

LAGUNA NIGUEL GATEWAY **SPECIFIC PLAN**



December 2011

Acknowledgments

The following individuals contributed to the preparation of the Laguna Niguel Gateway Specific Plan.

CITY OF LAGUNA NIGUEL	
Mayor and City Council	Planning Commission
Gary Capata, Mayor Paul Glaab, Mayor Pro Tem Joe Brown, Council Member Linda Lindholm, Council Member Robert Ming, Council Member	David Weiss, Chair Fred Minagar, Vice Chair Jerry Slusiewicz, Commissioner Steve Rettig, Commissioner Cher Alpert, Commissioner
City Staff	
Tim Casey, City Manager Daniel Fox, AICP, Community Development Director Dave Rogers, Public Works Director Jeff Gibson, Planning Manager Larry Longenecker, AICP, Senior Planner, Project Manager	Robert P. Lenard, Former Community Development Director Ken Montgomery, Former Public Works Director
CONSULTANT TEAM	
Atkins	Iteris, Inc.
Elwood "Woodie" C. Tescher, Project Director and Principal Planner Linda F. Tatum, AICP, Project Manager Raul Henderson, Urban Design Ann Reddington, Water Resources Cenk Yavas, Infrastructure Engineering Kevin McDonald, Infrastructure Engineering Joel Miller, Senior Administrative Coordinator James Songco, Senior Graphic Design Specialist	Rob Olson, Traffic Project Manager Patricia L. Smith, ASLA Patricia L. Smith, ASLA, Landscape Architecture and Urban Design Keyser Marston Associates, Inc. Paul Marra, Market Economics and Fiscal Impact Analyses Curt Lewis, Market Economics and Fiscal Impact Analyses

Adopted:

Resolution No. 2011-1049; (November 15, 2011)

Ordinance No. 2011-166; (December 6, 2011)

Contents

CHAPTER 1	Introduction	1-1
	1.1 Laguna Niguel Gateway Vision	1-1
	1.2 Specific Plan Objectives	1-1
	1.2.1 Land Use.....	1-2
	1.2.2 Community Design	1-3
	1.2.3 Mobility	1-3
	1.2.4 Streetscapes and Parklands	1-4
	1.3 Specific Plan Organization	1-4
	1.4 Location and Access	1-5
	1.5 Purpose and Authority of the Specific Plan	1-7
	1.6 Relationship to the Laguna Niguel General Plan	1-8
	1.7 Relationship to Previous Plans.....	1-8
	1.8 Process for Preparing the Specific Plan	1-10
	1.9 Environmental Review	1-12
CHAPTER 2	Background Information and Key Issues.....	2-1
	2.1 Site Characteristics	2-1
	2.2 Existing Land Uses.....	2-1
	2.3 Previous General Plan Land Use Designations	2-2
	2.4 Zoning	2-2
	2.5 Infrastructure and Utilities	2-4
	2.5.1 Roadways.....	2-4
	2.5.2 Water.....	2-4
	2.5.3 Wastewater Management.....	2-5
	2.5.4 Energy.....	2-5
	2.5.5 Storm Drainage	2-5
	2.5.6 Solid Waste	2-6
	2.6 Development Issues.....	2-6
CHAPTER 3	Policies and Development Plans	3-1
	3.1 Purpose	3-1
	3.2 Gateway Policies	3-1
	3.3 District Plan and Policies	3-4
	3.4 Circulation and Mobility Plan	3-13
	3.4.1 Circulation and Mobility Framework.....	3-13
	3.4.2 Circulation and Mobility Strategy	3-18
	3.5 Open Space and Streetscape Improvement Plan	3-54
	3.5.1 Forbes Road	3-57
	3.5.2 Cabot Road.....	3-62
	3.5.3 Getty Drive and Cape Drive.....	3-65
	3.5.4 Crown Valley Parkway.....	3-68
	3.5.5 Camino Capistrano	3-71
	3.5.6 Avery Parkway	3-76

	3.5.7 New Pedestrian-Oriented Internal Streets.....	3-78
	3.6 Infrastructure Improvement Plan	3-79
	3.6.1 Drainage / Oso Creek.....	3-79
	3.6.2 Sanitary Sewer	3-79
	3.6.3 Domestic Water	3-80
CHAPTER 4	Allowable Uses, Development Standards, and Guidelines.....	4-1
	4.1 Purpose	4-1
	4.1.1 Introduction	4-1
	4.1.2 Applicability	4-1
	4.1.3 Administration.....	4-2
	4.2 Regulating Plan and Zones.....	4-3
	4.3 Allowable Uses	4-7
	4.3.1 Establishment of an Allowable Use	4-7
	4.3.2 Land Uses Not Listed	4-8
	4.3.3 Development Capacities	4-16
	4.3.4 Development Entitlement Management System (DEMS).....	4-18
	4.3.5 Minimum and Maximum Densities	4-20
	4.4 Development Standards.....	4-20
	4.4.1 Setbacks	4-24
	4.4.2 Building Elevations	4-30
	4.4.3 Parking.....	4-31
	4.4.4 On-Site Open Space	4-33
	4.4.5 Building Types.....	4-39
	4.4.6 Streetscape Standards	4-46
	4.4.7 Signage Standards by Land Use.....	4-56
	4.5 Design Guidelines.....	4-69
	4.5.1 Setbacks	4-69
	4.5.2 Building Elevations	4-70
	4.5.3 Parking.....	4-78
	4.5.4 On-Site Open Space	4-79
	4.5.5 Building Types.....	4-80
	4.5.6 Streetscape Design Guidelines	4-90
CHAPTER 5	Public Realm Improvements	5-1
	5.1 Overview	5-1
	5.2 Character of Streets and Public Spaces.....	5-1
	5.3 Public Realm Improvements by the City	5-2
	5.3.1 Improvements along Oso Creek	5-2
	5.3.2 Entry Treatments	5-6
	5.3.3 Wayfinding Sign Program	5-8
CHAPTER 6	Plan Implementation.....	6-1
	6.1 Purpose	6-1
	6.2 Incentive Programs.....	6-1
	6.3 Financing Mechanisms	6-2
	6.4 Action Items and Priorities.....	6-9

Appendices

APPENDIX A	Circulation and Mobility Appendix
APPENDIX B	Glossary

Figures

FIGURE 1-1	Regional Context	1-5
FIGURE 1-2	Location Map	1-6
FIGURE 2-1	Existing Land Uses	2-3
FIGURE 3-1	Land Use Concept Plan	3-5
FIGURE 3-2	Planning Districts	3-7
FIGURE 3-3	Specific Plan Area Streets and Intersections	3-14
FIGURE 3-4A	Crown Valley Parkway Widening	3-21
FIGURE 3-4B	Crown Valley Parkway Widening	3-23
FIGURE 3-4C	Crown Valley Parkway Widening	3-25
FIGURE 3-5	Crown Valley Parkway Cross Sections	3-27
FIGURE 3-6	North Forbes Road Widening.....	3-29
FIGURE 3-7	North Forbes Road Cross Sections	3-31
FIGURE 3-8A	South Forbes Road Widening	3-33
FIGURE 3-8B	South Forbes Road Widening	3-35
FIGURE 3-9	South Forbes Road Cross Sections	3-37
FIGURE 3-10	Cabot Road Cross Sections	3-38
FIGURE 3-11A	Camino Capistrano Cross Sections—Looking North	3-40
FIGURE 3-11B	Camino Capistrano Cross Sections—Looking North	3-41
FIGURE 3-12	Direct Paseo De Colinas Connection with I-5.....	3-44
FIGURE 3-13	Laguna Niguel/Mission Viejo Metrolink Station and OCTA Bus Routes	3-46
FIGURE 3-14	Trail System	3-50
FIGURE 3-15	Existing and Planned On-Street Parking Locations	3-53
FIGURE 3-16	Areawide Streets and Open Space Concept	3-55
FIGURE 3-17	Core Area Streets and Open Space Concept.....	3-56
FIGURE 3-18A	Forbes Road, North of Crown Valley Parkway: Typical Plan View, Character, and Plant Palette	3-58
FIGURE 3-18B	Forbes Road, North of Crown Valley Parkway: Cross Sections—Looking North	3-59
FIGURE 3-19A	Forbes Road, South of Crown Valley Parkway: Typical Plan View, Character, and Plant Palette	3-60
FIGURE 3-19B	Forbes Road, South of Crown Valley Parkway: Cross Sections—Looking North	3-61
FIGURE 3-20A	Cabot Road: Typical Plan View, Character, and Plant Palette	3-63
FIGURE 3-20B	Cabot Road: Cross Sections—Looking North	3-64
FIGURE 3-21A	Getty Drive and Cape Drive: Typical Plan View, Character, and Plant Palette	3-66
FIGURE 3-21B	Getty Drive and Cape Drive: Cross Sections—Looking West	3-67
FIGURE 3-22A	Crown Valley Parkway: Typical Plan View, Character, and Plant Palette	3-69
FIGURE 3-22B	Crown Valley Parkway: Cross Sections—Looking West.....	3-70
FIGURE 3-23A	Camino Capistrano: Typical Plan View, Character, and Plant Palette.....	3-72
FIGURE 3-23B	Camino Capistrano: Cross Sections—Looking North	3-73

FIGURE 3-23C	Camino Capistrano: Cross Sections—Looking North.....	3-74
FIGURE 3-24	Camino Capistrano: Existing (upper) and Future with Street Trees and Landscape Screen on Fence (lower)	3-75
FIGURE 3-25	Avery Parkway: Typical Plan View, Character, Plant Palette, and Cross Sections	3-77
FIGURE 3-26	New Pedestrian-Oriented Retail Street: Typical Plan View, Character, Plant Palette, and Cross Sections.....	3-78
FIGURE 4-1	Regulating Plan	4-4
FIGURE 4-2	Planning Districts.....	4-17
FIGURE 4-3	Build-to Line Setbacks/Parking Access	4-25
FIGURE 4-4	Forbes Road Setbacks, East Side, North of Crown Valley	4-26
FIGURE 4-5	Forbes Road Setbacks, East Side, South of Crown Valley	4-27
FIGURE 4-6	Getty Drive and Cape Drive Setbacks.....	4-28
FIGURE 4-7	Crown Valley Parkway Setbacks	4-29
FIGURE 4-8	New Internal Street Setbacks.....	4-31
FIGURE 4-9	West Side of Railroad Right-of-Way and West Side of Freeway: Typical Plan Views and Cross Sections.....	4-49
FIGURE 4-10	Typical Setback Landscaping Except on Forbes Road and Other Pedestrian- Oriented Retail Streets.....	4-50
FIGURE 4-11	Setback Treatments on Forbes Road, Other Pedestrian-Oriented Retail Streets, and Local Streets Vary with Ground Floor Use.....	4-54
FIGURE 4-12	Street Frontages—Front Porch	4-84
FIGURE 4-13	Street Frontages—Stoop	4-84
FIGURE 4-14	Street Frontages—Shopfront.....	4-85
FIGURE 4-15	Street Frontages—Gallery.....	4-85
FIGURE 4-16	Street Frontages—Arcade	4-86
FIGURE 4-17	Office Street Frontages.....	4-86
FIGURE 4-18	Retail Street Frontages.....	4-87
FIGURE 4-19A	Example Species and Cultivars Suitable for Parkways and Setbacks	4-96
FIGURE 4-19B	Example Species and Cultivars Suitable for Parkways and Setbacks	4-97
FIGURE 4-19C	Example Species and Cultivars Suitable for Parkways and Setbacks	4-98
FIGURE 4-19D	Example Species and Cultivars Suitable for Parkways and Setbacks	4-99
FIGURE 4-19E	Example Species and Cultivars Suitable for Parkways and Setbacks	4-100
FIGURE 5-1	Typical Cross Section of Oso Creek and Forbes Road North	5-3
FIGURE 5-2	Illustrative View of Multi-use Trail North of Crown Valley Parkway	5-3
FIGURE 5-3	Before and After Illustrative View of Multi-use Trail and Class I Bikeway on Forbes Road, South of Crown Valley Parkway.....	5-4
FIGURE 5-4	Slopes on West Side of Oso Creek: Typical Plan View and Cross Section	5-5
FIGURE 5-5	Sign Type 1: Freeway Gateway Identification Pylon.....	5-10
FIGURE 5-6	Sign Type 2: District Identification Sign	5-11
FIGURE 5-7	Sign Type 3: District Directional Sign	5-11
FIGURE 5-8	Sign Type 4: Median Monument Sign.....	5-12
FIGURE 5-9	Preliminary Sign Locations	5-13

Tables

TABLE 3-1	Area Roadways.....	3-15
TABLE 3-2	Street Classifications	3-17
TABLE 4-1	Allowable Land Uses and Permitting Requirements, Laguna Niguel Gateway Zones.....	4-9
TABLE 4-2	Land Use Development Capacity	4-16
TABLE 4-3	Automobile Trip Generation Capacity.....	4-18
TABLE 4-4	Development Standards	4-21
TABLE 4-5	Open Space-to-Street Relationship and Public Access Requirement.....	4-37
TABLE 4-6	Containment of Open Space	4-38
TABLE 4-7	Landscaping and Seating	4-38
TABLE 4-8	Lot Size Ranges by Building Type.....	4-40
TABLE 4-9	Allowed Massing by Story—Courtyard Podium	4-42
TABLE 4-10	Allowed Massing by Story—Urban Block	4-43
TABLE 4-11	Allowed Massing by Story—Liner Block.....	4-44
TABLE 4-12	Allowed Massing by Story—Wrapped Block.....	4-46
TABLE 4-13	Signage Standards	4-57
TABLE 4-14	Design Guidelines Applicability	4-69
TABLE 4-15	Example Species and Cultivars Suitable for Parkways and Setbacks	4-91
TABLE 6-1	Cost Estimates for Key Infrastructure Improvements in the Specific Plan Area	6-3
TABLE 6-2	City of Laguna Niguel Financing Methods	6-4
TABLE 6-3	State and Federal Financing Methods	6-5
TABLE 6-4	Developer/Property Owner/User Financing Methods	6-7
TABLE 6-5	Implementation Schedule	6-10

