Objective Design Standards

Multi-family Housing and Mixed-Use Development

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Belaira, Irvine, CA: Source: KTGY Architecture + Planning

Table of Contents

Chapter 1: Introduction.....5

1.1 State Housing Laws.....6

1.2 Purpose.....8

1.3 Eligibility/Applicable Project Types.....8

1.3A By-Right Residential and Residential Mixed-Use Development 9

1.4 Exceptions and Exemptions.....9

1.5 User Guide..... 10

1.6 Objective Design Standards Authority and Revision.....11

Chapter 2: Site Design Standards.....13

2.1 Site Layout and Building Placement.....15

2.2 Vehicular Parking and Access.....15

2.3 Pedestrian Circulation and Access.....17

2.4 Common Open Space – Projects of 20 or More Units.....18

2.5 Private Recreational Space.....19

2.6 Landscaping.....19

Chapter 3: Building Design Standards.....21

3.1 Building Form, Massing, and Articulation.....22

3.2 Building and Unit Entrances.....27

3.3 Window and Doors.....30

3.4 Parking Structure Treatments.....31

3.5 Materials and Colors.....32

Chapter 4: Additional Mixed-Use Standards..... 34

4.1 Vertical Mixed-Use.....35

4.2 Horizontal Mixed-Use.....37

Chapter 5: Utilitarian Design Standards..... 39

5.1 Community Delivery Center – Projects of 20 or More Units..40

5.2 Fences and Walls.....40

5.3 Lighting.....41

5.4 Equipment and Utility Screening.....42

5.5 Refuse and Recycling.....42

5.6 Signs.....42

5.7 Public Art.....42

Objective Design Standards Checklists..... 43

Chapter 2 Checklist.....44

Chapter 3 Checklist.....55

Chapter 4 Checklist.....71

Chapter 5 Checklist.....76

Glossary 82

Modifications.....85

Appendix A.....86

CHAPTER 1: INTRODUCTION

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The City of Irvine regulates the development of residential multi-family projects and mixed-use projects through a variety of documents, including the General Plan, Zoning Ordinance, and other topic-specific ordinances. Following the passage of several California State bills, the City of Irvine is required to adopt Objective Design Standards and streamline its housing development and review process to ensure high quality design and facilitate the efficient delivery of new residential units.

1.1 State Housing Laws

State housing laws rely upon Objective Design Standards and emphasize the need for this document. The following paragraphs summarize the laws, which when layered together, create the policy context within which the City of Irvine must develop its own Objective Design Standards.

Senate Bill 35 (SB 35): The "Affordable Housing Streamlined Approval Process" was passed in 2017. It creates an opt-in program for developers that allows a streamlined ministerial process (i.e., not subject to a discretionary review, and therefore California Environmental Quality Act [CEQA]-exempt) for developments in localities that have not yet made sufficient progress toward meeting their regional housing need allocation (RHNA). Eligible developments must include a specified level of affordability; be located on an infill site; and comply with existing residential and mixed-use general plan or zoning provisions. The streamlined, ministerial entitlement process created by SB 35 relies on Objective Design Standards.

Senate Bill 6 (SB 6): The "Middle Class Housing Act" was passed in 2022. It allows residential development on property zoned for retail and office space without the need to rezone the site and allows project applicants to invoke the Housing Accountability Act (HAA, 1982) to limit local discretion to deny or implement a conditional approval. SB 6 does not provide a ministerial approval pathway and requires applicants to commit to both prevailing wage and more costly "skilled and trained workforce" requirements for project labor but does not rely on Objective Design Standards. SB 6 does not contain any affordability requirements.

Senate Bill 167 (SB 167): The "Housing Accountability Act" was first passed in 1982, with an amendment passed in 2017 to strengthen the initial bill to ensure cities and counties do not unfairly obstruct legally compliant housing projects. SB 167 clarifies "objective standards" and increases the evidence required for jurisdictions to legally reject applications, enforcing only the standards in effect when the application was deemed complete.

Senate Bill 330 (SB 330): The "Housing Crisis Act" was passed in 2019 and was supplemented by Assembly Bill 8 (AB 8) in 2021. SB 330 made changes to existing legislation intended to streamline housing development, such as the Permit Streamlining Act and the Housing Accountability Act. It allows a housing developer to submit a "preliminary application" to a local agency for a housing development project. Submittal of a preliminary application allows a developer to provide a specific subset of information on the proposed housing development before

providing the full amount of information required by the local government for a housing development application. Upon submittal of a preliminary application and payment of a permit processing fee, a housing developer is allowed to "freeze" the applicable fees and development standards that apply to a project while the rest of the material necessary for a full application submittal is assembled. After an application is deemed complete, local agencies cannot "disapprove" an eligible housing development project or condition its approval at a "lower density," as defined in Government Code Section 65589.5(g) if the project is consistent with objective standards. SB 330 also places additional limitations on an "affected" agency's ability to limit development and requires the California Department of Housing and Community Development (HCD) to develop a list of "affected cities" and census-designated places (CDPs) within the unincorporated county ("affected counties") that are prohibited from taking certain zoning-related actions, including, but not limited to the following:

- Downzoning or actions resulting in lesser intensification,
- Imposing a moratorium on development, and/or
- Imposing design standards that are not objective.

The law also requires jurisdiction-wide housing replacement when affordable housing to lower-income residents is demolished. The majority of these provisions sunset, or expire, on January 1, 2030, unless extended by the legislature and governor.

Assembly Bill 2011 (AB 2011): The "Housing and High Roads Job Act" was passed in 2022 and sunsets in 2033. It creates a ministerial, CEQA-exempt, time-limited approval process for multi-family housing developments on commercially zoned property. Projects must pay prevailing wages to construction workers and meet specified Below Market Rate (BMR) affordable housing targets. The legislation provides two distinct options: one for 100% BMR projects and a second for mixed-income (typically 15% BMR) projects located specifically on "commercial corridors." Eligibility is further limited by numerous site and project criteria requiring careful review. The streamlined review process relies on Objective Design Standards.

1.2 Purpose

The purpose of the Objective Design Standards is to provide citywide regulations that result in high-quality multi-family and mixed-use residential development. The Objective Design Standards include a clear set of rules that are understandable by the public, building and design professionals, and decision makers. This Multi-family Housing and Mixed-Use Development Objective Design Standards Manual ("Manual") provides clear direction that enhances an area's unique character and sense of place, allows design flexibility, and promotes construction of new high-quality housing in the City, consistent with the goals of the City of Irvine and State to address the housing affordability in the community. In application, the Objective Design Standards are intended to accomplish the following goals:

Goals		
	Character	**Preserve the character of Irvine neighborhoods by balancing the form and design of existing development with new construction techniques and typologies.**
	Design	**Encourage human-scaled buildings that adhere to zoning regulations and promote high quality site and building design, consistent with the City of Irvine.**
	People	**Emphasize a pedestrian-oriented environment where the design of buildings and the public realm are cohesive and complementary of a diverse range of uses.**

1.3 Eligibility/Applicable Project Types

The Objective Design Standards established in this Manual apply to all new construction projects. For the purposes of this document, new construction is defined as any proposal to establish a project meeting the criteria below:

Multi-family Projects: a project consisting of multi-family residential uses only with two or more dwelling units at a density equal to or greater than 15 units per acre, including detached and attached condominiums.

The Residences on Jamboree, Irvine, CA
Source: Romero Thorsen Design

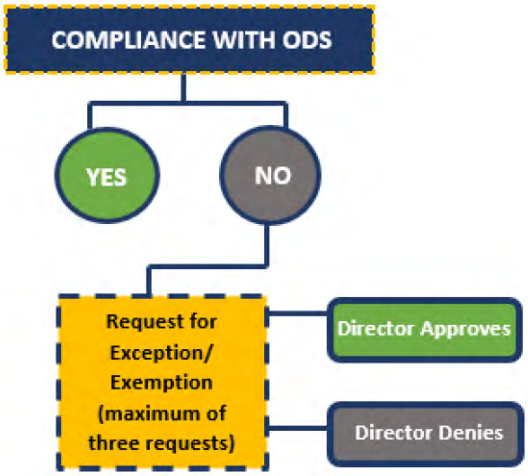
Mixed-Use Projects: a project featuring a combination of residential and other uses where at least two-thirds of the square footage of the development is designated for residential uses at a density equal to or greater than 15 units per acre.

Rendering of Aurum, Irvine, CA
Source: AO Architects

All other project types, including detached single-family residential projects located on a single-ownership parcel, Accessory Dwelling Units, and commercial-only projects are not subject to the Objective Design Standards, but must satisfy existing development standards set forth in the Irvine Zoning Ordinance. Projects in Planning Areas with an established design review process are not subject to the Objective Design Standards Manual. Projects proposing exterior renovations that were approved in accordance with Objective Design Standards shall remain in compliance with all standards established in the Objective Design Standards Manual. Projects proposing additions or enlargements to an existing residential or residential mixed-use project meeting the applicability requirements above shall require the expansion areas to comply with the Objective Design Standards Manual.

1.3 A By-Right Residential and Residential Mixed-Use Development

In addition to the Objective Design Standards established in this Manual, projects eligible for ministerial or by-right approval shall comply with performance measures established in Appendix A: By Right Residential and Residential Mixed-use Development Performance Measures, as applicable.



1.4 Exceptions and Exemptions

All applicable projects are required to comply with the Objective Design Standards outlined in this Manual. However, if an applicant is unable to meet certain Objective Design Standards, the applicant may request up to three (3) minor exceptions/exemptions or may request to enter into an Alternative Standards Agreement to apply substitute standards in lieu of the Objective Design Standards outlined in the Manual. This allows for limited discretionary review and flexibility for projects that may have a physical constraint or alternative architectural solution to a specific standard(s). The Director of Community Development ("Director") will have the full right to approve or deny exceptions/exemptions requests and Alternative Standards Agreements. Requests shall be made by the applicant in writing to the Director as part of their application (conditional use permit, master plan, or other application). The decision of the Director of Community Development may be appealed to the Planning Commission in accordance with the procedures established in Chapter 2-5 of the Zoning Ordinance.

- **Exception/Exemption Request and Alternative Standards Agreement.** The request for an exception(s)/exemption(s) or an Alternative Standards Agreement must be made in writing as part of the application for the proposed project. The written justification for an exception/exemption(s) or an Alternative Standards Agreement must identify the design standard(s) that is requested to be waived and how the request meets the exception/exemption findings or Alternative Standards Agreement findings.

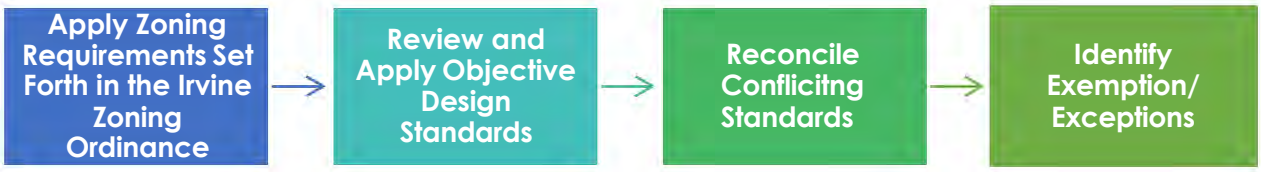
- **Exception/Exemption Request and Alternative Standards Agreement Findings**. The Director will consider the request and information provided and make findings as set forth in Section 3-18-5 of the Zoning Ordinance to approve or deny the request.

- **Density Bonus**. The exception/exemption and Alternative Standards Agreement processes set forth in this section are in conjunction with the concessions/incentives and waiver process

pursuant to Density Bonus Law (Government Code Section 65915) and/or other applicable state laws. If the State density bonus concession/incentive is for an Objective Design Standard in this Manual, it would be counted as one (1) of the three (3) allowed waivers for purposes of exceptions/exemptions under this Section.

1.5 User Guide

The Objective Design Standards Manual is for residents, property and business owners, developers and builders, architects and designers, and City staff involved in the review and approval process of multi-family and/or mixed-use development in City of Irvine. The following steps outline the different sections of the document and how to apply each section to a proposed project.



Step 1. Apply Zoning Requirements Set Forth in the Irvine Zoning Ordinance

- **Identify the base zone and/or overlay zone for where the eligible project is located**. Chapter 3-37 of the Zoning Ordinance establishes "Zoning District Land Use Regulations and Development Standards" for each zone including, but not limited to, building height, setbacks, and minimum lot size.
- **Specific design topics are also addressed**, such as, but not limited to, landscaping (Chapter 3-15); lighting (Chapter 3-16); fence, wall, and screening standards (Chapter 3-35); signs (Chapter 7-3); automobile, motorcycle, handicap, and bicycle off-street parking requirements (Chapter 4-3); and parking design (Chapter 4-4).
- **There also may be planning area-specific standards applicable to the project**, which may be found in Division 9 of the Zoning Ordinance. Review and apply all relevant standards to the project.

Step 2. Review and Apply Objective Design Standards

- An eligible project is subject to site design standards (pg. 12), building design standards (pg. 20), and utilitarian design standards (pg.38).
- Mixed-use projects are subject to additional mixed-use standards (pg. 33).
- A project eligible for ministerial or by-right approval shall comply with the following:
    - Site Design Standards, Building Design Standards, Utilitarian Design Standards, and (if applicable) Additional Mixed-Use Standards.
    - Requirements established in Appendix A.
- Some standards only apply to projects with a large number of homes or a certain type of building (i.e.: building with one primary entrance for multiple units); these standards specify a threshold for the number of homes or the applicable building type.
- Review and apply all relevant standards to the project.
- Complete checklist (pg.42) to verify the proposed project meets all standards. A completed checklist shall be submitted to the City for review.

Step 3. Reconcile Conflicting Standards

- The City of Irvine maintains multiple regulatory documents that contain design direction for multi-family residential and mixed-use development, including the Irvine Municipal Code, Zoning Ordinance, and master plans. In the case of a conflict between an Objective Design Standard in this Manual and an objective standard in another regulatory document, except for an existing and vested master plan, conditional use permit, or any underlying entitlement for residential and residential mixed-use development, the standard in this Manual shall prevail.

Step 4. Identify Exemption/Exceptions

- Identify any exemption or exception request or alternative standards agreement and include as part of the application submittal.

Exception: Design standards specified in the existing and vested master plan, conditional use permit, or any underlying entitlement for residential and residential mixed-use development, shall prevail if such standards conflict with the Objective Design Standards outlined in this Manual.

1.6 Objective Design Standards Authority and Revision

A. Authority.

The requirements established herein were initially adopted by the Irvine City Council on November 26, 2024, to streamline its housing development and review process to ensure high quality design and facilitate the efficient delivery of new residential units.

B. Revision.

i. General Requirement

Each modification shall be listed at the end of the Objective Design Standards Manual. The list shall include the approval body, the approval date, and any approval record number (i.e., resolution number). Each modification shall also be reflected on the bottom of the subject page that was modified. For example, a minor modification to Page 1 of the document shall indicate 'Modified by City Council January X, 2026' at the bottom of Page 1.

ii. Minor Modification

Minor modifications include modifications to 1) comply with changes in state law; 2) ensure consistency with policies, goals, and objectives of the City as declared by the City Council; and 3) revise existing standards established in the Manual. Examples of minor modifications include adjustment of a numeral requirement or addition of language to clarify existing standards. Minor modifications shall not result in a significant change to any design standard. Minor modifications shall be reviewed by the Director of Community Development and any approved minor modifications to the Manual be issued via an Approval Memorandum.

iii. Major Modification

Major modifications include modifications that result in the addition or removal of standards within the Objective Design Standards Manual. Any modification that results in a significant change to a design standard shall also be considered a major modification. Major modifications shall be reviewed by the Planning Commission and any approved major modifications to the Objective Design Standards Manual be issued via Resolution at a noticed public hearing.

The following findings shall be made by the approval body prior to granting a major modification:

1. The modification to the objective design standards is necessary to ensure elevated, high-quality architecture that protects and maintains the City's visual character and public realm.
2. The modification to the objective design standards is necessary to ensure clear, measurable, and predictable criteria to streamline the project review process for staff, applicants, and the public.

C. Coordination with City Records Division.

The City Objective Design Standards Manual shall be kept on file with the Records Division of the City Clerk's Office and posted on the City's website. Each time the Objective Design Standards Manual is revised, an electronic copy, with the revision date on the bottom of the page, shall be sent by the Community Development Department to the Records Division and the updated version posted on the City's website.

Fusion, Irvine, CA: Source: OlympusProperty.com

CHAPTER 2: SITE DESIGN STANDARDS

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Site design refers to the arrangement of – and relationship between – buildings, parking areas, common and private open space, and pedestrian connections. The site design standards in this chapter address site layout and building placement, vehicular surface parking and access, pedestrian circulation and access, landscaping, and private and common open space. Projects shall follow the development standards of the underlying zoning district in which it is located, such as, but not limited to, setbacks and building height.

Rendering of Western Station, Los Angeles, CA. Source: KTGY Architecture + Planning

Rendering of Spark, Salt Lake City, UT. Source: KTGY Architecture + Planning

Rendering of The Artisan, Scottsdale, AZ. Source: Swaback Architects

Rendering of Skyloft, Irvine, CA. Source: AO Architects

2.1 Site Layout and Building Placement

2.1.1 Common Recreation Space Adjacent to Primary Street – Projects with 50 or More Units

Projects of 50 units or more shall include at least one common open space located outdoors and adjacent to the primary street. The common open space should provide an opportunity for neighborhood interaction, such as a courtyard, picnic/sitting area, or play area. This gathering space counts towards the requirements of Chapter 2.4, Common Open Space – Projects of 20 or More Units.

2.2 Vehicular Parking and Access

Refer to Division 4 – Parking of the Irvine Zoning Ordinance for additional parking and access regulations. Vehicular access and parking shall be designed as follows unless the Fire Department determines that doing so would endanger the public welfare and safety.

Rendering of Anton Ladera, Mountain View, CA.
Source: Anton Residential

2.2.1 Access and Driveways

a. **Primary Access.** Side street or alley access shall serve as the primary vehicular access to parking and carport areas, if available. If not available, the primary street may provide vehicular access.

b. **Number of Access Points.** A maximum of one vehicle access point from the street is permitted per 100 linear feet of street frontage. Private courts and ways which are internal to the housing development project may be exempt from this standard.

Image of MDL Townhome Community, Irvine , CA.
Source. Google Maps

c. **Enhanced Paving and Pedestrian Connections for Entry Driveways.** Entry driveways connecting public streets to the interior of the site shall use enhanced paving treatment with patterned and/or colored pavers, bricks, or decorative colored and scored concrete, a minimum of 12 feet in width as measured from the back of sidewalk or landscape planter abutting the driveway, whichever is closest, and spanning the width of the driveway. Vehicular driveways with access to public streets shall also provide sidewalks and connections on both sides of the driveway and shall be accessible in accordance with all applicable regulations in the Americans with Disabilities Act and with City Building & Safety and Public Works requirements.

2.2.2 Number of Parking Spaces

The provisions of Division 4 – Parking of the Irvine Zoning Ordinance shall be implemented except as defined by Section 65585 of the Government Code.

2.2.3 Vehicular Access Design

a. **Traffic Calming Measures**. Private Streets. Projects with privately owned or maintained streets shall implement traffic calming measures and techniques approved by the City's Public Works Department. Examples of such traffic calming tools include, but are not limited to, speed tables and speed cushions, angled street parking, high-visibility crosswalks, and intersection bulb-outs.

b. **Loading, Moving, and Service Areas.** One off-street loading space or moving plaza shall be provided for every 150 units. All required loading, moving, and service areas shall be located along a building wall other than the primary building frontage, and/or at the rear or side of the site. Loading, moving, and service areas shall be located to not disrupt or block the flow of onsite and offsite vehicular traffic. Loading, moving, and service areas shall not be located within 50 lineal feet of private or common open space areas (unless separated by a building wall), and shall be either incorporated into the design of vehicular access areas or visually screened from the public right-of-way with walls, solid fencing, and/or dense evergreen vegetation. Loading spaces shall be identified through signage to reserve the loading space for exclusive use by moving vans and delivery vehicles. Refer to Chapter 3-17 - Loading Dock Areas of the Zoning Ordinance for loading requirements.

c. **Passenger Pick-up and Drop-off Location and Rideshare Loading Area**. Projects with 50 or More Units with one primary

entrance for all units. Projects with 50 or more units shall provide at least one pick-up and drop-off and one rideshare loading space within 100 feet of a common open space (such as a lobby, community clubhouse, or pool) or within 100 feet of a vehicular access point. The passenger loading and rideshare area spaces shall each be at least the size of two full-size uncovered parking spaces, as identified in Chapter 4-4 – Design Standards of the Zoning Ordinance and shall be clearly marked and visible from an entry driveway (access point) into the site. The drop-off and pick-up locations must be incorporated into the design of parking areas and shall not impede vehicular circulation of self-parking areas or obstruct emergency vehicle access to the buildings.

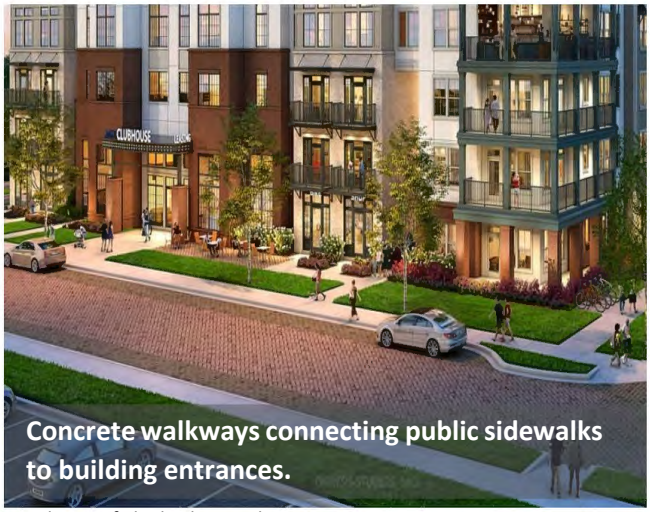
d. **Vehicle Light Intrusion**. Vehicle parking areas shall be located, oriented, and/or screened to prevent visual intrusion of vehicle lights into habitable residential spaces. Where parking areas are located within 15 feet of a residential unit, they shall be located within a garage, carport, or parking structure, or screened by a solid wall, fence, or landscaping a minimum 6 feet in height.

2.3 Pedestrian Circulation and Access

2.3.1 General

Paved or hardscape on-site pedestrian circulation and access shall be provided according to the following standards:

a. Pedestrian walkways shall connect residential units to areas throughout the site, such as vehicle parking areas, bicycle parking areas, common open space, waste and recycling enclosures, and other amenities.
b. Pedestrian walkways shall connect public sidewalks to all building entrances and vehicle and bike parking areas.
c. Pedestrian walkways shall connect primary building entrances through the site interior to all transit stops directly adjacent to the project, if applicable.
d. Pedestrian walkways shall connect multiple buildings throughout the site, if applicable.
e. Primary pedestrian entries for commercial/retail uses within mixed-use projects must be directly from a street or plaza.
f. Pedestrian walkways shall be provided along the project frontage where a project fronts on or is served by internal private driveways, private streets, or shared-access drives.



Rendering of Bluebird Row, Chattanooga, TN. Source: Genesis Studios

Rendering of Winter Park Townhomes, Winter Park, FL. Source: Genesis Studios

2.3.2 Private Pedestrian Walkways

Private pedestrian walkways shall be provided with a minimum width of four feet along the entire length, according to the following standards:

a. **Materials**. Walkways shall be constructed of firm, stable, and slip-resistant materials, such as poured-in-place concrete (including stamped concrete), permeable paving, or concrete pavers.
b. **Enhanced Paving for Pedestrian Crossings**. Where a pedestrian walkway intersects with a vehicle accessway, the pedestrian crossing shall include enhanced paving treatment using patterned and/ or colored pavers, brick, or decorative colored and scored concrete. Pedestrian crossings shall feature enhanced paving with a minimum width of five feet and span the length of the intersecting drive area. Private courts utilized to access garages serving individual dwellings are not subject to this requirement.
c. **Landscaping**. See Irvine Zoning Ordinance Chapter 3-15, Landscaping, for landscaping requirements adjacent to pedestrian walkways.

Broadstone Edition, Irvine, CA.
Source: Broadstoneedition.com

2.4 Common Open Space – Projects of 20 or More Units

Projects of 20 or more units shall provide on-site common open spaces at a minimum of 100 square feet per unit. Common open space includes amenities accessible to all residents such as play areas, community centers, courtyards, gathering and picnic spaces, rooftop lounges, multi-use paths/trails, pocket parks, athletic/recreational courts or gyms, dog runs and enclosures; pools and spas; and community gardens. An application may provide on-site common open space through an amenity not on this list if it is readily accessible by all residents for open and social purposes. Common open space provided as part of park dedication requirements pursuant to Municipal Code Section 5-5-1004 may be used to fulfill open space requirements established in this Manual.

2.4.1 Minimum Dimensions

Except for pocket parks and multi-use paths and trails, common open spaces shall be continuous space with no less than 15 feet (continuous) in any given direction.

a. **Pocket Parks**. Pocket parks shall have a minimum width of 50 feet in at least one direction.
b. **Exemption for Multi-use Paths and Trails**. Multi-use paths and trails are not subject to the minimum dimension requirement of 15 feet.

2.4.2 Visibility

Common open spaces shall be located and arranged to allow visibility into the space from pedestrian walkways on the interior of the site. Fencing or barriers shall be designed with transparency to allow visibility.

2.5 Private Recreational Space

Private open spaces are intended for use for each dwelling unit and may include amenities such as private gardens and yards, terraces, porches, patios, decks, and balconies. Where provided, private open spaces shall comply with the following requirements. All multi-family residential projects shall provide private open space for a minimum of 50% of the total number of units at a minimum of 80 square feet per dwelling unit.

Placentia Veterans Village, Placentia, CA.
Source: TCA Architects

2.6 Landscaping

Landscaping shall be utilized for all outdoor areas that are not specifically used for parking, driveways, walkways, patios, or open space. Projects shall comply with additional objective standards in the Irvine Zoning Ordinance Chapter 3-15.

2.6.1 Landscape Buffer

A landscape buffer of a minimum of five feet wide shall be located adjacent to all ground-level residential spaces abutting the exterior or open air space, to provide additional privacy and security for residents. The buffer shall be planted with dense shrubs, which grow to or are maintained at a maximum height of 4 feet.

Projects located in a Very High Fire Hazard Severity Zone shall not be subject to this requirement.

2.6.2 Pedestrian Walkways

Pedestrian walkways shall be flanked with landscaping, including groundcover and shrubs. A tree shall be provided on either side of the walkway every 50 feet of walkway length, on average. Regular alternating intervals of trees on both sides of all walkways may be provided where there is sufficient space to promote healthy tree growth and avoid root damage to adjacent hardscape elements.

Rendering of The Murphy, Irvine, CA.
Source: PLC and Milender White

2.6.3 Plant Selection

Projects shall utilize plant materials consistent with the requirements of the Irvine Zoning Ordinance, Landscape Manual, Landscape Standard Plans, Sustainable Landscape Guidelines, and any other applicable City regulatory document and permit conditions.

2.6.4 Privacy

Landscape screening shall obscure direct sight lines into ground-floor dwelling units and private open space from communal areas such as parking areas, common mailboxes, and pedestrian walkways. Landscaping may be used in combination with walls, fencing, and/or trellises to screen views where consistent with objective standards from the Irvine Zoning Ordinance.

Elements, Irvine, CA. Source: ElementsIrvine.com

CHAPTER 3: BUILDING DESIGN STANDARDS

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Topics for this chapter include building massing and form, façade articulation, roof form, building and unit entrances, fenestration, parking structure design, and building materials and colors.

3.1 Building Form, Massing, and Articulation

3.1.1 Building Form and Hierarchy

Buildings greater than two stories shall be designed to differentiate a defined base; a middle or body; and a top, cornice, or parapet cap. Buildings two stories or less shall include a defined base and top. The "base" and "top" each shall not exceed two stories in height (one-story each). This effect shall be achieved through at least two of the following for all buildings:

a. Color, texture, or material changes.
b. Variations, projections, or reveals in the wall plane.
c. Variations in fenestration size or pattern.
d. Decorative architectural details such as cornices and columns, or arcades.

Rendering of Element (41st Street Townhomes), Oakland, CA.
Source: Axis Designs

3.1.2 Wall Plane Variation

a. *Upper Floor Area Reduction*. For buildings that provide one primary entrance for multiple units, the floor area for upper floors shall be a maximum of 90% of the ground floor area. The upper floor area for each upper floor shall not protrude more than five feet over the first floor along the street frontage.

b. *Horizontal Articulation*. Walls visible from a public right-of-way shall not run in a continuous horizontal plane for more than 40 feet without incorporating articulating features such as glazing, overhangs, cornices, canopies, columns, pilasters, trellises, arches, or other clearly defined projecting or recessed architectural elements.

Rendering of Bluebird Row, Chattanooga, TN.
Source: CBA Architects

3.1.3 Corner Buildings

Corner buildings located at the intersection of two streets (with the exception of private ways and courts) that are greater than two stories in height shall include one or more of the following features on both façades:

a. An entry to ground floor commercial uses or a primary building entrance located within 25 feet of the corner of the building.
b. A different material application, color, or fenestration pattern of windows and doors from the rest of the façade located within 40 feet of the corner of the building on both sides.
c. A change in height of at least five feet (taller or shorter) compared to the height of the abutting façade, located within 40 feet of the corner of the building on both sides.

Rendering of Callia, Phoenix, AZ.
Source: Toll Brothers

3.1.4 Corner Articulation

For buildings with one or more primary entrances to multiple units, a different material application, color, or fenestration pattern of windows and doors from the rest of the facade located within 40 feet of the corner of the buildings on both sides shall be provided on each corner of the building.

3.1.5 Roof Line Variations

a. For buildings with one or more primary entrances to multiple units, roof lines shall not extend horizontally more than 40 feet in length without at least one of the following prominent changes described below

i. Provide variation in roof form, such as hipped, gable, shed, flat, and mansard.
ii. Provide variation in architectural elements, such as parapets, varying cornices, chimneys, and reveals.
iii. Provide variation of roof height of at least 18 inches, as measured from the highest point of each roof line.

b. For buildings with individual unit entrances, roof lines shall not extend horizontally more than 60 feet in length without at least one of the following prominent changes described below

i. Provide variation in roof form, such as hipped, gable, shed, flat, and mansard.
ii. Provide variation in architectural elements, such as parapets, varying cornices, chimneys, and reveals.
iii. Provide variation of roof height of at least 18 inches, as measured from the highest point of each roof line.

Rendering of Cartwright Family Apartments, Irvine, CA.
Source: Cartwright-apartments.com

3.1.6 Flat Roofs and Parapets

Parapets shall be provided around the perimeter of a flat roof.

a. Rooftop equipment shall be located a minimum of five feet away from any roof edge and parapet adjacent to a public right-of-way. Rooftop equipment shall also be screened in accordance with Chapter 3-20 of the Irvine Zoning Ordinance.
b. Interior side of parapet walls shall not be visible from a common open space or public right-of-way.
c. Parapets shall be capped with precast treatment, continuous banding, projecting cornices, dentils, or similar edge treatment.

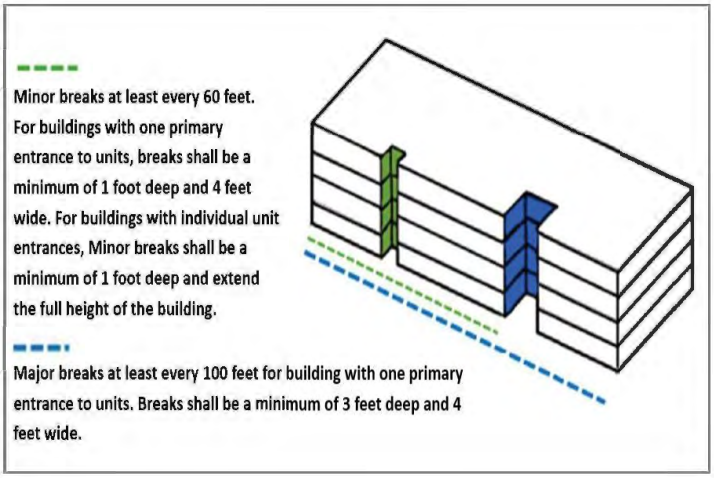
3.1.7 Garages

Garage doors shall be recessed a minimum of four inches from the exterior wall to accentuate patterns and relief. Garages shall not front the primary street unless there is no other driveway access available onsite for residential parking.

3.1.8 Structure Length

Minor and/or major massing breaks shall be provided for buildings specified under the following circumstances:

a. For buildings with one primary entrance to all units:
   i. **Minor.** Minor massing breaks shall be provided at least every 60 feet along the street frontage, adjacent public or common open spaces, publicly accessible outdoor space, or designated open space, with varying setbacks, building entries and recesses, or structural bays. Minor breaks shall be a minimum of one foot deep and four feet wide and extend the full height of the building.

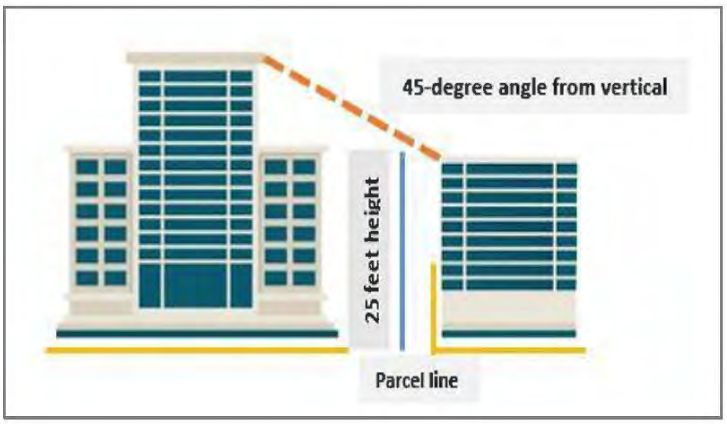


   ii. **Major.** Major massing breaks shall be provided at least every 100 feet along any street frontage, adjacent public open space (or private open space where residents of the building would have access), publicly accessible open space, or designated open space. Massing breaks shall be accomplished by using varying setbacks and/or building entries. Major breaks shall be a minimum three feet deep and four feet wide and extend the full height of the building.
   iii. Any single building frontage shall not be longer than 220 feet without a break of at least 15 feet in depth and 15 feet in length.
b. For buildings with individual unit entrances:
   i. Minor massing breaks shall be provided at least every 60 feet along the street frontage, adjacent public or common open spaces, publicly accessible outdoor space, or designated open space, with varying setbacks, building entries and recesses, or structural bays. Minor breaks shall be a minimum of one foot deep and extend the full height of the building. Buildings with individual unit entrances shall not be subject to providing major massing.

3.1.9 Building Height

Refer to the maximum building height requirements in the Irvine Zoning Ordinance.

a. Buildings shall be designed with variations in building height to create visual interest. On buildings five or more stories in height, one dominant building height shall not exceed 70% of the building footprint and on buildings up to four stories, one dominant height shall not exceed 80% of the building footprint. Parking structures are not included in the calculation.



b. Buildings shall not extend above a plane starting at 25 feet in height directly above the parcel line abutting any residentially zoned parcel and from that point extending in at a 45-degree angle from vertical toward the interior of the site.

3.1.10 Exterior Stairwells

Exterior stairwells shall not be oriented to the public right-of-way. Exterior stairwells shall face interior spaces, such as plazas and gathering areas, parking areas, and pedestrian pathways and shall not be separated from these areas for safety and security.

Ship Street Apartments, Seattle, WA.
Source: b9 Architects

Graceland Apartments, Seattle, WA.
Source: b9 Architects

3.1.11 Building Themes

a. Buildings shall carry the same theme on all elevations. For purposes of this requirement, a theme includes primary (non-accent) materials and colors.
b. Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are not distinguishable.

3.2 Building and Unit Entrances

Entrances for buildings and individual units shall incorporate architectural treatments such as feature window details, towers, decorative veneer or siding, porches, stoops and/or changes in roofline or wall planes.

Rendering of Memorial Care San Clemente, San Clements, CA.
Source: TCA Architects

3.2.1 Common Building Entrance

For buildings with one primary entrance that provides interior access to multiple individual dwelling units, the primary building entrance must face the street.

a. Primary building entries serving multiple units shall be easily identifiable and designed with distinctive massing. Entries may include recessed or projecting elements, and/or a change in roofline.
b. Primary building entries shall include either projected or recessed weather protection with a depth and width that is as wide as the entry with a minimum projection of 4 feet.

201 Marshall, Redwood City, CA; Source: TCA Architects

888 San Mateo, San Mateo, CA: Source: TCA Architects

c. Entryways shall not be separated from the street or common open space areas such as landscaped courtyards, plazas, or paseos by vehicular parking, a wall, fence, or landscaping taller than three feet in height.
d. Primary common building entrances shall provide decorative and accent paving that spans the entire length of the building entrance and extends to the public right-of-way. This paving shall contrast in color and texture from the adjacent pedestrian walkway paving.

Verdant Apartments, San Jose, CA
Source: Verdant-apts.com

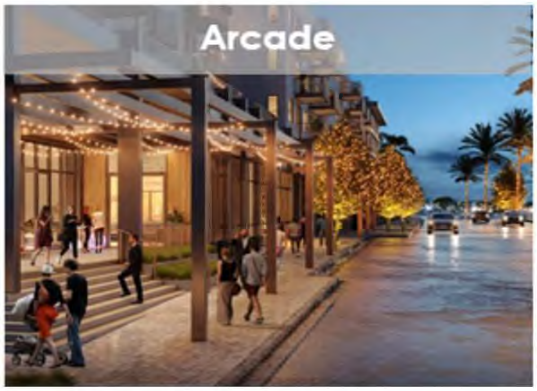
Artisan Crossing, Belmont, CA
Source: Artisan-Crossing.com

3.2.2 Individual Unit Entrance

a. On lots where units have individual exterior entrances, all ground floor units with street frontage must have an entrance that faces the street. If any wall of a ground floor unit faces the street, the unit must comply with the following requirements:

i. Buildings with individual exterior entrances shall be articulated with stoops, porches, balconies, overhangs, arcades (i.e., facades with an attached colonnade covered by upper stories where the sidewalk is fully incorporated under the roof), recessed forecourts (i.e., recessed courts within a storefront gallery or arcade frontage suitable for gardens, vehicular drop-offs and utility off-loading), galleries (i.e., storefronts with an attached colonnade that projects over the sidewalk and encroaches into the public right-of-way), and other architectural devices that articulate the façade.

Rendering of 330 Distel Circle, Los Altos, CA.
Source: KTGY Architects



Rendering of Residences at Northridge, Northridge, CA.
Source: TCA Architects

Rendering of Nubian Square, Roxbury MA.
Source TAT Architects

Rendering of Jantzen Apartments, Portland, OR.
Source: SERA Architects

ii. Entryways shall not be separated from the street by vehicular parking, a wall, fence, or landscaping taller than three feet in height.

iii. *Weather Protection*. Entrances shall have either a projected sheltering element or be recessed from the main façade; the projection or recess shall have a minimum depth of 24 inches.

Elements Wood, Irvine, CA.
Source: ElementsIrvine.com

b. If exterior corridors are proposed, exterior entrances to individual units on upper floors are permitted through an exterior corridor. No exterior access corridor providing access to upper-floor units shall be longer than 40 horizontal feet.
c. On lots where units have individual exterior entrances, all ground floor units without street frontage may face the interior of the lot and must be oriented to common areas such as paseos, courtyards, parking areas, and active landscape areas.
d. A pedestrian walkway that is a minimum of 4 feet in width shall provide a connection between the public street and all building entrances that are required by Chapters 1 and 2 of this Manual. Where site grades prohibit direct access to the street, a separate walkway may be provided at the top or bottom of the finished grade for entryways along the street.

3.3 Windows and Doors

a. Street-facing building walls shall provide clear glass windows or doors for a minimum of 35% of the building frontage. All structured parking facilities are exempt from this standard and are excluded from this calculation.
b. When dwelling units are abutting common open space areas, a minimum of one window from each dwelling unit shall be located to overlook any common area.
c. Window and door style, material, shape, and proportion shall be consistent on all elevations.
d. Windows shall be designed to include a variation in opening size, varied and/or orderly grouping of windows, or use of recessed windows (minimum three inches for surrounding wall plane). No blank wall areas (without windows or entrances) exceeding 20 linear feet shall be permitted.
e. All windows facing a public right-of-way and visible from public view shall feature enhanced window treatments, such as decorative architectural brackets, trim, shutters, awnings, and/or trellises.

f. A window trim of at least one inch in width shall be provided at all exterior window and door openings. In lieu of exterior window trim, windows can be recessed from the wall plane by a minimum of three inches.
g. The use of functional or decorative shutters shall reflect the same dimensions as the adjacent window glazing.
h. Mirrored glass is prohibited to minimize off-site glare and maximize transparency.

Rendering of Plaza Verde, Irvine, CA.
Source: KTGY Architecture + Planning

3.4 Parking Structure Treatments

3.4.1 Freestanding Parking Structures

Portions of any parking structure facing a street shall be lined with residential units or community/commercial facilities so that at least 70% of the ground floor length of the parking structure is visually screened from the street.

a. Parking structures that are located along property lines, not directly adjacent to streets and/or parks shall utilize architectural detailing, facade treatment, or other architectural features to enhance the facade.
b. The landscape area shall be a minimum of 8 feet in depth at the ground level where the landscaping is the only means of visual screening.
c. Upper levels of any structures shall be of similar color and material to adjacent buildings and include enhanced architectural treatment to provide facade variation. View of cars shall be screened by a 42 inch high parapet.

3.4.2 Podium Parking Structures

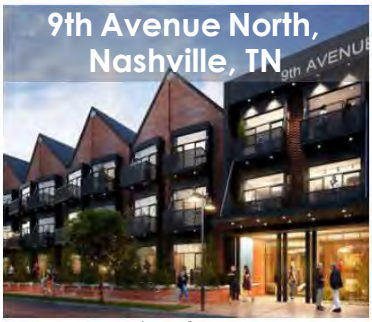
a. Exposed portions shall be architecturally treated with stoops, porches, courtyards, vents and screened with landscape planting.
b. Where a podium parking structure extends higher than 3.5 feet above grade it shall be treated as a freestanding parking structure and be subject to freestanding parking structure requirements.

3.5 Materials and Colors

Source: Whitney Kamman Photography; Zakara Photography

Source: AO Architects

Source: ElementsIrvine.com



Source: Humphrey & Partners

3.5.1 Variation Between Buildings – Projects with Multiple Buildings

For projects with multiple buildings, the colors or materials of exterior walls, doors, and accents (such as window trim) shall vary for each building.

3.5.2 Consistency Between Elevations

The same materials, colors, and styles of windows, doors, roofs, decks, balconies, exterior staircases, porches, and any façade treatment shall be used on more than one elevation of a building.

3.5.3 Wall Material

The primary exterior siding material for buildings shall be wood, stone, brick, stucco, fiber cement, composite wood, or stone. Plywood is prohibited.

3.5.4 Chimneys

Chimneys shall either be painted the same color as the exterior wall or constructed with the same materials present on other accents or elements of the façade.

3.5.5 Balconies

Balconies shall be constructed with the same materials present on other accents or elements of the facade.

3.5.6 Material Transition

For buildings providing one primary entrance to multiple units, changes in material shall occur on opposing walls at the corner of intersecting walls or at architectural features that break up the wall plane, such as columns.

3.5.7 Accent Material

Use of two or more accent materials such as glass, tile, brick, stone, concrete, or plaster, which differ from the primary exterior siding material, shall be incorporated to highlight building features.

3.5.8 Building Color

Building exteriors shall be designed to incorporate the use of contrasting/complementary colors and materials which reflect rather than absorb sunlight. Primary exterior building colors shall be used over

65% of percent of the building exterior, or more, and shall utilize neutral, earth tone colors including but not limited to white, off-white, light ochre, beige, or other neutral earth tones with other darker tones/colors used to accentuate door or window openings, cornices, and other architectural elements/features.

3.5.9 Glass Building Wall

Building elevations that include a glass curtain wall shall be designed to incorporate a contrast/ratio between punched openings and curtain wall elements. Curtain wall elements shall not exceed 85 percent of any one building facade.

4

Aurum, Irvine, CA. Source: AO Architects

CHAPTER 4: ADDITIONAL MIXED-USE STANDARDS

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The following standards shall be implemented by mixed-use projects in addition to the standards in Chapter 3: Building Design Standards. Topics in this chapter specifically remedy potential conflicts and considerations derived from the integration of various uses. The following standards are categorized by vertical and horizontal mixed-uses; all standards apply to structures that contain either or both vertical and horizontal mixed-uses.

4.1 Vertical Mixed-Use

The following standards apply to all vertical mixed-use buildings where there are multiple uses (e.g., residential, and non-residential uses) on different floors of the same building.

Rendering of Fourth Street Apartments, Santa Ana, CA.
Source: Red Oak Investments

4.1.1 Ground Floor Use and Activity

In addition to non-residential uses, common open spaces, amenities, and leasing offices are allowed on the ground floor along the primary street. Residential dwelling units shall not be located within the ground floor space along the primary street.

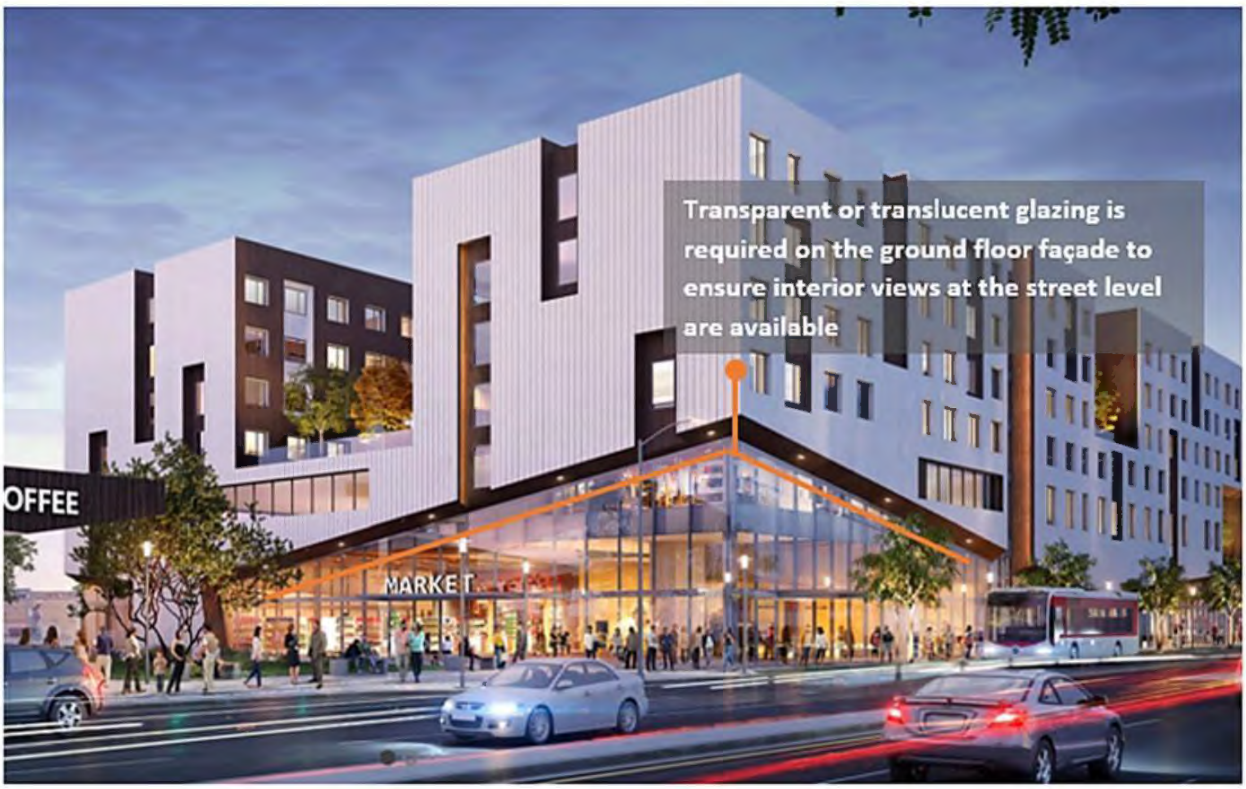
4.1.2 Ground Floor Height

Mixed-use buildings with one primary entrance for multiple units shall incorporate a minimum ground floor height (measured from floor to floor) of 14 feet.

4.1.3 Ground Floor Transparency

Mixed-use buildings located adjacent to a primary street shall include windows and doors for a minimum of 50% of the facade along the ground floor. The area of signage and posters within a window display shall not count towards this requirement.

a. Parking garages are not required to meet the ground floor transparency requirement.
b. Transparent or translucent glazing is required on the ground floor façade. Opaque, reflective, or dark tinted glass that obstructs interior views at the street level is not permitted.



Rendering of Evermont, Los Angeles, CA.
Source: TCA Architects

4.1.4 Product Displays

The bottom of any product display window shall be between 18 to 35 inches in height, as measured from the height of the finished grade of the sidewalk. Product display windows shall be internally lit.

4.1.5 Ground Floor Pedestrian Scale

Mixed-use building façades providing one primary entrance to multiple units that are located adjacent to the primary street shall provide two of the following for every 40 feet in façade length.

a. An awning, canopy, or other shade/weather protection structure a minimum of 10 feet in height as measured from the height of the finished sidewalk.
   i. If provided as one continuous awning, canopy, or other shade/weather protection structure, the structure shall extend a minimum of 10 feet in length.
   ii. If provided as multiple awnings, canopies, or other shade/weather protection structures, the structure shall be provided at a minimum over every window.
b. A change in exterior wall material consistent with Chapter 3.4, Materials and Colors.

c. Planter boxes located under each window or on either side of entry doors, each a minimum of four feet in length.
d. Signage projecting from the building façade wall at a perpendicular angle, or signage attached to a fixed canopy or awning. Signage shall adhere to Division 7 of the Zoning Ordinance.

Rendering of 330 Distel Circle, Los Altos, CA.
Source: KTGY Architecture + Planning

4.2 Horizontal Mixed-Use

The following standards apply to all horizontal mixed-use developments where there are multiple uses (e.g., residential, and non-residential) in the same building or within different buildings that are part of the same project or development site:

Renderings of Cypress City Center, Cypress, CA.
Source: AO Architects

4.2.1 Pedestrian Circulation

Pedestrian walkways shall connect multiple buildings throughout the site, as per Chapter 2.3 Pedestrian Circulation and Access.

4.2.2 Access to Common Open Spaces

Commercial tenants, visitors, and residents shall have access to open space areas.

4.2.3 Nuisances and Hazards

General Requirement

Buildings shall be located and sited in compliance with objective standards in the Irvine Zoning Ordinance as related to noise, vibration, odor, glare, and other nuisances and hazards.

Non-Residential Back of House and Outdoor Receiving Areas

a. Back of house areas include all behind-the-scenes areas that are not intended for customers to see. This includes, but is not limited to, offices, storage areas, kitchen and preparation areas, trash storage, and delivery areas. All back of house and outdoor receiving areas shall be incorporated as part of the overall building design with similar materials, colors, and architectural features. Back of house areas shall be fully screened by mature landscaping or other similar screening materials so that these areas are not visible from any residential units.
    i. Where back of house areas absolutely cannot be incorporated into a building, they shall be located at the rear of the site in freestanding, completely enclosed structures designed to be compatible with the architecture of the rest of the development.

Hotels and Outdoor Dining Areas

a. Hotel main entries shall be oriented away from residential unit entries and balconies.
b. Outdoor dining areas shall be oriented away from residential unit entries.
c. Hotel main entries and outdoor dining areas shall be separated from residential units by mature landscaping or other similar screening materials.
d. Hotel main entries and outdoor dining areas shall incorporate the following design strategies to provide privacy for residential uses: offsetting windows, clerestory windows, opaque treatment on windows.

5

The Carlyle Irvine, CA. Source: Livecarlyle.com

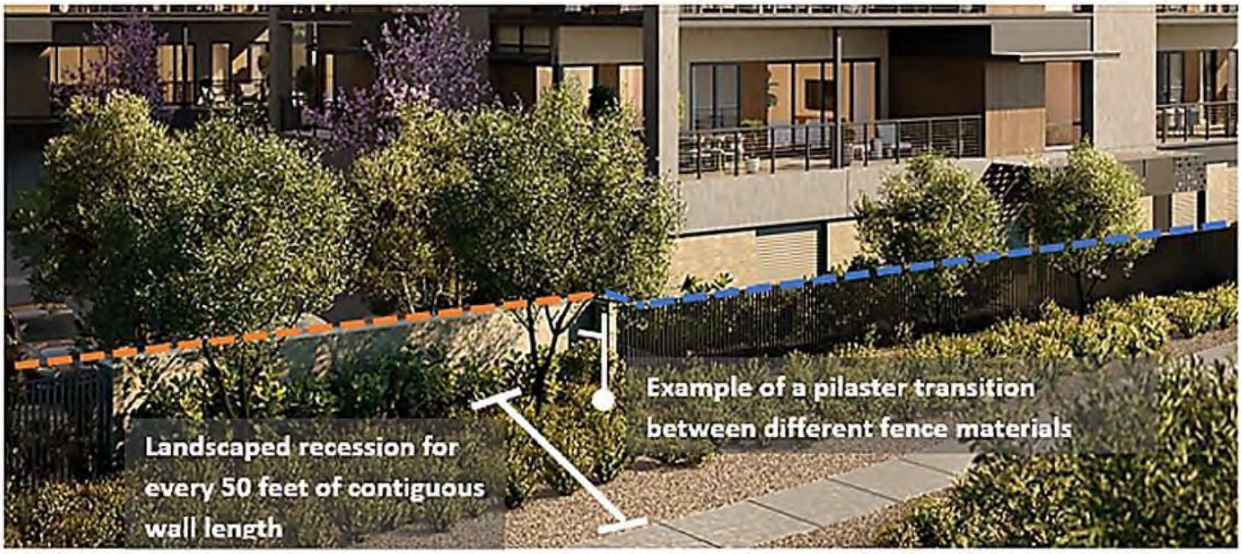
CHAPTER 5: UTILITARIAN DESIGN STANDARDS

CHAPTER 5: UTILITARIAN DESIGN STANDARDS

The following standards relate to the operational fixtures and structures of multi-family residential and mixed-use buildings.

5.1 Community Delivery Center – Projects of 20 or More Units

For all developments consisting of 20 or more residential units, a delivery room , consolidated mailbox, or mail pick-up and drop-off location shall be provided. Outdoor consolidated mailbox or mail pick-up and drop-off locations shall be designed and operate in accordance with United States Postal Service requirements. This amenity shall have direct pedestrian access to the public right-of-way for delivery personnel. A dedicated United States Postal Service parking space shall be provided near the community delivery center.



Rendering of Portico – One Scottsdale, Scottsdale, AZ.
Source: KTGY Architecture + Planning

5.2 Fences and Walls

5.2.1 Fence Materials

a. Fences, walls, and gates shall be architecturally treated on both sides. Fence, wall, and gate materials and finishes shall be constructed of quality and durable materials. Refer to Irvine Zoning Ordinance Chapter 3-35 for permitted and prohibited materials.
b. Where fences and walls of different materials or finish touch or intersect, a transition such as a pilaster shall be provided.

5.2.2 Retaining Wall Materials

a. Retaining walls shall be constructed of masonry material such as brick, poured-in place concrete with architectural finish, stone, or ornamental/split face concrete blocks.
b. Where retaining walls of different materials or finish touch or intersect, a transition such as a pilaster shall be provided.

5.2.3 Fence and Wall Relief

a. Exterior fences/walls abutting a public right-of-way shall provide a landscaped recession for every 50 feet of continuous wall length or a landscape buffer from the street. The landscaped recession shall accommodate a mature tree.
b. A fence or wall located adjacent to a public sidewalk or trail shall integrate an illuminated pedestrian entry gate a minimum of every continuous wall length of 200 feet, on average.

RIZE, Irvine, CA.
Source: OC Register

5.3 Lighting

Refer to Irvine Zoning Ordinance Chapter 3-16 and Municipal Code Chapter 5, Uniform Security Code.

5.3.1 General Provisions

a. All pedestrian walkways, parking areas, structure entries, refuse, and recycling enclosures and common space areas shall be illuminated for safety and security.
b. All entry signs, directional signs, and unit and structure identifiers shall be externally illuminated for visibility at night. Illumination shall comply with Division 7 of the Irvine Zoning Ordinance.
c. All lighting shall be fully shielded and directed downward.
d. Lighting shall not spill beyond the intended area and shall not extend off-site.

5.3.2 Outdoor Light Fixtures

a. Outdoor light fixtures including pole lights, wall mounted lights and bollards shall all be hooded, fully shielded, and aimed downward.
b. Outdoor light fixtures and poles shall match other site furnishings in design, color, and finish.
c. All project outdoor light fixtures and poles shall be of consistent design, color, and finish.

5.4 Equipment and Utility Screening

5.4.1 Wall-mounted Utilities

Wall-mounted utility elements such as wires, conduits, junction boxes, transformers, ballasts, backflow devices, irrigation controllers, switch and panel boxes, utilities such as gas and electrical meters, and any other similar equipment shall be located at interior corners of building walls, or behind buildings or screened by landscape elements that conceal them from the view of pedestrian walkways, communal gathering areas, and the public right-of-way.

All wall-mounted elements shall be located at interior corners of building walls or behind building elements that conceal them from the view of pedestrian walkways. All flashing, sheet metal vents, exhaust fans/ventilators, downspouts, and pipe stacks shall be painted to match the adjacent roof or wall material and/or color.

5.4.2 Ground-mounted and Rooftop Equipment

Ground-mounted and rooftop equipment shall comply with outdoor storage and equipment area screening requirements in Chapter 3-20 of the Irvine Zoning Ordinance.

5.5 Refuse and Recycling

Refuse and recycling areas shall be located within a building, incorporated into the exterior building design, or located within a detached enclosure designed and placed as follows:

5.5.1 Location

The enclosure shall be located to the rear or side of the building and within 500 feet of an access point to the units served. The enclosure shall not be oriented towards the primary street frontage.

5.5.2 Screening

The enclosure shall be enclosed within a solid wall without breaks or transparency and having a gate or door. Enclosures shall be shielded from view within a building or area enclosed by a wall not less than six feet in height and have a roof to protect the refuse and recycling areas. Enclosures shall also comply with design requirements in Section 3-23-4 of the Irvine Zoning Ordinance.

5.5.3 Materials

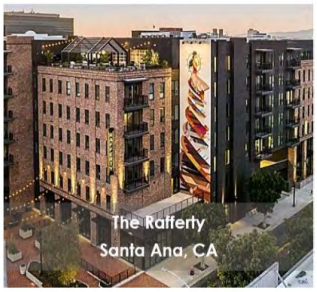
The enclosure shall incorporate the same materials and colors of the primary building design.

5.6 Signs

Sign design shall comply with the objective requirements of Irvine Zoning Ordinance Division 7 – Signs.

5.7 Public Art

Developments with 50 or more units shall provide at least one public art amenity. Public art shall be approved by the City's Public Arts Commission or Community Services Commission.



Source: Trulia.com

Source: AO Architects

Volar Apartments, Irvine, CA; Source: Garden Communities CA

OBJECTIVE DESIGN STANDARDS CHECKLIST

All projects subject to the Objective Design Standards Manual shall submit a completed checklist.

CHAPTER 2 CHECKLIST

2.1 SITE LAYOUT AND BUILDING PLACEMENT					CITY USE ONLY		
					2.1 SITE LAYOUT AND BUILDING PLACEMENT		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.1.1.	**Common Recreation Space Adjacent to Primary Street – Projects with 50 or More Units** Projects of 50 units or more shall include at least one common open space located outdoors and adjacent to the primary street. The common open space should provide an opportunity for neighborhood interaction, such as a courtyard, picnic/sitting area, or play area. This gathering space counts towards the requirements of Chapter 4, Common Open Space – Projects of 20 or More Units.	☐	☐	☐	☐	☐	☐
Applicant comments and/of further explanation of compliance (optional).					***City comments (optional).***		

2.2 VEHICULAR PARKING AND ACCESS					CITY USE ONLY		
					2.2 VEHICULAR PARKING AND ACCESS		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.2.1.a.	**Primary Access**. Side street or alley access shall serve as the primary vehicular access to parking and carport areas, if available. If not available, the primary street may provide vehicular access.	☐	☐	☐	☐	☐	☐
2.2.1.b.	**Number of Access Points**. A maximum of one vehicle access point from the street is permitted per 100 linear feet of street frontage. Private courts and ways which are internal to the housing development project may be exempt from this standard.	☐	☐	☐	☐	☐	☐
2.2.1.c.	**Enhanced Paving and Pedestrian Connections for Entry Driveways**. Entry driveways connecting public streets to the interior of the site shall use enhanced paving treatment with patterned and/or colored pavers, bricks, or decorative colored and scored concrete, a minimum of 12 feet in width as measured from the back of sidewalk or landscape planter abutting the driveway, whichever is closest, and spanning the width of the driveway. Vehicular driveways with access to public streets shall also provide sidewalks and connections on both sides of the driveway and shall be accessible in accordance with all applicable regulations in the Americans with Disabilities Act and with City Building and Safety and Public Works requirements.	☐	☐	☐	☐	☐	☐

2.2 VEHICULAR PARKING AND ACCESS (CONTD.)					CITY USE ONLY		
					2.2 VEHICULAR PARKING AND ACCESS (CONTD.)		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.2.2.	**Number of Parking Spaces.** The provisions of Division 4 – Parking of the Irvine Zoning Ordinance shall be implemented except as defined by Section 65585 of the Government Code.	☐	☐	☐	☐	☐	☐
2.2.3.a.	**Traffic Calming Measures. Private Streets.** Projects with privately owned or maintained streets shall implement traffic calming measures and techniques approved by the City's Public Works Department. Examples of such traffic calming tools include, but are not limited to, speed tables and speed cushions, angled street parking, high-visibility crosswalks, and intersection bulb-outs.	☐	☐	☐	☐	☐	☐
2.2.3.b.	**Loading, Moving, and Service Areas**. One off-street loading space or moving plaza shall be provided for every 150 units. All required loading, moving, and service areas shall be located along a façade other than the primary building frontage, and/or at the rear or side of the site. Loading, moving, and service areas shall be located to not disrupt or block the flow of onsite and offsite vehicular traffic. Loading, moving, and service areas shall not be located within 50 lineal feet of private or common open space areas (unless separated by a building wall) and shall be either incorporated into the design of vehicular access areas or visually screened from the public right-of-way with walls, solid fencing, and/or dense evergreen vegetation. Loading spaces shall be identified through signage to reserve the loading space for exclusive use by moving vans and delivery vehicles. Refer to Chapter 3-17 - Loading Dock Areas of the Zoning Ordinance for loading requirements.	☐	☐	☐	☐	☐	☐

2.2 VEHICULAR PARKING AND ACCESS (CONTD.)					CITY USE ONLY		
					2.2 VEHICULAR PARKING AND ACCESS (CONTD.)		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.2.3.c.	**Passenger Pick-up and Drop-off Location and Ridehsare Loading Area**. Projects with 50 or More Units with one primary entrance for all units. Projects with 50 or more units shall provide at least one pick-up and drop-off location within 100 feet of a common open space (such as a lobby, community clubhouse, or pool) or within 100 feet of a vehicular access point. The passenger loading spaces shall be at least the size of a full-size uncovered parking space, as identified in Chapter 4-4 – Design Standards of the Zoning Ordinance and shall be clearly marked and visible from an entry driveway (access point) into the site. The drop-off and pick-up locations must be incorporated into the design of parking areas and shall not impede vehicular circulation of self-parking areas or obstruct emergency vehicle access to the buildings.	☐	☐	☐	☐	☐	☐
2.2.3.d.	**Vehicle Light Intrusion**. Vehicle parking areas shall be located, oriented, and/or screened to prevent visual intrusion of vehicle lights into habitable residential spaces. Where parking areas are located within 15 feet of a residential unit, they shall be located within a garage, carport, or parking structure, or screened by a solid wall, fence, or landscaping a minimum 6 feet in height.	☐	☐	☐	☐	☐	☐
Applicant comments and/of further explanation of compliance (optional).					***City comments (optional).***		

2.3 PEDESTRIAN CIRCULATION AND ACCESS					CITY USE ONLY 2.3 PEDESTRIAN CIRCULATION AND ACCESS		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.3.1.	**General.** Paved or hardscape on-site pedestrian circulation and access shall be provided according to the following standards:	☐	☐	☐	☐	☐	☐
2.3.1.a	Pedestrian walkways shall connect residential units to areas throughout the site, such as vehicle parking areas, bicycle parking areas, common open space, waste and recycling enclosures, and other amenities.	☐	☐	☐	☐	☐	☐
2.3.1.b	Pedestrian walkways shall connect public sidewalks to all building entrances and vehicle and bike parking areas.	☐	☐	☐	☐	☐	☐
2.3.1.c	Pedestrian walkways shall connect primary building entrances through the site interior to all transit stops directly adjacent to the project, if applicable.	☐	☐	☐	☐	☐	☐
2.3.1.d	Pedestrian walkways shall connect multiple buildings throughout the site, if applicable.	☐	☐	☐	☐	☐	☐
2.3.1.e.	Primary pedestrian entries for commercial/retail uses within mixed-use projects must be directly from a street or plaza.	☐	☐	☐	☐	☐	☐
2.3.1.f	Pedestrian walkways shall be provided along the project frontage where a project fronts on or is served by internal private driveways, private streets, or shared-access drives.	☐	☐	☐	☐	☐	☐

2.3 PEDESTRIAN CIRCULATION AND ACCESS (CONTD.)					CITY USE ONLY 2.3 PEDESTRIAN CIRCULATION AND ACCESS (CONTD.)		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.3.2	Private pedestrian walkways shall be provided with a minimum width of four feet along the entire length, according to the following standards:	☐	☐	☐	☐	☐	☐
2.3.2.a.	**Materials.** Walkways shall be constructed of firm, stable, and slip-resistant materials, such as poured-in-place concrete (including stamped concrete), permeable paving, or concrete pavers.	☐	☐	☐	☐	☐	☐
2.3.2.b.	**Enhanced Paving for Pedestrian Crossings**. Where a pedestrian walkway intersects with a vehicle accessway, the pedestrian crossing shall include enhanced paving treatment using patterned and/ or colored pavers, brick, or decorative colored and scored concrete. Pedestrian crossings shall feature enhanced paving with a minimum width of five feet and span the length of the intersecting drive area. Private courts utilized to access garages serving individual dwellings are not subject to this requirement.	☐	☐	☐	☐	☐	☐
2.3.2.c	**Landscaping**. See Irvine Zoning Ordinance Chapter 3-15, Landscaping , for landscaping requirements adjacent to pedestrian walkways.	☐	☐	☐	☐	☐	☐
Applicant comments and/of further explanation of compliance (optional).					***City comments (optional).***		

2.4 COMMON OPEN SPACE - PROJECTS OF 20 OR MORE UNITS					CITY USE ONLY 2.4 COMMON OPEN SPACE - PROJECTS OF 20 OR MORE UNITS		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.4	Projects of 20 or more units shall provide on-site common open spaces at a minimum of 100 square feet per unit. Common open space includes amenities accessible to all residents such as play areas, community centers, courtyards, gathering and picnic spaces, rooftop lounges, multi-use paths/trails, pocket parks, athletic/recreational courts or gyms, dog runs and enclosures; pools and spas; and community gardens. An application may provide on-site common open space through an amenity not on this list if it is readily accessible by all residents for open and social purposes. Common open space provided as part of park dedication requirements pursuant to Municipal Code Section 5-5-1004 may be used to fulfill open space requirements established in this Manual.	☐	☐	☐	☐	☐	☐
2.4.1.	**Minimum Dimensions.** Except for pocket parks and multi-use paths and trails, common open spaces shall be continuous space with no less than 15 feet (continuous) in any given direction.	☐	☐	☐	☐	☐	☐

2.4 COMMON OPEN SPACE - PROJECTS OF 20 OR MORE UNITS (CONTD.)					CITY USE ONLY 2.4 COMMON OPEN SPACE - PROJECTS OF 20 OR MORE UNITS (CONTD.)		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.4.1.a.	**Pocket Parks**. Pocket parks shall have a minimum width of 50 feet in at least one direction.	☐	☐	☐	☐	☐	☐
2.4.1.b.	**Exemption for Multi-use Paths and Trails**. Multi-use paths and trails are not subject to the minimum dimension requirement of 15 feet.	☐	☐	☐	☐	☐	☐
2.4.2.	**Visibility.** Common open spaces shall be located and arranged to allow visibility into the space from pedestrian walkways on the interior of the site. Fencing or barriers shall be designed with transparency to allow visibility.	☐	☐	☐	☐	☐	☐
Applicant comments and/of further explanation of compliance (optional).					***City comments (optional).***		

2.5 PRIVATE RECREATIONAL SPACE					CITY USE ONLY		
					2.5 PRIVATE RECREATIONAL SPACE		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.5.	Private open spaces are intended for use for each dwelling unit and may include amenities such as private gardens and yards, terraces, porches, patios, decks, and balconies. Where provided, private open spaces shall comply with the following requirements. All multi-family residential projects shall provide private open space for a minimum of 50% of the total number of units at a minimum of 80 square feet per dwelling unit.	☐	☐	☐	☐	☐	☐
Applicant comments and/of further explanation of compliance (optional).					***City comments (optional).***		

2.6 LANDSCAPING					CITY USE ONLY		
					2.6 LANDSCAPING		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.6.	Landscaping shall be utilized for all outdoor areas that are not specifically used for parking, driveways, walkways, patios, or open space. Projects shall comply with additional objective standards in the City of Irvine Zoning Ordinance Chapter 3-15.	☐	☐	☐	☐	☐	☐
2.6.1	**Landscape Buffer.** A landscape buffer of a minimum of five feet shall be located adjacent to all ground-level residential spaces abutting the exterior or open air space, to provide additional privacy and security for residents. The buffer shall be planted with dense shrubs , which grow to or are maintained at a maximum height of 4 feet. Projects located in a Very High Fire Hazard Severity Zone shall not be subject to this requirement.	☐	☐	☐	☐	☐	☐
2.6.2	**Pedestrian Walkways.** Pedestrian walkways shall be flanked with landscaping, including, groundcover and shrubs. A tree shall be provided on either side of the walkway every 50 feet of walkway length, on average. Regular alternating intervals of trees on both sides of all walkways may be provided where there is sufficient space to promote healthy tree growth and avoid root damage to adjacent hardscape elements.	☐	☐	☐	☐	☐	☐

2.6 LANDSCAPING (CONTD.)					2.6 LANDSCAPING (CONTD.)		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
2.6.3	**Plant Selection.** Projects shall utilize plant materials consistent with the requirements of the City of Irvine Zoning Ordinance and any applicable permit conditions.	☐	☐	☐	☐	☐	☐
2.6.4	**Privacy.** Landscape screening shall obscure direct sight lines into ground-floor dwelling units and private open space from communal areas such as parking areas, common mailboxes, and pedestrian walkways. Landscaping may be used in combination with walls, fencing, and/or trellises to screen views where consistent with objective standards from the City of Irvine Zoning Ordinance.	☐	☐	☐	☐	☐	☐
Applicant comments and/of further explanation of compliance (optional).					***City comments (optional).***		

CHAPTER 3 CHECKLIST

3.1 BUILDING FORM, MASSING, AND ARTICULATION					CITY USE ONLY		
					3.1 BUILDING FORM, MASSING, AND ARTICULATION		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.1.1	**Building Form and Hierarchy.** Buildings greater than two stories shall be designed to differentiate a defined base; a middle or body; and a top, cornice, or parapet cap. Buildings two stories or less shall include a defined base and top. The "base" and "top" each shall not exceed two stories in height (one-story each). This effect shall be achieved through at least two of the following for all buildings:	☐	☐	☐	☐	☐	☐
3.1.1.a.	Color, texture, or material changes. ☐						
3.1.1.b.	Variations, projections, or reveals in the wall plane. ☐						
3.1.1.c.	Variations in fenestration size or pattern. ☐						
3.1.1.d.	Decorative architectural details such as cornices and columns, or arcades. ☐						
3.1.2.a.	**Wall plane Variation. Upper Floor Area Reduction.** For buildings that provide one primary entrance for multiple units, the floor area for upper floors shall be a maximum of 90% of the ground floor area. The upper floor area for each upper floor shall not protrude more than five feet over the first floor along the street frontage.	☐	☐	☐	☐	☐	☐

3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)					CITY USE ONLY 3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.1.2.b	**Wall Plane Variation. Horizontal Articulation.** Walls visible from a public right-of-way shall not run in a continuous horizontal plane for more than 40 feet without incorporating articulating features such as glazing, overhangs, cornices, canopies, columns, pilasters, trellises, arches, or other clearly defined projecting or recessed architectural elements.	☐	☐	☐	☐	☐	☐
3.1.3.	**Corner Buildings**. Corner buildings located at the intersection of two streets (with the exception of private ways and courts) that are greater than two stories in height shall include one or more of the following features on both façades:	☐	☐	☐	☐	☐	☐
3.1.3.a.	**An entry to ground floor commercial uses or a primary building entrance located within 25 feet of the corner of the building.** ☐						
3.1.3.b.	**A different material application, color, or fenestration pattern of windows and doors from the rest of the façade located within 40 feet of the corner of the building on both sides.** ☐						
3.1.3.c.	**A change in height of at least five feet (taller or shorter) compared to the height of the abutting façade, located within 40 feet of the corner of the building on both sides.** ☐						
3.1.4	**Corner Articulation**. For buildings with one or more primary entrances to multiple units, a different material application, color, or fenestration pattern of windows and doors from the rest of the facade located within 40 feet of the corner of the buildings on both sides shall be provided on each corner of the building.	☐	☐	☐	☐	☐	☐

3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)					CITY USE ONLY 3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.1.5.a	For buildings with one or more primary entrances to multiple units, roof lines shall not extend horizontally more than 40 feet in length without at least one of the following prominent changes described below:	☐	☐	☐	☐	☐	☐
3.1.5.a.i.	**Provide variation in roof form, such as hipped, gable, shed, flat, and mansard.** ☐						
3.1.5.a.ii..	**Provide variation in architectural elements, such as parapets, varying cornices, chimneys, and reveals.** ☐						
3.1.5.a.iii.	**Provide variation of roof height of at least 18 inches, as measured from the highest point of each roof line.** ☐						
3.1.5.b.	For buildings with individual unit entrances, roof lines shall not extend horizontally more than 60 feet in length without at least one of the following prominent changes described below:	☐	☐	☐	☐	☐	☐
3.1.5.b.i.	**Provide variation in roof form, such as hipped, gable, shed, flat, and mansard.** ☐						
3.1.5.b.ii.	**Provide variation in architectural elements, such as parapets, varying cornices, chimneys, and reveals.** ☐						
3.1.5.b.iii.	**Provide variation of roof height of at least 18 inches, as measured from the highest point of each roof line.** ☐						

3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)					CITY USE ONLY 3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.1.6.	**Flat Roofs and Parapets.** Parapets shall be provided around the perimeter of a flat roof.	☐	☐	☐	☐	☐	☐
3.1.6.a.	Rooftop equipment shall be located a minimum of five feet away from any roof edge and parapet adjacent to a public right-of-way. Rooftop equipment shall also be screened in accordance with Chapter 3-20 of the Irvine Zoning Ordinance.	☐	☐	☐	☐	☐	☐
3.1.6.b.	Interior side of parapet walls shall not be visible from a common open space or public right-of-way.	☐	☐	☐	☐	☐	☐
3.1.6.c.	Parapets shall be capped with precast treatment, continuous banding, projecting cornices, dentils, or similar edge treatment.	☐	☐	☐	☐	☐	☐
3.1.7.	**Garages**. Garage doors shall be recessed a minimum of four inches from the exterior wall to accentuate patterns and relief. Garages shall not front the primary street unless there is no other driveway access available onsite for residential parking.	☐	☐	☐	☐	☐	☐

3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)					CITY USE ONLY 3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.1.8.	**Structure Length**. Minor and/or major massing breaks shall be required for buildings specified under the following circumstances:	☐	☐	☐	☐	☐	☐
3.1.8.a.i.	**Minor**. For buildings with one primary entrance to all units, Minor massing breaks shall be provided at least every 60 feet along the street frontage, adjacent public or common open spaces, publicly accessible outdoor space, or designated open space, with varying setbacks, building entries and recesses, or structural bays. Minor breaks shall be a minimum of one foot deep and four feet wide and extend the full height of the building.	☐	☐	☐	☐	☐	☐
3.1.8.a.ii	**Major**. For buildings with one primary entrance to all units, Major massing breaks shall be provided at least every 100 feet along any street frontage, adjacent public open space (or private open space where residents of the building would have access), publicly accessible open space, or designated open space. Massing breaks shall be accomplished by using varying setbacks and/or building entries. Major breaks shall be a minimum three feet deep and four feet wide and extend the full height of the building.	☐	☐	☐	☐	☐	☐
3.1.8.a.iii.	For buildings with one primary entrance to units, any single building frontage shall not be longer than 220 feet without a break of at least 15 feet in depth and 15 feet in length.	☐	☐	☐	☐	☐	☐

3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)					CITY USE ONLY 3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.1.8.b.i	For buildings with individual unit entrances, i.Minor massing breaks shall be provided at least every 60 feet along the street frontage, adjacent public or common open spaces, publicly accessible outdoor space, or designated open space, with varying setbacks, building entries and recesses, or structural bays. Minor breaks shall be a minimum of one foot deep and extend the full height of the building. Buildings with individual unit entrances shall not be subject to providing major massing.	☐	☐	☐	☐	☐	☐
3.1.9.	**Building Height**. Refer to the maximum building height requirements in the Irvine Zoning Ordinance.	☐	☐	☐	☐	☐	☐
3.1.9.a.	Buildings shall be designed with variations in building height to create visual interest. On buildings five or more stories in height, one dominant building height shall not exceed 70% of the building footprint and on buildings up to four stories, one dominant height shall not exceed 80% of the building footprint. Parking structures are not included in the calculation.	☐	☐	☐	☐	☐	☐
3.1.9.b.	Buildings shall not extend above a plane starting at 25 feet in height directly above the parcel line abutting any residentially zoned parcel and from that point extending in at a 45-degree angle from vertical toward the interior of the site.	☐	☐	☐	☐	☐	☐

3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)					CITY USE ONLY 3.1 BUILDING FORM, MASSING, AND ARTICULATION (CONTD.)		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.1.10.	**Exterior Stairwells**. Exterior stairwells shall not be oriented to the public right-of-way. Exterior stairwells shall face interior spaces, such as plazas and gathering areas, parking areas, and pedestrian pathways and shall not be separated from these areas for safety and security.	☐	☐	☐	☐	☐	☐
3.1.11.a.	Building Themes. Buildings shall carry the same theme on all elevations. For purposes of this requirement, a theme includes primary (non-accent) materials and colors.	☐	☐	☐	☐	☐	☐
3.1.11.b.	Building Themes. Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are not distinguishable.	☐	☐	☐	☐	☐	☐
Applicant comments and/of further explanation of compliance (optional).					***City comments (optional).***		

3.2 BUILDING AND UNIT ENTRANCES					CITY USE ONLY		
					3.2 BUILDING AND UNIT ENTRANCES		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.2.	Entrances for buildings and individual units shall incorporate architectural treatments such as feature window details, towers, decorative veneer or siding, porches, stoops and/or changes in roofline or wall planes.	☐	☐	☐	☐	☐	☐
3.2.1.	**Common Building Entrance**. For buildings with one primary entrance that provides interior access to multiple individual dwelling units, the primary building entrance must face the street.	☐	☐	☐	☐	☐	☐
3.2.1.a.	Primary building entries serving multiple units shall be easily identifiable and designed with distinctive massing. Entries may include recessed or projecting elements, and/or a change in roofline.	☐	☐	☐	☐	☐	☐
3.2.1.b.	Primary building entries shall include either projected or recessed weather protection with a depth and width that is as wide as the entry with a minimum projection of 4 feet.	☐	☐	☐	☐	☐	☐
3.2.1.c.	Entryways shall not be separated from the street or common open space areas such as landscaped courtyards, plazas, or paseos by vehicular parking, a wall, fence, or landscaping taller than three feet in height.	☐	☐	☐	☐	☐	☐

3.2 BUILDING AND UNIT ENTRANCES (CONTD.)					CITY USE ONLY		
					3.2 BUILDING AND UNIT ENTRANCES (CONTD.)		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.2.1.d.	Primary common building entrances shall provide decorative and accent paving that spans the entire length of the building entrance and extends to the public right-of-way. This paving shall contrast in color and texture from the adjacent pedestrian walkway paving.	☐	☐	☐	☐	☐	☐
3.2.2.a.	**Individual Unit Entrance**. On lots where units have individual exterior entrances, all ground floor units with street frontage must have an entrance that faces the street. If any wall of a ground floor unit faces the street, the unit must comply with the following requirements:	☐	☐	☐	☐	☐	☐
3.2.2.a.i.	Buildings with individual exterior entrances shall be articulated with stoops, porches, balconies, overhangs, arcades (i.e., facades with an attached colonnade covered by upper stories where the sidewalk is fully incorporated under the roof), recessed forecourts (i.e., recessed courts within a storefront gallery or arcade frontage suitable for gardens, vehicular drop-offs and utility off-loading), galleries (i.e., storefronts with an attached colonnade that projects over the sidewalk and encroaches into the public right-of-way), and other architectural devices that articulate the façade.	☐	☐	☐	☐	☐	☐
3.2.2.a.ii.	Entryways shall not be separated from the street by vehicular parking, a wall, fence, or landscaping taller than three feet in height.	☐	☐	☐	☐	☐	☐
3.2.2.a.iii.	Weather Protection. Entrances shall have either a projected sheltering element or be recessed from the main façade; the projection or recess shall have a minimum depth of 24 inches.	☐	☐	☐	☐	☐	☐

3.2 BUILDING AND UNIT ENTRANCES (CONTD.)					CITY USE ONLY		
					3.2 BUILDING AND UNIT ENTRANCES (CONTD.)		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.2.2.b.	If exterior corridors are proposed, exterior entrances to individual units on upper floors are permitted through an exterior corridor. No exterior access corridor providing access to upper-floor units shall be longer than 40 horizontal feet.	☐	☐	☐	☐	☐	☐
3.2.2.c.	On lots where units have individual exterior entrances, all ground floor units without street frontage may face the interior of the lot and must be oriented to common areas such as paseos, courtyards, parking areas, and active landscape areas.	☐	☐	☐	☐	☐	☐
3.2.2.d.	A pedestrian walkway that is a minimum of 4 feet in width shall provide a connection between the public street and all building entrances that are required by Chapters 1 and 2 of this Manual. Where site grades prohibit direct access to the street, a separate walkway may be provided at the top or bottom of the finished grade for entryways along the street.	☐	☐	☐	☐	☐	☐
Applicant comments and/of further explanation of compliance (optional).					***City comments (optional).***		

3.3 WINDOWS AND DOORS					CITY USE ONLY		
					3.3 WINDOWS AND DOORS		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.3.a.	Street-facing building walls shall provide clear glass windows or doors for a minimum of 35% of the building frontage. All structured parking facilities are exempt from this standard and are excluded from this calculation.	☐	☐	☐	☐	☐	☐
3.3.b.	When dwelling units are abutting common open space areas, a minimum of one window from each dwelling unit shall be located to overlook any common area.	☐	☐	☐	☐	☐	☐
3.3.c.	Window and door style, material, shape, and proportion shall be consistent on all elevations.	☐	☐	☐	☐	☐	☐
3.3.d	Windows shall be designed to include a variation in opening size, varied and/or orderly grouping of windows, or use of recessed windows (minimum three inches for surrounding wall plane). No blank wall areas (without windows or entrances) exceeding 20 linear feet shall be permitted.	☐	☐	☐	☐	☐	☐
3.3.e.	All windows facing a public right-of-way and visible from public view shall feature enhanced window treatments, such as decorative architectural brackets, trim, shutters, awnings, and/or trellises.	☐	☐	☐	☐	☐	☐

3.3 WINDOWS AND DOORS (CONTD.)					CITY USE ONLY 3.3 WINDOWS AND DOORS (CONTD.)		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.3.f.	A window trim of at least one inch in width shall be provided at all exterior window and door openings. In lieu of exterior window trim, windows can be recessed from the wall plane by a minimum of three inches.	☐	☐	☐	☐	☐	☐
3.3.g.	The use of functional or decorative shutters shall reflect the same dimensions as the adjacent window glazing.	☐	☐	☐	☐	☐	☐
3.3.h.	Mirrored glass is prohibited to minimize off-site glare and maximize transparency.	☐	☐	☐	☐	☐	☐
Applicant comments and/of further explanation of compliance (optional).					***City comments (optional).***		

3.4 PARKING STRUCTURE TREATMENTS					CITY USE ONLY		
					3.4 PARKING STRUCTURE TREATMENTS		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.4.1	Freestanding Parking Structures Portions of any parking structure facing a street shall be lined with residential units or community/commercial facilities so that at least 70% of the ground floor length of the parking structure is visually screened from the street. a. Parking structures that are located along property lines, not directly adjacent to streets and/or parks shall utilize architectural detailing, facade treatment, or other architectural features to enhance the facade. b. The landscape area shall be a minimum of 8 feet in depth at the ground level where the landscaping is the only means of visual screening. c. Upper levels of any structures shall be of similar color and material to adjacent buildings and include enhanced architectural treatment to provide facade variation. View of cars shall be screened by a 42 inch high parapet.	☐	☐	☐	☐	☐	☐

3.4 PARKING STRUCTURE TREATMENTS (CONTD.)					CITY USE ONLY		
					3.4 PARKING STRUCTURE TREATMENTS (CONTD.)		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.4.2	Podium Parking Structures a. Exposed portions shall be architecturally treated with stoops, porches, courtyards, vents and screened with landscape planting. b. Where a podium parking structure extends higher than 3.5 feet above grade it shall be treated as a freestanding parking structure and be subject to freestanding parking structure requirements.	☐	☐	☐	☐	☐	☐
Applicant comments and/of further explanation of compliance (optional).					***City comments (optional).***		

3.5 MATERIALS AND COLORS					CITY USE ONLY		
					3.5 MATERIALS AND COLORS		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.5.1.	**Variation Between Buildings – Projects with Multiple Buildings**. For projects with multiple buildings, the colors or materials of exterior walls, doors, and accents (such as window trim) shall vary for each building.	☐	☐	☐	☐	☐	☐
3.5.2.	**Consistency Between Elevations**. The same materials, colors, and styles of windows, doors, roofs, decks, balconies, exterior staircases, porches, and any façade treatment shall be used on more than one elevation of a building.	☐	☐	☐	☐	☐	☐
3.5.3.	**Wall Material**. The primary exterior siding material for buildings shall be wood, stone, brick, stucco, fiber cement, composite wood, or stone. Plywood is prohibited.	☐	☐	☐	☐	☐	☐
3.5.4.	**Chimneys**. Chimneys shall either be painted the same color as the exterior wall or constructed with the same materials present on other accents or elements of the façade.	☐	☐	☐	☐	☐	☐
3.5.5	**Balcones**. Balconies shall be constructed with the same materials present on other accents or elements of the facade.	☐	☐	☐	☐	☐	☐

3.5 MATERIALS AND COLORS (CONTD.)					CITY USE ONLY 3.5 MATERIALS AND COLORS (CONTD.)		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
3.5.6.	**Material Transition**. For buildings providing one primary entrance to multiple units, changes in material shall occur on opposing walls at the corner of intersecting walls or at architectural features that break up the wall plane, such as columns.	☐	☐	☐	☐	☐	☐
3.5.7.	**Accent Material**. Use of two or more accent materials such as glass, tile, brick, stone, concrete, or plaster, which differ from the primary exterior siding material, shall be incorporated to highlight building features.	☐	☐	☐	☐	☐	☐
3.5.8.	**Building Color.** Building exteriors shall be designed to incorporate the use of contrasting/complementary colors and materials which reflect rather than absorb sunlight. Primary exterior building colors shall be used over 65% of percent of the building exterior, or more, and shall utilize neutral, earth tone colors including but not limited to white, off-white, light ochre, beige, or other neutral earth tones with other darker tones/colors used to accentuate door or window openings, cornices, and other architectural elements/features.	☐	☐	☐	☐	☐	☐
3.5.9.	**Glass Building Wall**. Building elevations that include a glass curtain wall shall be designed to incorporate a contrast/ratio between punched openings and curtain wall elements. Curtain wall elements shall not exceed 85 percent of any one building facade.	☐	☐	☐	☐	☐	☐
Applicant comments and/of further explanation of compliance (optional).					***City comments (optional).***		

CHAPTER 4 CHECKLIST

4.1 VERTICAL MIXED-USE					CITY USE ONLY 4.1 VERTICAL MIXED-USE		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
4.1.1.	**Ground Floor Use and Activity.** In addition to non-residential uses, common open spaces, amenities, and leasing offices are allowed on the ground floor along the primary street. Residential dwelling units shall not be located within the ground floor space along the primary street.	☐	☐	☐	☐	☐	☐
4.1.2.	**Ground Floor Height.** Mixed-use buildings with one primary entrance for multiple units shall incorporate a minimum ground floor height (measured from floor to floor) of 14 feet.	☐	☐	☐	☐	☐	☐
4.1.3.	**Ground Floor Transparency.** Mixed-use buildings located adjacent to a primary street shall include windows and doors for a minimum of 50% of the building area located between three and seven feet above the height of the finished grade of the sidewalk. The area of signage and posters within a window display shall not count towards this requirement.	☐	☐	☐	☐	☐	☐
4.1.3.a.	Parking garages are not required to meet the ground floor transparency requirement.	☐	☐	☐	☐	☐	☐
4.1.3.b.	Transparent or translucent glazing is required on the ground floor façade. Opaque, reflective, or dark tinted glass that obstructs interior views at the street level is not permitted.	☐	☐	☐	☐	☐	☐

4.1 VERTICAL MIXED-USE (CONTD.)					CITY USE ONLY 4.1 VERTICAL MIXED-USE (CONTD.)		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
4.1.4.	**Product Displays.** The bottom of any product display window shall be between 18 to 35 inches in height, as measured from the height of the finished grade of the sidewalk. Product display windows shall be internally lit.	☐	☐	☐	☐	☐	☐
4.1.5.	**Ground Floor Pedestrian Scale.** Mixed-use building façades providing one primary entrance to multiple units that are located adjacent to the primary street shall provide two of the following for every 40 feet in façade length.	☐	☐	☐	☐	☐	☐
4.1.5.a.	An awning, canopy, or other shade/weather protection structure a minimum of 10 feet in height as measured from the height of the finished sidewalk.	☐	☐	☐	☐	☐	☐
4.1.5.a.i	If provided as one continuous awning, canopy, or other shade/weather protection structure, the structure shall extend a minimum of 10 feet in length.	☐	☐	☐	☐	☐	☐

4.1 VERTICAL MIXED-USE (CONTD.)					CITY USE ONLY 4.1 VERTICAL MIXED-USE (CONTD.)		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
4.1.5.a.ii.	If provided as multiple awnings, canopies, or other shade/weather protection structures, the structure shall be provided at a minimum over every window.	☐	☐	☐	☐	☐	☐
4.1.5.b.	A change in exterior wall material consistent with Chapter 3.5, Materials and Colors.	☐	☐	☐	☐	☐	☐
4.1.5.c.	Planter boxes located under each window or on either side of entry doors, each a minimum of four feet in length.	☐	☐	☐	☐	☐	☐
4.1.5.d.	Signage projecting from the building façade wall at a perpendicular angle, or signage attached to a fixed canopy or awning. Signage shall adhere to Division 7 of the Zoning Ordinance.	☐	☐	☐	☐	☐	☐
Applicant comments and/of further explanation of compliance (optional).					***City comments (optional).***		

4.2 HORIZONTAL MIXED-USE					CITY USE ONLY		
					4.2 HORIZONTAL MIXED-USE		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
4.2.1.	**Pedestrian Circulation.** Pedestrian walkways shall connect multiple buildings throughout the site, as per Chapter 2.3 Pedestrian Circulation and Access.	☐	☐	☐	☐	☐	☐
4.2.2.	**Access to Common Open Spaces.** Commercial tenants, visitors, and residents shall have access to open space areas.	☐	☐	☐	☐	☐	☐
4.2.3	**Nuisances and Hazards.** Buildings shall be located and sited in compliance with objective standards in the Irvine Zoning Ordinance as related to noise, vibration, odor, glare, and other nuisances and hazards.	☐	☐	☐	☐	☐	☐
4.2.3	Non-Residential Back of House and Outdoor Receiving Areas a.Back of house areas include all behind-the-scenes areas that are not intended for customers to see. This includes, but is not limited to, offices, storage areas, kitchen and preparation areas, trash storage, and delivery areas. All back of house and outdoor receiving areas shall be incorporated as part of the overall building design with similar materials, colors, and architectural features. Back of house areas shall be fully screened by mature landscaping or other similar screening materials so that these areas are not visible from any residential units. i.Where back of house areas absolutely cannot be incorporated into a building, they shall be located at the rear of the site in freestanding, completely enclosed structures designed to be compatible with the architecture of the rest of the development.	☐	☐	☐	☐	☐	☐

4.2 HORIZONTAL MIXED-USE (CONTD.)					CITY USE ONLY: 4.2 HORIZONTAL MIXED-USE (CONTD.)		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
4.2.3	Hotels and Outdoor Dining Areas a. Hotel main entries shall be oriented away from residential unit entries and balconies. b. Outdoor dining areas shall be oriented away from residential unit entries. c. Hotel main entries and outdoor dining areas shall be separated from residential units by mature landscaping or other similar screening materials. d. Hotel main entries and outdoor dining areas shall incorporate the following design strategies to provide privacy for residential uses: offsetting windows, clerestory windows, opaque treatment on windows.	☐	☐	☐	☐	☐	☐
Applicant comments and/of further explanation of compliance (optional).					***City comments (optional).***		

CHAPTER 5 CHECKLIST

5.1 COMMUNITY DELIVERY CENTER – PROJECTS OF 20 OR MORE UNITS					CITY USE ONLY 5.1 COMMUNITY DELIVERY CENTER – PROJECTS OF 20 OR MORE UNITS		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
5.1.	For all developments consisting of 20 or more residential units, a delivery room, consolidated mailbox, or mail pick-up and drop-off location shall be provided. Outdoor consolidated mailbox or mail pick-up and drop-off locations shall be designed and operate in accordance with United States Postal Service requirements. This amenity shall have direct pedestrian access to the public right-of-way for delivery personnel. A dedicated USPS parking space shall be provided near this mailbox.	☐	☐	☐	☐	☐	☐
Applicant comments and/of further explanation of compliance (optional).					***City comments (optional).***		

5.2 FENCES AND WALLS					CITY USE ONLY		
					5.2 FENCES AND WALLS		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
5.2.1.a.	Fences, walls, and gates shall be architecturally treated on both sides. Fence, wall, and gate materials and finishes shall be constructed of quality and durable materials. Refer to Irvine Zoning Ordinance Chapter 3-35 for permitted and prohibited materials.	☐	☐	☐	☐	☐	☐
5.2.1.b.	Where fences and walls of different materials or finish touch or intersect, a transition such as a pilaster shall be provided.	☐	☐	☐	☐	☐	☐
5.2.2.a.	Retaining walls shall be constructed of masonry material such as brick, poured-in place concrete with architectural finish, stone, or ornamental/split face concrete blocks.	☐	☐	☐	☐	☐	☐
5.2.2.b.	Where retaining walls of different materials or finish touch or intersect, a transition such as a pilaster shall be provided.	☐	☐	☐	☐	☐	☐
5.2.3.a.	Exterior fences/walls abutting a public right-of-way shall provide a landscaped recession for every 50 feet of continuous wall length or a landscape buffer from the street. The landscaped recession shall accommodate a mature tree.	☐	☐	☐	☐	☐	☐
5.2.3.b.	A fence or wall located adjacent to a public sidewalk or trail shall integrate an illuminated pedestrian entry gate a minimum of every continuous wall length of 200 feet, on average.	☐	☐	☐	☐	☐	☐
Applicant comments and/of further explanation of compliance (optional).					***City comments (optional).***		

5.3 LIGHTING					CITY USE ONLY		
					5.3 LIGHTING		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
5.3.1.a.	All pedestrian walkways, parking areas, structure entries, refuse, and recycling enclosures and common space areas shall be illuminated for safety and security.	☐	☐	☐	☐	☐	☐
5.3.1.b.	All entry signs, directional signs, and unit and structure identifiers shall be externally illuminated for visibility at night. Illumination shall comply with Division 7 of the Irvine Zoning Ordinance.	☐	☐	☐	☐	☐	☐
5.3.1.c.	All lighting shall be fully shielded and directed downward.	☐	☐	☐	☐	☐	☐
5.3.1.d.	Lighting shall not spill beyond the intended area and shall not extend off-site.	☐	☐	☐	☐	☐	☐
5.3.2.a	Outdoor light fixtures including pole lights, wall mounted lights and bollards shall all be hooded, fully shielded, and aimed downward.	☐	☐	☐	☐	☐	☐
5.3.2.b.	Outdoor light fixtures and poles shall match other site furnishings in design, color, and finish.	☐	☐	☐	☐	☐	☐
5.3.2.c	All project outdoor light fixtures and poles shall be of consistent design, color, and finish.	☐	☐	☐	☐	☐	☐
Applicant comments and/of further explanation of compliance (optional).					***City comments (optional).***		

5.4 EQUIPMENT AND UTILITY SCREENING					CITY USE ONLY 5.4 EQUIPMENT AND UTILITY SCREENING		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
5.4.1	Wall-mounted utility elements such as wires, conduits, junction boxes, transformers, ballasts, backflow devices, irrigation controllers, switch and panel boxes, utilities such as gas and electrical meters, and any other similar equipment shall be located at interior corners of building walls, or behind buildings or screened by landscape elements that conceal them from the view of pedestrian walkways, communal gathering areas, and the public right-of-way. All wall-mounted elements shall be located at interior corners of building walls or behind building elements that conceal them from the view of pedestrian walkways. All flashing, sheet metal vents, exhaust fans/ventilators, downspouts, and pipe stacks shall be painted to match the adjacent roof or wall material and/or color.	☐	☐	☐	☐	☐	☐
5.4.2	Ground-mounted and rooftop equipment shall comply with outdoor storage and equipment area screening requirements in Chapter 3-20 of the Irvine Zoning Ordinance.	☐	☐	☐	☐	☐	☐
Applicant comments and/of further explanation of compliance (optional).					***City comments (optional).***		

5.5 REFUSE AND RECYCLING					CITY USE ONLY		
					5.5 REFUSE AND RECYCLING		
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
5.5.1.	**Location**. The enclosure shall be located to the rear or side of the building and within 500 feet of an access point to the units served. The enclosure shall not be oriented towards the primary street frontage.	☐	☐	☐	☐	☐	☐
5.5.2.	**Screening**. The enclosure shall be enclosed within a solid wall without breaks or transparency and having a gate or door. Enclosures shall also have a roof to protect the refuse and recycling areas. Enclosures shall also comply with design requirements in Section 3-23-4 of the Irvine Zoning Ordinance.	☐	☐	☐	☐	☐	☐
5.5.3.	**Materials**. The enclosure shall incorporate the same materials and colors of the primary building design.	☐	☐	☐	☐	☐	☐
Applicant comments and/of further explanation of compliance (optional).					***City comments (optional).***		

5.6 SIGNS				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
5.6.	Sign design shall comply with the objective requirements of Irvine Zoning Ordinance Division 7 – Signs.	☐	☐	☐
Applicant comments and/of further explanation of compliance (optional).				

CITY USE ONLY		
5.6 SIGNS		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
☐	☐	☐
City comments (optional).		

5.7 PUBLIC ART				
ODS	DESCRIPTION	NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
5.7.	Developments with 50 or more units shall provide at least one public art amenity. Public art shall be approved by the City's Public Arts Commission or Community Services Commission.	☐	☐	☐
Applicant comments and/of further explanation of compliance (optional).				

CITY USE ONLY		
5.7 PUBLIC ART		
NOT APPLICABLE	COMPLIANT	NON-COMPLIANT
☐	☐	☐
City comments (optional).		

Lux, Irvine, CA: Source: KTGY Architecture + Planning

GLOSSARY

The terms listed below are defined and referenced throughout this Manual.

Alley - A public thoroughfare or way having a width of not more than 20 feet which affords only a secondary means of access to abutting property.

Arcade - A series of arches carried by columns or piers, a passageway between arches and a solid wall, or a covered walkway providing access to building entrances.

Awning - An architectural fabric or metal projection that provides weather protection, building identity, or decoration, and is wholly supported by the building to which it is attached. An awning is typically comprised of a lightweight frame structure over which a cover is attached.

Balcony - An external extension of an upper floor of a building, enclosed by a solid or transparent screen, balusters, or railings.

Carport - A structure, or portion of a structure, accessible to vehicles, with a solid weatherproof roof that is permanently open on at least two sides, used as vehicle parking and/or outdoor storage.

Cornice - The uppermost division of an entablature; a projecting shelf along the top of a wall supported by a series of brackets; the exterior trim at the meeting of a roof and wall, consisting of soffit, fascia, and crown molding.

Courtyard - Any portion of the interior of a lot or building site which is wholly or partially surrounded by buildings, and which is not a required front, side, or rear yard.

Downspout - A vertical pipe that carries water from the roof gutters to the ground or cistern.

Elevation - The view of the front, back, or side of a building; or an architectural drawing of one of these views showing architectural and design features, and the relationship of grade to floor level.

Façade - The exterior face of a building.

Fenestration - The arrangement, proportioning, and design of windows, doors, and other exterior openings in a building.

Horizontal Mixed-Use - A term applied where multiple types of uses (e.g., residential, and non-residential) occur in the same building or within different buildings that are part of the same project or development site.

Housing Development Project - As defined by California Code Section 65589.5, a housing development project means a use consisting of residential units only, mixed use developments consisting of residential and non-residential uses with at least two-thirds of the square footage designated for residential use, or transitional or supportive housing. Because the term “units” is plural, a development must consist of more than one unit to qualify under the Housing Accountability Act. The development can consist of attached or detached units and may occupy more than one parcel, so long as the development is included in the same development application.

Individual Exterior Entrances - Entrances to residential units that are accessed from any exterior space including, but not limited to, outdoor walkways, public sidewalks, etc. This does not include units that obtain access from interior walkways, breezeways, etc.

Objective Design Standards - Standards which involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion.

Paseo - A recreational space that serves as a pedestrian connection and passive landscape between two separate streets.

Parapet - A low protective wall or railing along the edge of a roof, balcony, or similar structure; in an exterior wall, the part entirely above the roof.

Pilaster - A partial pier or column, often with a base, shaft, and capital, that is embedded in a flat wall and projects slightly; may be constructed as a projection of the wall itself.

Primary Street - A primary street in relation to an existing or proposed site is the right-of-way with the higher street classification according to the city's General Plan Mobility Element, and which generally carries the greater volume of vehicular traffic. If a project site fronts two primary streets, the primary street with the longer frontage shall be considered the primary street.

Side Street - A street which is adjacent to a corner lot, and which extends in the general direction of the line determining the depth of the lot.

Vertical Mixed-Use - A term applied where multiple types of uses (e.g., residential, and non-residential; retail and office) occur on different floors of the same building.

Objective Design Standards Manual Modifications

- November 26, 2024 – Original Approval Case No. 00937305-PZC Approved by City Council Ordinance No. 24-18
- February 10, 2026 – Major Modification Case No. 00969435-PZC Approved by City Council Ordinance No. 26-02
- July 16, 2026 – Major Modification Case No. 00986715-PPA Approved by Planning Commission Resolution No. 26-4087
- August 6, 2026 – Major Modification Case No. 00988182-PPA Approved by Planning Commission Resolution No. 26-4090

APPENDIX A

BY-RIGHT RESIDENTIAL AND RESIDENTIAL MIXED-USE PROJECT REQUIREMENTS

In addition to Objective Design Standards, by-right residential and residential mixed-use projects shall comply with City of Irvine Regulations, External Agency Regulations, and Performance Measures.

The requirements contained in Appendix A shall apply only to the extent they are applicable to the proposed development. Where a requirement is not applicable based on the project's scope, characteristics, location, or applicable State or local law, compliance with that requirement shall not be required. The Director of Community Development, or designee, may determine the applicability of individual requirements and approve modifications to individual requirements during ministerial review, provided such determination is based on objective criteria and is objectively necessary due to the project's site conditions, configuration, development type, or other objective project characteristics.

Any modifications to the requirements in this Appendix shall serve to either fully eliminate the requirement or make it less restrictive. Modifications will never impose additional requirements, increase the level of compliance required, or otherwise make any requirement more restrictive than expressly stated.

A. City of Irvine Regulations and Requirements

- General Plan
- Municipal Code
- Zoning Ordinance
- Addressing and Street Naming Policies and Procedures
- Public Works & Sustainability Design Manual
- Parks and Park Facilities Standard Manual
- Fee Schedule
- Information Sheet
- Form Catalog
- Traffic Study Guidelines
- Transportation Design Procedures
- Grading Design Manual

B. External Regulations

Regulations from external agencies and regulatory frameworks shall apply to by-right residential and residential mixed-use projects including, but not limited to, the Orange County Sheriff's Department, Orange County Fire Authority, County of Orange, Federal Emergency Management Agency (FEMA), State Water Resources Control Board, California Air Resources Board, South Coast Air Quality Management District, United States Environmental Protection Agency (U.S. EPA), California Office of Environmental Health Hazard Assessment, California Invasive Plant Council, and the U.S. Fish and Wildlife Service.

In addition, applicable State and Federal laws and regulations apply to by-right residential and residential mixed-use projects—including but not limited to the California Building Code, California Business and Professions Code, California Code of Regulations, Occupational Safety and Health

Administration (OSHA) standards, Federal Aviation Regulations, State Density Bonus Law, State Assembly Bills, State Senate Bills, and adopted resource management plans such as the Natural Communities Conservation Plan (NCCP) and Habitat Conservation Plan.

Please note that hyperlinks to external agency regulations and non-City regulatory documents are not provided within this document, as such materials are maintained and updated by their respective agencies and are not part of the City's municipal regulatory framework. Applicants are responsible for ensuring compliance with all applicable external requirements

C. Performance Measures

PRIOR TO THE RELEASE OF A FINAL MAP BY THE CITY

Measure Number	Performance Measure Title	Primary Responsible Dept.
1.1	Public/Private Improvements	Public Works & Sustainability
1.2	Reapportion Existing Assessment District	Public Works & Sustainability
1.3	Assessment District	Public Works & Sustainability
1.4	Digital Map Submission	Public Works & Sustainability
1.5	Shared Access Agreement	Public Works & Sustainability
1.6	Non-residential Condominiums	Community Development
1.7	Existing Survey Monuments	Public Works & Sustainability
1.8	Side Yard Easements	Public Works & Sustainability
1.9	Street Lighting Energy Fee	Public Works & Sustainability
1.10	Easement for Public Trail	Public Works & Sustainability
1.11	Open Space Irrevocable Offer	Public Works & Sustainability; Community Development; Community & Library Services
1.12	Public Park Dedication	Public Works & Sustainability; Community & Library Services
1.13	Condominium CC&R Common Ownership Notice	Community Development
1.14	Condominium CC&R Common Ownership Future Expansion Notice	Community Development
1.15	CC&R Update Submission Requirement	Community Development
1.16	Street Name Approval	Community Development
1.17	Emergency Access Easements	Public Works & Sustainability
1.18	Subdivision Requirement Compliance	Public Works & Sustainability; Community Development

PRIOR TO ORANGE COUNTY FIRE AUTHORITY (OCFA) CLEARANCE OF A FINAL MAP OR ISSUANCE OF A PRECISE GRADING PERMIT OR A BUILDING PERMIT, IF A GRADING PERMIT IS NOT REQUIRED

Measure Number	Performance Measure Title	Primary Responsible Dept.

1.A	OCFA Plan Submittal	Orange County Fire Authority

PRIOR TO THE ISSUANCE OF PRELIMINARY OR PRECISE GRADING PERMITS

Measure Number	Performance Measure Title	Primary Responsible Dept.
2.1	Public/Private Improvements	Public Works & Sustainability
2.2	Existing Survey Monuments	Public Works & Sustainability
2.3	Archaeologist / Paleontologist	Community Development
2.4	Site-specific Geotechnical Study	Community Development
2.5	Groundwater Survey	Community Development
2.6	Floodway (FP-1) / Flood Control Improvements	Public Works & Sustainability
2.7	Floodway (FP-1) / Non-Flood Control Improvements	Public Works & Sustainability
2.8	Floodway (FP-1) / Letter of Map Revision	Public Works & Sustainability
2.9	Special Flood Hazard Area	Public Works & Sustainability
2.10	Water Quality - Notice of Intent	Community Development
2.11	Water Quality Management Plan	Community Development
2.12	Public Trail Offer of Dedication	Public Works & Sustainability
2.13	Private Trail Reservation	Community Development; Community & Library Services
2.14	Public Trail Dedication	Public Works & Sustainability; Community & Library Services
2.15	Public Park Dedication	Public Works & Sustainability; Community & Library Services
2.16	Park Construction Phasing	Community Development or Community & Library Services
2.17	Open Space Fuel Modification	Community Development; Public Works & Sustainability
2.18	Wildlife Habitat Clearance	Community Development
2.19	Park Playground	Community Development; Community & Library Services; Public Works & Sustainability (for City owned/maintained parks)
2.20	Public Park / Trail Facility Review	Community Development; Community & Library Services; Public Works & Sustainability
2.21	Solid Waste Recycling	Public Works & Sustainability
2.22	Off-Road Construction Equipment	Community Development
2.23	Construction Equipment Maintenance	Community Development
2.24	Dust Control Plan	Community Development
2.25	Volatile Organic Compound	Community Development
2.26	Health Risk Assessment	Community Development
2.27	Odor Assessment	Community Development
2.28	Construction Noise Separation	Community Development

2.29	Lead Exposure	Community Development
2.30	Lead-Based Paint	Community Development
2.31	Asbestos Containing Material Removal	Community Development
2.32	SCAQMD Rule 1403	Community Development
2.33	Asbestos Containing Material Exposure	Community Development
2.34	Loading Zone Maintenance	Public Works & Sustainability
2.35	Construction Vehicle Access and Circulation Exhibit	Community Development; Public Works & Sustainability
2.36	Construction-Related Emissions	Community Development
2.37	Health-Risk Assessment – Freeway or Urban Road	Community Development
2.38	Historical Resource	Community Development
2.39	Cultural Resources	Community Development
2.40	Ground Disturbing Projects – Undisturbed Sediments Ranked Moderate or Above	Community Development
2.41	Construction Noise	Community Development
2.42	Sensitive Biological Resources	Community Development
2.43	Vegetation Communities – Habitat for Special Status Plant or Animal Species	Community Development
2.44	Special Status Species	Community Development
2.45	Biological Survey	Community Development
2.46	Jurisdictional Delineation	Community Development
2.47	GHG Emissions	Community Development
2.48	Park Requirement Compliance	Community Development
2.49	Transfer of Development Rights Requirement Compliance	Community Development; Community & Library Services; Public Works & Sustainability

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

Measure Number	Performance Measure Title	Primary Responsible Dept.
3.1	Assessment District Disclosure	Public Works & Sustainability
3.2	School Site Disclosure	Community Development
3.3	Disclosure Statements	Community Development
3.4	Special Flood Hazard Area	Public Works & Sustainability
3.5	Final Acoustical Report	Community Development
3.6	Site Lighting	Public Safety
3.7	Private Park Reservation	Community Development;

		Community & Library Services
3.8	Open Space Education	Public Works & Sustainability
3.9	CC&R - Fuel Modification	Public Works & Sustainability; Orange County Fire Authority
3.10	Emergency Access Plan	Public Safety
3.11	Wayfinding Plan	Public Safety
3.12	Construction Site Security Plan	Public Safety
3.13	Construction Phasing Plan	Community Development; Public Works & Sustainability
3.14	Pre-Application Package and Deposit	City Manager's Office; Community Development
3.15	Affordable Housing Credits Agreement	City Manager's Office; Community Development
3.16	Transfer of Development Rights Agreement	Community Development
3.17	Transfer of Development Rights Fee	Community Development
3.18	Solid Waste Collection Standards	Public Works & Sustainability
3.19	Private Park Identification	Public Safety
3.20	Parking Facility Camera Plan	Public Safety
3.21	Mailroom Camera Plan	Public Safety
3.22	Bicycle Storage Room Camera Plan	Public Safety
3.23	Rooftop Recreation Area Camera Plan	Public Safety
3.24	Development Within 100 Feet of San Diego Creek or San Joaquin Marsh	Community Development; Public Works & Sustainability
3.25	Development within Airport Land Use Commission Jurisdiction	Community Development
3.26	RRMU Overlay Disclosure	Community Development
3.27	Health Risk Assessment	Community Development
3.28	Department of Real Estate Condominium Plan Submittal	Community Development
3.29	Address Plan Approval	Community Development
3.30	OCFA Plan Submittal	Orange County Fire Authority
3.31	Pile Driving – Fragile Structures	Community Development
3.32	Residential Projects – Railroad Lines	Community Development
3.33	Sensitive Biological Resources – Construction Limits	Community Development
3.34	Sensitive Biological Resources – Training Program	Community Development
3.35	Biological Monitoring	Community Development
3.36	Riparian and Sensitive Habitats	Community Development
3.37	VMT Thresholds – On-Site Connectivity	Community Development
3.38	VMT Thresholds – Transportation Demand Management	Community Development

PRIOR TO FINAL APPROVAL OF COMPLETED WORK AUTHORIZED BY GRADING, LANDSCAPING, OR IMPROVEMENT PERMIT

Measure Number	Performance Measure Title	Primary Responsible Dept.
3.xx	Record Drawings - PDF & Autocad	Public Works & Sustainability

PRIOR TO CONCEALING INTERIOR CONSTRUCTION

Measure Number	Performance Measure Title	Primary Responsible Dept.
3.A	OCFA Plan Submittal	Orange County Fire Authority

PRIOR TO AUTHORIZATION TO USE, OCCUPY, AND/OR OPERATE

Measure Number	Performance Measure Title	Primary Responsible Dept.
4.1	Street Maintenance Signage	Public Works & Sustainability
4.2	Playground Inspection	Community Development; Public Works & Sustainability (if owned/maintained by City)
4.3	Open Space Education	Public Works & Sustainability
4.4	Special Flood Hazard Area	Public Works & Sustainability
4.5	Emergency Access Inspection	Public Safety; Orange County Fire Authority
4.6	Phased Occupancy of Multi-Building Residential Development	Community Development; Orange County Fire Authority
4.7	Form of Lease	City Manager's Office; Community Development
4.8	Affordable Housing Agreements	City Manager's Office; Community Development
4.9	Affordable Home Ownership Financing and Implementing Documentation	City Manager's Office; Community Development
4.10	Impact Fee Deferral	Community Development
4.11	Recorded CC&Rs	Community Development
4.12	Parking Facility Camera Plan	Public Safety
4.13	Mailroom Camera Plan	Public Safety
4.14	Bicycle Storage Room Camera Plan	Public Safety
4.15	Rooftop Recreation Area Camera Plan	Public Safety
4.16	Digital Files - Autocad	Public Works & Sustainability

PRIOR TO THE EXONERATION OF SECURITY

Measure Number	Performance Measure Title	Primary Responsible Dept.
5.1	Existing Survey Monuments	Public Works & Sustainability
5.2	Digital Records - PDF	Public Works & Sustainability

5.3	Digital Records - Autocad	Public Works & Sustainability
5.4	Private Park Reservation	Community Development

MISCELLANEOUS

Measure Number	Performance Measure Title	Primary Responsible Dept.
6.1	Legal Action - Hold Harmless	City of Irvine
6.2	Right-of-Way Easements	Public Works & Sustainability
6.3	Privacy Gates - Vehicle Stacking	Community Development
6.4	Homeowners Association - Street Sweeping	Public Works & Sustainability
6.5	Open Space Education	Public Works & Sustainability
6.6	Open Space Landscaping	Public Works & Sustainability
6.7	Conversion of Affordable Units to Condominiums	City Manager's Office; Community Development
6.8	Execution of Forms for Condominium Conversion	City Manager's Office; Community Development
6.9	Annual Compliance Report for Affordable Housing Plan - Rental Properties	City Manager's Office; Community Development
6.10	Annual Compliance Report for Affordable Housing Plan - For-Sale Units	City Manager's Office; Community Development
6.11	Community Preference Policy	City Manager's Office; Community Development
6.12	Loading Zone Enforcement	Community Development
6.13	Nesting Bird Season	Community Development
6.14	Common Open Space Areas	Community Development
6.15	Performance Measure Adherence	Community Development
6.16	Residential Mixed-Use Businesses	Community Development
6.17	Performance Measure Implementation	Community Development
6.18	Preconstruction Special Status Species Survey	Community Development

PRIOR TO THE RELEASE OF A FINAL MAP BY THE CITY

Performance Measure 1.1 PUBLIC / PRIVATE IMPROVEMENTS

Prior to the release of a final map by the City, the applicant shall construct or enter into an agreement and post security, in a form and amount acceptable to the City Engineer, guaranteeing the construction of the following public and/or private improvements, marked with "X" and listed below, in conformance with applicable City standards and the City's Capital Improvement Policy. Items not required in conjunction with this project are marked "N/A". In the event the applicant elects to enter into an agreement and post security, the applicant shall be required to submit a preliminary improvement plan together with a completed cost estimate form, which shall be subject to review and approval by the City Engineer.

_a. Street improvements including, but not limited to, pavement, curb and gutter, medians, sidewalks, drive approaches, street lighting, signing, and striping as follows:
1)_____, etc.

__b. Traffic signal systems, interconnect and other traffic control and management devices as follows:
1)_____, etc.

__c. Storm drain facilities as follows:
1)_____, etc.

__d. Landscaping and computerized irrigation control system (for all public streets, parks and public areas).

__e. Sewer, reclaimed and/or domestic water systems, as required by the appropriate sewer and water districts as well as the Orange County Fire Authority when appropriate.

__f. Monumentation (separate Monument Agreement required).

__g. Riding, hiking and bicycle trails adjacent to or through the project site.

__h. Undergrounding of existing overhead and proposed utility distribution lines.

__i. Transit-related improvements depicted on the approved tentative map or as follows:
1)_____, etc.

Performance Measure 1.2 REAPPORTION EXISTING ASSESSMENT DISTRICT

Prior to release of a final map by the City that includes property within an existing assessment district, the applicant shall make application and pay the fee established by the City Council to the City Engineer, to reapportion the existing assessment(s) to the proposed lots or parcels.

Performance Measure 1.3 ASSESSMENT DISTRICT

Prior to the release of a final map by the City that includes a condominium and/or apartment project within an existing assessment district, the applicant shall file a “Consent of Owners of Property to an increase in the Amount of Assessment Levied” letter with the City Engineer.

Performance Measure 1.4 DIGITAL MAP SUBMISSION

Prior to the release of a final map by the City, the applicant shall submit one set of computerized data of the final map that is compatible with the City’s ArcGIS and/or AutoCAD format in a manner acceptable to the City Engineer. Maps and digital files should be tied to County of Orange control points (latest revision). Refer to Specifications for Digital Submission as maintained by the Surveyor's Office of the County of Orange for specific requirements of individual submittal.

Performance Measure 1.5 SHARED ACCESS AGREEMENT

Prior to the release of a final map by the City, the applicant shall submit to the Public Works & Sustainability Department for review by the City Attorney the required shared access agreement. The City Engineer and the Director of Community Development shall have approved, appropriate documents (e.g., shared access agreement, Covenants, Conditions, and

Restrictions [CC&Rs], etc.) which ensure that utilities, access, parking, landscape areas, and drainage (including private catch basins) will be commonly shared and maintained.

Performance Measure 1.6 NON-RESIDENTIAL CONDOMINIUMS

Prior to the release of a final map by the City, the Covenants, Conditions, and Restrictions CC&Rs (CC&Rs) shall also include a statement that prior to initial occupancy and any subsequent change in use or occupancy of any non-residential condominium space, the buyer or the occupant shall submit a request for a use determination letter and receive confirmation of conformance with the Irvine Zoning Ordinance from the Community Development Department.

Performance Measure 1.7 EXISTING SURVEY MONUMENTS

Prior to release of a final map by the City, all existing survey control monuments, as defined in the California Professional Land Surveyors Act (PLSA) Section 8771(b), which as determined by the City Engineer may be destroyed, shall be adequately referenced on the map for perpetuation. If said monuments are disturbed, they shall be replaced after construction pursuant to PLSA Section 8771(b).

Performance Measure 1.8 SIDE YARD EASEMENTS

Prior to the release of a final map by the City, the following additional information is required to be shown as a note on the final map:

> This subdivision has been created with side yard easements for the purpose of creating exclusive use areas. Each lot, unless otherwise noted on this map, will be encumbered with said easement and will itself encumber its adjacent lots. These easements retain for the property owner the right of access for structure maintenance and require the easement holder to ensure proper drainage. Said easements shall be kept free of all encumbrances to drainage.

Performance Measure 1.9 STREET LIGHTING ENERGY FEE

Prior to the release of a final map by the City for a subdivision that requires the construction of new street lighting facilities, the applicant shall post an advanced energy fee for street lighting with the City Engineer.

Performance Measure 1.10 EASEMENT FOR PUBLIC TRAIL

Prior to the release of a final map by the City, an irrevocable offer of dedication for nonexclusive easements for public use of any public trail(s) shall be shown on the final map. Improvements, recordation, and dedication of public trails shall be subject to the approval of the Director of Public Works & Sustainability. At the discretion of the City Engineer and with consultation with the Director of Public Works & Sustainability, the easements may be recorded after the final map.

Performance Measure 1.11 OPEN SPACE IRREVOCABLE OFFER

Prior to the release of a final map by the City for land that encompasses or lies within an Open Space Implementation District as shown in the Irvine General Plan and the Irvine Zoning Ordinance or will be dedicated as public open space, the applicant shall submit an irrevocable

offer of dedication for the preservation of the open space lot and/or easement, as required by the City's Phased Dedication and Compensating Development Opportunities Program. The irrevocable offer of dedication and/or easement shall be in the form approved by the City Attorney and prepared to the satisfaction of the Director of Community Development, the City Engineer, and the Director of Community & Library Services. The offer shall be recorded concurrently with recordation of the final map.

Performance Measure 1.12 PUBLIC PARK DEDICATION

Prior to the release of a final map that includes public park land, the applicant shall submit all documents ready for recording of such dedication to the City Engineer and the Director of Community & Library Services for review and approval. At the discretion of the City Engineer, the dedication of public park land may be recorded with the final map.

Performance Measure 1.13 CONDOMINIUM CC&R COMMON OWNERSHIP NOTICE

Prior to the release of a final residential condominium map by the City, the applicant shall submit the draft Covenants, Conditions, and Restrictions (CC&Rs) to the Community Development Department for review to ensure the following language is included in the document:

> This statement shall serve as notice to the property owner that the detached residential unit is located on a common ownership parcel per the final tract map recorded with the City of Irvine. The detached residential unit located on a common ownership parcel has been afforded special development standards as part of the mapping process. An expansion of the building footprint with livable square footage, attached or separate from the primary dwelling, may require homeowners association (HOA) approval as part of the HOA review process to the extent allowed by federal, state, and local laws.

Performance Measure 1.14 CONDOMINIUM CC&R COMMON OWNERSHIP FUTURE EXPANSION NOTICE

Prior to the release of a final residential condominium map by the City, the applicant shall submit the draft Covenants, Conditions, and Restrictions (CC&Rs) to the Irvine Community Development Department for review to ensure the following language is included in the document:

> This statement shall serve as notice to the property owner that the attached and/or detached residential unit is located on a common ownership parcel per the final tract map recorded with the City of Irvine. The construction, enlargement, alteration, repair, relocation, or demolition of any building or structure not located completely within the airspace of a unit, as defined on the Condominium Plan approved by the California Department of Real Estate, may require homeowners association (HOA) approval as part of the HOA review process to the extent allowed by federal, state and local laws.

Performance Measure 1.15 CC&R UPDATE SUBMISSION REQUIREMENT

Prior to the release of a final residential condominium map by the City, the applicant shall submit one electronic copy of the draft Covenants, Conditions, and Restrictions (CC&Rs) to the Irvine Community Development Department.

Performance Measure 1.16 STREET NAME APPROVAL

Prior to the release of a final map by the City, the applicant shall submit a final street name plan for review and approval by the Community Development Department.

Performance Measure 1.17 EMERGENCY ACCESS EASEMENTS

Prior to the release of a final map by the City, the applicant shall show on the final map easements for emergency access purposes to the benefit of the City to the satisfaction of the City Engineer. At the discretion of the City Engineer, the easements may be dedicated by separate instrument and recorded concurrently with filing of the final map.

Performance Measure 1.18 SUBDIVISION REQUIREMENT COMPLIANCE

Prior to release of a final map by the City, the applicant shall demonstrate the project complies with all requirements of Municipal Code Title 5- Planning, Division 5- Subdivisions and the City of Irvine Subdivision Manual.

PRIOR TO ORANGE COUNTY FIRE AUTHORITY (OCFA) CLEARANCE OF A FINAL MAP OR ISSUANCE OF A PRECISE GRADING PERMIT OR A BUILDING PERMIT, IF A GRADING PERMIT IS NOT REQUIRED

Performance Measure 1.A OCFA PLAN SUBMITTAL

Prior to clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required, the following plans shall be submitted to OCFA for review and approval:

a. Fuel Modification Plan (Service Code PR124), if applicable; and
b. Fire Master Plan (Service Code PR145) - All fire flows for available water must meet all requirements of OCFA adopted Guideline B-01, Attachment 4 for all buildings.

PRIOR TO THE ISSUANCE OF PRELIMINARY OR PRECISE GRADING PERMITS

Performance Measure 2.1 PUBLIC / PRIVATE IMPROVEMENTS

Prior to the issuance of preliminary or precise grading permits, the applicant shall construct or enter into an agreement and post security, in a form and amount acceptable to the City Engineer, guaranteeing the construction of the following public and/or private improvements, marked with "X" and listed below, in conformance with applicable City standards and the City's Capital Improvement Policy. Items not required in conjunction with this project are marked “N/A.” In the event the applicant elects to enter into an agreement and post security, the applicant shall be required to submit a preliminary improvement plan together with a completed cost estimate form, which shall be subject to review and approval by the City Engineer.

__ a. Street improvements including, but not limited to, pavement, curb and gutter, medians, sidewalks, drive approaches, street lighting, signing, and striping as follows:
1)_____, etc.

__ b. Traffic signal systems, interconnect, and other traffic control and management devices as follows:
1)_____, etc.

__ c. Storm drain facilities as follows:
1)_____, etc.

__ d. Landscaping and computerized irrigation control system (for all public streets, parks, and public areas).

__ e. Sewer, reclaimed and/or domestic water systems, as required by the appropriate sewer and water districts as well as the Orange County Fire Authority when appropriate.

__ f. Riding, hiking, and bicycle trails adjacent to or through the project site.

__ g. Undergrounding of existing overhead and proposed utility distribution lines.

__ h. Transit-related improvements depicted on the approved plan or as follows:
1)_____, etc.

Performance Measure 2.2 EXISTING SURVEY MONUMENTS

Prior to issuance of the preliminary grading permit, the applicant shall file a Corner Record or Record of Survey with the County Surveyor to establish existing survey control points as defined in Section 8762 of the California Professional Land Surveyors Act, if the City Engineer determines an existing survey monument(s) may be disturbed by construction activities. The City Engineer shall review and approve the Corner Record or Record of Survey prior to filing the record with the County Surveyor.

Performance Measure 2.3 ARCHAEOLOGIST / PALEONTOLOGIST

Prior to the issuance of the first preliminary or precise grading permit for a project that is located on land that includes potentially significant archaeological and/or paleontological sites, and for any subsequent permit involving excavation to increased depth, the applicant shall provide letters from an archaeologist and a paleontologist. The letters shall state that the applicant has retained these individuals, and that the consultant(s) will be on call during all grading and other significant ground disturbing activities. These consultants shall include a professionally qualified archaeologist meeting Secretary of the Interior Standards and certified by the County of Orange, and professionally qualified paleontologist with a graduate degree with verifiable local experience. The archaeologist and paleontologist shall meet with Community Development Department staff and shall submit written recommendations specifying procedures for cultural/scientific resource surveillance. These recommendations shall be reviewed and approved by the Director of Community Development prior to issuance of the grading permit and prior to any surface disturbance on the project site. Should any cultural/scientific resources be discovered during grading, no further grading shall occur in the area of the discovery until the Director of Community Development is satisfied that adequate provisions are in place to protect these resources. This performance measure and the approved

recommendations shall be incorporated on the cover sheet of the grading plan under the general heading: "Performance Measures."

Performance Measure 2.4 SITE-SPECIFIC GEOTECHNICAL STUDY

Prior to the issuance of grading permits, the applicant shall provide to the Chief Building Official a site-specific geotechnical study for each proposed structure. The geotechnical report shall be prepared by a registered civil engineer or certified engineering geologist, having competence in the field of seismic hazard evaluation and mitigation. The geotechnical report shall contain site-specific evaluations of the seismic hazard affecting the project and shall identify portions of the project site containing seismic hazards. The report shall also identify any known off-site seismic hazards that could adversely affect the site in the event of an earthquake. The contents of the geotechnical report shall include, but shall not be limited to, the following:

a. Project description.
b. A description of the geologic and geotechnical conditions at the site, including an appropriate site location map.
c. Evaluation of site-specific seismic hazards based on geological and geotechnical conditions, in accordance with current industry standards of practice.
d. Recommendations for earthwork and construction.
e. Name of report preparer(s), and signature(s) of a certified engineering geologist and/or registered civil engineer, having competence in the field of seismic hazard evaluation and mitigation.
f. Include the official professional registration or certification number and license expiration date of each report preparer in the signature block of the report.

Performance Measure 2.5 GROUNDWATER SURVEY

Prior to the issuance of precise grading permits, the applicant shall submit to the Chief Building Official a groundwater survey of the entire site. The analysis shall be prepared by a licensed geotechnical engineer versed in groundwater analysis and shall include the following information and analysis:

a. Potential for perched groundwater intrusion into the shallow groundwater zone upon build-out.
b. Analysis for relief of groundwater buildup and properties of soil materials on-site.
c. Impact of groundwater potential on building and structural foundations.
d. Proposed mitigation to avoid potential for groundwater intrusion within five feet of the bottom of the footings.

Performance Measure 2.6 FLOODWAY (FP-1) / FLOOD CONTROL IMPROVEMENTS

Prior to the issuance of the first preliminary or precise grading permit for flood control improvements affecting the floodway, the applicant shall submit to the City Engineer a written clearance, including a Conditional Letter of Map Revision, from any federal, state, and local agencies having jurisdiction over any changes to the floodway.

Performance Measure 2.7 FLOODWAY (FP-1) / NON FLOOD CONTROL IMPROVEMENTS

Prior to the issuance of the first preliminary or precise grading permit for non-flood control improvements permitted by Section 5-2-22 of the Irvine Zoning Ordinance and Federal Emergency Management Agency regulations, the applicant shall submit to the City Engineer a written clearance, from appropriate federal, state, and local agencies having jurisdiction over any changes to the floodway.

Performance Measure 2.8 FLOODWAY (FP-1) / LETTER OF MAP REVISION

Prior to the issuance of a grading permit for non-flood control improvements that are not permitted by Section 5-2-22 of the Irvine Zoning Ordinance and Federal Emergency Management Agency regulations, the applicant shall submit the final approved Letter of Map Revision to the Flood Plain Administrator designated by the City Engineer.

Performance Measure 2.9 SPECIAL FLOOD HAZARD AREA

Prior to the issuance of a precise grading permit for any lot or parcel wholly or partially located within the Special Flood Hazard Area (SFHA, FP-2 District), the applicant shall submit one of the following:

a. The final approved Letter of Map Revision or Letter of Map Amendment to the Flood Plain Administrator, as designated by the City Engineer; or
b. An Elevation Certificate to the Floodplain Administrator for any new construction, substantial improvement, or repair for a substantially damaged building that is conducted in the SFHA pursuant to Section 5-2-24 of the Irvine Zoning Ordinance.

Performance Measure 2.10 WATER QUALITY - NOTICE OF INTENT

Prior to the issuance of preliminary or precise grading permits for a project that will result in soil disturbance of one or more acres of land, or less than one acre but the project is part of a larger common plan of development or sale that totals one or more acres, the applicant shall provide the Chief Building Official with evidence that a Notice of Intent has been filed with the State Water Resources Control Board. Such evidence shall consist of an issued Waste Discharge Identification number from the State Water Resources Control Board.

Performance Measure 2.11 WATER QUALITY MANAGEMENT PLAN

Prior to the issuance of preliminary or precise grading permits, the applicant shall submit to the Chief Building Official for review and approval, a Water Quality Management Plan (WQMP). The WQMP shall identify the Best Management Practices (BMPs) and the full capture systems that will be used on the site to control predictable pollutant runoff, and to meet statewide Trash Provisions requirements.

Performance Measure 2.12 PUBLIC TRAIL OFFER OF DEDICATION

Prior to the issuance of the first precise grading permit, an irrevocable offer of dedication for the nonexclusive easements for public use of any public trail(s) shall be recorded in a form approved by the City Attorney and the City Engineer. Improvements and dedication of public trails shall be subject to the approval of the Director of Public Works & Sustainability.

Performance Measure 2.13 PRIVATE TRAIL RESERVATION

Prior to the issuance of the first grading permit on land required as a private trail, the applicant shall submit and the Directors of Community Development and Community & Library Services shall have approved an instrument reserving such required park land in perpetuity.

Performance Measure 2.14 PUBLIC TRAIL DEDICATION

Prior to the issuance of the first precise grading permit that includes public trails, the applicant shall submit all documents necessary to record nonexclusive easements for public use of such trails in a form or forms approved by the City Attorney and prepared to the satisfaction of the City Engineer and Director of Community & Library Services. The City Engineer may permit the public trail dedication to be recorded separately from the final map.

Performance Measure 2.15 PUBLIC PARK DEDICATION

Prior to the issuance of the first precise grading permit for a lot that is to be dedicated as a public park, the applicant shall submit all documents necessary to record the public parkland dedication in a form or forms approved by the City Attorney and prepared to the satisfaction of the City Engineer and Director of Community & Library Services.

Performance Measure 2.16 PARK CONSTRUCTION PHASING

Prior to the issuance of the first residential precise grading permit (except for model homes), the applicant shall submit and obtain approval for a park construction and phasing schedule to [the Director of Community Development for private parks – or – the Director of Community & Library Services for public parks]. The park construction and phasing schedule shall include the following information:

a. Number and types of residential units to be built and estimated population count.
b. Lot numbers and size of each public and private park.
c. Improvements to be made within each park.
d. A phasing plan specifying when each park will commence and complete construction.

Performance Measure 2.17 OPEN SPACE FUEL MODIFICATION

Prior to issuance of precise grading permits for any lots adjacent to open space, the applicant shall submit a fuel modification plan in accordance with the Orange County Fire Authority (OCFA) requirements, prepared to the satisfaction of the Director of Community Development in consultation with the Director of Public Works & Sustainability. The fuel modification plan shall be approved by OCFA. The requirements set forth in this performance measure shall not apply to developed, irrigated park land required or provided as part of the project design.

Performance Measure 2.18 WILDLIFE HABITAT CLEARANCE

Prior to the issuance of permits for any grading activity including, but not limited to, clearing, grubbing, mowing, discing, trenching, grading, fuel modification, agriculture planting activity, and/or other related construction activity for a project that will involve removal of native plant communities and wildlife habitat, the applicant shall obtain written authorization from the appropriate federal, state and local agencies having jurisdiction over the habitat area. The authorization shall state that said activity complies with the regulations enforced by those

agencies. Additionally, any mitigation requirements set forth by such agencies shall be incorporated into the project's final design plans. This written authorization, along with plans and mitigation measures, shall be submitted to the Director of Community Development for review and shall have been approved by the Director prior to issuance of a permit for any grading activity.

Performance Measure 2.19 PARK PLAYGROUND

Prior to issuance of the first precise grading plan for any park that includes a playground, the applicant shall submit for review and obtain approval of a Playground Plan by the [Director of Community Development for private parks or Director of Community & Library Services for public parks]. The playground plan shall include all information specified in Section VII-B.3.4 of the Irvine Parks and Park Facilities Standards Manual. The Playground Plan shall also be included within the precise grading plan and provide sufficient plan and detail information to demonstrate compliance with the accessibility standards of the California Building Code.

Performance Measure 2.20 PUBLIC PARK / TRAIL FACILITY REVIEW

Prior to the issuance of a precise grading permit for a public park or trail, the applicant shall submit a Public Facility Design Review (PFDR) application to the Community Development Department and obtain approval of the application by the Directors of Community & Library Services and Public Works & Sustainability.

Performance Measure 2.21 SOLID WASTE RECYCLING

Prior to the issuance of a grading permit for a project that involves the demolition of an asphalt or concrete parking lot on site, the applicant shall submit a waste management plan demonstrating compliance with the requirements of Title 6, Division 7 (Solid Waste) of the Irvine Municipal Code relating to recycling and diversion of demolition waste as applicable to said project. Over the course of demolition or construction, the applicant shall ensure compliance with all code requirements related to the use of City-authorized waste haulers.

Performance Measure 2.22 OFF-ROAD CONSTRUCTION EQUIPMENT (RESIDENTIAL AND RESIDENTIAL MIXED-USE OVERLAY COMPATIBILITY STANDARD)

Prior to site demolition activities or issuance of grading permits (whichever is applicable and comes first) and during construction activities for residential and residential mixed-use development in the Residential and Residential Mixed-Use Overlay, applicants shall only utilize off-road construction equipment that conforms to Tier 3 of the U.S. Environmental Protection Agency, or higher emissions standards for construction equipment over 50 horsepower (that are commercially available). The construction contractor shall be made aware of this requirement prior to the start of construction activities. The requirement to use such equipment shall be stated on all grading plans and the construction contractor shall maintain a list of all operating equipment in use on the project site. The construction equipment list shall state the make, model, and number of construction equipment used on-site.

Performance Measure 2.23 CONSTRUCTION EQUIPMENT MAINTENANCE (RESIDENTIAL AND RESIDENTIAL MIXED-USE OVERLAY COMPATIBILITY STANDARD)

Prior to site demolition activities or issuance of grading permits (whichever is applicable and comes first) and during construction activities for residential and residential mixed-use development in the Residential and Residential Mixed-Use Overlay, applicants shall require that construction contractors properly service and maintain construction equipment in accordance with the manufacturers' recommendations. Non-essential idling of construction equipment shall be restricted to five minutes or less in compliance with California Air Resources Board Rule 2449.

Performance Measure 2.24 DUST CONTROL PLAN (RESIDENTIAL AND RESIDENTIAL MIXED-USE OVERLAY COMPATIBILITY STANDARD)

Prior to site demolition activities or issuance of grading permits (whichever is applicable and comes first) and during construction activities for residential and residential mixed-use development in the Residential and Residential Mixed-Use Overlay, applicants shall submit a Dust Control Plan and implement the following measures during ground-disturbing activities in addition to the existing requirements for fugitive dust control under South Coast Air Quality Management District Rule 403 to further reduce PM_{10} and $PM_{2.5}$ emissions. To ensure compliance, the Community Development Department shall verify compliance that these measures have been implemented during normal construction site inspections:

a. During all grading activities, the construction contractor shall reestablish ground cover on the construction site through seeding and watering.
b. During all construction activities, the construction contractor shall:
    i. Sweep streets with Rule 1186 compliant PM_{10}-efficient vacuum units daily if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling.
    ii. Maintain a minimum 24-inch freeboard on trucks hauling dirt, sand, soil, or other loose materials and tarp materials with a fabric cover or other suitable means.
    iii. Water exposed ground surfaces and disturbed areas a minimum of every three hours on the construction site and a minimum of three times per day.
    iv. Limit on-site vehicle speeds on unpaved roads to no more than 15 miles per hour.
    v. Apply chemical soil stabilizers to reduce wind erosion.

Performance Measure 2.25 VOLATILE ORGANIC COMPOUND (RESIDENTIAL AND RESIDENTIAL MIXED-USE OVERLAY COMPATIBILITY STANDARD)

Prior to site demolition activities or issuance of grading permits (whichever is applicable and comes first) and during construction activities for residential and residential mixed-use development in the Residential and Residential Mixed-Use Overlay, the applicant shall require the use of coatings and solvents with a volatile organic compound (VOC) content lower than required under South Coast Air Quality Management District Rule 1113 – Architectural Coatings (i.e., Super Compliant Paints). All architectural coatings shall be applied either by (1) using a high-volume, low-pressure spray method operated at an air pressure between 0.1 and 10 pounds per square inch gauge to achieve a 65 percent application efficiency; or (2) manual application using a paintbrush, hand-roller, trowel, spatula, dauber, rag, or sponge, to achieve a 100 percent applicant efficiency. The construction contractor shall also use precoated/natural colored building, where feasible. Use of low-VOC paints and spray method shall be included as a note on architectural plans submitted for building permit issuance.

Performance Measure 2.26 HEALTH RISK ASSESSMENT (RESIDENTIAL AND RESIDENTIAL MIXED-USE

OVERLAY COMPATIBILITY STANDARD)

Prior to issuance of grading permits and prior to the start of construction activities for residential and residential mixed-use development in the Residential and Residential Mixed-Use Overlay (whichever occurs first), for all projects located within 1,000 feet of an industrial facility which emits toxic air contaminants, the applicant shall submit a health risk assessment (HRA) prepared in accordance with policies and procedures of the State of California Office of Environmental Health Hazard Assessment and the South Coast Air Quality Management District to the Community Development Department. If the HRA shows that the incremental cancer risk exceeds 10 in one million (1.0E-06), or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that Best Available Control Technologies for Toxics (T-BACTs) can reduce potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, scrubbers at the industrial facility, or installation of Minimum Efficiency Reporting Value (MERV) filters rated at 14 or better for all residential units.

Performance Measure 2.27 ODOR ASSESSMENT (RESIDENTIAL AND RESIDENTIAL MIXED-USE OVERLAY COMPATIBILITY STANDARD)

Prior to issuance of grading permits and prior to the start of construction activities for residential and residential mixed-use development in the Residential and Residential Mixed-Use Overlay (whichever occurs first), for projects located within 1,000 feet of an industrial facility that emits substantial odors, which include, but are not limited to:

a. Wastewater treatment plants
b. Composting, greenwaste, or recycling facilities
c. Fiberglass manufacturing facilities
d. Painting/coating operations
e. Coffee roasters
f. Food processing facilities

The applicant shall submit an odor assessment to the Community Development Department. This assessment shall verify that the South Coast Air Quality Management District has not received three or more verified odor complaints.

If the odor assessment identifies that the facility has received three such complaints, the applicant will be required to identify and demonstrate that Best Available Control Technologies for Toxics (T-BACTs) can reduce potential odors to an acceptable level, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, scrubbers at the industrial facility, or installation of Minimum Efficiency Reporting Value (MERV) filters rated at 14 or better for all residential units.

Performance Measure 2.28 CONSTRUCTION NOISE SEPARATION (RESIDENTIAL AND RESIDENTIAL MIXED-USE OVERLAY COMPATIBILITY STANDARD)

Prior to site demolition activities or issuance of grading permits (whichever is applicable and comes first) and prior to the start of construction activities for residential and residential mixed-use development in the Residential and Residential Mixed-Use Overlay, the applicant shall incorporate the following measures as a note on the grading plan cover sheet to ensure that the

greatest distance between noise sources and sensitive receptors during construction activities has been achieved.

a. Construction equipment, fixed or mobile, shall be equipped with properly operating and maintained noise mufflers consistent with manufacturer's standards.
b. Construction staging areas shall be located away from off-site sensitive uses during the later phases of project development.
c. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site, whenever possible.
d. For projects that include sound walls, temporary sound blankets (typically PVC-coated fencing with sound-absorbing insulation) shall be installed along the site boundary prior to building foundation construction and maintained throughout construction activities, provided that a noise study identifies a specific need for such mitigation or in instances where no noise study was conducted.

Performance Measure 2.29 LEAD EXPOSURE

During demolition, grading, and excavation, the applicant and/or any contractors or subcontractors shall comply with the requirements of Title 8 of the California Code of Regulations Section 1532.1, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practice by workers exposed to lead. Lead contaminated debris and other waste shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code. Compliance shall be based on the most current versions of all applicable laws, regulations, and standards in effect at the time of construction.

Performance Measure 2.30 LEAD-BASED PAINT

Prior to site demolition activities of a structure constructed prior to 1978, building materials shall be assessed for the presence of lead-based paint, and its removal, where necessary, must comply with state and federal regulations, including Occupational Safety and Health Administration (OSHA) 29 CFR Part 1926. The OSHA rule establishes standards for occupational health and environmental controls for lead exposure. The standard also includes requirements addressing exposure assessment, methods of compliance, respiratory protection, protective clothing and equipment, hygiene facilities and practices, medical surveillance, medical removal protection, employee information and training, signs, recordkeeping, and observation of monitoring. Furthermore, the requirements of California Code of Regulations, Title 17, Division 1, Chapter 8, identify procedures that must be followed for accreditation, certification, and work practices for lead-based paint and lead hazards. Section 36100 thereof specifically sets forth requirements for lead-based paint abatement in public and residential buildings. Compliance shall be based on the most current versions of all applicable laws, regulations, and standards in effect at the time of construction.

Performance Measure 2.31 ASBESTOS CONTAINING MATERIAL REMOVAL

Prior to site demolition activities, building materials must be assessed for the presence of asbestos containing material (ACM), and removal of this material, where necessary, must comply with State and federal regulations, including SCAQMD Rule 1403, which specifies work practices with the goal of minimizing asbestos emissions during building demolition and renovation activities, including the removal and associated disturbance of ACMs. The requirements for demolition and renovation activities include asbestos surveying; notification;

ACM removal procedures and time schedules; ACM handling and cleanup procedures; and storage, disposal, and landfill disposal requirements for asbestos containing waste materials. Compliance shall be based on the most current versions of all applicable laws, regulations, and standards in effect at the time of construction.

Performance Measure 2.32 SCAQMD RULE 1403

Prior to issuance of grading permits, the project applicant shall incorporate the following note on the plan:

> South Coast Air Quality Management District (SCAQMD) Rule 1403: Asbestos Emissions from Demolition/Renovation Activities – This rule specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos containing materials. All operators are required to maintain records, including waste shipment records, and are required to use appropriate warning labels, signs, and markings. Compliance shall be based on the most current versions of all applicable laws, regulations, and standards in effect at the time of construction.

Performance Measure 2.33 ASBESTOS CONTAINING MATERIAL EXPOSURE

During demolition, grading, and excavation, the applicant and/or any contractors or subcontractors shall comply with the requirements of Title 8 of the California Code of Regulations, Section 1529, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practices by workers exposed to asbestos. Asbestos-contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code. Compliance shall be based on the most current versions of all applicable laws, regulations, and standards in effect at the time of construction.

Performance Measure 2.34 LOADING ZONE MAINTENANCE

Prior to final approval of a grading or street improvement permit that involves a loading zone in the public right-of-way, the applicant shall submit to the City Engineer a maintenance agreement for the proposed loading area located in public right-of-way. The maintenance agreement shall include language that states the loading area that is in public right-of-way shall be maintained by the property owner or other private entity. A loading area includes, but is not limited to, the pavement surface, striping, signage, curbs and curb ramps. The maintenance agreement shall be in a form approved by the City Attorney and prepared to the satisfaction of the City Engineer.

Performance Measure 2.35 CONSTRUCTION VEHICLE ACCESS AND CIRCULATION EXHIBIT

Prior to the issuance of grading permits for projects requesting a temporary vehicular access point, the applicant shall submit an exhibit for construction vehicle access and circulation to the Director of Community Development for review and approval. The exhibit shall identify the following:

a. Construction ingress and egress point(s) onto adjacent public streets and right-of-way open to public travel, if any;
b. Construction site parking location(s), if any; and

c. Proposed temporary traffic control measures located within public right-of-way during construction activities.

The City may impose requirements for additional temporary traffic control measures using the latest adopted Federal Highway Administration Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD) when deemed necessary for public safety. The information identified in the exhibit, and City requirements, shall remain in place for the duration of construction, unless otherwise authorized to be modified or removed by the City. Encroachment(s) into a public right-of-way shall be subject to the review from the City Engineer consistent with the requirements of Title 5, Division 10, Chapter 2 (Encroachment Regulations) of the Irvine Municipal Code.

Performance Measure 2.36 CONSTRUCTION-RELATED EMISSIONS

Prior to site demolition activities or issuance of a grading permit (whichever is applicable and comes first), the City shall require that applicants for new development projects with the potential to exceed the South Coast Air Quality Management District (SCAQMD) adopted thresholds of significance to incorporate the measures listed below to reduce air pollutant emissions during construction activities. These identified measures shall be incorporated into a Construction Management Plan submitted to the City for verification. Measures to reduce construction-related emissions include:

A. Require fugitive-dust control measures that exceed SCAQMD's Rule 403 requirements, such as:
   1. Use of nontoxic soil stabilizers to reduce wind erosion.
   2. Apply water every four hours to active soil-disturbing activities.
   3. Tarp and/or maintain a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.

B. Use construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower.

C. Ensure that construction equipment is properly serviced and maintained to the manufacturer's standards.

D. Limit nonessential idling of construction equipment to no more than five consecutive minutes.

E. Limit on-site vehicle travel speeds on unpaved roads to 15 miles per hour.

F. Install wheel washers for all exiting trucks or wash off all trucks and equipment leaving the project area.

G. Use Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on SCAQMD's website.

Performance Measure 2.37 HEALTH RISK ASSESSMENT – FREEWAY OR URBAN ROAD

Prior to demolition activities or prior to issuance of grading permits (whichever comes first), for an individual project located within 500 feet of a freeway or urban road with 100,000 or more vehicles/day, the applicant shall prepare a Health Risk Assessment (HRA) evaluating the potential for sensitive receptors to be exposed to toxic air contaminants (TACs), which shall be required for such individual projects. The HRA shall be prepared in accordance with the policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the

South Coast Air Quality Management District (SCAQMD). If the HRA shows that the incremental cancer risk and/or noncancer hazard index exceed the respective thresholds, as established by the SQAQMD at the time a project is considered (i.e., 10 in one million cancer risk and 1 hazard index), the project applicant will be required to identify and demonstrate that best available control technologies to reduce substantial exposure of sensitive receptors to TACs. Examples may include, but are not limited to, air intakes located away from high-volume roadways and/or truck loading zones unless it can be demonstrated that these are operational limitations and/or heating, ventilation, and air conditioning (HVAC) systems provided with appropriately sized maximum efficiency rating value (MERV) filters. Mitigation measures identified in the HRA shall be incorporated into the site development plan as a component of the proposed project. Air intake and MERV filter requirements shall be noted on all building plans submitted to the Community Development Department.

Performance Measure 2.38 HISTORICAL RESOURCE

Prior to demolition activities or prior to issuance of grading permits (whichever comes first), the Director of Community Development, or designee, shall require applicants for proposed projects proposing to renovate, alter, or demolish intact extant building(s) which qualify as a historical resource under CEQA Guidelines Section 15064.5 to provide a historic resource technical study evaluating the significance and data potential of the resource. If significance criteria are met, detailed mitigation recommendations are required as part of the technical study, which must be implemented to reduce impacts on the historical resource(s) to a less than significant level. All work shall be performed by a qualified architectural historian meeting Secretary of the Interior Standards.

Performance Measure 2.39 CULTURAL RESOURCES

Prior to site demolition activities or issuance of a grading permit (whichever is applicable and comes first), for a project site where cultural resources are known or reasonably anticipated, the Director of Community Development shall require applicants for proposed ground disturbing projects to either (1) provide a technical cultural resources assessment consisting of a record search, survey, background context and project-specific recommendations performed by a qualified archaeologist meeting Secretary of the Interior Standards and certified by the County of Orange or (2) agree to full-time monitoring by an archaeologist and a designated representative from the tribe/ group(s) who is culturally linked to the site. If resources are known or reasonably anticipated, the applicant shall be required to provide and follow a detailed mitigation plan which shall require monitoring during grading and other earthmoving activities in undisturbed sediments. The plan will provide a treatment plan for potential resources that includes data to be collected, requires professional identification, other special studies as appropriate, and requires curation at a repository for artifacts meeting significance criteria. A comprehensive final mitigation compliance report including a catalog of specimens with museum numbers and an appendix containing a letter from the museum stating that they are in possession of the materials shall be required and shall be submitted to the City.

Performance Measure 2.40 GROUND DISTURBING PROJECTS – UNDISTURBED SEDIMENTS RANKED MODERATE OR ABOVE

Prior to site demolition activities or issuance of a grading permit (whichever is applicable and comes first), applicants for proposed ground disturbing projects in undisturbed sediments ranked moderate or above shall be required to either (1) provide a technical paleontological assessment consisting of a record search, survey, background context and project specific recommendations

performed by a qualified paleontologist (with a graduate degree and a specialization in vertebrate paleontology) to the Community Development Department or (2) agree to monitoring all excavations below 5 feet. If resources are known or reasonably anticipated the recommendations shall provide a detailed mitigation plan requiring monitoring during grading and other earthmoving activities in undisturbed sediments. The plan will establish a fossil recovery protocol that includes data to be collected, requires professional identification, radiocarbon dates and other special studies as appropriate, requires curation at local curation facility such as such as the John D. Cooper Center operated by the County of Orange for fossils meeting significance criteria. A comprehensive final mitigation compliance report including a catalog of fossil specimens with museum numbers and an appendix containing a letter from the museum stating that they are in possession of the fossils shall be required.

Performance Measure 2.41 CONSTRUCTION NOISE

Prior to issuance of demolition, grading, and/or building permits, construction contractors shall implement the following measures for construction activities conducted in the City of Irvine. The Community Development Department shall verify that grading, demolition, and/or construction plans submitted include these notations.

A. During the entire active construction period, equipment and trucks used for project construction shall use the best-available noise control techniques (e.g., improved mufflers, equipment re-design, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible.
B. Impact tools (e.g., jack hammers and hoe rams) shall be hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools.
C. Stationary equipment, such as generators and air compressors shall be located as far as feasible from nearby noise-sensitive uses.
D. Stockpiling shall be located as far as feasible from nearby noise-sensitive receptors.
E. Construction traffic shall be limited, to the extent feasible, to City-approved haul routes.
F. At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City.
G. Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than five minutes.
H. During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws.

I. Temporary noise barriers (at least as high as the exhaust of equipment and breaking line-of-sight between noise sources and sensitive receptors) shall be erected as necessary and feasible, to maintain construction noise levels at or below the performance standard of 80 dB(A) Leq. Barriers shall be constructed with a solid material that has a density of at least four pounds per square foot with no gaps from the ground to the top of the barrier. Barriers should be erected to the width and height necessary to maintain construction noise levels at or below the performance standard of 80 dB(A) Leq, and may use blankets and other materials to reduce noise as necessary.

Performance Measure 2.42 SENSITIVE BIOLOGICAL RESOURCES

Prior to demolition activities or issuance of grading permits (whichever comes first), applicants for development projects with the potential to disturb sensitive biological resources shall include a biological resources survey. The survey shall be conducted by a qualified biologist. The biological resources survey shall include, but not be limited to:

A. A search of available literature and biological databases, such as California Natural Diversity Database, to determine sensitive biological resources that have been reported from the proposed project vicinity.
B. Mapping vegetation communities on the proposed project site.
C. A general assessment and mapping of all potential jurisdictional resources (wetlands and riparian habitats).
D. Evaluating wildlife movement corridors in the vicinity of the proposed project site.

Performance Measure 2.43 VEGETATION COMMUNITIES – HABITAT FOR SPECIAL STATUS PLANT OR ANIMAL SPECIES

Prior to demolition activities or issuance of grading permits (whichever occurs first), if the project site supports vegetation communities that may provide habitat for special status plant or animal species, a focused habitat assessment shall be conducted by a qualified biologist to determine the potential for special status plant and/or animal species to occur within or adjacent to the proposed development project area.

Performance Measure 2.44 SPECIAL STATUS SPECIES

Prior to demolition activities or issuance of grading permits (whichever occurs first), if one or more special status species has the potential to occur within the project area, focused species surveys shall be conducted to determine the presence/absence of these species to adequately evaluate potential direct and/or indirect impacts to these species.

Performance Measure 2.45 BIOLOGICAL SURVEY

Prior to demolition activities or issuance of grading permits (whichever occurs first), the results of the biological survey shall be presented in a biological survey letter report for proposed development projects with no significant impacts, or in a biological technical report for proposed development projects with significant impacts that require mitigation to reduce the impacts to below a level of significant. This report shall be submitted to the Community Development Department.

Performance Measure 2.46 JURISDICTIONAL DELINEATION

Prior to demolition activities or issuance of grading permits (whichever occurs first), if a project has the potential to affect riparian and sensitive habitats and/or jurisdictional resources, a qualified biologist shall conduct a jurisdictional delineation following the methods outlined in the 1987 Corps Wetland Delineation Manual and the 2008 Regional Supplement to the Corps Wetland Delineation Manual: Arid West Region to map the extent of wetlands and non-wetland waters, determine jurisdiction, and assess potential impacts. The results of the delineation shall be presented in a wetland delineation letter report and shall be submitted to the Community Development Department.

Performance Measure 2.47 GHG EMISSIONS

Prior to demolition activities or prior to issuance of grading permits (whichever occurs first), wherein the Director of Community Development, or designee, has determined there is a potential for GHG impacts, the City shall evaluate the project to identify the potential for GHG emissions to exceed the SCAQMD thresholds detailed below. If a project may exceed the thresholds, the City shall require a technical assessment evaluating potential project GHG impacts to the City for review and approval. The significance of project-level GHG impacts shall be evaluated using one of the following criteria:

A. In the absence of a City plan to reduce GHG emissions, the evaluation shall be prepared in conformance with SCAQMD methodology for assessing GHG impacts, which consists of the following tiered approach:

1. Tier 1 – The project is exempt from the California Environmental Quality Act.
2. Tier 2 – The project is consistent with an applicable regional GHG emissions reduction plan. If a project is consistent with a qualifying local GHG reduction plan, it does not have significant GHG emissions.
3. Tier 3 – Project GHG emissions represent an incremental increase below or mitigated to less than a 3,000 metric tons of carbon dioxide equivalent (MT CO2E) screening level.
4. Tier 4 – The project achieves performance standards, where performance standards may include a percent emission reduction target or an efficiency target per service population.
5. Tier 5 – Offsets along or in combination with the above target Significance Screening Level. Offsets must be provided for a 30-year project life, unless the project life is limited by permit, lease, or other legally binding condition. If GHG emissions are determined to have the potential to exceed the SCAQMD's recommended thresholds, the City shall require that applicants for new development projects incorporate features to reduce GHG emissions. These identified measures shall be incorporated into all appropriate documents submitted to the City and shall be verified by the City. Measures can include, but are not limited to, the following:
   i. Affordable Housing. Provide below market rate housing.
   ii. Electric Vehicle Parking. Implement electric vehicle charging infrastructure beyond requirements set forth in the 2022 CALGreen mandatory measures, such as Tier 2 voluntary measures set forth in 2022 CALGreen (or future more stringent) standards.

iii. Transportation Demand Management. Implement transportation demand management measures.
iv. Unbundling Parking. Require residential developers to separate the cost to rent or purchase a parking space from the cost of the unit.
v. Transit Subsidies. Require implementation of a transit subsidy program that covers a portion of the cost of transit passes on a per unit basis to residential tenants for a period of five years after issuance of the first occupancy permit. Owner/Permittee shall provide an annual report to the City Engineer in each of the first five years demonstrating how the offer was publicized to residents and documenting the results of the program each year, including number of participants and driveway traffic counts.
vi. Commute Trip Reduction Program. Develop and implement a commute trip reduction program that requires each homeowner and tenant to be provided with a one-page flyer every year that provides information regarding available transit, designated bicycle routes, local bicycle groups and programs, local walking routes and programs, and rideshare programs.
vii. Active Transportation Network. Expand and facilitate completion of planned networks of active transportation infrastructure for projects that are required to provide public improvements related to that infrastructure.
viii. Bicycle Micromobility Fleet. Provide a bicycle to the first buyer of each unit.
ix. All Electric Development. Require all-electric development with no sources of natural gas.
x. Energy Efficiency. Demonstrate building energy efficiency beyond applicable code requirements.
xi. Energy Star Appliances. Provide Energy Star-rated appliances (clothes washers, dishwashers, refrigerators, and ceiling fans).
xii. Alternative Water Heating. Incorporate non-gas water heaters (e.g., electric or solar water heating).
xiii. Water Efficient Landscaping. Provide low-water use/drought tolerant plant species with low water use irrigation (e.g., spray head or drip), where required.
xiv. Outdoor Electrical Outlets to Power Electric Landscaping Equipment. Provide exterior electrical outlets necessary for sufficient powering of electric lawnmowers and other landscaping equipment.

Performance Measure 2.48 PARK REQUIREMENT COMPLIANCE

Prior to demolition activities or issuance of grading permits (whichever occurs first), the applicant shall demonstrate the project complies with all requirements of Zoning Ordinance Chapter 2-22 (Park Procedure) and Municipal Code Section 5-5-1004 (Park dedication). Notwithstanding any provision of Zoning Ordinance Chapter 2-22 (Park Procedure) and Municipal Code Section 5-5-1004 (Park dedication) requiring review or approval by another approval authority, all reviews, determinations, and approvals required by Zoning Ordinance Chapter 2-22 (Park Procedure) and Municipal Code Section 5-5-1004- (Park dedication) for a project shall be reviewed and approved by the Director of Community Development.

Performance Measure 2.49 TRANSFER OF DEVELOPMENT

RIGHTS REQUIREMENT COMPLIANCE

Prior to demolition activities or issuance of grading permits (whichever occurs first) for projects in Planning Area 36 (Irvine Business Complex) with insufficient development intensity, the applicant shall demonstrate the project complies with all requirements of Zoning Ordinance Section 9-36-18 (Transfer of development rights). Notwithstanding any provision of Zoning Ordinance Section 9-36-18 (Transfer of development rights) requiring review or approval by another approval authority, all reviews, determinations, and approvals required by Zoning Ordinance Section 9-36-18 (Transfer of development rights) for a project shall be reviewed and approved by the Director of Community Development.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

Performance Measure 3.1 ASSESSMENT DISTRICT DISCLOSURE

Prior to the issuance of the first building permit or first building permit for a residential unit for a project located within an assessment district, the applicant shall submit to the Director of Community Development for review and approval a completed Occupancy Disclosure that informs prospective buyers of the following:

> This property is located within an assessment district. The Orange County Tax Assessor may include the amount of the related assessment in the computations to determine assessed value of the property for the purpose of determining property taxes.

Performance Measure 3.2 SCHOOL SITE DISCLOSURE

Prior to the issuance of the first building permit or first building permit for a residential unit, the applicant shall submit to the Director of Community Development for review and approval a disclosure form that informs prospective buyers that a nearby school site(s) may be used for non-school uses if the school district determines the site is not needed to accommodate projected student enrollment. In addition, all maps and displays in the sales office shall indicate that the potential school site may be developed with non-school uses, using labels equal in size to the “school site” label.

Performance Measure 3.3 DISCLOSURE STATEMENTS

Prior to the issuance of the first building permit or first building permit for a residential unit, the applicant shall submit to the Director of Community Development for review and approval a completed Occupancy Disclosure form for the project. The approved form, along with its attachments, shall be included as part of the rental/lease agreements and as part of the sales literature for the project. The form shall include information, current as of the date of submittal, with respect to each item marked with an "X" on the list below. The items marked "N/A" need not be included.

___ a. Information on noise resulting from aircraft and/or helicopter operations from John Wayne Airport.

___ b. Reference to Emergency Preparedness information available on the City of Irvine website at www.cityofirvine.gov/office-emergency-management.

___ c. Map of Special Flood Hazard Area for areas subject to inundation.

___ d. Notice that initial occupancy and any subsequent change in use or occupancy of any non-residential condominium space, requires the buyer or the new or existing occupant to apply to the Community Development Department and obtain confirmation by way of a Use Determination Letter or obtain a building permit and obtain inspection approval for any necessary work to establish the use and/or occupancy consistent with that intended.

___ e. Notice that the property owner shall be responsible for continuous maintenance of the emergency access equipment, thus ensuring these systems will always be operational, as required by the Chief of Police.

___ f. Notice that the property is located near and/or adjacent to private and/or public park(s) that may include recreational, field/court lighting, and other related improvements.

___ g. Notice that the property is located near and/or adjacent to public open space land that may include trails, trailheads, parking facilities, and other related improvements and operations.

___ h. Notice that the property is located near and/or adjacent to public trails and/or related improvements and operations.

___ i. Notice that residential buildings such as single-family homes, condominiums, and apartments are prohibited from being used as short-term rentals (aka vacation rentals). A rental arrangement for a term of less than 31 days is considered "short-term". For more detailed information contact the Community Development Department or refer to Chapter 3-25 of the Irvine Zoning Ordinance (Short-Term Rentals).

Performance Measure 3.4 SPECIAL FLOOD HAZARD AREA

Prior to the issuance of the first building permit or first building permit for a residential unit on any lot or parcel wholly or partially located within the floodplain (FP-2 District) of the Special Flood Hazard Area (SFHA), the applicant shall submit one of the following:

a. The final approved Letter of Map Revision or Letter of Map Amendment to the Flood Plain Administrator, as designated by the City Engineer; or
b. An Elevation Certificate to the Floodplain Administrator for any new construction, substantial improvement, or repair for a substantially damaged building that is conducted in the SFHA pursuant to Section 5-2-24 of the Irvine Zoning Ordinance.

Performance Measure 3.5 FINAL ACOUSTICAL REPORT

Prior to the issuance of building permits for each structure or tenant improvement, other than a parking structure, the applicant shall submit a final acoustical report prepared to the satisfaction of the Director of Community Development. The report shall demonstrate that the development

will be sound attenuated against present and projected noise levels including stationary, roadway, aircraft, helicopter, and railroad noise to meet City interior and exterior noise standards. The final acoustical report shall include all information required by the City's Acoustical Report Information Sheet. The report shall be accompanied by a list identifying the sheet(s) of the building plans that include required sound attenuation measures.

Performance Measure 3.6 SITE LIGHTING

Prior to the issuance of the first building permit or first building permit for a residential unit, the applicant shall submit an Electrical (Photometric) Plan to the Irvine Police Department to demonstrate compliance with the Irvine Uniform Security Code requirements for lighting (Title 5, Division 9, Chapter 5 of the Irvine Municipal Code). This plan shall show light fixture locations, type of light fixture, height of light fixture, electrical service, lighting ratio, and point-by-point photometric lighting analysis (in foot-candle values) overlaid onto a tree landscape plan with a legend. Trees and landscaping shall not be planted to obscure required light levels. The photometric plan needs only to show those fixtures used to meet Irvine Uniform Security Code requirements.

Performance Measure 3.7 PRIVATE PARK RESERVATION

Prior to the issuance of the first building permit on land required as a private park by local and/or state development standards, the applicant shall submit, and the Directors of Community Development and Community & Library Services shall have approved, an instrument reserving such required park land in perpetuity.

Performance Measure 3.8 OPEN SPACE EDUCATION

Prior to issuance of the first building permit or first building permit for a residential unit for a project adjacent to open space, location, design, and text for wild land interface signage shall be approved by the Director of Public Works & Sustainability in conjunction with the approval of the Master Landscape and Trails Plan, if any, or the Landscape Plan. The signage shall be located at all trailheads adjacent to the development. The signage shall educate users of the responsibilities associated with wild land interface and shall address relevant issues including the role of natural predators in the wild lands and how to minimize impacts of human and domestic pets on native communities and their inhabitants.

Performance Measure 3.9 HOA / FUEL MODIFICATION

Prior to the issuance of the first building permit for any dwelling units on lots located adjacent to or within fuel modification zones, the applicant shall provide evidence that there is a requirement included in the Covenants, Conditions, and Restrictions (CC&Rs) that any changes to plan materials located within fuel modification zones must be approved by the Director of Community Development and be consistent with applicable Orange County Fire Authority (OCFA) requirements. For fuel modification zones adjacent to lands designated as open space, changes in plant materials shall also be reviewed by OCFA and the Director of Public Works & Sustainability.

Performance Measure 3.10 EMERGENCY ACCESS PLAN
(use with Performance Measure 4.5)

Prior to the issuance of the first building permit or first building permit for a residential unit, the applicant shall demonstrate compliance with the Irvine Uniform Security Code (Sections 5-9-519, 5-9-520, and 5-9-523 of the Irvine Municipal Code), regarding Knox Boxes, Knox key switches, and Click2Enter radio access control by submitting an Emergency Access Plan to the Irvine Police Department for review and approval. Said plan shall be incorporated into the building permit plan set.

Performance Measure 3.11 WAYFINDING PLAN

Prior to the issuance of the first building permit or first building permit for a residential unit, the applicant shall demonstrate compliance with the Irvine Uniform Security Code (Sections 5-9-516, 5-9-517, and 5-9-518 of the Irvine Municipal Code), by submitting a Wayfinding Plan for pedestrians and vehicles to the Irvine Police Department for review and approval. Said plan shall be incorporated into the building permit plan set.

Performance Measure 3.12 CONSTRUCTION SITE SECURITY PLAN

Prior to the issuance of the first building permit or first building permit for a residential unit, the applicant shall demonstrate compliance with the Irvine Uniform Security Code (Section 5-9-521 of the Irvine Municipal Code), by submitting a Construction Site Security Plan to the Irvine Police Department for review and approval. Said plan shall be incorporated into the building permit plan set.

Performance Measure 3.13 CONSTRUCTION PHASING PLAN

Prior to the issuance of the first building permit or first building permit for a residential unit, the applicant shall submit a Construction Phasing Plan for review and approval by the Chief Building Official. Any Construction Phasing Plan that includes use of public property and/or public right-of-way shall also be submitted to the City Engineer for approval. The following is the list of specific items that should be provided as an Exhibit in the Plan:

a. Separation zones between construction areas and public areas, as required to maintain occupied areas safe based on projected construction schedules and absorption rates;
b. Laydown areas;
c. Carpool parking areas;
d. Delivery procedures and approved delivery areas;
e. Orange County Fire Authority (OCFA) no parking zones; and
f. If the project is part of a master development, provide information about all the other projects shall also be included in the Exhibit for detailed safety evaluation. In addition, the master developer shall identify one individual responsible for the oversight of the entire project, including implementation of all the phasing requirements.

Should the phasing plan change during construction, a revised phasing shall be submitted to the Chief Building Official for review and approval prior to Mechanical, Electrical, Plumbing, and Structural (MEPS) inspection. Construction Site Security requirements shall be in place at all times during construction.

Performance Measure 3.14 PRE-APPLICATION PACKAGE AND DEPOSIT

(use with Performance Measures 4.7, 4.8, and 4.9)

Prior to the issuance of the first building permit for a residential unit, the applicant shall submit to the Community Development Department a pre-application package with the required deposit. The deposit shall be used to defray the City's cost of preparing the required affordable housing agreements indicated in Performance Measure 4.8, reviewing the form of lease pursuant to Performance Measure 4.7, and applying the City's Community Preference Policy during the initial lease-up of affordable units pursuant to Performance Measure 6.12, all resulting from the approval of land use entitlements associated with the project. The property owner shall be responsible for paying any additional City costs incurred that exceed the initial deposit amount.

Performance Measure 3.15 AFFORDABLE HOUSING CREDITS AGREEMENT

If affordable housing credits are used in connection with the development, then prior to the issuance of the first building permit for a residential unit, the applicant shall execute and record an affordable housing credits agreement on a form prepared by the City detailing the use of affordable housing credits to satisfy the project's affordable unit requirements. The transferor and transferee of the credits (which shall each be affiliated with the property owner), and the City shall all be signatories to the agreement. The agreement shall state the number of credits involved and must identify the specific residential project(s) that generated the credits and the specific residential project that is receiving the credits. Information regarding the transfer, including the amount of any consideration paid for the credits, is not required to be disclosed within the agreement.

Performance Measure 3.16 TRANSFER OF DEVELOPMENT RIGHTS AGREEMENT

Prior to the submittal of an application for a building permit for the sending or receiving site, the applicant shall submit a draft Transfer of Development Rights Agreement, in accordance with Section 9-36-18 of the Irvine Zoning Ordinance, for review and approval by Director of Community Development and the City Attorney. Upon approval, the applicant shall record the Agreement in the Office of the Orange County Recorder. A copy of the recorded document shall be provided to the Community Development Department prior to the issuance of building permits.

Performance Measure 3.17 TRANSFER OF DEVELOPMENT RIGHTS FEE

Prior to the issuance of a building permit for the receiving site, the applicant shall pay the transfer of development rights fee, as established by resolution of the City Council, per Section 9-36-18(E) of the Irvine Zoning Ordinance.

Performance Measure 3.18 SOLID WASTE COLLECTION

Prior to issuance of the first building permit or first building permit for a residential unit, project plans shall demonstrate the appropriate solid waste collection bins are provided for the subject property in accordance with Chapter 3-23 (Solid Waste Collection Standards) of the Irvine Zoning Ordinance and all applicable state-mandated recycling laws, including but not limited to Assembly Bill (AB) 341 (Mandatory Commercial Recycling), AB 1826 (Mandatory Organics Recycling), Senate Bill (SB) 1383 (Short-lived Climate Pollutant and Organics Diversion Requirements), and any successor statutes or regulations.

The applicant shall demonstrate compliance with all established requirements to the satisfaction of the Public Works & Sustainability Department through the provision of items marked with "X" listed below. Items not required in conjunction with this project are marked "N/A":

___a. Both Residential and Commercial. Plans must:

i. Show accommodation of State recycling mandates, including SB 1383 (organics/food waste recycling)
ii. Demonstrate the separation and collection of solid waste (trash, recycling, and organic/food waste recycling).
iii. Illustrate the path of travel for haulers to ensure reasonable and safe pick-ups. This includes minimizing the distance traveled and allowing for hauler trucks to make three-point turns, where possible and when needed, reducing/eliminating the need for waste trucks to drive in reverse.

___b. Multi-family, Residential, and Commercial. Plans must:

i. Demonstrate that waste enclosures and bins or containers placed therein must protect against adverse environmental conditions, such as rain (e.g., include a solid/non-permeable roof).
ii. Show compliance with the following requirement: SB 1383 requires that businesses that generate two cubic yards or more per week of any solid waste (trash) must separate and collect organics (i.e., food waste) and arrange for recycling services for that organic waste.

___c. Residential Curbside Pickup. Residential plans must:

i. Illustrate curbside bin placement, demonstrate adequate safe hauler access for collection, and ensure that each dwelling meets SB 1383 requirements by having three-stream trash, recycling, and organics.

Performance Measure 3.19 PRIVATE PARK IDENTIFICATION

Prior to the issuance of the first building permit for a private park, the applicant shall demonstrate compliance with the Irvine Uniform Security Code (Section 5-9-520, *Special Recreational Spaces Provisions*), regarding private park identification signage by showing the sign design on the building permit plans submitted for the park.

Performance Measure 3.20 PARKING FACILITY CAMERA PLAN
(use with Performance Measure 4.12)

Prior to the issuance of a building permit for occupancies having a parking facility, the applicant shall demonstrate compliance with the Irvine Uniform Security Code (Section 5-9-518, *Special Parking Facilities Provisions*), by submitting a Parking Facility Surveillance Camera Plan to the Irvine Police Department for review and approval.

Performance Measure 3.21 MAILROOM CAMERA PLAN
(use with Performance Measure 4.13)

Prior to the issuance of a building permit for occupancies having a mail room, the applicant shall demonstrate compliance with the Irvine Uniform Security Code (Section 5-9-516, *Special*

Residential Building Provisions), by submitting a Mailroom Surveillance Camera Plan to the Irvine Police Department for review and approval.

Performance Measure 3.22 — BICYCLE STORAGE ROOM CAMERA PLAN (use with Performance Measure 4.14)

Prior to the issuance of a building permit for occupancies having a bicycle storage room, the applicant shall demonstrate compliance with the Irvine Uniform Security Code (Section 5-9-518, *Special Parking Facilities Provisions*), by submitting a Bicycle Storage Room Surveillance Camera Plan to the Irvine Police Department for review and approval.

Performance Measure 3.23 — ROOFTOP RECREATION AREA CAMERA PLAN (use with Performance Measure 4.15)

Prior to the issuance of a building permit for a building or structure containing a rooftop recreation area, the applicant shall demonstrate compliance with the Irvine Uniform Security Code (Section 5-9-520, *Special Recreational Spaces Provisions*), by submitting a Rooftop Recreation Area Surveillance Camera Plan to the Irvine Police Department for review and approval.

Performance Measure 3.24 — DEVELOPMENT WITHIN 100 FEET OF SAN DIEGO CREEK OR SAN JOAQUIN MARSH (RESIDENTIAL AND RESIDENTIAL MIXED-USE OVERLAY COMPATIBILITY STANDARD)

Prior to issuance of a building permit or prior to approval of a final landscape plan (whichever comes first) for residential and residential mixed-use development that is located in the Residential and Residential Mixed-Use Overlay and is within 100 feet of the San Diego Creek or San Joaquin Marsh, the applicant shall demonstrate the project is in compliance with the following requirements pursuant to Chapter 5-9 (Residential and Residential Mixed-Use Overlay District) of the Irvine Zoning Ordinance:

a. Projects four or more stories in height shall not include the use of highly reflective glass windows (25% or more reflectivity), or utilize highly reflective angles; and
b. Projects shall not utilize exotic plant species that may be invasive to native habitats. Exotic plant species not to be used are those species listed on Lists A and B of the California Invasive Plant Council's (Cal-IPC) list of "Exotic Pest Plants of Greatest Ecological Concern in California" as of October 1999 or subsequent documentation, or other plant species listed on similar invasive plant lists applicable in California.

Performance Measure 3.25 — DEVELOPMENT WITHIN AIRPORT LAND USE COMMISSION JURISDICTION (RESIDENTIAL AND RESIDENTIAL MIXED-USE OVERLAY COMPATIBILITY STANDARD)

Prior to issuance of the first building permit for a residential unit for a residential and residential mixed-use project within the Residential and Residential Mixed-Use Overlay which is subject to Airport Land Use Commission (ALUC) jurisdiction, the applicant shall demonstrate that the project meets the following requirements:

a. Building height limitations, recordation of navigation easements, obstruction lighting and marking, and airport proximity disclosures and signage shall comply with the Orange County Airport Environs Land Use Plan (AELUP) standards for John Wayne Airport.
b. Building heights shall not penetrate Federal Aviation Regulation (FAR) Part 77 Imaginary Surfaces for John Wayne Airport.
c. For all residential dwelling units within the 60dB CNEL contour of John Wayne Airport, the maximum interior noise levels shall not exceed 45 dBA CNEL with windows closed, and shall not exceed the single event noise criteria outlined in the noise element of the General Plan of the loudest 10% of single noise events (Lmax 10) shall not exceed 65 dBA L_{eq} during the daytime (7 a.m. to 7 p.m.) and 55 dBA L_{eq} during the nighttime (7 p.m. to 7 a.m.).
d. Parks located within the John Wayne Airport 60 dB CNEL contour shall include signage indicating proximity to John Wayne Airport and related overflight noise.

Performance Measure 3.26 — RRMU OVERLAY DISCLOSURE (RESIDENTIAL AND RESIDENTIAL MIXED-USE OVERLAY COMPATIBILITY STANDARD)

Prior to the issuance of the first building permit for a residential unit for residential and residential mixed-use development in the Residential and Residential Mixed-Use Overlay, the applicant shall submit the following documents for review and approval by the Director of Community Development:

a. A copy of the rental/lease agreement or sales contract for the proposed project, which provides:

    i. That the Declaration of Covenants, Conditions, and Restrictions are incorporated therein by reference; and
    ii. The renter/lessee has received and accepts the following disclosure statement:

    "This residential development is located within a Residential and Residential Mixed-Use (RRMU) Overlay within the City of Irvine. The mixed-use nature of the RRMU Overlay as an evolving urban core includes several inherent land use characteristics of which residents should be aware:

    1. The location of housing near jobs assumes a greater population concentration in the area throughout the day.
    2. Preservation of the existing job base is an important goal of the City. Existing businesses in the RRMU Overlay include operations which may cause disturbance to nearby residences.
    3. People choosing to live in a mixed-use community are willing to accept a greater mix of surrounding land uses, unlike other suburban residential villages and neighborhoods that tend to separate land uses.
    4. This property is presently located in the vicinity of John Wayne Airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

Given the existing and evolving nature of the RRMU Overlay into a mixed-use area with a significantly more urbanized character, it is not uncommon for residential uses in these areas to be in close proximity to a wide variety of business uses, including shopping centers or industrial uses.

Therefore, as a buyer or renter of a residential unit in the RRMU Overlay, you are advised of the following:

To support the business and residential populations in this area, several shopping centers have either been built or will be constructed and will contain a mixture of retail, restaurant, and resident-serving commercial uses (e.g. grocery stores). Public spaces and commercial ventures that would serve a broader population base are also anticipated to accompany the growth of the RRMU Overlay. These uses and associated additional population may create disturbances to other nearby residences. In addition, your residence may also be located near a business that is engaged in activities where normal operations may occur around the clock and create disturbances to nearby residences. Disturbances from these commercial and industrial operations include, but are not limited to, equipment noise, truck deliveries, odors, trash dumping, and manufacturing activities.

Also, while the street system in this area encourages the use of expressways and major highways as the primary means to navigate through the area, the roadways are interconnected and overflow traffic may rely upon local streets within the larger network to bypass congestion at various times throughout the day.

The mix of business activities that exist and are expected to grow as the RRMU Overlay matures will vary greatly as part of this evolving urban neighborhood. There is no guarantee that the land uses currently existing in immediate proximity to this residential development will remain unchanged into the future. Land uses may change or expand as permitted by the Irvine Zoning Ordinance. The nature of business is that it must be responsive to the market; therefore, businesses in the RRMU Overlay are free to change the nature of their operations (e.g. character, hours of operation, and/or intensity) at any time in a manner consistent with applicable governing regulations. Existing businesses may cease operations and be replaced with a business or activity of an entirely different nature that could be more or less intense, noxious, or compatible with this residential development than that which currently exists.

Furthermore, the following additional notice is provided pursuant to Section 11010 of the California Business and Professions Code:

Notice of Airport in Vicinity

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

By my signature below, I fully acknowledge that I have received, read, understand, and accept the above disclosure statement:

_____
Printed Name of Tenant

_____
Signature of Tenant

The disclosure form shall be provided in a form that is separate and distinct from other disclosure documents, so that the buyer/tenant is readily aware of this disclosure.

b. A Declaration of Covenants, Conditions, and Restrictions providing for:

   i. The above disclosure statement to be provided to all subsequent buyers and/or renters.
   ii. All rental/lease agreements and/or sales contracts that include this disclosure statement to be maintained in perpetuity with the property manager and/or homeowner's association or their legal successor-in-interest.
   iii. These documents, as described above, to be made available to the City of Irvine for inspection upon 24 hours advance written notice for the sole purpose of verifying that all tenants/owners of the residential development have been made aware of, understood, and consented to the above disclosure statement.

Performance Measure 3.27

HEALTH RISK ASSESSMENT
(RESIDENTIAL AND RESIDENTIAL MIXED-USE
OVERLAY COMPATIBILITY STANDARD)

Prior to issuance of the first building permit for a residential unit for residential and residential mixed-use development in the Residential and Residential Mixed-Use Overlay, projects located within the distances to industrial uses as outlined below the project applicant shall submit a health risk assessment (HRA) prepared in accordance with policies and procedures of the State Office of Environmental Health Hazard Assessment (OEHHA) and the South Coast Air Quality Management District (SCAQMD) to the Director of Community Development. If the HRA shows that the incremental cancer risk exceeds 10 in one million (1.0E-06), or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that Best Available Control Technologies for Toxics (T-BACTs) can reduce potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, scrubbers at the industrial facility, or installation of Minimum Efficiency Reporting Value (MERV) filters rated at 14 or better at all residential units.

a. Project site is 1,000 feet from the truck bays of an existing building that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units, or where transport refrigeration unit operations exceed 300 hours per week.
b. Project site is 1,000 feet from an existing chrome plating facility or existing facility using Hexavalent Chromium.
c. Project site is 300 feet from a dry cleaning facility using perchloroethylene using one machine and/or 500 feet from a dry cleaning facility using perchloroethylene using two machines.

d. Project site is 50 feet from gas pumps within a gas-dispensing facility and/or 300 feet from gas pumps within a gasoline dispensing facility with a throughput of 3.6 million gallons per year or greater.

Performance Measure 3.28 DEPARTMENT OF REAL ESTATE CONDOMINIUM PLAN SUBMITTAL

Prior to issuance of the first building permit for a residential unit, the applicant shall submit one electronic copy of the Condominium Plan that was submitted to the California Department of Real Estate, to the Community Development and Public Works & Sustainability Departments.

Performance Measure 3.29 ADDRESS PLAN APPROVAL

Prior to issuance of building permits, the applicant shall submit a final address plan for review and approval by the Community Development Department.

Performance Measure 3.30 OCFA PLAN SUBMITTAL

Prior to issuance of a building permit, the following shall be submitted for OCFA review and approval:

a. Occupancy Phasing (Service Code PR272), must be reviewed in congruence with the Architectural Plans;
b. Architectural Plans (Service Codes PR200-PR272);
c. Photovoltaic Plans (Service Code PR363), if applicable;
d. Chemical Classification Plan (Service Codes PR315-PR324), if applicable;
e. Fire Sprinkler System (Service Codes PR410-PR425);
f. Standpipe System (Service Code PR460);
g. Fire Pump Plan (Service Code PR465), if applicable;
h. Above Ground Tank (Service Code PR300), if applicable; and
i. Underground Piping (Service Codes PR470-PR475).

Performance Measure 3.31 PILE DRIVING - FRAGILE STRUCTURES

Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures, such as historical resources, 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed Federal Transit Administration (FTA) architectural damage thresholds (e.g., 0.12 inches per second [in/sec] peak particle velocity [PPV] for fragile or historical resources, 0.2 in/sec PPV for nonengineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed this threshold, alternative uses such as drilling piles as opposed to pile driving and static rollers as opposed to vibratory rollers shall be used. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are not exceeded.

Performance Measure 3.32 RESIDENTIAL PROJECTS – RAILROAD LINES

Prior to issuance of a building permit for new residential projects (or other noise-sensitive uses) located within 200 feet of existing railroad lines, a groundborne vibration and noise evaluation shall be conducted consistent with FTA approved methodologies.

Performance Measure 3.33 SENSITIVE BIOLOGICAL RESOURCES – CONSTRUCTION LIMITS

Prior to issuance of building permits, if sensitive biological resources are identified within or adjacent to the proposed development project area, the construction limits shall be clearly flagged to ensure impacts to sensitive biological resources are avoided or minimized to the extent feasible. Prior to implementing construction activities, a qualified biologist shall verify that the flagging clearly delineates the construction limits and that sensitive resources to be avoided.

Performance Measure 3.34 SENSITIVE BIOLOGICAL RESOURCES – TRAINING PROGRAM

Prior to issuance of building permits, if sensitive biological resources are known to occur within or adjacent to the proposed development project area, a project-specific contractor training program shall be developed and implemented to educate project contractors on the sensitive biological resources within and adjacent to the proposed development project area and measures being implemented to avoid and/or minimize impacts to these species. A qualified biologist shall develop and implement the contractor training program.

Performance Measure 3.35 BIOLOGICAL MONITORING

Prior to issuance of building permits, if sensitive biological resources are present within or adjacent to the proposed development project area and impacts may occur from implementation of construction activities, a qualified biological monitor may be required during a portion or all of the construction activities to ensure impacts to the sensitive biological resources are avoided or minimized to the extent feasible. The specific biological monitoring requirements shall be evaluated on a project-by-project basis. The qualified biological monitor shall be approved by the City on a project-by-project basis based on applicable experience with the sensitive biological resources that may be impacted by the proposed development project activities.

Performance Measure 3.36 RIPARIAN AND SENSITIVE HABITATS

Prior to issuance of a building permit, if the results of Performance Measure 2.47 determine that a proposed project would impact riparian and sensitive habitats and/or jurisdictional features, permits and authorizations shall be obtained from the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or Regional Water Quality Control Board. The regulatory agency authorization(s) would include specific avoidance, minimization, and mitigation measures for impacts to riparian and sensitive habitats and/or jurisdictional resources, which may include monetary contributions to a mitigation bank or habitat creation, restoration, and/or enhancement.

Performance Measure 3.37 VMT THRESHOLDS – ON-SITE CONNECTIVITY

Prior to issuance of building permits, the Director of Community Development, or designee, shall require applicants for projects that exceed VMT thresholds to incorporate on-site connectivity into site design in order to achieve a reduction of 2.5% VMT rate. Site design measures to achieve

this VMT reduction would include promotion of bicycle activity (i.e., bike facilities) and pedestrian walkability (i.e., connected sidewalks from building entrances to public streets).

Performance Measure 3.38 VMT THRESHOLDS – TRANSPORTATION DEMAND MANAGEMENT

Prior to issuance of building permits, the Director of Community Development, or designee, shall require applicants for projects that exceed VMT thresholds to incorporate a Transportation Demand Management (TDM) program to achieve a reduction of up to 5% VMT rate. While TDM programs in the past have typically focused on employer sites, they can also be implemented to new residential developments with measures such as bike share or car share programs.

PRIOR TO FINAL APPROVAL OF COMPLETED WORK AUTHORIZED BY GRADING, LANDSCAPING, OR IMPROVEMENT PERMIT

"Approval" refers to finalization of work completed under a preliminary and/or precise grading, landscaping or improvement permit.

Performance Measure 3.xx RECORD DRAWINGS - PDF & AUTOCAD

Prior to final approval of a grading, landscaping, or private/public improvement permit, and following final inspection, the applicant shall submit to the City individual PDF files of the drawing and AutoCAD base files. The permit number and the words "RECORD DRAWING" shall appear on all sheets.

PRIOR TO CONCEALING INTERIOR CONSTRUCTION

Performance Measure 3.A OCFA PLAN SUBMITTAL

Prior to concealing interior construction, the following shall be submitted for OCFA review and approval:

a. Fire Alarm System (Service Codes PR500-PR530); and
b. Two-way Communication System (Service Codes PR500-PR530).

PRIOR TO AUTHORIZATION TO USE, OCCUPY, AND/OR OPERATE

Performance Measure 4.1 STREET MAINTENANCE SIGNAGE

Prior to authorization to use, occupy, and/or operate, where public streets have not been accepted, and the developer has opened the street for public use with the City's approval, the applicant shall install the following sign at all entrances to the subdivision/tract:

> THIS STREET IS OPEN FOR PUBLIC USE AND THE VEHICLE CODE IS BEING ENFORCED. MAINTENANCE OF THIS STREET AND RIGHT-OF-WAY IS THE DEVELOPER'S RESPONSIBILITY.

DEVELOPER:_____PHONE:_____

The signs shall be approved in advance by the City Engineer and shall have, at a minimum, 3-inch high lettering. The applicant shall remove the signs promptly after the City issues a certification of completion and accepts all of the streets for maintenance by the City.

Performance Measure 4.2 PLAYGROUND INSPECTION

Prior to authorization to use, occupy, and/or operate the playground, the applicant shall submit to the Chief Building Official a letter stating that the play equipment installation has been inspected by a person authorized by the manufacturer, that the equipment has been installed per manufacturer's specifications, and that it complies with minimum playground safety regulations, adopted by the State of California (CA Code of Regulations, Title 22, Division 4, Chapter 22, Article 1-4).

Performance Measure 4.3 OPEN SPACE EDUCATION

Prior to authorization to use, occupy, and/or operate any project adjacent to open space, the project applicant shall post wild land interface signage as required in approved Master Landscape and Trails Plan or Landscape Plan Number(s) _____at all trailheads located adjacent to the development.

Performance Measure 4.4 SPECIAL FLOOD HAZARD AREA

Prior to authorization to use, occupy, and/or operate, for any structure on a lot or parcel wholly or partially located within the Special Flood Hazard Area (SFHA, FP 2 District), the applicant shall submit one of the following:

a. The final approved Letter of Map Revision or Letter of Map Amendment to the Flood Plain Administrator, as designated by the City Engineer; or
b. Final Elevation Certificates (based on North American Vertical Datum [NAVD] 1988) for each structure based on finished floor construction to the Chief Building Official; or
c. For non-residential construction only, a final Floodproofing Certificate for each building or structure based on completed construction.

Performance Measure 4.5 EMERGENCY ACCESS INSPECTION
(use with Performance Measure 3.11)

Prior to authorization to use, occupy, and/or operate, the applicant shall arrange for and pass an inspection, to be performed by the Irvine Police Department and the Orange County Fire Authority, to ensure compliance with Emergency Access Plan requirements and to ensure that the access devices are operational.

Performance Measure 4.6 PHASED OCCUPANCY OF MULTI-BUILDING RESIDENTIAL DEVELOPMENT

Phased occupancy of any portion of a multi-building development project is subject to approval by the Building & Safety Division and the Orange County Fire Authority (OCFA). Such phasing shall provide a clear and effective separation between the areas open to building users and occupants and construction areas including staging and access. Additionally, all fire-life-safety, security, accessibility features, parking, and other applicable planning standards and performance measures serving those portions of the development to be occupied shall be

installed, approved, and accepted by the City and/or OCFA. Such features must remain in place and fully functional throughout the remaining project build-out.

Performance Measure 4.7 FORM OF LEASE
(use with Performance Measure 3.15)

Prior to commencement of marketing or lease-up for any market-rate unit in the project, and not less than 120 days prior to final sign off on the Job Inspection Card by Building & Safety Division staff, the applicant shall have submitted, and the City Manager or designee shall have approved, in their reasonable discretion to confirm compliance with the applicable affordable housing implementation documents, a form of lease proposed by the property owner to be used for the affordable units in the project.

Performance Measure 4.8 AFFORDABLE HOUSING AGREEMENTS
(use with Performance Measure 3.15)

Prior to the issuance of the first certificate of occupancy or other authorization to use, occupy, or operate for any portion of the project, the applicant shall execute and cause to be recorded in the office of the County Recorder of the County of Orange, California applicable affordable housing implementing agreements prepared by the City, including but not limited to a Density Bonus Housing Agreement and a Regulatory Agreement and Declaration of Covenants and Restrictions, each consistent with the approved affordable housing plan for the project and binding on all future owners and successors in interest thereof.

Performance Measure 4.9 AFFORDABLE HOME OWNERSHIP FINANCING AND IMPLEMENTING DOCUMENTATION
(use with Performance Measure 3.15)

Prior to the initial marketing (if applicable) or sale of any affordable units in the project, the applicant shall request from the City the set of affordable housing documentation that the City requires to be executed by all buyers of affordable units in the project to ensure compliance with the affordability requirements in the project's approved affordable housing plan. The documents may include, without limitation, promissory notes, deeds of trust, regulatory agreements, equity sharing agreements, rights of first refusal, and income qualification forms. Any such documents in recordable form shall be recorded by the property owner at the closing for the property in the Official Records of Orange County, California, as a condition of transfer of ownership.

Performance Measure 4.10 IMPACT FEE DEFERRAL

Prior to the issuance of the first certificate of occupancy, temporary certificate of occupancy, or initial occupancy for a residential project, the applicant shall pay all impact fees for the subject designated residential development project which qualifies for a streamlined approval process that utilizes deferred fee payment provisions.

Performance Measure 4.11 RECORDED CC&RS

Prior to issuance of the first certificate of occupancy, temporary certificate of occupancy, or initial occupancy of a residential dwelling, the applicant shall provide a copy of the recorded Covenants, Conditions, and Restrictions (CC&Rs) to the Community Development Department.

Performance Measure 4.12 PARKING FACILITY CAMERA PLAN

(use with Performance Measure 3.24)

Prior to authorization to use, occupy, and/or operate a parking facility, the applicant shall arrange for and have passed an inspection, to be performed by the Irvine Police Department, to ensure compliance with the Parking Facility Surveillance Camera Plan.

Performance Measure 4.13 MAILROOM CAMERA PLAN
(use with Performance Measure 3.25)

Prior to authorization to use, occupy, and/or operate a structure containing a mailroom, the applicant shall arrange for and have passed an inspection, to be performed by the Irvine Police Department, to ensure compliance with the Mailroom Surveillance Camera Plan.

Performance Measure 4.14 BICYCLE STORAGE ROOM CAMERA PLAN
(use with Performance Measure 3.26)

Prior to authorization to use, occupy, and/or operate a structure containing a bicycle storage room, the applicant shall arrange for and have passed an inspection, to be performed by the Irvine Police Department, to ensure compliance with the Bicycle Storage Room Surveillance Camera Plan.

Performance Measure 4.15 ROOFTOP RECREATION AREA CAMERA PLAN
(use with Performance Measure 3.27)

Prior to authorization to use, occupy, and/or operate a structure containing a rooftop recreation area, the applicant shall arrange for and have passed an inspection, to be performed by the Irvine Police Department, to ensure compliance with the Rooftop Recreation Area Surveillance Camera Plan.

Performance Measure 4.16 DIGITAL FILES - AUTOCAD

Prior to the issuance of a certificate of occupancy, the design engineer shall submit the drawings in DXF or AutoCAD .dwg file to the Community Development Department.

PRIOR TO THE EXONERATION OF SECURITY

Performance Measure 5.1 EXISTING SURVEY MONUMENTS

Prior to the exoneration of any security for a project that may include existing survey monuments disturbed through construction activities and deemed necessary for preservation by the City Engineer, as set forth in Performance Measures 1.7 or 2.2, the applicant shall have a licensed land surveyor or qualified registered civil engineer reestablish any such monumentation damaged or destroyed during construction of the project and file the corner records with the Orange County Surveyor. Evidence of such filing shall be furnished to the City Engineer.

Performance Measure 5.2 DIGITAL RECORDS - PDF

Prior to the exoneration of any security for improvements required by either Performance Measures 1.1 or 2.1, the applicant shall submit one copy in PDF format of the recorded final map.

Performance Measure 5.3 DIGITAL RECORDS - AUTOCAD

Prior to the exoneration of any security for any improvements required by either Performance Measures 1.1 or 2.1, the applicant shall provide proof that the permit for the subject improvement has been approved and finaled by the City. Submit one set of computerized data, which is compatible with the City's AutoCAD format, of the record drawings of grading, landscape, and improvement plans to, and in a manner approved by the City.

Performance Measure 5.4 PRIVATE PARK RESERVATION

Prior to the exoneration of any security for a private park, the applicant shall submit to the Director of Community Development a copy of the recorded instrument reserving in perpetuity any private park.

MISCELLANEOUS

Performance Measure 6.1 LEGAL ACTION - HOLD HARMLESS

In accordance with the provisions of Section 5-5-114 of the Irvine Municipal Code and Government Code Section 66474.9, the applicant shall defend, indemnify, and hold harmless the City of Irvine and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City, including, without limitation, an action by an advisory agency, appeal board, legislative body, or City staff concerning the subject project. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding challenging the approval. The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense.

In the event a legal challenge to the subject project is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award.

Performance Measure 6.2 RIGHT-OF-WAY EASEMENTS

Any easement that lies within or crosses rights-of-way proposed to be deeded or dedicated to the City shall be subordinated to the City prior to City acceptance of the rights-of-way, unless otherwise exempted by the City Engineer in writing.

Performance Measure 6.3 PRIVACY GATES - VEHICLE STACKING

If the Director of Community Development determines that the operation of the residential privacy gates approved with this application is negatively affecting the flow of traffic on an adjacent public roadway, the property owner or homeowners' association may be required to submit a plan to the Director of Community Development that identifies specific measures to resolve the problem. The plan shall be submitted within 30 days of notification by the Community Development Department and shall be reviewed and approved by the Director of Community Development. The property owner or homeowners' association shall be required, at its sole expense, to implement any modifications required by the plan within 30 days of written notice

from the Director of Community Development to implement such measures, or in such time frame as directed by the Director of Community Development.

Performance Measure 6.4 HOMEOWNERS ASSOCIATION - STREET SWEEPING

The project applicant or subsequent home builder shall include language in the recorded Covenants, Conditions, and Restrictions (CC&Rs) for this project that requires the homeowners association (HOA) to cooperate with the City regarding the City's sweeping of public streets within and/or adjacent to the project. The HOA shall inform residents of when the City sweeps the public streets and request residents and their guests not to park on these streets during street sweeping hours. Information from the HOA regarding street sweeping times shall be provided to residents on at least a quarterly basis in newsletters, billing statements, web sites, and/or other communication methods. If requested by the City, the HOA shall increase the frequency of the information.

Performance Measure 6.5 OPEN SPACE EDUCATION

For any project adjacent to open space, the project applicant or subsequent builder shall distribute a wildland interface brochure to all owners, residents, and/or tenants (to be obtained from The Nature Reserve of Orange County at www.naturereserveoc.com) to educate owners, residents, and/or tenants of the responsibilities associated with living at the wild land interface. The brochure shall address relevant issues, including the role of natural predators in the wildlands and how to minimize impacts of human and domestic pets on native communities and their inhabitants.

Performance Measure 6.6 OPEN SPACE LANDSCAPING

Prior to the issuance of landscape construction plans for lots adjacent to any open space areas, the interface between the natural and developed areas shall be designed to employ techniques to minimize slopes and decrease slope angles, as well as, where appropriate, recreate natural features (i.e., drainage courses, rock outcroppings, landscaping, etc.), especially within areas adjacent to the Natural Communities Conservation Plan (NCCP) Reserve, pursuant to the provisions of the approved NCCP / Habitat Conservation Plan. The landscape plans shall be reviewed and approved by the Director of Public Works & Sustainability or designee, with regard to the landscaped interface.

Performance Measure 6.7 CONVERSION OF AFFORDABLE UNITS TO CONDOMINIUMS

Should this project be converted to condominiums at a later date, and prior to any conversion, a new affordable housing plan, outlining the pricing of the affordable units consistent with State Density Bonus Law (Gov. Code Sections 65915-65918) and all referenced codes in effect at the time the project was approved, shall be submitted to the Community Development Department for review and approval via a pre-application. The affordable housing plan shall include all components required by the Irvine Zoning Ordinance and all the following associated with that housing unit. The pricing provided shall include the monthly housing cost of a purchaser (average of estimated costs for the next 12 months).

a. Principal and interest on a mortgage loan including any rehabilitation loans, and any loan insurance fees associated therewith.
b. Property taxes and assessments.
c. Fire and casualty insurance covering replacement value of property improvements.

d. Property maintenance and repairs.
e. A reasonable allowance for utilities, including garbage collection, air conditioning, sewer, water, electricity, gas, and other heating, cooking, and refrigeration fuels. Utilities do not include cable, telephone service, or Internet service. Such an allowance shall take into consideration the cost of an adequate level of service.
f. Homeowners association fees.
g. Space rent, if the housing unit is situated on rented land.
h. Communities Facility District fees, if applicable.
i. Purchase price down payment (subject to verification by the City Manager or designee).

Performance Measure 6.8 — EXECUTION OF FORMS FOR CONDOMINIUM CONVERSION

Should this project be converted to condominiums at a later date, and prior to any conversion, the applicant and all buyers of affordable for-sale units shall sign and record (where applicable), all affordable housing agreements then required by applicable law on forms provided by the City. These documents may include, but are not limited to loan agreements, promissory notes, deeds of trust, regulatory agreements, equity sharing agreements, requests for notice of default and sale, buyer disclosure statements, truth in lending statements, notice of right to cancel statements, and/or first rights of first refusal.

Performance Measure 6.9 — ANNUAL COMPLIANCE REPORT FOR AFFORDABLE HOUSING PLAN - RENTAL PROPERTIES

Commencing on the date of issuance of the first certificate of occupancy or other authorization to use, occupy, or operate for the project and continuing throughout the term of the affordability restrictions applicable to the property, the applicant shall provide, to the satisfaction of the City Manager or designee, an annual report detailing compliance with all of the terms of the approved affordable housing plan for the project.

For the purpose of defraying city costs for monitoring activities required to ensure compliance with the City's recorded affordability covenants governing the affordable units, the property owner or its successor in interest shall pay a City Monitoring Fee as reflected on the City's then-current fee schedule, the amount of which shall be updated annually, based on the Consumer Price Index, no later than December 31 of each year or as otherwise indicated on the then-current fee schedule. The annual payment will be due on December 31 each year beginning on the date the first certificate of occupancy or other authorization to use, occupy, or operate is issued for the project, regardless of whether the City issues a formal invoice, and will continue to be due annually thereafter throughout term of the affordability restrictions applicable to the property. Upon City's written request to property owner or upon any change of ownership, the property owner shall provide, within 15 days, the mailing and delivery information for all owners of a project for purposes of administering the City Monitoring Fee.

Performance Measure 6.10 — ANNUAL COMPLIANCE REPORT FOR AFFORDABLE HOUSING PLAN - FOR-SALE UNITS

Commencing on the date of issuance of the first certificate of occupancy or other authorization to use, occupy, or operate for the project and continuing until the final unit in the project is sold, the applicant shall provide, to the satisfaction of the City Manager, or designee, an annual report detailing compliance with all of the terms of the approved affordable housing plan for the project.

Performance Measure 6.11 COMMUNITY PREFERENCE POLICY

Affordable housing units shall be leased or sold only to eligible households consistent with the approved affordable housing plan for the project, all applicable affordable housing implementing agreements prepared by the City, the City's Community Preference Policy per Section 2-3-11 of the Irvine Zoning Ordinance, and any associated Community Preference Policy guidelines maintained by the City and posted on the City's website.

Performance Measure 6.12 LOADING ZONE ENFORCEMENT

The property owner shall be responsible for the enforcement of a loading zone by providing parking signage restrictions and routine enforcement of the loading zone located within the public right-of-way.

Performance Measure 6.13 NESTING BIRD SEASON

The standard nesting bird season, protected under the Migratory Bird Treaty Act and State law, generally runs from January 15 to September 15. The applicant shall:

a. Timing: Schedule vegetation removal, tree trimming, and grubbing outside the primary breeding season (e.g., prior to January 15 or after September 15).
b. Pre-construction Surveys: If work must occur during nesting bird season, a qualified biologist must survey the area for active nests within three to seven days prior to vegetation removal, grading, or construction (whichever occurs first). The survey shall be submitted to the Community Development Department prior to the commencement of site work.
c. Buffer Zones: If an active nest is found, a non-disturbance buffer zone (often 50–500 feet, depending on species) shall be created until the young have fledged and the nest is inactive.

Performance Measure 6.14 COMMON OPEN SPACE AREAS

All proposed recreation areas, private open space areas, landscaped areas in all common areas, and any landscaping within the public right-of-ways shall be maintained for the life of the project.

Performance Measure 6.15 PERFORMANCE MEASURE ADHERENCE

All performance measures are required to be adhered to for the life of the project, regardless of property ownership.

Performance Measure 6.16 RESIDENTIAL MIXED-USE BUSINESSES

If the project is a mixed-use development, individual businesses located within the nonresidential component of the development must separately apply for and obtain all applicable entitlements and permits for use and operation that are required by Irvine Zoning Ordinance Chapter 3-37.

Performance Measure 6.17 PERFORMANCE MEASURE IMPLEMENTATION

All performance measures shall be implemented at the applicant's expense, except where specified in the individual measure. The term "applicant" shall mean and refer to any of the following: the project applicant, the developer of the project, the owner(s) and tenants(s) of the property, or each of their respective successors and assigns.

Performance Measure 6.18

PRECONSTRUCTION SPECIAL STATUS SPECIES SURVEY

If construction activities are not initiated immediately after focused surveys have been completed, additional preconstruction special status species surveys may be required to assure impacts are avoided or minimized to the extent feasible. If pre-construction activities are required, a qualified biologist would perform these surveys as required for each special status species that is known to occur or has a potential to occur within or adjacent to the proposed development project area.