

provide access to the park in Planning Area 37. Development of the greenbelt/paseo shall occur at or before the milestone and according to the timeframe as indicated in Table IV-8 "Public Facilities Phasing" of Section IV.5.b.2 of this Specific Plan.

6. All building pads for development shall be raised out of the 100-year flood plain prior to construction of dwellings.
7. A residential to commercial land use edge, as illustrated in Figure IV-112, shall be developed to establish a transition between multi family units in these Planning Areas and commercial use in Planning Area 39.
8. A community wall edge treatment shall be located along the borders of the Planning Areas, as shown in Figure IV-109, serving as a buffer between the residential uses of these Planning Areas and the adjacent roadway or land uses. If a slope condition occurs between land uses or next to a roadway, a view fence is encouraged to be used where the slope transition to the adjacent use is greater than half the height of the wall, as depicted in Figure IV-111.
9. The development standards for lot size and dimensions, and the calculations for establishing them shall be the same as those provided for within the Specific Plan Zoning Text (Ordinance No. 348), included as Section III of this Specific Plan.

## **9. Planning Area 39: Commercial**

### **a. Descriptive Summary**

Planning Area 39, as depicted in Figure IV-30, is designated for commercial use on approximately 6.0 acres. This designation is intended to provide an area for the development of retail uses. Typical retail uses include restaurant, banks, service stations, drug stores, convenience stores and general retail.

Compatible uses, as identified in Land Use and Development Standards below, include public services such as library, day care center, post office, fire or law enforcement buildings, or public open space, and may be developed for neighborhood and community benefit.

A typical site plan for Commercial is depicted in the Design Guidelines, Figure IV-123.

**b. Land Use and Development Standards**

The uses permitted in Planning Area 39 shall be commercial, and public service uses or public open space, as set forth in the Specific Plan Zoning Text (Ordinance No. 348), included as Section III of this Specific Plan.

**c. Planning Standards**

1. Primary access to Planning Area 39 shall be provided from "D" Loop Street, with limited access from Newport Road. Limited access will occur within minimum distances from the major intersections adjacent to the planning area, as required by Transportation Department.
2. A commercial entry monumentation is permissible at the access points to Planning Area 39 from "D" Loop Street, and along Newport Road.
3. Roadway landscape treatments shall be located along "D" Loop Street, as depicted in Figure IV-99, and along Newport Road, as depicted in Figure IV-93.
4. All building pads for development shall be raised out of the 100-year flood plain prior to construction of dwellings.
5. A commercial to residential land use edge, as illustrated in Figure IV-112, shall be developed to establish a transition between commercial use in this Planning Area and residential in Planning Areas 38a and 38b.

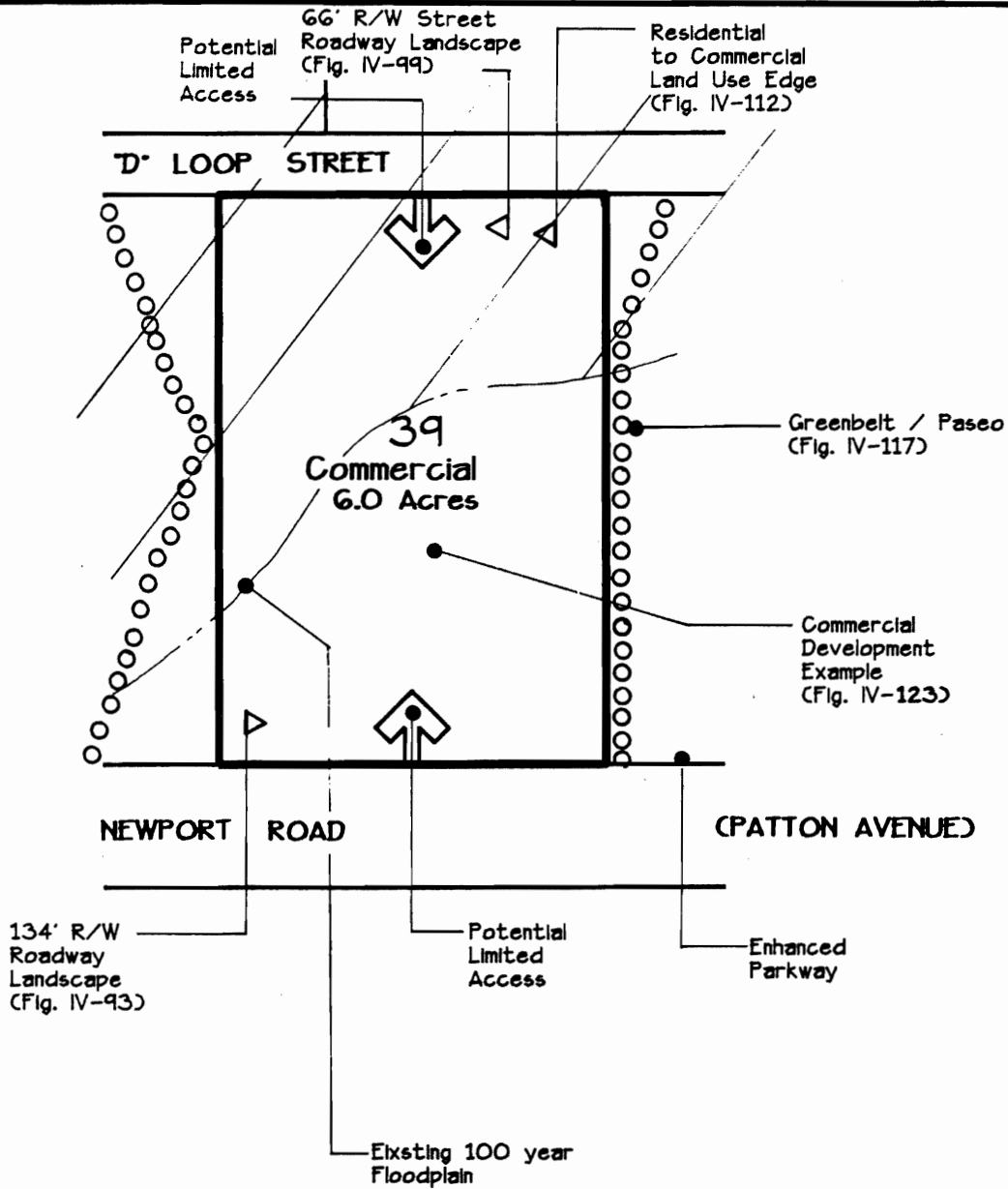
**10. Planning Area 40: High Density Residential**

**a. Descriptive Summary**

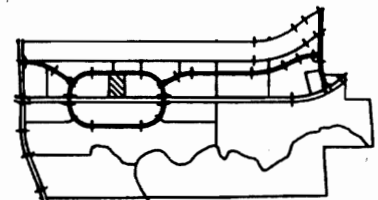
Planning Area 40, depicted in Figure IV-31, provides for the development of high density residential uses on 9.0 acres. A maximum of 108 dwelling units are planned at a target density of 12.0 du/ac, within a range of 8.0 - 14.0 du/ac. Units will provide dedicated open space or some form of common recreational facilities within the Planning Area for use by the residents, and may provide for such public uses as library, day care center and place of worship are allowed.

A typical site plan for high density residential development is depicted in Figure IV-127.

# PLANNING AREA 39



## WINCHESTER HILLS SPECIFIC PLAN



LOCATION MAP

Planning Area 39  
PHASE I  
FIGURE IV-30