

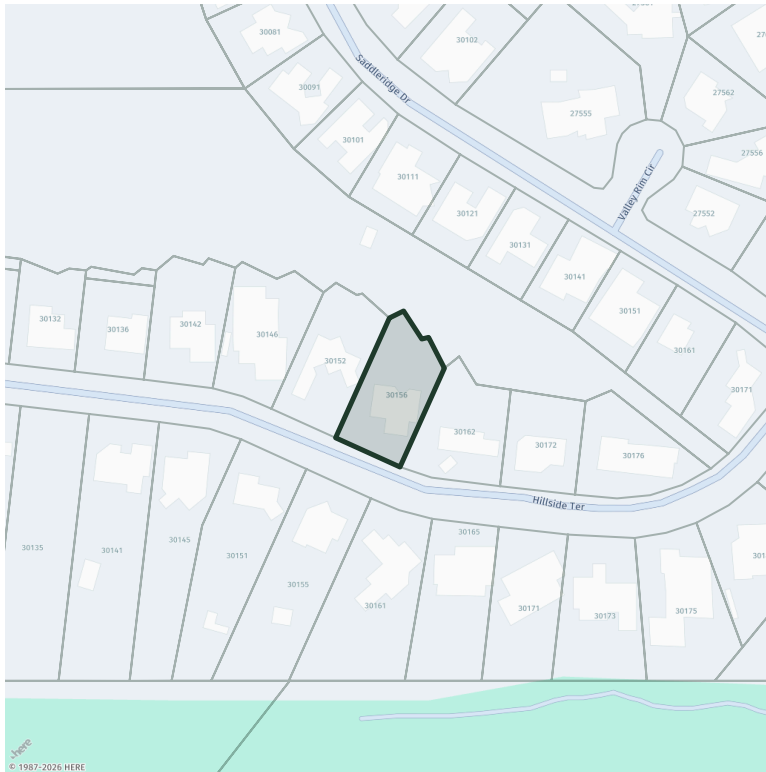


PARCEL FEASIBILITY DETERMINATION

APN 000-000-00

Sample report · San Juan Capistrano, CA · Orange County

17,488 sq ft (0.40 ac) lot · 1 mapped structure today, 3,968 sq ft footprint (23 percent of the lot)

**RS-10,000**BASE Single-Family-10,000
DistrictWITHIN Local Responsibility
Area Fire Hazard
Severity Zone (2
mapped)
CDFW NCCP/HCP
Conservation Plan
Boundaries (2 mapped)
Important Farmland (D)
TCAC / HCD Opportunity
Area Classification
(Highest Resource —
Orange)

Site context · 33.52466, -117.65069 · Basemap © Amazon Location Service

REPORT NO.

PC-20261004-CF0187DE

STATE LAW

CA law reviewed · 19
provisions apply here

PREPARED

October 4, 2026

ANALYSIS

General zoning constraints

PREPARED BY

Richey Zoning Intelligence

Determinations reflect the municipal and state code as fetched through September 6, 2026. Every determination cites its governing source in the evidence exhibits. This report addresses zoning and land-use entitlement only; recorded easements, covenants, and other title-class encumbrances are not reviewed and are the province of a title report. Reference cf0187de-58e5-4c08-a2ee-2535032a4ee0.

01 Summary

THE PROPERTY	A 17,488 sq ft (0.40 ac) lot zoned Single-Family-10,000 District (RS-10,000).
NEXT DOOR	The lots that share its lot lines are zoned GOS to the northeast, RS-10,000 to the southeast, and RS-10,000 and GOS to the northwest (from the parcel and zoning maps; a lot across a street or an alley is not counted).
USE	Detached homes permitted by right; some uses need a conditional use permit, others barred.
DWELLINGS	≤ 1 du/ac — 0.40 units by density times area; how a fraction of a unit counts is the code's rule, stated on the Residential density card where the code states one.
ENVELOPE	Height ≤ 35 ft and ≤ 2 stories · setbacks front 20 ft · rear 25 ft.
STATE LAW	Adds an ADU path with conditions, an SB 9 two-unit path (see Development capacity).
ENVIRONMENTAL OVERLAYS	Turns on adjacent flammable vegetation and corrective grading; Zone X, no floodplain rules.
STILL OPEN	Whether the existing structure or use is nonconforming decides: nonconforming-use impacts, nonconforming rebuild rights. Whether the home is one story or two stories decides: lot coverage, side setback. Whether a project creates lots of 7,000 square feet or less decides: open space / landscaping. The size and type of the detached accessory structure decides: accessory-structure setbacks. The type of project and the use or approval it needs decides: design standards, parking requirements, review standard, hearings & appeals. Whether the lot is immediately adjacent to mature flammable vegetation decides: utilities & fire access, environmental overlays. To confirm with the planning department: site development permit.

02 Determinations at a glance

One line per standard. The card for each, in the sections that follow, carries the full determination, what it turns on, and the code text it rests on.

DETERMINED	The code states one answer for this lot; it is quoted on the card and we checked it.
DEPENDS ON PROJECT	The code states more than one figure; which applies turns on a choice you make, and every figure is listed.
NEEDS ONE FACT	The code states more than one figure; one fact about the lot, named on the card, picks between them.
NEEDS CONFIRMATION	The documents read do not settle this; the card says what to confirm.

Section: the first code section cited; “+n more” counts the rest.

STANDARD	DETERMINATION	SECTION	STATUS
USE & DENSITY			
Zone description	Single-family detached homes on homeowner-owned lots; whole lot treated as this district	9-3.301 +1 more	DETERMINED



Permitted uses	Detached homes permitted by right; some uses need a conditional use permit, others barred	9-3.301 +3 more	DETERMINED
Use permission status	Single-family detached home permitted by right; no conditional use permit needed	9-3.301 +2 more	DETERMINED
Residential density	≤ 1 du/ac	San Juan Capistrano General Plan +2 more	DETERMINED
Use definitions	Single-family detached dwelling: one detached building, one household, one dwelling unit	Appendix A - Definitions (Title 9 Land Use Code) +3 more	DETERMINED
General plan consistency	Turns on new approvals: zoning not listed as consistent; inconsistent proposals denied	9-2.101 +3 more	DETERMINED
Nonconforming-use impacts	Turns on nonconformity: may be kept, but not enlarged or moved unless the change conforms	9-3.533 +3 more	DEPENDS ON PROJECT
Nonconforming rebuild rights	Turns on nonconformity and damage: over twice assessed valuation, rebuild only to conform	9-3.533 +2 more	DEPENDS ON PROJECT
DIMENSIONAL STANDARDS			
Minimum lot area	≥ 10,000 sq ft Conforms – 17,488 sq ft on record against the 10,000 sq ft minimum	9-3.301	DETERMINED
Lot width / frontage	≥ 60 ft Conforms – 98 ft on record against the 60 ft minimum	9-3.301 +2 more	DETERMINED
Lot coverage	Depends on stories: one-story home up to 40% of the lot, two-story home up to 35%	9-3.301	DEPENDS ON PROJECT
Maximum height	≤ 35 ft	9-3.301	DETERMINED
Front setback	≥ 20 ft	9-3.301 +1 more	DETERMINED
Rear setback	≥ 25 ft	9-3.301	DETERMINED
Side setback	Depends on story: first story 10-5 ft. side yard; second story 10 feet	9-3.301	NEEDS ONE FACT
Maximum stories	≤ 2 stories	9-3.301 +1 more	DETERMINED
Open space / landscaping	Depends on lots of 7,000 square feet or less: then 250 square feet per unit of recreation	9-3.301	DEPENDS ON PROJECT
Accessory-structure setbacks	Depends on size: rear setback equals height under 450 square feet, else 25-foot rear yard	9-3.501 +1 more	DEPENDS ON PROJECT
Design standards	Depends on project type: a home meets fixed design standards; larger projects need review	9-2.313 +3 more	DEPENDS ON PROJECT
Utilities & fire access	Turns on adjacent mature flammable vegetation: fuel modification program needed	9-3.519 +3 more	DEPENDS ON PROJECT
PARKING			
Parking requirements	Depends on use: single-family home needs 2.0 spaces per dwelling unit in a garage	9-3.535 +3 more	DEPENDS ON PROJECT



OVERLAYS & SPECIAL AREAS

Specific / community plan	No specific plan, precise plan or Q overlay; base zoning only, no overlay district	9-3.519 +1 more	DETERMINED
Environmental overlays	Turns on adjacent flammable vegetation and corrective grading; Zone X, no floodplain rules	9-3.519 +2 more	DEPENDS ON PROJECT

PROCEDURES & PERMITS

Review standard	Depends on project: house is ministerial; conditional uses need a conditional use permit	9-3.301 +3 more	DEPENDS ON PROJECT
Building permit	Building permit required before any new home, addition or structural alteration	9-2.105 +4 more	DETERMINED
Hearings & appeals	Depends on approval needed: home has no hearing; appeals filed within 15 days	9-3.301 +3 more	DEPENDS ON PROJECT
Review timelines	Completeness notice within 30 calendar days or the application is deemed complete	9-2.301 +3 more	DETERMINED
Site development permit	No relevant code section was reviewed for this topic.	—	NEEDS CONFIRMATION

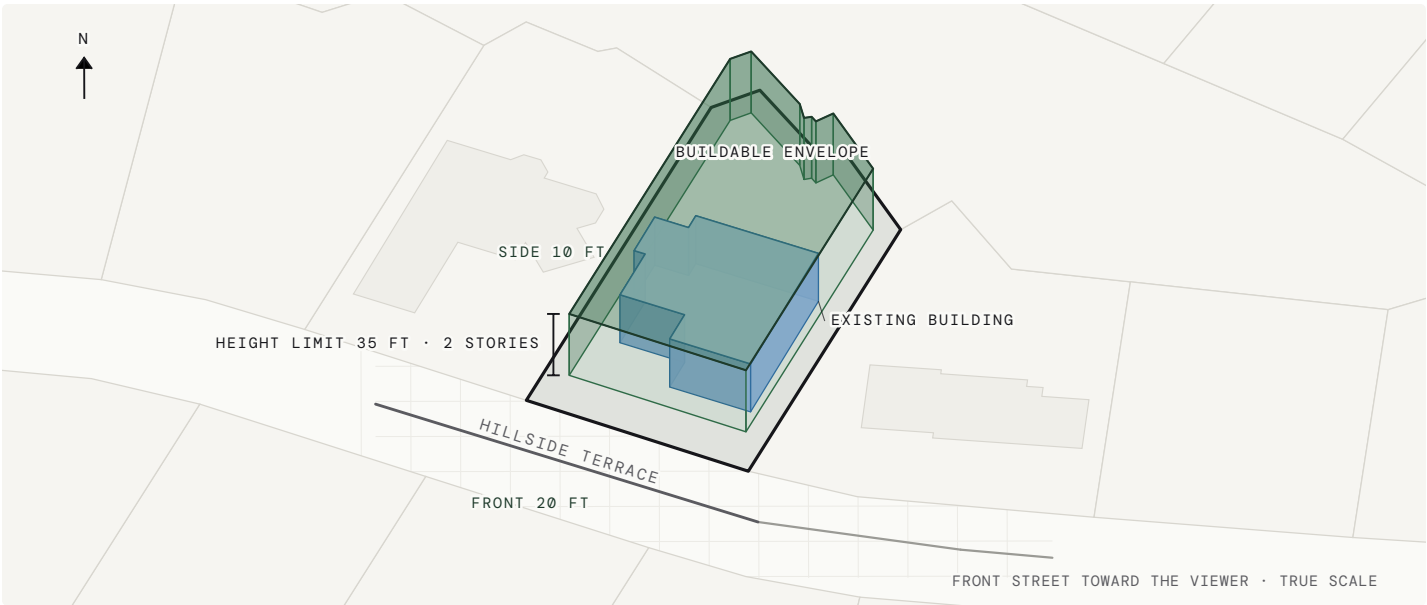


03 Site & buildable envelope



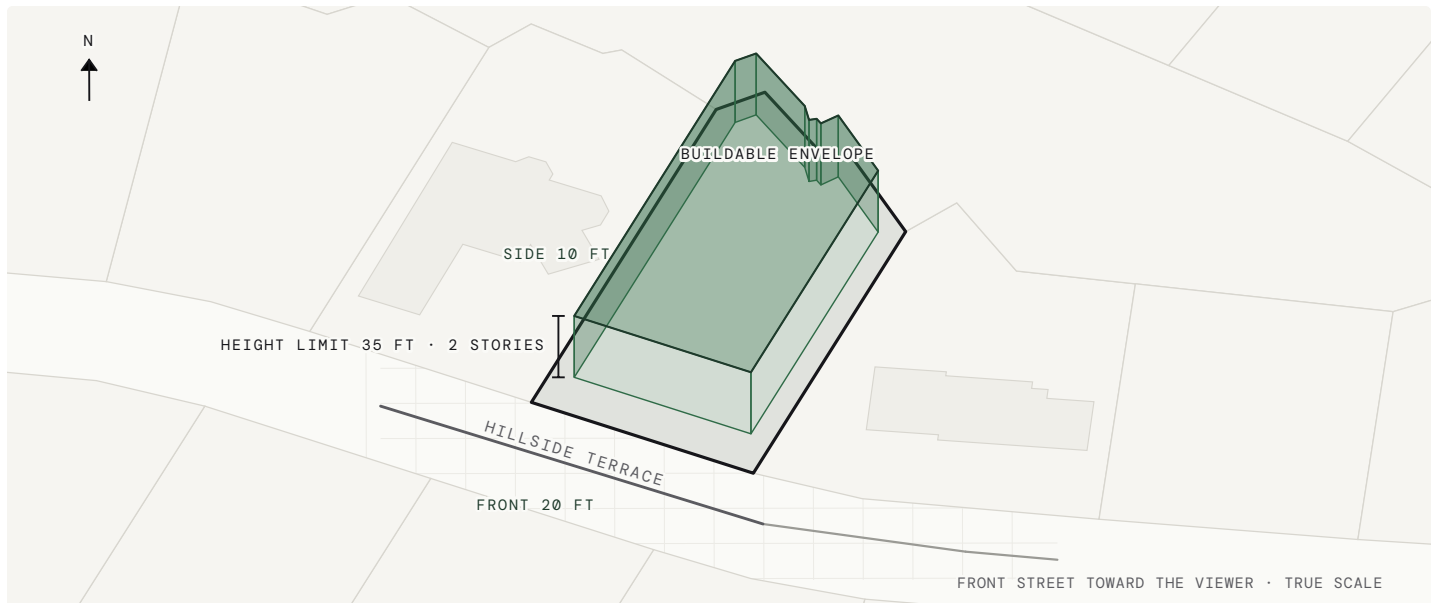
Site plan · north up · the lot, the public road centerlines (Hillside Terrace in front), the existing buildings as mapped, and the buildable footprint inside the required yards as this report determines them

LOT AREA	17,488 sq ft (0.40 ac)
LOT WIDTH × DEPTH	98 × 199 ft
FRONT STREET	Hillside Terrace
ADJOINING LOTS' ZONES	GOS (northeast) · RS-10,000 (southeast) · RS-10,000 and GOS (northwest)
FRONT YARD	20 ft
SIDE YARD	10 ft where second story of a two-story home; 5 ft where first story — on a second reading of the text — drawn at 10 ft
HEIGHT LIMIT	≤ 35 ft
STORIES	≤ 2 stories
LOT COVERAGE	by condition
FLOOR AREA RATIO	none for this lot
BUILDABLE FOOTPRINT	11,490 sq ft inside the required yards
EXISTING BUILDINGS	1 mapped, 27 ft tall
NEW FOOTPRINT REMAINING	7,522 sq ft — the 11,490 sq ft cap minus the 3,968 sq ft already built, if the mapped footprints are right



Buildable envelope, and what stands today · the green box is the footprint inside the required yards, raised to the height limit; the shaded ring is the required yards; the lot's existing buildings as mapped, in blue: solid at their mapped heights, a hatched outline one with no mapped height · a drawing of the determinations in this report, not a design





The envelope alone · the same view without the buildings: what may be built, the shaded ring the required yards
 · a drawing of the determinations in this report, not a design

- Existing buildings are drawn from Overture Maps footprints (OpenStreetMap and Microsoft) at their mapped heights. Footprints lag new construction and miss small structures.
- Side yard drawn at 10 ft, the larger of the code's two figures: 10 ft where second story of a two-story home; 5 ft where first story — on a second reading of the text. Which governs turns on the case, which this report does not establish.
- The code pairs the interior side yards (a wider yard on one side); the drawing applies the committed minimum on both sides.
- Drawn from the assessor parcel fabric with lot lines simplified to within about 4 ft: an estimate, not a survey.
- Yard exceptions — porches, eaves, bay windows, reductions for substandard lots — are not drawn.
- Subject to recorded easements, which this report does not review (title-report scope).
- Lot lines assigned from the parcel polygon and public road centerlines (Overture Maps); each required yard is measured from its lot line and removed from the lot.
- Where the maps come from, and how far to trust them: the lot lines are the county parcel fabric, which sits a few feet off a survey; the buildings are traced from imagery at the roof line, so a mapped outline is a foot or two outside the wall. Together they carry about 10 ft of uncertainty at any edge. A building within that distance of a yard line, or a lot within a few percent of a size minimum, cannot be judged from the maps; a survey or the recorded map settles it. The figures on the cards come from the code text, not from these maps.

04 Use & density

Each card's Sources line names its evidence exhibits by number; their full text is in the Evidence exhibits section at the end of this report.

Zone description

DETERMINED

- The Single-Family-10,000 District (RS-10,000) is meant to set up and regulate residential neighborhoods of single-family detached homes, each on its own lot that the individual homeowner owns and maintains. A small sliver along the lot's edge is mapped as General Open Space (GOS). The code reads a district boundary that roughly follows a plotted lot line as following that line. On that reading the whole lot is treated as RS-10,000.
- § 9-3.301. Residential districts:

REFERENCE QUOTE · E-25

(5) Single-Family-10,000 (RS-10,000) District. The purpose and intent of the Single-Family-10,000 (RS-10,000) District is to provide for the establishment and regulation of residential areas developed with single-family detached dwellings, all on individual lots owned and maintained by individual homeowners.

- § 9-3.105. Interpretations of district boundaries:

REFERENCE QUOTE · E-20

(b) Boundaries indicated as approximately following plotted lot lines shall be construed as following such lot lines.

Sources: E-25 § 9-3.301 (San Juan Capistrano Municipal Code); E-20 § 9-3.105 (San Juan Capistrano Municipal Code).

Permitted uses

DETERMINED

- In the Single-Family-10,000 District (RS-10,000), the uses permitted by right are detached single-family dwellings, accessory dwelling units, manufactured and modular homes on a permanent foundation, alcoholism or drug abuse recovery or treatment residential facilities for 6 or fewer persons, community care facilities for 6 or fewer persons, small family day care homes, public and private parks, and public buildings and facilities. Uses allowed only as accessory are accessory uses and structures, home businesses, noncommercial recreation and community centers, and a temporary dwelling while the permanent home is built. A conditional use permit is required for bed and breakfast establishments (only in a listed historic structure), cemeteries, church, religious or fraternal uses, communal equestrian facilities tied to a subdivision, large family day care homes, mining, oil drilling and other resource extraction, and tennis or sport courts, swimming pools and similar improvements on individual lots, which other residential zones treat as accessory. Not permitted are animal grazing, breeding, boarding and training, noncommercial animal keeping, apiaries, boarding or rooming houses, crop and tree farming, day care centers, noncommercial horse keeping, commercial stables, hotels, commercial and noncommercial kennels, mobilehome parks, plant nurseries, recycling facilities, attached single-family dwellings, duplexes and multifamily dwellings, single room occupancy units, and swimming schools and tennis clubs. A use the table does not name may still be allowed if the Planning Director finds it comparable to a listed use, and because a small edge of the lot is mapped General Open Space (GOS), whether a use placed on that strip follows the GOS list instead of the RS-10,000 list is left for you to confirm with the planning department.



- § 9-3.301. Residential districts:

REFERENCE QUOTES · E-22, E-26, E-27, E-28

Use Residential dwellings (detached SFD) — RS-10,000: P

Use Home businesses — RS-10,000: A

Use Bed and breakfast establishments — RS-10,000: C

Use Tennis/sport courts, swimming pools, and similar improvements on individual residential lots — RS-10,000: C

Sources: E-22, E-26, E-27, E-28 § 9-3.301 (San Juan Capistrano Municipal Code).

Use permission status

DETERMINED

- A single-family detached home is permitted by right on this Single-Family-10,000 District (RS-10,000) lot; Table 3-1 marks it 'P'. No conditional use permit is needed for the house itself. You still need the normal building permits and must meet the district's development standards. Any other use takes its own row of Table 3-1: some are permitted, some need a conditional use permit, and some are not allowed.
- § 9-3.301. Residential districts:

REFERENCE QUOTES · E-21, E-22, E-23

P = Principal use permitted by right — = Not permitted A = Accessory use permitted by right (subject to Section 9-3.501, Accessory Uses and Structures)

C = Conditional use permit required (subject to Section 9-2.317, Conditional Use Permit)

Use Residential dwellings (detached SFD) — RS-10,000: P

Uses listed as conditionally permitted uses are subject to the review requirements and conditions contained in Section 9-2.317, Conditional Use Permit, of this Code.

Sources: E-21, E-22, E-23 § 9-3.301 (San Juan Capistrano Municipal Code).

Residential density

≤ 1 du/ac

DETERMINED

San Juan Capistrano General Plan — Set by the general plan's land-use element. The maximum density for this lot is 1 dwelling unit per acre, set by the lot's Very Low Density (VLD) general plan designation. The Single-Family-10,000 District (RS-10,000) zoning lists a higher maximum of 3.5 units per acre. However, the zoning code itself says density may be lower than, but may never exceed, the maximum shown on the General Plan Land Use Policy Map, so the VLD cap of 1 unit per acre is the limit that applies. The zoning code also notes that actual density may come in lower still in order to meet the other development standards.

REFERENCE QUOTE · E-1

This designation has a density range from zero to a maximum of 1.0 unit per acre.

[sic] the quoted text shows 1.0 unit where this determination is stated in du/ac; this may reflect a formatting artifact of extraction or an inconsistency in the source document itself — verify against the source

Sources: E-1 *Residential Designations* (San Juan Capistrano General Plan); E-31 § 9-3.301 (San Juan Capistrano Municipal Code); E-7 § 9-2.103 (San Juan Capistrano Municipal Code).

Use definitions

DETERMINED

- The code defines a single-family detached dwelling as a detached building designed or used only for one household. It contains one dwelling unit. A dwelling unit is one or more rooms, including a kitchen, used by one family for living and sleeping. A family is a group living together as a single housekeeping unit.



- — D —:

REFERENCE QUOTES · E-60, E-61, E-62

Dwelling, single-family detached: A detached building designed or used exclusively for occupancy by one household and containing one dwelling unit.

Dwelling unit: One or more rooms, one of which is a kitchen, in a building or portion thereof, designed, intended to be used, or used for occupancy by one family for living and sleeping purposes, not including hotels.

Detached: Any building or structure that does not have a wall or roof in common with any other building or structure.

- — F —:

REFERENCE QUOTE · E-63

Family: A group of individuals that live together as a single housekeeping unit.

Sources: E-60, E-61, E-62 — D — (Appendix A - Definitions (Title 9 Land Use Code)); E-63 — F — (Appendix A - Definitions (Title 9 Land Use Code)).

General plan consistency

DETERMINED

- The lot's Single-Family-10,000 District (RS-10,000) zoning is not listed in the city's Zoning Consistency Matrix as consistent with its Very Low Density (VLD) general plan designation. VLD is matched only with other, larger-lot and similar zones. Whether this matters depends on whether you seek a new approval, such as a zone change, subdivision or other development application. The Planning Director must then make a General Plan consistency finding, and a proposal found inconsistent is denied, so confirm with the planning department how your specific project would be reviewed. Under the general plan, VLD is intended for very low density single-family homes and accessory buildings, usually in hillside areas, at up to 1.0 unit per acre, and new development should be designed to fit the natural topography of the lot.
- § 9-2.101. Consistency of projects with the General Plan:

REFERENCE QUOTES · E-4, E-5, E-6

Such zoning consistency shall be determined by consulting the Zoning Consistency Matrix (Table 2-1, following) which depicts which Zoning Districts are consistent with the various General Plan Designations.

The Planning Director shall make a preliminary finding on whether a proposed zone change, subdivision, or other land use or development application is consistent with the General Plan.

In all cases, if the reviewing authority finds that a proposal is not consistent with the General Plan, the proposal shall be denied.

Sources: E-4, E-5, E-6 § 9-2.101 (San Juan Capistrano Municipal Code); E-1 *Residential Designations* (San Juan Capistrano General Plan).

Nonconforming-use impacts

DEPENDS ON PROJECT

- Whether these rules reach your lot depends on whether the existing building, or the use on it, was lawful when built but now falls short of a current Single-Family-10,000 District (RS-10,000) standard, which you should confirm with the planning department. If it does, it may be kept and maintained as it is, but it cannot be enlarged, extended or moved unless the change itself meets RS-10,000 rules. A nonconforming use can only change to a use the district allows. If the house already sits inside a required front, side or rear yard, an addition may continue that same encroachment without a variance.



- § 9-3.533. Nonconforming uses, lots, and structures:

REFERENCE QUOTES · E-49, E-50, E-51

Except as otherwise permitted by the provisions of Chapters 1 through 5 of this title, nonconformities may be continuously maintained provided there is no alteration or addition to any structure, nor any enlargement of area, space, or volume occupied by such nonconformity.

A nonconformity shall not be enlarged in volume or extended or relocated beyond the area it occupies, unless its enlargement, extension, or relocation is: (1) Made to conform to the regulations of the district in which it is located;

A nonconforming use shall not be changed to another use, except to a use permitted in the district where it is located.

- § 9-3.301. Residential districts:

REFERENCE QUOTE · E-24

On lots with an existing building setback encroachment into a required front, side or rear yard, structural additions having the same said encroachment shall be permitted without the approval of a variance.

Turns on: whether the existing structure or use on the lot actually fails a current standard.

Sources: E-49, E-50, E-51 § 9-3.533 (San Juan Capistrano Municipal Code); E-24 § 9-3.301 (San Juan Capistrano Municipal Code).

Nonconforming rebuild rights

DEPENDS ON PROJECT

- Under the zoning ordinance, rebuilding on this lot in the Single-Family-10,000 District (RS-10,000) depends on two things: whether the existing structure is nonconforming, and how any damage compares with the structure's assessed valuation. If the structure is nonconforming and the damage or destruction exceeds twice its assessed valuation, it can only be rebuilt in full conformity with current RS-10,000 use and area rules. Below that point, ordinary repairs are allowed up to the structure's latest assessed valuation, provided the structure's volume is not increased. City-ordered work to make an unsafe structure safe is always permitted, and the code sets no time limit for rebuilding. Whether the existing structure is nonconforming, and what its assessed valuation is, are for the owner to confirm with the planning department.
- § 9-3.533. Nonconforming uses, lots, and structures:

REFERENCE QUOTES · E-52, E-53, E-54

In the event such damage or destruction exceeds twice the assessed valuation of such structure, that structure shall not be reconstructed except in conformity with all use and area regulations for new structures in the district in which such structure is located.

(B) Ordinary repairs and the repair or replacement of nonbearing walls, fixtures, wiring, and plumbing may be made to an extent not exceeding the latest assessed valuation of the structure. In no case, however, shall the cubic content of the structure as it existed when it became subject to nonconformity be increased.

Nothing set forth in this section shall be deemed to prevent the strengthening or restoration to a safe condition of any structure or its support structure, or part thereof, declared to be unsafe by any officer of the City charged with protecting the public safety upon the order of such officer.

Turns on: whether the existing structure is nonconforming and how the da.

Sources: E-52, E-53, E-54 § 9-3.533 (San Juan Capistrano Municipal Code).



Minimum lot area

≥ 10,000 sq ft

DETERMINED

Based on rough measurements: conforms — 17,488 sq ft on record against the 10,000 sq ft minimum

Set by the zoning ordinance. The Single-Family-10,000 District (RS-10,000) requires each lot to have at least 10,000 square feet. This is the district's standard whether or not your lot meets it and whether or not you propose a subdivision. The general plan's land-use designation for the property, Very Low Density (VLD), does not set a separate lot-size minimum, so the RS-10,000 figure is the one that controls.

REFERENCE QUOTE · E-31	
District RS-10,000 [11]	
Max. Density	3.5 du/ac
Min. Lot Area	10,000 sq. ft.

Sources: E-31 § 9-3.301 (San Juan Capistrano Municipal Code).

Lot width / frontage

≥ 60 ft

DETERMINED

Based on rough measurements: conforms — 98 ft on record against the 60 ft minimum

OTHER CASES THE CODE STATES	
A reduced-frontage (flag) lot whose narrow portion is an access corridor to a buildable portion meeting the width standard, created through a tract or parcel map	≥ 20 ft

Set by the zoning ordinance. The Single-Family-10,000 District (RS-10,000) requires a minimum of 60 feet of street frontage for a lot, and that is the figure for this lot. The zoning ordinance does allow a narrower frontage, down to 20 feet, without a variance when a set of conditions is met. That exception is for reduced-frontage lots such as flag lots, where a narrow strip gives access to a buildable area meeting the width standard and the lot is created through a tract or parcel map. This lot is a standard lot fronting a street, not a flag lot, so the exception does not apply and the RS-10,000 minimum of 60 feet stands.

REFERENCE QUOTE · E-31	
District RS-10,000 [11]	
Max. Density	3.5 du/ac
Min. Lot Area	10,000 sq. ft.
Min. Street Frontage [2]	60 ft.

Sources: E-31, E-29, E-30 § 9-3.301 (San Juan Capistrano Municipal Code).

Lot coverage

DEPENDS ON PROJECT

In the Single-Family-10,000 District (RS-10,000), the maximum lot coverage depends on whether the home is one story or two stories. A one-story home may cover up to 40% of the lot, and a two-story home up to 35%. The number of stories in the planned or existing home has not been established here, so the owner should confirm which limit applies with the planning department.

REFERENCE QUOTE · E-31

1st Story [1]

Max. Lot Coverage Ratio	0.40
2nd Story [1] — Min. Front Yard [3,4]	20 ft.
2nd Story [1] — Min. Side Yard [3,5,6]	10 ft.
2nd Story [1] — Min. Rear Yard [3,7,19]	25 ft.
2nd Story [1] — Max. Lot Coverage ratio	0.35

Sources: E-31 § 9-3.301 (San Juan Capistrano Municipal Code).

Maximum height

≤ 35 ft

DETERMINED

Set by the zoning ordinance. The height limit for buildings in the Single-Family-10,000 District (RS-10,000) is 35 ft, taken from the district's row in the zoning ordinance's development standards table. That same row sets second-story limits, including a maximum second-floor area of 80% of the first floor. The height figure carries footnotes 8 and 9, which govern how height and stories are applied, so check those notes with the planning department for the exact measurement method. A small edge of the lot is mapped General Open Space (GOS), and this limit does not cover building in that part, so confirm with the planning department which standard would apply there.

REFERENCE QUOTE · E-31

District RS-10,000 [11] — Max. Density: 3.5 du/ac | Min. Lot Area: 10,000 sq. ft. | Min. Street Frontage [2]: 60 ft. | ... |
2nd Story [1] — Max. 2nd floor/1st floor ratio [9]: 80% | Bldg. Hgt.8,9: 35 ft.

Sources: E-31 § 9-3.301 (San Juan Capistrano Municipal Code).

Front setback

≥ 20 ft

DETERMINED

OTHER CASES THE CODE STATES

the garage is designed as a side-entry garage ≥ 10 ft

Set by the zoning ordinance. The minimum front yard in the Single-Family-10,000 District (RS-10,000) is 20 ft, and it applies to both the first and second stories. The ordinance states one exception: where a garage is built as a side-entry garage, the front setback may drop to as little as 10 ft. Within a new residential project, side-entry garages using that reduction may not exceed 20% of the total units. Nothing stated about this lot describes a side-entry garage, so the 20 ft front setback is the figure that applies here.

REFERENCE QUOTE · E-31

District RS-10,000 [11]

Max. Density	3.5 du/ac
Min. Lot Area	10,000 sq. ft.
Min. Street Frontage [2]	60 ft.
1st Story [1] — Min. Front Yard [3,4,7]	20 ft.

Sources: E-31, E-32 § 9-3.301 (San Juan Capistrano Municipal Code).



Rear setback

≥ 25 ft

DETERMINED

Set by the zoning ordinance. The minimum rear setback for this lot is 25 ft under the Single-Family-10,000 District (RS-10,000), and the same 25 ft rear yard applies to both the first and second stories. A small edge of the lot is mapped General Open Space (GOS), and the zoning code does not say how a lot split between two districts is treated. The 25 ft figure therefore governs building on the RS-10,000 portion, which covers nearly all of the lot. If any work would reach into the GOS strip, confirm the rear setback that applies there with the planning department.

REFERENCE QUOTE

District RS-10,000 [11] — ... 1st Story [1] — Min. Rear Yard [3,7,19]: 25 ft.

Sources: E-31 § 9-3.301 (San Juan Capistrano Municipal Code).

Side setback

NEEDS ONE FACT

WHICH APPLIES

second story of a two-story home ≥ 10 ft

first story — on a second reading of the text ≥ 5 ft

In the Single-Family-10,000 District (RS-10,000), the side setback depends on which story of the house sits along the side lot line. For the first story, the zoning ordinance sets a paired 10-5 ft. side yard: 10 feet on one side and at least 5 feet on the other. For the second story of a two-story home, the side yard is 10 feet. The larger 10-foot exterior side yard for corner lots does not apply here, because this is an interior lot. Which side gets the 10 feet and which gets the 5, and how the standard applies to the planned design, is left for you to confirm with the planning department.

REFERENCE QUOTE · E-31

District RS-10,000 [11] — Max. Density: 3.5 du/ac | Min. Lot Area: 10,000 sq. ft. | Min. Street Frontage [2]: 60 ft. | 1st Story [1] — Min. Front Yard [3,4,7]: 20 ft. | 1st Story [1] — Min. Side Yard [3,5,6,7,19]: 10-5 ft. | 1st Story [1] — Min. Rear Yard [3,7,19]: 25 ft. | 1st Story [1] — Max. Lot Coverage Ratio: 0.40 | 2

Sources: E-31 § 9-3.301 (San Juan Capistrano Municipal Code).

Maximum stories

≤ 2 stories

DETERMINED

Set by the zoning ordinance. Buildings on this lot in the Single-Family-10,000 District (RS-10,000) are limited to 2 stories, because the zoning ordinance allows a third floor only in two other zones it names. This lot is mapped RS-10,000, with a sliver of General Open Space (GOS), so that third-floor exception does not apply here. The ordinance also limits how large the second floor may be compared with the first. Garage area, enclosed porches and tall one-story open spaces count toward that comparison.

REFERENCE QUOTE · E-34

Only buildings in the RM & VHD zones are permitted to have a third floor. The third floor shall be no larger than 90% of the second floor.

Sources: E-34, E-35 § 9-3.301 (San Juan Capistrano Municipal Code).



Open space / landscaping

DEPENDS ON PROJECT

The Single-Family-10,000 District (RS-10,000) sets no minimum share of the lot that must be kept as open space or landscaping, so whether any open-space figure applies depends on whether a project creates lots of 7,000 square feet or less. Only projects that create lots of that size or smaller must provide shared recreation facilities of 250 square feet per home. Those projects must also form a homeowner association to maintain the recreation facilities and landscaping. Whether a project on this lot would fall into that small-lot category is for the owner to confirm with the planning department. The general plan's Very Low Density (VLD) designation sets no separate open-space requirement for this lot.

REFERENCE QUOTE · E-36

Projects that propose 7,000 square foot lots or less shall provide private common recreational facilities equal to 250 square feet per unit.

Sources: E-36 § 9-3.301 (San Juan Capistrano Municipal Code).

Accessory-structure setbacks

DEPENDS ON PROJECT

WHICH APPLIES

detached fireplace or landscape structure under six feet tall ≥ 5 ft

In the Single-Family-10,000 District (RS-10,000), the rear setback for a detached accessory structure depends on its size. One under 450 square feet must sit back from the rear lot line at least as far as it is tall, while one of 450 square feet or more must meet the main building's 25-foot rear yard. Detached fireplaces and landscape structures under six feet tall need only five feet from the rear line, and prefabricated sheds with 120 square feet of roof area or less are exempt from these rules. Any detached accessory structure must also meet the district's side yard requirement and can be no taller than the main house. Because the rear setback turns on the size and type of what you plan to build, confirm the figure for your specific structure with the city's planning department.

REFERENCE QUOTE · E-42

If less than 450 square feet in gross floor area, the structure shall be located a minimum distance from the parcel's rear property line equal to the height of the structure. However, if the structure is 450 square feet or more in gross floor area, the structure shall conform to the same rear yard s ...

Sources: E-42, E-43 § 9-3.501 (San Juan Capistrano Municipal Code).

Design standards

DEPENDS ON PROJECT

- Whether formal design review applies in the Single-Family-10,000 District (RS-10,000) depends on the type of project. A single-family home does not go through the Planning Commission's architectural control review; it must instead meet the zoning ordinance's fixed single-family design standards on top of the district's development standards. Architectural control review by the Planning Commission is required for nonresidential construction or uses, and for residential projects that reach eight units per acre or build three or more dwelling units. For smaller items handled at staff level, the Planning Director may also ask the Design Review Committee for a recommendation before final approval. No project or use has been stated for this lot, so which path applies is left for the owner to confirm with the planning department.



- § 9-2.313. Architectural control review:

REFERENCE QUOTES · E-14, E-15

AC review shall be conducted for every project proposing: (1) New construction of commercial, office, industrial, institutional, recreational, or other nonresidential development and/or use; (2) Residential projects with a gross density of eight units per acre and/or that propose new construction of three or more dwelling units on a lot, parcel, or development site;

(2) Residential projects with a gross density of eight units per acre and/or that propose new construction of three or more dwelling units on a lot, parcel, or development site;

The reviewing authority for an AC application shall be the Planning Commission, or the City Council on appeal.

- § 9-3.301. Residential districts:

REFERENCE QUOTE · E-37

Single-family Design Standards. In all districts where single-family dwellings (site-built, modular, or manufactured home) are permitted, such dwellings shall be subject to the development standards for that district as well as the following requirements: ...

- § 9-2.303. Administrative approvals: "the Planning Director may also refer projects identified under this sec.

Sources: E-14, E-15 § 9-2.313 (San Juan Capistrano Municipal Code); E-37 § 9-3.301 (San Juan Capistrano Municipal Code); E-12 § 9-2.303 (San Juan Capistrano Municipal Code).

Utilities & fire access

DEPENDS ON PROJECT

- For this lot in the Single-Family-10,000 District (RS-10,000), whether you need a fuel modification program approved by the Orange County Fire Authority before a building permit for a primary home depends on whether the lot sits immediately next to mature flammable vegetation. The lot borders General Open Space (GOS) land on its northeast and northwest sides and lies mostly in a High fire hazard zone, so that question matters here, but you will need to confirm the answer with the planning department. Separately, all new development must put its utilities underground. If a public sanitary sewer is within 200 feet, the home must connect to it. The official street address is assigned by the City when it reviews building permits.
- § 9-3.519. Fuel modification standards:

REFERENCE QUOTE · E-48

Any development application that will require the issuance of a Building Permit for a primary structure(s) where property is immediately adjacent to mature flammable vegetation, shall be subject to the requirement that a modification program approval be obtained from the Orange County Fire Authority prior to Building Permit issuance.

- § 9-4.529. Utility undergrounding:

REFERENCE QUOTE · E-59

All development within the City shall require the undergrounding of utilities.

- § 9-4.523. Sanitary sewer:

REFERENCE QUOTE · E-58

All properties within 200 feet of a public sanitary sewer shall be required to join the City facilities.

- § 9-1.103. Building Official authority:

REFERENCE QUOTE · E-2

(d) Review the plans and process building permit applications for subdivisions, create and assign official addresses, investigate complaints, and conduct the follow-up of violations to this title, including serving as courtroom witness;



Turns on: whether the lot is immediately adjacent to mature flammable vegetation.

Sources: E-48 § 9-3.519 (San Juan Capistrano Municipal Code); E-59 § 9-4.529 (San Juan Capistrano Municipal Code); E-58 § 9-4.523 (San Juan Capistrano Municipal Code); E-2 § 9-1.103 (San Juan Capistrano Municipal Code).

ALSO CHECKED FOR THIS LOT

- Corner (street-side) setback** — not applicable: This lot is not a corner lot, so the 10-foot street-side yard does not apply to it. The 10 ft it states reaches other lots. E-33
- Build-to line** — none stated. No build-to line or band is stated for the Single-Family-10,000 district; the only maximum front setbacks (a build-to-like standard) in this document apply to the Town Center and Town Center Edge districts, not this lot.
- Floor area ratio (FAR)** — none stated. A related figure the document states on another base: "2nd Story1 — Max. 2nd floor/1st floor ratio9: 80%" (Table 3-2 states no floor area to lot area ratio for Single-Family-10,000 District (RS-10,000); it states a ratio of the second floor to the first floor (80%) and lot coverage ratios (0.40 one-story, 0.35 two-story), which are figures on another base.). The plan sets no floor area ratio for Very Low Density residential land (it controls intensity by dwelling units per acre), so only the tiny open space sliver at the rear of the lot has a stated 0.20:1 maximum.
- Frontage buildout** — none stated. No minimum frontage buildout is stated for the Single-Family-10,000 district; the frontage percentage standards in this document apply only to the Town Center and Town Center Edge districts.
- Ground-floor transparency** — none stated. No ground-floor glazing or transparency percentage is stated for the Single-Family-10,000 district; the storefront glass-area minimum in this document applies only to Town Center and Town Center Edge frontages.
- Minimum height** — none stated. No minimum building height is stated for the Single-Family-10,000 District; the only minimum heights in the document are for the Town Center and Town Center Edge Districts.
- Impervious coverage** — none stated. The document states no maximum impervious surface coverage for this district; the front-yard paving limit it contains applies only to the Mission Residential district.
- Secondary-front setback** — none stated. This lot is not a through lot, and the code states no separate secondary-front setback for through lots; it only defines a through lot's front lot line as the one on the street providing primary access, with the opposite line treated as the rear.

06 Parking

Parking requirements

DEPENDS ON PROJECT

WHICH APPLIES	
Single-family home (plus 0.8 visitor spaces per dwelling unit)	≥ 2 spaces per dwelling unit
Accessory dwelling unit (unless an exception applies, such as being within a half mile of public transit)	≥ 1 space per dwelling unit
Bed and breakfast (plus 2 spaces for the resident manager)	≥ 1 space per guest room

The parking you must provide in the Single-Family-10,000 District (RS-10,000) depends on how the property is used, and you should confirm that use with the planning department. A single-family home needs 2.0 spaces per dwelling unit in a garage, and an accessory dwelling unit needs one more space of at least nine by 19 feet. A bed and breakfast needs 2.0 spaces for the resident manager plus 1 per guest room, and a child care center's requirement is based on its staff and enrolled children. Required on-site parking can be cut by up to 15% if parking is provided off-site or through a joint parking agreement, as long as this does not hurt parking availability or traffic.



REFERENCE QUOTE · E-55

Land Use Type Single-family residences (single-family detached dwellings, two-family dwellings (duplexes), and zero lot line dwellings utilizing a common wall) — Required Off-Street Parking: 2.0 off-street parking spaces per dwelling unit in a garage;

Sources: E-55, E-56 § 9-3.535 (San Juan Capistrano Municipal Code); E-44 § 9-3.501.1 (San Juan Capistrano Municipal Code); E-18 § 9-2.351 (San Juan Capistrano Municipal Code).

07 Overlays & special areas

Specific / community plan

DETERMINED

- The lot is not inside any specific plan, precise plan or comprehensive development plan, and the city's code has no Q overlay; it carries only the base Single-Family-10,000 District (RS-10,000) zoning, with no floodplain, historic or ridgeline overlay district applied. The layers that do reach it are a local High fire hazard severity zone and an edge along General Open Space (GOS) land. Because of these, a building permit for a house needs a fuel modification plan approved by the Orange County Fire Authority if the lot sits immediately next to mature flammable vegetation; whether it does is left for the owner to confirm with the planning department. The lot also falls within the San Diego Gas and Electric and Orange County Transportation Authority regional habitat conservation plan implementation areas, which the zoning code itself does not regulate.
- § 9-3.401. Purpose:

REFERENCE QUOTE · E-38

The Environmental Overlay Districts, which include the Floodplain Management (FP), Noise Management (N), and Ridgeline and Open Space Preservation (RP) Districts, established by Section 9-3.101 Districts Established were created to provide regulations for certain special aspects of land use and development as they pertain to public safety, environmental protection, and the preservation of scenic and cultural resources.

Sources: E-48 § 9-3.519 (San Juan Capistrano Municipal Code); E-38 § 9-3.401 (San Juan Capistrano Municipal Code).

Environmental overlays

DEPENDS ON PROJECT

- This lot in the Single-Family-10,000 District (RS-10,000) is mapped in a High (mostly) and Moderate local fire hazard severity zone, in FEMA flood Zone X (minimal flood hazard), and inside two regional habitat conservation plan boundaries. It was checked against wetlands, critical habitat, seismic and other hazard zones, and coastal, scenic and historic areas, and it is in none of them. Because Zone X is not a special flood hazard area, the city's floodplain rules do not reach the lot. What applies turns on two things for the owner to confirm with the planning department. The first is whether a new home or other primary structure would sit immediately next to mature flammable vegetation, such as the General Open Space (GOS) land along the northeast line and part of the northwest line, which would require a fuel modification program approved by the Orange County Fire Authority; the second is whether the project needs corrective grading, which on a lot with natural slope above the 10% hillside threshold would bring it under the city's hillside development program.



- § 9-3.405. Floodplain Management (FM) District:

REFERENCE QUOTE · E-39

The provisions of this section shall apply to all lands situated within special flood hazard areas as delineated by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the City of San Juan Capistrano dated September 15, 1989 and all subsequent revisions thereof.

- § 9-3.545. Soils subsidence remediation program: "Significant residential development" covered by this program means all residential development proposals in hillside areas as defined by havin.

Sources: E-48 § 9-3.519 (San Juan Capistrano Municipal Code); E-39 § 9-3.405 (San Juan Capistrano Municipal Code); E-57 § 9-3.545 (San Juan Capistrano Municipal Code).

ALSO CHECKED FOR THIS LOT

Historic & scenic overlays — The parcel does not intersect any mapped historic district or scenic overlay (the mapped layers were checked), so no historic district or scenic overlay standards apply to this parcel. The base zone's standards govern. Individually designated landmarks or register listings are not evaluated by this map check. E-40 E-41

Coastal zone — none stated. This lot is outside the coastal zone and outside any coastal appeal jurisdiction, and this code contains no coastal zone or local coastal program requirements that reach it.

08 Procedures & permits

Review standard

DEPENDS ON PROJECT

- A new or altered single-family detached house is a principal use permitted by right in the Single-Family-10,000 District (RS-10,000), so it is ministerial: a building permit checked against the district's standards, with no hearing. A tennis or sport court, swimming pool or similar improvement on the lot is listed as conditional in RS-10,000, so it is discretionary and needs a conditional use permit from the Planning Commission. Variances go to the Zoning Administrator, and minor modifications are administrative approvals by the Planning Director. An accessory dwelling unit or junior accessory dwelling unit is approved ministerially, without discretionary review or a hearing. The track depends on what you build, a house alone or one that adds a use the zone lists as conditional, so confirm the path for your project with the planning department.
- § 9-3.501.1. Accessory dwelling units:

REFERENCE QUOTE · E-45

Ministerial permits for an ADU or JADU are considered and approved without discretionary review or a hearing.

Turns on: the type of project: a house versus a use the zone lists as conditional.

Sources: E-22, E-21, E-28 § 9-3.301 (San Juan Capistrano Municipal Code); E-45 § 9-3.501.1 (San Juan Capistrano Municipal Code).

Building permit

DETERMINED

- On this lot in the Single-Family-10,000 District (RS-10,000), a building permit from the City is required before any new home, addition or structural alteration is built. The City's Building Official reviews the plans for conformance with the California Building Code, and fences also need a building permit. Any grading needs its own grading permit, issued before grading begins. Most of the lot lies in a mapped High fire hazard severity zone, and a permit for a primary structure also requires an Orange County Fire



Authority-approved fuel modification program if the property is immediately next to mature flammable vegetation. Whether that applies depends on what grows along the lot's edges, including the General Open Space (GOS) land on its northeast and northwest sides, so confirm it with the planning department.

- § 9-2.105. General zoning and lot requirements:

REFERENCE QUOTE · E-8

(a) Except as hereinafter provided, buildings or structures shall be erected, reconstructed, structurally altered, enlarged, moved or maintained, and buildings, structures, or land shall be used or designed to be used, only for uses permitted in the zone in which such buildings, structures or land is located, and then only after applying for and securing all permits and licenses required by all applicable laws and ordinances.

- § 9-1.103. Building Official authority:

REFERENCE QUOTE · E-3

(a) Shall provide the engineering and technical review of all plans, specifications, and methods of construction for conformance with the latest adopted California Building Code and good engineering practices;

- § 9-2.323. Grading plan review and modification:

REFERENCE QUOTE · E-17

No grading shall occur on any property in the City prior to issuance of a grading permit unless specifically exempted in subsection (c) of this section, or by Chapter 2 of Title 8 of this Code.

- § 9-3.517. Fences, walls, and hedges:

REFERENCE QUOTE · E-47

Building permits shall be required prior to the erection of fences in accordance with the requirements of the Uniform Building Code and Title 8 (Ord.

Sources: E-8 § 9-2.105 (San Juan Capistrano Municipal Code); E-3 § 9-1.103 (San Juan Capistrano Municipal Code); E-17 § 9-2.323 (San Juan Capistrano Municipal Code); E-48 § 9-3.519 (San Juan Capistrano Municipal Code); E-47 § 9-3.517 (San Juan Capistrano Municipal Code).

Hearings & appeals

DEPENDS ON PROJECT

- A detached single-family home is permitted by right in the Single-Family-10,000 District (RS-10,000), so building one faces no public hearing and needs only ministerial permits. Whether a hearing applies depends on what the project needs, which the owner should confirm with the planning department. A use the district lists as conditional, such as a sport court, pool, church or large family day care home, needs a conditional use permit decided by the Planning Commission at a noticed public hearing. A variance is heard by the Zoning Administrator at a noticed public hearing. Any decision can be appealed by filing a written appeal with the City Clerk within 15 days.
- § 9-2.317. Conditional use permit:

REFERENCE QUOTE · E-16

(4) The Planning Commission may have the authority to approve, deny, or approve with conditions CUP applications at a public hearing noticed pursuant to Section 9-2.302(f).

- § 9-2.351. Variances and minor exceptions:

REFERENCE QUOTE · E-19

(1) Variance requests shall be reviewed by the Zoning Administrator at a public hearing noticed pursuant to Section 9-2.302(f), except that if a variance application is filed concurrently with another application on the same site for the same development project that requires review by the Planning Commission, then the Planning Commission shall be the reviewing authority for such application in conjunction with the other pending



- § 9-2.311. Appeals:

REFERENCE QUOTE · E-13

Said appeal form shall be filed with the City Clerk within 15 days following an action or decision by a City commission, board, committees, staff or other City body.

Turns on: what use or approval the project needs.

Sources: E-22 § 9-3.301 (San Juan Capistrano Municipal Code); E-16 § 9-2.317 (San Juan Capistrano Municipal Code); E-19 § 9-2.351 (San Juan Capistrano Municipal Code); E-13 § 9-2.311 (San Juan Capistrano Municipal Code).

Review timelines

DETERMINED

- For a lot in the Single-Family-10,000 District (RS-10,000), the Planning Department must tell you in writing within 30 calendar days of receiving your application whether it is complete, and it must review any items you resubmit within another 30 calendar days. If the City misses either deadline, the application is treated as complete. If an application stays incomplete for 90 days after the City's written notice, the City may return the materials and refund unused fees unless you agree to an extension; time limits can be extended by mutual agreement with the Planning Director. The ordinance sets a faster track for one kind of project: applications to create or serve an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) are checked within 15 business days and must be acted on within 60 days of a complete application. That track applies here only if your project is an ADU or JADU, and the project's use has not been stated.
- § 9-2.301. General review procedures:

REFERENCE QUOTES · E-9, E-10, E-11

(2) Within 30 calendar days after receipt of an application, the Planning Department shall review the application and determine if it is complete for processing, and shall notify the applicant of such determination in writing.

(4) If a written determination regarding application completeness is not provided to the applicant within the time periods specified in this section, the application shall be deemed complete for the purposes of application processing.

(5) After a determination that an application has remained incomplete for a period of 90 days after written notification of incompleteness is transmitted to the applicant by the Planning Department and a determination that the required items have not been submitted within that period of time to complete the application submittal, the Planning Department may return any unused application materials to the applicant and refund any unexpended portion of the application fee;

- § 9-3.501.1. Accessory dwelling units:

REFERENCE QUOTE · E-46

The City will determine whether an application to create or serve an ADU or JADU is complete and will provide written notice of the determination to the applicant within 15 business days after the City receives the application submittal.

Sources: E-9, E-10, E-11 § 9-2.301 (San Juan Capistrano Municipal Code); E-46 § 9-3.501.1 (San Juan Capistrano Municipal Code).

Site development permit

NEEDS CONFIRMATION

No relevant code section was reviewed for this topic.



Coastal development permit — none stated. This code contains no coastal development permit provisions, and the lot lies outside any coastal zone, so no coastal development permit classification (minor, standard or exemption) arises from this document. Within this code the abbreviation CDP means a Comprehensive Development Plan, which is a plan adopted by ordinance only for property zoned Planned Community (PC) and does not apply to a lot in the Single-Family-10,000 District (RS-10,000) district. A single-family dwelling here is reviewed under the RS-10,000 standards of Table 3-2 and the ordinary permit process, not under any CDP.

09 **Development capacity**

What the local standards above allow on this lot, and what California housing law adds, each path measured against those standards. State-law figures are current to August 2026 and cite their Government Code section.

Buildable envelope **11,490** sq ft inside the required yards · 66% of the lot
Interior lot fronting Hillside Terrace. Shown as the dashed outline on the site plan in section 03.

Front (Hillside Terrace)	20 ft
Side	10 ft the conservative case, the larger of the code's figures: 10 ft when second story of a two-story home; 5 ft when first story — on a second reading of the text; which governs turns on the case, which this report does not establish

Base zoning (local code)

Units by density on this lot	0.4 units 1 du/ac x 17488 sqft / 43560 (raw product — unit-count rounding is local law, not arithmetic)
Footprint inside the required yards	11,490 sq ft the buildable envelope above (front (Hillside Terrace) 20 ft, side 10 ft; the conservative case where a yard turns on a fact)

SB 330 (Gov. Code § 66300(b)(1)(A), Housing Crisis Act) prohibits reducing allowed residential density below what the general plan permitted as of January 1, 2018. Where a local growth-management control point sits below the general-plan range maximum, the control point's enforceability against a housing development is a legal question — the LOCAL figure is shown; verify per-parcel with counsel.



Accessory Dwelling Unit (state law)

STATUTORY CHECKS PASSED · 1/1

Read against the statute: The zoning ordinance marks detached single-family dwellings 'P' (permitted) in RS-10,000, so the lot is zoned to allow single-family residential use, and it has an existing dwelling. “The lot is zoned to allow single-family or multifamily dwelling residential use and includes a proposed or existing dwelling.” Gov. Code § 66314(d)(2)

Still needed: existing dwelling units (records check per report).

What state law changes on this path, by statute:

Residential density	ADU not counted toward allowable density; deemed consistent with the general plan and zoning. CA Gov. Code §66319 Condition: The ADU must conform to Gov. Code §66314. The lot has an existing single-family dwelling.
Rear setback	4 ft maximum for a new-construction ADU; no setback for a conversion or same-footprint rebuild. 4 ft side and rear maximum for an ADU. CA Gov. Code §66314(d)(7) Rear setback: 25ft 4 ft Side setback: depends on the project — see the Dimensional standards section Condition: Applies to the ADU only, not to the primary dwelling. Condition: Applies only where the accessory structure is an ADU.
Side setback	
Accessory-structure setbacks	
Lot coverage	Cannot preclude an 800 sq ft ADU with 4-ft side and rear setbacks. CA Gov. Code §66321(b)(3) Condition: Applies to the ADU only.
Open space / landscaping	
Parking requirements	Maximum 1 space per ADU or per bedroom, whichever is less; tandem allowed. CA Gov. Code §66314(d)(10)(A) Parking requirements: depends on the project — see the Parking section Condition: Applies to the ADU only. Transit proximity is unconfirmed, so the full parking exemption depends on verification.
Parking requirements	No replacement parking for garage or parking demolished or converted for an ADU. CA Gov. Code §66314(d)(11) Condition: The garage or parking is demolished or converted in conjunction with ADU construction.
Review standard	Ministerial approval, no discretionary review or hearing. CA Gov. Code §66317(a)(1) Condition: The ADU meets state ADU standards.
Review timelines	Deemed approved if not acted on within 60 days of a complete application. CA Gov. Code §66317(a)(3) Condition: There is an existing single-family dwelling on the lot.
Nonconforming-use impacts	No correction of nonconforming zoning conditions required for ADU approval. CA Gov. Code §66323(c) Condition: Applies to ADU or JADU permit applications.
Design standards	Only standards authorized by §66323 may apply to qualifying units. CA Gov. Code §66323(b) Condition: The unit qualifies under Gov. Code §66323(a)(1) or (a)(2).

Unchanged on this path: maximum height 35 ft.



SB 9 two-unit development (state law)

FACTS TO CONFIRM · 6/10

Read against the statute: The ordinance states that the RS-10,000 District is for 'residential areas developed with single-family detached dwellings,' making it a single-family residential zone. "A proposed housing development containing no more than two residential units within a single-family residential zone shall be considered ministerially, without discretionary review or a hearing, if the proposed housing development meets all of the following requirements:" Gov. Code § 65852.21(a)

Read on the map, not settled by it: wetlands (National Wetlands Inventory) — none is mapped on this lot, and the map alone does not settle the statute's test.

Not yet checked: historic district (records check per report); tenant history (from the owner); urbanized-area status (records check per report).

Still needed: existing dwelling units (records check per report); tenancy history (from the owner).

If the path applies, what state law changes here, by statute:

Use permission status	Up to two residential units, ministerial approval. CA Gov. Code §65852.21(a) (SB 9) Condition: The city must include part of a Census urbanized area or urban cluster. The site must not fall within the §65913.4(a)(6)(B)–(K) exclusions; the lot's NCCP/HCP boundary needs verification. The project must not demolish or alter rent-restricted housing, or housing occupied by a tenant in the last 3 years. There must have been no Ellis Act withdrawal within 15 years, and the site must not be historic.
Residential density	Two units of at least 800 sq ft each cannot be precluded. CA Gov. Code §65852.21(b)(2)(A) (SB 9) Condition: The SB 9 eligibility conditions above must be met.
Rear setback	4 ft maximum (0 ft for an existing structure or same-footprint rebuild). CA Gov. Code §65852.21(b)(2)(B)(ii) (SB 9) Rear setback: 25 ft 4 ft Side setback: depends on the project — see the Dimensional standards section Condition: The SB 9 eligibility conditions must be met.
Side setback	
Parking requirements	Maximum 1 space per unit; none near qualifying transit or car share. CA Gov. Code §65852.21(c)(1) (SB 9) Parking requirements: depends on the project — see the Parking section Condition: The SB 9 eligibility conditions must be met. The transit and car-share exemptions are unverified.
Hearings & appeals	Decision within 60 days of a complete application; deemed approved otherwise. CA Gov. Code §65852.21(h)(1) (SB 9) Condition: The SB 9 eligibility conditions must be met.

State density bonus (§ 65915)

Base density is below the 5-unit qualifying project size. Gov. Code § 65915(i), (o)(9)

Lower income set-aside	10–24% set-aside → up to +50% Gov. Code § 65915(f)(1)
Very low income set-aside	5–15% set-aside → up to +50% Gov. Code § 65915(f)(2)
Moderate income set-aside (for-sale)	10–44% set-aside → up to +50% Gov. Code § 65915(f)(4)
Senior citizen housing development	+20% Gov. Code § 65915(f)(3)(A)
100% affordable development	+80% Gov. Code § 65915(f)(3)(D)

Base and bonus unit counts each round up separately (Gov. Code § 65915(f)(5), (q)); the bonus unit count is computed once a project's unit mix is fixed.

Not covered in this report: § 65915(f)(3)(B) foster-youth flat 20%, (f)(3)(C) student-housing table, (s) grandfathering carve-out, (v) additive bonus tables, and (b)(1)(G) rent-tier mechanics beyond the flat 80% bonus.



Housing Crisis Act and Housing Accountability Act

State provisions that reach this lot's standards or procedures, not a path of their own:

Review timelines

Standards vest on submittal of a complete preliminary application.

CA Gov. Code §65589.5(o)(1); §65941.1 (Housing Crisis Act)

Condition: The project is a housing development project. The full application must be filed within 180 days. Unit count or square footage must not change by 20% or more.

Questions the state-law reading leaves to confirm

Use permission status — SB 9 site eligibility: the lot lies within CDFW NCCP/HCP implementation boundaries. SB 9 excludes lands identified for conservation in an adopted NCCP/HCP and habitat for protected species. Confirm the lot is not identified for conservation or habitat in that plan.

To settle it: Review the adopted NCCP/HCP reserve maps and consult the planning department or CDFW.

Use permission status — SB 9 requires the city's boundaries to include part of a Census urbanized area or urban cluster, and requires that no tenant-occupied, rent-restricted or Ellis Act housing be affected.

To settle it: Check Census urban area maps, and confirm tenancy history and Ellis Act status with the owner and city records.

Minimum lot area — SB 9 urban lot split (Gov. Code §66411.7) could override the 10,000 sq ft minimum lot area and the 60-ft frontage, but that statute text was not provided. If both a lot split and two-unit development are used, the city need not allow ADUs or JADUs (Gov. Code §65852.21(f)).

To settle it: Review Gov. Code §66411.7 and the city's SB 9 implementing ordinance.

Parking requirements — Transit proximity is unknown. ADU parking is fully exempt within one-half mile walking distance of public transit, including bus stops, or within one block of car share. AB 2097 parking elimination applies within one-half mile of a major transit stop. SB 79 TOD standards apply only near a Tier 1 or Tier 2 stop in an urban transit county.

To settle it: Measure walking distance to the nearest bus stop or rail station and check car-share locations.

Environmental overlays — The fire hazard zone is mapped as High in the Local Responsibility Area, not Very High.

Confirm no local VHFHSZ designation exists, since a Very High designation would affect SB 9 and Housing Crisis Act eligibility.

To settle it: Check the city's adopted fire hazard severity zone ordinance and map.



10 **How this report was made**

Each document listed under "Documents read" on the sources page was read whole by AI readers working independently of one another. Every figure had to be quoted from the sentence or table row it rests on, and that quote had to sit word for word in the document; the quote on each card is the document's own words at that place, and the evidence exhibits mark that sentence inside its context. Each committed figure was then checked again against the whole document by a separate AI check. Where the readings disagreed, the card says so and shows both. Standards the documents do not state were checked again before the card says so.

No fact about the lot was assumed. Every fact the readers were given is listed under Scope with its source. Where a standard turns on a fact this report does not hold, the card names that fact and gives each case's figure.

Before a report is delivered, Richey Zoning Intelligence reviews its cards against the cited text and signs it off. This report was signed off on October 9, 2026, with 39 of 39 cards checked. Questions about this report go to report@richeyzoning.com.

11 **Scope & limitations**

Where the code states one figure for this lot, the card states it. Where it states several, every figure is listed with what decides between them. Facts about the lot come from the county parcel map, the City's zoning layers and the road and building maps named below; a fact this report could not settle is named on its card.

Quotes are reproduced as extracted from the source documents. Spacing and punctuation artifacts of extraction — a missing parenthesis, a split number, a stray mark — are the extraction's, not the code's; read the cited section in the published code for the authoritative text.

Not reviewed: title, easements, covenants and CC&Rs; the building and fire codes; fees and exactions; the outcome of any discretionary review; state law beyond the housing statutes screened in the Development capacity section; and any standard in a document the sources page does not list.

Conditions of use. This report is a research document prepared for the purchaser named on the order, from public records as of the dates listed on this page. It states what those records say about the lot, with citations. It is not legal advice, a survey, a title report or a determination by the jurisdiction, whose own determination controls. Only the purchaser may rely on it. Richey Zoning Intelligence LLC's liability in connection with this report is limited to the price paid for it, under the terms of sale accepted at order.

DOCUMENTS READ

DOCUMENT	TYPE	TEXT AS OF
San Juan Capistrano Municipal Code	Zoning ordinance	Sep 5, 2026
San Juan Capistrano General Plan	General plan	Sep 5, 2026
Appendix A - Definitions (Title 9 Land Use Code)	Definitions	Sep 6, 2026
Table 2-1 - Zoning Consistency Matrix	Other	Sep 6, 2026
Appendix B - Adopted Comprehensive Development Plans Summary	Other	Sep 6, 2026



WHAT THE MAPS SHOW FOR THIS LOT

MAP	SHOWS	AS OF
Zoning	RS-10,000 — Single-Family-10,000 District; GOS — General Open Space	Sep 5, 2026
Land Use	VLD — Very low density; GOS — General open space	Sep 5, 2026
Important Farmland	D	Sep 3, 2026
TCAC / HCD Opportunity Area Classification	Highest Resource — Orange	Aug 8, 2026
CGS Tsunami Hazard Area	No, Outside Hazard Area — Orange	Sep 9, 2026
FEMA Flood Zone	X — Area of minimal flood hazard	Aug 8, 2026
Local Responsibility Area Fire Hazard Severity Zone	High; Moderate	Aug 8, 2026
CDFW NCCP/HCP Conservation Plan Boundaries	Implementation — San Diego Gas and Electric; Implementation — Orange County Transportation Authority	Sep 9, 2026
State Responsibility Area Fire Hazard Severity Jurisdiction	LRA	Sep 3, 2026
Jurisdiction	San Juan Capistrano, Orange County	Sep 3, 2026

Checked and not mapped on this lot: specific plan areas, historic resources, scenic corridors, the coastal zone, wetlands, hazardous-waste sites, USFWS Final Critical Habitat, fault and seismic hazard zones, State Responsibility Area Fire Hazard Severity Zone, Williamson Act Enrolled Lands.

FACTS ABOUT THE LOT, AND WHERE EACH CAME FROM

FACT	VALUE, AND ITS SOURCE
Parcel	APN 000-000-00 the parcel map (the lot's outline and number)
Street address	Sample report · San Juan Capistrano, CA an address database (the address point inside the lot's outline); confirm against the assessor's roll
Zoning district	RS-10,000 — Single-Family-10,000 District Zoning, as of September 5, 2026
General plan designation	VLD Land Use, as of September 5, 2026
Lot area	17,488 sq ft the parcel map (the area of the lot's outline)
Lot width	98 ft the lot's outline, measured across the lot at the midpoint of its depth; the ordinance may measure width differently (at the setback line or along the frontage)
Lot depth	199 ft the lot's outline: the long side of its bounding rectangle
Street the lot fronts on	Hillside Terrace derived from the lot's shape and the road map
Class of that street	residential (a public road map's class, not the City's street classification) the road map's classification



FACT	VALUE, AND ITS SOURCE
Corner lot	no derived from the lot's shape and the road map
Through lot	no derived from the lot's shape and the road map
Panhandle / flag lot	no derived from the lot's shape and the road map
Lot type	standard derived from the lot's shape and the road map
Along the front lot line on the southwest (along Hillside Terrace)	about 98 ft, runs along the street the parcel map and the zoning map (the lots along each lot line; a lot across a street or an alley is not listed)
Along the side lot line on the northeast	about 94 ft, a lot zoned GOS along about 93 ft as above
Along the side lot line on the southeast	about 150 ft, a lot zoned RS-10,000 along about 150 ft as above
Along the side lot line on the northwest	about 204 ft, a lot zoned RS-10,000 along about 182 ft; a lot zoned GOS along about 22 ft as above
A one-family dwelling in this zone	allowed by right the zoning ordinance, as two independent readings of it agreed: "Use Residential dwellings (detached SFD) — RA: P HR: P RSE-40,000: P RSE-20,000: P RS-10,000: P"
A multiple-family dwelling in this zone	not allowed the zoning ordinance, as two independent readings of it agreed: "Use Residential dwelling units (multiple-family, apartments and cooperatives) — RA: — HR: — RSE-40,000: — RSE-20,000: — RS-10,000: —"
A dwelling allowed only as accessory to another use	Accessory dwelling unit (single-family) the zoning ordinance, as two independent readings of it agreed: "Use Accessory dwelling unit (single-family) — RA: P HR: P RSE-40,000: P RSE-20,000: P RS-10,000: P"
A single-family residential zone	yes (Single-Family-10,000 (RS-10,000) District) the zoning ordinance, as two independent readings of it agreed: "The purpose and intent of the Single-Family-10,000 (RS-10,000) District is to provide for the establishment and regulation of residential areas developed with single-family detached dwellings, all on individual lots owned and maintained by individual homeowners."
Existing structures on the lot	1 a public building-footprint map, not a survey
Existing building footprint	3,968 sq ft a public building-footprint map, not a survey
Average slope	13 percent the USGS elevation model, averaged over the lot; a code's own slope formula may differ

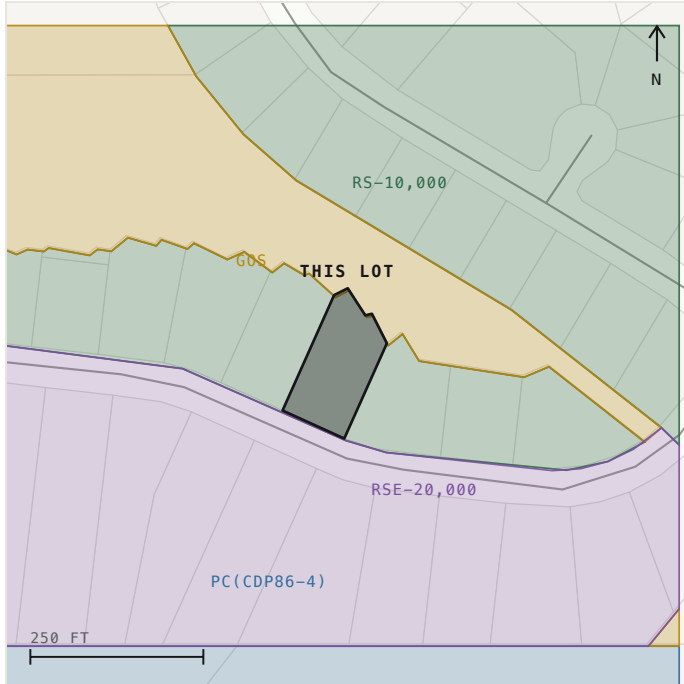
VERSIONS

Method 2026-10-04.45. Data version a6a9d294e0f8. The method version identifies the exact models and instructions used. The full record of the documents and map layers read for this report, by version, is held by Richey Zoning Intelligence under the report number and is available on request.

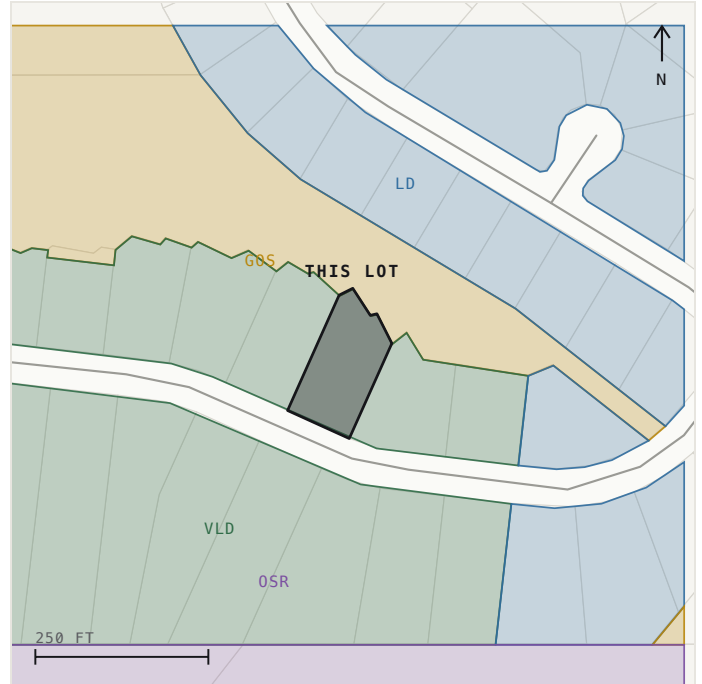


12 The maps, as read for this lot

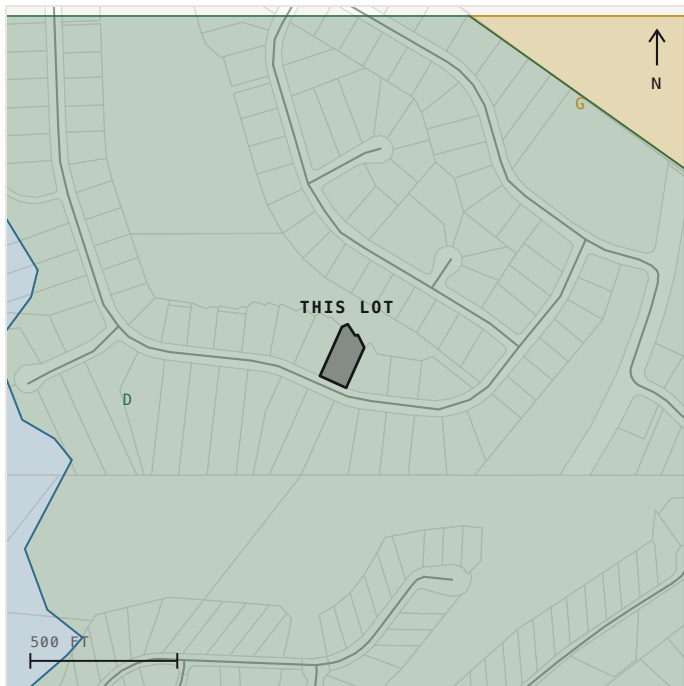
Each map the lot lies in, drawn from the version this report read, with the lot outlined in black. The frame is fitted to the lot and the nearest edge of that map's boundary — close for a zoning district, wide for a zone that reaches for miles — so what matters is how far the line that would change the answer is from the lot. The base is the parcel fabric and the public roads.



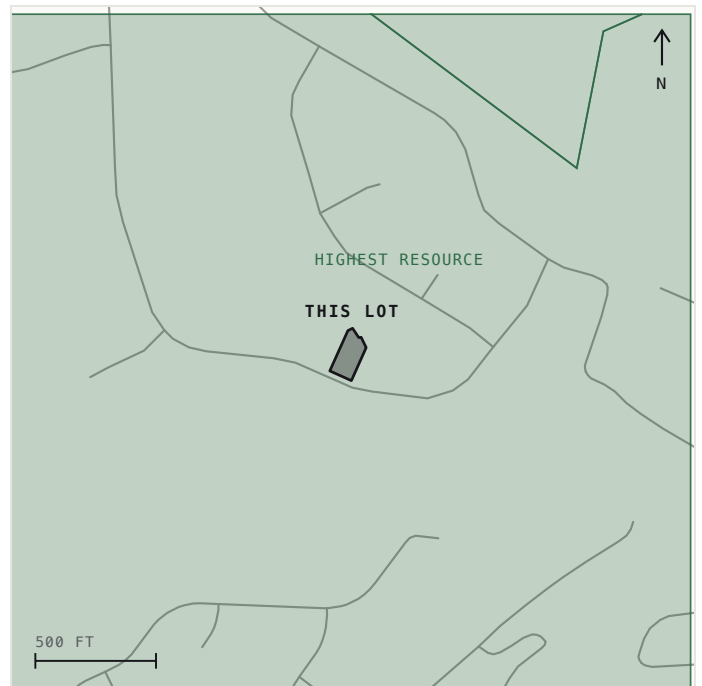
Zoning · RS-10,000 — Single-Family-10,000 District; GOS — General Open Space · the lot sits on the boundary · 0.19 mi across · read September 5, 2026



Land Use · VLD — Very low density; GOS — General open space · the lot sits on the boundary · 0.19 mi across · read September 5, 2026



Important Farmland · D · nearest edge 892 ft to the west · 0.44 mi across · read September 3, 2026



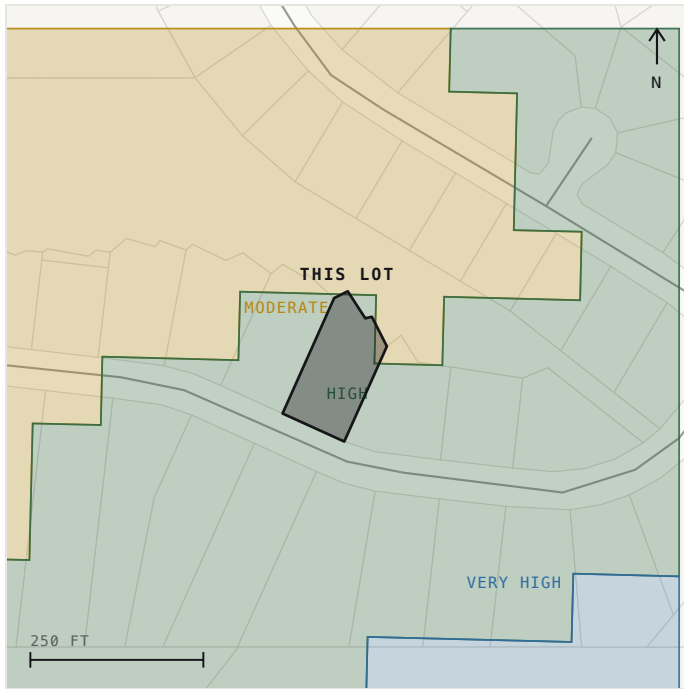
TCAC / HCD Opportunity Area Classification · Highest Resource — Orange · nearest edge 0.2 mi to the northeast · 0.53 mi across · read August 8, 2026



CGS Tsunami Hazard Area · No, Outside Hazard Area — Orange · nearest edge 3.8 mi to the southwest · 9.94 mi across · read September 9, 2026



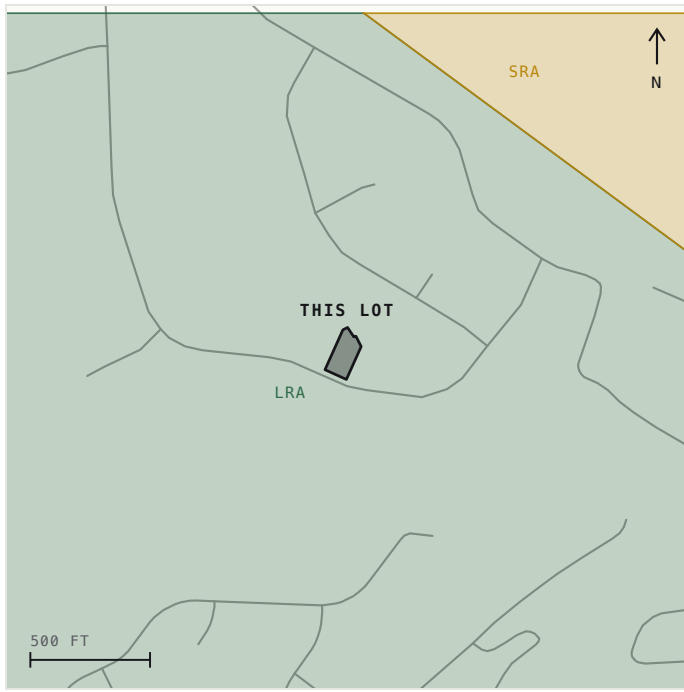
FEMA Flood Zone · X — Area of minimal flood hazard · nearest edge 159 ft to the northwest · 0.19 mi across · read August 8, 2026



Local Responsibility Area Fire Hazard Severity Zone · High; Moderate · the lot sits on the boundary · 0.19 mi across · read August 8, 2026



CDFW NCCP/HCP Conservation Plan Boundaries · Implementation — San Diego Gas and Electric; Implementation — Orange County Transportation Authority · nearest edge 0.9 mi to the southwest · 2.32 mi across · read September 9, 2026



State Responsibility Area Fire Hazard Severity Jurisdiction · LRA ·
nearest edge 0.2 mi to the northeast · 0.54 mi across · read
September 3, 2026

A Evidence exhibits

How to read these exhibits. The highlighted text is the sentence or table row a card rests on; the grey words around it are the document's context, reproduced as extracted. In a table, the marked row is the one a card rests on; where the table has a column for each zone, this lot's column is marked too and its status or figure decoded from the table's own legend. An ellipsis marks text skipped between a passage and the line that introduces it, or a passage cut at its edge. Exhibits are numbered in the order of the code, by document and section.

E-1 SAN JUAN CAPISTRANO GENERAL PLAN · *RESIDENTIAL DESIGNATIONS*

This designation has a density range from zero to a maximum of 1.0 unit per acre.

E-2 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-1.103 BUILDING OFFICIAL AUTHORITY

(d) Review the plans and process building permit applications for subdivisions, create and assign official addresses, investigate complaints, and conduct the follow-up of violations to this title, including serving as courtroom witness;

E-3 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-1.103 BUILDING OFFICIAL AUTHORITY

The City's designated Building Official shall have the following duties, responsibilities, and authority for Chapters 1 through 5 of this title, as well as other duties, responsibilities, and authority prescribed for the Building Official under other laws and ordinances, City regulations, and administrative provisions: (a) Shall provide the engineering and technical review of all plans, specifications, and methods of construction for conformance with the latest adopted California Building Code and good engineering practices;

E-4 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-2.101 CONSISTENCY OF PROJECTS WITH THE GENERAL PLAN

Such zoning consistency shall be determined by consulting the Zoning Consistency Matrix (Table 2-1, following) which depicts which Zoning Districts are consistent with the various General Plan Designations.

E-5 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-2.101 CONSISTENCY OF PROJECTS WITH THE GENERAL PLAN

The Planning Director shall make a preliminary finding on whether a proposed zone change, subdivision, or other land use or development application is consistent with the General Plan.

E-6 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-2.101 CONSISTENCY OF PROJECTS WITH THE GENERAL PLAN

In all cases, if the reviewing authority finds that a proposal is not consistent with the General Plan, the proposal shall be denied.

E-7 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-2.103

The maximum residential density for a specific property is designated on the General Plan Land Use Policy Map. The actual density and net dwelling units may be less than, but may not exceed the maximum designated on the General Plan in order to meet the development standards of Title 9 and other applicable regulations.



E-8 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-2.105 GENERAL ZONING AND LOT REQUIREMENTS

(a) Except as hereinafter provided, buildings or structures shall be erected, reconstructed, structurally altered, enlarged, moved or maintained, and buildings, structures, or land shall be used or designed to be used, only for uses permitted in the zone in which such buildings, structures or land is located, and then only after applying for and securing all permits and licenses required by all applicable laws and ordinances.

E-9 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-2.301 GENERAL REVIEW PROCEDURES

(2) Within 30 calendar days after receipt of an application, the Planning Department shall review the application and determine if it is complete for processing, and shall notify the applicant of such determination in writing.

E-10 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-2.301 GENERAL REVIEW PROCEDURES

(4) If a written determination regarding application completeness is not provided to the applicant within the time periods specified in this section, the application shall be deemed complete for the purposes of application processing.

E-11 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-2.301 GENERAL REVIEW PROCEDURES

(5) After a determination that an application has remained incomplete for a period of 90 days after written notification of incompleteness is transmitted to the applicant by the Planning Department and a determination that the required items have not been submitted within that period of time to complete the application submittal, the Planning Department may return any unused application materials to the applicant and refund any unexpended portion of the application fee;

E-12 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-2.303 ADMINISTRATIVE APPROVALS

Except for wireless facilities subject to Section 9-3.507, the Planning Director may also refer projects identified under this section to the Design Review Committee for recommendation prior to final approval, upon determining that input from the Design Review Committee is warranted based on proposed design, colors, materials, massing, architectural style, compatibility with surrounding properties, landscaping, lighting, signage, or other similar design feature.

E-13 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-2.311 APPEALS

Said appeal form shall be filed with the City Clerk within 15 days following an action or decision by a City commission, board, committees, staff or other City body.

E-14 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-2.313 ARCHITECTURAL CONTROL REVIEW

AC review shall be conducted for every project proposing: (1) New construction of commercial, office, industrial, institutional, recreational, or other nonresidential development and/or use; (2) Residential projects with a gross density of eight units per acre and/or that propose new construction of three or more dwelling units on a lot, parcel, or development site;

E-15 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-2.313 ARCHITECTURAL CONTROL REVIEW

(5) The reviewing authority for an AC application shall be the Planning Commission, or the City Council on appeal.



E-16 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-2.317 CONDITIONAL USE PERMIT

(4) The Planning Commission may have the authority to approve, deny, or approve with conditions CUP applications at a public hearing noticed pursuant to Section 9-2.302(f) .

E-17 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-2.323 GRADING PLAN REVIEW AND MODIFICATION

No grading shall occur on any property in the City prior to issuance of a grading permit unless specifically exempted in subsection (c) of this section, or by Chapter 2 of Title 8 of this Code.

E-18 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-2.351 VARIANCES AND MINOR EXCEPTIONS

A maximum of 15% in the reduction of on-site parking spaces may be granted to allow use of parking off-site or through a joint parking agreement, provided that the reduction will not result in an adverse impact on parking availability or traffic congestion.

E-19 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-2.351 VARIANCES AND MINOR EXCEPTIONS

(1) Variance requests shall be reviewed by the Zoning Administrator at a public hearing noticed pursuant to Section 9-2.302(f) , except that if a variance application is filed concurrently with another application on the same site for the same development project that requires review by the Planning Commission, then the Planning Commission shall be the reviewing authority for such application in conjunction with the other pending ...

E-20 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.105 INTERPRETATIONS OF DISTRICT BOUNDARIES

Where uncertainty exists as to the boundaries of the Base Districts shown on the Official Zoning-Map, the following rules shall apply: ... (b) Boundaries indicated as approximately following plotted lot lines shall be construed as following such lot lines.

E-21 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.301 RESIDENTIAL DISTRICTS

P = Principal use permitted by right — = Not permitted A = Accessory use permitted by right (subject to Section 9-3.501, Accessory Uses and Structures)

C = Conditional use permit required (subject to Section 9-2.317, Conditional Use Permit)

E-22 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.301 RESIDENTIAL DISTRICTS

Use Recycling facilities

RA — HR — RSE-40,000 — RSE-20,000 — RS-10,000 — RS-7,000 — RG-7,000 — RS-4,000
— MRD-4,000 — RG-4,000 — RM* — VHD — MHP & MHP-SO P PRD — NOTES AND EXCEPTIONS
Subject to Section 9-3.537, Recycling Facilities. Section 9-3.537, Recycling Facilities, identifies the specific allowed recycling uses.

Use Residential dwellings (detached SFD)

RA P HR P RSE-40,000 P RSE-20,000 P RS-10,000 P RS-7,000 P RG-7,000 P RS-4,000
P MRD-4,000 P RG-4,000 P RM* P VHD P MHP & MHP-SO — PRD P

Use Residential dwellings (attached SFD)

RA — HR — RSE-40,000 — RSE-20,000 — RS-10,000 — RS-7,000 — RG-7,000 P RS-4,000
— MRD-4,000 — RG-4,000 P RM* P VHD P MHP & MHP-SO — PRD P



Use Recycling facilities

RA — HR — RSE-40,000 — RSE-20,000 — RS-10,000 — RS-7,000 — RG-7,000 — RS-4,000
 — MRD-4,000 — RG-4,000 — RM* — VHD — MHP & MHP-SO P PRD — NOTES AND EXCEPTIONS
 Subject to Section 9-3.537, Recycling Facilities. Section 9-3.537, Recycling Facilities, identifies the specific
 allowed recycling uses.

The cited row is marked; the rows around it are shown as extracted so column headings carry.

E-23 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.301 RESIDENTIAL DISTRICTS

(2) Uses listed as conditionally permitted uses are subject to the review requirements and conditions contained in
 Section 9-2.317 , Conditional Use Permit, of this Code.

E-24 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.301 RESIDENTIAL DISTRICTS

7. | On lots with an existing building setback encroachment into a required front, side or rear yard, structural additions
 having the same said encroachment shall be permitted without the approval of a variance. However, no new
 encroachment in excess of that existing, nor any new encroachment may be permitted without the approval of a variance
 (see Section 9-3.533, Nonconforming Uses, Lots, and Structures). Notwithstanding the preceding, any side setback
 encroachments for dwellings within the Capistrano Garden Homes 2 project area shall require a variance or an exception. |
 On lots with an existing building setback encroachment into a required front, side or rear yard, structural additions having
 the same said encroachment shall be permitted without the approval of a variance. However, no new encroachment in
 excess of that existing, nor any new encroachment may be permitted without the approval of

E-25 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.301 RESIDENTIAL DISTRICTS

(4) Single-Family-20,000 (RSE-20,000) District. The purpose and intent of the Single-Family-20,000 (RSE-20,000)
 District is to: ... (5) Single-Family-10,000 (RS-10,000) District. The purpose and intent of the Single-Family-10,000 (RS-
 10,000) District is to provide for the establishment and regulation of residential areas developed with single-family
 detached dwellings, all on individual lots owned and maintained by individual homeowners.

E-26 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.301 RESIDENTIAL DISTRICTS**Use Family day care homes,
large**

RA C HR C RSE-40,000 C RSE-20,000 C RS-10,000 C RS-7,000 C RG-7,000 C RS-4,000
 C MRD-4,000 C RG-4,000 C RM* C VHD C MHP & MHP-SO C PRD C

**Use Family day care homes,
small**

RA P HR P RSE-40,000 P RSE-20,000 P RS-10,000 P RS-7,000 P RG-7,000 P RS-4,000
 P MRD-4,000 P RG-4,000 P RM* P VHD P MHP & MHP-SO P PRD P

Use Home businesses

RA A HR A RSE-40,000 A RSE-20,000 A RS-10,000 A RS-7,000 A RG-7,000 A RS-4,000
 A MRD-4,000 A RG-4,000 A RM* A VHD A MHP & MHP-SO A PRD A NOTES AND EXCEPTIONS
 Subject to Section 9-3.523, Home Business.

**Use Horse keeping
(noncommercial)**

RA A HR A RSE-40,000 A RSE-20,000 A RS-10,000 — RS-7,000 — RG-7,000 — RS-4,000 —
 MRD-4,000 — RG-4,000 — RM* — VHD — MHP & MHP-SO — PRD — NOTES AND EXCEPTIONS
 Subject to Section 9-3.515, Equestrian Standards.

The cited row is marked; the rows around it are shown as extracted so column headings carry.

E-27 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.301 RESIDENTIAL DISTRICTS**Use Apiaries (noncommercial
beekeeping)**

RA C HR C RSE-40,000 C RSE-20,000 C RS-10,000 — RS-7,000 — RG-7,000 — RS-4,000
 — MRD-4,000 — RG-4,000 — RM* — VHD — MHP & MHP-SO — PRD —
 NOTES AND EXCEPTIONS Subject to Section 9-3.510.



Use Apiaries (noncommercial beekeeping)	RA C HR C RSE-40,000 C RSE-20,000 C RS-10,000 — RS-7,000 — RG-7,000 — RS-4,000
	— MRD-4,000 — RG-4,000 — RM* — VHD — MHP & MHP-SO — PRD —
	NOTES AND EXCEPTIONS Subject to Section 9-3.510.

Use Bed and breakfast establishments	RA C HR C RSE-40,000 C RSE-20,000 C RS-10,000 C RS-7,000 C RG-7,000 C RS-4,000
	C MRD-4,000 C RG-4,000 C RM* C VHD C MHP & MHP-SO C PRD C NOTES AND EXCEPTIONS
	Subject to Section 9-3.509, Bed and Breakfasts.

Use Boarding and rooming houses, long-term	RA — HR — RSE-40,000 — RSE-20,000 — RS-10,000 — RS-7,000 — RG-7,000 — RS-4,000
	— MRD-4,000 — RG-4,000 — RM* P VHD P MHP & MHP-SO — PRD —

Use Boarding and rooming houses, short-term	RA — HR — RSE-40,000 — RSE-20,000 — RS-10,000 — RS-7,000 — RG-7,000 — RS-4,000
	— MRD-4,000 — RG-4,000 — RM* P VHD P MHP & MHP-SO — PRD —

The cited row is marked; the rows around it are shown as extracted so column headings carry.

E-28 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.301 RESIDENTIAL DISTRICTS

Use Swimming schools, tennis clubs and schools, and similar activities	RA — HR — RSE-40,000 — RSE-20,000 — RS-10,000 — RS-7,000 — RG-7,000 — RS-4,000
	— MRD-4,000 — RG-4,000 — RM* C VHD C MHP & MHP-SO — PRD — NOTES AND EXCEPTIONS
	Must be deemed by the Planning Commission to be compatible with the existing or proposed residential uses.

Use Tennis/sport courts, swimming pools, and similar improvements on individual residential lots	RA A HR A RSE-40,000 A RSE-20,000 A RS-10,000 C RS-7,000 C RG-7,000 — RS-4,000
	C MRD-4,000 C RG-4,000 — RM* — VHD — MHP & MHP-SO — PRD — NOTES AND EXCEPTIONS
	a. The requirements of Sections 9-3.501, Accessory Uses and Structures, and 9-3.529, Lighting Standards. b. The outdoor night lighting of such tennis courts or other recreational uses shall not be permitted unless a conditional use permit is approved by the City.

Use Transitional housing	RA / HR / RSE-40,000 / RSE-20,000 / RS-10,000 / RS-7,000 / RG-7,000 / RS-4,000 / MRD-4,000 / RG-4,000 / RM* / VHD / MHP & MHP-SO / PRD See Section 9-3.550
---------------------------------	--

Notes:

P = Principal use permitted by right

— = Not permitted

The cited row is marked; the rows around it are shown as extracted so column headings carry.

E-29 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.301 RESIDENTIAL DISTRICTS

2. | Lots with street frontages below the minimum set forth in this table may be permitted without the approval of a variance if all the following conditions are met. | Lots with street frontages below the minimum set forth in this table may be permitted without the approval of a variance if all the following conditions are met.

E-30 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.301 RESIDENTIAL DISTRICTS

... | (a) | The lot's street frontage remains a minimum of 20 feet;

E-31 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.301 RESIDENTIAL DISTRICTS

District RA11	MAX. DENSITY 0.4 du/ac MIN. LOT AREA 2.5 acres MIN. STREET FRONTAGE2 200
	ft. 1ST STORY1 — MIN. FRONT YARD3,4,7 150 ft. 1ST STORY1 — MIN. SIDE YARD3,5,6,7,19 20
	ft. 1ST STORY1 — MIN. REAR YARD3,7,19 50 ft. 1ST STORY1 — MAX. LOT COVERAGE RATIO
	0.12 2ND STORY1 — MIN. FRONT YARD3,4 150 ft. 2ND STORY1 — MIN. SIDE YARD3,5,6 20
	ft. 2ND STORY1 — MIN. REAR YARD3,7,19 50 ft. 2ND STORY1 — MAX. LOT COVERAGE RATIO
	0.12 2ND STORY1 — MAX. 2ND FLOOR/1ST FLOOR RATIO9 75% BLDG. HGT.8,9 35 ft.



District RS-10,000 [11]

MAX. DENSITY 3.5 du/ac MIN. LOT AREA 10,000 sq. ft. MIN. STREET FRONTAGE 2 60
 ft. 1ST STORY1 — MIN. FRONT YARD3,4,7 20 ft. 1ST STORY1 — MIN. SIDE YARD3,5,6,7,19 10-5
 ft. 1ST STORY1 — MIN. REAR YARD3,7,19 25 ft. 1ST STORY1 — MAX. LOT COVERAGE RATIO
 0.40 2ND STORY1 — MIN. FRONT YARD3,4 20 ft. 2ND STORY1 — MIN. SIDE YARD3,5,6 10
 ft. 2ND STORY1 — MIN. REAR YARD3,7,19 25 ft. 2ND STORY1 — MAX. LOT COVERAGE RATIO
 0.35 2ND STORY1 — MAX. 2ND FLOOR/1ST FLOOR RATIO9 80% BLDG. HGT.8,9 35 ft.

District RS-7,000 [11, 14]

MAX. DENSITY 5 du/ac MIN. LOT AREA 7,000 sq. ft. MIN. STREET FRONTAGE 2 60
 ft. 1ST STORY1 — MIN. FRONT YARD3,4,7 20 ft. 1ST STORY1 — MIN. SIDE YARD3,5,6,7,19 5
 ft. 1ST STORY1 — MIN. REAR YARD3,7,19 20 ft. 1ST STORY1 — MAX. LOT COVERAGE RATIO
 0.45 2ND STORY1 — MIN. FRONT YARD3,4 20 ft. 2ND STORY1 — MIN. SIDE YARD3,5,6 10-5
 ft. 2ND STORY1 — MIN. REAR YARD3,7,19 20 ft. 2ND STORY1 — MAX. LOT COVERAGE RATIO
 0.32 2ND STORY1 — MAX. 2ND FLOOR/1ST FLOOR RATIO9 80% BLDG. HGT.8,9 35 ft.

The cited row is marked; the rows around it are shown as extracted so column headings carry.

E-32 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.301 RESIDENTIAL DISTRICTS

4. | The setback for garages shall maintain the minimum setbacks for the district. If the garage is a side entry, the front yard setback may be reduced to a minimum of 10 feet. However, in no instance shall side entry garages using this standard exceed 20% of the total units for a new residential project. In the MRD-4,000 District, garages shall comply with Section 9-3.301(c)(4)(C)(ii). | The setback for garages shall maintain the minimum setbacks for the district. If the garage is a side entry, the front yard setback may be reduced to a minimum of 10 feet. However, in no instance shall side entry garages using this standard exceed 20% of the total units for a new residential project. In the MRD-4,000 District, garages shall comply with Section 9-3.301(c)(4)(C)(ii).

E-33 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.301 RESIDENTIAL DISTRICTS

6. | Minimum exterior side yard setbacks from a public or private street shall not be less than 10 feet for all districts, except for the HR District, in which the minimum exterior side yard setbacks adjacent to the street shall not be less than 15 feet. | Minimum exterior side yard setbacks from a public or private street shall not be less than 10 feet for all districts, except for the HR District, in which the minimum exterior side yard setbacks adjacent to the street shall not be less than 15 feet.

E-34 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.301 RESIDENTIAL DISTRICTS

8. | Only buildings in the RM & VHD zones are permitted to have a third floor. The third floor shall be no larger than 90% of the second floor. | Only buildings in the RM & VHD zones are permitted to have a third floor. The third floor shall be no larger than 90% of the second floor.

E-35 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.301 RESIDENTIAL DISTRICTS

9. | For purposes of calculating the 2nd floor to 1st floor ratio, one-story open volume area over 15 feet in height, garage area and enclosed porches shall be included in the calculation. | For purposes of calculating the 2nd floor to 1st floor ratio, one-story open volume area over 15 feet in height, garage area and enclosed porches shall be included in the calculation.



E-36 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.301 RESIDENTIAL DISTRICTS

14. Projects that propose 7,000 square foot lots or less shall provide private common recreational facilities equal to 250 square feet per unit. In addition, the minimum setback from a master planned arterial street shall be 25 feet as measured from the ultimate right-of-way. A homeowner association shall be created to maintain all the recreational facilities and landscaping and to assume other responsibilities as appropriate. Projects that propose 7,000 square foot lots or less shall provide private common recreational facilities equal to 250 square feet per unit. In addition, the minimum setback from a master planned arterial street shall be 25 feet as measured from the ultimate right-of-way. A homeowner association shall be created to maintain all the recreational facilities and landscaping and to assume other responsibilities

E-37 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.301 RESIDENTIAL DISTRICTS

11. Single-family Design Standards. In all districts where single-family dwellings (site-built, modular, or manufactured home) are permitted, such dwellings shall be subject to the development standards for that district as well as the following requirements: Single-family Design Standards. In all districts where single-family dwellings (site-built, modular, or manufactured home) are permitted, such dwellings shall be subject to the development standards for that district as well as the following requirements: ...

E-38 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.401 PURPOSE

The Environmental Overlay Districts, which include the Floodplain Management (FP), Noise Management (N), and Ridgeline and Open Space Preservation (RP) Districts, established by Section 9-3.101 Districts Established were created to provide regulations for certain special aspects of land use and development as they pertain to public safety, environmental protection, and the preservation of scenic and cultural resources.

E-39 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.405 FLOODPLAIN MANAGEMENT (FM) DISTRICT

The provisions of this section shall apply to all lands situated within special flood hazard areas as delineated by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the City of San Juan Capistrano dated September 15, 1989 and all subsequent revisions thereof.

E-40 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.407

(1) Any person desiring to demolish, remove, relocate, or alter any landmark set forth in the IHCL shall be subject to Section 9-2.327 Historical and Cultural landmark Site Plan Review.

E-41 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.407

The purpose and intent of the Cultural Resources/Historic Preservation (HP) District is to establish regulations for those areas of the City which, due to their historical or cultural significance, require special consideration to insure their preservation as a community resource.

E-42 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.501

(2) Detached accessory structures. Detached accessory structures shall satisfy all of the following requirements: (A) Shall not exceed the height of the principal structure on the building site;

(2) Detached accessory structures. Detached accessory structures shall satisfy all of the following requirements: ... (B) Shall conform to the front and side yard requirements of the applicable district;

(2) Detached accessory structures. Detached accessory structures shall satisfy all of the following requirements: ... (D) If less than 450 square feet in gross floor area, the structure shall be located a minimum distance from the parcel's rear property line equal to the height of the structure. However, if the structure is 450 square feet or more in gross floor area, the structure shall conform to the same rear yard setback requirement as required for main buildings in the applicable district.

E-43 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.501

Prefabricated sheds with a projected roof area of 120 square feet or less are exempt from the provisions of this section.

E-44 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.501.1 ACCESSORY DWELLING UNITS

(A) One off-street parking space measuring at least nine feet wide by 19 feet long is required for each ADU on the property where the ADU is located.

E-45 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.501.1 ACCESSORY DWELLING UNITS

Ministerial permits for an ADU or JADU are considered and approved without discretionary review or a hearing.

E-46 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.501.1 ACCESSORY DWELLING UNITS

The City will determine whether an application to create or serve an ADU or JADU is complete and will provide written notice of the determination to the applicant within 15 business days after the City receives the application submittal.

E-47 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.517 FENCES, WALLS, AND HEDGES

Building permits shall be required prior to the erection of fences in accordance with the requirements of the Uniform Building Code and Title 8 (Ord.

E-48 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.519 FUEL MODIFICATION STANDARDS

Any development application that will require the issuance of a Building Permit for a primary structure(s) where property is immediately adjacent to mature flammable vegetation, shall be subject to the requirement that a modification program approval be obtained from the Orange County Fire Authority prior to Building Permit issuance.

E-49 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.533 NONCONFORMING USES, LOTS, AND STRUCTURES

Except as otherwise permitted by the provisions of Chapters 1 through 5 of this title, nonconformities may be continuously maintained provided there is no alteration or addition to any structure, nor any enlargement of area, space, or volume occupied by such nonconformity.



E-50 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.533 NONCONFORMING USES, LOTS, AND STRUCTURES

A nonconformity shall not be enlarged in volume or extended or relocated beyond the area it occupies, unless its enlargement, extension, or relocation is: (1) Made to conform to the regulations of the district in which it is located;

E-51 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.533 NONCONFORMING USES, LOTS, AND STRUCTURES

A nonconforming use shall not be changed to another use, except to a use permitted in the district where it is located.

E-52 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.533 NONCONFORMING USES, LOTS, AND STRUCTURES

In the event such damage or destruction exceeds twice the assessed valuation of such structure, that structure shall not be reconstructed except in conformity with all use and area regulations for new structures in the district in which such structure is located.

E-53 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.533 NONCONFORMING USES, LOTS, AND STRUCTURES

(1) Ordinary repairs and maintenance work. Ordinary repairs and maintenance work may be made to a nonconformity, subject to the following provisions: ... (B) Ordinary repairs and the repair or replacement of nonbearing walls, fixtures, wiring, and plumbing may be made to an extent not exceeding the latest assessed valuation of the structure. In no case, however, shall the cubic content of the structure as it existed when it became subject to nonconformity be increased.

E-54 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.533 NONCONFORMING USES, LOTS, AND STRUCTURES

Nothing set forth in this section shall be deemed to prevent the strengthening or restoration to a safe condition of any structure or its support structure, or part thereof, declared to be unsafe by any officer of the City charged with protecting the public safety upon the order of such officer.

E-55 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.535

Land Use Type Single-family residences (single-family detached dwellings, two-family dwellings (duplexes), and zero lot line dwellings utilizing a common wall) — Required Off-Street Parking: 2.0 off-street parking spaces per dwelling unit in a garage;

E-56 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.535

Land Use Type Bed & breakfast (B&B) — Required Off-Street Parking: 2.0 spaces for the resident manager; and 1 space for each guest room. | Notes and Comments: See Code Section 9-3.509.

E-57 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-3.545 SOILS SUBSIDENCE REMEDIATION PROGRAM

“Significant residential development” covered by this program means all residential development proposals in hillside areas as defined by having natural slopes of greater than 10% consisting of: (1) 10 or more subdivision lots; or (2) any development which requires corrective grading to eliminate a potential slope or soils stability problem.



E-58 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-4.523 SANITARY SEWER

All properties within 200 feet of a public sanitary sewer shall be required to join the City facilities.

E-59 SAN JUAN CAPISTRANO MUNICIPAL CODE · § 9-4.529 UTILITY UNDERGROUNDING

All development within the City shall require the undergrounding of utilities.

E-60 APPENDIX A - DEFINITIONS (TITLE 9 LAND USE CODE) · - D -

Dwelling, single-family detached: A detached building designed or used exclusively for occupancy by one household and containing one dwelling unit.

E-61 APPENDIX A - DEFINITIONS (TITLE 9 LAND USE CODE) · - D -

Dwelling unit: One or more rooms, one of which is a kitchen, in a building or portion thereof, designed, intended to be used, or used for occupancy by one family for living and sleeping purposes, not including hotels.

E-62 APPENDIX A - DEFINITIONS (TITLE 9 LAND USE CODE) · - D -

Detached: Any building or structure that does not have a wall or roof in common with any other building or structure.

E-63 APPENDIX A - DEFINITIONS (TITLE 9 LAND USE CODE) · - F -

Family: A group of individuals that live together as a single housekeeping unit.