



Exhibit 3 - Aerial Photo/Location



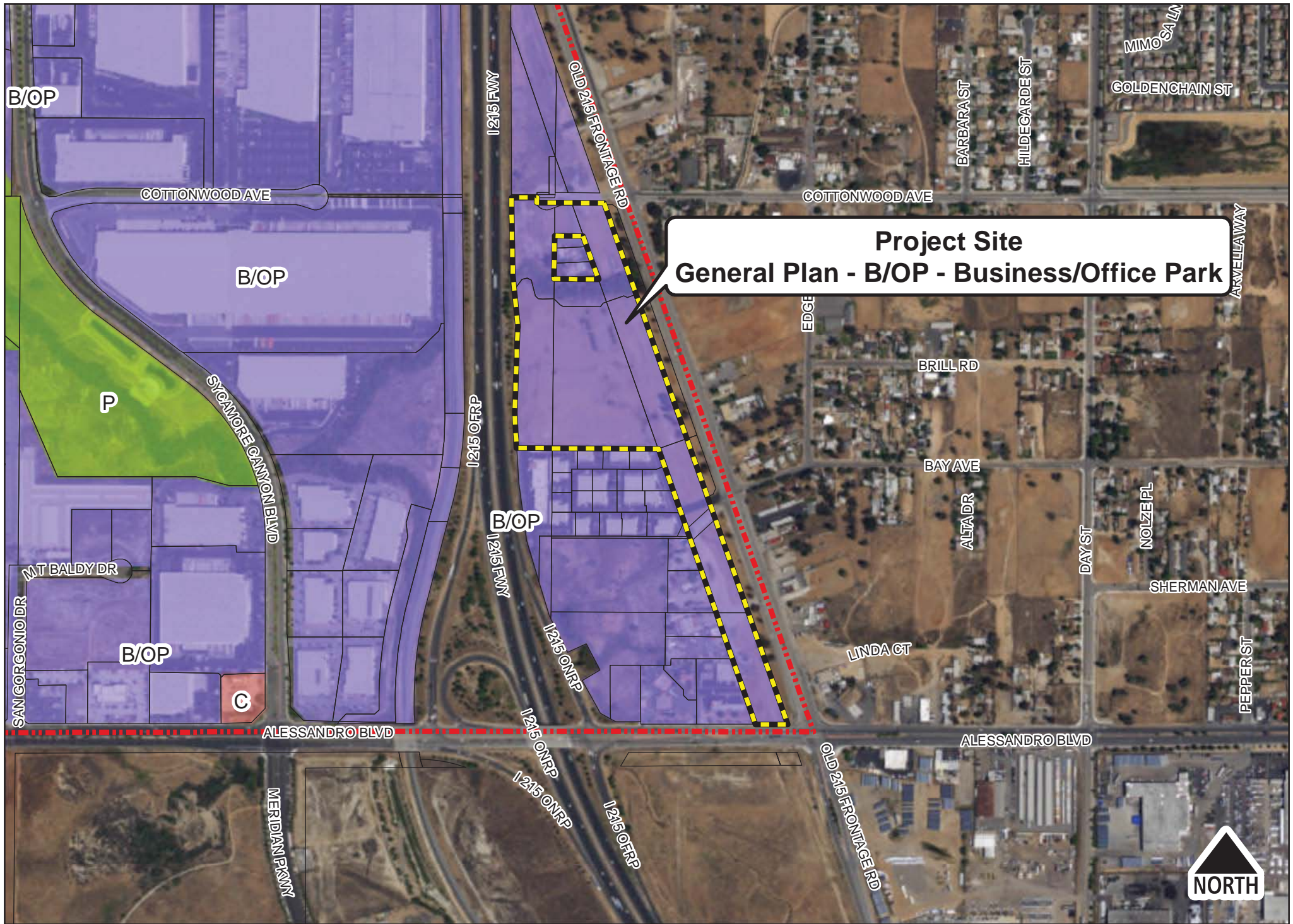


Exhibit 4 - General Plan Map

0 250 500 1,000
Feet

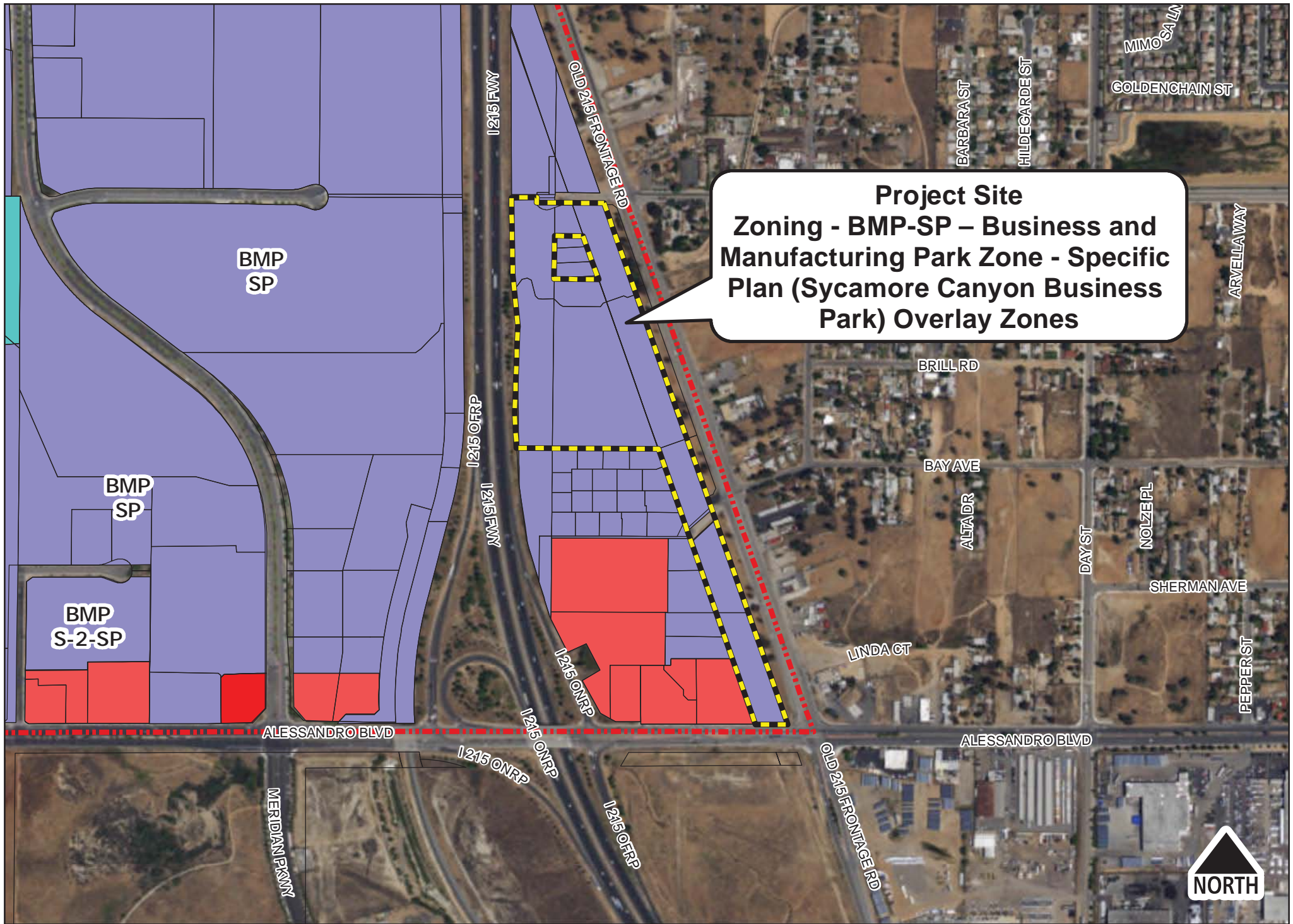


Exhibit 5 - Specific Plan / Zoning Map

Draft Sycamore Canyon Business Park Specific Plan Amendment

TABLE 1
Land Use Distribution Summary

USE	GROSS ACRES
Retail Business Office	137 <u>124.39</u>
Industrial	802 <u>824.01</u>
Industrial Support	33 <u>23.6</u>
Arroyo (Sycamore Canyon)	431
<i>Total</i>	<i>1,403</i>

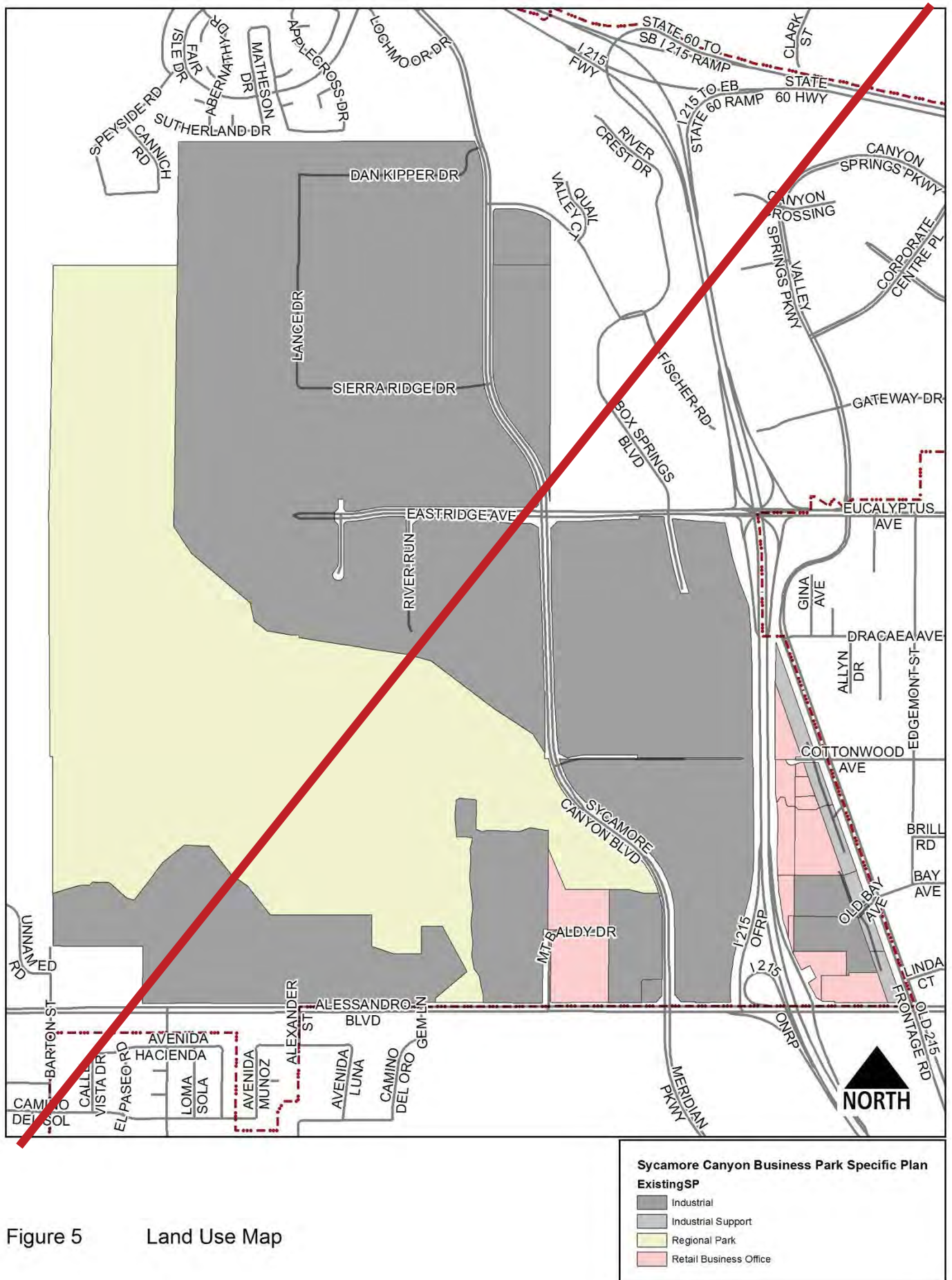


Figure 5 Land Use Map

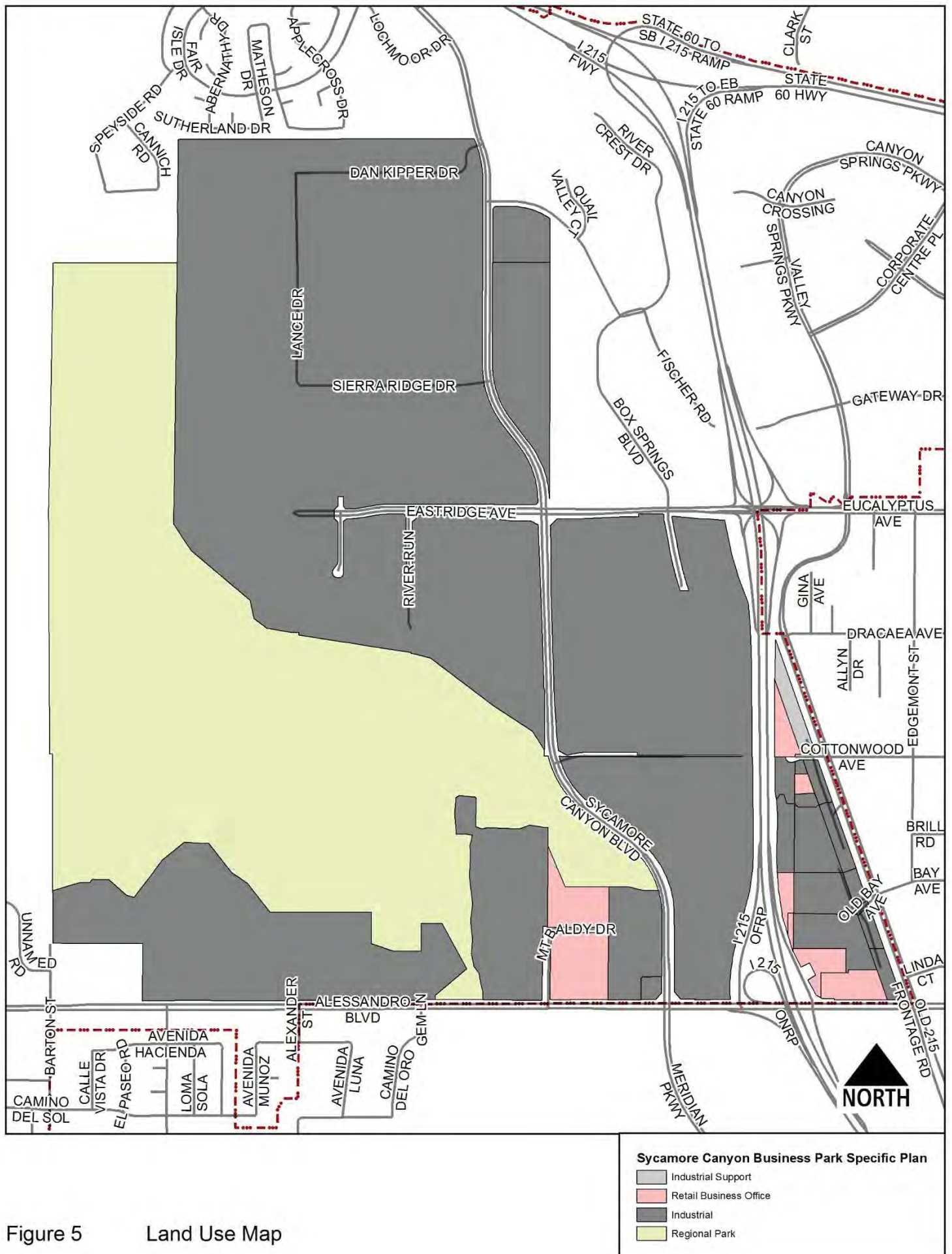


Figure 5 Land Use Map

3.2 LOT STANDARDS

The purpose of lot standards is to assure adequate development sites so that appropriate design measures (parking, ingress/egress, building coverage) are feasible.

Retail Business Office, Industrial (West of I-215), Industrial Support

The minimum lot size shall be five acres, provided however:

- that 30% of the area of each parcel of land of record existing as of the date this Specific Plan is adopted by the City Council may be subdivided to minimum one acre lots and developed in accordance with the MP Development Standards defined in Chapter 19.46; or 30% of the area of any combination of such parcels held under common ownership within the same Specific Plan designation, may, at the discretion of the Planning Commission, be subdivided to minimum one acre lots. Exempt from these lot size standards are those lots within the Motorfair Project of 136.9 vacant acres of land. Here, the minimum lot size shall be one acre, except the property fronting on Sycamore Canyon Boulevard shall be two acres;
- that a condominium-style industrial development may be permitted in such areas provided that such development contains one total acre or more; and
- that such lots do not have frontage on thruways or collector streets.
- Minimum lot widths shall be 300 feet for five acre and larger lots, and 140 feet for one acre lots.

Industrial (East of I-215)

- Minimum lot size of half of an acre
- Minimum lot width of 125 feet.

3.2.1 SETBACK STANDARDS

Industrial (West of I-215) and Industrial Support

The following setbacks shall be required for all arterial streets within the Industrial (West of I-215) and Industrial Support designated properties within the Plan Area:

- Front Yards - 50 foot Landscaped building setback
- Side Yard - 20 foot building setback with no landscape requirement

- Rear Yard - 20 foot building setback with no Landscape requirement with the exception of all lots adjacent to Sycamore Canyon Park which shall have a 20 foot landscaped building setback
- Interior Side Street - 20 foot Landscaped building setback

Industrial (East of I-215)

The following setbacks shall be required for all arterial streets within the Industrial (East of I-215) designated properties within the Plan Area:

- Front Yards - 10 foot Landscaped building setback
- Side Yard - 0 foot building setback with no landscape requirement
- Street Side Yard - 10 foot Landscaped building setback
- Rear Yard - 20 foot building setback with no Landscape requirement

Retail Business Office

The following landscape setbacks shall be required in the Retail Business Office designated properties (Motorfair Project).

- Sycamore Canyon Boulevard - Minimum landscaped front setback of 15'
- Cottonwood Avenue - Minimum landscaped front setback of 10'
- Alessandro Blvd. - 50' landscaped/ building setback (North side of Alessandro Blvd)
- Interior Streets - Minimum 10' landscaped from setback.
- For purposes of this section the landscaped setback shall be required with the exception of those lots westerly of Sycamore Canyon Boulevard, where the existing 20' rear side yard setbacks shall be retained adjacent to the Park only.

3.3 PARKING STANDARDS

Parking Standards are necessary to assure public safety and convenience, prevent congestion and increase site efficiency.

The following requirements for off-street parking and loading facilities apply to all development within the Plan:

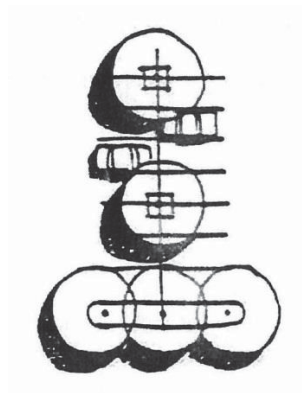
- The basic design requirements of all onsite parking areas shall conform to Chapter ~~19.74~~ 19.580 "Parking and Loading" of the City Code unless specifically amended by details of this Plan.
- Properties within the Industrial (East of I-215) Land Use Designation shall have a minimum 10-foot-wide landscaped setback along all street frontages for parking and loading areas.
- All required parking shall be provided onsite.

Parking space shall be required as follows:

- Warehousing or building for storage - One space per 1,000 sq. ft.
- Manufacturing - One space per 350 sq. ft.
- Administrative/Office - One space per 250 sq. ft.
- Mixed-use tenancy (storage/distribution/manufacturing with limited space devoted to exclusive office space) with less than 25% administrative/office use - One space per 300 sq. ft.

No required parking shall be provided within the required front setback area.

Landscaping within parking lots shall be reviewed and approved by the Design Review Board and conformance to standards of this Plan and the City Code. Such landscaping should include use of tree wells or planters at the end of parking bays.



Parking shall be screened from public view by means of landscaping, berms, and low masonry walls. However, vehicle display parking shall be exempt from this requirement in the retail portion of the Plan.