

**Mountain Park Specific Plan (SP 90-4)
Amendment No. 1**

August 24, 2005

The City of Anaheim

TABLE OF CONTENTS

Page

I. INTRODUCTION

A. Project Location..... I-1
B. Existing Site Characteristics..... I-1
C. Project Summary..... I-1
D. Organization of the Specific Plan Document..... I-4
E. Purpose and Intent..... I-4
F. Enabling Legislation..... I-5
G. Environmental Impact Report No. 331 and Mitigation Monitoring Program No. 137..... I-5
H. Benefits of Specific Plan..... I-5
I. Open Space and Conservation Protection Strategies..... I-6
J. Consistency of the Specific Plan to General Plan Goals and Policies..... I-6

II. DEVELOPMENT PLAN

A. Land Use..... II-1
1. Development Areas..... II-1
2. Regional Open Space..... II-4
3. Parks II-6
4. Public Trails..... II-7
5. Schools..... II-7
6. Fire Station..... II-7
B. Circulation Plan..... II-9
C. Housing and Population..... II-10
D. Community Design Guidelines..... II-10
1. Landscape Concept..... II-22
2. Fuel Modification Areas..... II-38
3. Residential Design Guidelines..... II-41
4. Residential Architecture II-41
5. Water Reservoir Guidelines..... II-42
6. Street Lighting..... II-47
E. Grading II-47
1. Grading Concept..... II-47
2. Grading and Landscaping Policies for Manufactured Slopes II-51
F. Project Phasing..... II-58

III. ZONING AND DEVELOPMENT STANDARDS (ORDINANCE)

Section 18.112.010 Purpose and Intent..... 112-1
Section 18.112.020 General Provisions..... 112-1
Section 18.112.030 Definitions..... 112-3
Section 18.112.040 Methods and Procedures for Specific Plan Implementation.. 112-9
Section 18.112.050 Dwelling Unit Transfer Procedures..... 112-9
Section 18.112.060 Application Fees..... 112-10
Section 18.112.070 Tree Replacement..... 112-10
Section 18.112.080 Single-Family Detached Residential Zones..... 112-12
Section 18.112.090 Single-Family Cluster Residential Zones..... 112-24
Section 18.112.100 Public and Special Purpose Zones 112-31
Section 18.112.110 Sign Regulations..... 112-37
Section 18.112.120 Dedication and Improvements..... 112-42
Section 18.112.130 Development Review and Permits..... 112-42
Section 18.112.140 Penalties for Violations..... 112-42
Section 18.112.150 Amendments, Conditional Use Permits and Variances..... 112-42
Section 18.112.160 Reclassification Procedure—Violation..... 112-42

TABLE OF CONTENTS
(continued)

Page

IV. PUBLIC FACILITIES PLAN

A.	Drainage System.....	IV-1
1.	Gypsum Canyon Watershed.....	IV-1
2.	West Drainage Area.....	IV-3
3.	East Drainage Area.....	IV-3
4.	Freeway Drainage Areas.....	IV-3
5.	Water Quality Basins.....	IV-3
B.	Water System.....	IV-4
C.	Sanitary Sewer System.....	IV-6
D.	Electric and Telecommunications.....	IV-10
E.	Natural Gas.....	IV-10
F.	Telephone.....	IV-10
G.	Cable Television.....	IV-11
F.	Southern Trails Pipeline Relocation.....	IV-11

APPENDICES

- A. Consistency of the Mountain Park Specific Plan with the General Plan
- B. Development Plan (1"=400')
- C. Grading Concept Study (1"=400')
- D. Explanation of Proposed Development Standards
- E. Ordinances and Resolutions
- F. Mitigation Monitoring Program
- G. Notice of Determination

LIST OF EXHIBITS

Exhibit No.	Exhibit Title	Page
1.	Regional Location Map.....	I-2
2.	Aerial Perspective of Project Area	I-3
3.	Development Plan.....	II-2
4.	Open Space Plan.....	II-5
5.	Public Trail Plan.....	II-8
6.	Vehicular Circulation Plan and Section Key Map.....	II-11
7A.	Road Sections A – B	II-12
7B.	Road Sections C – E	II-13
7C.	Road Sections F – H	II-14
7D.	Road Sections I – J	II-15
7E.	Rolled Curb Standard Sections.....	II-16
7F.	Typical Hillside Interior Street Section.....	II-17
7G.	Typical Private Court Section.....	II-18
7H.	Traffic Calming Features.....	II-19
7I.	Traffic Calming Features.....	II-20
7J.	Traffic Calming Features.....	II-21
8A.	Landscape Concept Plan.....	II-24
8B.	Manufactured Slopes.....	II-25
8C.	Show Slope Landscape Concept.....	II-26
9A.	Typical Streetscape Concept Plan.....	II-28
9B.	Typical Streetscape Sections A – B.....	II-29
9C.	Typical Streetscape Section C – D.....	II-30
9D.	Typical Streetscape Section E - F.....	II-31
9E.	Typical Streetscape Section G.....	II-32
9F.	Typical Streetscape Section H.....	II-33
9G.	Typical Streetscape Section I.....	II-34
9H.	Typical Streetscape Section J.....	II-35
9I.	Typical Streetscape Section K.....	II-36
9J.	Typical Streetscape Section L.....	II-37
10A.	Typical Fuel Modification Sections	II-39
10B.	Typical Fuel Modification Sections	II-40
11A.	Architectural Elements of the Santa Barbara Style.....	II-43
11B.	Architectural Elements of the Spanish Colonial Style	II-44
11C.	Architectural Elements of the Traditional Monterey Style	II-45
11D.	Architectural Elements of the Ranch Style	II-46
12A.	Grading Concept Plan and Section Key Map.....	II-48
12B.	Grading Cross Sections A-E.....	II-49
12C.	Grading Cross Sections F-I.....	II-50
13A.	Typical Show Slopes.....	II-52
13B.	Typical Community Slopes	II-53
13C.	Typical Living Area Slope – Downhill	II-54
13D.	Typical Living Area Slope – Neighborhood	II-55
13E.	Typical Transitional Slope	II-56
13F.	Modified Slope Design	II-57
14.	Phasing Plan.....	II-59
15.	Proposed Drainage System.....	IV-2
16.	Water System Plan.....	IV-5
17A.	Sanitary Sewer System Plan.....	IV-8
17B.	Alternative Sanitary Sewer Plan.....	IV-9
18.	Dry Utilities Plan.....	IV-12

LIST OF TABLES

Table No.	Table Title	Page
A.	Development Plan Statistical Summary.....	II-3
B.	Roadway Classification Index.....	II-9
C.	Manufactured Slope Planting Requirements.....	II-23
D.	Street Lighting Standards.....	II-47
E.	Phasing of Residential Development Areas.....	II-58
1.	Mountain Park Tree List.....	III-9
2.	Primary Uses: Single-Family Detached Residential Zones.....	III-11
3.	Accessory Uses and Structures: Single-Family Detached Residential Zones	III-12
4.	Temporary Uses and Structures: Single-Family Detached Residential Zones.....	III-13
5.	Minimum Lot Area and Building Pad Area: Single-Family Detached Residential Zones	III-14
6.	Minimum Lot Width: Single-Family Detached Residential Zones	III-14
7.	Maximum Structural Height: Single-Family Conventional Residential Zones	III-14
8.	Minimum Livable Floor Area: Single-Family Detached Residential Zones.....	III-15
9.	Maximum Lot Coverage: Single-Family Detached Residential Zones	III-15
10.	Minimum Setbacks: Single-Family Detached Residential Zones	III-16
11.	Permitted Encroachments for Accessory Uses/Structures: Single-Family Detached Residential Zones	III-17
12.	Primary Uses: Single-Family Cluster Residential Zones	III-22
13.	Accessory Uses and Structures: Single-Family Cluster Residential Zones	III-23
14.	Temporary Uses and Structures: Single-Family Cluster Residential Zones.....	III-23
15.	Site Area Per Dwelling Unit: Single-Family Cluster Residential Zones	III-24
16.	Lot Width: Single-Family Cluster Residential Zones	III-24
17.	Maximum Structural Height: Single-Family Cluster Residential Zones	III-24
18.	Floor Area: Single-Family Cluster Residential Zones	III-25
19.	Maximum Site Coverage: Single-Family Cluster Residential Zones	III-25
20.	Minimum Recreational-Leisure Area per Dwelling Unit: Single-Family Cluster Residential Zones....	III-27
21.	Parking and Loading	III-28
22.	Primary Uses: Public and Special- Purpose Zones	III-29
23.	Accessory Uses and Structures: Public and Special- Purpose Zones	III-31
24.	Temporary Uses and Structures: Public and Special- Purpose Zones	III-32
25.	Minimum Site Area: Public and Special- Purpose Zones	III-32
26.	Lot Width: Public and Special- Purpose Zones.....	III-33
27.	Maximum Structural Height: Public and Special- Purpose Zones	III-33
28.	Minimum Setbacks: Public and Special- Purpose Zones	III-34
29.	Temporary Sign Colors and Type.....	III-36