

Summary of Density Bonus Request

| | Required | Proposed |
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| Laguna Hills Municipal Code | | |
| §9-30-040 – Rear Setback | 20' | Reduce to 8'-6" |
| §9-30-040 – Building Separation | 10' | Reduce to 6'-6" |
| §9-30-040 – Private Open Space | 10,629 s.f. (10%) | Reduce to 9,573 s.f. (9%) |
| §9-30-040 – Building Height | 35' | Increase to 37' |
| §9-40.100 – Fences walls and hedges | 18" articulation required every 100' and provide pilasters every 25' | Waive requirement |
| Objective Design Standards | | |
| §2.2.2 – Pedestrian Connections | Unit entrance to connect to public sidewalk via 4' walkway. | Waive requirement |
| §2.3.1 – Active Frontage | 70% of building frontage to be active residential use (17'-5") | Reduce to 16.5% (4'-1") |
| §2.3.1.2 – Ground Floor to Floor Height | 12' | Reduce to 10' |
| §2.7.1.1 – Short term bicycle parking | 1 space per 10 units | Waive requirement |
| §2.7.1.2 – Long Term bicycle parking | 1 space per 36 units | Waive requirement |
| §2.8.1 – Pedestrian pathways | Connect all buildings with a 4' wide sidewalk Provide at least 2 pedestrian pathway amenities | Waive requirements |
| §3.1.1 – Massing Strategies | Incorporate at least 2 massing strategy | Waive requirement for side and rear of buildings |
| §3.2.1 – Stepbacks | Portions of building above 2 nd floor to be stepped back at least 10' | Waive requirement |
| §3.4.2 – End Units | End units facing street to have 18" projection | Waive requirement except for Units 1, 14, and 36 |
| §3.5.1 – Window Alignment | Offset windows 20' | Waive requirement |

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|---|--|---|
| §3.9.1 – Entrance Types | Porch to have the following minimum dimensions: Width = 8' Depth = 6' Height = 8' Above Sidewalk = 18" | Reduce width to 4' and waive level above sidewalk |
| §3.9.3 – Parking & Access | Garage door to be 1' behind primary façade | Waive requirement |
| §4.3.2 – Roofs, Required Elements | Street facing overhang to be 24" minimum and eaves to have exposed rafter tails | Waive requirement |
| §5.3.1.3 – Walls and Fences, Visual Interests | Perimeter walls to incorporate multiple textures, height, staggered setbacks. Provide a pilaster every 50'. | Waive requirement |
| OC Public Works Standard #1107 | | |
| Gate Setback from Right-of-Way (ROW) | 100' | 91' |
| Vehicle Turnaround Location | Before Callbox | After Callbox |
| Right-of-Way (ROW) Width | 52' (36' for street and provide 8' sidewalks on each side of the street) | Reduce to 26' and waive sidewalk requirement |