

**9. Planning Area 9 - Commercial****a. Descriptive Summary**

Planning Area 9 is proposed as Commercial (C). This designation is intended to provide an area for the development of community-serving retail uses. Typical uses include grocery stores, drug stores, home improvement stores, junior department stores, restaurants, fast-food establishments, service stations, and general retail. The gross area of Planning Area 9 is 9.1 acres.

**b. Land Use and Development Standards**

Zoning and Specific Development Standards shall be the same as those contained in Article IXd of Ordinance 348.

**c. Planning Standards**

- 1) Primary access is gained by one full intersection on Street "A", as depicted in Exhibit IV-4.
- 2) Industrial development in Planning Area 9 will not encroach into the SCE corridor with the possible exception of parking lots, park-n-ride lots, and vehicular access drives.
- 3) Perimeter landscape treatments will be in accordance with the Conceptual Landscape Plan, Section IV.A.4, and as depicted in Exhibit IV-9.
- 4) Perimeter fencing for Planning Area 9 will be provided in accordance with the Wall and Fence Plan depicted in Exhibit IV-34.
- 5) For Specific Plan Design Guidelines including general, landscape and architectural design guidelines, please refer to Section IV.C.