

SECTION 4. LAND USE

4.1 INTRODUCTION

The Esperanza Specific Plan offers a variety of residential housing types within a community designed around a system of parks and an elementary school located within easy walking distance from each residential Planning Area. Pedestrian and bicycle connectivity is provided through a system of street separated walkways and on-street bicycle trails linking each residential Planning Area and connecting to parks and an elementary school centrally located within Esperanza.

Residential development, comprised of approximately 164.08 net acres, is designed to address a variety of lifestyles, such as singles, families, executives and “empty nesters.” Single family detached housing types will include conventional detached homes on lots varying between 3,900 and 4,900 square feet in size, homes designed in a 2-Pack configuration, alley loaded cottage homes, and two types of courtyard homes. Attached housing will include row townhomes and motorcourt townhomes designed around a common motorcourt.

Parks comprise approximately 9.89 net acres of Esperanza and are distributed throughout the community offering recreational opportunities within close proximity to each residential neighborhood. A centrally located school site of approximately 10.02 net acres is designated for elementary school development.

The Land Use Plan shown in Exhibit 8, “Land Use Plan” depicts the proposed land uses for Esperanza. The “Land Use Summary,” Table 2, provides a tabulation of land uses by acreage and residential density.

4.2 RESIDENTIAL USE

The Esperanza Specific Plan permits the development of up to 1,594 residential dwelling units providing single-family detached homes and single family attached homes. Residential land use areas are contained within 10 distinctive Planning Areas linked by a network of street separated sidewalks and on-street bicycle paths connecting all the Planning Areas to a centrally located park and school site.

4.2.1 Variety of Housing Types

Esperanza provides a mix of housing types to address a variety of lifestyle choices and economic segments. Single family detached and single family attached residential products, with a variety of architectural styles, will be offered within Esperanza. Altogether, a total of 1,594 residential dwelling units will be developed at an overall average density of 7.65 dwelling units per gross acre.¹

4.2.1.1 Single Family Detached – RD-1 (50' wide lots)

The Esperanza Specific Plan allows for the development of approximately 158 conventional single-family detached dwelling units at an average density of approximately 6.12 dwelling units per net acre. The RD-1 neighborhoods will be designed with access to homes from the local street with an emphasis on architectural orientation toward the street. Garage configurations will include shallow recessed garages, mid or deep recessed garages, split garages, and tandem garages, to highlight the home’s architecture and create a more attractive streetscene. RD-1 homes are located within Planning Areas 7 and 9.

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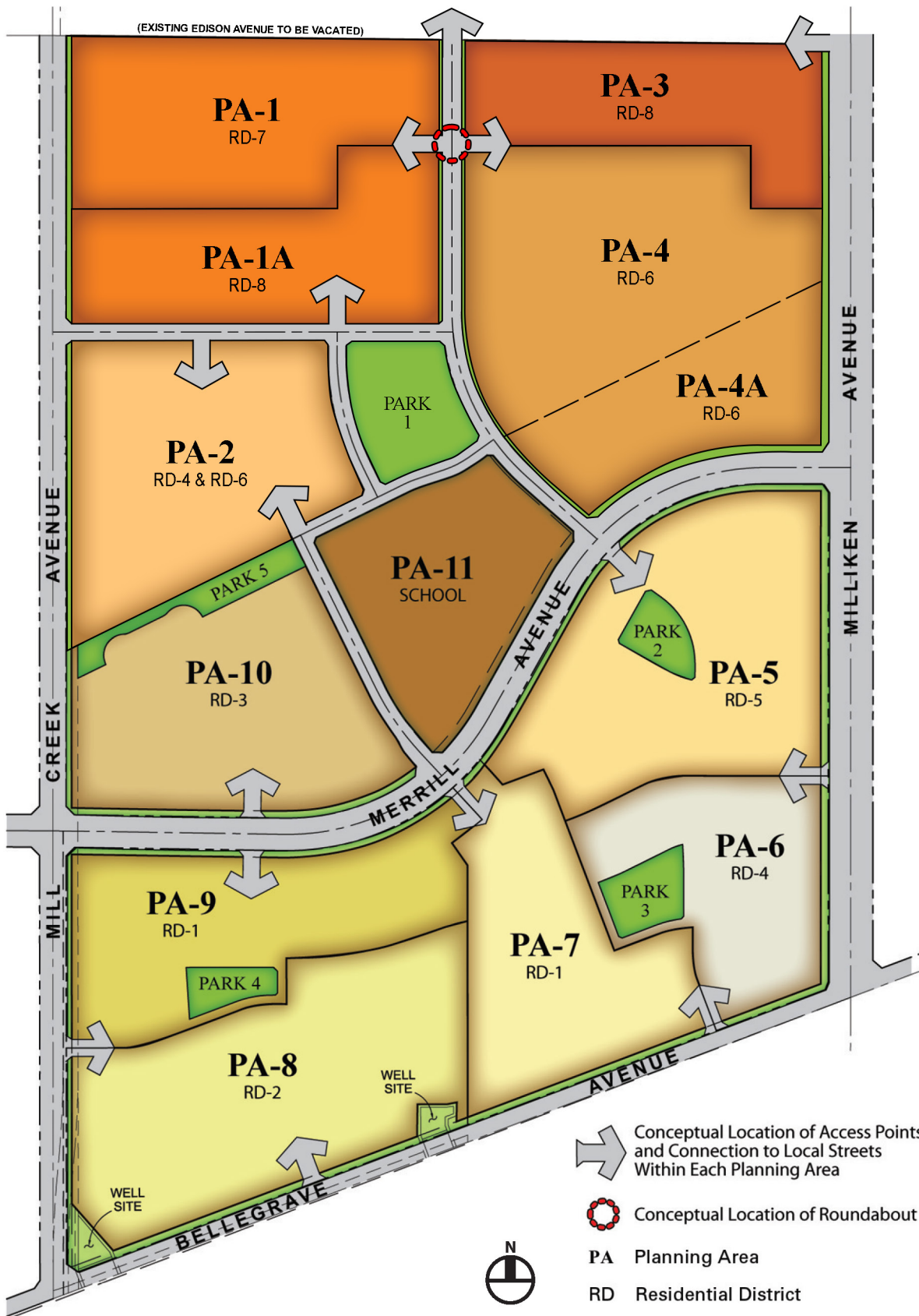


Exhibit 8
Land Use Plan

LAND USE	UNITS	GROSS ACRES	UNITS/ GROSS ACRES	NET ACRES	UNITS/ NET ACRES
Residential Uses					
PA-1 (RD-7/ Row Townhomes, RD-8/ Motorcourt Townhomes)	319 DU	29.35 AC	10.87 DU/AC	28.97 AC	11.01 DU/AC
PA-2 (RD-4/ SFD Cottages, RD-6/ 6-Pack Courtyard)	113 DU	22.84 AC	4.95 DU/AC	17.36 AC	6.51 DU/AC
PA-3 (RD-8/ Row Townhomes)	156 DU	11.40 AC	13.68 DU/AC	11.10 AC	14.05 DU/AC
PA-4 (RD-6/ 6-Pack Courtyard, 8-Pack Courtyard, Row Townhomes)	303 DU	27.41 AC	11.05 DU/AC	19.30 AC	15.70 DU/AC
PA-5 (RD-5/ 4-Pack Courtyard)	157 DU	23.78 AC	6.60 DU/AC	17.64 AC	8.90 DU/AC
PA-6 (RD-4/ SFD Cottages)	78 DU	13.64 AC	5.72 DU/AC	10.00 AC	7.80 DU/AC
PA-7 (RD-1/ SFD 50' wide lots)	76 DU	14.36 AC	5.29 DU/AC	12.56 AC	6.05 DU/AC
PA-8 (RD-2/ SFD 55' wide lots)	107 DU	23.72 AC	4.51 DU/AC	19.26 AC	5.56 DU/AC
PA-9 (RD-1/ SFD 50' x 80')	82 DU	17.75 AC	4.62 DU/AC	13.27 AC	6.18 DU/AC
PA-10 (RD-3 / 40' / SFD 2-Pack)	100 DU	19.92 AC	5.02 DU/AC	14.62 AC	6.84 DU/AC
Park 1		5.75*AC			
Residential land Use Total	1491 DU	209.90 AC	7.10 DU/AC	164.08 AC	9.09 DU/AC
Parks				9.89 AC	
Neighborhood Edge Buffers				6.62 AC	
Roadways				28.25 AC	
SCE Easements and Well Sites				4.14 AC	
Community Facilities Use					
PA-11 (School)		13.10 AC		10.02 AC	
PROJECT TOTAL	1491 DU	223.00 AC		223.00 AC	

NOTES:

- Gross residential acres do not include the 13.10 gross acres for a school site.
- Net residential acres are gross acres less parks, neighborhood edge buffers, roadways, easements and net area for school site.

* PA-2 includes 3.45 AC of Park 1

Table 2
Land Use Summary

4.2.1.2 Single Family Detached – RD-2 (55' wide lots)

The Esperanza Specific Plan allows for the development of approximately 107 conventional single-family dwelling units at a density of approximately 5.56 dwelling units per net acre. The RD-2 neighborhood is designed with access from the local street with garage configurations which include recessed garages, mid or deep recessed garages, split garages and tandem garages to present an architecture forward streetscene. RD-2 homes are planned within Planning Area 8.

4.2.1.3 Single Family Detached – RD-3 (2-Pack)

Approximately 100 residential 2-Pack dwelling units will be developed on approximately 14.62 acres at a density of 6.84 dwelling units per net acre with a minimum lot size of 3,400 square feet. By configuring the units in a 2 Pack design, a larger usable sideyard area is provided for each unit and garages can be either located to the rear of the lot or set back from the front of the homes at a distance, which preserves the streetscene for home frontage. Residential housing in a 2 Pack design is planned for Planning Area 10.

4.2.1.4 Single Family Detached – RD-4 (Cottage Homes)

Esperanza will allow for approximately 243 single family detached cottage home residential dwelling units developed on approximately 30.81 acres on lots of approximately 2,400 minimum square feet at an average density of 7.89 dwelling units per net acre. This alley loaded residential development will be designed to embrace the street and maintain an architectural orientation for the street. Cottage single family detached residential dwelling units are proposed for Planning Areas 2 and 6 within Esperanza.

4.2.1.5 Single Family Detached or Attached – RD-5 and RD-6 (Courtyard & Row-Townhomes)

Two types of single family detached housing in a courtyard design are proposed for Esperanza. A total of 157 dwelling units will be developed as RD-5 residential housing within a module comprised of 4 residential units surrounding a common motorcourt. RD-5 residential products are proposed for 17.64 acres of Esperanza within Planning Area 5 at a density of 8.90 dwelling units per net acre. A total of 333 dwelling units will be developed as RD-6 residential housing within a module comprised of 6 residential units surrounding a common motorcourt or row townhomes. RD-6 residential products are proposed for 19.92 net acres of Esperanza within Planning Area 4 at a density of 16.72 dwelling units per net acre. Garages are accessed from the motorcourt or alley, which allows for the fronts of garages to be turned away from the street or set back far enough from the street that the residential architecture is the predominant streetscene feature.²

4.2.1.6 Single Family Attached – RD-7 (Row Townhomes)

RD-7 residential product proposed for Esperanza consists of 258 units of attached row townhomes to be developed on approximately 18.6 acres at density of 13.87 dwelling units per net acre within Planning Area 1. RD-7 residential product is designed with alley access maintaining an architectural streetscene.

4.2.1.7 Single Family Attached – RD-8 (Motorcourt Townhomes)

RD-8 residential product proposed for Esperanza consists of 238 units of attached townhomes designed around a common motorcourt. RD-8 residential product will be developed on approximately 17.38 acres at a density of 13.76 dwelling units per net acre within Planning Area 3.

4.2.2 Neighborhood Design

The community plan for Esperanza offers a neighborhood design reminiscent of older traditional Southern California neighborhoods. The design features described below are intended to create a strong identity and sense of neighborhood for the residents of Esperanza.

A “modified grid” style of street design in residential neighborhoods with sidewalks separated by landscaped parkways provide visual interest, slow traffic on each street by providing alternate routes, and enhance a pedestrian orientation for neighborhoods. Sidewalks separated from streets by landscaped parkways promote pedestrian mobility and encourage opportunities for neighbors to meet and greet each other along the street.

A human scale of architecture within Esperanza will enhance the pedestrian friendly character of the community. Architectural features such as front porches, railings, enhanced entries, a mix of materials and textures, and authentic detailing on elements such as windows and doors, columns, balconies, and lighting combine to create a human scale of residential architecture.

Innovative garage designs will be utilized in order to de-emphasize the visual impact of garage doors on the streetscene. Such design techniques will include shallow, mid, or deep recessed garages, split-garages, turn-in garages, tandem garages, garages located on rear alleys, and garages located around a common courtyard in order to de-emphasize their view from the street.

4.3 PARKS

Parks are provided throughout the Esperanza Specific Plan area within easy walking distance to any residential neighborhood. Exhibit 9, “Master Plan of Parks,” illustrates the types and locations of parks planned for Esperanza.

4.3.1 Neighborhood Park

An approximately 5.39 net acre centrally located neighborhood park will be developed as part of Esperanza. The neighborhood park will include picnic areas, tot lots, trails, and open play fields.

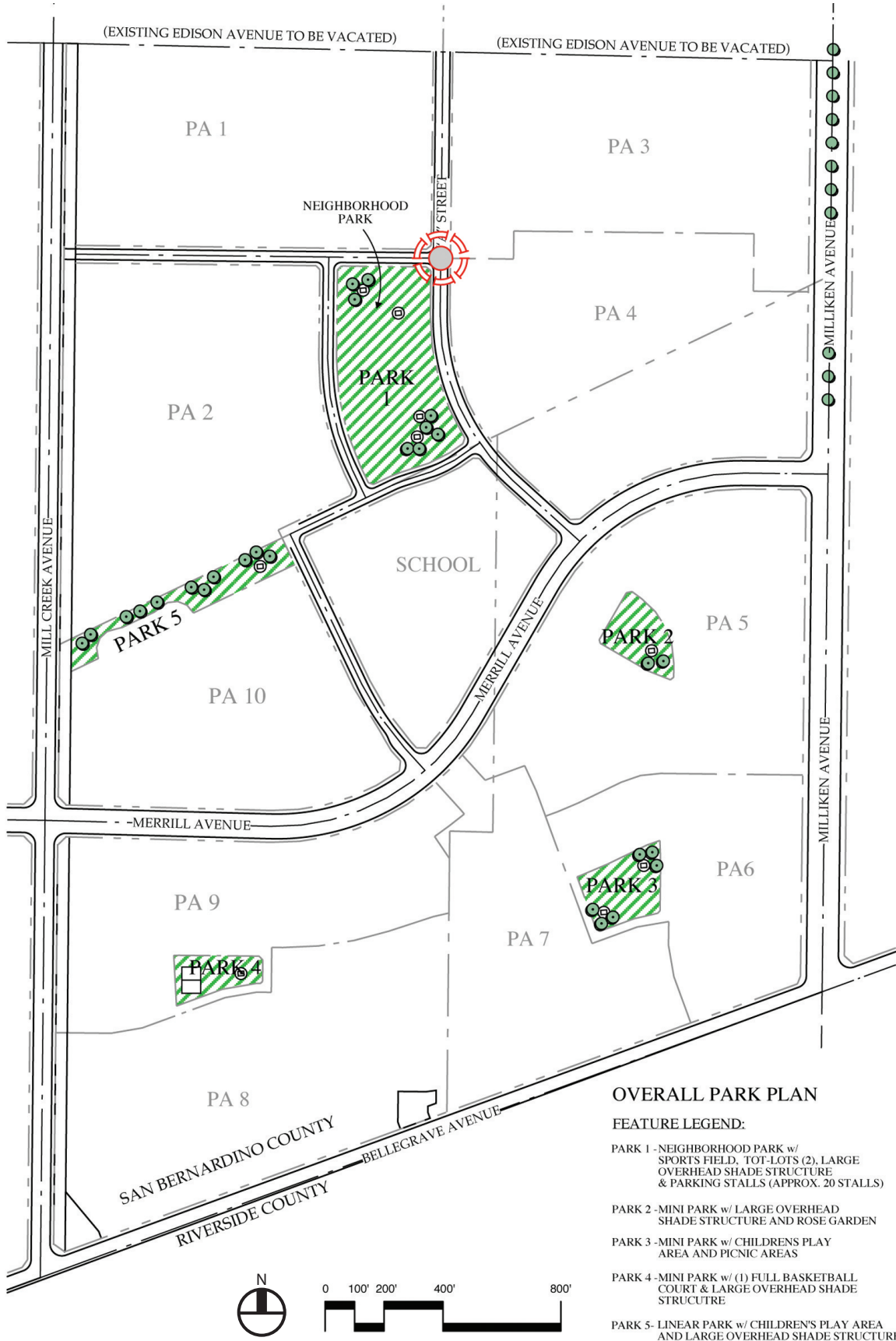
4.3.2 Pocket Parks

An approximately .84 net acre park will be provided for recreational use within Planning Area 9. An approximately 1.29 net acre park will be located within Planning Area 6, a one acre park will be provided within Planning Area 5, and an approximately 1.39 net acre linear park will be provided in Planning Area 10. Private open space areas of approximately ½ acre in size will be provided as part of the development of Planning Areas 1, 3 and 4. The exact size and locations of these private open space areas will be determined as part of the final site design for these neighborhoods.

4.4 SCHOOL SITE

A 10.02 net acre site will be reserved within the Esperanza Specific Plan for the development of an elementary school to serve the K-5 school age needs of the Ontario community. The school site will be large enough to accommodate all school related parking and circulation requirements on site including employee parking and bus and student drop off and pick up areas. The school site is located within walking distance from all residential neighborhoods within Esperanza. Recreational activities for the elementary school will be augmented by the proximity of the 5.36 acre neighborhood park planned for development adjacent to the elementary school site. In the event the school site in Esperanza is not purchased by the Mountain View School District the 10.02 acre site may revert to a residential zone for the development of an additional 46 single-family residential dwelling units pursuant to the provisions established in Section 7, “Implementation.”

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OVERALL PARK PLAN

FEATURE LEGEND:

- PARK 1 - NEIGHBORHOOD PARK w/ SPORTS FIELD, TOT-LOTS (2), LARGE OVERHEAD SHADE STRUCTURE & PARKING STALLS (APPROX. 20 STALLS)
- PARK 2 - MINI PARK w/ LARGE OVERHEAD SHADE STRUCTURE AND ROSE GARDEN
- PARK 3 - MINI PARK w/ CHILDRENS PLAY AREA AND PICNIC AREAS
- PARK 4 - MINI PARK w/ (1) FULL BASKETBALL COURT & LARGE OVERHEAD SHADE STRUCTURE
- PARK 5 - LINEAR PARK w/ CHILDRENS PLAY AREA AND LARGE OVERHEAD SHADE STRUCTURE

 CONCEPTUAL ROUNDABOUT LOCATION



Exhibit 9
Master Plan of Parks

Endnotes

- 1 Revised total unit count.
- 2 Revised Title to include Townhomes, revised unit totals.
- 3 Revised table unit count and DU/AC.
- 4 Revised total unit count and DU/AC.
- 5 Revised PA4 unit count, density and project totals.