

LOS RIOS SPECIFIC PLAN

SPECIFIC PLAN 78-01

A Specific Plan for the Los Rios Historic District
and Surrounding Area;
San Juan Capistrano, California

adopted by City Council Resolution 78-02-15-06
amended by City Council Resolution 99-11-16-04
amended by City Council Resolution 03-01-21-03
amended by City Council Resolution 12-09-04-02

City Council

David Swerdlin, Mayor
John Greiner, City Council member
Collene Campbell, City Council member
Gil Jones, City Council member
Wyatt Hart, City Council member

Los Rios Ad-hoc Committee

David Swerdlin, Mayor
John Greiner, City Council member
Ilse Byrnes, Cultural Heritage Commissioner
Diane Bathgate, Planning Commissioner
Bonnie Holt, Transportation Commissioner
Ed Johnson, Planning Commissioner
Don Tryon, Cultural Heritage Commissioner

Planning Commission

Ed Johnson, Chairman
Diane Bathgate
Sheldon Cohen
Michael Eggers
Tim Neely
William Pichler
Bill Sonka

City Staff

Project Manager: William Ramsey, AICP, Principal Planner
Thomas G. Tomlinson, Planning Director
Omar Sandoval, Deputy City Attorney
Marylin Wood-Miller, Secretary
Greg Murray, Graphic Illustrator

TABLE OF CONTENTS

PART 1, BACKGROUND	5
A. INTRODUCTION	5
B. SUMMARY OF THE PLANNING PROCESS	5
PART 2, SPECIFIC PLAN ELEMENTS	5
A. LAND USE ELEMENT	6
1. Land Use Goals.....	6
2. Core Planning Areas.....	8
3. Land Use Planning Areas.....	10
B. CIRCULATION ELEMENT	11
1. Circulation Goals.....	11
2. Streets.....	12
3. Phasing Plan:.....	14
4. Parking:.....	15
5. Pedestrian Linkages:.....	15
6. Bicycle Linkages.....	15
7. Equestrian Linkages.....	15
C. DESIGN ELEMENT	15
1. Design Goals.....	15
2. Design Policies.....	16
D. HOUSING ELEMENT	17
1. Housing Policies.....	17
2. Little Hollywood Neighborhood.....	18
3. Community Redevelopment Agency:.....	19
4. Financial Incentives.....	19
PART 3, SPECIFIC PLAN REGULATIONS	20
A. GENERAL DISTRICT REGULATIONS	20
1. Environmental Overlay Districts.....	20
2. Supplementary District Regulations.....	20
3. District Boundaries.....	20
4. Review of Unlisted Uses.....	21
5. Definitions.....	21
B. BASE DISTRICT REGULATIONS	21
1. Low Density Office (LDO) District.....	21
2. Low Density Commercial (LDC) District.....	23
3. Park (P) District.....	24
4. Historic Commercial (HC) District.....	25
5. Historical Residential (HR) District.....	26
6. Low Density Residential (LDR) District.....	28
7. Open Space (OS) District.....	29
C. ARCHITECTURAL DESIGN GUIDELINES	29
1. Historically Significant Individual Structures.....	30
2. Original Buildings with Authentic Finishes and Details.....	31
3. Significantly Altered Original Structures.....	31
4. New Construction.....	31

5. Relocated Buildings 32
6. Fences and Walls 34
7. Accessory structures 35
1. Landscape Design Goals & Standards. 35
2. Signs and Graphics Goals & Design Standards..... 37
3. Streetscape Design Elements..... 39
PART 4, DEVELOPMENT REVIEW..... 40
PART 5, IMPLEMENTATION 41

FIGURES

Figure 1, Park/Central Area..... 6
Figure 2, Circulation Plan 11
Figure 3, Addition Standards..... 35

PART 1, BACKGROUND

A. INTRODUCTION

In October 1974, the San Juan Capistrano City Council adopted Resolution 74-10-2-3, declaring that the Los Rios area" was an area containing structures of historic significance, and that "the Council declares that these structures and the entire Los Rios area ought to be protected and preserved for posterity." At the same meeting, the Council adopted Ordinance No. 281, designating the Los Rios planning area, a 40-acre area bounded by the Capistrano Villas to the north, the former AT&SF Railroad right-of-way to the east, Del Obispo Street to the south, and the Trabuco Creek Flood Control Channel to the west, as a Special District. The Special District zone was consistent with the General Plan Land Use Element which designates the area "SS" (Special Study Area), and the Official Zoning Map which designates the planning area Land Use Code also recommends the development of a Specific Plan. On February 15, 1978, the City Council, by resolution, adopted the Los Rios Specific Plan.

B. SUMMARY OF THE PLANNING PROCESS

The 1978 adoption of the Los Rios Specific Plan was the result of a twenty-one month effort by the City of San Juan Capistrano, through the Los Rios Steering Committee, Planning Department, Planning Commission, and the City Council. Initial phases of the program began in March 1976, with the formation of the Los Rios Steering Committee, composed of property owners and residents of the Los Rios area. The Committee identified the major issues, goals and objectives for the future development of the area, evaluated alternative plans, and recommended a preferred land use plan to the City Council.

In 1997, the City Council initiated a Specific Plan update process to address emerging issues including over-commercialization, preservation of residential character, demand for parking facilities, traffic congestion, and central park area land use. Because of State laws on conflict of interest enacted since the original adoption of the Specific Plan, Los Rios residents and merchants were not legally eligible for appointment to a Citizen's Advisory Committee. As an alternative, the City Council created the Los Rios Ad-hoc Committee comprised of two City Council members, two Planning Commissioners, and one Commissioner each from the Cultural Heritage, the Transportation, and the Parks and Recreation Commissions. Between February and May 1998, the Los Rios Ad-hoc Committee conducted several public workshops to review land use planning issues which could result in potential amendments to the Specific Plan. The preliminary draft was subsequently reviewed by the City Council who initiated a formal public hearing process.

PART 2, SPECIFIC PLAN ELEMENTS

The Los Rios Specific Plan District represents a unique, historically-rich neighborhood which reminds us of times past when life moved more slowly, agriculture was the lifeblood of the local economy, and European, Mexican, and Native American cultures prevailed

side-by-side. The Rios Adobe and Montanez Adobe, represent some of the oldest structures in the County, and the Rios Adobe may be the oldest, continually-inhabited residence in Orange County. Los Rios Street serves as the main artery of the Specific Plan District, a street which not only serves as home to many residents, but also supports limited commercial and service establishments. The challenge for the residents and businesses of Los Rios is to allow the District to evolve and adapt to changing conditions and needs while preserving the essence of the area; its historical diversity and rural character. The Specific Plan consists of several elements including the Land Use Element, Circulation Element, Design Element, and Housing Element.

A. LAND USE ELEMENT

The Land Use Plan should seek to accommodate a diversity of land uses which balance physical, social and economic factors.

1. Land Use Goals: The following land use goals serve as the foundation for the district regulations and related development standards

Land Use Goal #1: The City designates the Ramos Street ("Jimenez") property for "community passive park" use including, but not limited to, community gardens, walking paths, family picnic areas and playground, a Native California plant arboretum. The City designates the Los Rios Recreational Vehicle (RV) Storage Lot, Cappello property, and the Trulis property as a "special study area" for future analysis and determination regarding the appropriate ultimate land use. The "community passive park" and the "special study area" will be landscape buffered from the Historic Residential ("HR") District.

Land Use Goal #2: The City will limit commercial development "HR" (historic residential) district to an appropriate scale which preserves the residential character of the District and prevents over-intensive commercial use of the area.

Land Use Goal #3: The City will establish residential use as the principal use in the "HR" (historic residential) district and designate commercial uses as an accessory use.

Land Use Goal #4: Within the "HR" (Historic Residential) District, the City will mandate residential occupancy in order to establish commercial use in any structure and create enforceable standards defining residential occupancy.

Land Use Goal #5: The City will create land use and development standards which protect residential districts from commercial development through restrictions on the type of use, the

scale of use, proximity of commercial use to residential districts, and operating hours.

Land Use Goal #6: The City will pursue noise attenuation of residential properties, as part of the building permit process and through the Orange County Transportation Authority, to mitigate rail noise impacts and protect the residential character of the neighborhood.

Land Use Goal #7: The City recognizes and designates the Little Hollywood neighborhood as a component of the City's affordable housing efforts to address both District and City resident needs.

Land Use Goal #8: The City will enhance the physical design, area, and the use of the entry plaza to create both a visual and activity focal point of the District.

Land Use Goal #9: The City will protect the integrity of the Los Rios National Register Historic District through design standards, buffering new development from the district, and by prohibiting the relocation of historic structures to that District except as set forth in Section 3.C.5 of this plan.

Land Use Goal #10 The City will manage the Montañez Adobe site to accommodate cultural and historical activities and programs consistent with the historic context of the National Register Historic District. The City will develop and adopt a Master Site Development Plan for the Montañez Adobe site which preserves the historic integrity of the site and structure while accommodating cultural and historical activities and programs.

Land Use Goal #11: The City will include public support facilities (e.g. restrooms, telephone), centrally located within the District, to serve the community and visitors to the District.

Land Use Goal #12: The City designates about one (1) acre of publicly-owned land for public parking facilities to accommodate approximately eighty (80) to one-hundred (100) parking spaces, centrally situated on a portion of the RV lot and/or Trulis property, so as to provide convenient parking to the "HR" (Historic Residential) District as well as the "community passive park." Public parking will be sited, designed, landscaped and buffered so as to protect nearby residential properties and the integrity of the Historic District, and should

include a pick-up/drop-off area. In order to site the public parking, the City may relocate the recreational vehicle (RV) storage lot to the Cappello property and/or a portion of the Trulis property.

Land Use Goal #13: The City will encourage proposals for private property owners in the “HR” (Historic Residential) District to meet their off-street parking requirements through agreement with the City for use of the planned public parking lot.

2. Core Planning Areas: The Specific Plan District includes three planning areas which comprise the “heart” of the District including the “Central Area”, “Historic Core” and the “Entry Plaza” (see Figure 1, Park/Central Area).

a. Central Area: The Central Area consist of those lands the City has pursued for public acquisition for development of park uses as well as the Historic Commercial (HC)-designated portions of the Rios and Jones properties to the south and comprises about 9.5 acres. The park portion of the central area will accommodate development of a community passive park including, but not limited to, community gardens, walking paths, family picnic areas and playground, a Native California plant arboretum, and public parking designed to complement the historic character of the District. The Los Rios Recreational Vehicle (RV) Storage Lot is designated as a “special study area” for future analysis and determination regarding the appropriate ultimate use. Commercial land uses on privately owned portions of the central area will be compatible with park use to the north. The public park will include public facilities (i.e. public restrooms, phones, etc.) to serve the park and the District.

b. Historic Area: This area serves as the gateway and provides the visitor with a variety of paths and activities from which to choose. The Historic Area is divided into two subsections by commercial activities within the central area while cultural facilities are located to the north and south ends. Both the Montanez Adobe and the Pryor Victorian are to be used for cultural and educational activities. Both structures and the surrounding landscape will be restored and maintained in their original appearance. Activities generated by these facilities will be more passive in nature than those of the historic commercial activities. The Montanez Adobe should be used as a museum, with period exhibits and displays. The Pryor Residence (O’Neill Museum) houses the San Juan Capistrano Historical Society, and provides archival material, historical displays, a library, and also conducts seminars and educational programs.

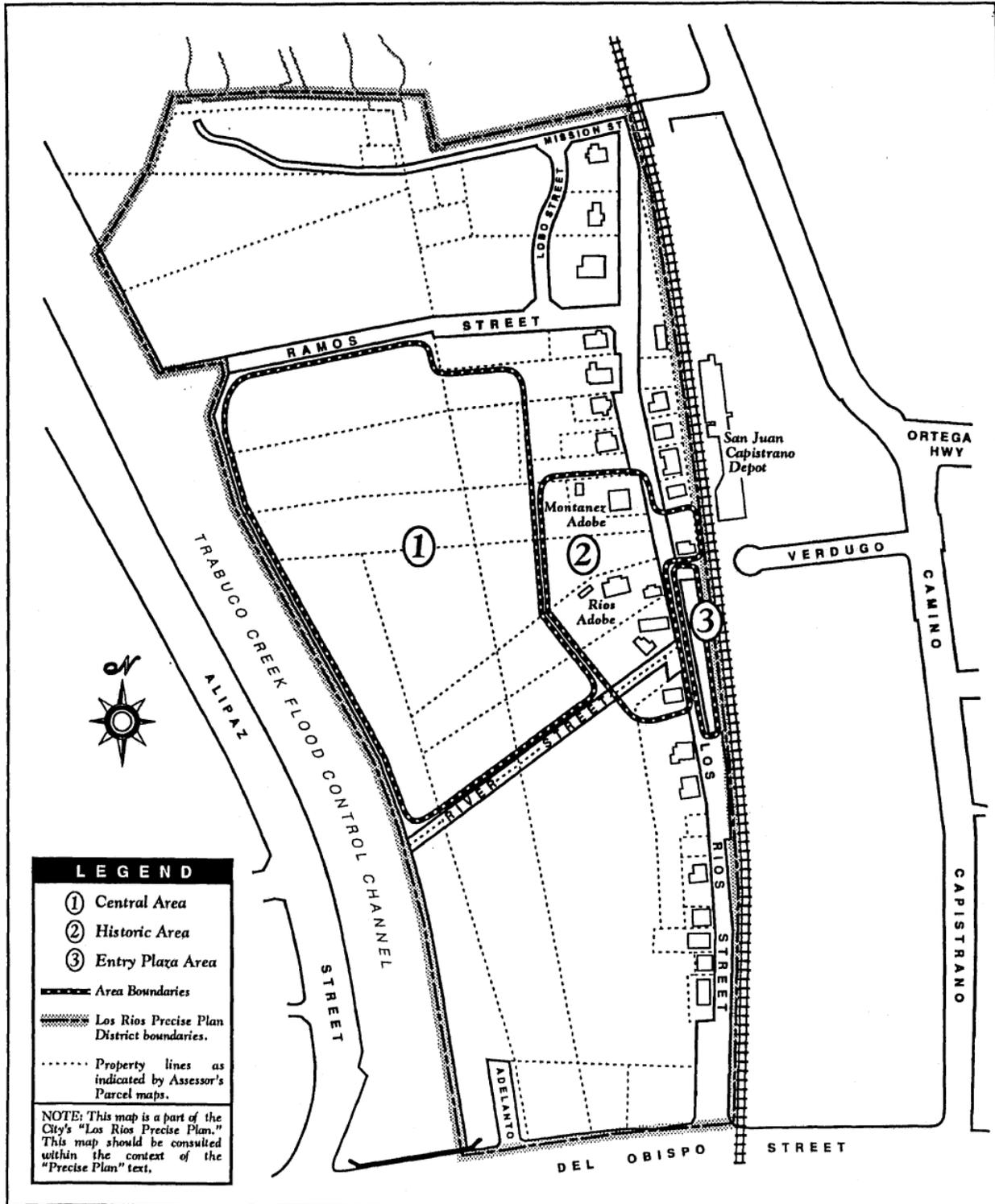


FIGURE : Park/Central Area

LOS RIOS PRECISE PLAN

c. Entry Plaza: This area serves as the primary pedestrian entry to the Los Rios Historic District. The area has been enhanced with landscaping, brick walks, soil-cement vehicle access way, and pedestal/with plaque describing the historic district. Additional opportunities exist to expand the public space and function of the area.

3. Land Use Planning Areas. The Specific Plan establishes the following land use planning areas and basis for establishing more specific development regulations in the Specific Plan District:

a. Low Density Residential Area. The Low Density area is intended to create a low intensity, planned residential district that preserves existing housing and allows development of new housing. The Low Density area would allow residential housing with a rural design character, would allow replacement of dilapidated units in Little Hollywood with limited economic life, and would establish general design guidelines for replacement and new housing the Little Hollywood.

b. Historic Residential Area. This Historic Residential Area along Los Rios Street is intended to preserve the character of the Los Rios National Historic District and prevent the demolition or deterioration of contributing (historically significant) structures. The District would allow limited, small-scale commercial use in conjunction with residential occupancy in order to maintain the residential character of the District. The Historic area will require that a structure be used primarily as a dwelling, but allows accessory commercial/retail and service uses. Appropriate accessory uses could include specialty retail shops (glassware, plants, gifts), arts and crafts workshops, displays, and sales (pottery, weaving, jewelry, photos, painting, etc.), and professional offices (architect, lawyer, engineer, accountant, etc.).

c. Park Area. The Park Area consists of approximately 6.8 net acres situated between Ramos Street to the north, Trabuco Creek to the west, the Rios property to the south, and the "HR" (Historic Residential) District properties to the east along Los Rios Street. The designation would allow a combination of public and private uses, and is intended to accommodate an appropriate balance of community public park, public facilities (bathrooms, phone, etc.), public & institutional use(s), and public parking. The City will establish a park development plan for the area through a public review process so as to achieve the land use policies of this Plan.

d. Historic Commercial. The Historical Commercial area is intended to allow a combination of commercial/retail uses and open space uses that reinforce the historic character of the area while providing economic incentives for preservation. The district should allow commercial activities such as accessory retail sales, equestrian-oriented activities, crop and tree farming.

e. Low Density Commercial. This area minimizes commercial activity and preserves the rural character of the Los Rios area. The area permits uses that generate limited traffic and parking demand; complement the character of the area;

and require minimal structures. Permitted uses should include nurseries, open markets, and arts and crafts workshops, display and retail. Conditional professional offices may be permitted fronting Del Obispo Street which conform to the existing residential character and scale of Los Rios Street and generate low levels of traffic and parking.

f. Open Space. The entry plaza area, the area between the railroad and Los Rios Street, and the area between Paseo Adelanto and Trabuco Creek are designated “open space” and are intended to preserve the open rural character of the area. The landscape palette for these areas will rely primarily on Native California plants and improvements should be limited to pedestrian pathways.

B. CIRCULATION ELEMENT

1. Circulation Goals. The Circulation Plan for the Los Rios area is essential to implementing the desired pattern of land uses described in the preceding Land Use Plan. The Circulation Plan, as amended in July 1990, provides for vehicular, pedestrian, bicycle and equestrian access, and for necessary parking in the area. The City establishes the following circulation goals for the Specific Plan area:

Circulation Goal #1: Create a circulation plan which provides for safe and convenient pedestrian access for both visitors and residents to the district.

Circulation Goal#2: Provide centrally-situated public parking to reduce parking violations and pressure for parking along Los Rios Street. Implement a sign program to direct visitors to public parking.

Circulation Goal #3: Require off-street parking in the District to be situated within sideyards or to the rear of structures.

Circulation Goal #4: Implement improvements and/or traffic flow restrictions at the Los Rios & Del Obispo Street intersection which improve traffic safety and operations consistent with the Growth Management Element’s levels-of-service, including restrictions or a prohibition on southbound left-turns from Los Rios Street to Del Obispo Street.

Circulation Goal #5: The City designates Paseo Adelanto as the primary access to the Specific Plan area in order to reduce visitor traffic on Los Rios Street, preserve the historic character of the area, and provide a safer pedestrian environment. Motor vehicle access to the CRA-owned properties will be provided exclusively by Paseo Adelanto and no motor vehicle access will be provided via Ramos Street. Access to the Jones and Ito properties will be provided via River Street and Paseo Adelanto. The Los Rios/River Street intersection will only provide access to the O’Neill Museum if and when the museum would secure legal access to Paseo Adelanto via River Street, and will only provide pedestrian and emergency access to the Jones and Ito properties.

Circulation Goal #6: Consider implementing one-way traffic flow on Los Rios Street between Ramos Street and the pedestrian plaza to reduce pedestrian and motor vehicle conflicts and reduce overall traffic congestion. Convert a segment of Los Rios Street to exclusive pedestrian use, if practical and functional.

Circulation Goal #7: Circulation improvements will be phased incrementally and assessed to determine the need for subsequent phases so that circulation system changes are the minimum necessary to achieve the goals of safe and convenient traffic and pedestrian circulation. Specifically, prior to implementing any final phase involving significant changes including the expansion of the pedestrian plaza into Los Rios Street, restricting access to Los Rios Street via automated gates, or designating streets with one-way traffic, the City will comprehensively assess the advantages and disadvantages of such improvements and conduct public meetings on their preliminary design.

2. Streets. Public streets within the Specific Plan Area will include the following elements:

a. Paseo Adelanto: Paseo Adelanto will serve as the primary access to the Los Rios Specific Plan Area. The street will be extended from Del Obispo Street to Ramos Street, and consist of a twenty-eight (28) foot wide curb-to-curb section. Pedestrian walkways will be provided on the east side only and the design and materials will be historically compatible with the District. Parking on Paseo Adelanto shall be prohibited in order to ensure safe traffic flow.

b. River Street: River Street motor vehicle access to the Jones and Ito properties will be secured via Paseo Adelanto and not Los Rios Street, which will shift traffic from historic Los Rios Street onto Paseo Adelanto. The River Street/Los Rios Street connection will be gated to allow the connection to be retained for pedestrian access, the O'Neill Museum access, and for service and emergency purposes.

c. Park Access: Paseo Adelanto will serve as the access to the parking lot for the planned community passive park. The exact location of the access will be decided as part of the development plans for the park. Ramos Street will not provide park access for motor vehicles.

d. Mission/Los Rios Street Intersection: The Mission Street-Los Rios Street intersection would be improved to reduce the cross grade of the street and relocate the existing power pole at the southwest corner so as to increase the turn radius and accommodate motor vehicle turns.

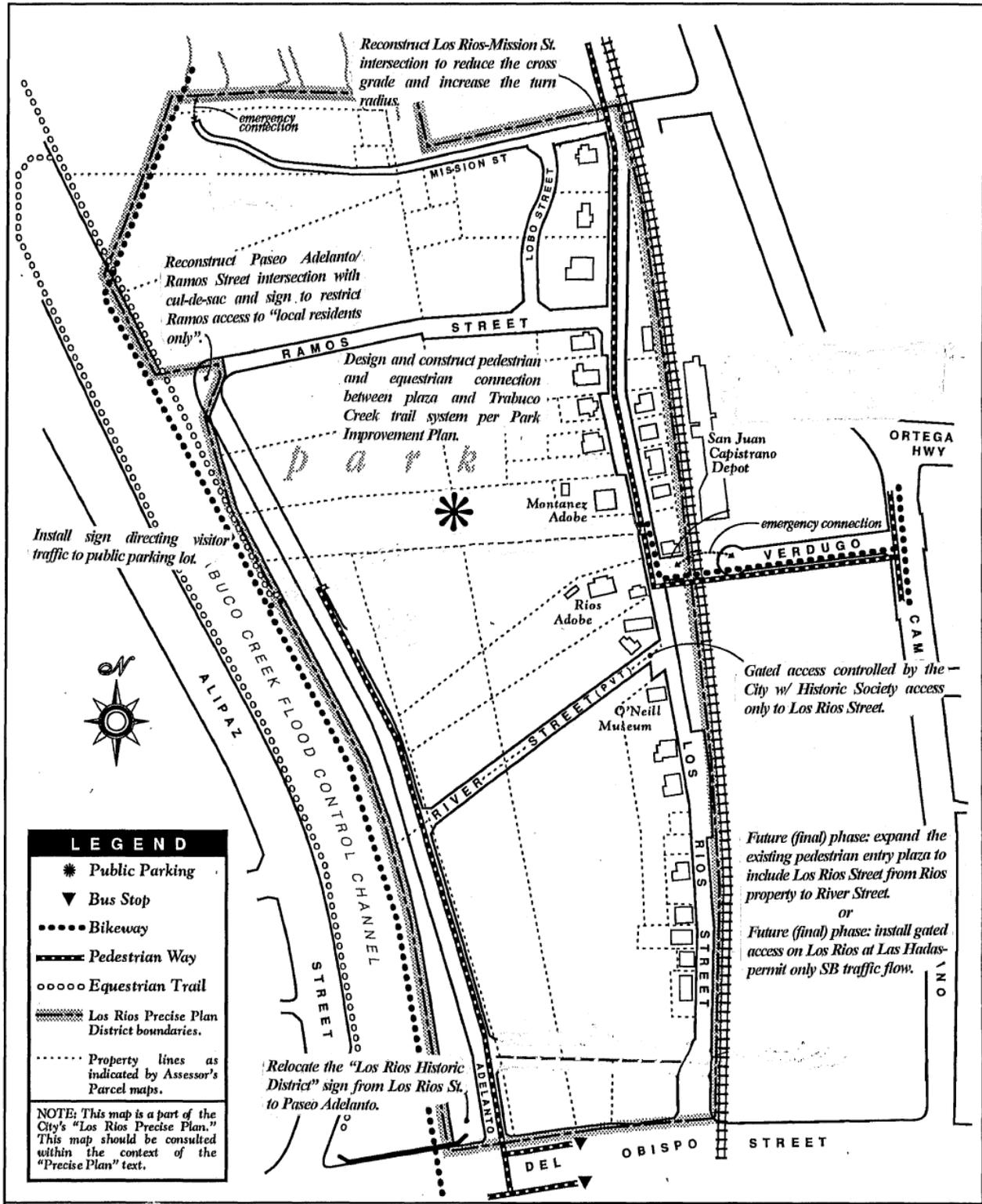


FIGURE 2: Circulation Plan

LOS RIOS PRECISE PLAN

e. Little Hollywood access. As part of implementation of the housing program for Little Hollywood, the City may design and construct local street access between Mission and Ramos Streets.

f. Emergency Access: Alternate emergency access connections into the area will be retained at Verdugo Street and at Avenida de la Vista. This access would be used in case the main Paseo Adelanto access became blocked for any reason.

3. Phasing Plan: The Circulation Element is intended to be implemented in phases in order to progressively assess the impacts of each new street improvement. Prior to any subsequent improvement, the City should evaluate the effects of all previously constructed public improvements.

Phase 1: Implement a sign program to direct visitor traffic to Paseo Adelanto, and direct visitors to park in public lots in the downtown area. Install bollards or a gate to eliminate Ito and Jones property access from River Street to Los Rios, but maintain O'Neill Museum access to Los Rios until such time the museum secures permanent, legal access to Paseo Adelanto, via River Street. At such time the O'Neill Museum secures legal access via Paseo Adelanto and River Street, their access to Los Rios Street will be terminated.

Phase 2: Construct public parking on portion of CRA-owned property and implement comprehensive sign program to direct visitors to Los Rios public parking, and discourage visitor traffic from entering the Historic District along Ramos Street by constructing cul-de-sac at Paseo Adelanto and Ramos Street.

Phase 3: Sign and/or reconstruct the Los Rios Street/Del Obispo Street intersection to restrict or prohibit southbound, left-turns from Los Rios to Del Obispo Street.

Phase 4: Implement the final phase of Circulation Alternative A-1 (install automated gate access on Los Rios Street above Las Hadas entrance to restrict traffic to exit only) or C-1 (the expansion of the pedestrian plaza to include a portion of Los Rios Street and constructing "hammerhead" turn-arounds. Before implementing the final phase of either Circulation Plan, the City will first assess the effectiveness of previous improvements including signs, parking, and pedestrian improvements to determine the need to implement the final phase. Second, the City will design and construct improvements so that they are "reversible" (i.e. improvements should allow the easy reconversion of Los Rios Street to its original condition in the event they do not satisfactorily achieve their desired

objectives). One year after installing the final phase of improvements, the City will assess those improvements.

4. Parking: On-street parking is prohibited along most of Los Rios Street because of its narrow width and historic character. On-street parking is effectively limited on other local streets within the area for the same reasons. In addition, the City has approved Paseo Adelanto's geometric design to preclude on-street parking. Because of these on-street parking limitations, off street parking is especially important in the Los Rios area. While public parking is available in the historic downtown area, such parking is not presently available in the Specific Plan District. The City's strategy is to provide central public parking situated and scaled to serve the needs of the District.

5. Pedestrian Linkages: The Circulation Plan provides for a strong pedestrian link between the Los Rios area and the historic downtown and Mission. The linkage connects the Mission to Los Rios via existing downtown sidewalks along Ortega Highway, Camino Capistrano and Verdugo Streets. From the Verdugo cul-de-sac, the pedestrian-way crosses the railroad tracks at a protected crossing and enters the planned pedestrian plaza at Los Rios and Verdugo. From the point, the route goes a short distance north on Los Rios Street, to the Montanez Adobe, and then westward.

The length of the pedestrian route on Los Rios Street and other local streets is purposely minimized because of the narrowness of those streets and the lack of right-of-way available for sidewalks. A sidewalk will be provided on the east side of Paseo Adelanto.

6. Bicycle Linkages: Primary bicycle access to the area is from the existing north-south Trabuco Creek levee trail. The bike route will be extended from this trail across Paseo Adelanto and through the new Central Park. In addition, the existing secondary bike way connection from the alley in the condominium development (adjacent to the north) to Los Rios Street will be retained.

7. Equestrian Linkages: The major equestrian trail in the area is the north-south trail on the other or west side of Trabuco Creek. The plan shows a spur of this trail connecting to a hitching area in the new Central Park. This spur will provide access to the major trail and to the stables to the north along Trabuco Creek.

C. DESIGN ELEMENT

1. Design Goals. The design of the Los Rios Historic District is derived from the architecture and character of the surrounding area. The design will further the following goals:

Design Goal #1. The City will seek to maintain and enhance the pedestrian entry plaza to serve as the principle pedestrian connection

between the planning area and the downtown and will emphasize non-motorized transportation modes in the District.

- Design Goal #2.** The City will promote the preservation of historically significant structures and sites, those within the National Register Historic District or on the City's Inventory.
- Design Goal #3.** The City will assure that new development is architecturally compatible with existing historically, significant structures.
- Design Goal #4.** The City will seek to buffer non-residential development and uses from residential uses, and buffer the National Register Historic District from new development.

2. Design Policies. In addition, the City establishes the following policies to accomplish the Design Element's goals:

- Design Policy #1.** The City will encourage new buildings in the Specific Plan area to respect natural site features including existing terrain and landscaping, in particular mature specimen trees.
- Design Policy #2.** The City will expect the architectural style of new buildings and additions to existing buildings to be consistent with existing styles including but not limited to Monterey, Adobe, Craftsman bungalow, Victorian, and California vernacular board-and-batten.
- Design Policy #3.** The City will assure that new buildings and additions to existing buildings are compatible in terms of mass, form, scale, color, materials, textures and architectural style, with existing historically significant buildings.
- Design Policy #4.** In order to maintain the rural character of the area, the City will promote single-story structures in the National Register Historic District. A combination of one and two-story structures will be allowed outside the National Register Historic District, however, two-story structures shall comprise no more than one-third of the total number of new structures.
- Design Policy #5.** The City will assure that the roof form (hip, shed, gable, etc.) of new structures will be compatible with existing historically significant structures.

- Design Policy #6.** The City will encourage pedestrian-scaled architectural features including overhanging eaves, and arcades.
- Design Policy #7.** The City will promote architectural details consistent with the details of historically-significant structures.
- Design Policy #8.** The City will encourage the proportions (scale, balance, etc.) of new windows and doors to conform with those of historically-significant structures.
- Design Policy #9.** The City will discourage the relocation of otherwise historic significant structures from outside the Specific Plan area to the National Register Historic District in order to preserve the historic integrity of that District. However, the City may allow the relocation of such structures to the National Register Historic District which are in danger of imminent demolition and subject to State (OHP) review and/or consultation.
- Design Policy #10.** The City will encourage off-street parking as opposed to on-street parking in the Historic District. Off-street parking and garages should be sited so that they are not within direct view of public rights-of-way, and should be compatible in terms of scale and materials, with the rural character of the historic District.
- Design Policy #11.** Within the National Register Historic District, the City will require new development (within the Specific Plan area but outside the National Historic District) to be served with under-ground utilities to provide a clear contrast with the historical context and integrity of the National Register Historic District.

D. HOUSING ELEMENT

1. Housing Policies. Residential properties within the Los Rios area include both tenant and owner-occupied properties. When the Specific Plan was originally adopted, the City sought to pursue two broad goals for the Specific Plan District, preserve and rehabilitate existing housing and construct new housing in the Little Hollywood neighborhood affordable to lower income households, and provide programs and incentives to rehabilitate other residential structures in the District. The Specific Plan's goal of historic preservation and maintaining the rural character of the Los Rios area limits the potential for creating new affordable housing. Development standards which limit residential development to four (4) dwelling units per acre, and single family detached and duplex housing severely constrain the potential for cost-effective affordable housing. The Agency establishes the following housing policies for the Specific Plan Area.

- Housing Policy #1:** The Agency will administer all applicable housing programs for qualifying households and properties in the Los Rios District including but not limited to the Single Family Rehabilitation Program, the Section 8 Rental Voucher Program, the Section 8 Rental Certificates Program, the Mortgage Credit Certificate Program, and the First-time Homebuyers Program.
- Housing Policy #2:** The Agency will grant funding priority to qualifying households occupying historic structures over those qualifying households occupying non-historic structures for the Single Family Rehabilitation Program.
- Housing Policy #3:** The Agency should consider partnering with a non-profit housing corporation to manage the property or should solicit a non-profit housing group to retain ownership and/or stewardship of the Little Hollywood area.
- Housing Policy #4:** The City will limit the total number of affordable residences in the Little Hollywood area to fourteen (14). The City will retain the ability to construct ten (10) new affordable housing units in the Little Hollywood neighborhood for a total of twenty-four (24) residences with a combination of detached and duplex structures with a gross density of four dwelling units per acre. However, prior to proceeding with the development of any additional dwelling units, the City must exhaust all available opportunities to develop such housing outside the Specific Plan District.
- Housing Policy #5:** The Agency will limit new affordable home construction within the Los Rios Specific Plan area to the Little Hollywood neighborhood.
- Housing Policy #6:** New home construction in the Little Hollywood area may include a combination of three bedroom, single-family detached homes no larger than one-thousand (1000) square feet, and two bedroom duplexes no larger than seven-hundred and fifty (750) square feet, fifteen-hundred (1,500) square feet combined, consistent with the development standards of the "LDR" (Low Density Residential) District.

2. Little Hollywood Neighborhood. The Little Hollywood neighborhood consists of 5.85 acres situated in the northwest corner of the Specific Plan area, and is comprised of three legal parcels originally owned by the Robert Peniado Estate and William Jimenez Estate. The City purchased the property in 1981 and 1983, using Community Development Block

Grant (CDBG) funds, for the purpose of preserving and rehabilitating the original thirteen structures at a cost of \$785,336.

The area is improved with thirteen (13) single family detached residences which the Agency presently leases to qualifying low-income and very-low income families and households. The properties were purchased with 5th year (FY 1979-1980) and 6th year (1980-1981) Community Development Block Grant Funds secured through the County of Orange Housing Office. Under contracts executed with the County of Orange on behalf of the Federal Department of Housing & Urban Development (HUD), the Agency is legally obligated to implement the Specific Plan's objectives to rehabilitate or reconstruct the existing thirteen residential units.

3. Community Redevelopment Agency: The Los Rios Specific Plan area is wholly situated within the Community Redevelopment Agency (CRA) project area which is managed by the Agency Board of Directors (City Council). An important provision of CRA legislation requires that 20% of the tax increment collected be deposited into a "housing set-aside" fund to finance affordable housing programs in the Agency. Annually, the Agency's "housing set-aside" fund collects roughly \$500,000. Last year, the Agency updated the Five Year CRA Implementation Plan. That Plan highlights the fact that the Agency is obligated, under State legislation, to provide or assure the provision of affordable housing, within or outside the CRA project area.

4. Financial Incentives. Several programs exist which provide financial incentives to rehabilitate and maintain historic structures including the investment tax credit, and the Mills Act.

a. Investment Tax Credit. The Federal Government's Tax Reform Act of 1986 establishes the basis for this program which provides tax credits to property owners to improvement structures within designated historic districts. In order to qualify for this program, the Los Rios Street District must be certified and placed in the National Register of Historic Places.

b. Mills Act. Under California Government Code Section 50280 et seq. (known as "the Mills Act"), the City is authorized to enter into contracts with the owners of qualified historical properties to provide for the appropriate use, maintenance, and rehabilitation so that such properties retain their historic characteristics. Qualifying properties include those listed on the National Register of Historic Places/Sites; the State Register; or the City's Inventory of Historic and Cultural Landmarks (IHCL). As an incentive to entering into the contract, the provisions of the Act allow the County Tax Assessor to assess the property at a reduced value. In return, the Act requires homeowners to enter into a minimum ten (10) year contract with the City.

PART 3, SPECIFIC PLAN REGULATIONS

A. GENERAL DISTRICT REGULATIONS

Part Three establishes the land use and development standards through district regulations to regulate development within the Los Rios area. Part Three is integral to the entire Los Rios Specific Plan and serves as an important mechanism to implement the goals and policies of the Specific Plan. Base Districts are depicted on the map entitled "Los Rios Specific Plan Official Land Use Map". The Los Rios Historic District is comprised of both base zone districts and overlay districts. The Specific Plan establishes the following base districts:

- Low Density Office (LDO)
- Low Density Commercial (LDC)
- Park (P)
- Historic Commercial (HC)
- Historic Residential (HR)
- Low Density Residential (LDR)
- Open Space (OS)

1. Environmental Overlay Districts. The Environmental Overlay Districts are the same as noted in Article 5 of Title 9 of the Municipal Code and shown on the Official Zoning Map. In addition to the base districts established above the Floodplain Management Overlay District (FMOD) applies to the Los Rios Historic District.

2. Supplementary District Regulations. Unless otherwise provided for in the Specific Plan, Supplementary District Regulations shall be as established by Title 9, Land Use Code of the Municipal Code.

3. District Boundaries. Where uncertainty exists as to the boundaries of base districts as shown on the Official Land Use Map, the following rules shall apply:

- a. Boundaries indicated as approximately following the center lines of streets, highways or alleys shall be construed to follow such center lines.
- b. Boundaries indicated as approximately following plotted lot lines shall be construed as following such lot lines.
- c. Boundaries indicated as approximately following Specific Plan limits shall be construed as following such Specific Plan limits.
- d. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- e. Where physical or cultural features existing on the ground are at variance with those shown on the official Land Use Map, or in other circumstances not covered by paragraph D-1 through D-4 preceding, the Planning Commission shall interpret the district boundaries.

4. Review of Unlisted Uses. The Planning Director shall have the authority and responsibility to review uses not listed in Base District Regulations. A proposed unlisted use shall be permitted as a principal or conditional use within a base district if the Planning Director determines that said use falls within the purpose and intent of that base district, is of a comparable nature to the principal or conditional uses specified as permitted in the base district, and will not be detrimental to the property in the vicinity of said use.

5. Definitions. For the purpose of this Specific Plan, certain terms are defined in accordance with the definitions of Title 9 of the Municipal Code. Those definitions are hereby incorporated within and made a part of this Specific Plan.

B. BASE DISTRICT REGULATIONS

1. Low Density Office (LDO) District.

- a. Purpose and intent: To provide for low intensity commercial office uses that are compatible with the rural character of the Los Rios area and will not alter the existing topography.
- b. Principal Uses Permitted:
 1. Medical or dental offices.
 2. General office uses such as business, professional, real estate, travel agencies and similar office uses, including banks, savings and loan associations or credit unions.
 3. The retail sale of apparel, fabrics, dry goods, ornamental plants, flowers, candy, baked goods, hobby supplies, arts and crafts supplies, photography supplies, stationery, newspapers and magazines, meats, groceries, pharmaceutical, cosmetics, notions, jewelry, computers, video/audio media and similar retail sales activities, and similar items which require small-scale retail outlets. (The cumulative total of these uses shall not exceed 4,500 square feet, and any single retail tenant shall not exceed 1,500 square feet.)
 4. Small-scale service uses, including barber shops, beauty shops, tailor shops, photography studios, watch repair shops, ticket agencies and locksmith shops.
 5. Small-scale eating and drinking establishments (except drive-in or drive-thru facilities), ice cream parlors, delicatessens, etc. where it can be demonstrated that the proposed use will not generate large volumes of vehicular traffic which would create traffic safety problems.

- c. Conditional Uses Permitted:
1. Public and semi-public buildings, services and facilities, including museums, libraries, government buildings, parks, public utility offices and exchanges, information centers and churches.
 2. Business, vocational and professional schools not requiring outdoor facilities, (e.g. secretarial, art, dance, drama, music, barber/beauty), but excluding swimming schools, pre-schools and public or private primary/secondary schools.
 3. Any use permitted by subsection B.1.b.3 where the proposed use would exceed either a cumulative area of 4,500 square feet or 1,500 square feet for any single tenant.
- d. Development Standards: Structures, permanent or temporary, shall be designed and sited consistent with the Site Design Standards of this Specific Plan and comply with the following:
1. Minimum lot size: 15,000 square feet.
 2. Minimum frontage: 60 feet
 3. Minimum frontyard setback: (one-story): 8 feet
(two-story): 15 feet
 4. Minimum sideyard setback: 8 ft. one side & 18 ft. total.
 5. Minimum rearyard setback: 10 feet
 6. Maximum building height: 25 feet
 7. Maximum building area: 40% floor area ratio
 8. Minimum open area: n.a.
- e. Access and Parking:
1. All permanent access to the property will be either from Los Rios Street or Paseo Adelanto.
 2. Parking requirements shall be per Section 9-3.602, Off-street Parking of the Municipal Code.
- f. Development Processing:
1. Development shall be master planned as a whole even though construction may be phased.
 2. Any proposed structure, commercial or non-commercial, requiring a building permit, shall be subject to the Development Review Procedures of Part 4 of this Specific Plan.

- g. Supplementary District Regulations: Unless specified otherwise, structures and uses will be required to meet all applicable development standards of Title 9, Article 6, Supplementary District Regulations of the Municipal Code.

2. Low Density Commercial (LDC) District.

- a. Purpose and intent: To provide for low intensity commercial uses that reinforce the rural character of the Los Rios area and will not alter the existing topography. Such uses will require minimal, permanent structures, low lighting intensities, and will generate minimum traffic and parking demand.
- b. Principal uses permitted:
1. Retail sales and storage of plants, trees, shrubs and other nursery items; farmers' market items such as fruits and vegetables sold from temporary open air stands; arts and crafts display and sales; outdoor ceramics.
 2. Non-retail uses such as greenhouse, crop and tree farming, wholesale nursery.
 3. Park and recreational uses that are passive in nature such as picnicking, arts and crafts workshops, cultural performances, etc.
- c. Conditional uses permitted:
1. The keeping of horses, commercial or non-commercial, as set forth in Section 9-3.620 of the Municipal Code, provided the density does not exceed six horses per acre and a live-in caretaker resides on the site.
- d. Development Standards: Structures, permanent or temporary, shall be designed and sited consistent with the Architectural Design Guidelines and Site Design Standards of this Specific Plan and comply with the following:
1. Minimum lot size: 30,000 square feet
 2. Minimum frontage: 60 feet
 3. Minimum frontyard setback: (one-story): 8 feet
 4. (two-story): 15 feet
 5. Minimum sideyard setback: 8 ft. one side & 18 ft. total.
 6. Minimum rearyard setback: 25 feet
 7. Maximum building height: 22 feet; or 30 feet with 1 ft. additional height for each 3 ft. additional setback.
 8. Maximum building area: n.a.
 9. Minimum open area: 90%

- e. Access and Parking:
 - 1. All access to the property will be either from Paseo Adelanto, or River Street as depicted on the Circulation Plan of the Los Rios Specific Plan.
 - 2. Parking shall comply with Section 9-3.602, Off-street Parking of the Municipal Code.
- f. Development Processing:
 - 1. Development shall be master planned and designed as a whole even though construction may be phased.
 - 2. Any proposed structure, commercial or non-commercial, requiring a building permit, shall be subject to the Development Review Procedures of Part 4 of this Specific Plan.
- g. Supplementary District Regulations: Unless specified otherwise, structures and uses will be required to meet all applicable development standards of Title 9, Article 6, Supplementary District Regulations of the Municipal Code.

3. Park (P) District

- a. Purpose and Intent: To provide for a public park and related public and cultural uses; to serve the neighborhood and downtown area.
- b. Principal uses permitted:
 - 1. Restricted public and cultural uses such as playhouse, theater, museums, civic organization or historical society offices, historical educational facilities, tourist information, etc. Excluded are government offices, public utility offices, public or private schools, police stations, fire stations and hospitals.
- c. Development Standards. Structures, permanent or temporary, shall be designed and sited consistent with the Architectural Design Guidelines and Site Design Standards of this Specific Plan. Maximum building height, minimum setbacks, maximum building area, and minimum open area restrictions will be developed as part of the development review process.
- d. Development Processing. Any proposed structure, commercial or non-commercial, requiring a building permit, shall be subject to the Development Review Procedures of Part 4 of this Specific Plan.

- e. Supplementary District Regulations. Unless specified otherwise, structures and uses will be required to meet all applicable development standards of Title 9, Article 6, Supplementary District Regulations of the Municipal Code.

4. Historic Commercial (HC) District.

- a. Purpose and Intent: To provide for low intensity commercial uses that reinforce the rural and historic character of the Los Rios area.
- b. Principal Uses Permitted:
 - 1. Retail sales:
 - a. and storage of plants and other nursery items;
 - b. farmers' market items, such as fruits, vegetables and flowers, provided they are grown on the site;
 - c. paintings, jewelry, leather goods, pottery and similar items, provided they are crafted on the site.
 - 2. Non-retail uses such as greenhouse, crop and tree farming and wholesale nursery.
 - 3. Equestrian-oriented uses and activities, such as feed store and saddlery shop.
 - 4. Park and recreational uses that are passive in nature, such as picnicking, arts and craft workshops, outdoor cultural performances.
- c. Conditional Uses and Structures:
 - 1. Small animal raising, non-commercial, in conjunction with a principally permitted use and limited to small domesticated species, such as sheep, rabbits, chickens and animals of similar size. Animal slaughtering or commercial animal raising or breeding shall be prohibited.
 - 2. The keeping of horses, commercial or non-commercial, as set forth in Section 9-3.620 of the Municipal Code, provided the density does not exceed six horses per acre and a live-in caretaker resides on site.
- d. Development Standards: Structures, permanent or temporary, shall be designed and sited consistent with the Site Design Standards of this Specific Plan and comply with the following:
 - 1. Minimum lot size: 15,000 square feet.
 - 2. Minimum frontage: 60 feet.
 - 3. Minimum frontyard setback: (one-story) 10 feet.
 - 4. (two-story) 20 feet.
 - 5. Minimum sideyard setback: 8 feet one side & 18 feet total.
 - 6. Minimum rearyard setback: 20 feet.
 - 7. Maximum building height: 15 feet.

8. Maximum building area: n/a.
 9. Minimum open area: 90%.
- e. Development Processing. Any proposed structure, commercial or non-commercial, requiring a building permit, shall be subject to the Development Review Procedures of Part 4 of this Specific Plan.
 - f. Supplementary District Regulations. Unless specified otherwise, structures and uses will be required to meet all applicable development standards of Title 9, Article 6, Supplementary District Regulations of the Municipal Code.

5. Historical Residential (HR) District.

- a. Purpose and Intent. To maintain the existing historic, residential character of Los Rios Street while allowing accessory, pedestrian-oriented retail and service uses in conjunction with residential occupancy.

Residential occupancy shall be defined as occupancy of a residence for principal residential use by a household, or by the property owner, tenant, or business manager who have direct management authority over any commercial use of the residence. Residential use and commercial use within the same residence shall not be conducted independent of one another. Residential use shall be defined to include a bedroom, bathroom with bathing or shower facilities, and a living room with complete food storage (refrigerator) and food preparation facilities (stove) independent of the commercial use.

- b. Principal permitted uses:
 1. Single-family Dwelling, detached.
- c. Accessory uses. The following accessory commercial uses shall be permitted in conjunction with residential occupancy, as defined in the purpose and intent statement, but shall comprise less than 50% of the building area, and less than 50% of the lot area:
 1. Retail sale of artwork, photography, wine (including wine tasting), antiques, curios, gifts, novelties, books, jewelry, leather goods, pottery and similar items.
 2. Small-scale finishing or working of such materials as leather, pottery, jewelry and similar items
 3. Retail sale of apparel, fabrics, dry goods, ornamental plants, flowers, candy, baked goods, hobby supplies, art and craft supplies,

- photography supplies, stationery, newspapers, magazines and similar items.
4. Small-scale service uses including barber shops, beauty shops, tailor shops, photography studios, watch repair shops, ticket agencies and locksmith shops.
 5. Food-related establishments including sale of baked goods and/or cooked foods, canned foods, dried fruits, fruits, produce, nuts, cheese, coffee, juices, and similar items.
 6. Professional offices such as architect, engineer, designer, attorney, etc.
- d. Conditional uses:
1. Public and cultural uses such as museums, galleries, civic organization or historical society offices, historic educational facilities, tourist information, and similar uses. However, government offices, public utility offices, public or private schools, police stations, fire stations and hospitals are prohibited.
- e. Legal non-conforming uses: Such uses shall comply with the provisions of Title 9, Article 3, Nonconforming Uses, Lots, and Structures, provided however, that any extension of restricted operating hours of a legal, non-conforming use shall be permitted subject to review and approval by the City Council.
- f. Development requirements. Structures, permanent or temporary, shall be designed and sited consistent with the Site Design Standards of this Specific Plan and shall comply with the following:
1. Minimum lot size: 7,500 square feet
 2. Minimum frontage: 50 feet
 3. Minimum frontyard setback: (one-story): 10 feet
 4. (two-story): 15 feet
 5. Minimum sideyard setback: 8 ft. one side & 18 ft. total
 6. Minimum rearyard setback: 15 feet
 7. Maximum building height: 18 feet or the height of adjoining residence(s)
 8. Maximum building area: n.a.
 9. Minimum open area: 50%
 10. Structures, historical or non-historical, shall be prohibited from relocation to any part of the "HR" (Historic Residential) District, in order to preserve the integrity of the Los Rios National Register Historic District.- except as set forth in Section 3.C.5 of this plan.
- g. Parking. Accessory commercial development which occupies not more than 250 square feet or an existing single room of a principal residential structure

shall not be required to provide off-street parking for the accessory commercial use. Accessory commercial development which exceeds these limits shall be required to comply with the standards of Section 9-3.

- h. Development Processing. Any proposed structure, commercial or non-commercial, requiring a building permit, shall be subject to the Development Review Procedures of Part 4 of this Specific Plan.
- i. Supplementary District Regulations. Unless specified otherwise, structures and uses will be required to meet all applicable development standards of Title 9, Article 6, Supplementary District Regulations of the Municipal Code.

6. Low Density Residential (LDR) District.

- a. Purpose and Intent. To provide for the development of new residential dwellings and the rehabilitation of existing residential dwellings within the Los Rios Specific Plan District. The development of new, affordable sale/rental dwellings in combination with rehabilitated existing units shall be encouraged for that portion of the District designated "Planned Housing" (Little Hollywood).
- b. Principal permitted uses:
 - 1. Single-family Dwelling, detached.
 - 2. Two-family dwelling, attached, on a single lot or on each of two lots.
 - 3. Open Space Subdivisions per Section 9-3.424 of the Land Use Code.
- c. Development Standards. Structures, permanent or temporary, shall be designed and sited consistent with the Architectural Design Guidelines and the Site Design Standards of this Specific Plan and shall comply with the following:
 - 1. Minimum lot size: 10,000 square feet
 - 2. Minimum frontage: 60 feet
 - 3. Minimum frontyard setback: (one-story): 15 feet
(two-story): 30 feet
 - 4. Minimum sideyard setback: 8 ft. one side & 18 ft. total.
 - 5. Minimum rearyard setback: 20 feet
 - 6. Maximum building height: 18 feet
 - 7. Maximum building area: n.a.
 - 8. Minimum open area: 70%
 - 9. Structures, historical or non-historical, may be relocated to the District based on findings that such structures comply with the Architectural Design Guidelines of this Plan.

- d. Development Processing. Any proposed structure, commercial or non-commercial, requiring a building permit, shall be subject to the Development Review Procedures of Part 4 of this Specific Plan.
- e. Supplementary District Regulations. Unless specified otherwise, structures and uses will be required to meet all applicable development standards of Title 9, Article 6, Supplementary District Regulations of the Municipal Code.

7. Open Space (OS) District.

- a. Purpose and Intent. To maintain the open, rural character of the land adjacent to the Santa Fe Railroad right-of-way along Los Rios Street.
- b. Principal uses permitted: Open space uses, public or private, which emphasize the use of land with no building development such as public or private parks or landscape buffer areas.
- c. Development processing. Any site improvements shall be subject to the Development Review Procedures of Part 4 of this Specific Plan.
- d. Supplementary District Regulations. Unless specified otherwise, structures and uses will be required to meet all applicable development standards of Title 9, Article 6, Supplementary District Regulations of the Municipal Code.

C. ARCHITECTURAL DESIGN GUIDELINES

Los Rios Street comprises one of the finest examples of an historic, semi-rural environment in Southern California. A number of factors make it so. Many of the current residents of the Los Rios area are direct descendants of the earliest Mexican and Indian families who resided on the street, and its current residents have lived in the area for many years. The street is one of the oldest remaining residential streets in California dating back to 1794.

The District is home to several regionally noteworthy structures, including the Montanez, Rios, and Silvas Adobes (all c. 1794), the Pryor Victorian (c. 1870), the Combs board and batten (c. 1870), and significant natural elements including the Rios Olive and Pepper trees. There are numerous authentic board and batten dwellings typical of simple turn of the century wood-frame residences, and a wide variety of natural trees and plants. The remaining structures, while of a later period or altered from their original constructions, are of the same scale and contribute to the overall architectural and environmental character of the street. The basic preservation objectives of the Los Rios Specific Plan are to:

- Preserve the integrity of the Los Rios National Register Historic District.

- Preserve the physical elements, including structures and landscaping, and character of the Specific Plan District, while allowing them to adapt and accommodate new uses.
- Protect and enhance the rural atmosphere of the Specific Plan District that has prevailed in the midst of rapid surrounding urbanization.
- Encourage restoration and rehabilitation of structures within the Specific Plan District.

Within the Los Rios Specific Plan District, the City has established the Los Rios Historic District and identified historically significant structures (those structures which are listed individually on the National Register or on the City's Inventory of Historic & Cultural Landmarks). In order to accomplish the preservation objectives, all development within the Los Rios Specific Plan District shall comply with the following development standards:

1. Historically Significant Individual Structures: These are structures listed individually on the National Register of Historic Places/Sites or on the City's Inventory of Historic & Cultural Landmarks (e.g. Montanez Adobe, Rios Adobe, Silvas Adobe, Pryor Victorian, Buddy Forster Victorian, and the English/ Hardy House).

- a. Demolition, relocation, or removal of any building, structure, improvement, or significant Native California landscaping (e.g. specimen trees, etc.) on property designated as a National Register Historic Site/Place and individually on the City's Inventory of Historic & Cultural Landmarks (IHCL) shall be prohibited.
- b. Reconstruction and/or select demolition may be permitted if the City determines that it is the only feasible alternative. As part of the public review process, the City will require and evaluate a building condition assessment prepared by a certified building inspector.
- c. Reconstruction shall include construction details and finishes which conform to the original building condition to the extent possible and the colors (earthtones), textures (rough, hand-crafted) and materials (adobe, wood, wrought iron, etc.).
- d. Additions to historically significant individual structures shall be prohibited.
- e. Commercial use or combined commercial/residential use of a structure shall not be permitted unless the exterior appearance of the entire structure has been restored with authentic materials and finishes based on documented research of the structure.

2. Original Buildings with Authentic Finishes and Details: These structures contribute to the integrity of the Los Rios National Register Historic District but are not individually significant. These structures include those which were part of the original application for listing on the National Register Historic District (e.g. Combs House, Ramos House, Labat House, Olivares House, etc.). These structures reflect original construction with authentic finishes and details (e.g. clapboard siding, board and batten siding, wood shingle or tar paper roofing, simple wood cornices, wooden window/door frames, small window panes, wrought iron hardware, etc.)

- a. Any rehabilitation or repair work to the exterior of these structures shall be consistent with the architecture, mass, building materials, and color of the original structure. Portions of structures judged to be unsafe in accordance with the provisions of the Historic Building Code (HBC) may be demolished, removed, rehabilitated or replaced, as determined appropriate by the City.
- b. Reconstruction and/or additions shall include construction details and finishes which conform to the original building condition to the extent possible and the colors (earthtones), textures (rough, hand-crafted) and materials (adobe, wood, wrought iron, etc.). Figure 3 graphically depicts additions. The City will encourage detached buildings as opposed to additions to historic structures. Additions or alterations are permitted as follows:
 - i. No additions to building front.
 - ii. Side additions not to exceed 25% of existing floor area.
 - iii. Additions to the rear of structures within projections of the existing sidewalls shall be restricted to 100% of existing floor area.

3. Significantly Altered Original Structures: These structures, located within the Specific Plan District, are those with unauthentic modifications such as unsound shed additions with asphalt or asbestos siding, stucco or block, aluminum or sheet metal products, modern fixtures and hardware, etc.

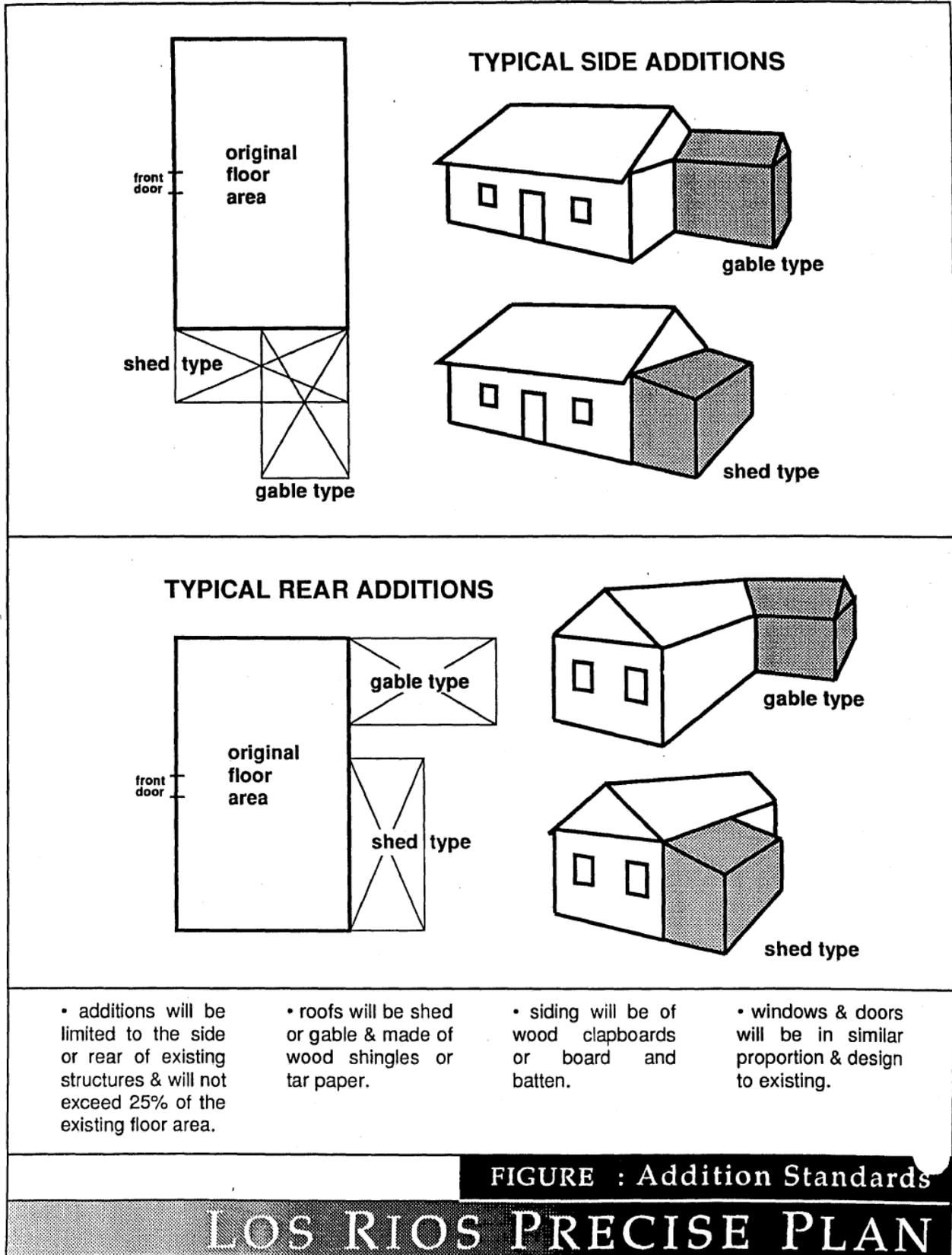
- a. Commercial use or combined commercial/residential use of a structure shall not be permitted unless the exterior appearance of the entire structure has been restored with authentic materials and finishes. Restoration plans shall be based on thorough research of the structure.

4. New Construction: New construction (structures or additions) shall be architecturally compatible, in terms of design, mass, and materials, with existing

historically significant structures within the National Register Historic District. The City encourages wood-frame structures with authentic details and finishes.

5. Relocated Buildings: Relocation of structures to or from the National Register Historic District (NRHD) shall be prohibited. Structures relocated to or from the Los Rios Specific Plan District, outside the NRHD, will comply with the following standards:

- a. Structures relocated to or from the Los Rios Specific Plan District, outside the NRHD, will comply with the following standards:
 - i. Structures relocated to the District must be historically and/or architecturally significant as evidenced by listing on the City's Inventory of Historic & Cultural Landmarks (IHCL).
 - ii. Structures relocated to the District must be architecturally compatible with contributing structures of the District based on building mass and architectural style, recognizing that California adobe, Victorian, and vernacular board & batten structures are common styles characteristic of the District.



- iii. Structures must comply with all development standards of the zone district related to setbacks, building height, building coverage, and open area.
- b. Structures shall only be allowed to be relocated to the Historic Residential (HR) Zone and the National Register Historic District for public/museum purposes related to the history of the San Juan Capistrano area and must comply with the following:
 - i. Relocated structures must meet applicable setbacks, open space, landscaping, disabled parking and accessibility as required by the Los Rios Specific Plan, as it may be amended from time to time and other applicable requirements.
 - ii. Relocated structures must be set back from Los Rios Street to the maximum extent possible while still complying with other required building setbacks.
 - iii. Any modifications to relocated historic structures shall comply with the Secretary of Interior Standards for the treatment of Historic Properties.
 - iv. Any modifications to relocated historic structures shall comply with authentic materials, finishes as described for the district's "contributing structures," as set for this Part 3, C.2.
 - v. Prior to issuance of any certificate of occupancy or final inspection a relocated structure must include a permanent brass marker plaque providing a brief history of the structure, original location, and date of relocation subject to review and approval by the Cultural Heritage Commission.
 - vi. Any such applications shall comply with the Los Rios Specific Plan, Title 9 and any other applicable requirements.

6. Fences and Walls: Historically, adobe walls and picket fences have been used to separate public from private spaces and to divide adjoining uses.

- a. Materials and design for fences and walls will be architecturally compatible with the principal structure(s) (e.g. a wood fence should be used with wood structures, and an adobe wall should be used for adobe structures).
- b. All fences in the Historic District will be of basic design and will not exceed four feet (4'-0") in height.

- c. Any acoustic wall or protection along the westerly edge of the railroad shall incorporate height, design, and materials compatible with the Historic District.

7. Accessory structures: Accessory structures within the Specific Plan District will comply with the following standards:

- a. Accessory structures within the National Register Historic District shall be sited in the rear yard so as not to diminish the historic character or visual integrity of the District.
- b. Detached and attached garages shall be prohibited within the National Register Historic District on properties with Historically Significant Individual Structures or Original Buildings with Authentic Finishes and Details.
- c. Attached garages are prohibited within the Specific Plan District.

The elements of landscaping, signage and street hardware shall be incorporated into development projects as a means of integrating the Los Rios Historic District with Camino Capistrano and the Mission; separating and distinguishing public areas from residential areas; maintaining and augmenting the existing and historic character of the area; providing new elements for community use, safety and comfort; and guiding the pedestrian through public areas.

1. Landscape Design Goals & Standards. The existing natural landscape, including the trees, shrubs and decorative planting within the Los Rios Specific Plan area, play as important role in defining the unique character of the area as do the buildings and streets. The landscape is characterized by a rich diversity of plant types, some of which are native to the area. Trees common to the area include: Sycamore, Oak, Olive, Pepper, Palm, figs, Apple, Pear, and Apricot. The shrubs include many decorative such as bougainvillea, azaleas and camellias which grow easily in the area. The landscape concept for the Los Rios Specific Plan is based on the following goals:

- a. The City will seek the preservation of the existing, significant natural growth, to the maximum extent possible, with emphasis on existing mature, specimen trees.
- b. The City will allow the introduction of new landscaping to accomplish specific design objectives such as screening undesirable views, highlighting important views, defining public paths, and creating small-scale spaces.
- c. The City will promote the use of plants common to the Los Rios area to accomplish these design objectives, with a particular emphasis on the use of

native California plants indigenous to the area. The use of exotics (non-natives) will be discouraged.

- d. The City will promote the use of plants that will provide texture, form and color to the District with emphasis on the use of drought-tolerant (water-conserving) and low maintenance plant stock.

The City establishes the following landscape design standards for the Los Rios Specific Plan District:

- a. Screening: The existing natural landscape and new landscape treatments will provide visual and acoustical buffers as well as physical barriers to pedestrian movement. They provide privacy for residents and separation for incompatible land uses. Landscaped buffers can serve as a backdrop for structures or to accent other landscaping. Several areas within the Los Rios Specific Plan require screening and separation:
 - i. Between the Little Hollywood neighborhood and the Capistrano Villas, an intensive residential area of completely different scale and character.
 - ii. Between park and residential uses along Los Rios Street and the residential development in Little Hollywood.
 - iii. Between the relocated Pryor House and residences on Los Rios Street to the south.
- b. Define Landscape Theme: The Entry Plaza from Verdugo Street and the new access road (Paseo Adelanto) from Del Obispo Street will serve as the two main entries to the District. Through the use of low trees and shrubs, decorative plantings and ground cover, these two main entrances will be defined.
 - i. Entry Plaza: The landscape theme should serve to reinforce the connection between Mission San Juan Capistrano and the Los Rios area.
 - ii. New Access Road (Paseo Adelanto extension): Landscape elements should highlight the entry to the road to the park and be consistent with the requirements of the City's Street Tree Master Plan.
- c. Highlight Views: Landscaping shall be used to frame and direct views from the site to the surrounding hills and to the park from Del Obispo Street. The historical character of the site will be reinforced by framing views consistent with this character and screening those views which are not, such as the surrounding tract housing. The view to the west is accentuated by irregular

clusters of tall trees. Shrubs will be planted to screen unattractive views of the flood control channel.

- d. **Define Movement and Activity:** Landscaping will identify entries and paths for the pedestrian movement system. Landscaping will modulate spaces and define intersections, walkways, paths, plazas and courts and will add interest to the pedestrian experience.
- e. **Create Small Scale Places:** Landscaping will be used to create pedestrian-scaled areas. The placement of new landscaping among existing trees and shrubbery will define the edges of spaces and create a sense of enclosure. Accent or specimen landscaping within larger spaces will give scale and orientation to the pedestrian. Landscape elements will also be used to reduce large open areas such as parking lots. Trees and shrubs control natural light, add variety and color to spaces and provide shade.
- f. **Create Entries to Residential Areas:** Landscaping will be coordinated with certain street improvements to define entries into the Los Rios residential areas. Ground cover, low shrubbery and decorative will create attractive entrances compatible with the rural character of the area.
- g. **Landscape Treatment for Los Rios Street/Railroad Edge:** Low ground cover and shrubbery will be planted where the Santa Fe railroad tracks form the eastern boundary of Los Rios Street. The proposed landscape treatment will provide a partial visual and acoustical screen for residents.

2. Signs and Graphics Goals & Design Standards. Control of signage within the Los Rios Specific Plan area will be important to maintaining the existing, historic character of the area. Through City establishes the following objectives:

- a. To be consistent with the special environmental "vocabulary" of the Los Rios community relative to its Early California heritage and semi-rural character.
- b. To avoid clutter and competition with unique features and site views and to reinforce the image and identity of the area as a focus of the City.
- c. To provide for clear, easily-readable identification of public areas, so as to clearly distinguish private residential areas, specialized areas and landmarks from one another.
- d. To reinforce pedestrian scale and orientation and application of the district.

All signs are to be integrated, whether for business identification or regulatory purposes, into the architecture of the building, plaza or landscape. Signs should be pedestrian-oriented and placed at or near eye level. Sign regulations are as follows:

- a. Commercial Signs.
 - i. Color: All signs shall be "Mission" colors (beige, brown, ochre) and earthtones in conjunction with accent colors. Signs should incorporate high contrast background color to maximize legibility and minimize sign area.
 - ii. Materials: Wood signs are encouraged, although wood texture, stone and stucco are acceptable.
 - iii. Architectural: All signs will conform in material and detailing to related architecture of landscaping.
 - iv. Scale: Signs must relate to pedestrian and semi-rural building scale.
 - v. Location: Locate signs at either front or side elevations or property lines and at points along pedestrian circulation systems but not to obstruct views or block intersections. Multi-faced signs will be allowed.
 - vi. Illumination: Indirect or subdued lighting only, no internally illuminated blinking or flashing signs are permitted. All sign lighting to be directed away from view of residences and should incorporate glare shields as appropriate.
 - vii. Turnoff: Lighted signs are to be turned off at 10:00 p.m.
 - viii. Maximum Height: Encourage at or near 4'-0", but in no case above building eaves.
 - ix. Maximum Area: Signs shall not exceed 12 square feet. The appropriate size and area of sign will be based on the distance of the surface from pedestrian view.
 - x. Maximum Number: One business sign per facade will be permitted. Any deviation will require special written and graphic justification for review by the Cultural Heritage Commission. All signs within the Los Rios Historic District will require permits.
- b. Directional Signs
 - i. Street and directional signs and locations (i.e. international symbol signs, no entry, no parking, etc.) shall be consistent with the design guidelines as set forth in subsection a. above.

- ii. The City will use special street signs such as “no through street”, “no on-street parking”, “residents only” throughout the District to discourage non-resident use of private streets and to minimize automobile traffic.
- iii. At strategic locations, the City will allow orientation signs located to direct tourists to landmarks, shops, services, etc. Temporary signs for special events, grand openings, etc. may be allowed for limited time periods.

3. Streetscape Design Elements. A number of elements necessary for pedestrian safety and comfort shall be introduced into the public areas (streets, plazas, walkways, etc.). The elements are lighting, seating and picnic tables, trash receptacles, fences and walls. They are described below:

- a. Lighting: The public spaces of the District shall be illuminated by a system of lighting. All lighting fixtures will be simple and unobtrusive, constructed of wood or wrought iron, and provide a warm, non-glaring level of light. Lighting will serve a number of design objectives:
 - i. Create different levels of light intensity to accent or highlight important structures, spaces or landscape elements (trees, fountains, sculpture, etc.).
 - ii. Define areas of public use and minimize glare into private residential areas.
 - iii. Create safe and secure pedestrian movement throughout the area (parking lot, stairs, and intersections).
- b. Seating: Benches should be placed along the pedestrian system at intersections, at view corridors, within public outdoor spaces, and within public parks and the entry plaza. Benches will be of a consistent simple design and constructed of wood and metal.
- c. Trash Receptacles: Should be placed along the pedestrian paths and within the public space to encourage the proper disposal of trash. These should be a simple and unobtrusive as possible.

PART 4, DEVELOPMENT REVIEW

4.1, Review Procedures. All projects requiring land development application discretionary review shall be processed pursuant to Article 3, Land Use and Development Review Procedures of the Land Use Code.

4.2, Decision-making authority. All land development projects in the Los Rios Planning Area shall be subject to the review process established under Section 9-2.327, Historical and cultural landmark site plan review and other applicable sections (e.g. Section 9-2.351. Variances and exceptions), except those projects which qualify for administrative approval by the Planning Director pursuant to Section 9-2.303, Administrative Approvals of the Land Use Code. At least ten (10) days prior to any administrative action, the Planning Director shall provide written notice of the intent of such action to all adjacent property owners.

4.3, Historic Building Code.

4.3.1. Any proposal to rehabilitate, restore, or relocate buildings or structures listed as contributing to the National Register Los Rios Historic District or listed individually on the City's Inventory of Historic and Cultural Landmarks may use the State Historic Building Code.

4.3.2. Any proposal to relocate a structure(s) to, from, or within the Los Rios Specific Plan District shall be subject to review by the Cultural Heritage Commission. The proposed relocation site will comply with Secretary of the Interior's "Guidelines for Moving Historic Buildings" and the State Office of Historic Preservation's "Regulations for California Register of Historical Resources."

PART 5, IMPLEMENTATION

Implementation of the Specific Plan will occur as the result of both public and private land development decisions. Private proposals will be reviewed for consistency with the specific goals, policies, and objectives of the Specific Plan. The City has a significant role in terms of constructing or overseeing the construction of public improvements (e.g. water, sewer, drainage, parking), constructing affordable housing, and establishing a public park concept for the “central park area.” Public and private actions must be consistent with the design character and environmental quality that are so important to accomplishing the objectives of the Los Rios Specific Plan.

1. Housing Program
 - a. Pursue State Housing and Community Development (HCD), Community Development Block Grant (CDBG), and similar funds for new housing, site acquisition and public improvements.
 - b. Use the single-family rehabilitation program as a funding source for restoring existing historic residences.
2. Street Improvement Program
 - a. Design and construct the extension of Paseo Adelanto from Del Obispo Street to Ramos Street.
 - b. Following construction of Paseo Adelanto extension, pursue design and construction of public parking to serve the District.
 - c. Conduct periodic review (e.g. every three to five years) of the planned circulation system in order to assure its effectiveness.
3. Public Park Program
 - a. Pursue funding of park improvements through private development in the “central park area.”
 - b. Develop a Los Rios Park Master Plan including the location of proposed park uses and activities, access, pedestrian circulation, signage, and landscaping.