

General Plan Legislation

The adoption of a General Plan by cities and counties became a legal requirement in 1955. At that time, a General Plan consisted of Land Use and Circulation Elements. In 1971, the Legislature created one of the most important features of State planning law by requiring that local zoning and subdivision approval be consistent with the General Plan.— Government Code Section 65302 (a) defines the Land Use Elements as Follows:

A Land Use Element which designates the proposed general distribution and general location and extent of uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and ground, solid and liquid waste disposal facilities, and other categories of public buildings and grounds, solid and liquid wastes disposal facilities, and other categories of public and private uses of land. The Land Use Element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas.

Purpose and Function

The purpose of the Land Use Element is to establish a pattern of compatible land uses to reflect existing conditions and to guide future development. By law, the element must set clear standards for density of population and intensity of development for each proposed land use category. The Land Use Element, which has the broadest scope of the seven required elements, provides a composite discussion of the issues which are addressed in the other elements through text, diagrams and land use maps.

Relationship to Other General Plan Elements

Section 65300.5 of the Government Code that requires that the General Plan be consistent throughout (i.e., “internally consistent”).— The assumptions s and projections used in the Housing Element, for instance, must be consistent with those used in the Land Use Element and the Open Space Element.— Local policies must not conflict with Statewide policies pertaining to housing, open space and environmental quality.

Land use categories designated by the Villa Park General Plan are defined in terms of population density and building intensity. Allowable uses for each district are indicated. The Zoning Ordinance must conform to the adopted



General Plan. It is one of the primary implementation measures used to achieve the goals and the objectives of the General Plan.

Land Use and Zoning Patterns

Villa Park is completely encompassed by the City of Orange and the County of Orange. The zoning and land use patterns for these adjacent areas have been established for some time and the development of these areas, properties on the south and west are virtuallyare completed. The zoning of these areas, regions directly adjacent to Villa Park isare composed of single family residential lots ranging from 6,000 to ~~40~~20,000 square feet, a planned community district, a multiple family district, a sand and gravel extraction district, and a small amount of professional office zoning.

Single family residential is the predominant land use in Villa Park as shown in Table II-1. Land use categories are as follows:

- Single Family Residential --- 1.75 du/ac
- Single Family Residential --- 2.5 du/ac
- Single Family Residential --- 3.0 du/ac
- Commercial
- Schools (within the residential zones)

TABLE II-1 LAND USE BY GENERAL PLAN CLASSIFICATION (2007)		
<u>Land Use Classification</u>	<u>Total Acreage¹</u>	<u>Percentage of Total¹</u>
<u>SFR – 1.75 du/ac</u>	<u>515.4</u>	<u>81%</u>
<u>SFR – 2.5 du/ac</u>	<u>54.1</u>	<u>8.5%</u>
<u>SFR – 3.0 du/ac</u>	<u>60.5</u>	<u>9.5%</u>
<u>Commercial</u>	<u>10</u>	<u>1%</u>
<u>Total</u>	<u>640</u>	<u>100%</u>

¹ All calculations are based on estimates

There are presently ~~1,900~~2,021 single family homes in Villa Park. Average household size is ~~3.43~~3.17 persons. There is one ten acre neighborhood shopping center developed with 60,000 square feet of commercial and office professional uses.

The land use categories are implemented by the ~~ten~~eleven zoning districts shown n in Table II-~~21~~



**TABLE II-24
ZONING DISTRICTS**

<ul style="list-style-type: none">• Small Estates: 100 E-4-20,000 square feet• Single Family Residence: R-1-13,533-500 square feet• Single Family Residence: R-1-12,000 square feet• Single Family Residence: R-1-10,000 square feet• Single Family Residence: R-1-9,500 square feet• Single Family Residence: R-1-9,000 square feet• Single Family Residence: R-1-8,500 square feet• Single Family Residence: R-1-8,400 square feet• Single Family Residence: R-1-8,000 square feet• Architectural Supervision/Commercial Neighborhood: AC-CN• <u>Open Space</u>

~~Zoning Districts are shown in Exhibit II-1.~~ At the time of incorporation, a single “100-E4-20,000 Small Estates” Zone was imposed on the entire City. In the ensuing years it became increasingly evident that this singular zoning regulation was more detrimental than beneficial to the City. For this reason, ~~an change in the zoning was adopted~~ expansion of zoning districts was adopted, in order to achieve a well balanced community. This zoning ~~change~~ modification created a transitional zone for the City with a ~~small significant westerly section~~ portion of the city’s southwest region being ~~zoned zone~~ for lots as small as 8,000 square feet, ~~lots~~ at a density of not more than 3 residences per acre, adjacent to a 12,000 square foot zone with a density of 2.5 residences per acre. This provides a gradual transition into the 20,000 square foot small estate zone with a density of 1.75 per acre.



ISSUES AND OPPORTUNITIES

Issues

- Villa Park is ~~reaching its~~considered build-out ~~capacity~~. With as little as four vacant parcels, over 98-99 percent of the City is developed. There is ~~and no~~ external Sphere-of-Influence for expansion of City boundaries, and therefore no potential for new construction. ~~is are limited~~.
- Development in the City of Orange, which completely surrounds ~~most of~~ Villa Park, ~~could has~~ significantly affected established neighborhoods ~~in Villa Park~~. Impacts include increased traffic, runoff, and diminished rural features.
- The desirability to live in Villa Park has resulted in redevelopment of individual residential properties through both tear down & reconstruction and significant remodeling & addition which maximizes the floor area and lot coverage ratios allowed.
- Less than three properties of up to three (3) acres each remain that are potentially sub-dividable. These developments must fit into the character of the neighborhoods in which they adjoin.
- ~~The high cost of land in Villa Park restricts the range of potential development opportunities.~~
- ~~The previous Land Use Element did not indicate a land use intensity for the Commercial district.~~
- Limited areas of Villa Park ~~could are potentially be adversely~~ affected by 100-yr and 500-yr flooding events during a storm. Approximately 250 properties lie within the 500-yr flood hazard zone and approximately 40 homes lie within the 100-yr flood hazard zone.

Opportunities

- Single family housing, the predominant land use, is in very good condition throughout the City. With continued maintenance, existing ~~structures should~~housing stock is anticipated to remain in sound condition for the life of this General Plan.
- The City participates in the National Flood Insurance Program.
- The City developed Residential Design Guidelines to assist property owners and contractors redevelop their properties within the context of the

immediate neighborhood and overall high quality aesthetics expected by residents.

- Of the four vacant parcels one is large enough to subdivide. There are approximately two other properties within the city capable of being subdivided into more than two lots.

GOALS AND OBJECTIVES

Goals

- ~~RTo~~ retain the rural-like residential character of the City ~~as it reaches build-out.~~
- ~~ETo~~ encourage the preservation and/or reconstruction of ~~sound~~ very high quality single family housing.
- ~~ETo~~ ensure that all portions of the City are adequately served with essential services, utilities and recreational/open space facilities.
- ~~MTo~~ maintain a high quality living environment that promotes a sense of community.

Objectives

- Maintain residential development densities.
- ~~Minimize~~ Severely limit the use of Variances within the planning process and encourage sound design features through Residential Design Guidelines.
- Improve roadway, sewer, and storm drain infrastructure through an on-going street/reconstruction resurfacing program.
- ~~Maintain current levels of fire protection and police protection services~~ Enhance public protection (law enforcement, fire and emergency management) to ensure a safe and well maintained community.
- ~~Preserve natural conditions through a long range storm drainage construction program.~~
- Enhance community recreational opportunities through completion and expansion of the master plan of recreational trail and trail amenities.

IMPLEMENTATION PROGRAM

The goals and objectives expressed in the Land Use Element are implemented by land use policies and specific action programs.

Policies

- Continue to work cooperatively with the City of Orange and the County of Orange to minimize land use conflicts at jurisdictional boundaries.
- Implement and improve development standards that encourage high quality development that take into consideration preservation of the neighborhood setting and rural-like quality
- Efficiently and effectively expend public funds for improvements, staffing and services.
- Continually review and update municipal and zoning codes to address development and property maintenance standards.

Action Programs

- Maintain the standard of 2432% maximum lot coverage floor area ratio and setback standards in the Small Estate zoning district and 40% maximum floor area ratio in R-1 zoning district, combined with a maximum building height of 35 feet to designate land use intensity for the Commercial land use category. Land use categories are shown in Exhibit II-3.
- Preserve community aesthetics by effectively and efficiently allocating for infrastructure maintenance and improvements in annual Budget and Capital Improvement Program.
- Encourage neighborhood preservation by maintaining adequate infrastructure through the continuing Capital Improvements Program Residential Design Guidelines and standards and pro-actively addressing property maintenance code enforcement.
- Continue to require proposed construction in areas subject to flooding to provide a finished floor elevation one foot above the hundred year storm level.

OPEN SPACE ELEMENT**ISSUES AND OPPORTUNITIES****Issues**

- There are no ~~vacant public~~ areas of sufficient size and character to develop as active park sites.

Opportunities

- Passive open space can be provided through the use of landscaped medians.
- ~~There is the potential for the City to acquire an additional half acre of open land through lot dedication and road abandonment in conjunction with future development.~~
- The large residential lots of Villa Park provide substantial private open space. Approximately 40 percent of all homes have swimming pools.
- There is active private sponsorship of team sports utilizing public school sites within the City and at nearby schools and public park sites.
- The City has a Master Plan of Recreational Trails to provide recreational opportunities as well as pedestrian throughways separate of traffic lanes that is not fully developed.
- As part of ~~recently approved~~completed residential developments in the City of Orange, development of recreational trails in the northeasterly portion of Villa Park will be coordinated with those in the ~~adjacent~~ City of Orange and the County of Orange.

GOALS AND OBJECTIVES**Goals**

- ~~ETo~~ enhance the City's environmental quality through the preservation, enhancement and addition of open space.
- ~~PTo~~ provide a balance of active and passive open space areas.
- Enhance the recreational trails and accessory amenities to promote outdoor use, fitness, and safe pedestrian access.

Objectives

- Utilize easements and linear parkways to provide open space.
- Encourage plantings of street trees and medians to preserve and enhance rural feeling.
- Complete the Master Plan of Recreational Trails with possible enhancements to tie into regional trail systems.

IMPLEMENTATION PROGRAM

Policies

- Continue to work cooperatively with the Orange Unified School District to ~~provide~~ allow active recreation areas with minimal impacts to residential neighborhoods.
- Continue to work with the City of Orange and the County of Orange to develop a linked recreational trail system.
- Pursue grant funding to complete recreational trail system and recreational amenities where feasible.

Action Programs

- ~~Continue development of a one and one-quarter acre parcel along Wanda Road as a passive park along Wanda Road.~~
- ~~Develop a 14 foot landscaped median along Villa Park Road in fiscal year 1990-1991.~~
- Develop water sensitive landscaping maintenance program for medians and greenbelt areas to minimize costs and maximize functionality as open space.
- Completion of the master plan of recreational trails and feasible recreational amenities.
- Develop a landscaped median, recreational trail, and bike lanes on Lemon Street from Villa Park Road north to Valley Dive.
- Develop a landscaped median on Taft Avenue, east of Center Drive.
- Finalize street tree program.