2.3 MULTIPLE USE DISTRICT

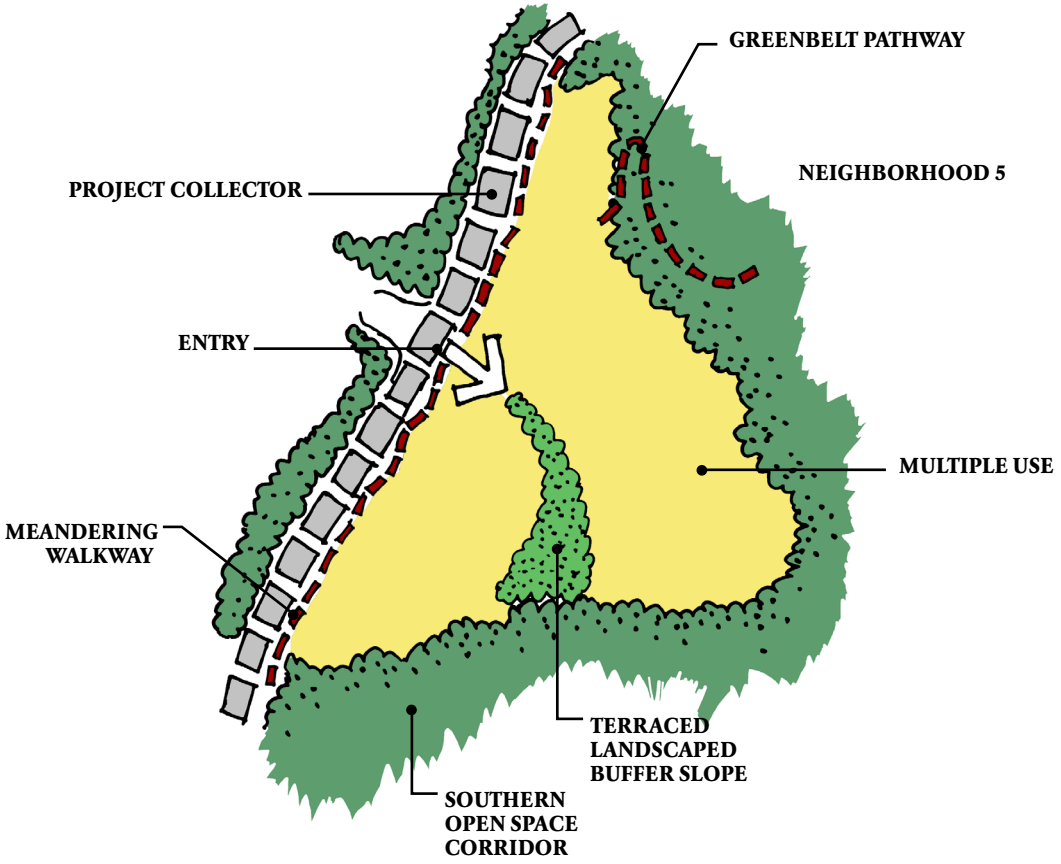
There are two sites on 18.4 acres (a 17.1 acre multiple use site, described below, and a 1.3 acre site for the existing Fire Station #6) in West Coyote Hills that are intended to support a variety of public and private needs. They are described and their development regulations and architectural guidelines provided in the following sections.

A 17.1 acre site has been designated as a Multiple Use Site. The site is adjacent to the project collector for convenient access and is centrally located to the westside neighborhoods. Pedestrian access is provided by a greenbelt pathway to the north and from a meandering walk along the collector.

This site also includes a residential alternative. A maximum of 70 single family detached units would be allowed with a minimum lot size of 4000 square feet and minimum lot dimensions of 50 feet by 80 feet. Section 2.2.2, Residential Site Development Regulations on page 2-15 and Section 2.2.3, Architectural Guidelines: Single Family Detached on page 2-22 would control development of the site under this alternative land use.

EXHIBIT #22

MULTIPLE USE SITE



2.3.1 SITE PLANNING: MULTIPLE USE SITE

2.3.2 SITE DEVELOPMENT REGULATIONS

A. Permitted Uses

The following Permitted Uses are allowed;

- School Facilities, including recreation areas
- Parks
- Public and Private Recreation Areas and Facilities
- All Residential and Other Uses allowed under Section 2.2.2(A), Residential Site Development Regulations, Permitted Uses for Neighborhoods 1 through 9. The following sections do not apply to residential uses: Sections 2.3.2 Site Development Regulations (B), (C) and (D) and Section 2.3.3, Architectural Design Guidelines.

Exceptions:

1. Night lighting for playground areas and recreation fields is not permitted

B. Setbacks for Non-Residential Uses

A 30-foot setback is required from the project collector for all building structures, fences, driveways and parking spaces.

C. Building Height for Non-Residential Uses

A maximum height of 35 feet is permitted for buildings and 45 feet for other facilities such as towers, chimneys, roof access stair structure and similar appurtenances. Building height shall be measured from the average finished grade at the perimeter of the building footprint.

D. Parking for Non-Residential Uses

Parking requirements shall be estblished and approved by the City as part of the site plan review process per City zoning ordinance. Parking shall be sited to minimize its visual prominence from the project scenic collector. Landscaping, walls, berms and other elements shall be employed to create visual buffers.

E. Slope Limitations for the Public Recreational Park

Open turf areas shall have a grade no steeper than five percent.

2.3.3 ARCHITECTURAL DESIGN GUIDELINES

A. Site Planning

Buildings should have a compact footprint; for educational facilities two story buildings are encouraged to promote a compact design. For recreation facilities, one and two story buildings may be appropriate.

The building footprint may employ terraces to make efficient use of grade transitions.

The public entrance and common facilities, including administration, assembly, library, recreation facilities and other appropriate functions shall be sited along the project collector to provide an inviting visual presence from the street and convenient access.

Recreation facilities should also be sited on Terraces with recreation buildings sited closer to the project collector for convenient access.

B. Architectural Character

Buildings should be compatible in scale and character with the residential neighborhoods. Particular sensitivity is required to address the visibility of the buildings from uphill neighborhoods.

Architectural elements include the following;

- Varied building heights and articulation of different functional elements should be utilized to create a hillside village character.
- A variety of roof forms should be reflective of the residential neighborhoods. Desired roofs include gable, hip and shed with a combination of materials to impart a village character.
- Appropriate materials include stone, brick, and stucco. Earth tones and accent colors for architec tural details are desired. A feeling of permanence and quality should be achieved in selecting the materials and color palette.
- Rooftop mechanical equipment shall be screened with integral architectural features.

2.3.4 FIRE STATION

A City of Fullerton district fire station has been developed on Rosecrans Avenue east of the project collector. This 1.3 acre site is adjacent to the planned commercial/retail village on its north and west borders. This facility, now completed, was previously reviewed and approved under separate application by the City of Fullerton.