

Purpose and Intent

The purpose of Specific Development Plan (SDP) 87-1 is to provide for precise regulation of land uses in order to facilitate implementation of the General Plan. The General Plan suggests that precise planning at the site specific level is warranted when such planning:

- Addresses and defines public policy more adequately.
- Serves to implement the broader goals of the General Plan.
- Establishes administrative procedures which can more effectively deal with local conditions and problems.

The intent of this Specific Development Plan is to provide for the utilization of land planning and building design as a means of achieving high quality, variety, flexibility and efficiency in the design of the Price Club Plaza commercial complex.

This amendment to SDP 87-1 is a total revision of the adopted text for the Specific Development Plan. The purpose of this text amendment is to recognize the existing development and to simplify the original document in order to facilitate the process of change in site usage. The amendment incorporates existing City codes, where appropriate, and eliminates unnecessary sections of the originally adopted document, thus, allowing for ease in usage. Since the project site is no longer in the Coastal Zone, all references to the Coastal Act and related implementation has been deleted. It should be noted, however, that the framework of conditions delineated in the originally adopted SDP have generally been retained in this amended version of the SDP.

All improvements (structures, landscaping, signs, parking and lighting) to the site which exist prior to the adoption of this amended SDP are vested, and shall not be effected by this amendment. In addition, all approvals which address the proposed automobile dealership are still in effect and shall be considered vested. The amended SDP text will be utilized in the evaluation of future revisions to the site plan and possible changes in uses.

Specific Development Plan

Specific Development Plan 87-1 provides regulations which will permit the establishment and maintenance of a commercial area which offers a wide range of goods and services for the community. It is intended to provide a commercial

environment, efficiently designed to lessen conflicts between pedestrians and automobile traffic, and to encourage a healthy economic business environment

In addition to this document, Specific Development Plan 87-1 also includes the site plan, landscape concept plan(s), architectural elevations, and sign program.

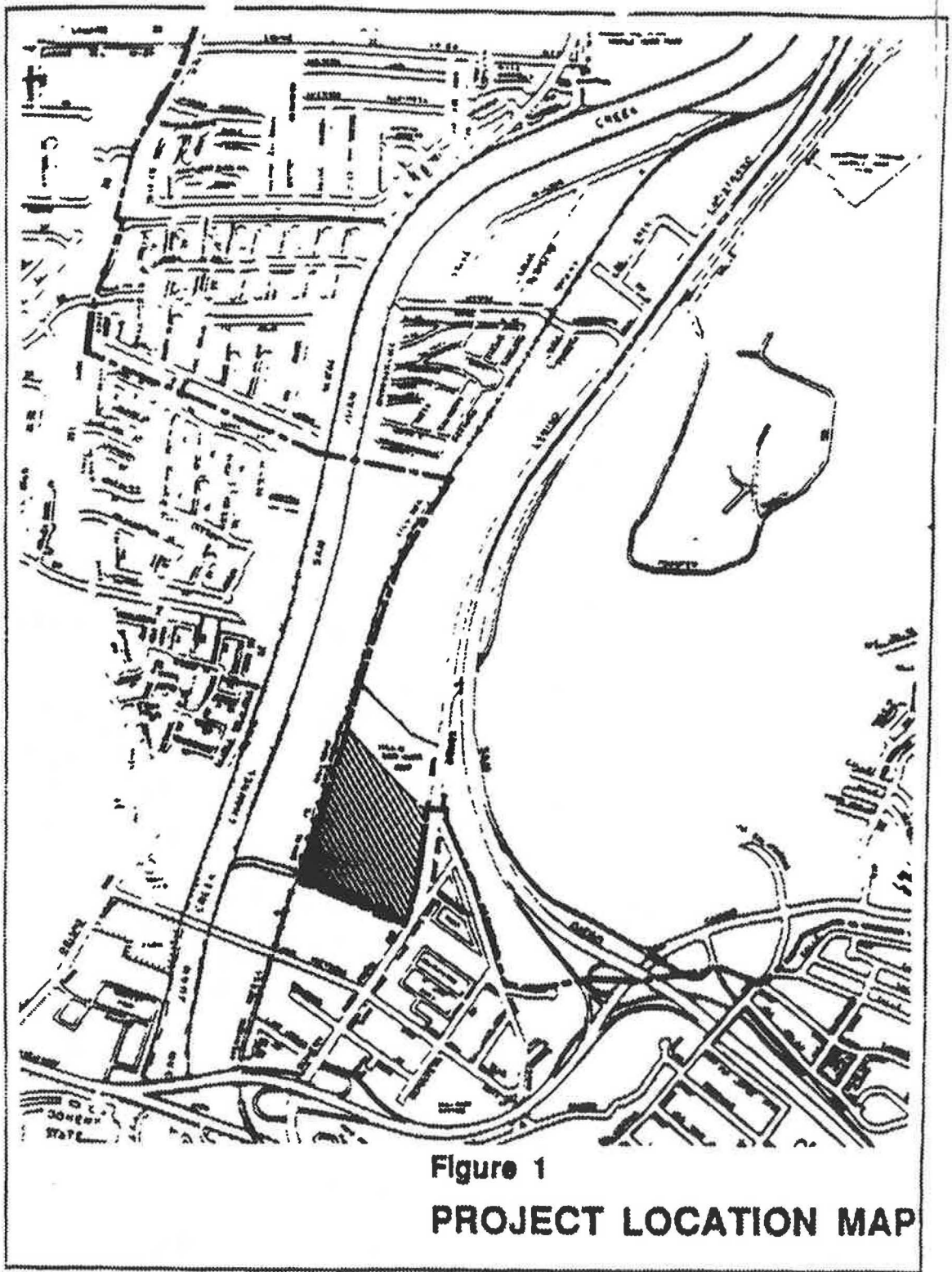
Land Use

The planning area for this SDP includes 22+ acres located at the southern edge of San Juan Capistrano's city limits. The City of Dana Point is immediately adjacent to the southern property line of the project site. The project is located on the westerly side of Doheny Park Road at its intersection with Camino Capistrano. The Villa San Juan Mobile Home Park is located to the north, and adjacent to the project site. The Atchinson, Topeka, and Santa Fe Railroad (A.T. & S.F.) borders on the western property line. See Figure 1 for map of site location.

The site is presently developed under the existing SDP with seven structures totalling 226,557 square feet (including the automobile dealership). Three retail and service commercial buildings and a fast food restaurant are situated toward the front of the site along Doheny Park Road, while the Price Club store and an approved car dealership are sited toward the rear of the site adjacent to the A. T. & S. F. Railroad. The already landscaped site has 876 existing parking spaces utilized by the Price Club and the commercial buildings. The car dealership has an additional 84 spaces for their customers and employees.

The originally approved SDP has been revised three times prior to this amendment. The first amendment allowed for the fast food restaurant. The second amendment permitted the new car dealership and the third amendment allowed for the on-site parking of trucks and for the reduction in the required parking ratio.

In addition to the complete revision of the SDP text, this amendment is also significantly revising the project site plan (Figure 2). Two of the original retail and commercial sales buildings are being removed and the third structure is being reduced in size. Replacing the two existing buildings will be two new "big box retailers" bring the total square footage of the project up to 194,584 (excluding the car dealership structure). The parking lot will be reconfigured to accommodate the new buildings and the number of parking spaces will be reduced. The new parking layout will be in compliance with the existing adopted SDP parking standards.



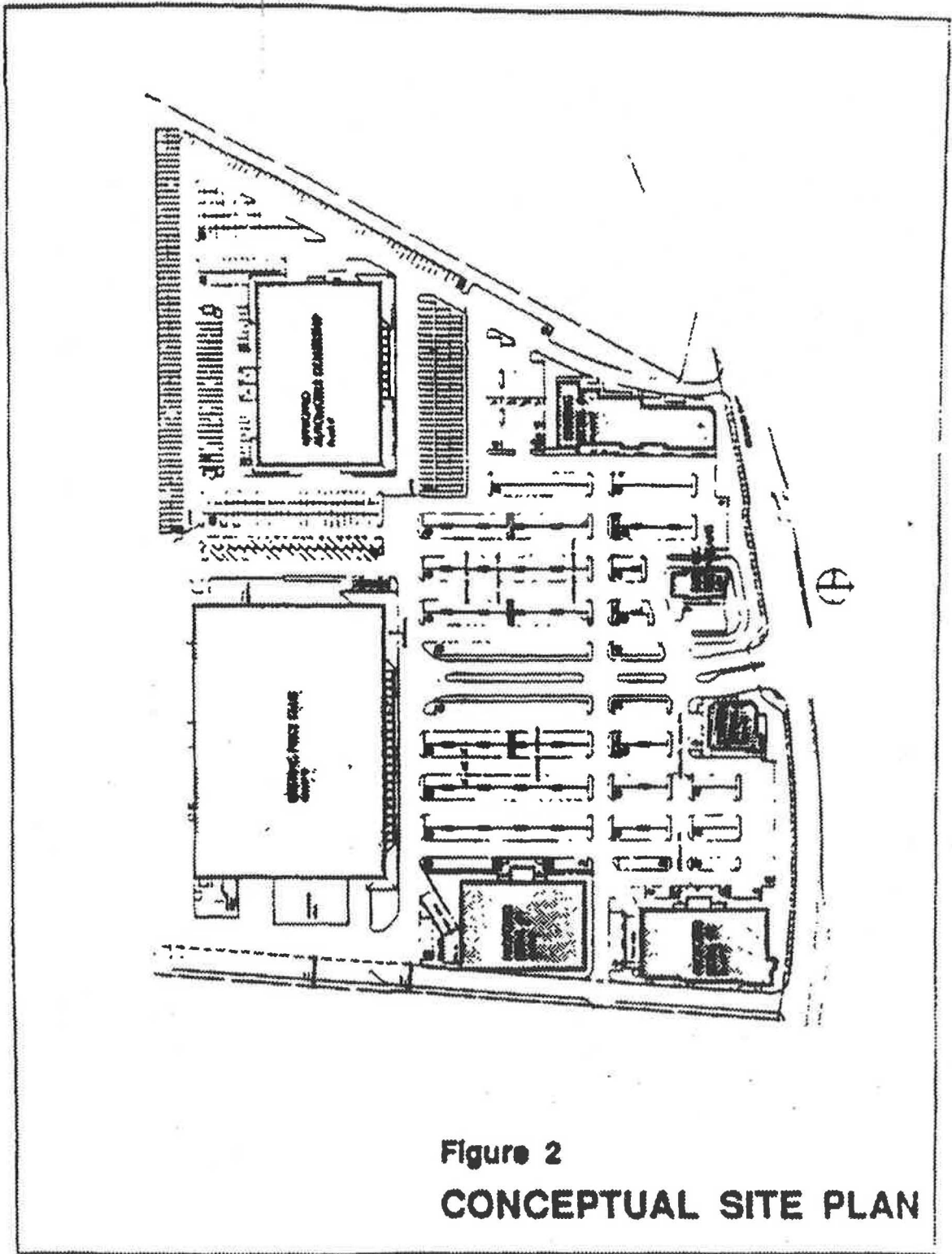


Figure 2
CONCEPTUAL SITE PLAN

Community Design

The overall objective of this Specific Development Plan is to set development standards which will improve the visual environment and community entry problem created largely by the San Diego Freeway, San Diego Freeway ramps and the A.T. & S.F. Railroad, while allowing for a strong, economically viable, commercial center.

The SDP intention is to clearly define this commercial center as a gateway to the City. The development is to be attractive in manner, and consistent with the community's desire for "understated elegance" in appearance. The project's development guidelines are intended to provide for a commercial center with a unified theme for architectural massing, landscaping, and signing.

Architectural Character

A village profile is desired for the commercial development. Due to the topographic constraints imposed by the freeway on/off ramp, a varied scale of bulk and height is deemed desirable. More massive buildings are located nearer to the A.T. & S.F. Railroad with building scale decreasing towards Doheny Park Road.

When a larger building is proposed close to Doheny Park Road, a stepped facade should be utilized to break up the effect of the structure's bulk. The height of the building's parapet should also be varied so that it appears to be divided into smaller structures. Continuous flat roofs should be camouflaged with peaked and/or mansard roofs.

The use of plazas, patios and arcades scaled for pedestrian use is encouraged. Architectural design should reflect an indoor/outdoor relationship when possible.

Landscape Character

The landscaping of the SDP area should reflect the village character of this commercial center. The scale and nature of the landscape materials should be appropriate to the site and nearby structure(s). Large scale buildings should be complemented by large scale landscaping. Tree planting should be regularly spaced than at random placed.

Signing

Every sign shall be designed as an integral architectural element of the building and site to which it primarily relates.

District Regulations

The following regulations shall be used when evaluating whether a development proposal conforms to the SDP:

Permitted Uses

Uses as those set forth in Sec. 9-3.414(b), 9-3.414(c), 9-3.414(d) *General Commercial (CG) District* of the San Juan Capistrano Municipal Code are permitted within all structures.

Also permitted on Parcels 3 and 4 of LLA 94-PM 8725306 is the sale, leasing and renting of new and used vehicles, the sale of parts, the mechanical and electrical repair of said vehicles, and other related uses.

A maximum of four delivery trucks may be temporarily parked at designated locations as approved by the Director of Community Planning and Development. Any additional vehicles and overnight parking of all vehicles shall be either behind and/or to the south of the Price Club building.

General Site Development Standards

The following development standards shall be applied to all future development within the SDP.

1. Maximum height of any building shall be 35 feet. No building shall exceed two stories.
2. The perimeter setbacks for all structures shall be as follows:
 - The front yard setback adjacent to Doheny Park Road, shall be minimum of 15 feet from the existing property line.
 - Side yard setbacks shall be a minimum of 40 feet from the northern and southern property lines.
 - Rear yard setback shall be 20 feet from the western property line.
3. No building shall be closer than 40 feet from the adjacent buildings within the project.
4. All roof equipment and rubbish collection units shall be screened from view. The screen material shall be in harmony with building lines, materials and color.
5. All loading shall be performed on the site loading platforms which shall be visually screened from adjacent streets and residential areas.

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6. All storage areas for cartons, containers, pallets, trash and/or other materials shall be shielded from view within a building or area enclosed by a wall not less than six feet in height. If stored in an unroofed area, such storage must be a minimum of forty feet from any residentially zoned area.

Off-Street Parking

Off-street parking shall be provided in compliance with Section 9-3 602 *Off-street Parking and Loading* of the San Juan Capistrano Municipal Code with the exception of the off-street parking requirements of Schedule (3)(u). Instead, for general retail and service commercial uses, one (1) off-street parking space per each 250 square feet of leasable floor area shall be required.

Landscaping

The site is presently landscaped per the City of San Juan Capistrano approved landscape plans. Future modifications to the site, may require revisions to the existing plans. All future landscape revisions shall be consistent with theme and character of the originally approved plans. The following standards shall be followed when revisions to the site plan and revised landscapes plans are proposed:

1. All trees shall be at least 24-inch box size stock and all shrubs shall be a minimum 5-gallon size stock.
2. The parking lot shall generally be planted at the ends of parking bays and with one landscape island every sixth parking space in parking bays exceeding ten cars in length.
3. A landscape border shall be provided around the entire project. The following are minimum standards for said border:

An average 20-foot wide landscape strip shall be provided parallel to Doheny Park Road.

A minimum 10-foot wide landscape strip along the southern property line shall be provided.

A minimum 15-foot wide landscape strip along the eastern property line shall be provided.

A minimum 20-foot wide landscape strip along the northern property line shall be provided.

4. Permanent watering facilities shall be provided for all landscaped areas.

Required landscaping shall be maintained in a neat, clean and healthy conditions including pruning, mowing of lawns, weeding, removal of litter and fertilizing (Ord. No. 2784, Section 3, 8-28-74)

Signs

On-site signs shall be in compliance with the San Juan Capistrano approved Price Club Plaza Sign Program. Said Program shall be modified to prohibit cabinet signs on large single occupant buildings. Instead reverse channel signs are to be utilized. The Program may also be modified with approval of appropriate signs, i.e. monument sign, as part of the architectural plan design review.

Lighting

All lighting, exterior and interior, shall be designed as to confine direct rays of light to the premises. Outdoor light standards shall not exceed 20 feet in height. Outdoor lighting for that portion of the site utilized by the automobile dealer shall be per the existing approved lighting plan.

Screening

Adjacent to a Residential Zone

There shall be a minimum landscape strip of 15 feet immediately adjacent to the residential zone. Said landscaping shall provide a buffer between the center and the residential zone. A screen shall be installed and maintained along the residential zone. The screen shall have a height of not less than six feet. Said screen shall consist of one or any combination of the following:

- Landscaped berm
- Planting
- Wall and planting combination (wall limited to six feet in height)

Parking Areas that Abut a Public Street

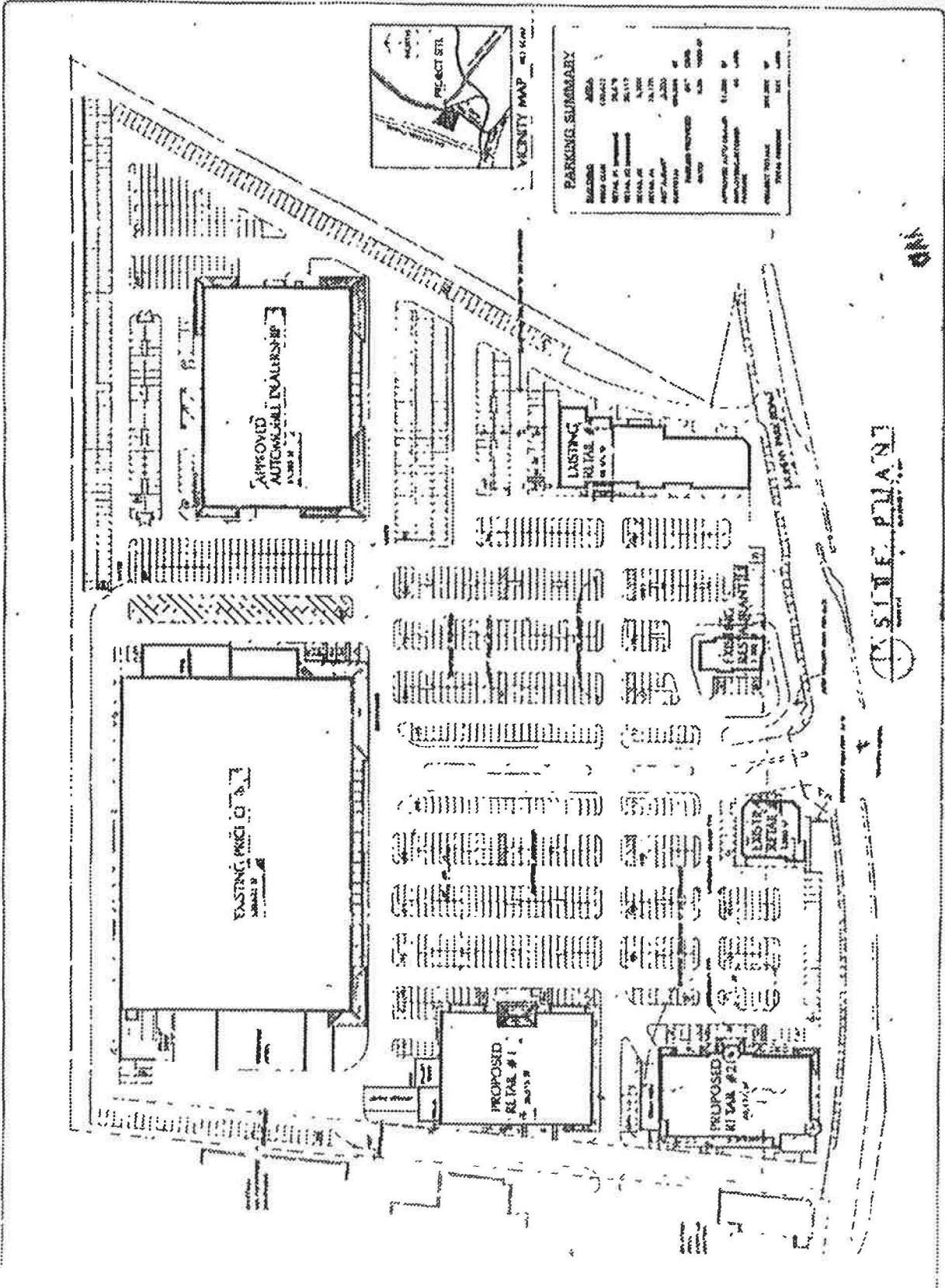
An opaque screen shall be installed. Screening shall include earthen berms. The total height of the screen shall not be less than 36 inches and not more than 42 inches. In addition to the berm, walls, open and solid fences, and landscaping may also be utilized.

Amendment of Specific Development Plan

The economic environment of a commercial development and the community in which it is located, is always changing. Therefore, it is essential to provide for a process to amend the adopted Plan as necessary. Depending on the type of requested amendment, one of the following three approaches shall be utilized

1. The Director of Community Planning and Development may approve minor modifications to the approved Specific Development Plan pursuant to Section 9-2.314 of the San Juan Capistrano Municipal Code
2. The Planning Commission may approve modifications to the approved Specific Development Plan if the Commission determines that the modification is consistent with the overall purpose and general design of the original or amended SDP as adopted by the City Council and that the integrity of the project concept and plan is maintained. The amended SDP shall then become the SDP associated with the Planned Development District designated on the official zoning map.
3. If the Planning Commission determines that the proposed amendment is not consistent with the overall purpose and general design of the adopted SDP, a new zone change application will be required. Such a zone change will be reviewed in the same manner as the initial application.

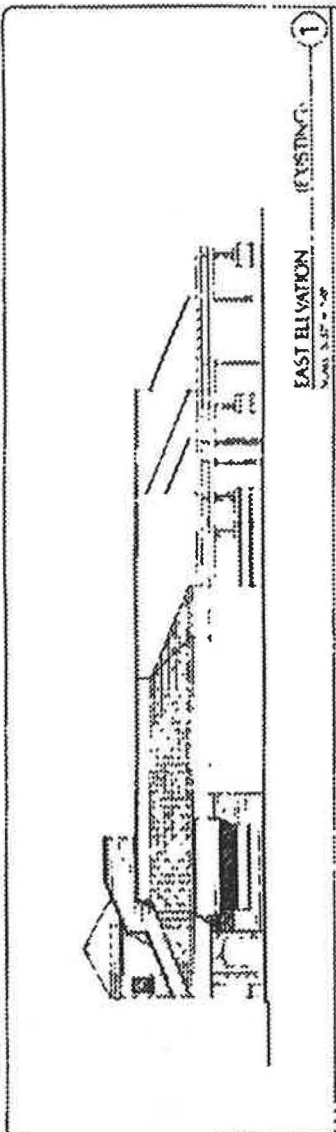
It is not the intention of this SDP to require City Council review of proposed revisions to the approved site plan as shown on Figure 2. If the proposed changes to the site plan are consistent with the intention and guidelines contained within this document, process 1 or 2 above is deemed appropriate.



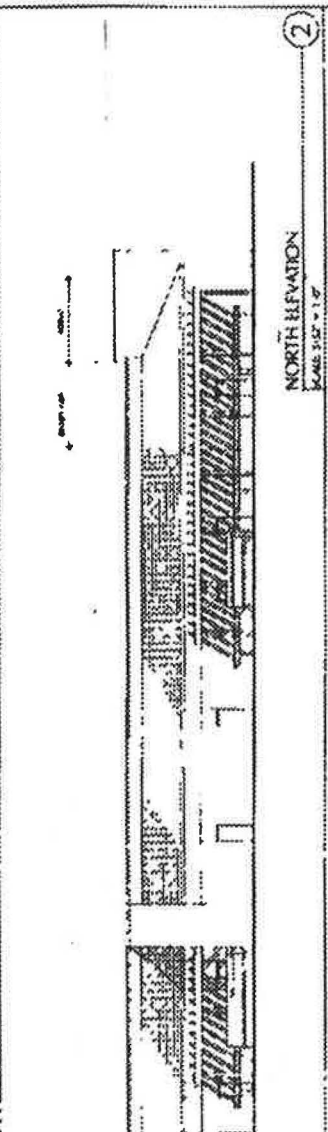
PARKING SUMMARY

BUILDING	AREA	TYPE	NO. OF SPACES	TOTAL
EXISTING WHOLESALE #1	10,000	Surface	100	100
EXISTING WHOLESALE #2	10,000	Surface	100	100
EXISTING RETAIL #1	2,000	Surface	20	20
EXISTING RETAIL #2	2,000	Surface	20	20
PROPOSED RETAIL #1	2,000	Surface	20	20
PROPOSED RETAIL #2	2,000	Surface	20	20
TOTAL			160	160

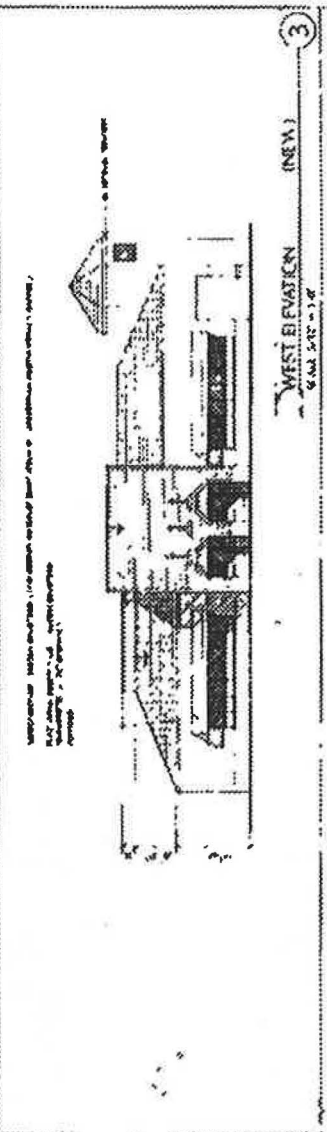
SITE PLAN



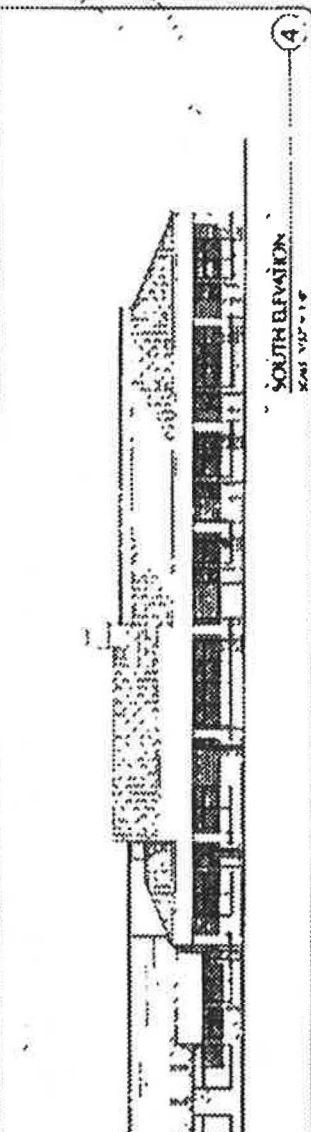
1 EAST ELEVATION (EXISTING)
 SCALE: 1/8" = 1'-0"



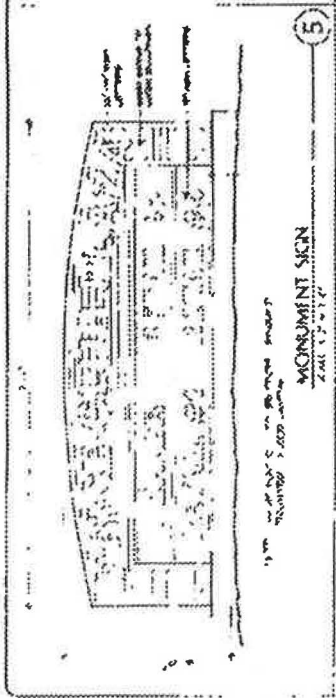
2 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



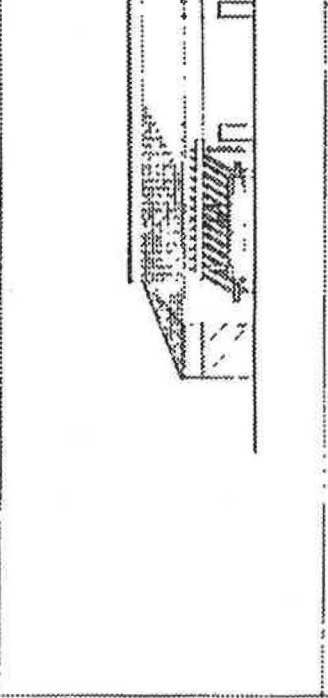
3 WEST ELEVATION (NEW)
 SCALE: 1/8" = 1'-0"



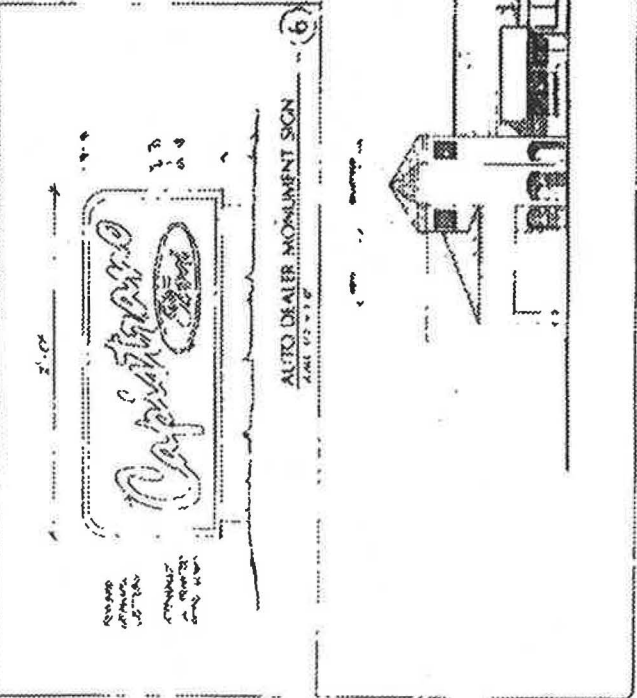
4 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



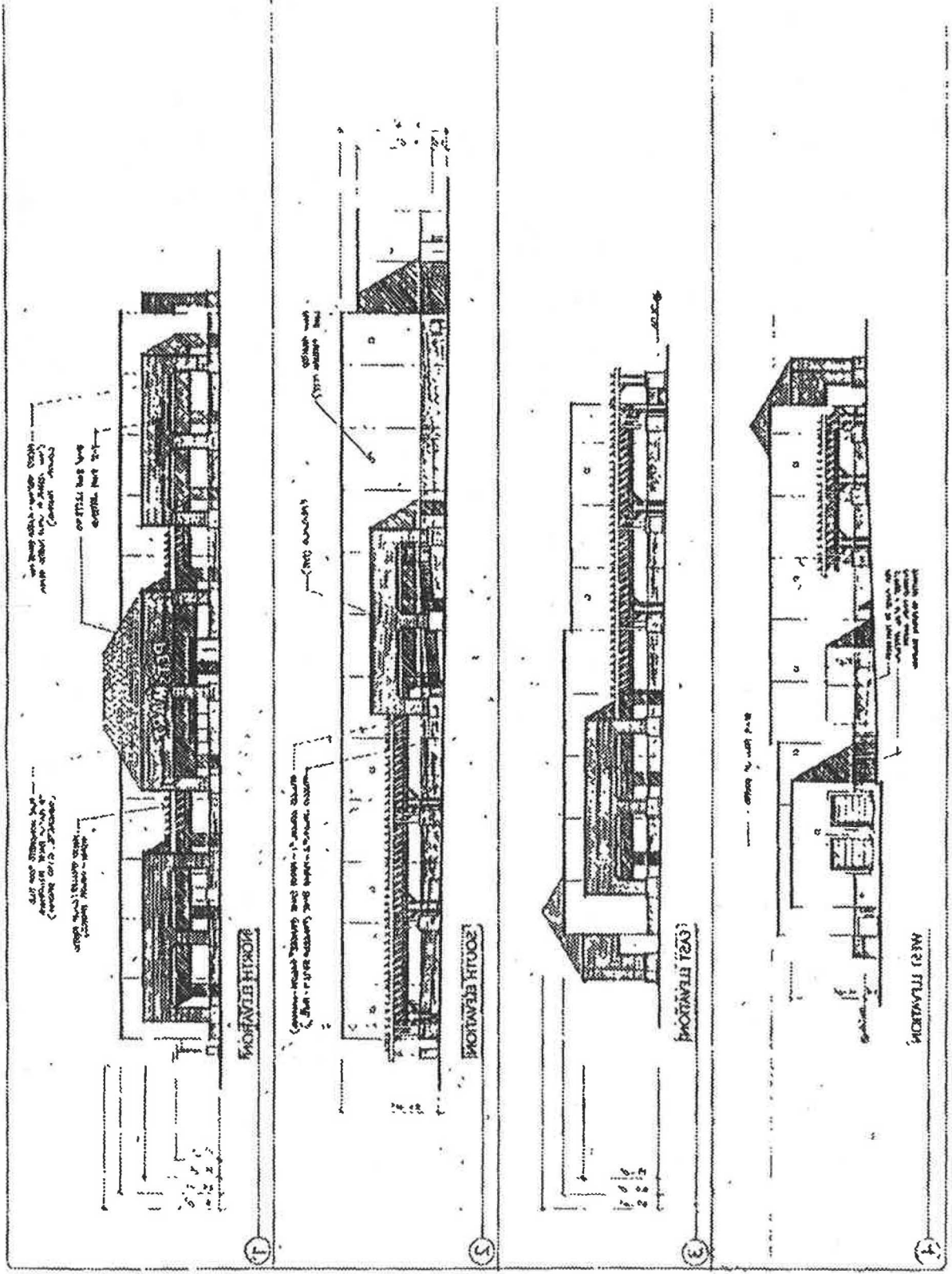
5 MONUMENT SIGN
 SCALE: 1/8" = 1'-0"



6 AUTO DEALER MONUMENT SIGN
 SCALE: 1/8" = 1'-0"

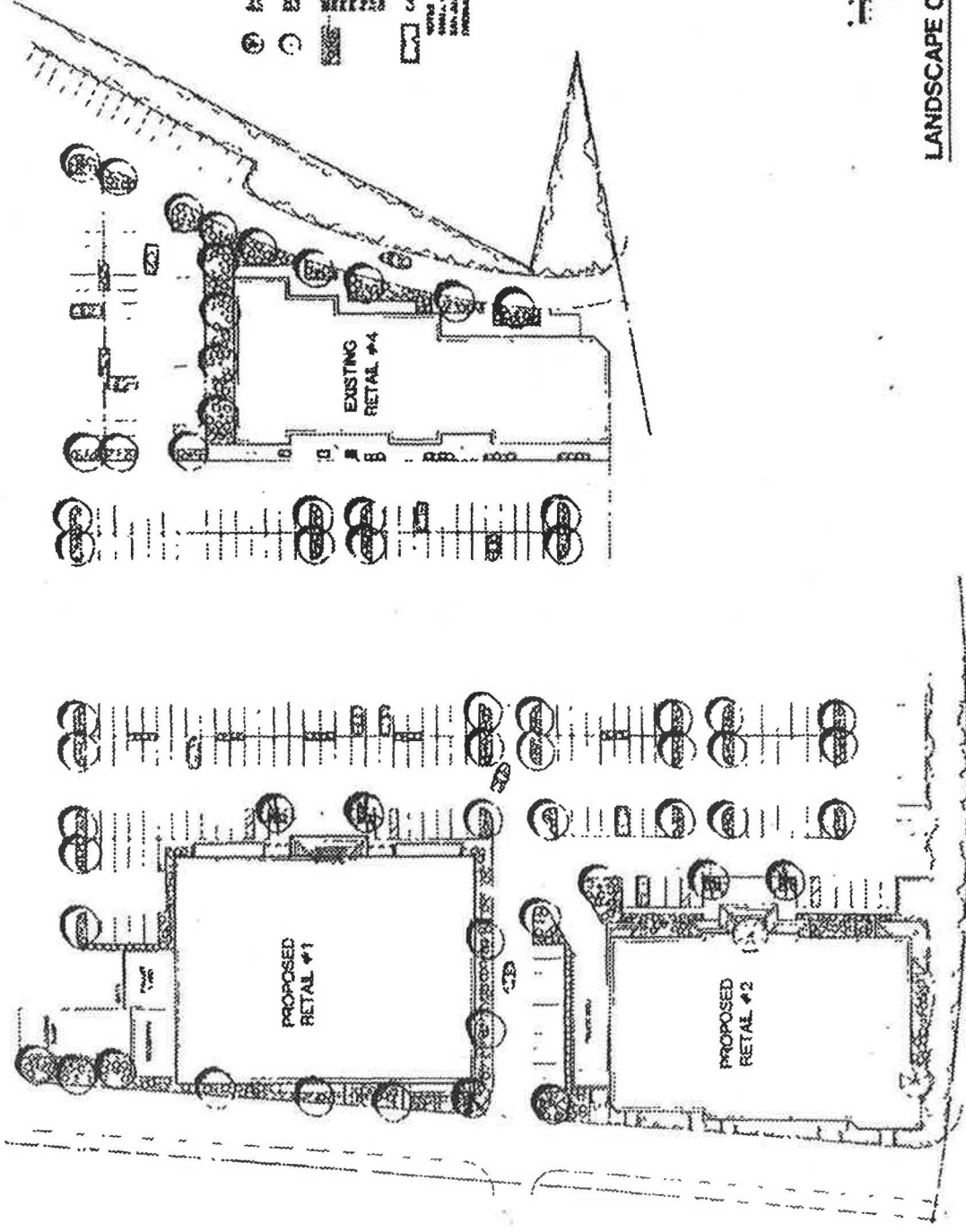


4 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



LANDSCAPE LEGEND

- 1. FENCE LINE
 - 2. EXISTING LANDSCAPE
 - 3. PROPOSED LANDSCAPE
 - 4. EXISTING RETAIL #4
 - 5. PROPOSED RETAIL #1
 - 6. PROPOSED RETAIL #2
 - 7. EXISTING LANDSCAPE TO REMAIN
- NOTES: ALL PROPOSED SYSTEMS NOT LANDSCAPED WITH A CONCEPT TO THE PROPOSED SYSTEMS. ALL PROPOSED SYSTEMS TO BE CONSTRUCTED WITH LANDSCAPE MATERIALS.



LANDSCAPE CONCEPT PLAN

**SPECIFIC DEVELOPMENT PLAN 87-01
PRICE CLUB/COSTCO CENTER
PERMITTED USES AND DEVELOPMENT STANDARDS**

Principal Permitted Uses and Structures
<p>Uses set forth for General Commercial District per Municipal Code permitted in all structures</p> <p><u>Parcels 3 & 4:</u> Sale/leasing/renting of new/used vehicles Sale of parts Mechanical/electrical repair of vehicles Other related uses</p> <p>Maximum of 4 delivery trucks may be temporarily parked at designated locations as approved per Planning Director</p> <p>Any additional vehicles & overnight parking of all vehicles shall be behind or south of Price Club/Costco building</p>

GENERAL SITE DEVELOPMENT STANDARDS	
Maximum Building Height:	35'/two stories
Perimeter Front Yard Setback:	15' (adjacent to Doheny Park Road) from property line
Perimeter Side Yard Setback:	40' from northern and southern property lines
Perimeter Rear Yard Setback:	20' from western property line
Minimum Building Separation:	40' from adjacent buildings
Roof Equipment:	To be screened from view. Screen material to be in harmony with building lines, materials and color.
Rubbish Collection Units:	To be screened from view. Screen material to be in harmony with building lines, materials and color.
Loading Platforms:	All loading to be performed on site loading platforms & visually screened from adjacent streets and residential areas.
Storage Areas:	To be shielded from view within building or area enclosed by a minimum 6' high wall. If stored in unroofed area, storage must be minimum of 40' from any residentially-zoned area.
Parking:	Off-street parking per Code requirements, except for the following: General retail/service commercial uses: 1 off-street parking space per each 250 sq.ft. of leasable floor area.
Landscaping:	Any revisions to existing landscaping to be consistent with theme/character of originally approved landscaping.

GENERAL SITE DEVELOPMENT STANDARDS

Landscaping Revision Standards:

The following standards shall be followed when future revisions to the site plan and revised landscaping is proposed:

Minimum Tree Size: 24" box size stock

Minimum Shrub Size: 5 gal. size stock

Parking Lot: Planted at ends of parking bays; 1 landscape island every 6th parking space in parking bays exceeding ten cars in length

Landscape Border: To be provided around entire project as follows:

Landscape Strip: Average 20' parallel to Doheny Park Road; min. 10' along southern property line; minimum 15' along eastern property line; minimum 20' along northern property line

Permanent Watering Facilities: To be provided for all landscaped areas