

MAMMOTH OFFICES PLANNED COMMUNITY
COMPREHENSIVE DEVELOPMENT PLAN 90-02

Adopted: August 7, 1991 (Ordinance #683)
Amended: May 20, 1997 (Ordinance #797)
May 11, 2004 (PC Resolution 04-5-11-1)
May 6, 2014 (Ordinance #1014)

City of San Juan Capistrano
Planning Department
32400 Paseo Adelanto
San Juan Capistrano 92675

I. PURPOSE AND INTENT

The purpose and intent of this Comprehensive Development Plan is to:

- A. Provide development concepts and permitted land uses for approximately 18 acres located on the east side of Rancho Viejo Road south of Via Escolar in order to facilitate implementation of the Land Use and other elements of the General Plan; and
- B. To provide for the utilization of innovative land planning and building design as a means of achieving high quality, variety, flexibility and efficiency in design for the designated property; and,
- C. To ensure high quality unobtrusive development design at this gateway to the City. The properties in this CDP are highly visible from both the I-5 freeway and the San Joaquin toll road and are among the first views drivers experience as they enter San Juan Capistrano. As such, projects must be of high quality and designed to blend into the natural terrain and their visual backdrops.

II. DESIGN STANDARDS

A. GOAL

To provide for well-designed, office-oriented development which is sensitive to existing site topography and off-site views and which meets the standards of the PC (Planned Community) District.

B. SITE DESIGN/GRADING

Site and grading design shall preserve the integrity of major landforms and minimize visual impacts from off site. New manufactured slopes shall be designed to resemble natural topography and shall be heavily landscaped.

- 1. Building pads shall be sited and designed to minimize grading.
- 2. Pedestrian walkways shall be provided between parking areas, from the public street to all buildings, and between buildings.
- 3. Grades in parking and drive aisle areas shall be less than 7 percent.

C. ARCHITECTURE

Building architecture will be consistent with the City's Architectural Design Guidelines and the following design objectives:

1. Rooftop design, colors and equipment screening shall consider views of the site from residential properties located at a higher grade than the project site.
2. Building colors shall be relatively dark earth tones.
3. Building materials shall incorporate stone treatment at the base and on major architectural features such as columns and entrances.
4. Building facades should not have continuous bands of glazing; long or tall window treatments should be broken up with other architectural features.

D. LANDSCAPING

Landscaping plant palettes shall be consistent with the building design and shall demonstrate a consistent thematic treatment. Use of sycamore, poplar and oak combined with native plant materials is encouraged.

III. PRINCIPAL USES PERMITTED

A. Permitted uses include:

- a. General office uses such as business, professional and similar office uses.
- b. Public and semi-public buildings, services and facilities including governmental buildings, public utility offices and exchanges, but excluding public schools, police stations, etc.
- c. Architecture, engineering, design and consulting firms who provide a service to other business firms.
- d. Real estate brokerage, mortgage banking, insurance firms.
- e. Large offices, such as corporate headquarters.
- f. Offices of nonprofit and civic organizations.
- g. Libraries, museums and art galleries.
- h. Financial, insurance, legal and accounting services and travel agencies.
- i. Small-scale personal services incidental to the above office uses, including snack bars, delicatessens, business supplies and printing and reproduction services, excluding newspaper and other publications. Such uses shall be permitted only in conjunction with the principal permitted office uses and shall not exceed a total of five percent of the total gross square feet of the project.

B. Prohibited uses:

- a. Banks, savings and loan and credit unions, retail banking outlets, except for mortgage banking and general and corporate offices for banks, savings and loans and credit unions.
- b. Medical and dental offices.

- c. Public and private schools except for general offices related to public and private schools.
 - d. Retail and restaurant uses, except as allowed under “Permitted Uses”, preceding.
 - e. All non-specified uses are prohibited.
- C. Conditional uses include:
- a. Wireless Telecommunication Facilities.

IV. DEVELOPMENT STANDARDS

This project falls under the requirements of the Land Use Code’s PC District (Section 9-3.315), as well as its Supplementary District Regulations (Land Use Code Chapter 3, Article 5), including, but not limited to, Parking and Signing. Development of the site shall adhere to the following standards:

- a. Building heights and the elevations of the building pads, as well as the overall project design shall allow visual access to surrounding open space.
- b. The integrity of hilly terrain and respect for views both of and from the hills shall be maintained, and proposed development shall be integrated with the natural topography.
- c. There shall be no flat roofs.
- d. There shall be no visible roof-mounted mechanical equipment, unless placed in screened wells.
- e. Summer shading, windbreaks and visual buffering shall be provided by a number of evergreen trees. Vegetation shall consist of indigenous and domestic species complimentary to the architecture of the project.

V. MODIFICATIONS TO DEVELOPMENT STANDARDS

Modification to this Comprehensive Development Plan shall be made in accordance with Subsection 9-3.315(d) of the Land Use Code.

VI. PUBLIC NOTIFICATION

All property owners of Country Hills Estates and Spotted Bull Lane shall be included in the notice list for any proposed land use entitlement or project changes subsequent to the effective date of the approval of this Comprehensive Development Plan.

VII. SUPPLEMENTARY DISTRICT REGULATIONS

The Supplementary District Regulations of Chapter 3, Article 5 of the Land Use Code. However, specific regulations adopted as part of this Comprehensive Development Plan shall supersede said Supplementary District Regulations.

VIII. ISSUES NOT ADDRESSED

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

IX. COMMON AREAS

- A. Appropriate legal instruments, such as CC&Rs, management agencies and/or owners' associations, shall provide means for the on-going maintenance of all retaining walls, open spaces, private streets, parking lots, buildings and landscaping. Said legal instruments shall be approved by the City and shall be appropriately recorded prior to the issuance of building permits.
- B. The CC&Rs or legal instruments shall incorporate provisions of the responsible owners' association for maintenance of any commonly owned land should the City determine, after reasonable and customary notice to the property owners' association, that adequate maintenance is not being performed on such land.
- C. In the case of owners' associations, no in-common holding may be sold or otherwise transferred to the control of any other entity, except one conceived and designed to fulfill the same basic purposes as the owners' association.

CDP 90-02, Mammoth Equities Planned Community Limits

