

SPECIFIC PLAN REQUIREMENTS

<p align="center">SPECIFIC PLAN CONTENT REQUIREMENTS</p>	<p align="center">URBAN ACTIVITY CENTER SPECIFIC PLAN AS SUBMITTED</p>
<p>Per California Government Code Sections 65451</p>	
<p>1. <i>The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.</i></p>	<p>Addressed</p>
<p>2. <i>The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area and needed to support the land uses described in the plan.</i></p>	<p>Addressed</p>
<p>3. <i>Standards and criteria by which development will proceed, and standards, for the conservation, development and utilization of natural resources, where applicable.</i></p>	<p>Addressed</p>
<p>4. <i>A program of implementation measures including regulations, programs, public work projects, and financing measures to implement paragraphs 1, 2 and 3.</i></p>	<p>Addressed</p>
<p>5. <i>The specific plan shall include a statement of the relationship of the specific plan to the general plan.</i></p>	<p>Addressed</p>
<p>Per the Laguna Woods General Plan Land Use Element</p>	
<p>1. <i>Rights of way to be granted as consideration pursuant to subsequent Site Development Permit approval</i></p>	<p>Addressed</p>
<p>2. <i>The distribution, location, and extent of the uses of land, including open space for all properties designated on the Land Use Plan as “Urban Activities Center”</i></p>	<p>Addressed</p>
<p>3. <i>Land use designations for parcels that are to remain undeveloped</i></p>	<p>No parcels are identified to remain undeveloped</p>

<p>4. <i>Proposed vehicular access points</i></p>	<p>Addressed</p>
<p>5. <i>Conceptual on site vehicular circulation and parking</i></p>	<p>Not specifically identified. To be shown on development application.</p>
<p>6. <i>Trip generation and traffic analysis for the proposed land uses demonstrating consistency with the Level of Service standards for arterial roadways in the City and including identification of mitigation measures necessary to ensure consistency</i></p>	<p>Not addressed</p>
<p>7. <i>Fiscal analysis indicating projected sales tax and/or transient occupancy tax revenues, or their equivalents, to be generated by proposed land uses and in sufficient detail to allow definitive determination by the City as to positive, negative, or neutral impact on the City's ability to provide municipal services; City Council, however, shall retain the ability to approve a project regardless of the findings of the fiscal analysis</i></p>	<p>Not addressed</p>
<p>8. <i>A Development Phasing Plan consistent with the fiscal analysis</i></p>	<p>Not addressed</p>
<p>9. <i>Conceptual development standards including measures consistent with the Mitigation monitoring Program adopted in conjunction with the General Plan</i></p>	<p>Consistency with Mitigation Monitoring Program not addressed</p>
<p>10. <i>Procedures for submittal and review of subsequent applications for Site Development Permits</i></p>	<p>Addressed</p>

<p>Per Laguna Woods Municipal Code</p> <p>Sec. 13.14.040. - Comprehensive plan text</p> <p>1. <i>A text shall be adopted by ordinance that specifies the land use regulations and procedures applicable to all UAC designated parcels. Each land use category shall correspond to one or more identified planning areas on a zoning map exhibit.</i></p> <p>2. <i>When the text refers to any portion of this title and provides for exceptions to the referenced portion, all such exceptions shall be clearly and specifically identified. Regulations for each land use category within the comprehensive plan shall include at least the following:</i></p> <p style="padding-left: 40px;">A. <i>Purpose and intent statement. Each land use category shall have a general description and a brief summary explaining the purpose and intent of that land use category.</i></p> <p style="padding-left: 40px;">B. <i>Principal permitted uses section. Each such section shall include a list of uses per the following categories, if applicable:</i></p> <p style="padding-left: 80px;">i. <i>Principal permitted uses not subject to discretionary permit.</i></p> <p style="padding-left: 80px;">ii. <i>Principal permitted uses subject to a site development permit.</i></p> <p style="padding-left: 80px;">iii. <i>Principal permitted uses subject to a use permit.</i></p> <p style="padding-left: 40px;">C. <i>Accessory permitted uses section. This section shall be included in any land use category where uses, structures, and activities other than main or principal uses are permitted. When a main or principal</i></p>	<p>Addressed</p> <p>Addressed</p> <p>Addressed</p> <p>Addressed</p>
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use is permitted subject to approval of a discretionary permit, ancillary and accessory uses, structures and activities are also permitted subject to approval of the same discretionary permit.

D. Prohibited uses section. Each land use category shall include a prohibited uses section for the purpose of clarifying which land uses and groups of uses, if any, are specifically not permitted.

E. Site development standards section. Development standards shall be provided for each land use category and may include but not be limited to the minimum building site area, maximum building height, minimum building setbacks, signage, minimum net area per unit for multifamily development and off-street parking requirements. Additional standards for nonresidential development and may be based upon performance criteria commiserate with supporting documentation consistent with the City's General Plan, including technical reports for traffic, fiscal balance, etc. as applicable and shall include but not be limited to requirements for loading, screening, landscaping, lighting and floor area ratio.

F. Boundary description. A precise description, either by record of survey, or metes and bounds, of the external boundaries of all land regulated by the comprehensive plan shall also be included within the text. Such description shall be consistent with the Zoning Map exhibit.

G. Conformance with the general plan. A description of how the plan has been developed in conformance with the parameters outlined in the City's land use element, specifically Table LU-4 summary of "Potential Intensity/Density" sections and the criteria as outlined in Section II.C.2 of the General Plan land use element.

Not addressed

Addressed

Provided as a separate document

Addressed

