifts, and stationary stores P
 - Florists P
 - Restaurants, family, specialty, and fast food without drive-thru P
 - Restaurants, take-out, without drive-thru P
 - Specialty stores P
4. Service commercial uses, including incidental retail sales:
- Automobile rental or leasing C
 - Banks and financial institutions P
 - Beauty salons P
 - Commercial recreation facilities C
 - Health clubs C
 - Hotel, 250 room minimum, including typical accessory uses, such as but not limited to: restaurants, conference and convention rooms, apparel and sundry shops, and recreation facilities P

- On-site alcoholic beverage sales establishments including bars, taverns, cocktail lounges (when not an integral part of a restaurant) P
- Travel agencies P
- 5. Commercial recreation uses:
 - Golf clubhouse, including restaurant, snack bar, and ancillary pro shop P
 - Golf course, including driving range, golf school, caretakers quarters P
 - Tennis facility P

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's residence
- Enclosed, screened outdoor storage
- Garages
- Home occupations subject to provisions of the City Code
- Maintenance facilities and structures
- Patio covers/trellises
- Swimming pools, spas, jacuzzis
- Tennis courts, basketball courts and other multi-purpose courts, recreation and community buildings

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 uses

E. Site Development Standards - Single Family Detached

1. Maximum dwelling units - 7 dwelling units per acre
2. Minimum lot area - 3,000 square feet
3. Minimum lot width - 35 feet
4. Maximum building height - 35 feet

5. Maximum lot coverage - 50 percent of lot area. Covered areas shall include all areas under roof except trellis areas, roof overhangs, and covered porches outside the exterior wall.
6. Minimum building setbacks³¹
 - a) Jamboree Road - 30 feet
 - b) Edinger Avenue - 40 feet
 - c) Tustin Ranch Road - 30 feet
 - d) North Loop Road - 30 feet
 - e) Warner Avenue - 20 feet
 - f) East Connector - 10 feet
 - g) Moffett Avenue - 10 feet
 - h) Local public street - 10 feet
 - i) Private street or drive - 5 feet
 - j) Interior side yard - 3 feet minimum with aggregate requirement of 10 feet for both sides
 - k) Rear yard - 10 feet
7. Landscape setbacks³¹
 - a) Jamboree Road - none
 - b) Edinger Avenue - 30 feet, except portion of Planning Area adjacent to channel - no landscape setback required
 - c) Tustin Ranch Road - 30 feet
 - d) North Loop Road - 20 feet
 - e) Warner Avenue - 20 feet
 - f) East Connector - 20 feet
 - g) Moffett Avenue - 20 feet
8. 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
9. Bicycle and pedestrian circulation facilities shall provide connections within the Planning Area, to adjacent Planning Areas, and to citywide bicycle trails where applicable. The facilities shall incorporate vistas into the golf course where possible and provide for convenient bicycle and pedestrian access from the Planning Area to the Commuter Rail Station.
10. A corner triangular-shaped setback of 80 feet, measured from the intersection of the curb lines at Tustin Ranch Road and North Loop Road shall be provided for a primary community intersection treatment (see Section 2.17 for landscape guidelines).

³¹ 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.

11. A corner triangular-shaped setback of 60 feet, measured from the intersection of the curb lines at Warner Avenue and South Loop Road shall be provided for a secondary community intersection treatment (see Section 2.17 for landscape guidelines).
12. A portal intersection treatment shall be provided at East Connector and Edinger Avenue (refer to Section 3.11 as applicable).
13. Other General Development Regulations (refer to Section 3.11 as applicable).
14. Signage (refer to Section 3.12 as applicable).
15. Off-street parking (refer to Section 3.13 as applicable).

F. Site Development Standards - Single Family Attached

1. Maximum dwelling units - 15 dwelling units per acre
2. Minimum lot area per family unit - 3,000 square feet
3. Minimum lot width - no minimum
4. Maximum building height - 35 feet
5. Maximum lot coverage - 100 percent less required setbacks and open space areas
6. Common open space - 400 square feet per dwelling unit located within common, designated recreational areas. Private attached ground level patios may be credited if open on three sides. Areas not available for open space credit include all structures, streets, driveways, landscape setbacks, and parking lots.
7. Minimum gross floor area per dwelling unit, excluding the garage:
 - a) Bachelor - 450 square feet
 - b) 1 Bedroom - 550 square feet
 - c) 1 Bedroom with den - 700 square feet
 - d) 2 Bedrooms - 750 square feet
 - e) 2 Bedrooms or more with den - 900 square feet
8. Minimum building setbacks³²
 - a) Jamboree Road - 30 feet
 - b) Edinger Avenue - 40 feet
 - c) Tustin Ranch Road - 30 feet
 - d) North Loop Road - 30 feet
 - e) Warner Avenue - 20 feet
 - f) East Connector - 10 feet
 - g) Moffett Avenue - 10 feet
 - h) Local public street - 10 feet
 - i) Private street or drive - 5 feet

³² 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.

- j) Interior side yard - 3 feet minimum with aggregate requirement of 10 feet for both sides
 - k) Rear yard - 10 feet
 - 9. Landscape setbacks³²
 - a) Jamboree Road - none
 - b) Edinger Avenue - 30 feet, except portion of Planning Area adjacent to channel - no landscape setback required
 - c) Tustin Ranch Road - 30 feet
 - d) North Loop Road - 20 feet
 - e) Warner Avenue - 20 feet
 - f) East Connector - 20 feet
 - g) Moffett Avenue - 20 feet
 - 10. 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
 - 11. Bicycle and pedestrian circulation facilities shall provide connections within the Planning Area, to adjacent Planning Areas, and to citywide bicycle trails where applicable. The facilities shall incorporate vistas into the golf course where possible and provide for convenient bicycle and pedestrian access from the Planning Area to the Tustin Commuter Rail Station.
 - 12. A corner triangular-shaped setback of 80 feet, measured from the intersection of the curb lines at Tustin Ranch Road and North Loop Road shall be provided for a primary community intersection treatment (see Section 2.17 for landscape guidelines).
 - 13. A corner triangular-shaped setback of 60 feet, measured from the intersection of the curb lines at Warner Avenue and South Loop Road shall be provided for a secondary community intersection treatment (see Section 2.17 for landscape guidelines).
 - 14. A portal intersection treatment shall be provided at East Connector and Edinger Avenue (refer to Section 3.11 as applicable).
 - 15. Other General Development Regulations (refer to Section 3.11 as applicable)
 - 16. Signage (refer to Section 3.12 as applicable)
 - 17. Off-street parking (refer to Section 3.13 as applicable)
- G. Site Development Standards - Condominiums and Multiple Family Dwellings**
- 1. Maximum dwelling units - 15 dwelling units per acre
 - 2. Minimum lot area - none, refer to Section 3.9.2.J. below

3. Maximum building height - 40 feet
4. Maximum lot coverage - 65 percent, less the required building and landscape setbacks
5. Common open space - 400 square feet per dwelling unit located within common, designated recreational areas. Private attached ground level patios may be credited if open on three sides. Areas not available for open space credit include all structures, streets, driveways, landscape setbacks, and parking lots.
6. Minimum gross floor area per dwelling unit, excluding the garage
 - a) Bachelor - 450 square feet
 - b) 1 Bedroom - 550 square feet
 - c) 1 Bedroom with den - 700 square feet
 - d) 2 Bedrooms - 750 square feet
 - e) 2 Bedrooms or more with den - 850 square feet
7. Minimum building setback³³
 - a) Jamboree Road - 30 feet
 - b) Edinger Avenue - 40 feet
 - c) Tustin Ranch Road - 30 feet
 - d) North Loop Road - 30 feet
 - e) Warner Avenue - 20 feet
 - f) East Connector - 10 feet
 - g) Moffett Avenue - 10 feet
 - h) Local public street - 10 feet
 - i) Private street or drive - 5 feet
 - j) Interior side yard - 3 feet minimum with aggregate requirement of 10 feet for both sides
 - k) Rear yard - 10 feet
8. Landscape setbacks³⁴
 - a) Jamboree Road - none
 - b) Edinger Avenue - 30 feet, except portion of Planning Area adjacent to channel - no landscape setback required
 - c) Tustin Ranch Road - 30 feet
 - d) North Loop Road - 20 feet
 - e) Warner Avenue - 20 feet
 - f) East Connector - 20 feet
 - g) Moffett Avenue - 20 feet
9. Landscaping
 - a) Compliance with the City of Tustin Landscape and Irrigation Guidelines

³³ 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.

³⁴ Landscape setbacks are measured from the back of the curb and are a combination of parkway, sidewalk, and planting areas.

- b) Compliance with the Landscape Design Guidelines in Section 2.17 of this Specific Plan
- 10. Bicycle and pedestrian circulation facilities shall provide connections within the Planning Area, to adjacent Planning Areas, and to citywide bicycle trails where applicable. The facilities shall incorporate vistas into the golf course where possible and provide for convenient bicycle and pedestrian access from the Planning Area to the Tustin Commuter Rail Station.
- 11. A corner triangular-shaped setback of 80 feet, measured from the intersection of the curb lines at Tustin Ranch Road and North Loop Road shall be provided for a primary community intersection treatment (see Section 2.17 for landscape guidelines).
- 12. A corner triangular-shaped setback of 60 feet, measured from the intersection of the curb lines at Warner Avenue and South Loop Road shall be provided for a secondary community intersection treatment (see Section 2.17 for landscape guidelines).
- 13. A portal intersection treatment shall be provided at East Connector and Edinger Avenue (refer to Section 3.11 as applicable).
- 14. Other General Development Regulations (refer to Section 3.11 as applicable)
- 15. Signage (refer to Section 3.12 as applicable)
- 16. Off-street parking (refer to Section 3.13 as applicable)

H. Site Development Standards - Patio Homes

- 1. Maximum dwelling units - 15 dwelling units per acre
- 2. Minimum lot area - none, refer to Section 3.9.2.J. below
- 3. Building site requirements - patio home subdivisions shall be designated as a development unit on a tentative map.
- 4. Maximum building height - 35 feet
- 5. Maximum lot coverage - 100 percent, less required building and landscape setbacks
- 6. Common open space - 400 square feet per dwelling unit located within common, designated recreational areas. A minimum of 150 square feet may be for private use if located on ground level and open on three sides. Areas not available for open space credit include all structures, streets, driveways, landscape setbacks, and parking lots.
- 7. Minimum gross floor area per dwelling unit, excluding the garage - 900 square feet
- 8. Maximum number of four bedroom units - 30 percent

9. Minimum building setbacks³⁵
- a) Jamboree Road - 30 feet
 - b) Edinger Avenue - 40 feet
 - c) Tustin Ranch Road - 30 feet
 - d) North Loop Road - 30 feet
 - e) Warner Avenue - 20 feet
 - f) East Connector - 10 feet
 - g) Moffett Avenue - 10 feet
 - h) Local public or private street - The minimum building setback shall be 10 feet from a public or private street. An attached or detached garage may be setback a minimum of 5 feet from a public or private street. If living areas are provided above garages, garage setbacks shall apply provided that no more than 75 percent of the units along the street frontage have living space over a garage with less than a 10 foot setback. All units located along both sides of a street segment shall be included when calculating the above 75 percent determination, regardless of whether they front, side, or rear load on that section of a street. A garage shall not be setback between 9 feet and 19 feet from the right-of-way line. Garages setback 9 feet or less shall be equipped with an automatic garage opener.
 - i) Private drives and courts - The minimum building setback shall be 7 feet in a private court or on a private drive not located within a court. An attached or detached garage may be setback a minimum of 3 feet provided that no more than 50 percent of the length of the building frontage over the total length of the drive or court is setback less than 7 feet. In calculating the total length of the drive or court and the length of building frontage, the length of building and street frontage on both sides of the drive or court shall be used. If living areas are provided above garages, garage setback shall apply. The minimum 3 foot garage setback shall be increased where necessary to accommodate required sidewalks. A garage shall not be setback between 9 feet and 19 feet from the right-of-way line. Garages setback 9 feet or less shall be equipped with an automatic garage opener. A minimum distance of 40 feet shall be maintained between ground floor living areas on units across from each other in a court, on a drive, or on a shared driveway.
 - j) Minimum distance between buildings - The minimum horizontal distance between adjacent buildings shall be

³⁵ Building setbacks are measured for future right-of-way.

10 feet. The minimum distance between buildings may be reduced to 6 feet for no more than a maximum length of 25 feet of a building elevation, provided that there are no windows on one elevation for that portion of the building elevation with less than a 10 foot setback. If living areas are provided above garages, garage setbacks shall apply.

- k) Tract boundary - The minimum building setback from any tract boundary shall be 10 feet. If the tract boundary is adjacent to a park or other permanent open space, the minimum building setback shall be 5 feet.
10. Landscape setbacks³⁶
- a) Jamboree Road - none
 - b) Edinger Avenue - 30 feet, except portion of Planning Area adjacent to channel - no landscape setback required
 - c) Tustin Ranch Road - 30 feet
 - d) North Loop Road - 20 feet
 - e) Warner Avenue - 20 feet
 - f) East Connector - 20 feet
 - g) Moffett Avenue - 20 feet
11. 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
12. Bicycle and pedestrian circulation facilities shall provide connections within the Planning Area, to adjacent Planning Areas, and to citywide bicycle trails where applicable. The facilities shall incorporate vistas into the golf course where possible and provide for convenient bicycle and pedestrian access from the Planning Area to the Tustin Commuter Rail Station.
13. A corner-triangular shaped setback of 80 feet, measured from the intersection of the curb lines at Tustin Ranch Road and North Loop Road shall be provided for a primary community intersection treatment (see Section 2.17 for landscape guidelines).
14. A corner-triangular shaped setback of 60 feet, measured from the intersection of the curb lines at Warner Avenue and South Loop Road shall be provided for a secondary community intersection treatment (see Section 2.17 for landscape guidelines).

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15. A portal intersection treatment shall be provided at East Connector and Edinger Avenue (refer to Section 3.11 as applicable).
16. Other General Development Regulations (refer to Section 3.11 as applicable)
17. Signage (refer to Section 3.12 as applicable)
18. Off-street parking (refer to Section 3.13 as applicable)

I. Site Development Standards - Commercial

1. Minimum lot size - 10,000 square feet
2. Minimum golf course facility size - 120 acres
3. Maximum building height - 100 feet
4. Maximum floor area ratio - .50 FAR for hotel, .6 FAR for commercial
5. Minimum building setbacks³⁷
 - a) Jamboree Road - 30 feet
 - b) Edinger Avenue - 40 feet
 - c) Tustin Ranch Road - 30 feet
 - d) North Loop Road - 30 feet
 - e) Warner Avenue - 20 feet
 - f) East Connector - 10 feet
 - g) Moffett Avenue - 10 feet
 - h) Local public street - 10 feet
 - i) Private street or drive - 5 feet
 - j) Minimum distance between buildings - 10 feet
6. Landscape setbacks³⁸
 - a) Jamboree Road - none
 - b) Edinger Avenue - 30 feet, except portion of Planning Area adjacent to channel - no landscape setback required
 - c) Tustin Ranch Road - 30 feet
 - d) North Loop Road - 20 feet
 - e) Warner Avenue - 20 feet
 - f) East Connector - 20 feet
 - g) Moffett Avenue - 20 feet
7. 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
8. Bicycle and pedestrian circulation facilities shall provide connections within the Planning Area, to adjacent Planning Areas, and to citywide bicycle trails where applicable. The

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facilities shall incorporate vistas into the golf course where possible and provide for convenient bicycle and pedestrian access from the Planning Area to the Tustin Commuter Rail Station.

9. A corner-triangular shaped setback of 80 feet, measured from the intersection of the curb lines at Tustin Ranch Road and North Loop Road shall be provided for a primary community intersection treatment (see Section 2.17 for landscape guidelines).
10. A corner-triangular shaped setback of 60 feet, measured from the intersection of the curb lines at Warner Avenue and South Loop Road shall be provided for a secondary community intersection treatment (see Section 2.17 for landscape guidelines).
11. A portal intersection treatment shall be provided at East Connector and Edinger Avenue (refer to Section 3.11 as applicable).
12. Other General Development Regulations (refer to Section 3.11 as applicable)
13. Signage (refer to Section 3.12 as applicable)
14. Off-street parking (refer to Section 3.13 as applicable)

J. Special Development Requirements

1. Concept plan approval shall be required for development in Planning Area 15 (refer to Section 4.2.1 of this Specific Plan).
2. Prior to any interim or permanent reuse of facilities or property on a parcel, or prior to any development on a parcel, any party receiving property from the Department of Defense or Local Redevelopment Authority (LRA) shall be required to enter into an agreement with the LRA. The purpose of the Agreement is to: 1) identify the planning goals of the Agency receiving property and the City or LRA for the site; 2) identify the scope and schedule for short range improvements and long range development plans for the property; 3) establish a process for meaningful consultation on development and operational issues of mutual concern; 4) identify capital infrastructure improvements, roadway dedications, and environmental impact report mitigation that will be required of the Agency receiving or leasing property; and 5) identify necessary procedures to implement the agreement.
3. Development in Planning Area 15 shall be protected from a 100-year storm in a manner consistent with the Flood Plan Management Ordinance and as approved by the City of Tustin Building Official.
4. Affordability - The following minimum affordable housing production objectives are intended to reflect the intention of the

City to create a redevelopment project area (Community Redevelopment Law, section 33000) and as needed to meet Regional Housing Allocation needs as identified in the Housing Element of the General Plan through the provisions of housing for households at very low, low and moderate income levels. Specific housing requirements for redevelopment and Housing Element compliance may be established at the time of development approval to ensure conformity with the Housing Element of the General Plan and other applicable provisions of California Law and to achieve the following:

- a) At least 15% of units for initial occupancy by very low income to moderate income households for redevelopment, with 6% (or 40%) of units affordable to very low income households.
- b) At least 75 additional units for occupancy by moderate income households.
- c) Restricted affordable housing units shall be reasonably dispersed throughout the project and shall be compatible with the design and use of market rate units in appearance, use of materials, and finished quality. Restricted units shall be affordable for at least the minimum period of time required by state law, or longer if required by a construction or mortgage financing assistance program.
- d) Prior to issuance of a certificate of use and occupancy, a developer shall enter into a legally binding agreement with the City of Tustin or its Redevelopment Agency, and agree to deed restrictions on targeted affordable housing units that are binding on property upon sale or transfer. Said agreements shall address the following:
 - 1) Number of units by type, location, bedroom count
 - 2) Standards for qualifying income and maximum rents or sales prices
 - 3) Parties responsible for sales prices and incomes
- e) The City of Tustin reserves the right to negotiate transfer of a developer's obligation pursuant to this section off-site as a credit for affordable units which cannot be reasonably feasible to provide on-site which shall be at the City's sole and absolute discretion. To ensure comparable equivalent value of an off-site option or exchange for not providing on-site affordable units, a financial affordability gap analysis will be conducted by the City, at developer's cost, to compare the value of the off-site option and the affordability gap cost of providing on-site affordable housing.

5. Tenure - Development in Planning Area 15 of apartments is a discretionary action requiring approval of a conditional use permit. No more than 25 percent of the total number of units permitted within the Tustin portion of the Specific Plan area may be approved for apartments.
6. Prior to approval of any subdivision map or site plan in Planning Area 15, a precise boundary plan for the golf course shall be submitted by the developer to the City of Tustin for review and approval. This plan shall precisely define the edges of the course and show frontages and visibility from Edinger Avenue, Tustin Ranch Road, and North Loop Road. In addition, the plan shall identify a program for public use of the golf course, and conceptually identify/locate proposed buildings and facilities such as clubhouse, driving range, golf school, snack bar, and maintenance yards.
7. Prior to issuance of building permits for golf course facilities, the ultimate owner or operator of the golf course shall enter into a recordable agreement with the City of Tustin that will specify that the course:
 - a) Will remain open to the public;
 - b) Will make available a certain percentage of high demand tee times for public walk-on use; and
 - c) Will establish a formula to guarantee the affordability of a round of golf to Tustin residents.
8. Condominiums, multiple family developments, and patio homes may contain numerous lots, but shall be designated as a development unit on a tentative map. The minimum size for a development unit shall be 10 acres.
9. Hotel and commercial uses, not including the golf course, shall be located only in the vicinity of Edinger Avenue and Jamboree Road.
10. Refer to Section 3.11.24 for dedication requirements for the Santa Ana - Santa Fe Channel.
11. If the final alignment for Tustin Ranch Road and Warner Avenue differs from the assumed alignments as described in Section 3.2, adjustments in acreage and development potential for Planning Area 15 and Planning Area 8 (Community Core) shall be calculated in accordance with the provisions of Section 3.2.5. While the respective Planning Area boundaries may shift slightly, Tustin Ranch Road and Warner Avenue will remain the common boundary between Planning Area 15 and Planning Area 8.

K. Development Guidelines

1. Shared parking opportunities shall be explored between the hotel and commercial uses.
2. Golf course design shall provide view windows from Edinger Avenue, Tustin Ranch Road, and North Loop Road.
3. Golf course design shall accommodate site drainage and wetland mitigation, as necessary.
4. 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 Area 15 is provided in Figure 3-9.