



JZMK CURRENT

IN VARIOUS STAGES OF DEVELOPMENT

SPRING 2026

SAWTELLE
FISKE ST
DEL PRADO
SHELTER DISTILERY
LAGUNA HILLS ODS
MORAGA CANYON SPECIFIC PLAN
RANCHO MISSION VIEJO PA3 +PA4

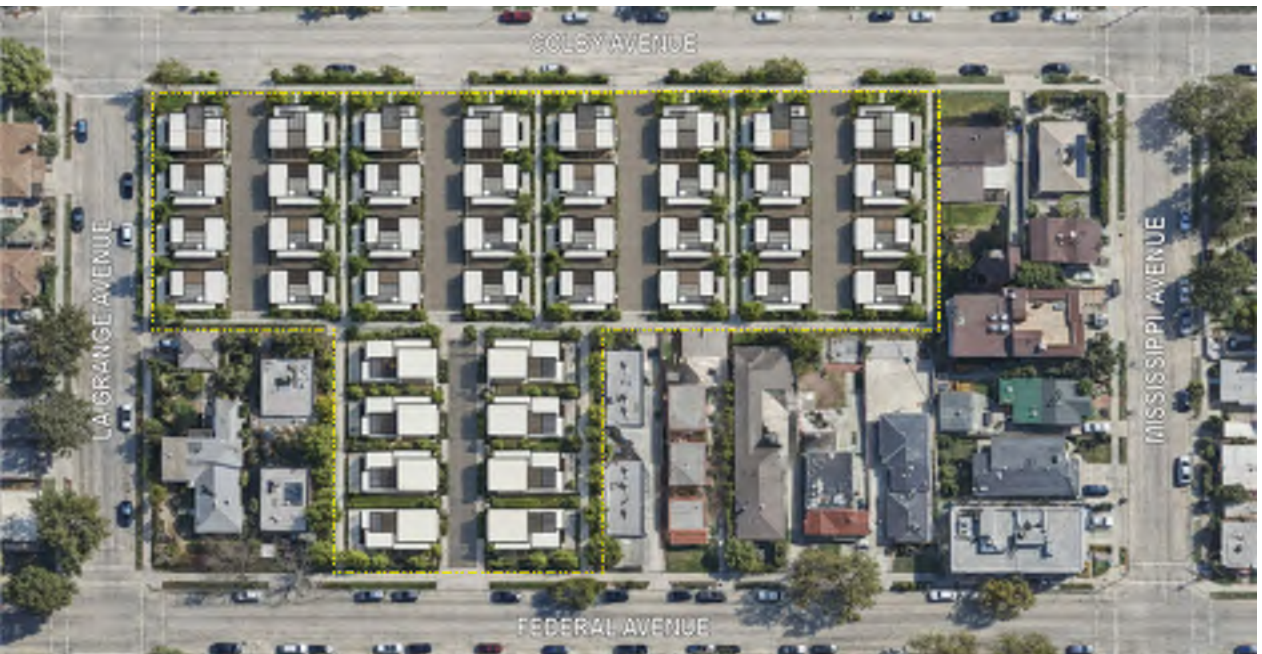
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BRADEN
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SAWTELLE
SINGLE FAMILY DWELLING

Sawtelle is a 40-home residential community in Los Angeles that transforms a former nursery into a thoughtfully designed neighborhood centered on livability and comfort. Designed by JZMK Partners from schematic through construction documents, the project features three-story homes with varied materials, private roof decks, and integrated open spaces. Each residence is carefully articulated to feel unique while contributing to a cohesive identity. Emphasizing warmth, scale, and connection, the design creates a welcoming environment for everyday living. The project is currently in its second round of comment response.



CURRENT STATUS	Under City Review
STATISTICS	
Location	Los Angeles, California
Client	Intracorp
Project Type	Architecture, Site Planning
Unit Count	40 SFD
Size	2.18 AC
Density	18.35 DU/AC
Special Features	Rooftop Deck Streetscape Landscape Multiple Facade Typologies



FISKE ST
SINGLE FAMILY RESIDENTIAL

Following the 2025 Palisades Fire, Fiske St. represents a story of renewal in Pacific Palisades. In collaboration with Structure Homes, JZMK Partners led the design and developed the construction documentation for the reconstruction of this high-end residence, allowing the homeowners to transform the look and experience of their home. By navigating new rebuilding regulations, including a 10% increase in allowable square footage, the project turns a challenging moment into an opportunity for thoughtful reinvention. Now approved and entering construction, Fiske St. reflects the resilience of the community and the power of design in shaping a new beginning.



CURRENT STATUS	Construction starting soon
STATISTICS	
Location	Pacific Palisades, California
Client	Structure Homes
Project Type	Single Family Residential Custom Rebuilt
Size	6,501 SQ.FT
Design Approach	Modern pitched roof expression Large openings for light Indoor-outdoor integration Clean, modern materiality Simple articulated massing

DEL PRADO
MIXED-USE



This mixed-use development in Dana Point's downtown blends modern living with vibrant community spaces on bustling Del Prado Ave. Del Prado is at 90% complete construction with units selling fast, and construction projected to be complete in Spring of 2026.

The project includes 5,200 square feet of retail space designed to enhance the pedestrian experience on Del Prado Avenue, complemented by 18 luxury condominiums on three stories with one- and two-bedroom options and many with ocean views. A light-filled open air interior atrium ensures every unit benefits from natural light on multiple sides, fostering a serene and open living environment.



CURRENT STATUS	Under Construction
STATISTICS	
Location	Dana Point, California
Client	Westerre
Project Type	Architecture - Mixed Use
Unit Count	18 DU/ 4 Retail
Size	18,362 SF Basement Level 17,673 SF Ground Level 46,368 SF 2nd-4th



SHELTER DISTILLING TENANT IMPROVEMENT

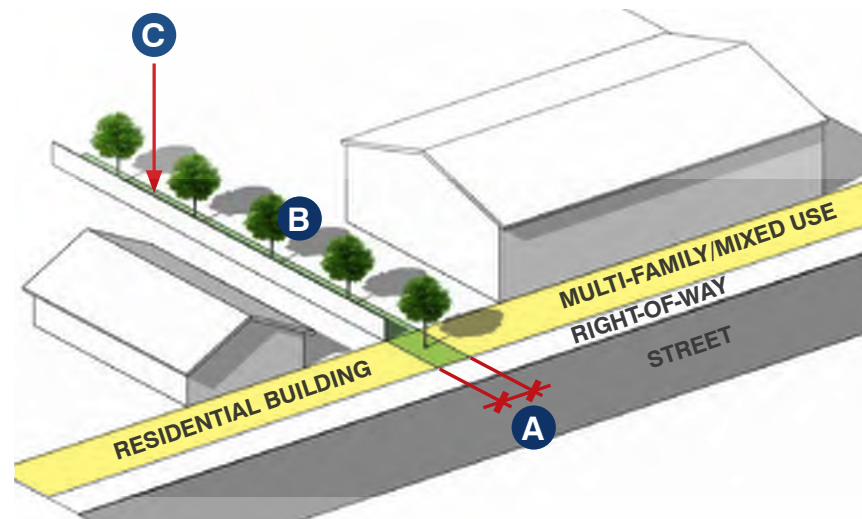
Shelter Distilling in Dana Point is envisioned as a layered hospitality destination rooted in craft, atmosphere, and connection. JZMK Partners led the design from schematic through construction documents, shaping a modern dining and lounge environment defined by refined millwork, rich materials, and layered architectural lighting. The space offers a relaxed, welcoming feel by day and transitions into a vibrant, energetic setting by night. Every detail supports an elevated yet approachable experience, creating a place where people gather, connect, and create memorable moments. The project is currently nearing final approval.

CURRENT STATUS	Under Construction
STATISTICS	
Location	Dana Point, California
Client	Shelter Distilling
Project Type	Architecture - Tenant Improvement
Size	2052 SF
Design Approach	Industrial foundation with warm contemporary overlay Material-driven contrasts (metal, wood, glass) Layered lighting strategy Open, social planning Indoor-outdoor integration

LAGUNA HILLS ODS

OBJECTIVE DESIGN STANDARDS

JZMK Partners prepared the Objective Design Standards for multi-family and mixed-use development in the City of Laguna Hills, providing a clear framework to guide the form and design of future housing projects. Adopted by the City Council in February 2025, the standards establish measurable, objective criteria for site planning, building massing, architecture, and landscape design. The document promotes pedestrian-oriented development, high-quality building design, and compatibility with surrounding neighborhoods while streamlining the development review process for the City, applicants, and the community.






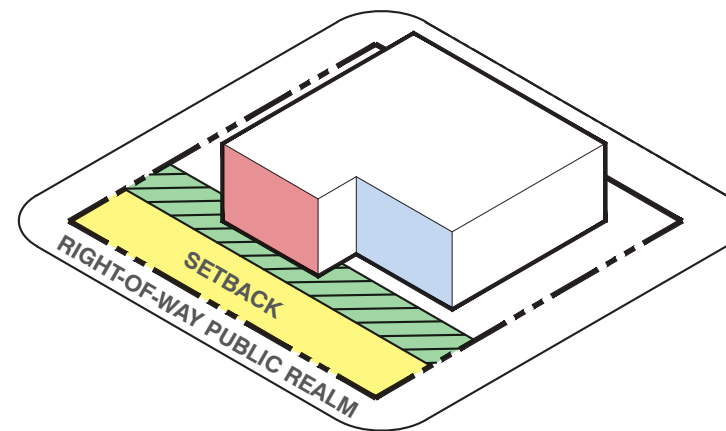
-  Min. 10' wide landscape buffer
-  Tree planting along the shared property line
-  Solid masonry 6' privacy wall except in front setback, where 42" walls are permitted.
-  Street-facing setback

FIGURE: RESIDENTIAL BUFFERING DIAGRAM







-  Build-to zone
-  Front setback
-  Minimum % of building frontage within the build-to zone
-  Building frontage outside of the build-to zone

FIGURE: BUILD-TO ZONE DIAGRAM

CURRENT STATUS	City Adopted, Feb. 2025
STATISTICS	
Location	Laguna Hills, California
Client	City of Laguna Hills
Project Type	Objective Design Standards
Regulatory Standards Content	Site Design Building Design Architectural Styles Landscape

MORAGA CANYON SPECIFIC PLAN

SPECIFIC PLAN



JZMK Partners prepared the Moraga Canyon Specific Plan for the City of Piedmont, establishing a long-term framework for thoughtfully integrated housing within a sensitive hillside corridor. Adopted by the Piedmont City Council, the plan identifies opportunities to introduce new housing, open space improvements, and mobility enhancements while respecting the canyon's natural landscape and surrounding neighborhoods. Working closely with City leadership, residents, and a multidisciplinary consultant team, JZMK developed planning concepts, visual studies, and implementation strategies that balance housing needs, environmental stewardship, and community character.



CURRENT STATUS	City Adopted, Oct. 2025
STATISTICS	
Location	Piedmont, California
Client	City of Piedmont
Project Type	Specific Plan
Unit Count	132 min., 60 affordable
Size	23 AC
Special Features	Sports field improvements Public realm amenities Trail network Streetscape enhancements incl. bike lanes & sidewalks Traffic calming devices Stormwater strategies

RANCHO MISSION VIEJO PA3+PA4

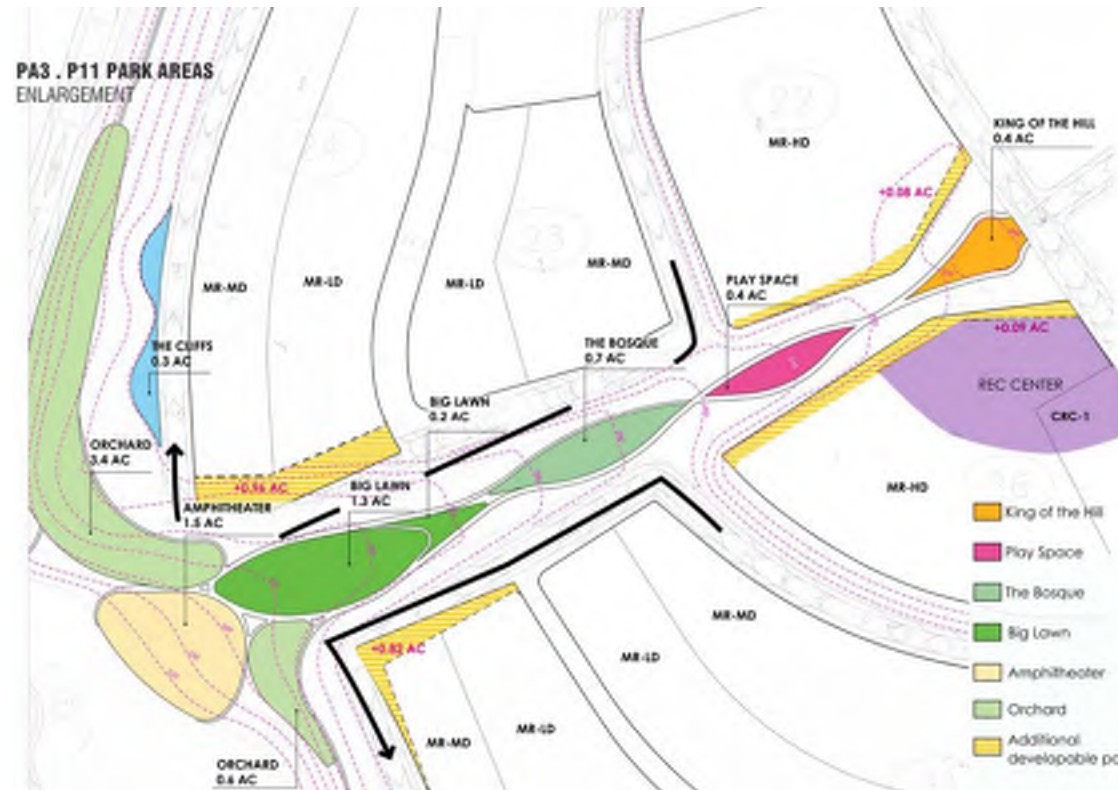
LAND PLANNING

JZMK Partners collaborated with Rancho Mission Viejo and a multidisciplinary consultant team to revise the land plan for Planning Area 3 and identify new neighborhood opportunities within Planning Area 4. The effort focused on crafting residential neighborhoods across multiple phases while responding to challenging hillside topography, balancing cut and fill, and preserving key view corridors. The plan integrates parks, trail networks, civic sites, and flexible commercial parcels to support a connected and resilient community framework. JZMK coordinated with engineers, geotechnical consultants, and architects to establish development parcels, refine product mix and densities, and achieve targeted yields approaching 6,000 homes.

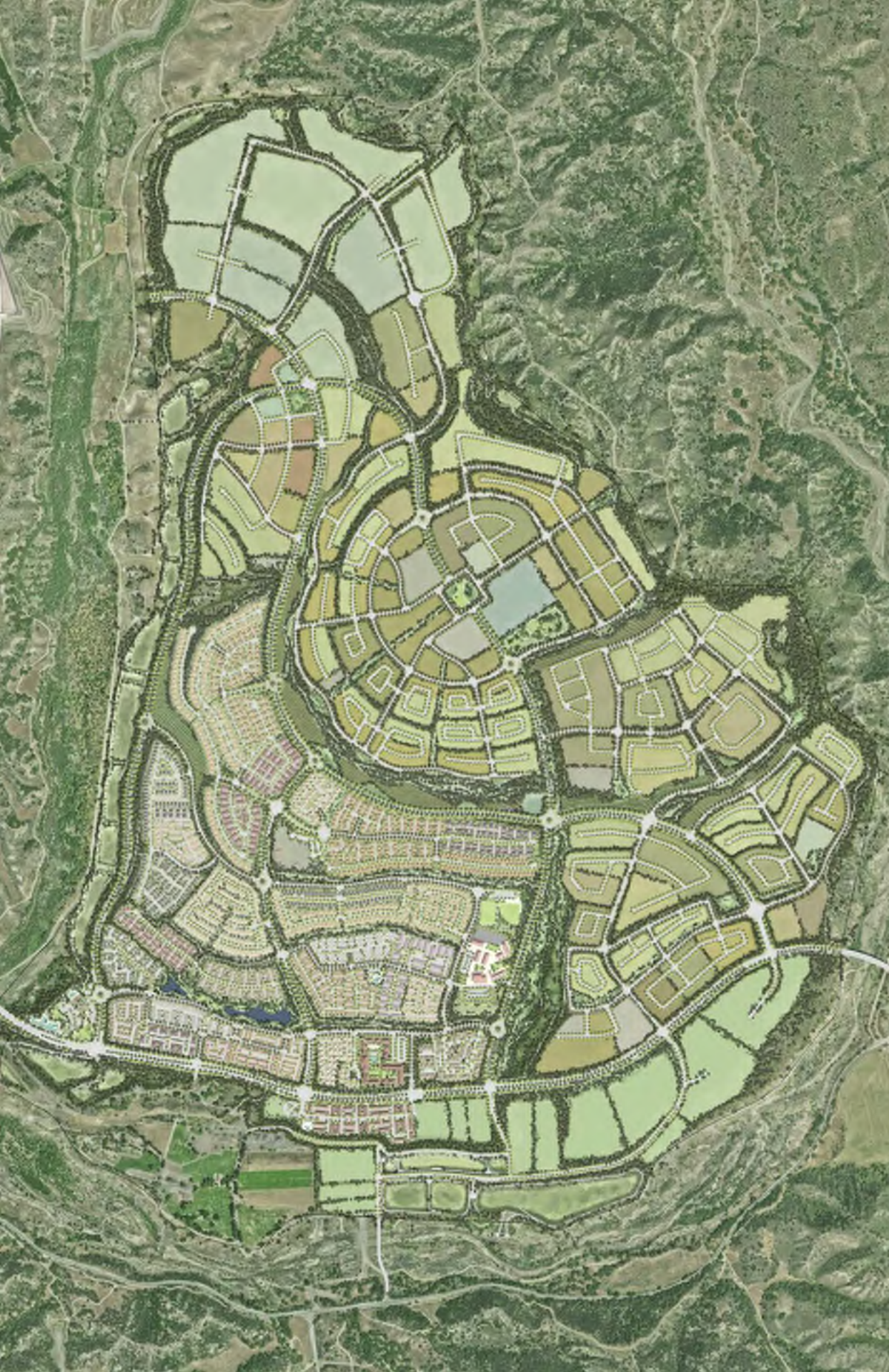
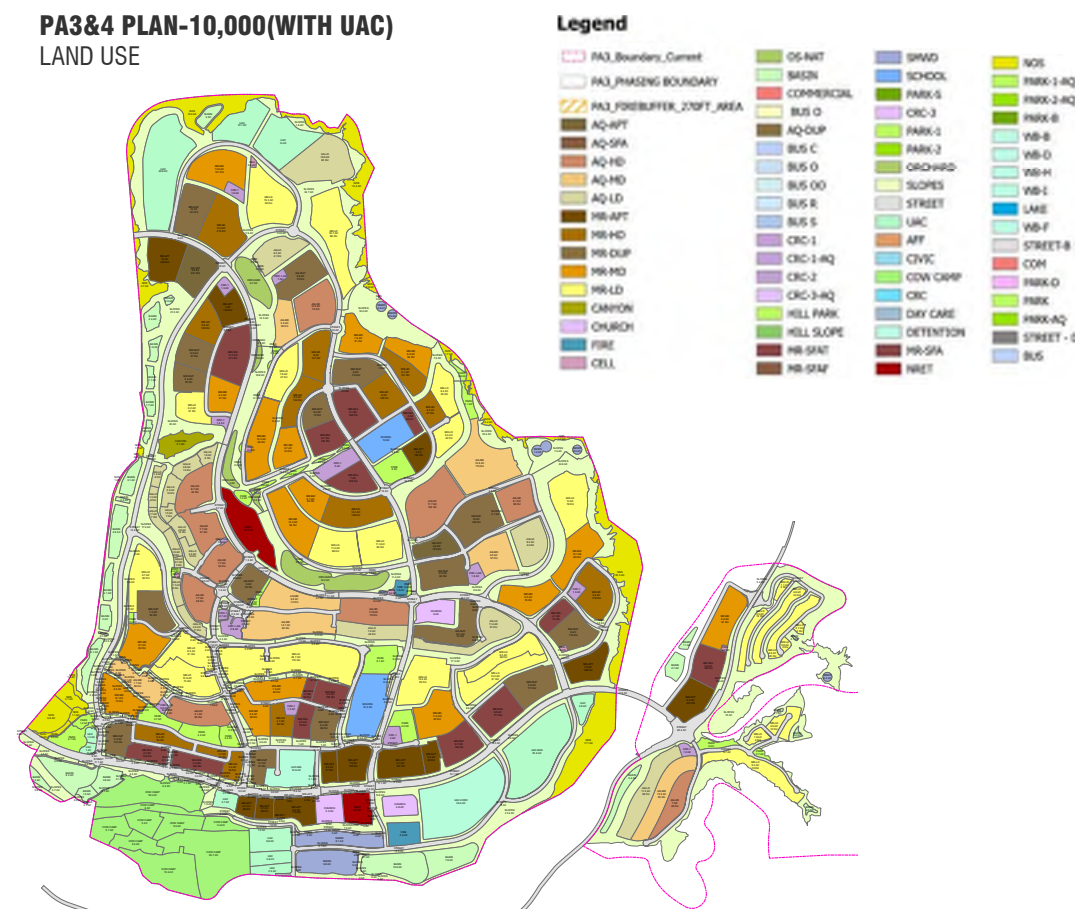
CURRENT STATUS Complete, plans to evolve over time

STATISTICS

Location	Orange County, California
Client	Rancho Mission Viejo
Project Type	Master Plan Community
Size	2,170 Acres
Density	10 DU/AC
Special Features	Schools Community Amenity Centers Neighborhood Pocket Parks Fire-Wise Landscape Preserved Natural Open Space Hillside Viewpoints Orchard Groves



PA3&4 PLAN-10,000(WITH UAC)
LAND USE



BRADEN
COMMUNITY MASTER PLAN



JZMK Partners partnered with Somers West Development Group and a multidisciplinary consultant team to help shape the Town Center for the Braden master planned community outside Sacramento. Building upon the original master plan by Peter Calthorpe, JZMK reimagined the district as a vibrant walkable destination featuring neighborhood retail, cafés, restaurants, a grocery market, housing over retail, and community-serving uses including a post office and market hall. The team also advanced residential lotting studies and created architectural visioning for the Town Center, using AI-assisted visualization tools to explore diverse architectural styles and public space experiences.



CURRENT STATUS Complete, plans to evolve over time

STATISTICS

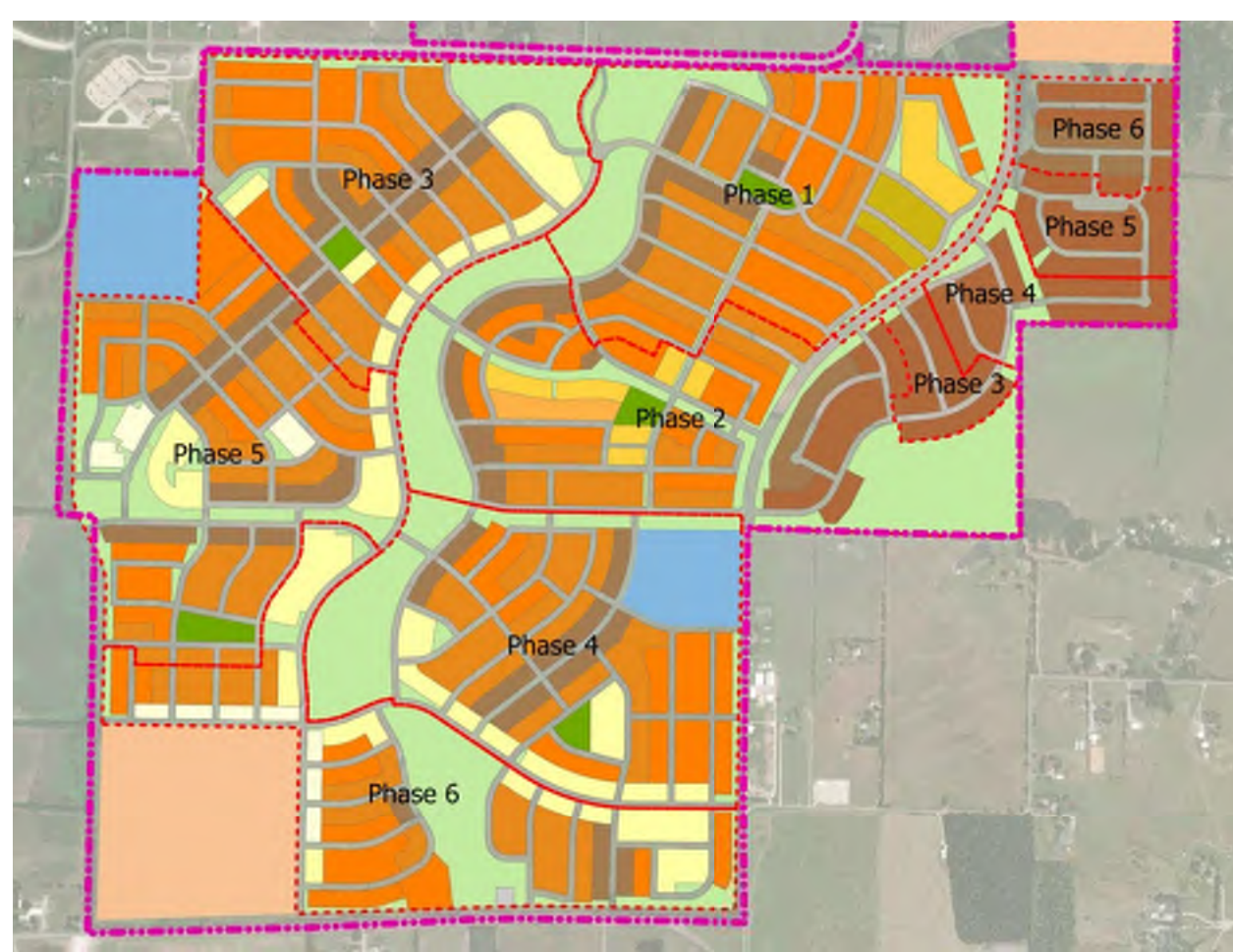
Location Suburban Sacramento, CA
Client Somers West Development Group
Project Type Master Plan Community
Unit Count 550 Designed
Size 112 AC
Special Features Mixed-Use Commercial Retail, Cafes & Market Hall
 Arrival Building & Sales
 Signature F&B Destinations
 Neighborhood Pocket Parks
 Community Trail Network
 Multimodal Mobility Hub

SHERLEY FARMS

COMMUNITY MASTER PLAN

Sherley Farms reimagines community living through a wellness-driven master plan that blends agriculture, landscape, and neighborhood connectivity. JZMK Partners is leading the planning of this 970-acre agrihood in Anna, Texas, where residential neighborhoods are organized around a central open space spine featuring trails, ponds, and community amenity centers. A network of walkable paths connects homes to parks and outdoor gathering spaces while extending north to a 65-acre working farm programmed with a market, event space, and farm-to-table experiences. The result is a vibrant community where nature, activity, and daily life are seamlessly connected.

CURRENT STATUS	In-Progress
STATISTICS	
Location	Anna, Texas
Client	Tellus Group
Project Type	Master Plan Community
Unit Count	2,578 Units
Size	970 AC
Density	Residential (minus farm): 2.8
Special Features	Central Open Space Spine Amenity Center With Pool/Fitness/ Cafe/Playground Pocket Parks & Trail System 65 Ac. Working Farm Farm Trails + Fitness Circuit



LAGUNA NIGUEL DOWNTOWN VISION

URBAN DESIGN

As part of the City of Laguna Niguel's General Plan Update, JZMK Partners developed vision plans for several key opportunity areas, including the Town Center, Dorine Main Street, Crown Valley Mall, and the Marketplace. The effort focused on establishing a cohesive long-term framework that supports mixed-use, pedestrian-oriented environments and enhances the city's social and economic vitality. Each area's vision integrates housing, retail, civic uses, and public spaces to create active, walkable districts that strengthen community identity and interaction. The resulting visions provide flexible guidance for future development, helping the city align land use, urban design, and public realm improvements with long-range community goals.



CURRENT STATUS Included with General Plan Update

STATISTICS

- Location** Laguna Niguel, California
- Client** City of Laguna Niguel
- Project Type** Urban Design
- Size** 75 Acres
- Special Features** Commercial Retail
Central Park
Preserved Views
Walkable Commercial Core
Park Fronting Residential

PALM GOLDENWEST

SPECIFIC PLAN AMENDMENT



In collaboration with California Resources Corporation (CRC), JZMK Partners prepared an amendment to the Palm Goldenwest Specific Plan to introduce residential use on their existing oil and gas facility site. This strategic update reimagines underutilized industrial land as a future neighborhood, integrating housing and visitor serving commercial/hospitality into a key infill site within Huntington Beach. The amendment builds on the existing framework while aligning with the city's goals for housing, sustainability, and land use efficiency. JZMK's role includes land planning, architecture and landscape design, and entitlement strategy to unlock the site's potential as a vibrant mixed-use community.



CURRENT STATUS In-Progress/Submitted to City

STATISTICS

Location	Huntington Beach, California
Client	California Resources Corporation
Project Type	Specific Plan
Size	92 Acres Up to 800 Units
Density	15 DU/AC
Special Features	Up To 350 Hotel Keys Boutique Retail Signature Restaurants + Cafes Coast Highway Public Esplanade Walkable Perimeter Greenbelt Neighborhood Amenity Centers

DHAHRAN BOULEVARD MALL REDEVELOPMENT

COMMUNITY MASTER PLAN

Dhahran Boulevard is a bold reimagining of the Mall of Dhahran, transforming it into a dynamic, mixed-use lifestyle destination in the heart of Dhahran, Saudi Arabia. Spanning 80 hectares, the development introduces vibrant residential neighborhoods alongside a curated mix of retail, dining, entertainment, hospitality, and commercial offerings, setting a new benchmark for aspirational living in the region. Key features include a collection of 3-star to 5-star hotels with serviced apartments and an iconic 5-hectare “Heart” plaza and garden space that anchors the development. A network of connected districts, enhanced by lush landscaping, water features, and modern architecture, ensures a walkable, immersive experience. Project efforts are ongoing with expected completion of Detailed Master Plan in 2026.



CURRENT STATUS Detailed CMP In-Progress

STATISTICS

Location	Dhahran, Saudi Arabia
Client	AWJ
Project Type	Community Master Plan
Size	80 Hectares
Residential Units	3,600
Hotel + Branded Res. Keys	1,200
Density	98 DU/HA
Special Features	Mall Redevelopment Luxury Hotels Commercial Retail + F&B 4.5 HA Central Open Space Plaza

BAGHDAD INTL. GOLF CLUB & RESORT

COMMUNITY MASTER PLAN

The Concept Master Plan of the Baghdad International Golf Club and Resort is ultimately about the creation of a landscape of peace and serenity of a place where Baghdad's future residents can flourish. As its starting point, the master plan respects the immense cultural significance of the blue and green landscape of the Mesopotamian valley. Given its proximity to Baghdad Airport this also establishes the site as a potential Aerotropolis, where the globally connected of Baghdad can be conveniently connected to the rest of the world. The cultural heritage of Baghdad plays an important role in the master plan not only through the reinterpretation of the cultural landscape, and by embracing traditional vernacular Baghdadi urban patterns and neighborhood block sizes.

CURRENT STATUS

CMP Complete

STATISTICS

Location	Baghdad, Iraq
Client	Eagle Hills
Project Type	Golf Community Master Plan
Size	234 Hectares
Residential Units	1,105
Hotel Keys	120
Density	4.7 DU/HA
Special Features	Executive Golf Course Golf Clubhouse Boutique Hotel Neighborhood Parks Ped. + Bike Trail Network

