

**SPECIFIC DEVELOPMENT PLAN 99-01  
VILLAGE ALIPAZ**

**ADOPTED: DECEMBER 12, 1999 (ORDINANCE No. 843)  
AMENDED: FEBRUARY 27, 2001**

**PLANNING DEPARTMENT  
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# VILLAGE ALIPAZ

## A PLANNED DEVELOPMENT

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### PURPOSE AND INTENT

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The purpose and intent of Specific Development Plan SDP 99-01, in accordance with Section 9-3.423.5 (Planned Development District) of the Municipal Code is to:

1. Provide a method to establish development guidelines and the precise regulation of land uses to facilitate implementation of the Land Use and other elements of the General Plan; and
2. Provide for the utilization of innovative land planning and building design as a means of achieving high quality, variety, flexibility, and efficiency in the design of the proposed residential development and the adjoining Parcel D.

In cases where standard regulations or other issues are not addressed in this Specific Development Plan, the appropriate provisions of Title 9 of the Municipal code shall regulate.

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## SITE CHARACTERISTICS

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### PHYSICAL CONDITIONS

The project site contains approximately 24 acres of relatively flat land. There are four parcels included in the study area as identified on Exhibit 1, with details of each site identified on Table 1. Parcel A is about 14.5 acres in size and has frontage on Alipaz Street. The rear portion of Parcel A was graded in 1994 to raise the elevation above the 100-year flood elevation to accommodate an expansion of the existing RV storage yard. Parcel B is owned by the same property owner as Parcel A and contains about 7.4 acres. Access is provided to this site from a paved drive along the north property line of Parcel A. Parcel C is situated south of Parcel B, adjacent to the flood control channel. This parcel is 1.5 acres in size and is owned by the Capistrano Valley Water District. Parcel D is a 1-acre rectangular lot owned by Concorde Development Access to parcels C and D are provided by an easement over Lots A and B of Tracts 15858 and 15998. See Exhibit 1 for location of study area and parcels. Table 1 is a listing of parcel information.

### SITE LOCATION

The study area is bordered by Alipaz Street to the west and San Juan Creek to the east, and is approximately 200 feet south of Valle Pacifica. Camino del Avion is located approximately 300 feet to the south of the study area.

### EXISTING LAND USES

The project study area is currently being developed and approved for a residential tract. Parcel D is vacant with the exception of a water well, which is owned by Rick Scalzo.

Adjacent land uses include: a Mobile Home Park to the south; condominium housing, a mini storage, mobile home park and vacant land to the north; San Juan and Trabuco Creek confluence to the east, and Kinoshita Farms and the Sports Park to the west. Marco Forster Middle School, Kinoshita Elementary School and the Sports Park/Community Center are further west of the agricultural land.

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PROJECT DESCRIPTION

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**GENERAL**

A 158 unit residential community is proposed to be established on Parcels A, B, C, and D. The proposed residential community required a rezone of Parcels A, B, C, and D consistent with the site's General Plan designation which permits up to 8 units per acre (192 units). The study area was rezoned to Planned Development (PD) District in order to establish specific guidelines, standards and criteria for the development of the site, while at the same time providing flexibility in the timing of the phasing of the community infrastructure.

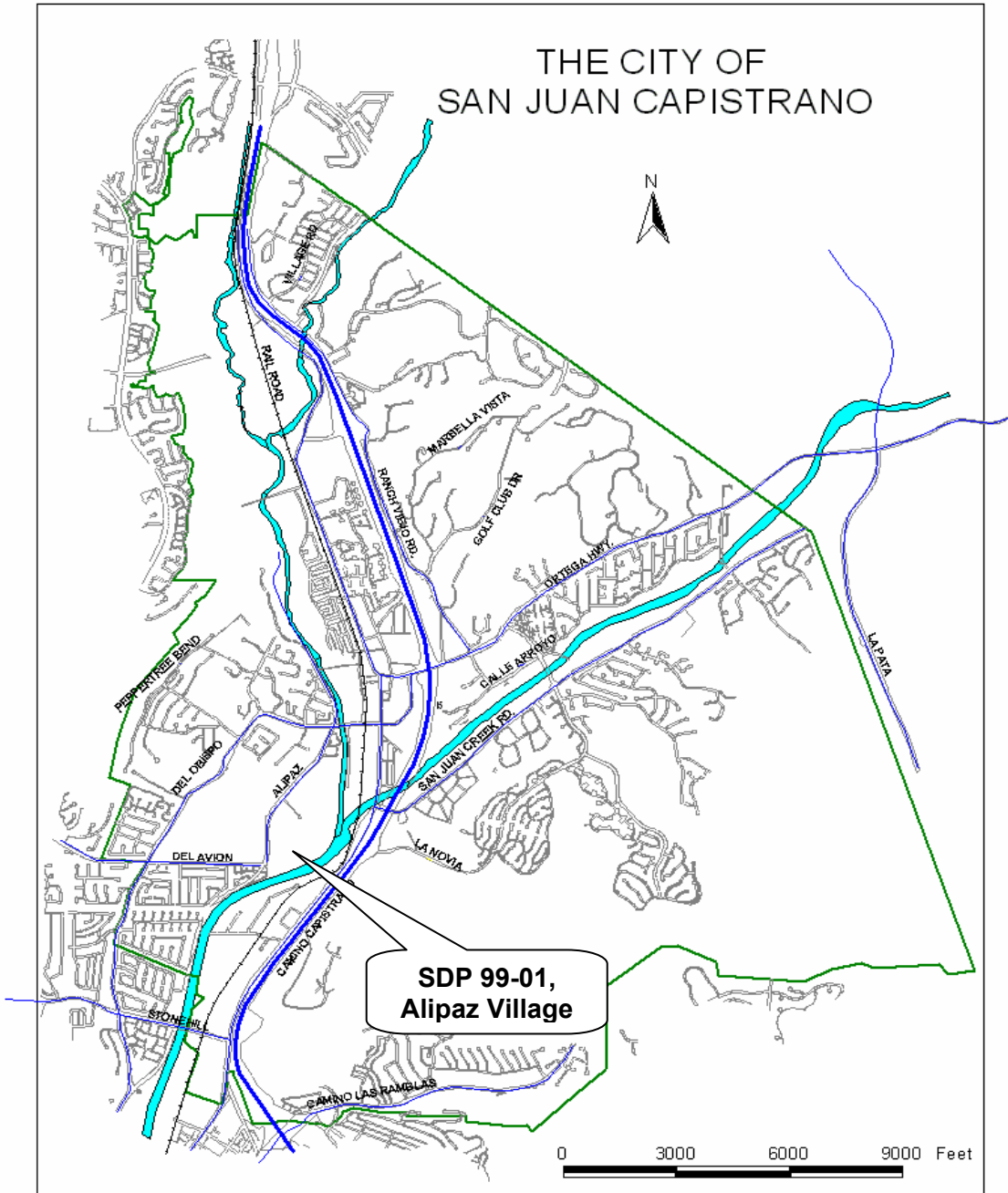
The proposed gated residential community is comprised of 158 one and two story single-family homes, with private streets and private recreational facilities. The homes are designed in the Spanish Revival Period style of architecture with details that include rough-hewn wood balconies, window ledges, shuttered windows, iron balconies, combinations of gable and hipped roofs, and arched windows and doors, as well as, French doors.

Four models are proposed in all phases that provide a variety of building massing. Plans include a one-story plan, a two-story plan with a porte-cochere and a rear garage, and two additional two story plans, one of which includes a setback garage. **Parcel D is to be developed using exclusively a one-story plan.** The proposed homes also provide first floor projections on both the front and rear elevations of each plan to eliminate the "single-box" design that is often characteristic of production homes. Future Phases may utilize different models, but should incorporate compatible architecture and massing. Access is provided to the recreation trails on the creek levee. Access is also provided to Parcel D, the adjacent parcel, owned by Concorde Development and Lot C that contains a water well and pump owned by Rick Scalzo.

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**STUDY AREA LOCATION MAP**

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**STUDY AREA PARCEL INFORMATION**

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<b>Parcel</b>	<b>Owner</b>	<b>APN</b>	<b>Size</b>
<b>A</b>	<b>KB Homes</b>	<b>N/A</b>	<b>14.5 Acres</b>
<b>B</b>	<b>KB Homes</b>	<b>N/A</b>	<b>7.4 Acres</b>
<b>C</b>	<b>CVWD</b>	<b>121-171-45</b>	<b>1.5 Acres</b>
<b>D</b>	<b>Concorde Dev.</b>	<b>121-171-19</b>	<b>1.0 Acre</b>
		<b>Total</b>	<b>24.4 Acres</b>

TABLE 1

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**USES STANDARDS**

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**Principal uses and structures permitted within Area 1 shall include the following:**

- Single-family residential homes.
- Water Transmission Facilities, both public and private

**Accessory uses and structures permitted include the following:**

- Outdoor recreational facilities including parks and playgrounds (non-commercial).

**UNLISTED USES**

The Planning Director has the authority and responsibility to review uses not listed in this Specific Development Plan. A proposed unlisted use may be permitted as a principal or conditional use if the Director determines that the use is of a comparable nature to the other uses specified in the Area, is compatible with other permitted uses and will not be detrimental to property in the vicinity of said use. Such determination shall be reviewed and confirmed by the Planning Commission after providing public notification of such review.

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## DEVELOPMENT STANDARDS

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All proposed development within the study area shall comply with the development standards outlined in *Section 9-3.424 Development Standards* of the Municipal Code in addition to the criteria discussed below.

### DESIGN STANDARDS

The project design should provide visual access to surrounding open space, including both distant and nearby features. Structures should be set back a sufficient distance from Alipaz Street to allow for views from the street to the ridgelines to the east.

Large, sterile, horizontal or vertical spaces, such as blank walls or parking lots, shall be avoided or otherwise treated to minimize visual impacts. For example, trees shall be incorporated within the streetscape and residential lots to buffer the view. Two-story structures should incorporate architectural treatments such as balconies, windows, and trellises to help minimize building mass appearance.

Structures should give the impression of varied building setbacks and to add interest with light, shadows, form and texture. In particular, the row of buildings along the north and south project boundary should not appear as a continuous wall plane, but rather have variation.

Where feasible, one and two-story structures and building elements should be intermixed to provide a variety of rooflines, building mass and setbacks. Buildings along the south project boundary should be one-story and two-story in height if the setback is less than 30 feet, in order to provide a more compatible building mass with the existing Mobilehome Park. **For those units located within Parcel D, all units are to be one-story.**

A pedestrian circulation/sidewalk system should be provided to facilitate movement throughout the site, and to separate vehicular traffic from pedestrians. The park area should be connected by pathways and developed to encourage access and use.

### ARCHITECTURAL STANDARDS

Building designs shall be compatible with and accent surrounding areas and structures in color, style, materials, building massing and character.

All architectural elements of a building shall be designed as an integral part of the structure.

Individual buildings shall be designed so as to consistently carry out an overall architectural theme. Parcel D shall be developed in accordance with the approved architectural themes established by the Planning Commission for parcels A, B, and C.



## RESIDENTIAL DEVELOPMENT STANDARDS

### 1. Minimum Lot Area/Dimensions

- Minimum Lot Size: four-thousand (4,000) square feet.
- Minimum Lot Dimensions:
  - Standard lots: forty-two (42) feet.
  - Cul-de-sac lots: twenty (20) feet.
- Minimum lot depth: ninety-five (95) feet.

### 2. Setbacks

- Front Yard Setback:
  - Garages: eighteen (18) feet.
  - One-story structures: twelve (12) feet.
  - Two-story structures: seventeen (17) feet.
- Rear Yard Setback:
  - Two-story structures: fifteen (15) feet.
  - One-story garages: five (5) feet.
  - One-story structures: five (5) feet.
- Side Yard Setback:
  - Regular lots: Five (5) feet except where models 3 & 4 adjoin, three (3) feet.
  - Corner lots (street side): eight (8) feet.

3. **MAXIMUM HEIGHT:** Two (2) stories, not to exceed thirty (30) feet, except for Parcel D where the primary structure is not to exceed one-story).

### 4. PERMITTED ACCESSORY STRUCTURES

- Pools and spas subject to Section 9-3.551, *Swimming Pools, Whirlpools and Spas*, of the Municipal Code.
- Accessory Structures subject to Section 9-3.501, *Accessory Uses and Structures* of the Municipal Code.

## 5. Parking Standards

- Off-street parking shall be provided as required in Section 9-3.535, *Parking* of the Municipal Code.
- Storage of recreational vehicles in driveways or in side yards is prohibited.

## 6. Landscape Standards

- Landscaping for all residential development and common areas shall be consistent with Planning Commission approved landscape plans for Village Alipaz.

Supplemental development standards not addressed in this Specific Development Plan shall be subject to the applicable provisions of the Title 9 Land Use of the Municipal Code.

## **SPECIFIC DEVELOPMENT PLAN REVISIONS**

Revisions to this Specific Development Plan shall be made in accordance with section 9-3-423.5 *Planned Development District* of the Municipal Code.